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DEPARTMENT OF REVENUE

**2023 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

HOWARD COUNTY

April 7, 2023



Jim Pillen, Governor

Commissioner Keetle :

The Property Tax Administrator has compiled the 2023 Reports and Opinions of the Property Tax Administrator for Howard County pursuant to [Neb. Rev. Stat. § 77-5027](#). This Report and Opinion will inform the Tax Equalization and Review Commission of the level of value and quality of assessment for real property in Howard County.

The information contained within the County Reports of the Appendices was provided by the county assessor pursuant to [Neb. Rev. Stat. § 77-1514](#).

For the Tax Commissioner

Sincerely,

Ruth A. Sorensen
Property Tax Administrator
402-471-5962

cc: Neal Dethlefs, Howard County Assessor

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Introduction

Pursuant to [Neb. Rev. Stat. § 77-5027](#) the Property Tax Administrator (PTA) shall annually prepare and deliver to each county assessor and to the Tax Equalization and Review Commission (Commission) the Reports and Opinions (R&O). The R&O contains statistical and narrative reports informing the Commission of the certified opinion of the PTA regarding the level of value and the quality of assessment of the classes and subclasses of real property in each county. In addition, the PTA may make nonbinding recommendations for class or subclass adjustments to be considered by the Commission.

The statistical and narrative reports in the R&O provide an analysis of the assessment process implemented by each county to reach the levels of value and quality of assessment required by Nebraska law. The PTA's opinion of the level of value and quality of assessment in each county, is a conclusion based upon all the data provided by the county assessor and information gathered by the Nebraska Department of Revenue, Property Assessment Division (Division) regarding the assessment activities in the county during the preceding year.

The statistical reports are developed using the statewide sales file that contains all transactions as required by [Neb. Rev. Stat. § 77-1327](#). From this state sales file, a statistical analysis comparing assessments to sale prices for arm's-length sales (assessment sales ratio) is prepared. After analyzing all available information to determine that the sales represent the class or subclass of real property being measured, inferences are drawn regarding the level of assessment and quality of assessment of that class or subclass of real property. The statistical reports contained in the R&O are developed based on standards developed by the International Association of Assessing Officers (IAAO).

The analysis of assessment practices in each county is necessary to give proper context to the statistical inferences from the assessment sales ratio studies and the overall quality of assessment in the county. The assessment practices are evaluated in the county to ensure generally accepted mass appraisal techniques are used and that those methods will generally produce uniform and proportionate valuations.

The PTA considers the statistical reports and the analysis of assessment practices when forming conclusions for both the level of value and quality of assessment. The consideration of both the statistical indicators and assessment processes used to develop valuations is necessary to accurately determine the level of value and quality of assessment. Assessment practices that produce a biased sales file will generally produce a biased statistical indicator, which, on its face, would otherwise appear to be valid. Likewise, statistics produced on small, unrepresentative, or otherwise unreliable samples, may indicate issues with assessment uniformity and assessment level – however, a detailed review of the practices and valuation models may suggest otherwise. For these reasons, the detail of the PTA's analysis is presented and contained within the Residential, Commercial, and Agricultural land correlations of the R&O.

Statistical Analysis:

Before relying upon any calculated statistical measures to evaluate the assessment performance of the county assessor, the Division teammates must evaluate whether the statistical sample is both representative of the population and statistically reliable.

A statistically sufficient reliable sample of sales is one in which the features of the sample contain information necessary to compute an estimate of the population. To determine whether the sample of sales is sufficient in size to evaluate the class of real property, measures of reliability are considered, such as the coefficient of dispersion (COD) or the width of the confidence interval. Generally, the broader the qualitative measures, the more sales will be needed to have reliability in the ratio study.

A representative sample is a group of sales from a larger population of parcels, such that statistical indicators calculated from the sample can be expected to reflect the characteristics of the sold and unsold population being studied. The accuracy of statistics as estimators of the population depends on the degree to which the sample represents the population.

Since multiple factors affect whether a sample is statistically sufficient, reliable, and representative, single test thresholds cannot be used to make determinations regarding sample reliability or representativeness.

For the analysis in determining a point estimate of the level of value, the PTA considers three measures as indicators of the central tendency of assessment: the median ratio, weighted mean ratio, and mean ratio. The use and reliability of each measure is based on inherent strengths and weaknesses which are the quantity and quality of the information from which it was calculated and the defined scope of the analysis.

The median ratio is considered the most appropriate statistical measure to determine a level of value for direct equalization, which is the process of adjusting the values of classes or subclasses of property in response to an unacceptable required level of value. Since the median ratio is considered neutral in relationship to either assessed value or selling price, adjusting the class or subclass of properties based upon the median measure will not change the relationships between assessed value and level of value already present in the class of property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers, which can skew the outcome in the other measures.

The weighted mean ratio best reflects a comparison of the fully assessable valuation of a jurisdiction, by measuring the total assessed values against the total of selling prices. The weighted mean ratio can be heavily influenced by sales of large-dollar property with extreme ratios.

The mean ratio is used as a basis for other statistical calculations, such as the Price Related Differential (PRD) and Coefficient of Variation (COV). As a simple average of the ratios, the mean ratio has limited application in the analysis of the level of value because it assumes a normal

distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

The quality of assessment relies in part on statistical indicators as well. If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the mean ratio, it may be an indication of disproportionate assessments. Assessments are disproportionate when properties within a class are assessed at noticeably different levels of market value. The coefficient produced by this calculation is referred to as the PRD and measures the assessment level of lower-priced properties relative to the assessment level of higher-priced properties. The PRD range stated in IAAO standards is 98% to 103%. A perfect match in assessment level between the low-dollar properties and high-dollar properties indicates a PRD of 100%. The reason for the extended range on the high end is the recognition by IAAO of the inherent bias in assessment. The IAAO Standard on Ratio Studies notes that the PRD is sensitive to sales with higher prices even if the ratio on higher priced sales do not appear unusual relative to other sales, and that small samples, samples with high dispersion, or extreme ratios may not provide an accurate indication of assessment regressivity or progressivity, appraisal biases that occur when high-value properties are appraised higher or lower than low-value properties in relation to market values.

The Coefficient of Dispersion (COD) is a measure also used in the evaluation of assessment quality. The COD measures the average absolute deviation calculated about the median and is expressed as a percentage of the median. A COD of 15% indicates that half of the assessment ratios are expected to fall within 15% of the median. The closer the ratios are grouped around the median the more equitable the property assessments tend to be.

Nebraska law does not provide for a range of acceptability for the COD or PRD; however, the IAAO Standard on Ratio Studies establishes the following range of acceptability for the COD:

General Property Class	Jurisdiction Size/Profile/Market Activity	COD Range
Residential improved (single family dwellings, condominiums, manuf. housing, 2-4 family units)	Very large jurisdictions/densely populated/newer properties/active markets	5.0 to 10.0
	Large to mid-sized jurisdictions/older & newer properties/less active markets	5.0 to 15.0
	Rural or small jurisdictions/older properties/depressed market areas	5.0 to 20.0
Income-producing properties (commercial, industrial, apartments,)	Very large jurisdictions/densely populated/newer properties/active markets	5.0 to 15.0
	Large to mid-sized jurisdictions/older & newer properties/less active markets	5.0 to 20.0
	Rural or small jurisdictions/older properties/depressed market areas	5.0 to 25.0
Residential vacant land	Very large jurisdictions/rapid development/active markets	5.0 to 15.0
	Large to mid-sized jurisdictions/slower development/less active markets	5.0 to 20.0
	Rural or small jurisdictions/little development/depressed markets	5.0 to 25.0
Other (non-agricultural) vacant land	Very large jurisdictions/rapid development/active markets	5.0 to 20.0
	Large to mid-sized jurisdictions/slower development/less active markets	5.0 to 25.0
	Rural or small jurisdictions/little development/depressed markets	5.0 to 30.0

A COD under 5% indicates that the properties in the sample are either unusually homogenous, or possibly indicative of a non-representative sample due to the selective reappraisal of sold parcels. The IAAO utilizes varying upper bounds for the COD range to recognize that sample size, property type, variation of property ages and market conditions directly impact the COD. This chart and the analyses of factors impacting the COD are considered to determine whether the calculated COD is within an acceptable range. The reliability of the COD can also be directly affected by extreme ratios.

The confidence interval is another measure used to evaluate the reliability of the statistical indicators. The PTA primarily relies upon the median confidence interval, although the mean and weighted mean confidence intervals are calculated as well. While there are no formal standards regarding the acceptable width of such measure, the range established is often useful in determining the range in which the true level of value is expected to exist. Pursuant to [Neb. Rev. Stat. §77-5023](#), the acceptable range is 69% to 75% of actual value for agricultural land, except for taxes levied to pay school bonds passed after January 12, 2022 for which the acceptable range is 44% to 50% of actual value. For all other classes of real property, the acceptable range is 92% to 100% of actual value.

Analysis of Assessment Practices:

A review of the assessment practices that ultimately affect the valuation of real property in each county is completed. This review is done to ensure the reliability of the statistical analysis and to ensure generally accepted mass appraisal techniques are used to establish uniform and proportionate valuations. The review of assessment practices is based on information provided by the county assessors in Assessment Surveys and Assessed Value Updates (AVU), along with observed assessment practices in the county.

To ensure county assessors are submitting all Real Estate Transfer Statements, required for the development of the state sales file pursuant to [Neb. Rev. Stat. §77-1327](#), a random sample from the county registers of deeds' records is audited to confirm that the required sales have been submitted and reflect accurate information. The timeliness of the submission is also reviewed to ensure the sales file allows analysis of up-to-date information. The sales verification and qualification procedures used by the county assessors are reviewed to ensure that sales are properly considered arm's-length transactions unless determined to be otherwise through the verification process. Proper sales verification practices ensure the statistical analysis is based on an unbiased sample of sales.

Comparison of valuation changes on sold and unsold properties is conducted to ensure that there is no bias in the assessment of sold parcels and that the sales file adequately represents the population of parcels in the county.

Valuation groups and market areas are also examined to identify whether the groups and areas being measured truly represent economic areas within the county. The measurement of economic areas is the method by which the PTA ensures intra-county equalization exists. The progress of the county assessor's six-year inspection and review cycle is documented to ensure compliance with [Neb. Rev. Stat. § 77-1311.03](#) and also to confirm that all property is being uniformly listed and described for valuation purposes.

Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with generally accepted mass appraisal techniques. Methods and sales used to develop lot values, agricultural outbuildings, and agricultural site values are also reviewed to ensure the land component of the valuation process is based on the local market and economic area.

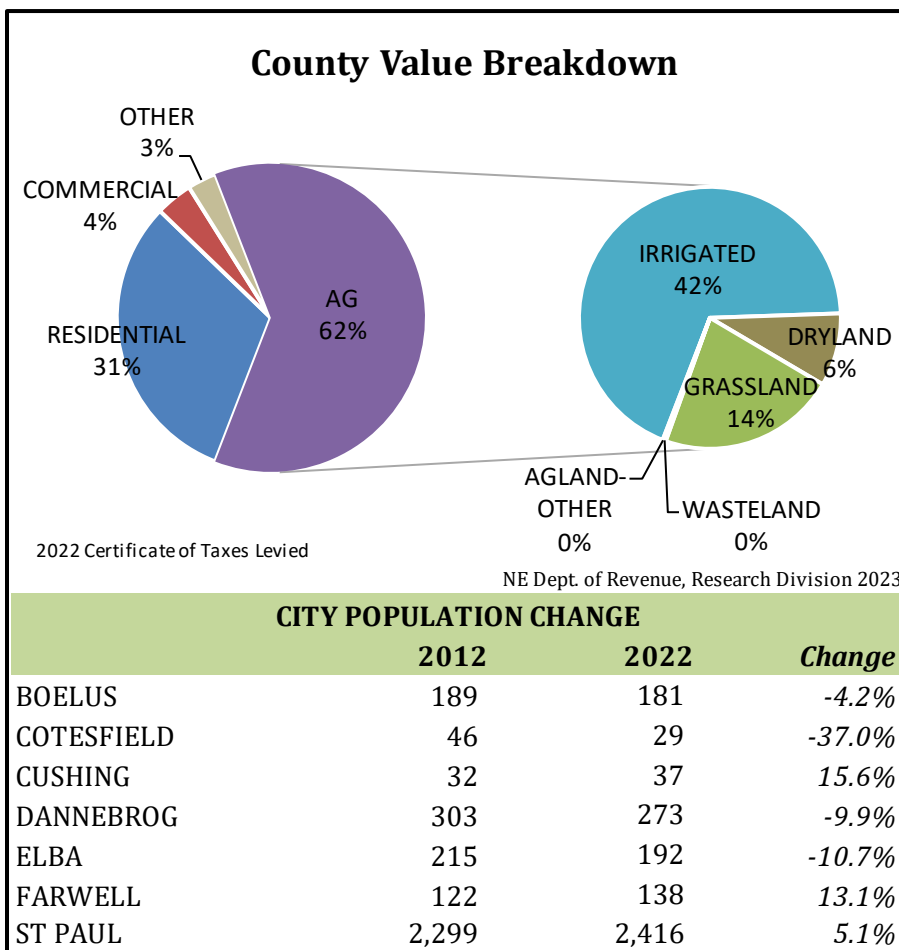
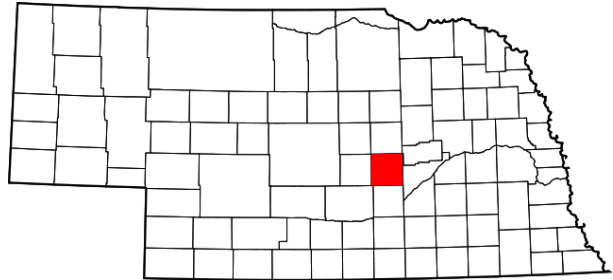
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors in statutory reporting highlights potential issues in other areas of the assessment process. Public trust in the assessment process demands transparency, and assessment practices are reviewed to ensure taxpayers are served with such transparency.

Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, if potential issues are identified, they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures prior to establishing assessed values. The PTA's conclusion that assessment quality either meets or does not meet generally accepted mass appraisal techniques is based on the totality of the assessment practices in the county.

**Further information may be found in Exhibit 94*

County Overview

With a total area of 569 square miles, Howard County has 6,531 residents, per the Census Bureau Quick Facts for 2021, a 1% population increase over the 2020 U.S. Census. Reports indicate that 76% of county residents are homeowners and 96% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$143,070 (2022 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Howard County are located in and around the county seat of St. Paul. The most current information available from the U.S. Census Bureau shows there are 172 employer establishments with total employment of 1,041 for an 8% decrease in employment from 2019.

Agricultural land contributes the majority of value to the county's overall valuation base. A mix of grass and irrigated land makes up a majority of the land in the county. Howard County is

included in both the Central Platte and Lower Loup Natural Resource Districts (NRD). In top livestock inventory items, Howard County ranks fourth in sheep and lambs (USDA AgCensus).

2023 Residential Correlation for Howard County

Assessment Actions

For the 2023 assessment year, a physical review was completed for all improved parcels in each of the small town in the county. The cost tables were updated.

The pick-up work was completed.

Assessment Practice Review

As explained in the Introduction of this Report and Opinion, the assessment practices were reviewed to determine compliance with all assessment requirements and to ensure that all data submitted to the State sales file was timely and accurate.

Review of the sales verification and qualification processes was conducted. The county assessor utilizes sales qualification questionnaires. The sales usability rate was comparable to the statewide average. All arm's-length transactions were made available for measurement purposes.

Valuation groups were also evaluated and closely mimic the assessor locations. In the residential class, Howard County has nine valuation groups. Valuation Group 1 is the largest containing St. Paul, being the county seat. Valuation Group 2 includes the small towns. Valuation Groups 7 through 12 include the rural residential in the county. Valuation Group 13 is all properties at the Lake of the Woods.

The county assessor is current and in compliance with the six-year inspection and review cycle. All photos are correctly updated and include a date stamp. Residential costing tables were updated this year, and depreciation tables are dated between 2016 through 2020 depending on the valuation group. The Howard County Assessor has a current valuation methodology on file.

