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DEPARTMENT OF REVENUE

**2024 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

PIERCE COUNTY

April 5, 2024



Jim Pillen, Governor

Commissioner Hotz :

The Property Tax Administrator has compiled the 2024 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

A handwritten signature in black ink that reads "Sarah Scott".

Sincerely,
Sarah Scott
Property Tax Administrator
402-471-5962

cc: Jean Lubke, Pierce County Assessor

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Introduction

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

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

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

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

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

Statistical Analysis:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Analysis of Assessment Practices:

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

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

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

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

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

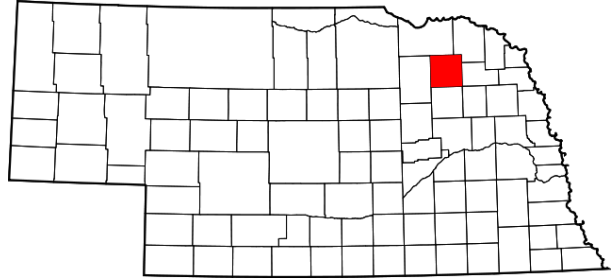
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors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

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

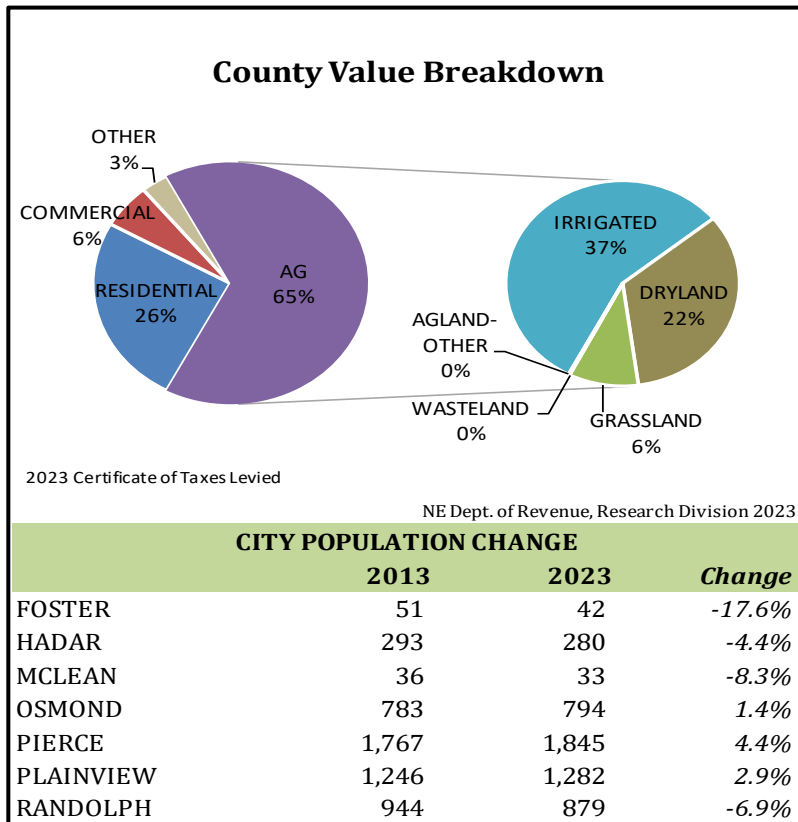
**Further information may be found in Exhibit 94*

County Overview

With a total area of 573 square miles, Pierce County has 7,332 residents, per the Census Bureau Quick Facts for 2024, a slight population increase from the 2023 U.S. Census. Reports indicate that 78% of county residents are homeowners and 88% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$170,419 (2023 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 233 employer establishments with total employment of 1,538, 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).

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

2024 Residential Correlation for Pierce County

Assessment Actions

The county assessor completed a reappraisal for the 2024 assessment year in the towns of Pierce and Hadar. New lot values were established, and review of the physical characteristics was completed. The costing for these two towns is now 2023.

