

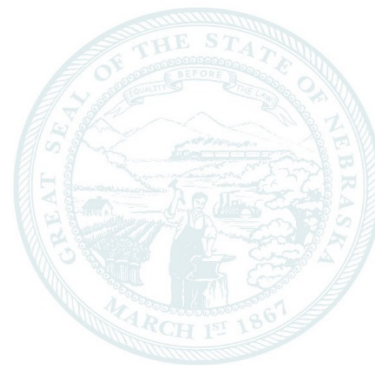
NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

**2022 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

PIERCE COUNTY



Pete Ricketts, Governor

April 7, 2022

Commissioner Keetle :

The Property Tax Administrator has compiled the 2022 Reports and Opinions of the Property Tax Administrator for Pierce 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 Pierce 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,

A handwritten signature in black ink that reads "Ruth A. Sorensen".

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

cc: Jean Lubke, Pierce County Assessor

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Introduction

Pursuant to [Neb. Rev. Stat. § 77-5027](#), annually, the Property Tax Administrator (PTA) shall 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 for consideration 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 staff 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 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.

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 and 92% to 100% for all other classes of real property.

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 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 IAAO's recognition 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.

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.

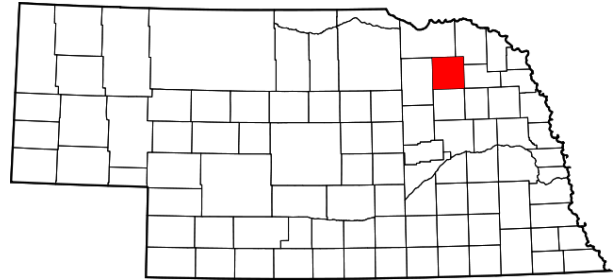
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the review done by Division staff, the Commission, and others. The late, incomplete, 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.

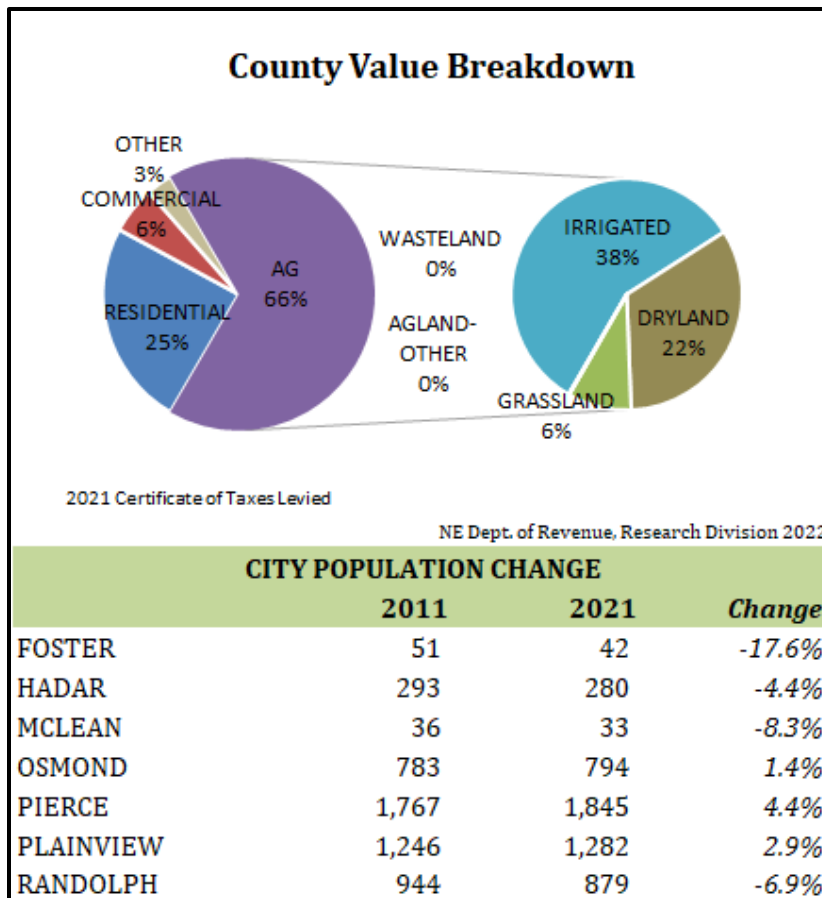
**Further information may be found in Exhibit 94*

County Overview

With a total area of 573 square miles, Pierce County has 7,317 residents, per the Census Bureau Quick Facts for 2020, a slight population increase from the 2010 U.S. Census. Reports indicate that 76% of county residents are homeowners and 89% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$142,017 (2021 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Pierce County are located in and around Pierce, the county seat. According to the latest information available from the U.S. Census Bureau, there were 236 employer establishments with total employment of 1,531, for a slight increase in employment, since 2019.



Agricultural land makes up the majority of the county’s overall valuation base. Pierce County is included in the Lower Elkhorn Natural Resources District (NRD). In value of sales by commodity group, Pierce County ranks second in poultry and eggs. In top livestock inventory items, Pierce County ranks second for sheep and lambs (USDA AgCensus).

The ethanol plant located in Plainview also contributes to the local agricultural economy.

2022 Residential Correlation for Pierce County

Assessment Actions

For the residential class, parcels in Plainview, Breslau, Foster, McLean, West Randolph and rural outbuildings were reviewed and reappraised as part of the six-year inspection and review cycle. A sales analysis was completed, which resulted in the county assessor increasing rural residential one-story home values 15%, residential one-story homes in Hadar and Osmond built in 1999 and prior were increased 8%, residential one-story homes in Pierce built in 1969 and prior were increased 15% and homes built in 1970 through 1999 were increased 10%. All pick-up work was completed timely.

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 sales qualification and verification processes were reviewed. The usability rate for the residential class is typical when compared to the statewide average. This, along with review of the sales support that all arm's-length transactions have been made available for measurement purposes.

There are five valuation groups in the residential class. Valuation Group 1 consists of small towns along Highway 13 grouped together due to their proximity to Norfolk. Valuation Groups 5 and 10 are small towns. Valuation Group 20 are small villages and Valuation Group 40 are rural acreages. Review of the valuation groups was conducted to ensure that the unique characteristics and geographic locations are adequately defined.

The six-year inspection and review cycle is current for the residential class. The appraisal tables are reviewed to ensure they are current. Costing and depreciation tables utilized from the Computer-Assisted Mass Appraisal (CAMA) system are both dated 2020. The county assessor has a written valuation methodology on file.

2022 Residential Correlation for Pierce County

Description of Analysis

Residential parcels are analyzed utilizing five valuation groups that are based on assessor locations in the county.

Valuation Group	Description
1	Hadar & Pierce
5	Plainview
10	Osmond
20	Foster, Mclean, West Randolph
40	Acreages

For the residential class there were 156 total qualified sales representing all valuation groups. Review of the overall statistical sample shows that all three measures of central tendency are within the acceptable range and correlate closely. The COD and PRD are both within the range recommended by IAAO. Further analysis of the individual valuation groups shows that all medians are within the acceptable range.

Comparison of the valuation changes of the sold parcels and the residential population as reflected on the 2022 County Abstract of Assessment for Real Property, Form 45 Compared with the 2021 Certificate of Taxes Levied Report (CTL) support that the values were uniformly applied to the residential class and reflect the reported assessment actions.

Equalization and Quality of Assessment

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 acceptable parameters, and therefore considered equalized. The quality of assessment of the residential property in Pierce County complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	66	91.95	90.93	89.62	14.15	101.46
5	42	97.64	96.61	96.10	09.33	100.53
10	17	95.24	97.78	94.60	22.34	103.36
20	2	99.02	99.02	98.38	02.07	100.65
40	29	91.52	92.08	93.02	10.81	98.99
<u>ALL</u>	156	95.24	93.52	92.20	13.12	101.43

Level of Value

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

2022 Commercial Correlation for Pierce County

Assessment Actions

For the commercial class, the county assessor applied a 10% adjustment to commercial improvements in the county (excluding industrial parcels) to increase values and applied a 10% adjustment to increase lot values in Plainview.

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 sales verification and qualification processes were reviewed. The usability rate for the commercial class is typical when compared to the statewide average. This, along with review of the sales, support that all arm's-length transactions have been made available for measurement purposes.

There are four valuation groups in the commercial class. Valuation Group 1, which includes small towns located along Highway 13, have similar proximity to the larger town of Norfolk making their commercial markets similar. Valuation Group 5 includes small towns located along Highway 20 that have similar active commercial markets.

The six-year inspection and review cycle is current for the commercial class. The appraisal tables were reviewed to ensure they are current. Costing and depreciation tables utilized from their Computer-Assisted Mass Appraisal (CAMA) system are both dated 2020. The county assessor has a written valuation methodology.

Description of Analysis

Commercial parcels are analyzed utilizing four valuation groups that are based on assessor locations in the county.

Valuation Group	Description
1	Hadar & Pierce
5	Osmond & Plainview
20	Foster
40	Acreages

Review of the overall sample shows a small sample size of 20 qualified sales representing all valuation groups with a low overall median of 85%, the mean and weighted mean are similarly low. The COD is above the range and the PRD is within the range, with ratios ranging from 30%-182%. When reviewing individual valuation groups, Valuation Group 5 has 13 qualified sales with a median of 88%. Analysis of this valuation group shows not all three measures of central

2022 Commercial Correlation for Pierce County

tendency are within the range and the COD and PRD are both outside the acceptable range, with ratios of 41% through 182%. Review of the occupancy codes does not show a consistent statistical trend based on the sales price substratum in the sales period, the sales show no organized trends and demonstrates that the median shifts significantly as sales come in and out of the sample.

The History Chart included in the appendices of this report reflects total commercial value increased at an annualized rate of only 2% over each of the last 10 years, while total residential value rose closer to 5%. This supports that commercial property may not have kept pace with the general market in the county but does not provide a point estimate with which to adjust commercial values.

As part of Pierce County's six-year inspection and review cycle, Pierce County is planning contract with a company to have all commercial parcels in the county reinspected for the 2023 assessment year, including all vacant commercial lots, buildings and refinements. The County Assessor did make market adjustments to increase commercial and industrial values this year with the anticipation that some properties may see higher value increases next year; any larger adjustment based on the median of this sample is likely result in the over valuation of some commercial parcels.

The Comparison of the 2022 County Abstract of Assessment for Real Property, Form 45 Compared with the 2021 Certificate of Taxes Levied Report (CTL) support that the values were uniformly applied to the commercial class and accurately reflect the assessment actions reported by the County Assessor.

Equalization and Quality of Assessment

The review of assessment practices in Pierce County supports that commercial property in Pierce County is uniformly established. The quality of assessment of assessments complies with generally accepted mass appraisal techniques and are uniformly assessed.

Level of Value

Based on the review of all available information, the level of value for the commercial property in Pierce County is determined to be at the statutory level of 100% of market value.

2022 Agricultural Correlation for Pierce County

Assessment Actions

For the agricultural class, the county defined intensive use as cattle and hog feed lots, reclassified parcels throughout the county and assigned intensive use site value of \$3,000. Rural outbuildings were reviewed and reappraised. Rural residential one-story home values were increased 15%. The county assessor continued to do land use review and pick-up work. No changes were made to agricultural land values.

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 sales verification and qualification processes were reviewed. The usability rate for the agricultural class is typical when compared to the statewide average. This, along with review of the sales, support that all arm's-length transactions have been made available for measurement purposes.

There is one market area currently identified. The county assessor reviews the market to determine if additional market areas are needed. Aerial imagery was last updated in August 2020. The required six-year inspection and review cycle is current for the agricultural class.

Agricultural homes and improvements are valued using the same practices as the rural residential homes. Reappraisal of agricultural homes was last done in 2019 and rural residential in 2018. Costing and depreciation tables utilized from their Computer-Assisted Mass Appraisal (CAMA) system are dated 2020.

The county assessor has a written valuation methodology on file explaining the assessment practices. Intensive use in the county has been identified and assigned value.

Description of Analysis

There is one agricultural market identified for agricultural analysis. The overall sample shows two of the three measures of central tendency within the acceptable range showing strong support of each. The COD is slightly high and outside the acceptable range for rural communities. The median is the best indicator of the level of value.

Further analysis was conducted on the sales that have 80% or more of the acres in a single Majority Land Use (MLU) category. The irrigated land, dryland and grassland subclasses all have medians within the acceptable range.

The average acre comparison chart displays that the values assigned by the County Assessor are comparable to the adjoining counties suggesting that values are equalized.

Battle Creek Public School District lies partially in Pierce County and has a school bond subject to a reduced valuation under LB2. There was only one qualified sale in the school district for Pierce

2022 Agricultural Correlation for Pierce County

County; review of parcel data provided by the county confirms that the county reduced valuations for purposes of the school bond requirement.

Equalization and Quality of Assessment

Review of agricultural improvements and site acres indicate that these parcels are inspected and valued using the same processes that are used for rural residential and other similar property across the county. Agricultural improvements are believed to be equalized and assessed at the statutory level.

Review of the statistical sample, comparable counties and assessment practices indicate that the Pierce County Assessor has achieved value equalization. The quality of assessment in the agricultural land class of property in Pierce County complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u> Irrigated </u>						
County	26	70.07	84.75	76.13	31.95	111.32
1	26	70.07	84.75	76.13	31.95	111.32
<u> Dry </u>						
County	30	68.87	74.61	69.65	28.21	107.12
1	30	68.87	74.61	69.65	28.21	107.12
<u> Grass </u>						
County	6	69.79	74.08	79.61	21.92	93.05
1	6	69.79	74.08	79.61	21.92	93.05
<u> ALL </u>						
	75	70.42	78.63	73.31	27.22	107.26

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Pierce County is 70%.

Level of Value of School Bond Valuation – LB 2 (Operative January 1, 2022)

A review of agricultural land value in Pierce County in school districts that levy taxes to pay the principal or interest on bonds approved by a vote of the people, indicates that the assessed values used were proportionately reduced from all other agricultural land values in the county by a factor of 33%. Therefore, it is the opinion of the Property Tax Administrator that the level of value of agricultural land for school bond valuation in Pierce County is 50%.