Description of Analysis

The residential class is analyzed utilizing nine valuation groups. The rural valuation groups typically contain too few sales for measurement and are combined in the analysis to ensure equalization.

Valuation Group	Description
1	St. Paul
2	Small Towns
7	Single lot in Area 7100
8	Multiple lot Subdivision in Area 7100
9	Single lot Area in Area 7200
10	Multiple lot Subdivision in Area 7200
11	Single lot in Area 7300
12	Multiple lot Subdivision in Area 7300
13	Lake of the Woods – Subdivision north of St. Paul

2023 Residential Correlation for Howard County

The statistical profile consists of 139 qualified sales representing all nine valuation groups. All three measures of central tendency fall within the acceptable range. The qualitative statistics show that the COD is within the recommended range while the PRD is high.

When reviewing individual valuation groups, Valuation Group 1 has the majority of sales. Two of the three measures of central tendency are all within the range. The COD falls within the IAAO approved range, but the PRD is high. For Valuation Group 2, the COD is within the range which is an indication of uniformity and equalized assessment for this valuation group.

Valuation Groups 7 and 10 have small samples and very low medians, but the CODs are within the approved IAAO range. This could indicate that the properties within the two valuation groups are relatively similar in terms of their characteristics or market conditions. For the upcoming year, consolidating valuation groups may be something to consider.

The 2023 Abstract of Assessment Form 45 Compared to the 2022 Certificate of Taxes Levied report can be used to describe how the base or population compared to the sales file and reflects the reported assessment actions.

Equalization and Quality of Assessment

A review of the statistics with sufficient sales, along with all other information available, and the assessment practices suggest that assessments within the county are valued within the acceptable range, and therefore considered equalized. The quality of assessment of the residential property in Howard County complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	78	95.82	94.47	92.59	09.48	102.03
2	29	96.02	100.01	93.27	14.02	107.23
7	5	85.49	87.94	87.90	13.53	100.05
8	3	87.89	85.09	83.71	03.31	101.65
9	7	69.89	68.05	69.99	13.29	97.23
10	6	77.51	74.29	75.33	12.44	98.62
13	11	93.88	90.76	88.98	12.41	102.00
____ALL____	139	94.79	92.70	88.24	12.48	105.05

Level of Value

Based on analysis of all available information, the level of value for the residential property in Howard County is 95%.

2023 Commercial Correlation for Howard County

Assessment Actions

For the 2023 assessment year, a ratio study was completed to determine if any commercial properties were out of compliance. Corrections were made to listing errors as soon as accurate information was obtained. All pick-up work and building permits were reviewed.

Assessment Practice Review

As explained in the Introduction of this Report and Opinion, the assessment practices were reviewed to determine compliance with all assessment requirements and to ensure that all data submitted to the State sales file was timely and accurate.

The county assessor qualified approximately 47% of all commercial sales to be used for measurement which is within the statewide average. Review of qualified and non-qualified sales reveal that there was no apparent bias in qualification determination. Review of non-qualified sales show adequate documentation for non-qualified sales. It is believed that all arm's-length commercial sales were available for measurement purposes.

The sales comparison method is used to value commercial lots and costing, and depreciation tables are dated 2020. The Howard County Assessor has recognized three valuation groups for the commercial class. Valuation Group 1 is St. Paul. Valuation Group 2 combines the small towns and Valuation Group 3 contains the rural areas. The county assessor is up to date on the six-year inspection and review cycle.

Description of Analysis

There are three valuation groups for the commercial class that follow the assessor locations.

Valuation Group	Description
1	St. Paul
2	Cotesfield, Elba, Farwell, Dannenbrog, St. Libory, Cushing
3	Rural

The commercial statistical profile reveals 20 sales with all three valuation groups represented. All three measures of central tendency are within the acceptable range. The qualitative statistics are also within the approved IAAO acceptable range.

When reviewing the individual occupancy codes, no code has more than three sales combined; therefore, the valuation groups were analyzed. When looking at each of the three valuation groups, it was noted that Valuation Group 1 had all three measures of central tendency within the acceptable range and qualitative statistics within the approved IAAO acceptable range. Valuation Groups 2 and 3 had medians within the acceptable approved range, but each had a low number of sales.

2023 Commercial Correlation for Howard County

Analysis of the sales and the 2023 Abstract of Assessment Form 45 Compared to the 2022 Certificate of Taxes Levied (CTL) supports the stated action of the county assessor, that only routine maintenance was completed.

Equalization and Quality of Assessment

A review of the statistics with sufficient sales and the assessment practices indicates that assessments within the county are valued within the acceptable range, and therefore considered equalized. The quality of assessment of the commercial property in Howard County complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	10	99.03	102.99	106.84	10.18	96.40
2	7	97.60	93.70	95.05	21.60	98.58
3	3	96.03	85.80	79.70	12.15	107.65
___ALL___	20	97.89	97.16	98.95	14.69	98.19

Level of Value

Based on analysis of all available information, the level of value for the commercial property in Howard County is 98%.

2023 Agricultural Correlation for Howard County

Assessment Actions

A comprehensive market analysis was completed, resulting in the identification and correction of listing errors. Pick-up work and building permits were also reviewed.

Assessment Practice Review

As explained in the Introduction of this Report and Opinion, the assessment practices were reviewed to determine compliance with all assessment requirements and to ensure that all data submitted to the State sales file was timely and accurate.

Sales qualifications and verification processes were reviewed. The Howard County Assessor uses an average amount of sales for the agricultural land class. Review of the non-qualified sales exhibit adequate documentation as to why sales are non-qualified. It is believed that all arm's-length sales were made available for measurement purposes.

Howard County has three market areas that are split by the Loup rivers that run through the county. Each has its own characteristics and soil classification. Currently, the same schedule of values is applied to all market areas, but the sales are analyzed on a yearly basis for changes. There are currently eight special value applications on file. No special value assigned. There is a written special valuation methodology on file.

The Howard County Assessor is current with the six-year inspection and review cycle. The rural improvements including outbuildings are valued with the same cost index and the Computer-Assisted Mass Appraisal (CAMA) system depreciation tables are updated when inspected. Home and farm site values are the same for both farm and rural residential dwellings.

Description of Analysis

The agricultural sample consists of 32 sales with all three measures of central tendency for the overall sample within the acceptable range. The qualitative measures are also acceptable for the agricultural class.

Review of sales by market area indicates two of the three market areas are outside the acceptable range; however, as all market areas are valued with the same schedule of values, and most contain small samples of sale the statistics of the overall sample should be relied upon.

Review of the 80% Majority Land Use (MLU) indicates that all subclasses are in the acceptable range, however, there is not a reliable sample of dryland.

A review of the 2023 County Abstract of Assessment for Real Property Form 45 Compared with the 2022 Certificate of Taxes Levied Report reflects the reported assessment actions.

2023 Agricultural Correlation for Howard County

Equalization and Quality of Assessment

The statistical review, the assessment practices of the county assessor, and the overview of the agricultural market in the surrounding area supports that land values in Howard County are assessed uniformly and according to generally accepted mass appraisal techniques. The rural residential improvements and outbuildings in the agricultural class demonstrate equalized valuation.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
_____ Irrigated _____						
County	15	69.93	78.56	78.47	15.22	100.11
7100	9	69.43	80.63	81.55	18.05	98.87
7200	6	74.43	75.45	75.12	10.37	100.44
_____ Dry _____						
County	1	71.96	71.96	71.96	00.00	100.00
7100	1	71.96	71.96	71.96	00.00	100.00
_____ Grass _____						
County	9	68.87	70.27	69.96	08.60	100.44
7100	7	68.87	66.71	66.84	05.31	99.81
7200	2	82.73	82.73	82.71	00.23	100.02
_____ ALL _____	32	72.88	76.70	77.53	12.34	98.93

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Howard County is 73%.

2023 Opinions of the Property Tax Administrator for Howard County

My opinions and recommendations are stated as a conclusion based on all of the factors known to me regarding the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. § 77-5027 (R.R.S. 2011). While the median assessment sales ratio from the Qualified Statistical Reports for each class of real property is considered, my opinion of the level of value for a class of real property may be determined from other evidence contained within these Reports and Opinions of the Property Tax Administrator. My opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	95	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	98	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	73	Meets generally accepted mass appraisal techniques.	No recommendation.

***A level of value displayed as NEI (not enough information) represents a class of property with insufficient information to determine a level of value.*

Dated this 7th day of April, 2023.



Ruth A. Sorensen

Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2023 Commission Summary for Howard County

Residential Real Property - Current

Number of Sales	139	Median	94.79
Total Sales Price	\$28,858,198	Mean	92.70
Total Adj. Sales Price	\$28,858,198	Wgt. Mean	88.24
Total Assessed Value	\$25,464,289	Average Assessed Value of the Base	\$144,789
Avg. Adj. Sales Price	\$207,613	Avg. Assessed Value	\$183,196

Confidence Interval - Current

95% Median C.I	92.45 to 96.43
95% Wgt. Mean C.I	85.59 to 90.89
95% Mean C.I	89.63 to 95.77
% of Value of the Class of all Real Property Value in the County	25.89
% of Records Sold in the Study Period	5.33
% of Value Sold in the Study Period	6.74

Residential Real Property - History

Year	Number of Sales	LOV	Median
2022	158	97	97.28
2021	148	93	92.78
2020	146	93	92.73
2019	140	97	96.84

2023 Commission Summary for Howard County

Commercial Real Property - Current

Number of Sales	20	Median	97.89
Total Sales Price	\$2,794,200	Mean	97.16
Total Adj. Sales Price	\$2,794,200	Wgt. Mean	98.95
Total Assessed Value	\$2,764,961	Average Assessed Value of the Base	\$138,302
Avg. Adj. Sales Price	\$139,710	Avg. Assessed Value	\$138,248

Confidence Interval - Current

95% Median C.I	93.52 to 99.70
95% Wgt. Mean C.I	82.00 to 115.91
95% Mean C.I	84.96 to 109.36
% of Value of the Class of all Real Property Value in the County	3.68
% of Records Sold in the Study Period	5.15
% of Value Sold in the Study Period	5.15

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2022	20	99	98.53
2021	29	99	99.01
2020	25	100	94.17
2019	24	100	91.21

**47 Howard
RESIDENTIAL**

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

Date Range: 10/1/2020 To 9/30/2022 Posted on: 1/31/2023

Number of Sales : 139
 Total Sales Price : 28,858,198
 Total Adj. Sales Price : 28,858,198
 Total Assessed Value : 25,464,289
 Avg. Adj. Sales Price : 207,613
 Avg. Assessed Value : 183,196

MEDIAN : 95
 WGT. MEAN : 88
 MEAN : 93
 COD : 12.48
 PRD : 105.05

COV : 19.91
 STD : 18.46
 Avg. Abs. Dev : 11.83
 MAX Sales Ratio : 202.47
 MIN Sales Ratio : 47.07

95% Median C.I. : 92.45 to 96.43
 95% Wgt. Mean C.I. : 85.59 to 90.89
 95% Mean C.I. : 89.63 to 95.77

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qrtrs</u>												
01-OCT-20 To 31-DEC-20	14	99.41	100.69	97.54	10.06	103.23	69.89	153.26	92.45 to 105.46	199,993	195,079	
01-JAN-21 To 31-MAR-21	8	97.16	98.59	97.28	03.49	101.35	93.88	110.82	93.88 to 110.82	161,675	157,272	
01-APR-21 To 30-JUN-21	31	96.82	96.92	94.21	09.44	102.88	63.80	147.98	94.24 to 100.71	211,102	198,871	
01-JUL-21 To 30-SEP-21	18	94.88	89.49	87.06	08.79	102.79	53.82	99.73	82.95 to 98.39	258,139	224,747	
01-OCT-21 To 31-DEC-21	25	94.79	93.34	87.31	11.89	106.91	47.07	137.43	87.89 to 99.21	168,822	147,395	
01-JAN-22 To 31-MAR-22	9	92.01	85.81	86.07	14.48	99.70	54.82	107.79	64.67 to 100.13	175,833	151,338	
01-APR-22 To 30-JUN-22	19	80.29	90.68	81.31	19.93	111.52	61.99	202.47	76.75 to 92.45	228,405	185,727	
01-JUL-22 To 30-SEP-22	15	81.93	82.83	78.36	10.35	105.70	68.91	98.61	75.21 to 92.76	228,767	179,254	
<u>Study Yrs</u>												
01-OCT-20 To 30-SEP-21	71	96.89	95.97	92.91	08.94	103.29	53.82	153.26	95.31 to 98.48	215,267	199,996	
01-OCT-21 To 30-SEP-22	68	88.17	89.28	82.98	15.42	107.59	47.07	202.47	81.93 to 92.76	199,621	165,655	
<u>Calendar Yrs</u>												
01-JAN-21 To 31-DEC-21	82	96.01	94.36	90.71	09.53	104.02	47.07	147.98	94.46 to 97.82	203,715	184,799	
<u>ALL</u>	139	94.79	92.70	88.24	12.48	105.05	47.07	202.47	92.45 to 96.43	207,613	183,196	

VALUATION GROUP											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	78	95.82	94.47	92.59	09.48	102.03	54.82	153.26	93.02 to 97.82	177,066	163,950	
2	29	96.02	100.01	93.27	14.02	107.23	71.35	202.47	92.07 to 99.14	126,022	117,545	
7	5	85.49	87.94	87.90	13.53	100.05	63.80	106.36	N/A	337,400	296,571	
8	3	87.89	85.09	83.71	03.31	101.65	79.33	88.06	N/A	569,333	476,561	
9	7	69.89	68.05	69.99	13.29	97.23	47.07	81.22	47.07 to 81.22	327,714	229,371	
10	6	77.51	74.29	75.33	12.44	98.62	53.82	88.28	53.82 to 88.28	397,583	299,519	
13	11	93.88	90.76	88.98	12.41	102.00	70.57	110.19	74.75 to 103.81	301,627	268,373	
<u>ALL</u>	139	94.79	92.70	88.24	12.48	105.05	47.07	202.47	92.45 to 96.43	207,613	183,196	

PROPERTY TYPE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
01	139	94.79	92.70	88.24	12.48	105.05	47.07	202.47	92.45 to 96.43	207,613	183,196	
06												
07												
<u>ALL</u>	139	94.79	92.70	88.24	12.48	105.05	47.07	202.47	92.45 to 96.43	207,613	183,196	

47 Howard
RESIDENTIAL

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

Date Range: 10/1/2020 To 9/30/2022 Posted on: 1/31/2023

Number of Sales : 139
 Total Sales Price : 28,858,198
 Total Adj. Sales Price : 28,858,198
 Total Assessed Value : 25,464,289
 Avg. Adj. Sales Price : 207,613
 Avg. Assessed Value : 183,196

MEDIAN : 95
 WGT. MEAN : 88
 MEAN : 93
 COD : 12.48
 PRD : 105.05

COV : 19.91
 STD : 18.46
 Avg. Abs. Dev : 11.83
 MAX Sales Ratio : 202.47
 MIN Sales Ratio : 47.07

95% Median C.I. : 92.45 to 96.43
 95% Wgt. Mean C.I. : 85.59 to 90.89
 95% Mean C.I. : 89.63 to 95.77