Plainview lot values were increased for the 2024 assessment year. Osmond had lot values increased and adjustments to one and one and a half story homes between 1890-1949 resulting in approximately a 9% increase in value.

The small towns of Foster, McLean and West Randolph were reviewed, and lot values were also adjusted. The acreages have two neighborhoods. Neighborhood 6 increased the 1st acre to \$25,000 and 2 to 5 acres to \$2,500 and the remaining acres to \$1,000. Neighborhood 16 increased the 1st acre to \$34,000, 2 to 5 acres to \$6,000 and the remaining acres to \$1,000.

The pick-up work was completed.

Assessment Practice Review

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

The sales qualification and verification processes are reviewed to determine if all arm's-length transactions are used. The county assessor qualified a typical portion of sales in comparison to the statewide average. Further review of the disqualified sales support that all arm's-length transactions have been made available for measurement purposes.

A discussion was held with the County Assessor concerning the lot values. The county studied the lots and made changes for 2024. Appraisal Tables Costing and depreciation tables utilized are 2022 for all groups except Valuation Group 1 which was updated to 2024 costing and depreciation.

There are five valuation groups in the residential class, and they generally follow the assessor locations used by the county assessor. Each group defined generally has enough sales except for Valuation Group 20 which consists of three small villages combined.

The six-year inspection and review cycle were reviewed and is current for the residential class. A detailed outline indicates the cyclical review and will focus on the rural residential in 2025. This will include review of each parcel utilizing aerial imagery and physical inspections.

The county assessor has a written valuation methodology on file.

2024 Residential Correlation for Pierce County

Description of Analysis

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

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

A review of the residential statistical profile indicates that the median, mean, and weighted mean are all within the acceptable range. The COD is within the recommended range, and the PRD is considered above the recommended range; however, removal of 10 outliers reduces the PRD to 103%, the ten outliers are found at all price levels, providing evidence that the sample is not regressive.

All valuation groups with enough sales are within the acceptable range. Most of the sales occur in Valuation Groups 1 and 5. All three measures of central tendency are in range for Valuation Group 1. Valuation Group 5 has two of the three measures of central tendency within range. The COD is within range for Valuation Group 1 and slightly outside of range for Valuation Group 5. The PRD is within range for Valuation Group 1 and high for Valuation Group 5 which is influenced by low dollar sales.

Comparison of the valuation changes of the sold parcels and the residential population as reflected on the 2024 County Abstract of Assessment for Real Property, Form 45 Compared with the 2023 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

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

2024 Residential Correlation for Pierce County

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	56	97.10	98.75	96.38	10.75	102.46
5	47	96.83	102.37	94.00	21.25	108.90
10	27	93.69	93.63	95.25	22.12	98.30
20	8	99.86	107.34	90.59	38.68	118.49
40	24	93.80	94.11	87.55	19.58	107.49
____ALL____	162	96.44	98.69	93.23	18.36	105.86

Level of Value

Based on analysis of all available information, the level of value for the residential property in Pierce County is 96%.

2024 Commercial Correlation for Pierce County

Assessment Actions

The county assessor reviewed the preliminary statistics and the only thing that was completed for the 2024 assessment was the pick-up work.

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 are reviewed to determine if all arm's length transactions are used. The county assessor qualified a typical portion of sales in comparison to the statewide average. Further review of the disqualified sales support that all arm's-length transactions have been made available for the measurement of the commercial class.

The lot values were updated in 2022 as well as the costing and depreciation tables.

There are four valuation groups in the commercial class, and they generally follow the assessor locations used by the county assessor.

The six-year inspection and review cycle were reviewed and is current for the commercial class. The reappraisal that was completed included a physical inspection in 2022.

Description of Analysis

The commercial properties are analyzed utilizing four valuation groups described in the following table.

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

Review of the overall sample representing all four valuation groups indicates the median and weighted mean are within the acceptable range and the mean is low. The qualitative statistics are within the IAAO recommended range.