2022 Opinions of the Property Tax Administrator for Pierce 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	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	70	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, 2022.



Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2022 Commission Summary for Pierce County

Residential Real Property - Current

Number of Sales	156	Median	95.24
Total Sales Price	\$26,083,324	Mean	93.52
Total Adj. Sales Price	\$26,083,324	Wgt. Mean	92.20
Total Assessed Value	\$24,048,685	Average Assessed Value of the Base	\$134,681
Avg. Adj. Sales Price	\$167,201	Avg. Assessed Value	\$154,158

Confidence Interval - Current

95% Median C.I	91.73 to 97.60
95% Wgt. Mean C.I	89.63 to 94.77
95% Mean C.I	90.85 to 96.19
% of Value of the Class of all Real Property Value in the County	20.89
% of Records Sold in the Study Period	5.31
% of Value Sold in the Study Period	6.07

Residential Real Property - History

Year	Number of Sales	LOV	Median
2021	146	96	95.69
2020	200	96	96.00
2019	181	95	95.03
2018	175	97	96.71

2022 Commission Summary for Pierce County

Commercial Real Property - Current

Number of Sales	20	Median	85.35
Total Sales Price	\$2,806,230	Mean	85.10
Total Adj. Sales Price	\$2,806,230	Wgt. Mean	83.85
Total Assessed Value	\$2,353,060	Average Assessed Value of the Base	\$258,150
Avg. Adj. Sales Price	\$140,312	Avg. Assessed Value	\$117,653

Confidence Interval - Current

95% Median C.I	53.52 to 98.58
95% Wgt. Mean C.I	66.06 to 101.64
95% Mean C.I	66.71 to 103.49
% of Value of the Class of all Real Property Value in the County	5.75
% of Records Sold in the Study Period	4.74
% of Value Sold in the Study Period	2.16

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2021	17	100	100.05
2020	20	100	97.81
2019	23	100	103.95
2018	12	100	96.39

**70 Pierce
RESIDENTIAL**

PAD 2022 R&O Statistics (Using 2022 Values)

Qualified

Date Range: 10/1/2019 To 9/30/2021 Posted on: 1/31/2022

Number of Sales : 156
 Total Sales Price : 26,083,324
 Total Adj. Sales Price : 26,083,324
 Total Assessed Value : 24,048,685
 Avg. Adj. Sales Price : 167,201
 Avg. Assessed Value : 154,158

MEDIAN : 95
 WGT. MEAN : 92
 MEAN : 94
 COD : 13.12
 PRD : 101.43

COV : 18.22
 STD : 17.04
 Avg. Abs. Dev : 12.50
 MAX Sales Ratio : 182.84
 MIN Sales Ratio : 53.44

95% Median C.I. : 91.73 to 97.60
 95% Wgt. Mean C.I. : 89.63 to 94.77
 95% Mean C.I. : 90.85 to 96.19

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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-19 To 31-DEC-19	14	100.84	98.78	98.42	11.70	100.37	75.77	130.25	80.86 to 108.66	164,350	161,754
01-JAN-20 To 31-MAR-20	18	97.61	100.37	94.50	14.53	106.21	68.59	182.84	89.06 to 103.20	178,939	169,098
01-APR-20 To 30-JUN-20	13	97.33	93.46	96.33	09.29	97.02	55.78	109.60	90.08 to 104.01	152,000	146,426
01-JUL-20 To 30-SEP-20	16	94.61	96.78	97.13	13.73	99.64	68.01	140.99	86.65 to 107.66	173,083	168,113
01-OCT-20 To 31-DEC-20	28	96.00	93.36	91.31	13.98	102.25	55.97	124.50	82.59 to 101.00	146,068	133,368
01-JAN-21 To 31-MAR-21	19	95.47	92.45	92.76	11.45	99.67	67.56	114.71	82.35 to 101.56	164,921	152,989
01-APR-21 To 30-JUN-21	26	92.41	90.69	90.46	10.95	100.25	62.94	111.88	87.54 to 97.67	187,246	169,376
01-JUL-21 To 30-SEP-21	22	89.33	86.73	83.29	15.90	104.13	53.44	122.57	69.56 to 97.78	169,291	141,008
<u>Study Yrs</u>											
01-OCT-19 To 30-SEP-20	61	97.33	97.59	96.44	12.77	101.19	55.78	182.84	93.98 to 100.81	168,314	162,322
01-OCT-20 To 30-SEP-21	95	92.64	90.91	89.45	13.32	101.63	53.44	124.50	88.28 to 96.77	166,486	148,916
<u>Calendar Yrs</u>											
01-JAN-20 To 31-DEC-20	75	95.97	95.79	94.32	13.33	101.56	55.78	182.84	91.73 to 99.73	160,748	151,619
<u>ALL</u>	156	95.24	93.52	92.20	13.12	101.43	53.44	182.84	91.73 to 97.60	167,201	154,158

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	66	91.95	90.93	89.62	14.15	101.46	53.44	140.99	87.24 to 95.97	165,848	148,626
5	42	97.64	96.61	96.10	09.33	100.53	55.78	124.50	95.30 to 101.00	96,698	92,923
10	17	95.24	97.78	94.60	22.34	103.36	67.18	182.84	71.57 to 113.40	109,472	103,562
20	2	99.02	99.02	98.38	02.07	100.65	96.97	101.07	N/A	43,750	43,040
40	29	91.52	92.08	93.02	10.81	98.99	60.13	111.88	88.16 to 100.81	314,741	292,758
<u>ALL</u>	156	95.24	93.52	92.20	13.12	101.43	53.44	182.84	91.73 to 97.60	167,201	154,158

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	156	95.24	93.52	92.20	13.12	101.43	53.44	182.84	91.73 to 97.60	167,201	154,158
06											
07											
<u>ALL</u>	156	95.24	93.52	92.20	13.12	101.43	53.44	182.84	91.73 to 97.60	167,201	154,158

**70 Pierce
RESIDENTIAL**

PAD 2022 R&O Statistics (Using 2022 Values)

Qualified

Date Range: 10/1/2019 To 9/30/2021 Posted on: 1/31/2022

Number of Sales : 156
 Total Sales Price : 26,083,324
 Total Adj. Sales Price : 26,083,324
 Total Assessed Value : 24,048,685
 Avg. Adj. Sales Price : 167,201
 Avg. Assessed Value : 154,158

MEDIAN : 95
 WGT. MEAN : 92
 MEAN : 94
 COD : 13.12
 PRD : 101.43

COV : 18.22
 STD : 17.04
 Avg. Abs. Dev : 12.50
 MAX Sales Ratio : 182.84
 MIN Sales Ratio : 53.44

95% Median C.I. : 91.73 to 97.60
 95% Wgt. Mean C.I. : 89.63 to 94.77
 95% Mean C.I. : 90.85 to 96.19

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
___Low \$ Ranges___												
Less Than 5,000												
Less Than 15,000												
Less Than 30,000	4	92.63	94.50	94.53	12.06	99.97	78.03	114.71	N/A	21,500	20,324	
___Ranges Excl. Low \$___												
Greater Than 4,999	156	95.24	93.52	92.20	13.12	101.43	53.44	182.84	91.73 to 97.60	167,201	154,158	
Greater Than 14,999	156	95.24	93.52	92.20	13.12	101.43	53.44	182.84	91.73 to 97.60	167,201	154,158	
Greater Than 29,999	152	95.24	93.50	92.19	13.16	101.42	53.44	182.84	91.73 to 97.67	171,035	157,680	
___Incremental Ranges___												
0 TO 4,999												
5,000 TO 14,999												
15,000 TO 29,999	4	92.63	94.50	94.53	12.06	99.97	78.03	114.71	N/A	21,500	20,324	
30,000 TO 59,999	17	96.97	104.08	103.96	14.54	100.12	79.58	182.84	93.32 to 113.40	45,974	47,795	
60,000 TO 99,999	21	99.73	96.85	97.06	10.90	99.78	55.78	129.47	91.57 to 105.47	81,352	78,960	
100,000 TO 149,999	40	96.52	93.81	93.62	11.01	100.20	66.70	130.25	90.08 to 99.24	123,929	116,024	
150,000 TO 249,999	42	88.13	88.26	88.76	17.12	99.44	53.44	140.99	78.87 to 96.05	190,686	169,247	
250,000 TO 499,999	32	91.55	92.16	92.47	10.32	99.66	68.59	111.88	86.65 to 100.15	329,419	304,605	
500,000 TO 999,999												
1,000,000 +												
___ALL___	156	95.24	93.52	92.20	13.12	101.43	53.44	182.84	91.73 to 97.60	167,201	154,158	

70 Pierce
COMMERCIAL

PAD 2022 R&O Statistics (Using 2022 Values)

Qualified

Date Range: 10/1/2018 To 9/30/2021 Posted on: 1/31/2022

Number of Sales : 20
Total Sales Price : 2,806,230
Total Adj. Sales Price : 2,806,230
Total Assessed Value : 2,353,060
Avg. Adj. Sales Price : 140,312
Avg. Assessed Value : 117,653

MEDIAN : 85
WGT. MEAN : 84
MEAN : 85
COD : 35.01
PRD : 101.49

COV : 46.18
STD : 39.30
Avg. Abs. Dev : 29.88
MAX Sales Ratio : 182.11
MIN Sales Ratio : 29.71

95% Median C.I. : 53.52 to 98.58
95% Wgt. Mean C.I. : 66.06 to 101.64
95% Mean C.I. : 66.71 to 103.49

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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-18 To 31-DEC-18											
01-JAN-19 To 31-MAR-19	1	98.97	98.97	98.97	00.00	100.00	98.97	98.97	N/A	60,000	59,380
01-APR-19 To 30-JUN-19											
01-JUL-19 To 30-SEP-19	2	85.13	85.13	88.11	14.12	96.62	73.11	97.15	N/A	54,500	48,020
01-OCT-19 To 31-DEC-19	1	70.52	70.52	70.52	00.00	100.00	70.52	70.52	N/A	262,500	185,105
01-JAN-20 To 31-MAR-20	1	50.57	50.57	50.57	00.00	100.00	50.57	50.57	N/A	23,500	11,885
01-APR-20 To 30-JUN-20	2	89.42	89.42	69.93	53.12	127.87	41.92	136.91	N/A	39,000	27,273
01-JUL-20 To 30-SEP-20	2	73.42	73.42	45.98	49.39	159.68	37.16	109.68	N/A	42,690	19,628
01-OCT-20 To 31-DEC-20	3	94.24	107.18	90.86	48.43	117.96	45.18	182.11	N/A	43,000	39,070
01-JAN-21 To 31-MAR-21	3	98.58	105.93	102.58	27.88	103.27	68.39	150.82	N/A	375,000	384,660
01-APR-21 To 30-JUN-21	4	85.35	79.26	75.51	13.38	104.97	53.52	92.84	N/A	195,525	147,645
01-JUL-21 To 30-SEP-21	1	29.71	29.71	29.71	00.00	100.00	29.71	29.71	N/A	151,750	45,080
<u>Study Yrs</u>											
01-OCT-18 To 30-SEP-19	3	97.15	89.74	91.96	08.87	97.59	73.11	98.97	N/A	56,333	51,807
01-OCT-19 To 30-SEP-20	6	60.55	74.46	64.71	51.59	115.07	37.16	136.91	37.16 to 136.91	74,897	48,465
01-OCT-20 To 30-SEP-21	11	88.52	89.64	87.16	34.87	102.85	29.71	182.11	45.18 to 150.82	198,895	173,350
<u>Calendar Yrs</u>											
01-JAN-19 To 31-DEC-19	4	85.13	84.94	78.92	15.41	107.63	70.52	98.97	N/A	107,875	85,131
01-JAN-20 To 31-DEC-20	8	72.41	87.22	70.56	60.09	123.61	37.16	182.11	37.16 to 182.11	39,485	27,862
<u>ALL</u>	20	85.35	85.10	83.85	35.01	101.49	29.71	182.11	53.52 to 98.58	140,312	117,653

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	5	73.11	72.08	69.05	23.76	104.39	29.71	94.24	N/A	135,470	93,538
5	13	88.52	92.76	83.30	37.71	111.36	41.92	182.11	50.57 to 136.91	84,145	70,089
40	2	67.87	67.87	94.13	45.25	72.10	37.16	98.58	N/A	517,500	487,105
<u>ALL</u>	20	85.35	85.10	83.85	35.01	101.49	29.71	182.11	53.52 to 98.58	140,312	117,653

**70 Pierce
COMMERCIAL**

PAD 2022 R&O Statistics (Using 2022 Values)

Qualified

Date Range: 10/1/2018 To 9/30/2021 Posted on: 1/31/2022

Number of Sales : 20
 Total Sales Price : 2,806,230
 Total Adj. Sales Price : 2,806,230
 Total Assessed Value : 2,353,060
 Avg. Adj. Sales Price : 140,312
 Avg. Assessed Value : 117,653

MEDIAN : 85
 WGT. MEAN : 84
 MEAN : 85
 COD : 35.01
 PRD : 101.49

COV : 46.18
 STD : 39.30
 Avg. Abs. Dev : 29.88
 MAX Sales Ratio : 182.11
 MIN Sales Ratio : 29.71

95% Median C.I. : 53.52 to 98.58
 95% Wgt. Mean C.I. : 66.06 to 101.64
 95% Mean C.I. : 66.71 to 103.49

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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	88.52	88.52	88.52	00.00	100.00	88.52	88.52	N/A	320,000	283,250
03	19	82.17	84.92	83.25	37.87	102.01	29.71	182.11	50.57 to 98.97	130,854	108,937
04											
<u>ALL</u>	<u>20</u>	85.35	85.10	83.85	35.01	101.49	29.71	182.11	53.52 to 98.58	140,312	117,653