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	1	202.47	202.47	202.47	00.00	100.00	202.47	202.47	N/A	20,000	40,493
Ranges Excl. Low \$											
Greater Than 4,999	139	94.79	92.70	88.24	12.48	105.05	47.07	202.47	92.45 to 96.43	207,613	183,196
Greater Than 14,999	139	94.79	92.70	88.24	12.48	105.05	47.07	202.47	92.45 to 96.43	207,613	183,196
Greater Than 29,999	138	94.63	91.90	88.16	11.77	104.24	47.07	153.26	92.14 to 96.43	208,972	184,230
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	1	202.47	202.47	202.47	00.00	100.00	202.47	202.47	N/A	20,000	40,493
30,000 TO 59,999	8	97.33	112.53	114.93	19.68	97.91	89.49	153.26	89.49 to 153.26	47,000	54,018
60,000 TO 99,999	15	98.71	98.96	99.57	07.97	99.39	54.74	137.43	96.82 to 100.71	80,133	79,786
100,000 TO 149,999	30	96.01	93.08	92.93	11.28	100.16	54.82	139.70	92.01 to 98.61	120,520	112,000
150,000 TO 249,999	41	95.29	92.37	92.23	07.21	100.15	64.67	118.22	92.07 to 96.91	192,480	177,526
250,000 TO 499,999	42	83.27	84.85	84.06	13.22	100.94	47.07	110.42	79.30 to 88.28	342,688	288,062
500,000 TO 999,999	2	77.27	77.27	77.77	02.67	99.36	75.21	79.33	N/A	680,000	528,851
1,000,000 +											
ALL	139	94.79	92.70	88.24	12.48	105.05	47.07	202.47	92.45 to 96.43	207,613	183,196

47 Howard
COMMERCIAL

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

Date Range: 10/1/2019 To 9/30/2022 Posted on: 1/31/2023

Number of Sales : 20
Total Sales Price : 2,794,200
Total Adj. Sales Price : 2,794,200
Total Assessed Value : 2,764,961
Avg. Adj. Sales Price : 139,710
Avg. Assessed Value : 138,248

MEDIAN : 98
WGT. MEAN : 99
MEAN : 97
COD : 14.69
PRD : 98.19

COV : 26.83
STD : 26.07
Avg. Abs. Dev : 14.38
MAX Sales Ratio : 148.43
MIN Sales Ratio : 17.79

95% Median C.I. : 93.52 to 99.70
95% Wgt. Mean C.I. : 82.00 to 115.91
95% Mean C.I. : 84.96 to 109.36

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qrtrs</u>											
01-OCT-19 To 31-DEC-19	3	97.60	97.21	97.78	01.49	99.42	94.84	99.18	N/A	151,667	148,293
01-JAN-20 To 31-MAR-20	5	99.27	99.03	98.03	01.23	101.02	96.03	101.30	N/A	108,000	105,874
01-APR-20 To 30-JUN-20	2	95.85	95.85	94.98	02.43	100.92	93.52	98.18	N/A	132,500	125,847
01-JUL-20 To 30-SEP-20											
01-OCT-20 To 31-DEC-20	2	91.96	91.96	91.28	00.84	100.74	91.19	92.73	N/A	239,800	218,884
01-JAN-21 To 31-MAR-21	1	131.32	131.32	131.32	00.00	100.00	131.32	131.32	N/A	39,000	51,216
01-APR-21 To 30-JUN-21	1	105.23	105.23	105.23	00.00	100.00	105.23	105.23	N/A	18,000	18,941
01-JUL-21 To 30-SEP-21	1	148.43	148.43	148.43	00.00	100.00	148.43	148.43	N/A	3,500	5,195
01-OCT-21 To 31-DEC-21	4	74.47	75.15	103.73	46.56	72.45	17.79	133.88	N/A	233,025	241,718
01-JAN-22 To 31-MAR-22	1	95.21	95.21	95.21	00.00	100.00	95.21	95.21	N/A	62,000	59,028
01-APR-22 To 30-JUN-22											
01-JUL-22 To 30-SEP-22											
<u>Study Yrs</u>											
01-OCT-19 To 30-SEP-20	10	98.53	97.85	97.30	01.85	100.57	93.52	101.30	94.84 to 99.70	126,000	122,594
01-OCT-20 To 30-SEP-21	5	105.23	113.78	95.00	18.22	119.77	91.19	148.43	N/A	108,020	102,624
01-OCT-21 To 30-SEP-22	5	85.76	79.16	103.20	34.54	76.71	17.79	133.88	N/A	198,820	205,180
<u>Calendar Yrs</u>											
01-JAN-20 To 31-DEC-20	9	98.18	96.75	94.88	02.90	101.97	91.19	101.30	92.73 to 99.70	142,733	135,426
01-JAN-21 To 31-DEC-21	7	105.23	97.94	105.00	33.52	93.28	17.79	148.43	17.79 to 148.43	141,800	148,889
<u>ALL</u>	20	97.89	97.16	98.95	14.69	98.19	17.79	148.43	93.52 to 99.70	139,710	138,248

VALUATION GROUP										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	10	99.03	102.99	106.84	10.18	96.40	85.76	133.88	91.19 to 131.32	177,460	189,606
2	7	97.60	93.70	95.05	21.60	98.58	17.79	148.43	17.79 to 148.43	52,371	49,780
3	3	96.03	85.80	79.70	12.15	107.65	63.18	98.18	N/A	217,667	173,481
<u>ALL</u>	20	97.89	97.16	98.95	14.69	98.19	17.79	148.43	93.52 to 99.70	139,710	138,248

**47 Howard
COMMERCIAL**

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

Date Range: 10/1/2019 To 9/30/2022 Posted on: 1/31/2023

Number of Sales : 20
 Total Sales Price : 2,794,200
 Total Adj. Sales Price : 2,794,200
 Total Assessed Value : 2,764,961
 Avg. Adj. Sales Price : 139,710
 Avg. Assessed Value : 138,248

MEDIAN : 98
 WGT. MEAN : 99
 MEAN : 97
 COD : 14.69
 PRD : 98.19

COV : 26.83
 STD : 26.07
 Avg. Abs. Dev : 14.38
 MAX Sales Ratio : 148.43
 MIN Sales Ratio : 17.79

95% Median C.I. : 93.52 to 99.70
 95% Wgt. Mean C.I. : 82.00 to 115.91
 95% Mean C.I. : 84.96 to 109.36

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02	1	99.18	99.18	99.18	00.00	100.00	99.18	99.18	N/A	181,500	180,004
03	19	97.60	97.05	98.94	15.42	98.09	17.79	148.43	92.73 to 101.30	137,511	136,050
04											
<u>ALL</u>	<u>20</u>	<u>97.89</u>	<u>97.16</u>	<u>98.95</u>	<u>14.69</u>	<u>98.19</u>	<u>17.79</u>	<u>148.43</u>	<u>93.52 to 99.70</u>	<u>139,710</u>	<u>138,248</u>

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000	1	148.43	148.43	148.43	00.00	100.00	148.43	148.43	N/A	3,500	5,195
Less Than 15,000	2	83.11	83.11	47.10	78.59	176.45	17.79	148.43	N/A	7,800	3,674
Less Than 30,000	4	98.98	91.05	84.70	36.16	107.50	17.79	148.43	N/A	15,150	12,832
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	19	97.60	94.46	98.89	12.77	95.52	17.79	133.88	92.73 to 99.70	146,879	145,251
Greater Than 14,999	18	97.89	98.72	99.24	08.91	99.48	63.18	133.88	93.52 to 99.70	154,367	153,201
Greater Than 29,999	16	97.89	98.69	99.27	09.21	99.42	63.18	133.88	93.52 to 99.70	170,850	169,602
<u>Incremental Ranges</u>											
0 TO 4,999	1	148.43	148.43	148.43	00.00	100.00	148.43	148.43	N/A	3,500	5,195
5,000 TO 14,999	1	17.79	17.79	17.79	00.00	100.00	17.79	17.79	N/A	12,100	2,153
15,000 TO 29,999	2	98.98	98.98	97.73	06.31	101.28	92.73	105.23	N/A	22,500	21,989
30,000 TO 59,999	3	101.30	110.63	111.93	10.54	98.84	99.27	131.32	N/A	34,667	38,801
60,000 TO 99,999	5	95.21	94.57	94.69	03.46	99.87	85.76	98.87	N/A	72,000	68,176
100,000 TO 149,999											
150,000 TO 249,999	5	97.60	97.21	97.10	01.92	100.11	93.52	99.70	N/A	193,400	187,787
250,000 TO 499,999	2	77.19	77.19	79.38	18.15	97.24	63.18	91.19	N/A	391,300	310,609
500,000 TO 999,999	1	133.88	133.88	133.88	00.00	100.00	133.88	133.88	N/A	520,000	696,200
1,000,000 TO 1,999,999											
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											
<u>ALL</u>	<u>20</u>	<u>97.89</u>	<u>97.16</u>	<u>98.95</u>	<u>14.69</u>	<u>98.19</u>	<u>17.79</u>	<u>148.43</u>	<u>93.52 to 99.70</u>	<u>139,710</u>	<u>138,248</u>

**47 Howard
COMMERCIAL**

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

Date Range: 10/1/2019 To 9/30/2022 Posted on: 1/31/2023

Number of Sales : 20
 Total Sales Price : 2,794,200
 Total Adj. Sales Price : 2,794,200
 Total Assessed Value : 2,764,961
 Avg. Adj. Sales Price : 139,710
 Avg. Assessed Value : 138,248

MEDIAN : 98
 WGT. MEAN : 99
 MEAN : 97
 COD : 14.69
 PRD : 98.19

COV : 26.83
 STD : 26.07
 Avg. Abs. Dev : 14.38
 MAX Sales Ratio : 148.43
 MIN Sales Ratio : 17.79

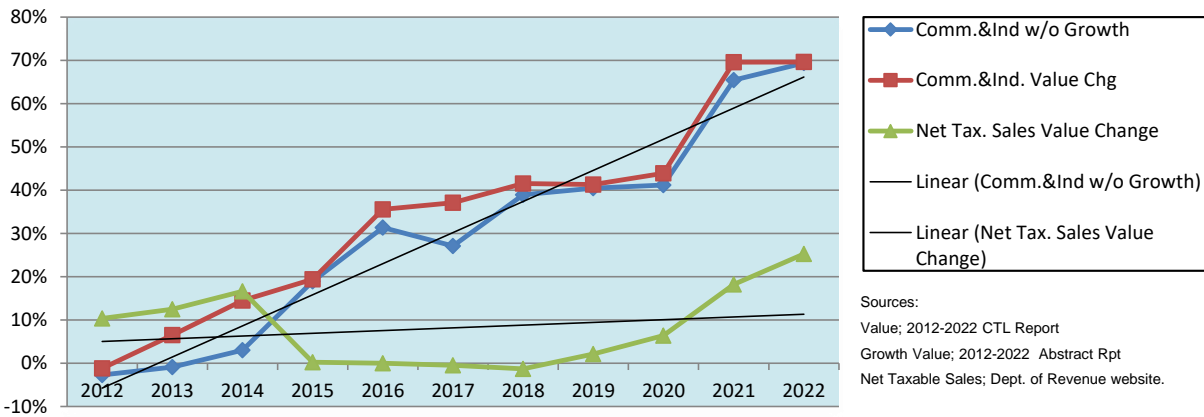
95% Median C.I. : 93.52 to 99.70
 95% Wgt. Mean C.I. : 82.00 to 115.91
 95% Mean C.I. : 84.96 to 109.36

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
308	1	85.76	85.76	85.76	00.00	100.00	85.76	85.76	N/A	70,000	60,031
323	1	95.21	95.21	95.21	00.00	100.00	95.21	95.21	N/A	62,000	59,028
343	1	133.88	133.88	133.88	00.00	100.00	133.88	133.88	N/A	520,000	696,200
344	3	93.52	95.34	92.32	03.60	103.27	91.19	101.30	N/A	222,367	205,287
350	2	96.86	96.86	96.78	02.09	100.08	94.84	98.87	N/A	72,500	70,168
352	1	99.18	99.18	99.18	00.00	100.00	99.18	99.18	N/A	181,500	180,004
353	1	131.32	131.32	131.32	00.00	100.00	131.32	131.32	N/A	39,000	51,216
381	2	79.61	79.61	77.01	20.64	103.38	63.18	96.03	N/A	285,000	219,479
406	3	99.27	88.50	82.35	43.87	107.47	17.79	148.43	N/A	16,033	13,203
418	1	105.23	105.23	105.23	00.00	100.00	105.23	105.23	N/A	18,000	18,941
429	1	98.18	98.18	98.18	00.00	100.00	98.18	98.18	N/A	83,000	81,486
470	2	98.65	98.65	98.56	01.06	100.09	97.60	99.70	N/A	181,750	179,127
999	1	92.73	92.73	92.73	00.00	100.00	92.73	92.73	N/A	27,000	25,037
<u>ALL</u>	<u>20</u>	97.89	97.16	98.95	14.69	98.19	17.79	148.43	93.52 to 99.70	139,710	138,248

Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2011	\$ 31,311,062	\$ 1,045,208	3.34%	\$ 30,265,854		\$ 34,579,090	
2012	\$ 30,940,991	\$ 478,739	1.55%	\$ 30,462,252	-2.71%	\$ 38,159,288	10.35%
2013	\$ 33,346,953	\$ 2,320,952	6.96%	\$ 31,026,001	0.27%	\$ 38,894,787	1.93%
2014	\$ 35,857,594	\$ 3,594,306	10.02%	\$ 32,263,288	-3.25%	\$ 40,332,970	3.70%
2015	\$ 37,395,066	\$ 148,974	0.40%	\$ 37,246,092	3.87%	\$ 34,660,599	-14.06%
2016	\$ 42,445,569	\$ 1,318,709	3.11%	\$ 41,126,860	9.98%	\$ 34,583,777	-0.22%
2017	\$ 42,935,611	\$ 3,134,538	7.30%	\$ 39,801,073	-6.23%	\$ 34,410,344	-0.50%
2018	\$ 44,308,548	\$ 815,533	1.84%	\$ 43,493,015	1.30%	\$ 34,129,680	-0.82%
2019	\$ 44,248,624	\$ 271,376	0.61%	\$ 43,977,248	-0.75%	\$ 35,319,560	3.49%
2020	\$ 45,052,230	\$ 846,064	1.88%	\$ 44,206,166	-0.10%	\$ 36,787,980	4.16%
2021	\$ 53,095,859	\$ 1,289,800	2.43%	\$ 51,806,059	14.99%	\$ 40,883,938	11.13%
2022	\$ 53,107,670	\$ 71,166	0.13%	\$ 53,036,504	-0.11%	\$ 43,309,540	5.93%
Ann %chg	5.55%			Average	1.57%	1.27%	2.28%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2011	-	-	-
2012	-2.71%	-1.18%	10.35%
2013	-0.91%	6.50%	12.48%
2014	3.04%	14.52%	16.64%
2015	18.96%	19.43%	0.24%
2016	31.35%	35.56%	0.01%
2017	27.12%	37.13%	-0.49%
2018	38.91%	41.51%	-1.30%
2019	40.45%	41.32%	2.14%
2020	41.18%	43.89%	6.39%
2021	65.46%	69.58%	18.23%
2022	69.39%	69.61%	25.25%

County Number	47
County Name	Howard

47 Howard
AGRICULTURAL LAND

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

Date Range: 10/1/2019 To 9/30/2022 Posted on: 1/31/2023

Number of Sales : 32
Total Sales Price : 21,186,850
Total Adj. Sales Price : 21,186,850
Total Assessed Value : 16,425,945
Avg. Adj. Sales Price : 662,089
Avg. Assessed Value : 513,311

MEDIAN : 73
WGT. MEAN : 78
MEAN : 77
COD : 12.34
PRD : 98.93

COV : 15.71
STD : 12.05
Avg. Abs. Dev : 08.99
MAX Sales Ratio : 108.69
MIN Sales Ratio : 54.86

95% Median C.I. : 68.87 to 81.16
95% Wgt. Mean C.I. : 73.30 to 81.76
95% Mean C.I. : 72.52 to 80.88