2024 Commercial Correlation for Pierce County

The 2024 County Abstract of Assessment for Real Property Form 45 Compared to the 2023 Certificate of Taxes Levied Report (CTL) confirms the assessment actions as reported by the county assessor.

Equalization and Quality of Assessment

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

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	5	93.04	92.56	93.32	02.34	99.19
5	8	94.19	88.57	87.33	09.14	101.42
10	3	92.52	93.88	95.01	03.03	98.81
40	4	97.86	87.44	92.85	11.27	94.17
____ALL____	20	93.63	90.13	91.55	07.66	98.45

Level of Value

Based on analysis of all available information, the level of value for the commercial property in Pierce County is 94%.

2024 Agricultural Correlation for Pierce County

Assessment Actions

The county assessor conducted a market analysis of all three land use categories. As a result, the irrigated land increased 35% and the dryland increased 15%. No increase was applied to the grassland. All pick-up work was completed and added to the assessment roll.

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 are reviewed to determine if all arm's length transactions are used. The county assessor qualified a slightly higher portion of sales in comparison to the statewide average. Further review of the disqualified sales support that all arm's-length transactions have been made available for the measurement of the agricultural class.

One market area is currently defined. The county assessor reviews the market to determine if additional market areas are needed. The last aerial imagery was in August of 2022 to be used beginning January 2023. Each year the county completes a review of four townships.

Agricultural homes and improvements are valued using the same practices as the rural residential homes. Reappraisal of agricultural homes was last done in 2020 and rural residential in 2020. Costing and depreciation tables utilized are dated 2022. The required six-year inspection and review is current for the agricultural class.

The Conservation Reserve Program (CRP) is roughly over half identified in the county. The intensive use in the county has been identified and assigned value.

Description of Analysis

The statistical profile represents one market area in Pierce County. There are 87 qualified sales, and the median and mean measures of central tendency are within the acceptable range. The weighted mean is below the acceptable range and influenced by the newest study period year. The market continues to increase in Pierce County.

Review of each class by the 80% Majority Land Use (MLU) reveals the statistics for irrigated land and dryland are within the acceptable range. There are few sales in the grassland. The Pierce County Average Acre Comparison for the grassland values supports that the values are comparable to surrounding counties.

2024 Agricultural Correlation for Pierce County

Battle Creek Public School District lies partially in Pierce County and has a school bond subject to the reduced valuation under LB2. There are no qualified sale in this school district for Pierce County, review of the county assessor’s valuation supports that assessed values were reduced as required.

The 2024 County Abstract of Assessment for Real Property Form 45 Compared to the 2023 Certificate of Taxes Levied Report (CTL) confirms the assessment actions as reported by the county assessor.

Equalization and Quality of Assessment

Agricultural homes and outbuildings have been valued using the same valuation process as rural residential improvements and are equalized at the statutorily required level. Agricultural land values are equalized at uniform portions of market value; all values have been determined to be acceptable and are reasonably comparable to adjoining counties. The quality of assessment of agricultural land 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	40	71.16	79.93	70.16	30.86	113.93
1	40	71.16	79.93	70.16	30.86	113.93
<u> Dry </u>						
County	28	69.71	68.09	57.81	30.40	117.78
1	28	69.71	68.09	57.81	30.40	117.78
<u> Grass </u>						
County	7	76.71	76.71	64.54	23.00	118.86
1	7	76.71	76.71	64.54	23.00	118.86
<u> ALL </u>						
	87	70.55	74.17	65.75	28.90	112.81

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Pierce County is 71%.

Level of Value of School Bond Valuation – LB2 (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 at 50%.

2024 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	96	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	94	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	71	Meets generally accepted mass appraisal techniques.	No recommendation.
School Bond Value Agricultural Land	50	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 5th day of April, 2024.