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											
Less Than 15,000	2	145.90	145.90	143.32	24.83	101.80	109.68	182.11	N/A	9,690	13,888
Less Than 30,000	5	109.68	104.89	90.72	40.71	115.62	45.18	182.11	N/A	18,176	16,489
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	20	85.35	85.10	83.85	35.01	101.49	29.71	182.11	53.52 to 98.58	140,312	117,653
Greater Than 14,999	18	77.64	78.35	83.44	33.64	93.90	29.71	150.82	50.57 to 97.15	154,825	129,183
Greater Than 29,999	15	82.17	78.51	83.62	28.14	93.89	29.71	150.82	53.52 to 97.15	181,023	151,374
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	2	145.90	145.90	143.32	24.83	101.80	109.68	182.11	N/A	9,690	13,888
15,000 TO 29,999	3	50.57	77.55	76.46	60.47	101.43	45.18	136.91	N/A	23,833	18,223
30,000 TO 59,999	4	70.75	66.40	64.08	15.89	103.62	41.92	82.17	N/A	45,250	28,996
60,000 TO 99,999	4	95.70	81.88	81.49	16.91	100.48	37.16	98.97	N/A	74,500	60,710
100,000 TO 149,999	2	121.83	121.83	120.38	23.80	101.20	92.84	150.82	N/A	121,050	145,725
150,000 TO 249,999	1	29.71	29.71	29.71	00.00	100.00	29.71	29.71	N/A	151,750	45,080
250,000 TO 499,999	3	70.52	70.85	71.27	16.55	99.41	53.52	88.52	N/A	294,167	209,640
500,000 TO 999,999	1	98.58	98.58	98.58	00.00	100.00	98.58	98.58	N/A	960,000	946,340
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>	85.35	85.10	83.85	35.01	101.49	29.71	182.11	53.52 to 98.58	140,312	117,653

**70 Pierce
COMMERCIAL**

PAD 2022 R&O Statistics (Using 2022 Values)

Qualified

Date Range: 10/1/2018 To 9/30/2021 Posted on: 1/31/2022

Number of Sales : 20
 Total Sales Price : 2,806,230
 Total Adj. Sales Price : 2,806,230
 Total Assessed Value : 2,353,060
 Avg. Adj. Sales Price : 140,312
 Avg. Assessed Value : 117,653

MEDIAN : 85
 WGT. MEAN : 84
 MEAN : 85
 COD : 35.01
 PRD : 101.49

COV : 46.18
 STD : 39.30
 Avg. Abs. Dev : 29.88
 MAX Sales Ratio : 182.11
 MIN Sales Ratio : 29.71

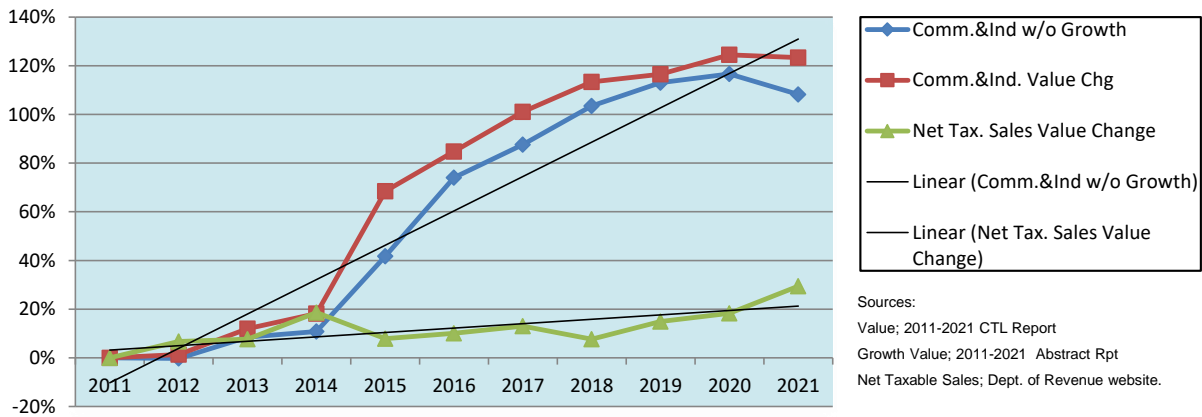
95% Median C.I. : 53.52 to 98.58
 95% Wgt. Mean C.I. : 66.06 to 101.64
 95% Mean C.I. : 66.71 to 103.49

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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
344	2	117.75	117.75	99.47	16.28	118.38	98.58	136.91	N/A	491,500	488,915
350	1	150.82	150.82	150.82	00.00	100.00	150.82	150.82	N/A	115,000	173,445
352	3	70.52	70.85	71.27	16.55	99.41	53.52	88.52	N/A	294,167	209,640
353	3	94.24	91.19	93.11	05.29	97.94	82.17	97.15	N/A	66,000	61,450
384	1	109.68	109.68	109.68	00.00	100.00	109.68	109.68	N/A	10,380	11,385
406	7	50.57	69.46	47.09	59.76	147.50	29.71	182.11	29.71 to 182.11	53,607	25,241
442	1	98.97	98.97	98.97	00.00	100.00	98.97	98.97	N/A	60,000	59,380
528	1	41.92	41.92	41.92	00.00	100.00	41.92	41.92	N/A	55,000	23,055
531	1	92.84	92.84	92.84	00.00	100.00	92.84	92.84	N/A	127,100	118,005
<u>ALL</u>	<u>20</u>	85.35	85.10	83.85	35.01	101.49	29.71	182.11	53.52 to 98.58	140,312	117,653

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	\$ 46,629,460	\$ 674,120	1.45%	\$ 45,955,340		\$ 32,786,133	
2012	\$ 47,257,170	\$ 744,635	1.58%	\$ 46,512,535	-0.25%	\$ 34,979,250	6.69%
2013	\$ 52,232,265	\$ 1,623,150	3.11%	\$ 50,609,115	7.09%	\$ 35,306,748	0.94%
2014	\$ 55,107,225	\$ 3,436,685	6.24%	\$ 51,670,540	-1.08%	\$ 38,878,857	10.12%
2015	\$ 78,572,250	\$ 12,469,340	15.87%	\$ 66,102,910	19.95%	\$ 35,358,452	-9.05%
2016	\$ 86,174,125	\$ 4,998,232	5.80%	\$ 81,175,893	3.31%	\$ 36,101,714	2.10%
2017	\$ 93,742,290	\$ 6,247,665	6.66%	\$ 87,494,625	1.53%	\$ 37,073,644	2.69%
2018	\$ 99,495,995	\$ 4,612,335	4.64%	\$ 94,883,660	1.22%	\$ 35,303,616	-4.77%
2019	\$ 100,987,820	\$ 1,629,720	1.61%	\$ 99,358,100	-0.14%	\$ 37,690,675	6.76%
2020	\$ 104,674,900	\$ 3,657,905	3.49%	\$ 101,016,995	0.03%	\$ 38,791,736	2.92%
2021	\$ 104,160,925	\$ 7,067,905	6.79%	\$ 97,093,020	-7.24%	\$ 42,438,646	9.40%
Ann %chg	8.37%			Average	2.44%	2.61%	2.78%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2011	-	-	-
2012	-0.25%	1.35%	6.69%
2013	8.53%	12.02%	7.69%
2014	10.81%	18.18%	18.58%
2015	41.76%	68.50%	7.85%
2016	74.09%	84.81%	10.11%
2017	87.64%	101.04%	13.08%
2018	103.48%	113.38%	7.68%
2019	113.08%	116.58%	14.96%
2020	116.64%	124.48%	18.32%
2021	108.22%	123.38%	29.44%

County Number	70
County Name	Pierce

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	13	Median :	89	COV :	46.72	95% Median C.I. :	50.57 to 136.91
Total Sales Price :	1,093,880	Wgt. Mean :	83	STD :	43.34	95% Wgt. Mean C.I. :	57.54 to 109.05
Total Adj. Sales Price :	1,093,880	Mean :	93	Avg. Abs. Dev :	33.38	95% Mean C.I. :	66.57 to 118.95
Total Assessed Value :	911,160						
Avg. Adj. Sales Price :	84,145	COD :	37.71	MAX Sales Ratio :	182.11		
Avg. Assessed Value :	70,089	PRD :	111.36	MIN Sales Ratio :	41.92		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Qrtrs</u>											
10/01/2018 To 12/31/2018											
01/01/2019 To 03/31/2019	1	98.97	98.97	98.97		100.00	98.97	98.97	N/A	60,000	59,380
04/01/2019 To 06/30/2019											
07/01/2019 To 09/30/2019	1	97.15	97.15	97.15		100.00	97.15	97.15	N/A	68,000	66,065
10/01/2019 To 12/31/2019											
01/01/2020 To 03/31/2020	1	50.57	50.57	50.57		100.00	50.57	50.57	N/A	23,500	11,885
04/01/2020 To 06/30/2020	2	89.42	89.42	69.93	53.12	127.87	41.92	136.91	N/A	39,000	27,273
07/01/2020 To 09/30/2020	1	109.68	109.68	109.68		100.00	109.68	109.68	N/A	10,380	11,385
10/01/2020 To 12/31/2020	2	113.65	113.65	81.43	60.25	139.57	45.18	182.11	N/A	17,000	13,843
01/01/2021 To 03/31/2021	2	109.61	109.61	125.84	37.61	87.10	68.39	150.82	N/A	82,500	103,820
04/01/2021 To 06/30/2021	3	82.17	74.74	72.15	14.20	103.59	53.52	88.52	N/A	218,333	157,525
07/01/2021 To 09/30/2021											
<u>Study Yrs</u>											
10/01/2018 To 09/30/2019	2	98.06	98.06	98.00	00.93	100.06	97.15	98.97	N/A	64,000	62,723
10/01/2019 To 09/30/2020	4	80.13	84.77	69.55	48.08	121.88	41.92	136.91	N/A	27,970	19,454
10/01/2020 To 09/30/2021	7	82.17	95.82	82.89	44.23	115.60	45.18	182.11	45.18 to 182.11	122,000	101,129
<u>Calendar Yrs</u>											
01/01/2019 To 12/31/2019	2	98.06	98.06	98.00	00.93	100.06	97.15	98.97	N/A	64,000	62,723
01/01/2020 To 12/31/2020	6	80.13	94.40	72.32	60.54	130.53	41.92	182.11	41.92 to 182.11	24,313	17,583

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	13	Median :	89	COV :	46.72	95% Median C.I. :	50.57 to 136.91
Total Sales Price :	1,093,880	Wgt. Mean :	83	STD :	43.34	95% Wgt. Mean C.I. :	57.54 to 109.05
Total Adj. Sales Price :	1,093,880	Mean :	93	Avg. Abs. Dev :	33.38	95% Mean C.I. :	66.57 to 118.95
Total Assessed Value :	911,160						
Avg. Adj. Sales Price :	84,145	COD :	37.71	MAX Sales Ratio :	182.11		
Avg. Assessed Value :	70,089	PRD :	111.36	MIN Sales Ratio :	41.92		

What IF

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
5	13	88.52	92.76	83.30	37.71	111.36	41.92	182.11	50.57 to 136.91	84,145	70,089

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
02	1	88.52	88.52	88.52		100.00	88.52	88.52	N/A	320,000	283,250
03	12	89.66	93.12	81.14	40.33	114.76	41.92	182.11	50.57 to 136.91	64,490	52,326
04											

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	13	Median :	89	COV :	46.72	95% Median C.I. :	50.57 to 136.91
Total Sales Price :	1,093,880	Wgt. Mean :	83	STD :	43.34	95% Wgt. Mean C.I. :	57.54 to 109.05
Total Adj. Sales Price :	1,093,880	Mean :	93	Avg. Abs. Dev :	33.38	95% Mean C.I. :	66.57 to 118.95
Total Assessed Value :	911,160						
Avg. Adj. Sales Price :	84,145	COD :	37.71	MAX Sales Ratio :	182.11		
Avg. Assessed Value :	70,089	PRD :	111.36	MIN Sales Ratio :	41.92		

What IF

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Less Than 5,000											
Less Than 15,000	2	145.90	145.90	143.32	24.83	101.80	109.68	182.11	N/A	9,690	13,888
Less Than 30,000	5	109.68	104.89	90.72	40.71	115.62	45.18	182.11	N/A	18,176	16,489
<u>__ Ranges Excl. Low \$__</u>											
Greater Than 4,999	13	88.52	92.76	83.30	37.71	111.36	41.92	182.11	50.57 to 136.91	84,145	70,089
Greater Than 15,000	11	82.17	83.10	82.21	34.61	101.08	41.92	150.82	45.18 to 136.91	97,682	80,308
Greater Than 30,000	8	85.35	85.18	82.62	27.74	103.10	41.92	150.82	41.92 to 150.82	125,375	103,589
<u>__ Incremental Ranges__</u>											
0 TO 4,999											
5,000 TO 14,999	2	145.90	145.90	143.32	24.83	101.80	109.68	182.11	N/A	9,690	13,888
15,000 TO 29,999	3	50.57	77.55	76.46	60.47	101.43	45.18	136.91	N/A	23,833	18,223
30,000 TO 59,999	3	68.39	64.16	61.44	19.62	104.43	41.92	82.17	N/A	46,667	28,670
60,000 TO 99,999	2	98.06	98.06	98.00	00.93	100.06	97.15	98.97	N/A	64,000	62,723
100,000 TO 149,999	1	150.82	150.82	150.82		100.00	150.82	150.82	N/A	115,000	173,445
150,000 TO 249,999											
250,000 TO 499,999	2	71.02	71.02	71.58	24.64	99.22	53.52	88.52	N/A	310,000	221,908
500,000 TO 999,999											
1,000,000 TO 1,999,999											
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	13	Median :	89	COV :	46.72	95% Median C.I. :	50.57 to 136.91
Total Sales Price :	1,093,880	Wgt. Mean :	83	STD :	43.34	95% Wgt. Mean C.I. :	57.54 to 109.05
Total Adj. Sales Price :	1,093,880	Mean :	93	Avg. Abs. Dev :	33.38	95% Mean C.I. :	66.57 to 118.95
Total Assessed Value :	911,160						
Avg. Adj. Sales Price :	84,145	COD :	37.71	MAX Sales Ratio :	182.11		
Avg. Assessed Value :	70,089	PRD :	111.36	MIN Sales Ratio :	41.92		