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-19 To 31-DEC-19	2	77.00	77.00	76.68	07.69	100.42	71.08	82.92	N/A	236,700	181,502
01-JAN-20 To 31-MAR-20	2	68.21	68.21	68.15	00.63	100.09	67.78	68.64	N/A	743,975	506,993
01-APR-20 To 30-JUN-20	2	90.17	90.17	89.61	04.16	100.62	86.42	93.91	N/A	674,063	604,036
01-JUL-20 To 30-SEP-20											
01-OCT-20 To 31-DEC-20	4	94.98	90.73	87.44	17.87	103.76	64.26	108.69	N/A	905,680	791,919
01-JAN-21 To 31-MAR-21	6	71.94	72.02	72.36	02.79	99.53	68.21	76.33	68.21 to 76.33	754,267	545,820
01-APR-21 To 30-JUN-21	3	78.93	75.72	75.42	05.94	100.40	67.08	81.16	N/A	695,092	524,249
01-JUL-21 To 30-SEP-21	1	80.58	80.58	80.58	00.00	100.00	80.58	80.58	N/A	300,000	241,744
01-OCT-21 To 31-DEC-21	9	69.02	74.18	77.78	14.21	95.37	54.86	95.48	63.36 to 87.31	605,809	471,189
01-JAN-22 To 31-MAR-22	2	71.85	71.85	72.28	04.15	99.41	68.87	74.82	N/A	524,000	378,745
01-APR-22 To 30-JUN-22	1	69.43	69.43	69.43	00.00	100.00	69.43	69.43	N/A	843,500	585,612
01-JUL-22 To 30-SEP-22											
<u>Study Yrs</u>											
01-OCT-19 To 30-SEP-20	6	77.00	78.46	78.11	12.06	100.45	67.78	93.91	67.78 to 93.91	551,579	430,844
01-OCT-20 To 30-SEP-21	14	75.06	78.77	78.39	12.23	100.48	64.26	108.69	68.21 to 83.26	752,400	589,792
01-OCT-21 To 30-SEP-22	12	69.23	73.39	76.03	11.40	96.53	54.86	95.48	68.04 to 82.54	611,982	465,317
<u>Calendar Yrs</u>											
01-JAN-20 To 31-DEC-20	8	84.84	84.96	83.45	16.47	101.81	64.26	108.69	64.26 to 108.69	807,349	673,717
01-JAN-21 To 31-DEC-21	19	71.96	74.08	75.47	09.73	98.16	54.86	95.48	68.21 to 80.58	650,692	491,058
<u>ALL</u>	32	72.88	76.70	77.53	12.34	98.93	54.86	108.69	68.87 to 81.16	662,089	513,311

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
7100	18	69.15	76.18	79.05	14.45	96.37	54.86	108.69	68.04 to 86.42	512,933	405,475
7200	13	78.12	77.11	76.25	06.69	101.13	64.26	87.31	69.93 to 82.92	896,466	683,512
7300	1	80.58	80.58	80.58	00.00	100.00	80.58	80.58	N/A	300,000	241,744
<u>ALL</u>	32	72.88	76.70	77.53	12.34	98.93	54.86	108.69	68.87 to 81.16	662,089	513,311

47 Howard
AGRICULTURAL LAND

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

Date Range: 10/1/2019 To 9/30/2022 Posted on: 1/31/2023

Number of Sales : 32
Total Sales Price : 21,186,850
Total Adj. Sales Price : 21,186,850
Total Assessed Value : 16,425,945
Avg. Adj. Sales Price : 662,089
Avg. Assessed Value : 513,311

MEDIAN : 73
WGT. MEAN : 78
MEAN : 77
COD : 12.34
PRD : 98.93

COV : 15.71
STD : 12.05
Avg. Abs. Dev : 08.99
MAX Sales Ratio : 108.69
MIN Sales Ratio : 54.86

95% Median C.I. : 68.87 to 81.16
95% Wgt. Mean C.I. : 73.30 to 81.76
95% Mean C.I. : 72.52 to 80.88

Printed:3/23/2023 9:11:06AM

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	3	69.43	76.39	75.00	14.99	101.85	64.26	95.48	N/A	837,533	628,119
7100	2	82.46	82.46	81.47	15.80	101.22	69.43	95.48	N/A	784,000	638,694
7200	1	64.26	64.26	64.26	00.00	100.00	64.26	64.26	N/A	944,600	606,971
Dry											
County	1	71.96	71.96	71.96	00.00	100.00	71.96	71.96	N/A	269,600	194,007
7100	1	71.96	71.96	71.96	00.00	100.00	71.96	71.96	N/A	269,600	194,007
Grass											
County	9	68.87	70.27	69.96	08.60	100.44	54.86	82.92	63.36 to 82.54	291,187	203,701
7100	7	68.87	66.71	66.84	05.31	99.81	54.86	71.91	54.86 to 71.91	300,954	201,172
7200	2	82.73	82.73	82.71	00.23	100.02	82.54	82.92	N/A	257,000	212,554
ALL	32	72.88	76.70	77.53	12.34	98.93	54.86	108.69	68.87 to 81.16	662,089	513,311

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	15	69.93	78.56	78.47	15.22	100.11	64.26	108.69	68.21 to 87.31	824,907	647,293
7100	9	69.43	80.63	81.55	18.05	98.87	67.08	108.69	67.78 to 95.48	715,612	583,612
7200	6	74.43	75.45	75.12	10.37	100.44	64.26	87.31	64.26 to 87.31	988,850	742,815
Dry											
County	1	71.96	71.96	71.96	00.00	100.00	71.96	71.96	N/A	269,600	194,007
7100	1	71.96	71.96	71.96	00.00	100.00	71.96	71.96	N/A	269,600	194,007
Grass											
County	9	68.87	70.27	69.96	08.60	100.44	54.86	82.92	63.36 to 82.54	291,187	203,701
7100	7	68.87	66.71	66.84	05.31	99.81	54.86	71.91	54.86 to 71.91	300,954	201,172
7200	2	82.73	82.73	82.71	00.23	100.02	82.54	82.92	N/A	257,000	212,554
ALL	32	72.88	76.70	77.53	12.34	98.93	54.86	108.69	68.87 to 81.16	662,089	513,311

Howard County 2023 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Howard	7100	4,700	4,700	4,300	4,200	3,800	3,700	3,500	3,400	4,016
Howard	7200	4,700	4,700	4,300	4,200	3,800	3,700	3,500	3,400	4,286
Howard	7300	4,700	4,700	4,300	4,200	3,800	3,700	3,500	3,400	4,277
Sherman	1	3,670	3,670	3,540	3,540	3,415	3,415	3,340	3,337	3,472
Valley	1	3,960	3,960	3,960	3,405	3,220	3,220	2,835	2,835	3,584
Greeley	2	4,855	4,795	4,735	4,675	4,615	4,555	4,495	4,435	4,634
Merrick	1	4,900	4,600	4,300	4,100	3,900	3,800	3,600	3,150	4,239
Hamilton	1	6,539	6,490	6,380	6,199	2,200	5,500	5,200	5,200	6,359
Hall	1	5,650	5,440	4,117	4,115	3,985	3,985	3,669	3,669	4,903
Buffalo	1	5,549	5,537	5,350	5,216	3,948	4,859	4,538	4,538	5,115

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Howard	7100	2,500	2,500	2,400	2,400	2,300	2,100	2,000	2,000	2,265
Howard	7200	2,500	2,500	2,400	2,400	2,300	2,100	2,000	2,000	2,194
Howard	7300	2,500	2,500	2,400	2,400	2,300	2,100	2,000	2,000	2,252
Sherman	1	n/a	1,910	1,810	1,810	1,710	1,710	1,615	1,615	1,711
Valley	1	n/a	1,860	1,860	1,860	1,825	1,825	1,825	1,705	1,812
Greeley	2	n/a	2,400	2,360	2,320	2,280	2,240	2,200	2,160	2,272
Merrick	1	2,800	2,575	2,475	2,400	2,175	2,075	1,900	1,840	2,315
Hamilton	1	5,300	5,300	5,200	5,000	4,800	4,800	4,600	4,600	5,150
Hall	1	2,800	2,811	2,400	2,400	2,115	2,115	1,888	1,897	2,446
Buffalo	1	2,330	2,329	2,170	2,169	2,020	2,010	1,885	1,885	2,074

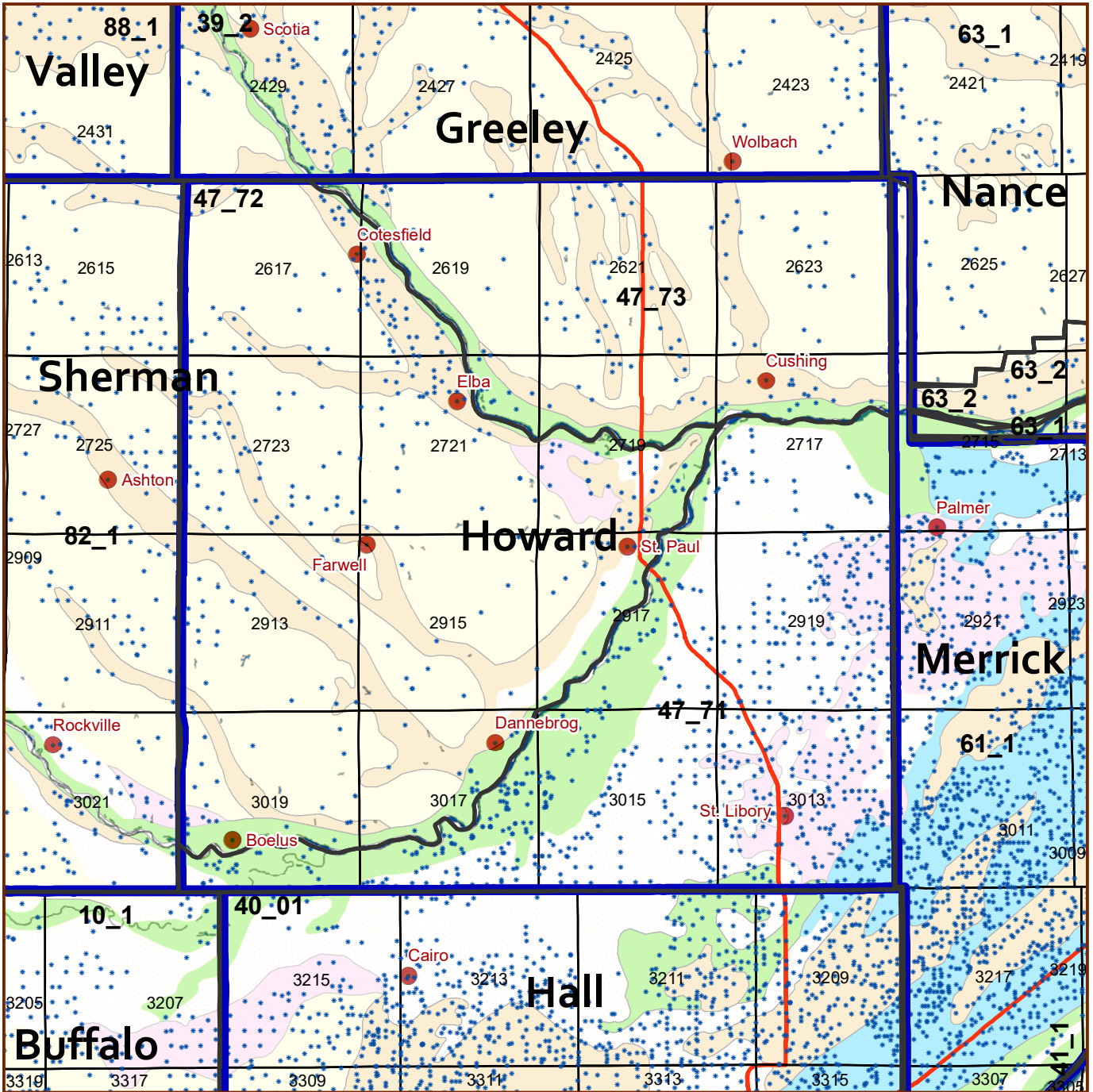
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Howard	7100	2,000	2,000	1,175	1,175	1,175	1,175	1,175	n/a	1,711
Howard	7200	2,000	2,000	1,175	1,175	1,175	1,175	1,175	n/a	1,306
Howard	7300	2,000	2,000	1,175	1,175	1,175	1,175	1,175	n/a	1,237
Sherman	1	1,395	1,395	1,345	1,345	1,220	n/a	n/a	1,061	1,337
Valley	1	1,200	1,200	1,090	1,085	1,090	1,087	690	723	1,080
Greeley	2	1,470	1,450	1,430	1,410	1,355	1,339	n/a	1,330	1,416
Merrick	1	1,877	1,750	1,764	1,703	1,613	n/a	1,405	1,200	1,789
Hamilton	1	1,750	1,700	1,650	1,600	1,550	1,500	n/a	1,300	1,697
Hall	1	1,461	1,459	1,390	1,390	1,315	1,315	1,275	1,275	1,424
Buffalo	1	1,300	1,299	1,270	1,255	1,234	1,210	1,180	n/a	1,257

County	Mkt Area	CRP	TIMBER	WASTE
Howard	7100	1,832	n/a	750
Howard	7200	1,224	n/a	784
Howard	7300	1,430	n/a	781
Sherman	1	1,430	n/a	90
Valley	1	1,100	1,141	270
Greeley	2	1,370	n/a	200
Merrick	1	1,572	500	550
Hamilton	1	n/a	n/a	900
Hall	1	n/a	n/a	500
Buffalo	1	1,202	514	490






Source: 2023 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.

CRP and TIMBER values are weighted averages from Schedule XIII, line 104 and 113.

HOWARD COUNTY



Legend

-  Market_Area
-  County
-  Registered_WellsDNR
-  geocode
-  Federal Roads

**Soils
CLASS**










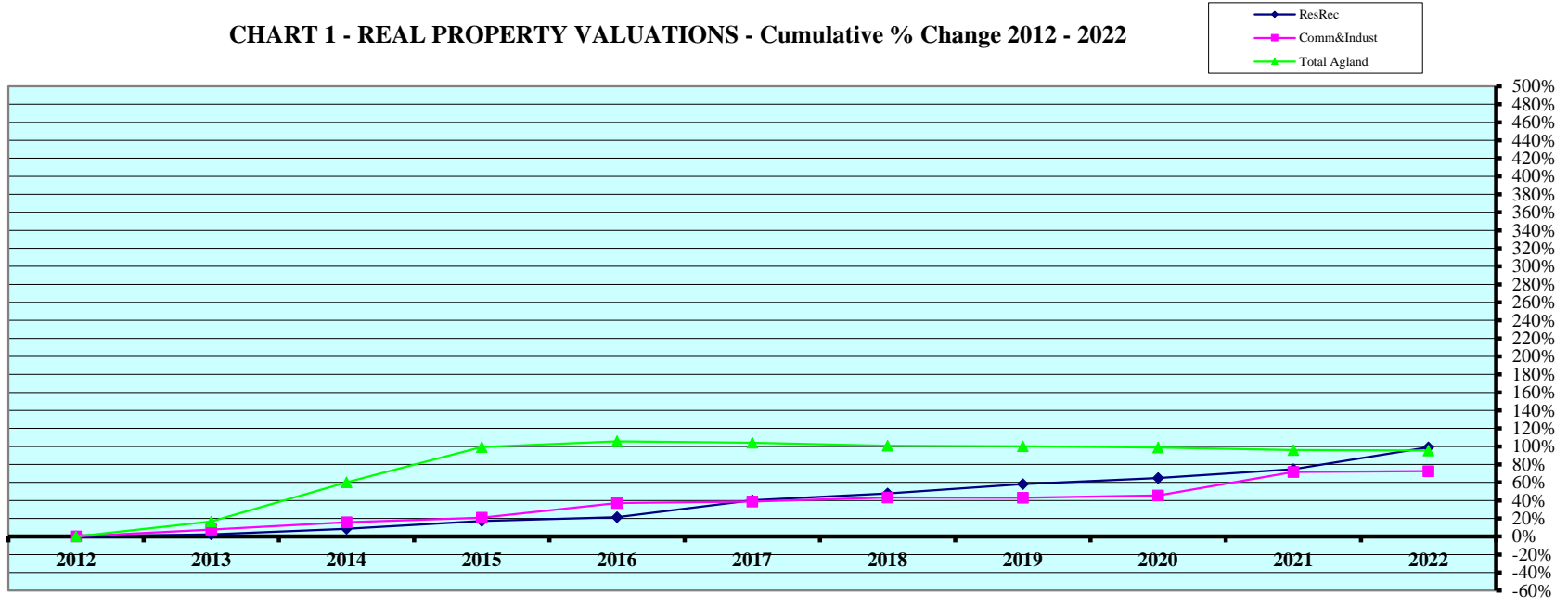
-  Excessive drained sandy soils formed in alluvium in valleys and eolian sand on uplands in sandhills
-  Excessively drained sandy soils formed in eolian sands on uplands in sandhills
-  Moderately well drained silty soils on uplands and in depressions formed in loess
-  Well drained silty soils formed in loess on uplands
-  Well drained silty soils formed in loess and alluvium on stream terraces
-  Well to somewhat excessively drained loamy soils formed in weathered sandstone and eolian material on uplands
-  Somewhat poorly drained soils formed in alluvium on bottom lands
-  Moderately well drained silty soils with clay subsoils on uplands
-  Lakes