Sarah Scott
Property Tax Administrator

APPENDICES

2024 Commission Summary for Pierce County

Residential Real Property - Current

Number of Sales	162	Median	96.44
Total Sales Price	\$25,718,015	Mean	98.69
Total Adj. Sales Price	\$25,718,015	Wgt. Mean	93.23
Total Assessed Value	\$23,977,235	Average Assessed Value of the Base	\$158,624
Avg. Adj. Sales Price	\$158,753	Avg. Assessed Value	\$148,008

Confidence Interval - Current

95% Median C.I	93.90 to 99.81
95% Wgt. Mean C.I	89.98 to 96.49
95% Mean C.I	94.98 to 102.40
% of Value of the Class of all Real Property Value in the County	18.65
% of Records Sold in the Study Period	5.48
% of Value Sold in the Study Period	5.12

Residential Real Property - History

Year	Number of Sales	LOV	Median
2023	188	96	95.79
2022	156	95	95.24
2021	146	96	95.69
2020	200	96	96.00

2024 Commission Summary for Pierce County

Commercial Real Property - Current

Number of Sales	20	Median	93.63
Total Sales Price	\$3,572,093	Mean	90.13
Total Adj. Sales Price	\$3,572,093	Wgt. Mean	91.55
Total Assessed Value	\$3,270,115	Average Assessed Value of the Base	\$304,780
Avg. Adj. Sales Price	\$178,605	Avg. Assessed Value	\$163,506

Confidence Interval - Current

95% Median C.I	90.35 to 97.00
95% Wgt. Mean C.I	85.26 to 97.83
95% Mean C.I	84.75 to 95.51
% of Value of the Class of all Real Property Value in the County	5.14
% of Records Sold in the Study Period	4.72
% of Value Sold in the Study Period	2.53

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2023	17	94	93.94
2022	20	100	85.35
2021	17	100	100.05
2020	20	100	97.81

**70 Pierce
RESIDENTIAL**

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

Date Range: 10/1/2021 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 162
 Total Sales Price : 25,718,015
 Total Adj. Sales Price : 25,718,015
 Total Assessed Value : 23,977,235
 Avg. Adj. Sales Price : 158,753
 Avg. Assessed Value : 148,008

MEDIAN : 96
 WGT. MEAN : 93
 MEAN : 99
 COD : 18.36
 PRD : 105.86

COV : 24.42
 STD : 24.10
 Avg. Abs. Dev : 17.71
 MAX Sales Ratio : 190.40
 MIN Sales Ratio : 40.14

95% Median C.I. : 93.90 to 99.81
 95% Wgt. Mean C.I. : 89.98 to 96.49
 95% Mean C.I. : 94.98 to 102.40

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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-21 To 31-DEC-21	18	105.56	107.48	102.43	14.03	104.93	67.75	151.08	94.96 to 118.16	107,067	109,668
01-JAN-22 To 31-MAR-22	16	107.22	108.53	101.60	15.28	106.82	77.30	159.85	94.71 to 125.18	153,797	156,260
01-APR-22 To 30-JUN-22	37	92.84	98.40	88.93	23.98	110.65	40.14	190.40	81.12 to 100.47	177,412	157,766
01-JUL-22 To 30-SEP-22	25	97.43	94.18	93.89	14.36	100.31	57.90	133.08	90.40 to 101.25	184,994	173,694
01-OCT-22 To 31-DEC-22	13	99.69	98.41	92.05	16.00	106.91	50.41	131.87	84.52 to 123.06	149,319	137,454
01-JAN-23 To 31-MAR-23	14	99.20	100.57	100.22	17.03	100.35	60.34	139.31	77.79 to 117.51	141,564	141,871
01-APR-23 To 30-JUN-23	19	90.78	90.94	86.61	20.64	105.00	48.39	146.60	71.38 to 105.44	140,500	121,683
01-JUL-23 To 30-SEP-23	20	93.79	95.28	91.26	14.28	104.40	70.44	136.80	83.23 to 98.82	177,420	161,914
<u>Study Yrs</u>											
01-OCT-21 To 30-SEP-22	96	97.56	100.69	94.07	18.82	107.04	40.14	190.40	94.65 to 102.13	162,261	152,645
01-OCT-22 To 30-SEP-23	66	94.08	95.77	91.94	17.55	104.17	48.39	146.60	89.54 to 99.69	153,651	141,263
<u>Calendar Yrs</u>											
01-JAN-22 To 31-DEC-22	91	96.82	99.02	92.79	19.06	106.71	40.14	190.40	92.25 to 100.21	171,330	158,975
<u>ALL</u>	162	96.44	98.69	93.23	18.36	105.86	40.14	190.40	93.90 to 99.81	158,753	148,008