What IF

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
344	1	136.91	136.91	136.91		100.00	136.91	136.91	N/A	23,000	31,490
350	1	150.82	150.82	150.82		100.00	150.82	150.82	N/A	115,000	173,445
352	2	71.02	71.02	71.58	24.64	99.22	53.52	88.52	N/A	310,000	221,908
353	2	89.66	89.66	92.06	08.35	97.39	82.17	97.15	N/A	51,500	47,413
384	1	109.68	109.68	109.68		100.00	109.68	109.68	N/A	10,380	11,385
406	4	59.48	86.56	68.62	65.05	126.14	45.18	182.11	N/A	26,875	18,441
442	1	98.97	98.97	98.97		100.00	98.97	98.97	N/A	60,000	59,380
528	1	41.92	41.92	41.92		100.00	41.92	41.92	N/A	55,000	23,055

COMMERCIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	5	Total	Increase	0%

What IF

70 Pierce
AGRICULTURAL LAND

PAD 2022 R&O Statistics (Using 2022 Values)

Qualified

Date Range: 10/1/2018 To 9/30/2021 Posted on: 1/31/2022

Number of Sales : 75
Total Sales Price : 54,969,488
Total Adj. Sales Price : 54,969,488
Total Assessed Value : 40,299,585
Avg. Adj. Sales Price : 732,927
Avg. Assessed Value : 537,328

MEDIAN : 70
WGT. MEAN : 73
MEAN : 79
COD : 27.22
PRD : 107.26

COV : 37.52
STD : 29.50
Avg. Abs. Dev : 19.17
MAX Sales Ratio : 163.69
MIN Sales Ratio : 24.34

95% Median C.I. : 66.52 to 74.92
95% Wgt. Mean C.I. : 67.79 to 78.83
95% Mean C.I. : 71.95 to 85.31

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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-18 To 31-DEC-18	6	68.76	68.69	64.78	19.30	106.04	49.02	98.82	49.02 to 98.82	933,671	604,823
01-JAN-19 To 31-MAR-19	8	75.96	81.24	82.82	21.55	98.09	54.44	145.15	54.44 to 145.15	648,505	537,094
01-APR-19 To 30-JUN-19	8	70.17	81.29	72.12	23.71	112.71	60.91	128.91	60.91 to 128.91	1,076,692	776,539
01-JUL-19 To 30-SEP-19	3	75.56	80.15	77.12	14.25	103.93	66.29	98.60	N/A	801,750	618,322
01-OCT-19 To 31-DEC-19	5	73.23	82.67	80.90	35.94	102.19	48.03	156.18	N/A	592,974	479,743
01-JAN-20 To 31-MAR-20	12	66.76	65.90	64.02	20.03	102.94	24.34	106.12	51.64 to 73.68	684,395	438,160
01-APR-20 To 30-JUN-20	5	80.46	88.62	83.96	32.18	105.55	50.51	144.98	N/A	580,137	487,070
01-JUL-20 To 30-SEP-20	2	67.88	67.88	68.98	14.04	98.41	58.35	77.40	N/A	480,063	331,165
01-OCT-20 To 31-DEC-20	8	66.72	89.74	73.34	51.05	122.36	42.57	163.69	42.57 to 163.69	732,527	537,265
01-JAN-21 To 31-MAR-21	12	71.98	86.14	83.25	31.79	103.47	48.23	148.82	64.63 to 108.01	552,443	459,917
01-APR-21 To 30-JUN-21	3	67.49	69.03	66.01	06.67	104.58	63.05	76.56	N/A	1,095,227	722,907
01-JUL-21 To 30-SEP-21	3	65.51	67.54	66.74	04.55	101.20	64.09	73.02	N/A	782,333	522,155
<u>Study Yrs</u>											
01-OCT-18 To 30-SEP-19	25	71.91	78.11	73.33	21.51	106.52	49.02	145.15	66.29 to 79.19	872,354	639,718
01-OCT-19 To 30-SEP-20	24	67.90	74.29	71.51	28.25	103.89	24.34	156.18	58.35 to 79.69	626,601	448,097
01-OCT-20 To 30-SEP-21	26	69.18	83.13	74.78	32.26	111.17	42.57	163.69	64.63 to 76.56	697,008	521,243
<u>Calendar Yrs</u>											
01-JAN-19 To 31-DEC-19	24	74.12	81.42	77.00	24.54	105.74	48.03	156.18	66.29 to 80.47	798,821	615,114
01-JAN-20 To 31-DEC-20	27	66.99	77.32	70.56	32.89	109.58	24.34	163.69	60.39 to 80.46	664,214	468,656
<u>ALL</u>	75	70.42	78.63	73.31	27.22	107.26	24.34	163.69	66.52 to 74.92	732,927	537,328

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	75	70.42	78.63	73.31	27.22	107.26	24.34	163.69	66.52 to 74.92	732,927	537,328
<u>ALL</u>	75	70.42	78.63	73.31	27.22	107.26	24.34	163.69	66.52 to 74.92	732,927	537,328

70 Pierce
AGRICULTURAL LAND

PAD 2022 R&O Statistics (Using 2022 Values)

Qualified

Date Range: 10/1/2018 To 9/30/2021 Posted on: 1/31/2022

Number of Sales : 75
 Total Sales Price : 54,969,488
 Total Adj. Sales Price : 54,969,488
 Total Assessed Value : 40,299,585
 Avg. Adj. Sales Price : 732,927
 Avg. Assessed Value : 537,328

MEDIAN : 70
 WGT. MEAN : 73
 MEAN : 79
 COD : 27.22
 PRD : 107.26

COV : 37.52
 STD : 29.50
 Avg. Abs. Dev : 19.17
 MAX Sales Ratio : 163.69
 MIN Sales Ratio : 24.34

95% Median C.I. : 66.52 to 74.92
 95% Wgt. Mean C.I. : 67.79 to 78.83
 95% Mean C.I. : 71.95 to 85.31

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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
____Dry____											
County	16	68.48	71.53	70.12	23.92	102.01	48.23	145.15	51.64 to 76.91	637,624	447,127
1	16	68.48	71.53	70.12	23.92	102.01	48.23	145.15	51.64 to 76.91	637,624	447,127
____Grass____											
County	4	59.43	63.88	66.56	09.94	95.97	57.49	79.19	N/A	196,375	130,704
1	4	59.43	63.88	66.56	09.94	95.97	57.49	79.19	N/A	196,375	130,704
____ALL____	75	70.42	78.63	73.31	27.22	107.26	24.34	163.69	66.52 to 74.92	732,927	537,328

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	26	70.07	84.75	76.13	31.95	111.32	42.57	163.69	66.52 to 80.46	908,906	691,959
1	26	70.07	84.75	76.13	31.95	111.32	42.57	163.69	66.52 to 80.46	908,906	691,959
____Dry____											
County	30	68.87	74.61	69.65	28.21	107.12	24.34	148.82	63.51 to 75.00	691,433	481,605
1	30	68.87	74.61	69.65	28.21	107.12	24.34	148.82	63.51 to 75.00	691,433	481,605
____Grass____											
County	6	69.79	74.08	79.61	21.92	93.05	57.49	101.06	57.49 to 101.06	226,917	180,640
1	6	69.79	74.08	79.61	21.92	93.05	57.49	101.06	57.49 to 101.06	226,917	180,640
____ALL____	75	70.42	78.63	73.31	27.22	107.26	24.34	163.69	66.52 to 74.92	732,927	537,328

Pierce County 2022 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Pierce	1	5,447	5,258	4,911	4,840	4,756	4,511	3,665	3,474	4,638
Knox	1	5,465	5,465	5,273	5,263	5,140	5,140	4,885	4,881	5,112
Antelope	1	4,725	4,722	4,700	4,599	3,700	3,700	3,700	3,430	4,255
Madison	1	7,154	6,820	6,377	6,069	5,700	5,525	4,496	3,775	5,480
Wayne	1	6,100	6,050	6,000	5,950	5,750	5,600	5,400	4,700	5,623
Cedar	2	6,225	6,225	6,120	6,120	5,920	5,920	5,115	5,115	5,554
Cedar	1	5,670	5,670	5,615	5,615	5,035	5,035	4,450	4,450	5,073

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Pierce	1	4,300	4,165	3,925	3,740	3,250	3,150	2,195	1,915	3,495
Knox	1	4,760	4,760	4,575	4,375	4,265	3,995	3,775	3,735	4,274
Antelope	1	3,300	3,250	2,950	2,950	2,000	2,000	1,975	1,650	2,713
Madison	1	5,931	5,765	5,372	5,107	4,795	4,564	3,575	2,750	5,036
Wayne	1	6,100	6,050	6,000	5,900	5,400	5,090	4,500	4,200	5,411
Cedar	2	5,205	5,205	5,029	5,030	5,000	4,999	3,915	3,915	4,828
Cedar	1	4,530	4,530	4,495	4,495	4,484	4,485	3,495	3,495	4,139

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Pierce	1	1,900	1,805	1,650	1,420	1,355	1,200	1,050	1,000	1,677
Knox	1	1,696	1,697	1,696	1,697	1,680	1,680	n/a	1,680	1,696
Antelope	1	1,275	1,275	1,275	1,250	1,250	1,250	1,090	1,200	1,262
Madison	1	2,059	1,951	1,851	1,792	1,700	n/a	n/a	n/a	1,927
Wayne	1	2,400	2,290	2,125	2,000	1,800	n/a	n/a	n/a	2,272
Cedar	2	2,514	2,515	2,290	2,290	2,080	2,080	1,855	n/a	2,414
Cedar	1	2,516	2,515	2,291	2,293	2,080	2,082	1,855	1,855	2,333

County	Mkt Area	CRP	TIMBER	WASTE
Pierce	1	3,049	-	150
Knox	1	1,695	n/a	150
Antelope	1	1,650	0	149
Madison	1	3,902	n/a	150
Wayne	1	3,816	n/a	100
Cedar	2	1,950	-	600
Cedar	1	1,948	-	601

Source: 2022 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.

PAD 2022 School Bond Valuation

AGRICULTURAL

Type : Qualified

Number of Sales :	1	Median :	87	COV :	00.00	95% Median C.I. :	N/A
Total Sales Price :	311,437	Wgt. Mean :	87	STD :	00.00	95% Wgt. Mean C.I. :	N/A
Total Adj. Sales Price :	311,437	Mean :	87	Avg. Abs. Dev :	00.00	95% Mean C.I. :	N/A
Total Assessed Value :	271,551						
Avg. Adj. Sales Price :	311,437	COD :	00.00	MAX Sales Ratio :	87.19		
Avg. Assessed Value :	271,551	PRD :	100.00	MIN Sales Ratio :	87.19		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2018 To 12/31/2018											
01/01/2019 To 03/31/2019											
04/01/2019 To 06/30/2019	1	87.19	87.19	87.19		100.00	87.19	87.19	N/A	311,437	271,551
07/01/2019 To 09/30/2019											
10/01/2019 To 12/31/2019											
01/01/2020 To 03/31/2020											
04/01/2020 To 06/30/2020											
07/01/2020 To 09/30/2020											
10/01/2020 To 12/31/2020											
01/01/2021 To 03/31/2021											
04/01/2021 To 06/30/2021											
07/01/2021 To 09/30/2021											
<u>Study Yrs</u>											
10/01/2018 To 09/30/2019	1	87.19	87.19	87.19		100.00	87.19	87.19	N/A	311,437	271,551
10/01/2019 To 09/30/2020											
10/01/2020 To 09/30/2021											
<u>Calendar Yrs</u>											
01/01/2019 To 12/31/2019	1	87.19	87.19	87.19		100.00	87.19	87.19	N/A	311,437	271,551
01/01/2020 To 12/31/2020											

PAD 2022 School Bond Valuation

AGRICULTURAL

Type : Qualified

Number of Sales :	1	Median :	87	COV :	00.00	95% Median C.I. :	N/A
Total Sales Price :	311,437	Wgt. Mean :	87	STD :	00.00	95% Wgt. Mean C.I. :	N/A
Total Adj. Sales Price :	311,437	Mean :	87	Avg. Abs. Dev :	00.00	95% Mean C.I. :	N/A
Total Assessed Value :	271,551						
Avg. Adj. Sales Price :	311,437	COD :	00.00	MAX Sales Ratio :	87.19		
Avg. Assessed Value :	271,551	PRD :	100.00	MIN Sales Ratio :	87.19		

What IF

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	1	87.19	87.19	87.19		100.00	87.19	87.19	N/A	311,437	271,551