CHART 1 - REAL PROPERTY VALUATIONS - Cumulative % Change 2012 - 2022



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2012	174,424,013	-	-	-	30,940,991	-	-	-	435,090,320	-	-	-
2013	178,579,326	4,155,313	2.38%	2.38%	33,346,953	2,405,962	7.78%	7.78%	507,036,796	71,946,476	16.54%	16.54%
2014	189,176,901	10,597,575	5.93%	8.46%	35,857,594	2,510,641	7.53%	15.89%	696,405,034	189,368,238	37.35%	60.06%
2015	204,444,175	15,267,274	8.07%	17.21%	37,395,066	1,537,472	4.29%	20.86%	866,831,944	170,426,910	24.47%	99.23%
2016	211,522,217	7,078,042	3.46%	21.27%	42,445,569	5,050,503	13.51%	37.18%	894,949,900	28,117,956	3.24%	105.69%
2017	244,532,836	33,010,619	15.61%	40.19%	42,935,611	490,042	1.15%	38.77%	888,295,102	-6,654,798	-0.74%	104.16%
2018	257,600,841	13,068,005	5.34%	47.69%	44,308,548	1,372,937	3.20%	43.20%	873,283,535	-15,011,567	-1.69%	100.71%
2019	275,995,470	18,394,629	7.14%	58.23%	44,248,624	-59,924	-0.14%	43.01%	871,576,502	-1,707,033	-0.20%	100.32%
2020	287,531,968	11,536,498	4.18%	64.85%	45,052,230	803,606	1.82%	45.61%	864,756,150	-6,820,352	-0.78%	98.75%
2021	304,521,644	16,989,676	5.91%	74.59%	53,095,859	8,043,629	17.85%	71.60%	852,465,029	-12,291,121	-1.42%	95.93%
2022	347,272,617	42,750,973	14.04%	99.10%	53,396,469	300,610	0.57%	72.58%	849,713,543	-2,751,486	-0.32%	95.30%

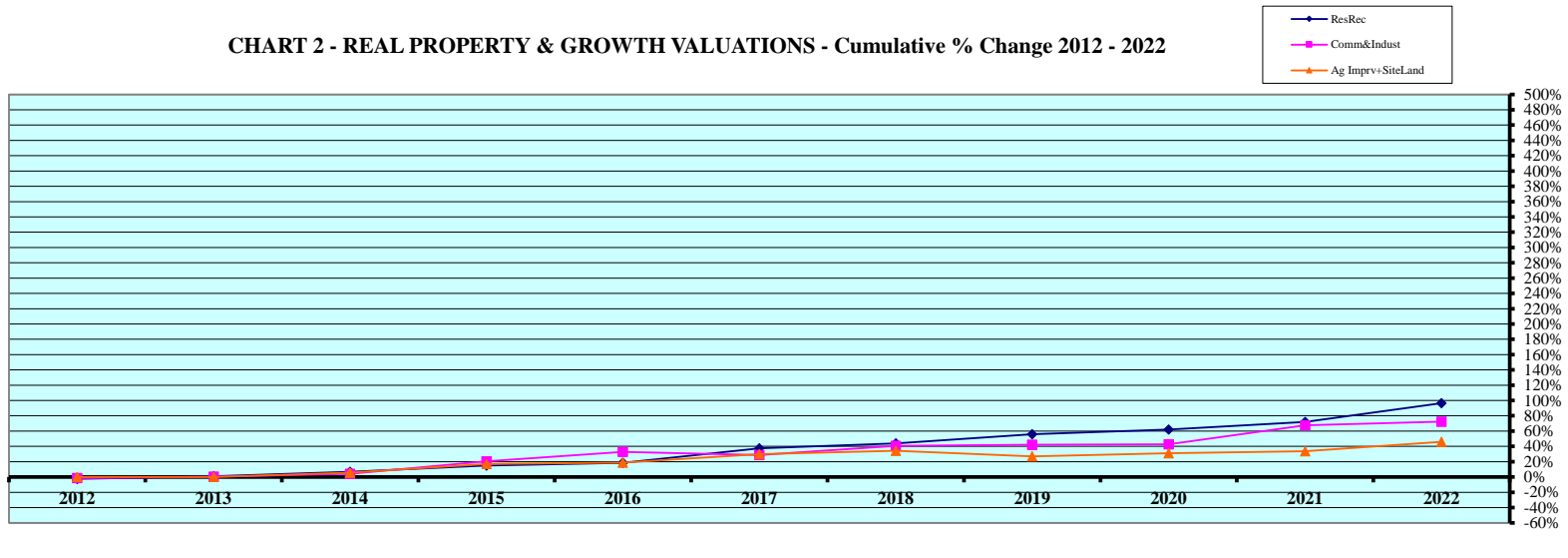
Rate Annual %chg: Residential & Recreational **7.13%** Commercial & Industrial **5.61%** Agricultural Land **6.92%**

Cnty# **47**
County **HOWARD**

CHART 1

(1) Residential & Recreational excludes Agric. dwelling & farm home site land. Commercial & Industrial excludes minerals. Agricultural land includes irrigated, dry, grass, waste, & other agland, excludes farm site land.

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative % Change 2012 - 2022



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾						
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	
2012	174,424,013	4,264,008	2.44%	170,160,005	-	-2.44%	30,940,991	478,739	1.55%	30,462,252	-	-1.55%	
2013	178,579,326	2,438,651	1.37%	176,140,675	0.98%	0.98%	33,346,953	2,320,952	6.96%	31,026,001	0.27%	0.27%	
2014	189,176,901	2,833,190	1.50%	186,343,711	4.35%	6.83%	35,857,594	3,594,306	10.02%	32,263,288	-3.25%	4.27%	
2015	204,444,175	3,712,607	1.82%	200,731,568	6.11%	15.08%	37,395,066	148,974	0.40%	37,246,092	3.87%	20.38%	
2016	211,522,217	4,853,424	2.29%	206,668,793	1.09%	18.49%	42,445,569	1,318,709	3.11%	41,126,860	9.98%	32.92%	
2017	244,532,836	4,891,657	2.00%	239,641,179	13.29%	37.39%	42,935,611	3,134,538	7.30%	39,801,073	-6.23%	28.64%	
2018	257,600,841	6,789,868	2.64%	250,810,973	2.57%	43.79%	44,308,548	815,533	1.84%	43,493,015	1.30%	40.57%	
2019	275,995,470	4,073,266	1.48%	271,922,204	5.56%	55.90%	44,248,624	271,376	0.61%	43,977,248	-0.75%	42.13%	
2020	287,531,968	4,942,872	1.72%	282,589,096	2.39%	62.01%	45,052,230	846,064	1.88%	44,206,166	-0.10%	42.87%	
2021	304,521,644	4,489,538	1.47%	300,032,106	4.35%	72.01%	53,095,859	1,289,800	2.43%	51,806,059	14.99%	67.44%	
2022	347,272,617	4,541,555	1.31%	342,731,062	12.55%	96.49%	53,396,469	71,166	0.13%	53,325,303	0.43%	72.35%	
Rate Ann%chg	7.13%			Resid & Recreat w/o growth			5.32%			C & I w/o growth			2.05%

Tax Year	Ag Improvements & Site Land ⁽¹⁾								
	Agric. Dwelling & Homesite Value	Ag Outblgd & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	
2012	55,655,280	28,649,847	84,305,127	1,969,154	2.34%	82,335,973	-	-	
2013	56,596,889	29,399,145	85,996,034	1,702,503	1.98%	84,293,531	-0.01%	-0.01%	
2014	60,422,489	30,612,568	91,035,057	2,080,936	2.29%	88,954,121	3.44%	5.51%	
2015	66,436,653	35,119,980	101,556,633	2,837,793	2.79%	98,718,840	8.44%	17.10%	
2016	66,531,323	34,967,929	101,499,252	1,392,750	1.37%	100,106,502	-1.43%	18.74%	
2017	76,146,290	35,354,794	111,501,084	2,122,806	1.90%	109,378,278	7.76%	29.74%	
2018	79,474,142	35,782,607	115,256,749	2,103,044	1.82%	113,153,705	1.48%	34.22%	
2019	74,439,541	34,620,960	109,060,501	1,918,499	1.76%	107,142,002	-7.04%	27.09%	
2020	76,830,051	35,233,432	112,063,483	1,572,555	1.40%	110,490,928	1.31%	31.06%	
2021	78,336,059	36,367,486	114,703,545	1,972,153	1.72%	112,731,392	0.60%	33.72%	
2022	83,761,431	41,746,093	125,507,524	2,449,825	1.95%	123,057,699	7.28%	45.97%	
Rate Ann%chg	4.17%		3.84%		4.06%		Ag Imprv+Site w/o growth		2.18%

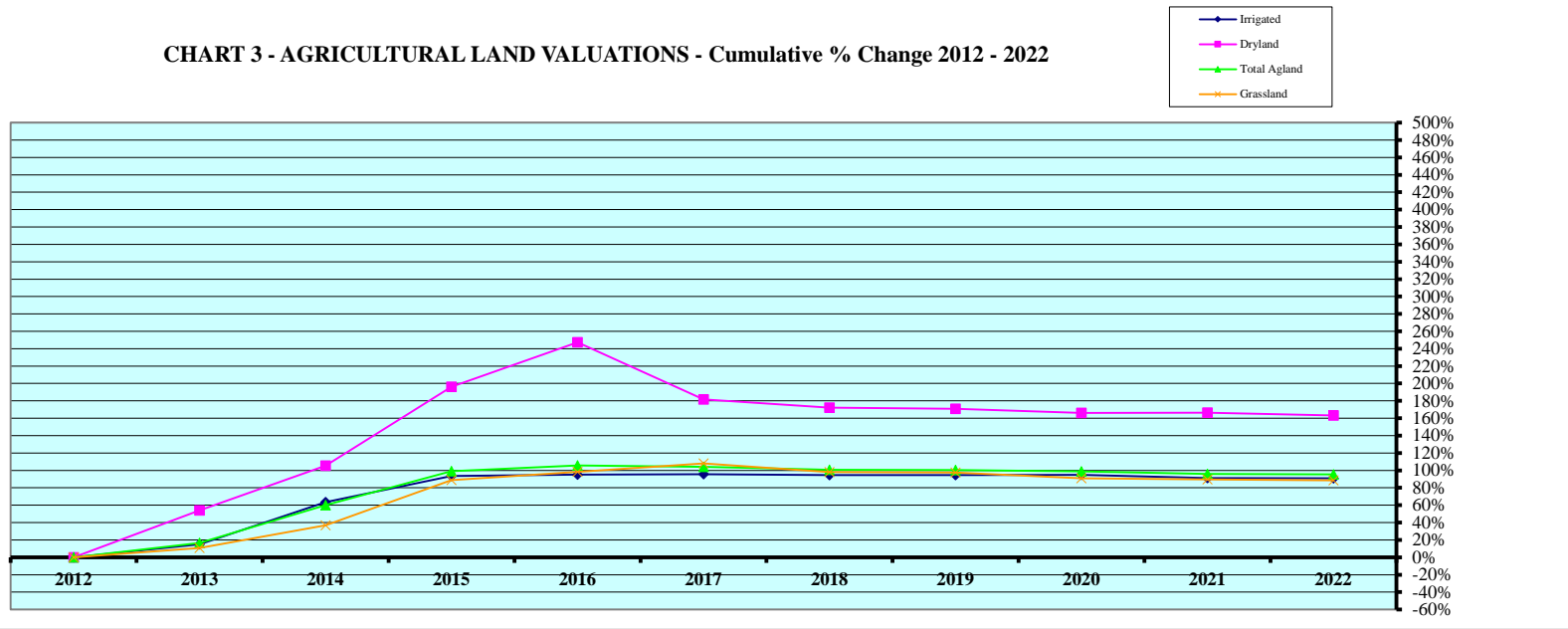
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property. Sources: Value; 2012 - 2022 CTL Growth Value; 2012 - 2022 Abstract of Asmnt Rpt. Prepared as of 12/29/2022

Cnty# 47
County HOWARD

CHART 2

NE Dept. of Revenue, Property Assessment Division

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2012 - 2022



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2012	305,191,848	-	-	-	29,113,903	-	-	-	99,195,676	-	-	-
2013	350,969,293	45,777,445	15.00%	15.00%	44,826,167	15,712,264	53.97%	53.97%	109,802,599	10,606,923	10.69%	10.69%
2014	499,243,266	148,273,973	42.25%	63.58%	59,847,264	15,021,097	33.51%	105.56%	135,653,900	25,851,301	23.54%	36.75%
2015	590,929,597	91,686,331	18.37%	93.63%	86,263,975	26,416,711	44.14%	196.30%	187,217,417	51,563,517	38.01%	88.74%
2016	595,421,815	4,492,218	0.76%	95.10%	101,119,138	14,855,163	17.22%	247.32%	196,632,837	9,415,420	5.03%	98.23%
2017	596,946,008	1,524,193	0.26%	95.60%	82,000,812	-19,118,326	-18.91%	181.66%	206,348,232	9,715,395	4.94%	108.02%
2018	594,339,718	-2,606,290	-0.44%	94.74%	79,211,328	-2,789,484	-3.40%	172.07%	196,515,487	-9,832,745	-4.77%	98.11%
2019	593,663,937	-675,781	-0.11%	94.52%	78,834,496	-376,832	-0.48%	170.78%	195,861,740	-653,747	-0.33%	97.45%
2020	594,461,323	797,386	0.13%	94.78%	77,445,938	-1,388,558	-1.76%	166.01%	189,317,394	-6,544,346	-3.34%	90.85%
2021	583,279,300	-11,182,023	-1.88%	91.12%	77,578,998	133,060	0.17%	166.47%	188,200,980	-1,116,414	-0.59%	89.73%
2022	582,751,507	-527,793	-0.09%	90.95%	76,659,272	-919,726	-1.19%	163.31%	186,944,913	-1,256,067	-0.67%	88.46%

Rate Ann.%chg: Irrigated **6.68%** Dryland **10.17%** Grassland **6.54%**

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2012	1,405,341	-	-	-	183,552	-	-	-	435,090,320	-	-	-
2013	1,260,473	-144,868	-10.31%	-10.31%	178,264	-5,288	-2.88%	-2.88%	507,036,796	71,946,476	16.54%	16.54%
2014	1,417,850	157,377	12.49%	0.89%	242,754	64,490	36.18%	32.25%	696,405,034	189,368,238	37.35%	60.06%
2015	2,075,534	657,684	46.39%	47.69%	345,421	102,667	42.29%	88.19%	866,831,944	170,426,910	24.47%	99.23%
2016	1,531,119	-544,415	-26.23%	8.95%	244,991	-100,430	-29.07%	33.47%	894,949,900	28,117,956	3.24%	105.69%
2017	1,388,259	-142,860	-9.33%	-1.22%	1,611,791	1,366,800	557.90%	778.11%	888,295,102	-6,654,798	-0.74%	104.16%
2018	1,389,360	1,101	0.08%	-1.14%	1,827,642	215,851	13.39%	895.71%	873,283,535	-15,011,567	-1.69%	100.71%
2019	1,389,850	490	0.04%	-1.10%	1,826,479	-1,163	-0.06%	895.07%	871,576,502	-1,707,033	-0.20%	100.32%
2020	1,671,004	281,154	20.23%	18.90%	1,860,491	34,012	1.86%	913.60%	864,756,150	-6,820,352	-0.78%	98.75%
2021	1,558,634	-112,370	-6.72%	10.91%	1,847,117	-13,374	-0.72%	906.32%	852,465,029	-12,291,121	-1.42%	95.93%
2022	1,500,234	-58,400	-3.75%	6.75%	1,857,617	10,500	0.57%	912.04%	849,713,543	-2,751,486	-0.32%	95.30%

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County **HOWARD**

Rate Ann.%chg: Total Agric Land **6.92%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2012 - 2022 (from County Abstract Reports)(1)

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2012	305,154,316	133,679	2,283			29,139,032	37,589	775			99,216,998	160,622	618		
2013	351,066,456	135,663	2,588	13.36%	13.36%	44,986,700	37,180	1,210	56.08%	56.08%	109,683,503	159,301	689	11.47%	11.47%
2014	499,118,856	136,625	3,653	41.17%	60.04%	59,847,768	36,645	1,633	34.98%	110.68%	135,653,714	159,488	851	23.53%	37.70%
2015	590,882,003	137,029	4,312	18.04%	88.90%	86,822,326	37,766	2,299	40.77%	196.56%	186,797,297	157,772	1,184	39.20%	91.67%
2016	595,399,864	137,603	4,327	0.34%	89.55%	102,324,301	43,620	2,346	2.04%	202.60%	195,869,698	152,711	1,283	8.33%	107.64%
2017	596,812,268	137,979	4,325	-0.04%	89.48%	82,325,258	34,863	2,361	0.66%	204.61%	206,087,066	160,708	1,282	-0.02%	107.60%
2018	594,364,306	138,224	4,300	-0.59%	88.37%	79,193,771	34,462	2,298	-2.68%	196.44%	196,323,368	160,858	1,220	-4.83%	97.58%
2019	593,852,318	138,791	4,279	-0.49%	87.44%	78,774,117	34,293	2,297	-0.04%	196.32%	195,834,125	160,470	1,220	-0.01%	97.57%
2020	596,941,405	138,859	4,299	0.47%	88.32%	77,525,501	34,289	2,261	-1.57%	191.66%	189,319,491	159,885	1,184	-2.97%	91.69%
2021	583,288,570	139,301	4,187	-2.60%	83.43%	77,692,122	34,422	2,257	-0.17%	191.15%	188,067,002	158,821	1,184	0.00%	91.70%
2022	582,460,921	140,221	4,154	-0.80%	81.97%	76,852,938	34,025	2,259	0.07%	191.37%	186,972,442	157,919	1,184	-0.01%	91.67%

Rate Annual %chg Average Value/Acre: 6.17% 11.29% 6.72%

Tax Year	WASTE LAND (2)					OTHER AGLAND (2)					TOTAL AGRICULTURAL LAND (1)				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2012	1,396,451	3,476	402			179,952	450	400			435,086,749	335,816	1,296		
2013	1,260,273	3,136	402	0.05%	0.05%	170,608	427	400	0.00%	0.00%	507,167,540	335,706	1,511	16.61%	16.61%
2014	1,441,000	2,865	503	25.14%	25.20%	200,220	400	500	25.00%	25.00%	696,261,558	336,024	2,072	37.15%	59.93%
2015	2,093,722	2,763	758	50.66%	88.63%	289,969	387	750	50.00%	87.50%	866,885,317	335,717	2,582	24.62%	99.30%
2016	1,529,521	1,993	768	1.31%	91.09%	238,241	318	750	0.00%	87.50%	895,361,625	336,244	2,663	3.12%	105.53%
2017	1,390,009	1,808	769	0.17%	91.42%	1,616,291	781	2,070	176.02%	417.54%	888,230,892	336,139	2,642	-0.77%	103.95%
2018	1,381,112	1,790	772	0.33%	92.06%	1,827,641	757	2,414	16.60%	503.46%	873,090,198	336,092	2,598	-1.69%	100.51%
2019	1,389,850	1,802	771	-0.02%	92.03%	1,826,479	756	2,417	0.14%	504.31%	871,676,889	336,112	2,593	-0.17%	100.17%
2020	1,668,738	2,174	768	-0.47%	91.12%	1,860,491	762	2,440	0.95%	510.04%	867,315,626	335,968	2,582	-0.46%	99.25%
2021	1,552,634	2,022	768	0.04%	91.19%	1,847,117	741	2,493	2.16%	523.23%	852,447,445	335,307	2,542	-1.52%	96.22%
2022	1,500,234	1,956	767	-0.15%	90.89%	1,857,617	744	2,497	0.16%	524.24%	849,644,152	334,866	2,537	-0.20%	95.84%

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HOWARD

Rate Annual %chg Average Value/Acre: 6.95%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2012 - 2022 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 12/29/2022

CHART 4

CHART 5 - 2022 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
6,475	HOWARD	48,434,398	8,806,043	23,738,281	336,157,823	53,396,469	0	11,114,794	849,713,543	83,761,431	41,746,093	0	1,456,868,875
cnty sectorvalue % of total value:		3.32%	0.60%	1.63%	23.07%	3.67%		0.76%	58.32%	5.75%	2.87%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
189	BOELUS	89,380	168,889	2,382	4,878,354	980,125	0	0	0	0	0	0	6,119,130
2.92%	%sector of county sector	0.18%	1.92%	0.01%	1.45%	1.84%							0.42%
	%sector of municipality	1.46%	2.76%	0.04%	79.72%	16.02%							100.00%
46	COTESFIELD	19,605	196,896	654,604	878,208	37,555	0	0	399,519	51,410	22,034	0	2,259,831
0.71%	%sector of county sector	0.04%	2.24%	2.76%	0.26%	0.07%			0.05%	0.06%	0.05%		0.16%
	%sector of municipality	0.87%	8.71%	28.97%	38.86%	1.66%			17.68%	2.27%	0.98%		100.00%
32	CUSHING	76,454	286	141	736,992	24,551	0	0	371,047	0	0	0	1,209,471
0.49%	%sector of county sector	0.16%	0.00%	0.00%	0.22%	0.05%			0.04%	0.05%			0.08%
	%sector of municipality	6.32%	0.02%	0.01%	60.94%	2.03%			30.68%				100.00%
303	DANNEBROG	149,784	376,460	16,979	9,781,024	1,548,457	0	0	0	0	0	0	11,872,704
4.68%	%sector of county sector	0.31%	4.28%	0.07%	2.91%	2.90%							0.81%
	%sector of municipality	1.26%	3.17%	0.14%	82.38%	13.04%							100.00%
215	ELBA	351,819	214,034	435,308	5,389,583	1,253,398	0	0	213,231	0	13,300	0	7,870,673
3.32%	%sector of county sector	0.73%	2.43%	1.83%	1.60%	2.35%			0.03%		0.03%		0.54%
	%sector of municipality	4.47%	2.72%	5.53%	68.48%	15.92%			2.71%		0.17%		100.00%
122	FARWELL	821,350	46,706	23,018	3,001,784	1,519,826	0	0	0	0	0	0	5,412,684
1.88%	%sector of county sector	1.70%	0.53%	0.10%	0.89%	2.85%							0.37%
	%sector of municipality	15.17%	0.86%	0.43%	55.46%	28.08%							100.00%
2,299	ST PAUL	2,145,936	1,572,953	1,685,360	125,767,898	35,984,340	0	0	17,525	0	0	0	167,174,012
35.51%	%sector of county sector	4.43%	17.86%	7.10%	37.41%	67.39%			0.00%				11.47%
	%sector of municipality	1.28%	0.94%	1.01%	75.23%	21.53%			0.01%				100.00%
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
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	%sector of county sector												
	%sector of municipality												
3,206	Total Municipalities	3,654,328	2,576,224	2,817,792	150,433,848	41,348,254	0	0	1,001,323	51,410	35,334	0	201,918,512
49.52%	%all municip.sectors of cnty	7.54%	29.26%	11.87%	44.75%	77.44%			0.12%	0.06%	0.08%		13.86%

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Sources: 2022 Certificate of Taxes Levied CTL, 2020 US Census; Dec. 2022 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 12/29/2022

CHART 5

Total Real Property Sum Lines 17, 25, & 30	Records : 5,706	Value : 1,459,254,598	Growth 7,450,892	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	161	1,935,827	0	0	137	4,217,148	298	6,152,975	
02. Res Improve Land	1,324	25,189,866	0	0	864	46,490,949	2,188	71,680,815	
03. Res Improvements	1,336	131,505,228	0	0	919	155,623,487	2,255	287,128,715	
04. Res Total	1,497	158,630,921	0	0	1,056	206,331,584	2,553	364,962,505	4,726,567
% of Res Total	58.64	43.46	0.00	0.00	41.36	56.54	44.74	25.01	63.44
05. Com UnImp Land	53	639,886	0	0	4	188,736	57	828,622	
06. Com Improve Land	279	4,541,828	0	0	38	2,963,082	317	7,504,910	
07. Com Improvements	283	35,693,096	0	0	48	9,634,666	331	45,327,762	
08. Com Total	336	40,874,810	0	0	52	12,786,484	388	53,661,294	506,654
% of Com Total	86.60	76.17	0.00	0.00	13.40	23.83	6.80	3.68	6.80
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	0	0	27	3,725,320	27	3,725,320	
14. Rec Improve Land	0	0	0	0	29	5,015,290	29	5,015,290	
15. Rec Improvements	0	0	0	0	29	4,051,628	29	4,051,628	
16. Rec Total	0	0	0	0	56	12,792,238	56	12,792,238	98,410
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.98	0.88	1.32
Res & Rec Total	1,497	158,630,921	0	0	1,112	219,123,822	2,609	377,754,743	4,824,977
% of Res & Rec Total	57.38	41.99	0.00	0.00	42.62	58.01	45.72	25.89	64.76
Com & Ind Total	336	40,874,810	0	0	52	12,786,484	388	53,661,294	506,654
% of Com & Ind Total	86.60	76.17	0.00	0.00	13.40	23.83	6.80	3.68	6.80
17. Taxable Total	1,833	199,505,731	0	0	1,164	231,910,306	2,997	431,416,037	5,331,631
% of Taxable Total	61.16	46.24	0.00	0.00	38.84	53.76	52.52	29.56	71.56

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	19	291,504	5,262,379	0	0	0
19. Commercial	1	10,846	220,312	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	19	291,504	5,262,379
19. Commercial	0	0	0	1	10,846	220,312
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				20	302,350	5,482,691

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	0	0	0	0	0	0	0	0	0
24. Non-Producing	0	0	0	0	0	0	0	0	0
25. Total	0	0	0	0	0	0	0	0	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	135	0	310	445

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	7	206,103	0	0	1,699	534,316,846	1,706	534,522,949
28. Ag-Improved Land	0	0	0	0	958	388,885,512	958	388,885,512
29. Ag Improvements	0	0	0	0	1,003	104,430,100	1,003	104,430,100

30. Ag Total					2,709	1,027,838,561
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	1	3.80	13,300	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	0	0.00	0	
37. FarmSite Improvements	0	0.00	0	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	3	3.00	75,000	3	3.00	75,000	
32. HomeSite Improv Land	617	640.50	15,960,500	617	640.50	15,960,500	
33. HomeSite Improvements	640	623.50	76,654,650	640	623.50	76,654,650	2,119,261
34. HomeSite Total				643	643.50	92,690,150	
35. FarmSite UnImp Land	33	55.30	258,410	34	59.10	271,710	
36. FarmSite Improv Land	865	3,627.15	17,068,463	865	3,627.15	17,068,463	
37. FarmSite Improvements	957	0.00	27,775,450	957	0.00	27,775,450	0
38. FarmSite Total				991	3,686.25	45,115,623	
39. Road & Ditches	0	5,816.09	0	0	5,816.09	0	
40. Other- Non Ag Use	0	258.35	113,673	0	258.35	113,673	
41. Total Section VI				1,634	10,404.19	137,919,446	2,119,261

Schedule VII : Agricultural Records :Ag Land Detail - Game & Parks

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	3	580.00	973,090	3	580.00	973,090

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Market Value	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	8	124.52	295,287	8	124.52	295,287
44. Market Value	0	0	0	0	0	0

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 7100

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	4,952.63	10.54%	23,277,361	12.34%	4,700.00
46. 1A	3,879.60	8.26%	18,234,120	9.67%	4,700.00
47. 2A1	3,030.04	6.45%	13,029,172	6.91%	4,300.00
48. 2A	14,877.22	31.67%	62,484,328	33.12%	4,200.00
49. 3A1	3,243.59	6.91%	12,325,642	6.53%	3,800.00
50. 3A	1,046.04	2.23%	3,870,348	2.05%	3,700.00
51. 4A1	12,319.55	26.23%	43,118,425	22.86%	3,500.00
52. 4A	3,621.98	7.71%	12,314,735	6.53%	3,400.00
53. Total	46,970.65	100.00%	188,654,131	100.00%	4,016.43
Dry					
54. 1D1	51.35	0.61%	128,375	0.68%	2,500.00
55. 1D	1,278.73	15.29%	3,196,830	16.88%	2,500.00
56. 2D1	766.41	9.17%	1,839,386	9.71%	2,400.00
57. 2D	2,048.37	24.50%	4,916,088	25.95%	2,400.00
58. 3D1	1,332.35	15.94%	3,064,405	16.18%	2,300.00
59. 3D	301.16	3.60%	632,436	3.34%	2,100.00
60. 4D1	141.62	1.69%	283,240	1.50%	2,000.00
61. 4D	2,440.47	29.19%	4,880,940	25.77%	2,000.00
62. Total	8,360.46	100.00%	18,941,700	100.00%	2,265.63
Grass					
63. 1G1	10,508.56	22.91%	21,017,120	26.74%	2,000.00
64. 1G	19,405.57	42.30%	38,811,142	49.39%	2,000.00
65. 2G1	4,281.80	9.33%	5,031,155	6.40%	1,175.01
66. 2G	4,491.29	9.79%	5,277,320	6.72%	1,175.01
67. 3G1	5,861.63	12.78%	6,887,442	8.76%	1,175.00
68. 3G	40.60	0.09%	47,705	0.06%	1,175.00
69. 4G1	1,286.37	2.80%	1,511,490	1.92%	1,175.00
70. 4G	0.00	0.00%	0	0.00%	0.00
71. Total	45,875.82	100.00%	78,583,374	100.00%	1,712.96
Irrigated Total					
	46,970.65	45.75%	188,654,131	65.48%	4,016.43
Dry Total					
	8,360.46	8.14%	18,941,700	6.57%	2,265.63
Grass Total					
	45,875.82	44.69%	78,583,374	27.28%	1,712.96
72. Waste	954.89	0.93%	716,178	0.25%	750.01
73. Other	502.18	0.49%	1,206,038	0.42%	2,401.61
74. Exempt	394.32	0.38%	0	0.00%	0.00
75. Market Area Total	102,664.00	100.00%	288,101,421	100.00%	2,806.26