SCHOOL DISTRICT *

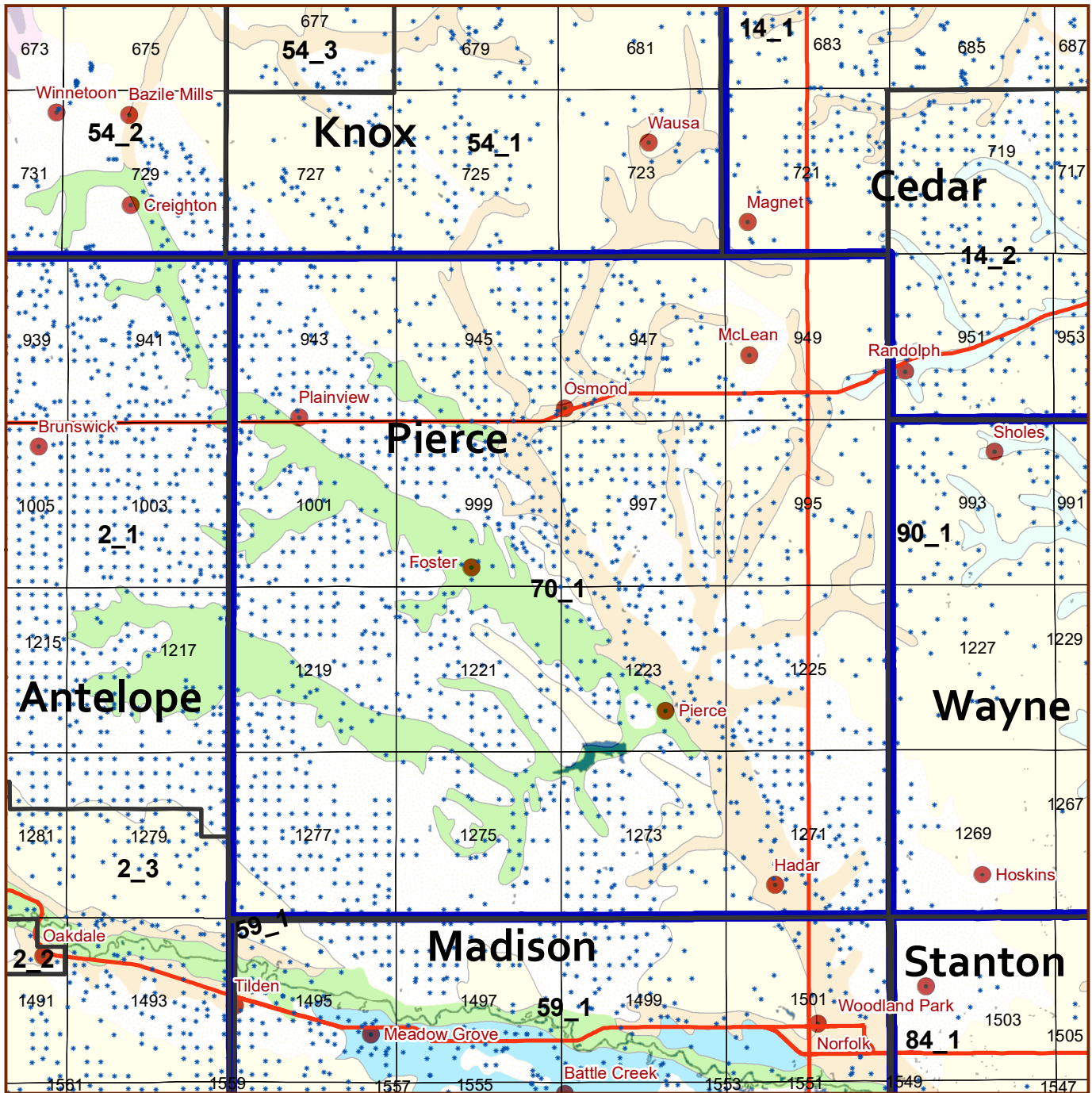
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
020009											
140045											
540013											
540576											
590002											
590005	1	87.19	87.19	87.19		100.00	87.19	87.19	N/A	311,437	271,551
590080											
700002											
700005											
700542											

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
----------------	--------	--------------	-------------	----------------

What IF

PIERCE COUNTY



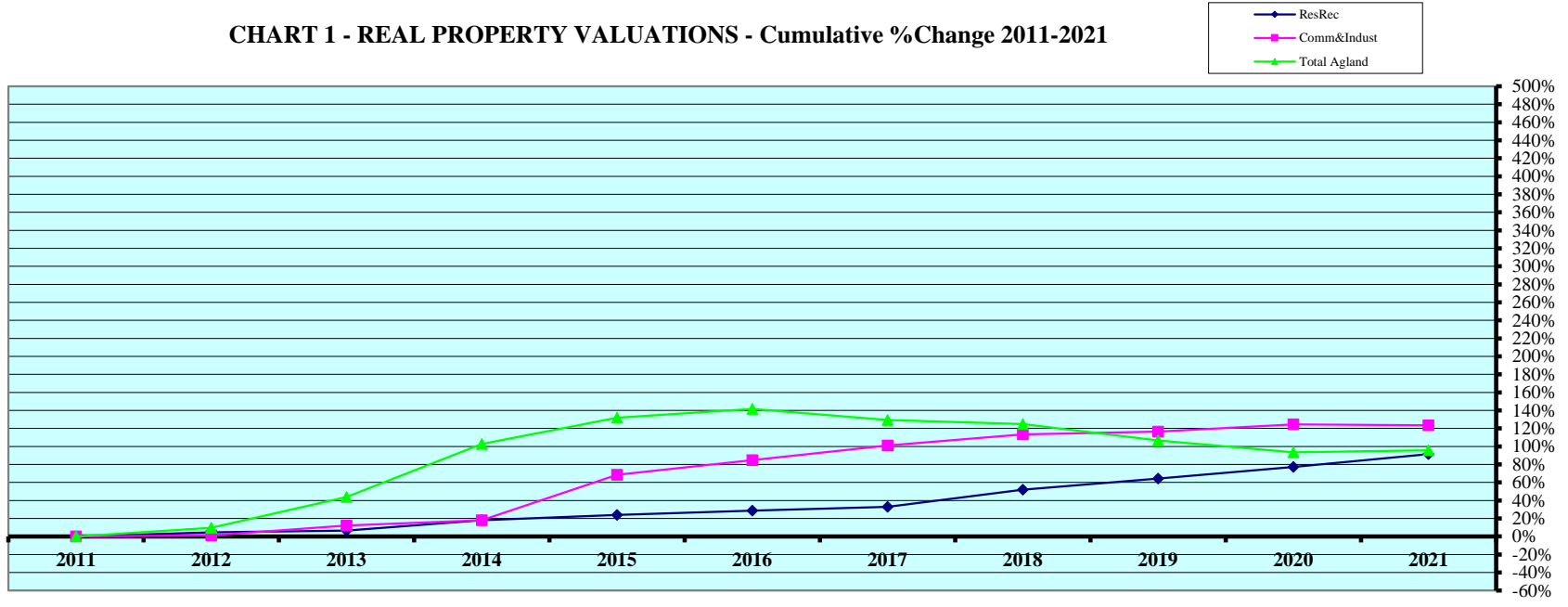
Legend

- 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 2011-2021



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
2011	189,288,070	-	-	-	46,629,460	-	-	-	631,066,835	-	-	-
2012	197,771,360	8,483,290	4.48%	4.48%	47,257,170	627,710	1.35%	1.35%	692,177,305	61,110,470	9.68%	9.68%
2013	201,571,425	3,800,065	1.92%	6.49%	52,232,265	4,975,095	10.53%	12.02%	907,930,410	215,753,105	31.17%	43.87%
2014	223,371,065	21,799,640	10.81%	18.01%	55,107,225	2,874,960	5.50%	18.18%	1,279,210,530	371,280,120	40.89%	102.71%
2015	234,496,330	11,125,265	4.98%	23.88%	78,572,250	23,465,025	42.58%	68.50%	1,463,861,320	184,650,790	14.43%	131.97%
2016	243,816,830	9,320,500	3.97%	28.81%	86,174,125	7,601,875	9.68%	84.81%	1,524,934,300	61,072,980	4.17%	141.64%
2017	251,733,370	7,916,540	3.25%	32.99%	93,742,290	7,568,165	8.78%	101.04%	1,447,390,900	-77,543,400	-5.09%	129.36%
2018	287,406,795	35,673,425	14.17%	51.84%	99,495,995	5,753,705	6.14%	113.38%	1,419,966,065	-27,424,835	-1.89%	125.01%
2019	310,985,015	23,578,220	8.20%	64.29%	100,987,820	1,491,825	1.50%	116.58%	1,304,324,575	-115,641,490	-8.14%	106.69%
2020	335,556,705	24,571,690	7.90%	77.27%	104,674,900	3,687,080	3.65%	124.48%	1,221,131,381	-83,193,194	-6.38%	93.50%
2021	362,412,280	26,855,575	8.00%	91.46%	104,160,925	-513,975	-0.49%	123.38%	1,234,513,375	13,381,994	1.10%	95.62%

Rate Annual %chg: Residential & Recreational **6.71%**

Commercial & Industrial **8.37%**

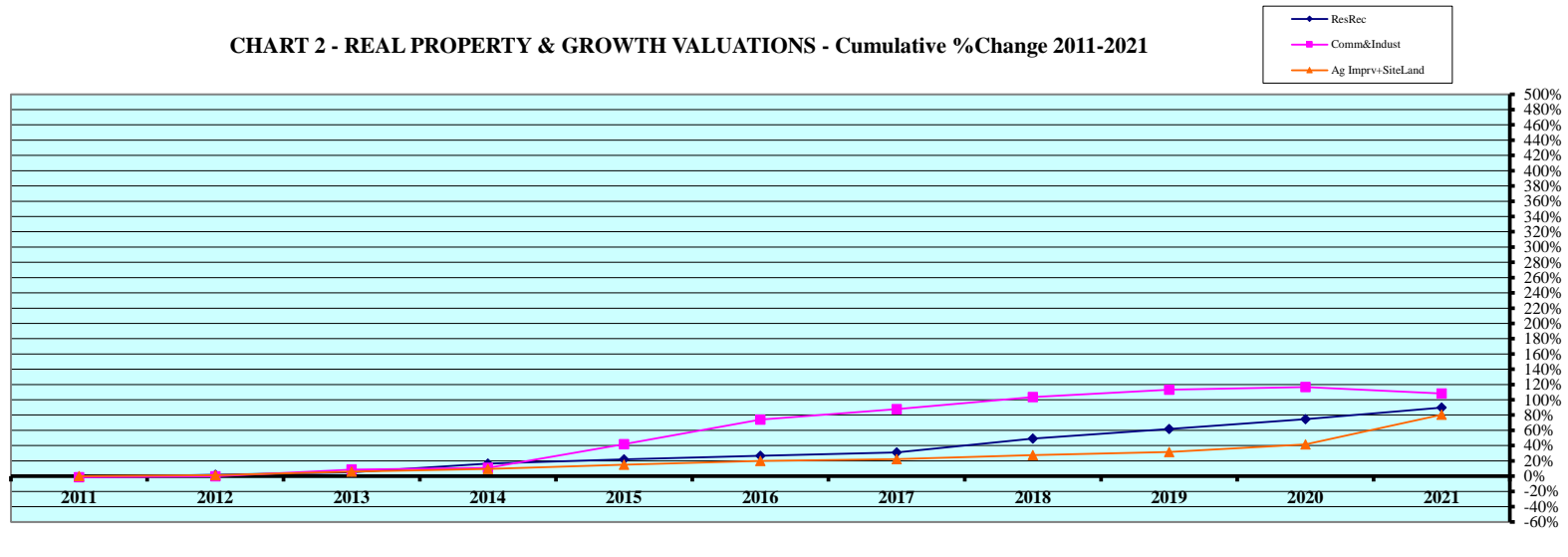
Agricultural Land **6.94%**

Cnty# **70**
County **PIERCE**

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 2011-2021



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
2011	189,288,070	2,761,593	1.46%	186,526,477	-	-1.46%	46,629,460	674,120	1.45%	45,955,340	-	-1.45%
2012	197,771,360	5,187,320	2.62%	192,584,040	1.74%	1.74%	47,257,170	744,635	1.58%	46,512,535	-0.25%	-0.25%
2013	201,571,425	2,775,055	1.38%	198,796,370	0.52%	5.02%	52,232,265	1,623,150	3.11%	50,609,115	7.09%	8.53%
2014	223,371,065	3,050,945	1.37%	220,320,120	9.30%	16.39%	55,107,225	3,436,685	6.24%	51,670,540	-1.08%	10.81%
2015	234,496,330	3,579,283	1.53%	230,917,047	3.38%	21.99%	78,572,250	12,469,340	15.87%	66,102,910	19.95%	41.76%
2016	243,816,830	3,861,220	1.58%	239,955,610	2.33%	26.77%	86,174,125	4,998,232	5.80%	81,175,893	3.31%	74.09%
2017	251,733,370	3,454,561	1.37%	248,278,809	1.83%	31.16%	93,742,290	6,247,665	6.66%	87,494,625	1.53%	87.64%
2018	287,406,795	5,046,472	1.76%	282,360,323	12.17%	49.17%	99,495,995	4,612,335	4.64%	94,883,660	1.22%	103.48%
2019	310,985,015	5,108,600	1.64%	305,876,415	6.43%	61.59%	100,987,820	1,629,720	1.61%	99,358,100	-0.14%	113.08%
2020	335,556,705	5,087,134	1.52%	330,469,571	6.27%	74.59%	104,674,900	3,657,905	3.49%	101,016,995	0.03%	116.64%
2021	362,412,280	3,304,245	0.91%	359,108,035	7.02%	89.72%	104,160,925	7,067,905	6.79%	97,093,020	-7.24%	108.22%
Rate Ann%chg	6.71%			Resid & Recreat w/o growth 5.10%			8.37%			C & I w/o growth 2.44%		

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
2011	49,212,910	29,680,590	78,893,500	2,596,473	3.29%	76,297,027	-	-
2012	49,579,330	33,026,235	82,605,565	2,711,410	3.28%	79,894,155	1.27%	1.27%
2013	49,892,130	36,851,960	86,744,090	3,204,906	3.69%	83,539,184	1.13%	5.89%
2014	46,212,510	43,468,150	89,680,660	3,385,010	3.77%	86,295,650	-0.52%	9.38%
2015	53,739,970	41,272,450	95,012,420	4,204,526	4.43%	90,807,894	1.26%	15.10%
2016	53,821,120	42,689,990	96,511,110	1,983,585	2.06%	94,527,525	-0.51%	19.82%
2017	54,425,940	45,492,700	99,918,640	3,492,960	3.50%	96,425,680	-0.09%	22.22%
2018	60,753,240	42,665,880	103,419,120	2,826,890	2.73%	100,592,230	0.67%	27.50%
2019	62,043,960	46,007,050	108,051,010	4,320,235	4.00%	103,730,775	0.30%	31.48%
2020	66,327,885	47,221,070	113,548,955	1,898,275	1.67%	111,650,680	3.33%	41.52%
2021	90,547,495	54,005,490	144,552,985	2,215,060	1.53%	142,337,925	25.35%	80.42%
Rate Ann%chg	6.29%	6.17%	6.24%	Ag Imprv+Site w/o growth			3.22%	