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 7200

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	25,435.74	32.54%	119,547,978	35.69%	4,700.00
46. 1A	18,445.01	23.60%	86,691,547	25.88%	4,700.00
47. 2A1	3,583.94	4.59%	15,410,942	4.60%	4,300.00
48. 2A	7,037.71	9.00%	29,558,382	8.82%	4,200.00
49. 3A1	219.83	0.28%	835,354	0.25%	3,800.00
50. 3A	7,549.96	9.66%	27,934,852	8.34%	3,700.00
51. 4A1	9,756.93	12.48%	34,149,255	10.19%	3,500.00
52. 4A	6,132.24	7.85%	20,849,616	6.22%	3,400.00
53. Total	78,161.36	100.00%	334,977,926	100.00%	4,285.72
Dry					
54. 1D1	93.58	0.60%	233,950	0.69%	2,500.00
55. 1D	3,703.57	23.89%	9,258,925	27.22%	2,500.00
56. 2D1	565.18	3.65%	1,356,432	3.99%	2,400.00
57. 2D	1,358.45	8.76%	3,260,280	9.59%	2,400.00
58. 3D1	267.80	1.73%	615,940	1.81%	2,300.00
59. 3D	2,566.70	16.56%	5,390,070	15.85%	2,100.00
60. 4D1	4,362.26	28.14%	8,724,520	25.65%	2,000.00
61. 4D	2,584.69	16.67%	5,169,382	15.20%	2,000.00
62. Total	15,502.23	100.00%	34,009,499	100.00%	2,193.85
Grass					
63. 1G1	8,421.50	14.45%	16,840,900	22.14%	1,999.75
64. 1G	804.33	1.38%	1,608,660	2.11%	2,000.00
65. 2G1	19,667.88	33.75%	23,110,055	30.38%	1,175.02
66. 2G	21,811.39	37.43%	25,628,506	33.69%	1,175.01
67. 3G1	6,723.13	11.54%	7,899,746	10.38%	1,175.01
68. 3G	12.59	0.02%	14,795	0.02%	1,175.14
69. 4G1	831.74	1.43%	977,304	1.28%	1,175.01
70. 4G	0.00	0.00%	0	0.00%	0.00
71. Total	58,272.56	100.00%	76,079,966	100.00%	1,305.59
Irrigated Total					
	78,161.36	51.13%	334,977,926	75.07%	4,285.72
Dry Total					
	15,502.23	10.14%	34,009,499	7.62%	2,193.85
Grass Total					
	58,272.56	38.12%	76,079,966	17.05%	1,305.59
72. Waste	694.21	0.45%	543,915	0.12%	783.50
73. Other	228.27	0.15%	604,329	0.14%	2,647.43
74. Exempt	2,680.11	1.75%	0	0.00%	0.00
75. Market Area Total	152,858.63	100.00%	446,215,635	100.00%	2,919.14

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 7300

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	5,903.11	37.99%	27,744,617	41.74%	4,700.00
46. 1A	2,755.75	17.73%	12,952,025	19.49%	4,700.00
47. 2A1	1,157.73	7.45%	4,978,239	7.49%	4,300.00
48. 2A	1,237.44	7.96%	5,197,248	7.82%	4,200.00
49. 3A1	58.59	0.38%	222,642	0.33%	3,800.00
50. 3A	503.35	3.24%	1,862,395	2.80%	3,700.00
51. 4A1	1,658.31	10.67%	5,804,085	8.73%	3,500.00
52. 4A	2,265.28	14.58%	7,701,952	11.59%	3,400.00
53. Total	15,539.56	100.00%	66,463,203	100.00%	4,277.03
Dry					
54. 1D1	34.44	0.35%	86,100	0.38%	2,500.00
55. 1D	4,196.44	42.08%	10,491,100	46.70%	2,500.00
56. 2D1	506.26	5.08%	1,215,024	5.41%	2,400.00
57. 2D	308.52	3.09%	740,448	3.30%	2,400.00
58. 3D1	89.02	0.89%	204,746	0.91%	2,300.00
59. 3D	495.08	4.96%	1,039,668	4.63%	2,100.00
60. 4D1	2,091.19	20.97%	4,182,380	18.62%	2,000.00
61. 4D	2,252.29	22.58%	4,504,580	20.05%	2,000.00
62. Total	9,973.24	100.00%	22,464,046	100.00%	2,252.43
Grass					
63. 1G1	3,850.10	7.21%	7,700,206	11.66%	2,000.00
64. 1G	200.95	0.38%	401,900	0.61%	2,000.00
65. 2G1	5,513.81	10.33%	6,478,811	9.81%	1,175.02
66. 2G	23,969.47	44.91%	28,164,183	42.64%	1,175.00
67. 3G1	18,905.31	35.43%	22,213,866	33.63%	1,175.01
68. 3G	905.39	1.70%	1,063,837	1.61%	1,175.00
69. 4G1	21.63	0.04%	25,416	0.04%	1,175.03
70. 4G	0.00	0.00%	0	0.00%	0.00
71. Total	53,366.66	100.00%	66,048,219	100.00%	1,237.63
Irrigated Total					
	15,539.56	19.60%	66,463,203	42.71%	4,277.03
Dry Total					
	9,973.24	12.58%	22,464,046	14.44%	2,252.43
Grass Total					
	53,366.66	67.30%	66,048,219	42.45%	1,237.63
72. Waste	304.95	0.38%	238,091	0.15%	780.75
73. Other	111.00	0.14%	388,500	0.25%	3,500.00
74. Exempt	658.44	0.83%	0	0.00%	0.00
75. Market Area Total	79,295.41	100.00%	155,602,059	100.00%	1,962.31

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	35.40	165,936	0.00	0	140,636.17	589,929,324	140,671.57	590,095,260
77. Dry Land	9.50	23,750	0.00	0	33,826.43	75,391,495	33,835.93	75,415,245
78. Grass	3.00	3,117	0.00	0	157,512.04	220,708,442	157,515.04	220,711,559
79. Waste	0.00	0	0.00	0	1,954.05	1,498,184	1,954.05	1,498,184
80. Other	0.00	0	0.00	0	841.45	2,198,867	841.45	2,198,867
81. Exempt	33.66	0	0.00	0	3,699.21	0	3,732.87	0
82. Total	47.90	192,803	0.00	0	334,770.14	889,726,312	334,818.04	889,919,115

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	140,671.57	42.01%	590,095,260	66.31%	4,194.84
Dry Land	33,835.93	10.11%	75,415,245	8.47%	2,228.85
Grass	157,515.04	47.04%	220,711,559	24.80%	1,401.21
Waste	1,954.05	0.58%	1,498,184	0.17%	766.71
Other	841.45	0.25%	2,198,867	0.25%	2,613.19
Exempt	3,732.87	1.11%	0	0.00%	0.00
Total	334,818.04	100.00%	889,919,115	100.00%	2,657.92

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 7100	13	1,472,696	9	2,498,716	13	2,416,792	26	6,388,204	0
83.2 7200	13	2,108,086	8	1,005,802	11	1,012,312	24	4,126,200	98,410
83.3 7300	3	196,584	4	637,163	4	471,943	7	1,305,690	0
83.4 Lake Of The Woods	36	762,795	73	3,109,500	73	14,286,904	109	18,159,199	457,287
83.5 Multi Lot (7100)	15	822,850	51	3,107,800	51	12,829,479	66	16,760,129	1,026,164
83.6 Multi Lot (7200)	20	959,455	63	3,764,662	63	14,766,466	83	19,490,583	785,015
83.7 Multi Lot (7300)	0	0	4	216,355	4	1,160,903	4	1,377,258	0
83.8 Rural	0	0	2	323,720	38	1,386,938	38	1,710,658	214,383
83.9 Single Lot (7100)	10	412,550	265	16,577,889	269	48,352,169	279	65,342,608	792,867
83.10 Single Lot (7200)	33	985,798	244	14,245,596	249	38,613,130	282	53,844,524	392,944
83.11 Single Lot (7300)	3	48,745	56	3,554,533	59	9,535,689	62	13,138,967	0
83.12 Small Town	116	502,065	583	5,271,109	591	43,125,503	707	48,898,677	270,767
83.13 St Paul	63	1,606,671	855	22,383,260	859	103,222,115	922	127,212,046	787,140
84 Residential Total	325	9,878,295	2,217	76,696,105	2,284	291,180,343	2,609	377,754,743	4,824,977

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	7100	0	0	1	1,240,046	1	485,935	1	1,725,981	168,981
85.2	7200	1	141,200	2	570,136	2	655,849	3	1,367,185	0
85.3	Rural	2	46,970	23	1,007,367	28	6,170,183	30	7,224,520	5,308
85.4	Small Town	29	55,891	127	346,003	134	6,932,431	163	7,334,325	136,455
85.5	St Paul	25	584,561	164	4,341,358	166	31,083,364	191	36,009,283	195,910
86	Commercial Total	57	828,622	317	7,504,910	331	45,327,762	388	53,661,294	506,654

Schedule XIII : Agricultural Records : Grass Land Detail By Market Area

Market Area 7100

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	10,408.64	23.03%	20,817,280	26.92%	2,000.00
88. 1G	18,965.10	41.96%	37,930,202	49.04%	2,000.00
89. 2G1	4,249.38	9.40%	4,993,061	6.46%	1,175.01
90. 2G	4,421.81	9.78%	5,195,679	6.72%	1,175.01
91. 3G1	5,827.19	12.89%	6,846,974	8.85%	1,175.00
92. 3G	40.60	0.09%	47,705	0.06%	1,175.00
93. 4G1	1,284.62	2.84%	1,509,434	1.95%	1,175.00
94. 4G	0.00	0.00%	0	0.00%	0.00
95. Total	45,197.34	100.00%	77,340,335	100.00%	1,711.17
CRP					
96. 1C1	99.92	14.73%	199,840	16.08%	2,000.00
97. 1C	440.47	64.92%	880,940	70.87%	2,000.00
98. 2C1	32.42	4.78%	38,094	3.06%	1,175.02
99. 2C	69.48	10.24%	81,641	6.57%	1,175.03
100. 3C1	34.44	5.08%	40,468	3.26%	1,175.03
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	1.75	0.26%	2,056	0.17%	1,174.86
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	678.48	100.00%	1,243,039	100.00%	1,832.09
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	45,197.34	98.52%	77,340,335	98.42%	1,711.17
CRP Total	678.48	1.48%	1,243,039	1.58%	1,832.09
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	45,875.82	100.00%	78,583,374	100.00%	1,712.96

Schedule XIII : Agricultural Records : Grass Land Detail By Market Area

Market Area 7200

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	8,402.34	14.50%	16,802,580	22.20%	1,999.75
88. 1G	804.08	1.39%	1,608,160	2.13%	2,000.00
89. 2G1	19,552.60	33.74%	22,974,599	30.36%	1,175.02
90. 2G	21,734.91	37.51%	25,538,641	33.75%	1,175.01
91. 3G1	6,605.31	11.40%	7,761,305	10.26%	1,175.01
92. 3G	12.59	0.02%	14,795	0.02%	1,175.14
93. 4G1	831.74	1.44%	977,304	1.29%	1,175.01
94. 4G	0.00	0.00%	0	0.00%	0.00
95. Total	57,943.57	100.00%	75,677,384	100.00%	1,306.05
CRP					
96. 1C1	19.16	5.82%	38,320	9.52%	2,000.00
97. 1C	0.25	0.08%	500	0.12%	2,000.00
98. 2C1	115.28	35.04%	135,456	33.65%	1,175.02
99. 2C	76.48	23.25%	89,865	22.32%	1,175.01
100. 3C1	117.82	35.81%	138,441	34.39%	1,175.02
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	328.99	100.00%	402,582	100.00%	1,223.69
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	57,943.57	99.44%	75,677,384	99.47%	1,306.05
CRP Total	328.99	0.56%	402,582	0.53%	1,223.69
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	58,272.56	100.00%	76,079,966	100.00%	1,305.59

Schedule XIII : Agricultural Records : Grass Land Detail By Market Area

Market Area 7300

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	3,850.10	7.23%	7,700,206	11.69%	2,000.00
88. 1G	161.34	0.30%	322,680	0.49%	2,000.00
89. 2G1	5,502.72	10.34%	6,465,780	9.82%	1,175.02
90. 2G	23,954.96	45.00%	28,147,133	42.73%	1,175.00
91. 3G1	18,842.14	35.39%	22,139,641	33.61%	1,175.01
92. 3G	905.39	1.70%	1,063,837	1.62%	1,175.00
93. 4G1	21.63	0.04%	25,416	0.04%	1,175.03
94. 4G	0.00	0.00%	0	0.00%	0.00
95. Total	53,238.28	100.00%	65,864,693	100.00%	1,237.17
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	39.61	30.85%	79,220	43.17%	2,000.00
98. 2C1	11.09	8.64%	13,031	7.10%	1,175.02
99. 2C	14.51	11.30%	17,050	9.29%	1,175.05
100. 3C1	63.17	49.21%	74,225	40.44%	1,175.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	128.38	100.00%	183,526	100.00%	1,429.55
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	53,238.28	99.76%	65,864,693	99.72%	1,237.17
CRP Total	128.38	0.24%	183,526	0.28%	1,429.55
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	53,366.66	100.00%	66,048,219	100.00%	1,237.63

**2023 County Abstract of Assessment for Real Property, Form 45
Compared with the 2022 Certificate of Taxes Levied Report (CTL)**

47 Howard

	2022 CTL County Total	2023 Form 45 County Total	Value Difference (2023 form 45 - 2022 CTL)	Percent Change	2023 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	336,157,823	364,962,505	28,804,682	8.57%	4,726,567	7.16%
02. Recreational	11,114,794	12,792,238	1,677,444	15.09%	98,410	14.21%
03. Ag-Homesite Land, Ag-Res Dwelling	83,761,431	92,690,150	8,928,719	10.66%	2,119,261	8.13%
04. Total Residential (sum lines 1-3)	431,034,048	470,444,893	39,410,845	9.14%	6,944,238	7.53%
05. Commercial	53,396,469	53,661,294	264,825	0.50%	506,654	-0.45%
06. Industrial	0	0	0		0	
07. Total Commercial (sum lines 5-6)	53,396,469	53,661,294	264,825	0.50%	506,654	-0.45%
08. Ag-Farmsite Land, Outbuildings	41,632,420	45,115,623	3,483,203	8.37%	0	8.37%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	113,673	113,673	0	0.00%		
11. Total Non-Agland (sum lines 8-10)	41,746,093	45,229,296	3,483,203	8.34%	0	8.34%
12. Irrigated	582,751,507	590,095,260	7,343,753	1.26%		
13. Dryland	76,659,272	75,415,245	-1,244,027	-1.62%		
14. Grassland	186,944,913	220,711,559	33,766,646	18.06%		
15. Wasteland	1,500,234	1,498,184	-2,050	-0.14%		
16. Other Agland	1,857,617	2,198,867	341,250	18.37%		
17. Total Agricultural Land	849,713,543	889,919,115	40,205,572	4.73%		
18. Total Value of all Real Property (Locally Assessed)	1,375,890,153	1,459,254,598	83,364,445	6.06%	7,450,892	5.52%

2023 Assessment Survey for Howard County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	None
3.	Other full-time employees:
	1
4.	Other part-time employees:
	1 - summer help to assist with property reviews
5.	Number of shared employees:
	None
6.	Assessor's requested budget for current fiscal year:
	\$175,320
7.	Adopted budget, or granted budget if different from above:
	same as above
8.	Amount of the total assessor's budget set aside for appraisal work:
	None
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	None
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$10,500
11.	Amount of the assessor's budget set aside for education/workshops:
	\$4,000
12.	Amount of last year's assessor's budget not used:
	\$7,604.08

B. Computer, Automation Information and GIS

1.	Administrative software:
	TerraScan
2.	CAMA software:
	TerraScan
3.	Personal Property software:
	TerraScan
4.	Are cadastral maps currently being used?
	No
5.	If so, who maintains the Cadastral Maps?
	None
6.	Does the county have GIS software?
	Yes
7.	Is GIS available to the public? If so, what is the web address?
	Yes howard.gworks.com
8.	Who maintains the GIS software and maps?
	gWorks, assessor, and staff
9.	What type of aerial imagery is used in the cyclical review of properties?
	gworks
10.	When was the aerial imagery last updated?
	2020

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes, adopted 2015

3.	What municipalities in the county are zoned?
	St. Paul, Boelus, Cotesfield, Cushing, Dannebrog, Elba, St. Libory, and Farwell are zoned.
4.	When was zoning implemented?
	1973 for St. Paul and Boelus. 2015 for everything else

D. Contracted Services

1.	Appraisal Services:
	Yes, as needed.
2.	GIS Services:
	gWorks Inc.
3.	Other services:
	None

E. Appraisal /Listing Services

1.	List any outside appraisal or listing services employed by the county for the current assessment year
	Stanard did some commercial in 2021.
2.	If so, is the appraisal or listing service performed under contract?
	was
3.	What appraisal certifications or qualifications does the County require?
	Recommendation of the assessor
4.	Have the existing contracts been approved by the PTA?
	was
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Yes, on the properties they reviewed.