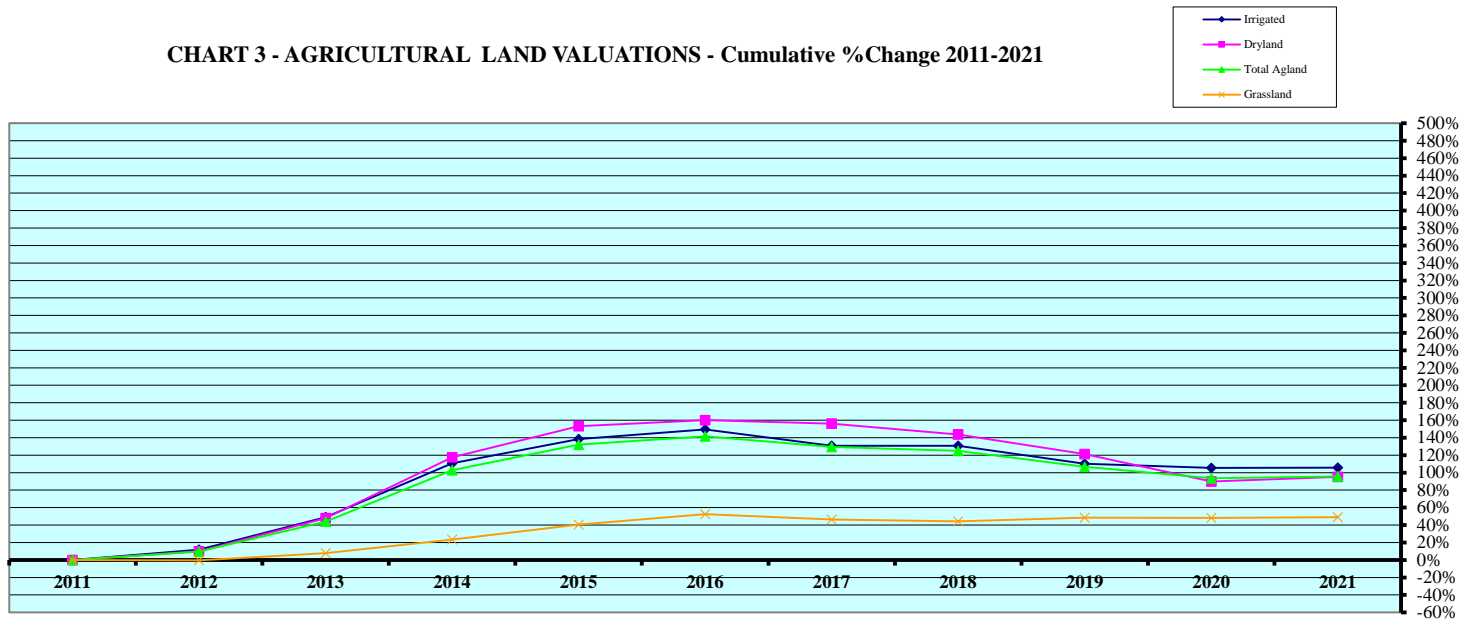
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property. Sources: Value; 2011 - 2021 CTL Growth Value; 2011-2021 Abstract of Asmnt Rpt.

Cnty# 70
County PIERCE

CHART 2

NE Dept. of Revenue, Property Assessment Division

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2011-2021



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
2011	345,326,560	-	-	-	211,587,965	-	-	-	73,959,305	-	-	-
2012	385,699,130	40,372,570	11.69%	11.69%	232,579,880	20,991,915	9.92%	9.92%	73,684,365	-274,940	-0.37%	-0.37%
2013	514,820,415	129,121,285	33.48%	49.08%	313,008,845	80,428,965	34.58%	47.93%	79,856,170	6,171,805	8.38%	7.97%
2014	727,401,115	212,580,700	41.29%	110.64%	460,208,255	147,199,410	47.03%	117.50%	91,342,075	11,485,905	14.38%	23.50%
2015	823,739,870	96,338,755	13.24%	138.54%	535,808,785	75,600,530	16.43%	153.23%	104,017,235	12,675,160	13.88%	40.64%
2016	861,471,910	37,732,040	4.58%	149.47%	550,361,060	14,552,275	2.72%	160.11%	112,773,865	8,756,630	8.42%	52.48%
2017	796,951,905	-64,520,005	-7.49%	130.78%	541,862,950	-8,498,110	-1.54%	156.09%	108,248,665	-4,525,200	-4.01%	46.36%
2018	797,192,140	240,235	0.03%	130.85%	515,843,560	-26,019,390	-4.80%	143.80%	106,605,005	-1,643,660	-1.52%	44.14%
2019	725,940,520	-71,251,620	-8.94%	110.22%	468,252,635	-47,590,925	-9.23%	121.30%	109,806,180	3,201,175	3.00%	48.47%
2020	709,362,260	-16,578,260	-2.28%	105.42%	401,745,975	-66,506,660	-14.20%	89.87%	109,697,478	-108,702	-0.10%	48.32%
2021	710,242,805	880,545	0.12%	105.67%	412,931,210	11,185,235	2.78%	95.16%	110,155,080	457,602	0.42%	48.94%

Rate Ann.%chg: Irrigated **7.48%** Dryland **6.92%** Grassland **4.06%**

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
2011	63,470	-	-	-	129,535	-	-	-	631,066,835	-	-	-
2012	65,435	1,965	3.10%	3.10%	148,495	18,960	14.64%	14.64%	692,177,305	61,110,470	9.68%	9.68%
2013	83,545	18,110	27.68%	31.63%	161,435	12,940	8.71%	24.63%	907,930,410	215,753,105	31.17%	43.87%
2014	91,955	8,410	10.07%	44.88%	167,130	5,695	3.53%	29.02%	1,279,210,530	371,280,120	40.89%	102.71%
2015	104,700	12,745	13.86%	64.96%	190,730	23,600	14.12%	47.24%	1,463,861,320	184,650,790	14.43%	131.97%
2016	116,325	11,625	11.10%	83.28%	211,140	20,410	10.70%	63.00%	1,524,934,300	61,072,980	4.17%	141.64%
2017	117,365	1,040	0.89%	84.91%	210,015	-1,125	-0.53%	62.13%	1,447,390,900	-77,543,400	-5.09%	129.36%
2018	116,970	-395	-0.34%	84.29%	208,390	-1,625	-0.77%	60.88%	1,419,966,065	-27,424,835	-1.89%	125.01%
2019	116,960	-10	-0.01%	84.28%	208,280	-110	-0.05%	60.79%	1,304,324,575	-115,641,490	-8.14%	106.69%
2020	117,399	439	0.38%	84.97%	208,269	-11	-0.01%	60.78%	1,221,131,381	-83,193,194	-6.38%	93.50%
2021	354,195	236,796	201.70%	458.05%	830,085	621,816	298.56%	540.82%	1,234,513,375	13,381,994	1.10%	95.62%

Cnty# **70**
County **PIERCE**

Rate Ann.%chg: Total Agric Land **6.94%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2011-2021 (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
2011	324,828,900	140,552	2,311			216,213,340	120,212	1,799			81,700,995	133,333	613		
2012	342,905,930	144,327	2,376	2.80%	2.80%	211,454,970	117,582	1,798	-0.01%	-0.01%	89,688,965	135,300	663	8.18%	9.46%
2013	385,721,415	148,152	2,604	9.58%	12.65%	232,958,730	116,356	2,002	11.33%	11.32%	89,574,800	130,628	686	3.44%	13.24%
2014	513,870,025	151,699	3,387	30.11%	46.57%	307,815,020	113,932	2,702	34.94%	50.21%	97,239,960	127,646	762	11.09%	25.80%
2015	727,965,355	152,651	4,769	40.78%	106.34%	460,746,515	117,012	3,938	45.74%	118.93%	128,539,130	127,483	1,008	32.36%	66.50%
2016	822,781,705	152,634	5,391	13.04%	133.25%	534,890,860	118,324	4,521	14.81%	151.34%	149,636,865	127,257	1,176	16.62%	94.17%
2017	861,585,825	152,601	5,646	4.74%	144.30%	550,519,895	118,661	4,639	2.63%	157.95%	164,929,515	127,713	1,291	9.83%	113.25%
2018	813,569,395	152,755	5,326	-5.67%	130.45%	544,294,090	118,549	4,591	-1.04%	155.27%	174,353,050	127,360	1,369	6.01%	126.06%
2019	797,338,885	152,857	5,216	-2.06%	125.71%	515,694,660	118,787	4,341	-5.44%	141.37%	167,960,980	130,138	1,291	-5.72%	113.13%
2020	725,792,750	152,843	4,749	-8.96%	105.47%	468,400,440	118,520	3,952	-8.97%	119.73%	167,183,410	129,675	1,289	-0.11%	112.90%
2021	709,349,210	153,059	4,634	-2.40%	100.53%	401,758,880	118,337	3,395	-14.09%	88.76%	109,643,460	64,122	1,710	32.63%	179.05%

Rate Annual %chg Average Value/Acre: **7.21%**

6.56%

10.81%

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
2011	59,005	1,372	43			135,685	3,143	43			613,285,335	342,276	1,792		
2012	60,110	1,399	43	-0.13%	-0.13%	127,265	3,182	40	-7.36%	-7.36%	629,912,290	342,170	1,841	2.74%	2.74%
2013	64,755	1,619	40	-6.89%	-7.01%	137,905	3,448	40	0.01%	-7.35%	692,265,050	342,622	2,020	9.75%	12.76%
2014	64,595	1,615	40	0.00%	-7.00%	139,090	3,477	40	0.00%	-7.34%	692,265,050	342,301	2,649	31.11%	47.84%
2015	89,900	2,255	40	-0.33%	-7.31%	164,635	4,116	40	-0.02%	-7.36%	1,280,086,080	342,376	3,739	41.14%	108.67%
2016	103,810	2,315	45	12.45%	4.23%	188,965	4,199	45	12.52%	4.24%	1,462,887,100	342,377	4,273	14.28%	138.46%
2017	116,360	2,328	50	11.45%	16.16%	210,850	4,211	50	11.26%	15.97%	1,525,117,295	342,189	4,457	4.31%	148.74%
2018	117,215	2,341	50	0.19%	16.38%	11,379,220	9,869	1,153	2202.96%	2570.85%	1,481,983,725	347,910	4,260	-4.43%	137.73%
2019	117,020	2,337	50	-0.01%	16.38%	208,385	4,162	50	-95.66%	15.97%	1,419,885,305	342,125	4,150	-2.57%	131.62%
2020	116,960	2,336	50	0.01%	16.38%	208,245	4,160	50	-0.01%	15.96%	1,304,322,570	342,066	3,813	-8.12%	112.81%
2021	116,990	2,336	50	0.00%	16.39%	208,185	4,158	50	0.00%	15.97%	1,221,076,725	342,013	3,570	-6.37%	99.26%

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PIERCE

Rate Annual %chg Average Value/Acre: **7.14%**

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2011 - 2021 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2022

CHART 4

CHART 5 - 2021 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
7,317	PIERCE	89,684,361	9,932,839	13,226,836	362,216,355	47,917,825	56,243,100	195,925	1,234,513,375	90,332,145	56,715,070	0	1,960,977,831
cnty sectorvalue % of total value:		4.57%	0.51%	0.67%	18.47%	2.44%	2.87%	0.01%	62.95%	4.61%	2.89%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
51	FOSTER	40,537	47,990	5,451	1,147,715	314,475	0	0	9,425	0	0	0	1,565,593
0.70%	%sector of county sector	0.05%	0.48%	0.04%	0.32%	0.66%			0.00%				0.08%
	%sector of municipality	2.59%	3.07%	0.35%	73.31%	20.09%			0.60%				100.00%
293	HADAR	382,717	1,212	451	18,842,945	1,896,560	0	0	0	0	0	0	21,123,885
4.00%	%sector of county sector	0.43%	0.01%	0.00%	5.20%	3.96%							1.08%
	%sector of municipality	1.81%	0.01%	0.00%	89.20%	8.98%							100.00%
36	MCLEAN	1,184	35,536	191,711	900,290	30,360	0	0	0	0	0	0	1,159,081
0.49%	%sector of county sector	0.00%	0.36%	1.45%	0.25%	0.06%							0.06%
	%sector of municipality	0.10%	3.07%	16.54%	77.67%	2.62%							100.00%
783	OSMOND	2,673,918	630,142	502,965	32,163,530	12,763,520	0	0	42,545	0	0	0	48,776,620
10.70%	%sector of county sector	2.98%	6.34%	3.80%	8.88%	26.64%			0.00%				2.49%
	%sector of municipality	5.48%	1.29%	1.03%	65.94%	26.17%			0.09%				100.00%
1,767	PIERCE	848,247	935,312	89,641	86,420,765	10,682,215	0	0	0	0	0	0	98,976,180
24.15%	%sector of county sector	0.95%	9.42%	0.68%	23.86%	22.29%							5.05%
	%sector of municipality	0.86%	0.94%	0.09%	87.31%	10.79%							100.00%
1,246	PLAINVIEW	1,350,575	1,887,742	686,152	41,602,390	5,987,160	0	0	0	0	0	0	51,514,019
17.03%	%sector of county sector	1.51%	19.01%	5.19%	11.49%	12.49%							2.63%
	%sector of municipality	2.62%	3.66%	1.33%	80.76%	11.62%							100.00%
946	RANDOLPH	14,743	0	0	167,505	269,900	0	0	0	0	0	0	452,148
12.93%	%sector of county sector	0.02%			0.05%	0.56%							0.94%
	%sector of municipality	3.26%			37.05%	59.69%							100.00%
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
5,122	Total Municipalities	5,311,921	3,537,934	1,476,371	181,245,140	31,944,190	0	0	51,970	0	0	0	223,567,526
70.00%	%all municip.sectors of cnty	5.92%	35.62%	11.16%	50.04%	66.66%			0.00%				11.40%

Sources: 2021 Certificate of Taxes Levied CTL, 2020 US Census; Dec. 2021 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2022