2023 Residential Assessment Survey for Howard County

1.	Valuation data collection done by:																								
	Assessor and staff																								
2.	List the valuation group recognized by the County and describe the unique characteristics of each:																								
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3.	List and describe the approach(es) used to estimate the market value of residential properties.																								
	Cost and sales comparison approaches are used to value the residential class in the county.																								
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?																								
	A combination of tables provided by the CAMA vendor and depreciation studies based on local market information are used.																								
5.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.																								
	Depreciation tables are developed on a county-wide basis and then modified with economic depreciation developed for individual valuation groups.																								
6.	Describe the methodology used to determine the residential lot values?																								
	Sales comparison and availability determine residential lot values.																								

7. How are rural residential site values developed?

A land value is developed with the cost of each of the amenities studied and applied to the land value.

8. Are there form 191 applications on file?

No

9. Describe the methodology used to determine value for vacant lots being held for sale or resale?

All lots are treated the same; no applications to combine lots have been received.

<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
1	2021	2020	2021	2021
2	2022	2020	2022	2022
7	2020	2020	2021	2020
8	2020	2020	2021	2020
9	2019	2020	2021	2018
10	2019	2020	2021	2018
11	2022	2020	2021	2022
12	2022	2020	2021	2022
13	2019	2020	2021	2018
AG DW	2019	2020	2019	2018
AG OB	2019	2020	2019	2018

2023 Commercial Assessment Survey for Howard County

1.	Valuation data collection done by:																							
	Assessor and staff																							
2.	List the valuation group recognized in the County and describe the unique characteristics of each:																							
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3	Rural - all commercial parcels not located within the boundaries of a town																							
3.	List and describe the approach(es) used to estimate the market value of commercial properties.																							
	All three approaches to value are used for commercial property: sales comparison, income, and cost approaches.																							
3a.	Describe the process used to determine the value of unique commercial properties.																							
	Physical inspection, joint review with commercial appraiser, and state sales file query.																							
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?																							
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2023 Agricultural Assessment Survey for Howard County

1.	Valuation data collection done by:													
	Assessor and staff													
2.	List each market area, and describe the location and the specific characteristics that make each unique.													
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Market Area</u></th> <th style="width: 65%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 20%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">7100</td> <td>This area includes the southerly portion of the county lying south of the Middle Loup and Loup Rivers. This area is characterized by the sandy soils common in the Sandhills of Nebraska, with significant groundwater irrigation development utilizing center pivot systems. The southeast portion of the area is included in the Central Platte Natural Resource District (Platte River drainage area). The northwest portion of the area is included in the Lower Loup Natural Resource District (Loup River drainage area).</td> <td style="text-align: center;">2020</td> </tr> <tr> <td style="text-align: center;">7200</td> <td>This area includes the westerly portion of the county located west of the Middle Loup and North Loup Rivers. The topography ranges from near level along the river valley to rolling uplands, much of which is suitable for center pivot irrigation. The soils in this area are silty. The area is nearly an equal mix of irrigated land and grassland, with a small amount of dry cropland. The area is included in the Lower Loup Natural Resource District (Loup River drainage area).</td> <td style="text-align: center;">2020</td> </tr> <tr> <td style="text-align: center;">7300</td> <td>This area includes the area located north and east of the North Loup and Loup Rivers. The area is transitional from the sandy soils to the southeast and the silty soils to the southwest. The area consists of more uplands with a limited amount of irrigation and dry cropland. The area is primarily grassland, with most of the irrigation close to the river. Most of the area is utilized as grassland due to topography not suitable for dryland or irrigated cropping. The area is included in the Lower Loup Natural Resource District (Loup River drainage area).</td> <td style="text-align: center;">2020</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	7100	This area includes the southerly portion of the county lying south of the Middle Loup and Loup Rivers. This area is characterized by the sandy soils common in the Sandhills of Nebraska, with significant groundwater irrigation development utilizing center pivot systems. The southeast portion of the area is included in the Central Platte Natural Resource District (Platte River drainage area). The northwest portion of the area is included in the Lower Loup Natural Resource District (Loup River drainage area).	2020	7200	This area includes the westerly portion of the county located west of the Middle Loup and North Loup Rivers. The topography ranges from near level along the river valley to rolling uplands, much of which is suitable for center pivot irrigation. The soils in this area are silty. The area is nearly an equal mix of irrigated land and grassland, with a small amount of dry cropland. The area is included in the Lower Loup Natural Resource District (Loup River drainage area).	2020	7300	This area includes the area located north and east of the North Loup and Loup Rivers. The area is transitional from the sandy soils to the southeast and the silty soils to the southwest. The area consists of more uplands with a limited amount of irrigation and dry cropland. The area is primarily grassland, with most of the irrigation close to the river. Most of the area is utilized as grassland due to topography not suitable for dryland or irrigated cropping. The area is included in the Lower Loup Natural Resource District (Loup River drainage area).	2020
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	Although separate market areas have been identified, the same value is currently being applied to all areas; will continue to monitor the market for changes													
3.	Describe the process used to determine and monitor market areas.													
	River boundaries, common geographic characteristics, topography, and market characteristics													
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.													
	Through review of 521's, questionnaires and discussions with owner help differentiate agricultural land from recreational and residential land.													
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?													
	Yes													

6.	What separate market analysis has been conducted where intensive use is identified in the county?
	Feedlots are valued the same as farm sites based on a sales study that was done involving three feedlot sales that took place in Howard County.
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.
	Through review of questionnaires, discussions with sellers, buyers, and real estate agents. It is now valued as a flat rate, 1500 per acre based on sales outside of the county, but in the surrounding area.
7a.	Are any other agricultural subclasses used? If yes, please explain.
	No
	<i><u>If your county has special value applications, please answer the following</u></i>
8a.	How many parcels have a special valuation application on file?
	8
8b.	What process was used to determine if non-agricultural influences exist in the county?
	No information exists that would meet the need for special value. All sales and surrounding areas are reviewed.
	<i><u>If your county recognizes a special value, please answer the following</u></i>
8c.	Describe the non-agricultural influences recognized within the county.
	There are no areas of influence.
8d.	Where is the influenced area located within the county?
	The parcels with applications on file are scattered throughout the county.
8e.	Describe in detail how the special values were arrived at in the influenced area(s).
	Analysis of agricultural sales; parcels are valued as ag land as there is no indication of non-agricultural influence present in the market.

2022 Plan of Assessment for Howard County

Assessment years 2023, 2024, 2025

Date: June 15, 2022

Plan of Assessment Requirements:

Pursuant to Neb. Laws 2005, LB 263, Section 9, on or before June 15 each year, the assessor shall prepare a plan of assessment, (herein after referred to as the “plan”), which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes and subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31 each year, the assessor shall present the plan to the county board of equalization and the assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Property Assessment and Taxation on or before October 31 each year.

Real Property Assessment Requirements:

All property in the State of Nebraska is subject to property tax unless expressly exempt by Nebraska Constitution, Article VIII, or is permitted by the constitution and enabling legislation adopted by the legislature. The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by law as “the market value of real property in the ordinary course of trade.”

Assessment levels required for real property are as follows:

- 1) 100% of actual value for all classes of real property excluding agricultural and horticultural land.
- 2) 75% of actual value for agricultural land and horticulture land

General Description of Real Property in Howard County

Per the 2022 County Abstract, Howard County consists of the following real property types:

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	2597	45%	25%
Commercial	389	7%	4%
Agricultural	2706	48%	71%

Agricultural land – value for taxable acres for 2022 assessment was \$849,644,152

Agricultural land is 62% of the real property valuation base in Howard County and of that 68.6% is assessed as irrigated, 22% is assessed as grass and 9.4% is assessed as dry.

For assessment year 2022, an estimated 170 permits were filed for new property construction/additions in the county.

For more information see 2022 Reports & Opinions, Abstract and Assessor Survey.

Current Resources

There are currently three full time employees on staff including the assessor. Also, there is one part-time summer help. The assessor and deputy are certified by the Property Tax Administrator.

The certificate holders will continue to keep their certifications current by attending continuing education and obtaining the number of hours required by the Property Tax Division. At least part of these hours will be courses offered by IAAO or the equivalent. The assessor or a staff member will attend all the district meetings and workshops provided. Current statutes and regulations will continue to be followed to the best of our ability and the office will keep current on any changes that may be made to them.

The county started a GIS project in 2005, which was greatly needed as Howard County does not have Cadastral Maps. The Howard County Assessor's office is currently working on correcting and completing the county map. GIS Workshop completed our land use conversion prior to January 1, 2010 and also put Howard County Assessor data on line. Our website is <http://howard.gworks.com>. The Howard County Board accepted GIS Workshop's proposal for maintenance for the mapping and the website. With the GIS Workshop completion of the mapping information, maps will be printed in the future when the information is available.

Office Budget for July 1, 2021 – June 30, 2022 was \$163,968. Office Budget for July 1, 2022 –June 30, 2023 is approximately \$173,070.

Terra Scan is the vendor for the assessment administration and CAMA. Howard County has the GIS mapping on a public website, which has the mapping and assessment information available.

Current Assessment Procedures for Real Property

Real Estate transfer statements are handled weekly. Depending on the number of transfers filed, there is a 2-4 week turnaround time. Ownership changes are made as sales are processed. All Residential, Agricultural and Commercial sales are verified by sales questionnaires by telephone calls to sellers, buyers and realtors involved in the sale. Physical inspections are performed if deemed necessary to confirm any corrections to the parcel information. Most residential sales are inspected and new photos taken if necessary. Six-year cycle review and building permits are checked yearly beginning in July. Pickup work is to be completed by March 1 each year.

2020 Marshall & Swift costing was implemented for 2021 for Residential properties.

It is the goal of the office to review at approximately 20 percent of the properties yearly. Market data is gathered and reviewed yearly.

Ratio studies are done on all the sales after September 30 each year. These studies are used to determine the areas that are out of compliance and need reviewing for the next assessment cycle.

Continual market analysis will be conducted in all categories of properties to ensure that the level of value and quality of assessment in Howard County is in compliance with state statutes to facilitate equalization within the classes and subclasses of Howard County.

By approximately March 1 of each year, ratio studies are run using the newly established values to see if the areas out of compliance will now meet the guidelines.

Notices of Valuation Changes are mailed to the property owners on or before June 1.

Level of Value, Quality, and Uniformity for assessment year 2022:

<u>Property Class</u>	<u>Median</u>	<u>COD</u>	<u>PRD</u>
Residential	97	16.00	107.25
Commercial	99	7.58	103.80
Agricultural Land	73	14.17	98.54

For more information regarding statistical measures see 2022 Reports & Opinions.

Assessment Actions Planned for Assessment Year 2023:

Residential:

A physical review will be completed for all improved parcels in Market Area 7300 and all of the small towns in the county. This review will be of all improvements, including homes, garages and outbuildings. A ratio study will be done on all residential properties and adjustments will be made if they are out of compliance.

All residential pick-up work and building permits will be reviewed and completed by March 1, 2023. Corrections of listing errors will be done when information is obtained

Commercial:

A ratio study will be completed for 2023 to see if any commercial properties are out of compliance. Corrections of listing errors will be done when correct information is obtained. All pick-up work and building permits will be reviewed and completed by March 1, 2023. Commercial appraisal was done for 2021 by Stanard Appraisal and Assessor's staff.

Agricultural Land:

A market analysis will be conducted for 2023 and agricultural land values will be assessed by the market values. Corrections of listing errors will be done when correct information is obtained. Also, with changes to irrigated acres or the transfer of irrigated acres will be corrected when the information is obtained. Land use and acres were reviewed and updated for 2021. The use of agricultural land use for recreational purposes will be reviewed and possibly reclassified as recreational property.

Assessment actions planned for assessment year 2024:

Residential:

A physical review will be completed for all improved parcels in Market Area 7200. This review will be of all improvements, including homes, garages and outbuildings. A ratio study will be done on all residential properties and adjustments will be made if they are out of compliance. All residential pick-up work and building permits will be reviewed and completed by March 1, 2024. Corrections of listing errors will be done when information is obtained.

Commercial:

A ratio study will be completed for 2024 to see if any commercial properties are out of compliance. Corrections of listing errors will be done when correct information is obtained. All pick-up work and building permits will be reviewed and completed by March 1, 2024.

Agricultural:

A market analysis will be conducted for 2023 and agricultural land values will be assessed by market values and market areas will be reviewed. Corrections of listing errors will be done when information is obtained. We will continue to do a land use study to update our property record cards with possible changes.

Assessment actions planned for assessment year 2025:

Residential:

A physical review will be completed for all improved parcels in Market Area 7100. This review will be of all improvements, including homes, garages and outbuildings. A ratio study will be done on all residential properties and adjustments will be made if they are out of compliance. All residential pick-up work and building permits will be reviewed and completed by March 1, 2025. Corrections of listing errors will be done when information is obtained.

Commercial:

A ratio study will be completed for 2025 to see if any commercial properties are out of compliance. Corrections of listing errors will be done when correct information is obtained. All pick-up work and building permits will be reviewed and completed by March 1, 2025.

Agricultural Land:

A market analysis will be conducted for 2025 and agricultural land values will be assessed by market values and market areas will be reviewed. Corrections of listing errors will be done when information is obtained. We will continue to do a land use study to update our property record cards with possible changes.

Other functions performed by the Assessor's Office, but not limited to:

1. Appraisal cards are updated yearly. Ownership changes are made as the transfers are given to the assessor's office from the register of deeds and the sales are worked and forwarded to the property tax division electronically on a monthly basis. Splits and subdivision changes are made as they become available to the assessor's office from the county clerk. These will be updated in the GIS system at the same time they are changed on the appraisal cards and in the computer administrative package. Assessor's website is updated daily by gWorks.
2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
 - a. Abstract for Real & Personal property
 - b. Assessor Survey
 - c. Sales information to PAD rosters & annual Assessed Value Update & w/Abstract
 - d. Certification of Value to Political Subdivision
 - e. School District Taxable Value Report
 - f. Homestead Exemption Tax Loss Report
 - g. Certificate of Taxes Levied Report
 - h. Report of all exempt property and taxable government owned property
 - i. Annual Plan of Assessment Report

3. Personal Property: administer annual filing of approximately 720 schedules; prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.
4. Permissive Exemptions: administer annual filings of applications for new or continued exempt use, review and make recommendations to county board.
5. Taxable Government Owned Property – annual review of government owned property not used for public purpose, send notices of intent to tax, etc.
6. Homestead Exemptions: administer approximately 290 annual filings of applications, approval/denial process, taxpayer notifications and taxpayer assistance.
7. Centrally Assessed – review of valuations as certified by PAD for railroads and public service entities, establish assessment records and tax billing for tax list.
8. Tax Increment Financing – management of record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax.
9. Tax Districts and Tax Rates – management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.
10. Tax Lists – prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.
11. Tax List Corrections – prepare tax list correction documents for county board approval.
12. County Board of Equalization – attend county board of equalization meetings for valuation protests – assemble and provide information.
13. TERC Appeals – prepare information and attend taxpayer appeal hearings before TERC, defend valuation.
14. TERC Statewide Equalization – attend hearings if applicable to county, defend values, and/or implement orders of the TERC.
15. Education: Assessor and Appraisal Education – attend meetings, workshops and education classes to obtain required hours of continuing education to maintain assessor certification. The staff of the assessor's office with an assessor's certificate will meet their 60 hours of education in the 4-year period to maintain it.

Conclusion:

The Howard County Assessor's Office will strive for a uniform and proportionate valuing of property throughout the county.

Amendment

The county board approved \$175,320 for the 2022-23 budget.

Neal Dethlefs
Howard County Assessor
(308)754-4261

February 28, 2023

Re: Special Value for 2023

I have reviewed the Special Valuation parcels for Howard County for the 2023 tax year. We currently have eight parcels.

The highest and best use for these parcels is agricultural. They are not suburban in nature and are not within any town or village's zoning jurisdiction. There are not any residential or commercial influences in regard to value. They are all currently used for agriculture.

They are being valued as agland, based on land use and soil type, which is derived from the three year agland sales file.

The income approach to value does not apply at this time.

Sincerely,

Neal Dethlefs
Howard County Assessor