CHART 5

Total Real Property
Sum Lines 17, 25, & 30

Records : 6,328

Value : 1,895,888,900

Growth 11,895,475

Sum Lines 17, 25, & 41

Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	256	1,668,175	0	0	121	5,107,970	377	6,776,145	
02. Res Improve Land	1,850	16,370,890	1	2,315	672	27,597,505	2,523	43,970,710	
03. Res Improvements	1,877	191,309,605	1	216,470	684	153,486,160	2,562	345,012,235	
04. Res Total	2,133	209,348,670	1	218,785	805	186,191,635	2,939	395,759,090	6,768,600
% of Res Total	72.58	52.90	0.03	0.06	27.39	47.05	46.44	20.87	56.90
05. Com UnImp Land	39	140,375	0	0	21	268,730	60	409,105	
06. Com Improve Land	271	1,661,015	0	0	76	1,792,535	347	3,453,550	
07. Com Improvements	274	32,659,795	0	0	85	16,173,640	359	48,833,435	
08. Com Total	313	34,461,185	0	0	106	18,234,905	419	52,696,090	423,580
% of Com Total	74.70	65.40	0.00	0.00	25.30	34.60	6.62	2.78	3.56
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	2	962,300	2	962,300	
11. Ind Improvements	0	0	0	0	3	55,280,800	3	55,280,800	
12. Ind Total	0	0	0	0	3	56,243,100	3	56,243,100	0
% of Ind Total	0.00	0.00	0.00	0.00	100.00	100.00	0.05	2.97	0.00
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	1	146,245	1	146,245	
15. Rec Improvements	0	0	0	0	1	58,225	1	58,225	
16. Rec Total	0	0	0	0	1	204,470	1	204,470	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.02	0.01	0.00
Res & Rec Total	2,133	209,348,670	1	218,785	806	186,396,105	2,940	395,963,560	6,768,600
% of Res & Rec Total	72.55	52.87	0.03	0.06	27.41	47.07	46.46	20.89	56.90
Com & Ind Total	313	34,461,185	0	0	109	74,478,005	422	108,939,190	423,580
% of Com & Ind Total	74.17	31.63	0.00	0.00	25.83	68.37	6.67	5.75	3.56
17. Taxable Total	2,446	243,809,855	1	218,785	915	260,874,110	3,362	504,902,750	7,192,180
% of Taxable Total	72.75	48.29	0.03	0.04	27.22	51.67	53.13	26.63	60.46

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	15	13,320	1,890,520	0	0	0
19. Commercial	1	2,020	418,165	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	15	13,320	1,890,520
19. Commercial	0	0	0	1	2,020	418,165
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				16	15,340	2,308,685

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	169	0	8	177

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	1,919	788,610,915	1,919	788,610,915
28. Ag-Improved Land	0	0	0	0	959	465,257,815	959	465,257,815
29. Ag Improvements	0	0	0	0	1,047	137,117,420	1,047	137,117,420

30. Ag Total				2,966	1,390,986,150
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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	0	0.00	0	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	43	43.89	645,850	43	43.89	645,850	
32. HomeSite Improv Land	566	590.92	8,725,925	566	590.92	8,725,925	
33. HomeSite Improvements	592	0.00	86,425,505	592	0.00	86,425,505	323,615
34. HomeSite Total				635	634.81	95,797,280	
35. FarmSite UnImp Land	209	548.35	872,100	209	548.35	872,100	
36. FarmSite Improv Land	889	4,229.40	7,930,000	889	4,229.40	7,930,000	
37. FarmSite Improvements	981	0.00	50,691,915	981	0.00	50,691,915	4,379,680
38. FarmSite Total				1,190	4,777.75	59,494,015	
39. Road & Ditches	2,656	7,330.08	0	2,656	7,330.08	0	
40. Other- Non Ag Use	21	521.90	566,410	21	521.90	566,410	
41. Total Section VI				1,825	13,264.54	155,857,705	4,703,295

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	0	0.00	0	0	0.00	0

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	0	0.00	0	0	0.00	0
44. Market Value	0	0	0	0	0	0

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	16,113.71	10.51%	87,770,710	12.35%	5,446.96
46. 1A	14,695.44	9.59%	77,262,375	10.87%	5,257.57
47. 2A1	10,094.15	6.59%	49,574,945	6.97%	4,911.26
48. 2A	52,911.17	34.52%	256,111,965	36.03%	4,840.41
49. 3A1	20,814.61	13.58%	99,000,285	13.93%	4,756.29
50. 3A	3,443.19	2.25%	15,532,155	2.19%	4,510.98
51. 4A1	17,271.87	11.27%	63,295,280	8.90%	3,664.65
52. 4A	17,925.46	11.70%	62,268,130	8.76%	3,473.73
53. Total	153,269.60	100.00%	710,815,845	100.00%	4,637.68
Dry					
54. 1D1	10,647.45	9.03%	45,784,045	11.11%	4,300.00
55. 1D	31,617.96	26.82%	131,688,880	31.97%	4,165.00
56. 2D1	9,945.15	8.44%	39,034,885	9.48%	3,925.02
57. 2D	20,961.98	17.78%	78,397,780	19.03%	3,740.00
58. 3D1	9,091.94	7.71%	29,550,185	7.17%	3,250.15
59. 3D	11,515.17	9.77%	36,273,115	8.81%	3,150.03
60. 4D1	18,068.47	15.33%	39,660,305	9.63%	2,195.00
61. 4D	6,028.43	5.11%	11,544,370	2.80%	1,914.99
62. Total	117,876.55	100.00%	411,933,565	100.00%	3,494.62
Grass					
63. 1G1	23,120.87	36.09%	43,432,085	39.49%	1,878.48
64. 1G	5,497.83	8.58%	10,253,695	9.32%	1,865.04
65. 2G1	12,446.44	19.43%	20,122,710	18.30%	1,616.74
66. 2G	14,039.62	21.91%	21,678,200	19.71%	1,544.07
67. 3G1	7,303.61	11.40%	10,949,235	9.96%	1,499.15
68. 3G	328.88	0.51%	888,550	0.81%	2,701.75
69. 4G1	461.89	0.72%	983,075	0.89%	2,128.37
70. 4G	873.69	1.36%	1,663,625	1.51%	1,904.14
71. Total	64,072.83	100.00%	109,971,175	100.00%	1,716.35
Irrigated Total					
	153,269.60	44.81%	710,815,845	57.56%	4,637.68
Dry Total					
	117,876.55	34.47%	411,933,565	33.36%	3,494.62
Grass Total					
	64,072.83	18.73%	109,971,175	8.91%	1,716.35
72. Waste	2,346.16	0.69%	352,090	0.03%	150.07
73. Other	4,446.70	1.30%	1,734,355	0.14%	390.03
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	342,011.84	100.00%	1,234,807,030	100.00%	3,610.42

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 6

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	0.00	0.00%	0	0.00%	0.00
48. 2A	26.36	40.20%	127,715	43.70%	4,845.03
49. 3A1	21.93	33.44%	104,385	35.72%	4,759.92
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	0.00	0.00%	0	0.00%	0.00
52. 4A	17.29	26.36%	60,170	20.59%	3,480.05
53. Total	65.58	100.00%	292,270	100.00%	4,456.69
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	0.00	0.00%	0	0.00%	0.00
56. 2D1	0.00	0.00%	0	0.00%	0.00
57. 2D	2.13	15.87%	7,730	26.52%	3,629.11
58. 3D1	0.32	2.38%	1,010	3.47%	3,156.25
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	0.00	0.00%	0	0.00%	0.00
61. 4D	10.97	81.74%	20,405	70.01%	1,860.07
62. Total	13.42	100.00%	29,145	100.00%	2,171.76
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	0.00	0.00%	0	0.00%	0.00
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	0.00	0.00%	0	0.00%	0.00
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	0.00	0.00%	0	0.00%	0.00
71. Total	0.00	0.00%	0	0.00%	0.00
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Irrigated Total	65.58	83.01%	292,270	90.93%	4,456.69
Dry Total	13.42	16.99%	29,145	9.07%	2,171.76
Grass Total	0.00	0.00%	0	0.00%	0.00
72. Waste	0.00	0.00%	0	0.00%	0.00
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	79.00	100.00%	321,415	100.00%	4,068.54

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	0.00	0	153,335.18	711,108,115	153,335.18	711,108,115
77. Dry Land	0.00	0	0.00	0	117,889.97	411,962,710	117,889.97	411,962,710
78. Grass	0.00	0	0.00	0	64,072.83	109,971,175	64,072.83	109,971,175
79. Waste	0.00	0	0.00	0	2,346.16	352,090	2,346.16	352,090
80. Other	0.00	0	0.00	0	4,446.70	1,734,355	4,446.70	1,734,355
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	0.00	0	0.00	0	342,090.84	1,235,128,445	342,090.84	1,235,128,445

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	153,335.18	44.82%	711,108,115	57.57%	4,637.61
Dry Land	117,889.97	34.46%	411,962,710	33.35%	3,494.47
Grass	64,072.83	18.73%	109,971,175	8.90%	1,716.35
Waste	2,346.16	0.69%	352,090	0.03%	150.07
Other	4,446.70	1.30%	1,734,355	0.14%	390.03
Exempt	0.00	0.00%	0	0.00%	0.00
Total	342,090.84	100.00%	1,235,128,445	100.00%	3,610.53

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 N/a Or Error	6	676,295	5	146,290	7	1,856,705	13	2,679,290	383,465
83.2 Acreages	110	4,710,445	671	28,103,390	684	154,272,515	794	187,086,350	4,482,205
83.3 Foster	45	123,560	71	71,400	71	3,158,145	116	3,353,105	0
83.4 Hadar	12	95,590	131	1,395,225	132	19,288,165	144	20,778,980	248,360
83.5 Osmond	55	212,660	334	2,087,380	329	32,183,310	384	34,483,350	908,005
83.6 Pierce	43	505,830	694	9,543,665	722	83,211,335	765	93,260,830	223,070
83.7 Plainview	106	451,765	618	2,769,605	618	51,100,285	724	54,321,655	523,495
84 Residential Total	377	6,776,145	2,524	44,116,955	2,563	345,070,460	2,940	395,963,560	6,768,600

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u> <u>I</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 N/a Or Error	1	275	4	94,590	4	19,240	5	114,105	0
85.2 Acreages	21	268,730	71	2,678,240	81	71,005,685	102	73,952,655	222,620
85.3 Foster	3	3,755	18	79,115	19	765,165	22	848,035	0
85.4 Hadar	5	33,790	19	131,950	20	1,935,455	25	2,101,195	101,005
85.5 Osmond	5	24,825	63	401,175	64	13,176,515	69	13,602,515	79,490
85.6 Pierce	7	18,540	79	539,060	79	10,986,695	86	11,544,295	7,435
85.7 Plainview	18	59,190	95	491,720	95	6,225,480	113	6,776,390	13,030
86 Commercial Total	60	409,105	349	4,415,850	362	104,114,235	422	108,939,190	423,580

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

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	22,417.56	39.02%	42,593,355	44.20%	1,900.00
88. 1G	4,720.99	8.22%	8,521,380	8.84%	1,805.00
89. 2G1	11,447.27	19.92%	18,888,445	19.60%	1,650.04
90. 2G	12,465.21	21.70%	17,700,600	18.37%	1,420.00
91. 3G1	6,299.22	10.96%	8,535,390	8.86%	1,354.99
92. 3G	73.03	0.13%	87,635	0.09%	1,199.99
93. 4G1	20.20	0.04%	21,210	0.02%	1,050.00
94. 4G	10.38	0.02%	10,380	0.01%	1,000.00
95. Total	57,453.86	100.00%	96,358,395	100.00%	1,677.14
CRP					
96. 1C1	52.36	1.42%	225,160	2.01%	4,300.23
97. 1C	319.64	8.70%	1,331,310	11.88%	4,165.03
98. 2C1	134.29	3.65%	527,095	4.70%	3,925.05
99. 2C	944.47	25.70%	3,532,310	31.52%	3,739.99
100. 3C1	669.79	18.23%	2,176,925	19.43%	3,250.16
101. 3C	253.80	6.91%	799,485	7.13%	3,150.06
102. 4C1	437.35	11.90%	959,980	8.57%	2,194.99
103. 4C	863.31	23.49%	1,653,245	14.75%	1,915.01
104. Total	3,675.01	100.00%	11,205,510	100.00%	3,049.11
Timber					
105. 1T1	650.95	22.11%	613,570	25.49%	942.58
106. 1T	457.20	15.53%	401,005	16.66%	877.09
107. 2T1	864.88	29.38%	707,170	29.38%	817.65
108. 2T	629.94	21.40%	445,290	18.50%	706.88
109. 3T1	334.60	11.37%	236,920	9.84%	708.07
110. 3T	2.05	0.07%	1,430	0.06%	697.56
111. 4T1	4.34	0.15%	1,885	0.08%	434.33
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	2,943.96	100.00%	2,407,270	100.00%	817.70
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Grass Total	57,453.86	89.67%	96,358,395	87.62%	1,677.14
CRP Total	3,675.01	5.74%	11,205,510	10.19%	3,049.11
Timber Total	2,943.96	4.59%	2,407,270	2.19%	817.70
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114. Market Area Total	64,072.83	100.00%	109,971,175	100.00%	1,716.35

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

Market Area 6

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	0.00	0.00%	0	0.00%	0.00
88. 1G	0.00	0.00%	0	0.00%	0.00
89. 2G1	0.00	0.00%	0	0.00%	0.00
90. 2G	0.00	0.00%	0	0.00%	0.00
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	0.00	0.00%	0	0.00%	0.00
95. Total	0.00	0.00%	0	0.00%	0.00
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
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	0.00	0.00%	0	0.00%	0.00
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
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Grass Total	0.00	0.00%	0	0.00%	0.00
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	0.00	0.00%	0	0.00%	0.00

**2022 County Abstract of Assessment for Real Property, Form 45
Compared with the 2021 Certificate of Taxes Levied Report (CTL)**

70 Pierce

	2021 CTL County Total	2022 Form 45 County Total	Value Difference (2022 form 45 - 2021 CTL)	Percent Change	2022 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	362,216,355	395,759,090	33,542,735	9.26%	6,768,600	7.39%
02. Recreational	195,925	204,470	8,545	4.36%	0	4.36%
03. Ag-Homesite Land, Ag-Res Dwelling	90,332,145	95,797,280	5,465,135	6.05%	323,615	5.69%
04. Total Residential (sum lines 1-3)	452,744,425	491,760,840	39,016,415	8.62%	7,092,215	7.05%
05. Commercial	47,917,825	52,696,090	4,778,265	9.97%	423,580	9.09%
06. Industrial	56,243,100	56,243,100	0	0.00%	0	0.00%
07. Total Commercial (sum lines 5-6)	104,160,925	108,939,190	4,778,265	4.59%	423,580	4.18%
08. Ag-Farmsite Land, Outbuildings	56,158,750	59,494,015	3,335,265	5.94%	4,379,680	-1.86%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	556,320	566,410	10,090	1.81%		
11. Total Non-Agland (sum lines 8-10)	56,715,070	60,060,425	3,345,355	5.90%	4,379,680	-1.82%
12. Irrigated	710,242,805	711,108,115	865,310	0.12%		
13. Dryland	412,931,210	411,962,710	-968,500	-0.23%		
14. Grassland	110,155,080	109,971,175	-183,905	-0.17%		
15. Wasteland	354,195	352,090	-2,105	-0.59%		
16. Other Agland	830,085	1,734,355	904,270	108.94%		
17. Total Agricultural Land	1,234,513,375	1,235,128,445	615,070	0.05%		
18. Total Value of all Real Property (Locally Assessed)	1,848,133,795	1,895,888,900	47,755,105	2.58%	11,895,475	1.94%

2022 Assessment Survey for Pierce County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	2
4.	Other part-time employees:
	1
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$190,115
7.	Adopted budget, or granted budget if different from above:
	\$0
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$0
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	\$76,750
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$14,900
11.	Amount of the assessor's budget set aside for education/workshops:
	\$1,280
12.	Amount of last year's assessor's budget not used:
	\$0

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
3.	Personal Property software:
	MIPS
4.	Are cadastral maps currently being used?
	Yes
5.	If so, who maintains the Cadastral Maps?
	Assessor and Office Staff
6.	Does the county have GIS software?
	Yes
7.	Is GIS available to the public? If so, what is the web address?
	Yes; www.pierce.assessor.gworks.com
8.	Who maintains the GIS software and maps?
	Assessor and Office Staff
9.	What type of aerial imagery is used in the cyclical review of properties?
	gWorks and GoogleWorks
10.	When was the aerial imagery last updated?
	August 2020

C. Zoning Information

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

3.	What municipalities in the county are zoned?
	Hadar, Pierce, Plainview and Osmond are all zoned.
4.	When was zoning implemented?
	Unknown

D. Contracted Services

1.	Appraisal Services:
	N/A
2.	GIS Services:
	gWorks, GIS and Assessor Website
3.	Other services:
	N/A

E. Appraisal /Listing Services

1.	List any outside appraisal or listing services employed by the county for the current assessment year
	N/A
2.	If so, is the appraisal or listing service performed under contract?
	N/A
3.	What appraisal certifications or qualifications does the County require?
	None
4.	Have the existing contracts been approved by the PTA?
	N/A
5.	Does the appraisal or listing service providers establish assessed values for the county?
	N/A

2022 Residential Assessment Survey for Pierce County

1.	Valuation data collection done by:																
	Assessor and Office Staff																
2.	List the valuation group recognized by the County and describe the unique characteristics of each:																
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Hadar & Pierce - Hadar: small village located along Hwy 13 close to Norfolk; 2017 approximate population 298; Pierce: County seat, located on Hwy 13 and northwesterly of the city of Norfolk; K-12 school system; 2017 approximate population 1,729</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Plainview - Located in the northwest corner of the county on Hwy. 20; K-12 school system; 2017 approximate population 1,196</td> </tr> <tr> <td style="text-align: center;">10</td> <td>Osmond - Located in the northern portion of the county on Hwy. 20; K-12 school system; 2017 approximate population of 749</td> </tr> <tr> <td style="text-align: center;">20</td> <td>Foster, McLean, West Randolph - Foster: small village located between Plainview and Pierce on Hwy. 13; 2017 approximate population of 51; McLean: located in the Northeast corner, North of Hwy 20; 2017 approximate population 166; West Randolph: Total of 11 parcels bordering the Cedar County line-the majority of the parcels are located in Cedar County</td> </tr> <tr> <td style="text-align: center;">40</td> <td>Rural Acreages</td> </tr> <tr> <td style="text-align: center;">AG OB</td> <td>Agricultural Outbuildings</td> </tr> <tr> <td style="text-align: center;">AG DW</td> <td>Agricultural Dwellings</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Hadar & Pierce - Hadar: small village located along Hwy 13 close to Norfolk; 2017 approximate population 298; Pierce: County seat, located on Hwy 13 and northwesterly of the city of Norfolk; K-12 school system; 2017 approximate population 1,729	5	Plainview - Located in the northwest corner of the county on Hwy. 20; K-12 school system; 2017 approximate population 1,196	10	Osmond - Located in the northern portion of the county on Hwy. 20; K-12 school system; 2017 approximate population of 749	20	Foster, McLean, West Randolph - Foster: small village located between Plainview and Pierce on Hwy. 13; 2017 approximate population of 51; McLean: located in the Northeast corner, North of Hwy 20; 2017 approximate population 166; West Randolph: Total of 11 parcels bordering the Cedar County line-the majority of the parcels are located in Cedar County	40	Rural Acreages	AG OB	Agricultural Outbuildings	AG DW	Agricultural Dwellings
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3.	List and describe the approach(es) used to estimate the market value of residential properties.																
	Sales and Cost Approaches																
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?																
	County uses CAMA depreciation tables.																
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.																
	No, depreciation tables are adjusted for each valuation group by property characteristics and/or location.																
6.	Describe the methodology used to determine the residential lot values?																
	County reviews and analyzes vacant lot sales.																
7.	How are rural residential site values developed?																
	County reviews and analyzes sales.																

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?																																												
	N/A																																												
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2022 Commercial Assessment Survey for Pierce County

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3a.	Describe the process used to determine the value of unique commercial properties.																												
	Check with other counties for similar properties or estimate value using cost approach.																												
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In 2020, VG 1 Pierce and VG 15 Hadar were combined into VG 1 Pierce (eliminating VG 15); VG 10 Osmond and VG 5 Plainview were combined into VG 5 Plainview (eliminating VG 10).

2022 Agricultural Assessment Survey for Pierce County

1.	Valuation data collection done by:						
	Assessor and Office 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;">1</td> <td>The entire county is one market area.</td> <td style="text-align: center;">Annually</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	The entire county is one market area.	Annually
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>					
1	The entire county is one market area.	Annually					
3.	Describe the process used to determine and monitor market areas.						
	Class or subclass includes, but not limited to, the classification of agricultural land listed in section 77-1363, parcel use, parcel type, location, geographic characteristics, zoning, city size, parcel size, and market characteristics. Each year the sales are analyzed and all aspects of the valuation process are considered to determine if there is enough information to create a market area.						
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.						
	There is a 20 acre consideration for those parcels to be identified as residential.						
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 they carry the same value						
6.	What separate market analysis has been conducted where intensive use is identified in the county?						
	Reviewed all parcels with land use of intensive use of cattle and hog feed lots in the county. Also reviewed surrounding counties and how they valued intensive use parcels to ensure similar valuation practices. We value intensive use parcels with the same values as dryland values.						
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.						
	The value we have was determined by sales from nearby counties because we have no sales of WRP.						
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?						
	N/A						
8b.	What process was used to determine if non-agricultural influences exist in the county?						
	N/A						

	<u>If your county recognizes a special value, please answer the following</u>
8c.	Describe the non-agricultural influences recognized within the county.
	N/A
8d.	Where is the influenced area located within the county?
	N/A
8e.	Describe in detail how the special values were arrived at in the influenced area(s).
	N/A

PIERCE COUNTY 3-YEAR PLAN

June 15, 2021

COUNTY DESCRIPTION

Per the 2021 County Abstract, Pierce County consists of the following real property types:

	Parcel/ Acre Count	Parcel	Total Value	Value	Land Only	Improvements
Residential	2934	46.51%	\$362,464,665	19.61%	\$47,673,860	\$314,790,805
Recreation	1	0.01%	\$195,925	0.01%	\$146,245	\$49,680
Commercial	414	6.57%	\$47,565,295	2.57%	\$3,808,235	\$43,757,060
Industrial	3	0.05%	\$56,243, 100	3.04%	\$962,300	\$55,280,800
Agricultural	2955	46.86%	\$1 ,381	74.77%	\$1,253,855,280	\$128,028,605
Total	6307	100%	\$1,848,352,870	100%	\$1,306,445,920	\$541,906,950

BUDGET STAFFING & TRAINING

BUDGET

2020-2021 Requested Budget
2020-2021 Adopted Budget
2021-2022 Requested Budget
2021-2022 Requested Budget

OFFICE BUDGET

\$183,195.00
\$183,195.00
\$190,1 15.00
\$190,1 15.00

APPRAISAL BUDGET

\$74,475.00
\$74,475.00
\$76,750.00
\$76,750.00

STAFF

1 Assessor

1 Deputy Assessor

2 Full-Time Clerks (7-Hour Day)

1 Part-Time Clerk (14 Hours Per Week)

NEW PROPERTY: For assessment year 2021 , there were 126 building permits filed for new property construction/additions in the county.

OTHER FUNCTIONS PERFORMED BY THE ASSESSOR'S OFFICE, BUT NOT LIMITED TO:

- 1 Record Maintenance, Splits, and Ownership changes
2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
 - a. Abstract (Real Property)
 - b. Assessor Survey
 - c. Sales information to PA&T rosters and annual Assessed Value Update w/Abstract
 - d. Certification of Value to Political Subdivisions
 - e. School District Taxable Value Report
 - f. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
 - g. Certificate of Taxes Levied Report

- h. Report of current values for properties owned by Board of Education Lands and Funds
 - i. Report of all Exempt Property and Taxable Government Owned Property
 - j. Annual Plan of Assessment Report
3. Personal Property: administer annual filing of 1,035 schedules; prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.
 4. Permissive Exemptions: administer annual filings of 39 applications for new or continued exempt use, review and make recommendations to county board.
 5. Taxable Government Owned Property — annual review of 33 government owned properties not used for public purpose, send notices of intent to tax, etc.
 6. Homestead Exemptions: administer 278 annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance.
 7. Centrally Assessed — review of valuations as certified by PA&T 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 — attends the 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 implements orders of the TERC.
 15. Review Mobile Home Court Reports annually.
 16. Review Beginning Farmer or Livestock Producer Applications.
 17. File Improvements on Leased Land Assessment Applications.
 18. File annual inventory statement of all county personal property in custody of the office.
 19. Education: Assessor and/or Appraisal Education — attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification. The current requirement is 60 hours of continuing education per four-year term.

CONTRACT APPRAISER

The contract appraiser's responsibilities are to inspect the properties assigned, verify the property record to determine if it is accurate (size, quality, condition, type of siding and roof, basement finish, etc.), take new pictures and place in the property record card, and review the sales of like properties and make recommendations of the values assigned to properties.

TRAINING

For 2020, staff attended webinar in January with GIS on Arc map 101. February staff attended webinar with PAD for centrally assessed & cell towers. In August Assessor attended assessor workshop in Kearney. October, Deputy Assessor Zoom for Manufactured vs Stick Homes. She also attended IAAO 300 in Omaha. Staff attended Naco education webinar in December.

2021 R&O STATISTICS

<u>PROPERTY CLASS</u>	<u>MEDIAN</u>	<u>COD</u>	<u>p RD</u>
Residential	96.00	15.45	101.73
Commercial	100.00	35.70	97.62
Agricultural Unimproved	72.00	27.07	108.03

- 2 -

3 YEAR APPRAISAL PLAN

2021

Residential

The county reviewed and reappraise the town of Osmond (330+ improved parcels) for implementation for 2021. They were last appraised for 2015. Market analysis and pick up work will be scheduled for this year as well.

Commercial

Only pick up work and sales reviews are planned for this property class for 2021.

Agricultural

The only tasks required should be market analysis of land and pick up work.

2022

Residential

The county plans to review and reappraise Plainview, Foster, Breslau and West Randolph. (676 + parcels.) Appraisal maintenance. Market analysis and pick up work for other residential parcels.

Commercial

Only pick up work and sales reviews are planned for this property class for 2022

Agricultural

The only tasks required should be market analysis of land and pick up work.

2023

Commercial & Industry

Reappraise all Commercial properties and Industrial properties. 407 + 3 (industrial) Parcels.
Appraisal maintenance.

Residential

Only pickup work and sales review are planned for property class for 2023.

Agricultural

The only task required should be market value of land and pick up work.

2024

Residential

Reappraise Pierce and Hadar with 800 + parcels. Appraisal maintenance on

Commercial & Industry

Only pick up work and sales review are planned for class 2024

Agricultural

The only tasks required should be market analysis of land and pickup work.

The following is a time line table to give and overview of accomplishments and the next three-year plan schedule.

CLASS	2021	2022	2023	2024	2025
RESIDENTIAL	Reviewed & Reappraised Osmond (300 + parcels.) Appraisal maintenance.	Reappraise Plainview, Foster, McLean, Breslau and West Randolph. (600 + parcels.) Appraisal Maintenance.	Appraisal Maintenance. .	Reappraise Pierce and Hadar (800 + parcels). Appraisal Maintenance.	Reappraise Rural residential. (+650 parcels.) Acreages Appraisal maintenance.
COMMERCIAL	Appraisal maintenance.	Appraisal maintenance.	Reappraise all commercial properties. (407 + parcel & + 3 Industrial. Appraisal maintenance.	Appraisal maintenance.	Appraisal Maintenance.
AGRICULTURAL	Appraisal maintenance.	Appraisal maintenance.	Appraisal maintenance.	Appraisal maintenance.	Appraisal maintenance.
	2026	2027	2028	2029	2030

RESIDENTIAL	Reappraise agricultural homes & outbuildings (1050 + parcels) Appraisal Maintenance.				
COMMERCIAL	Appraisal Maintenance.				
AGRICULTURAL	Appraisal Maintenance.				

The above information is intended to demonstrate the need for the following requested 2019-2020 budgets: PROPOSED BUDGET

Office Budget	\$190,1
Appraisal Budget	15.00
	\$76,750.00

Respectfully submitted —

Jean M Lubke
Pierce County Assessor