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	56	97.10	98.75	96.38	10.75	102.46	55.62	133.18	93.90 to 101.25	178,725	172,248
5	47	96.83	102.37	94.00	21.25	108.90	57.90	170.32	88.97 to 112.52	89,759	84,375
10	27	93.69	93.63	95.25	22.12	98.30	40.14	157.09	77.30 to 113.99	142,769	135,986
20	8	99.86	107.34	90.59	38.68	118.49	59.18	190.40	59.18 to 190.40	35,438	32,104
40	24	93.80	94.11	87.55	19.58	107.49	48.39	167.91	78.66 to 105.44	306,354	268,219
<u>ALL</u>	162	96.44	98.69	93.23	18.36	105.86	40.14	190.40	93.90 to 99.81	158,753	148,008

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	162	96.44	98.69	93.23	18.36	105.86	40.14	190.40	93.90 to 99.81	158,753	148,008
06											
07											
<u>ALL</u>	162	96.44	98.69	93.23	18.36	105.86	40.14	190.40	93.90 to 99.81	158,753	148,008

**70 Pierce
RESIDENTIAL**

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

Date Range: 10/1/2021 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 162
 Total Sales Price : 25,718,015
 Total Adj. Sales Price : 25,718,015
 Total Assessed Value : 23,977,235
 Avg. Adj. Sales Price : 158,753
 Avg. Assessed Value : 148,008

MEDIAN : 96
 WGT. MEAN : 93
 MEAN : 99
 COD : 18.36
 PRD : 105.86

COV : 24.42
 STD : 24.10
 Avg. Abs. Dev : 17.71
 MAX Sales Ratio : 190.40
 MIN Sales Ratio : 40.14

95% Median C.I. : 93.90 to 99.81
 95% Wgt. Mean C.I. : 89.98 to 96.49
 95% Mean C.I. : 94.98 to 102.40

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000	1	136.80	136.80	136.80	00.00	100.00	136.80	136.80	N/A	2,500	3,420
Less Than 15,000	2	113.60	113.60	105.87	20.42	107.30	90.40	136.80	N/A	3,750	3,970
Less Than 30,000	11	135.16	135.76	140.20	15.62	96.83	90.40	190.40	109.31 to 170.32	19,760	27,703
Ranges Excl. Low \$											
Greater Than 4,999	161	96.36	98.45	93.23	18.23	105.60	40.14	190.40	93.73 to 99.81	159,724	148,906
Greater Than 14,999	160	96.44	98.50	93.23	18.29	105.65	40.14	190.40	93.90 to 99.81	160,691	149,808
Greater Than 29,999	151	94.96	95.98	92.83	16.86	103.39	40.14	167.91	93.00 to 98.89	168,879	156,772
Incremental Ranges											
0 TO 4,999	1	136.80	136.80	136.80	00.00	100.00	136.80	136.80	N/A	2,500	3,420
5,000 TO 14,999	1	90.40	90.40	90.40	00.00	100.00	90.40	90.40	N/A	5,000	4,520
15,000 TO 29,999	9	135.16	140.69	141.43	15.27	99.48	109.31	190.40	112.52 to 170.32	23,318	32,977
30,000 TO 59,999	15	99.69	100.83	103.02	19.79	97.87	59.18	136.49	80.55 to 122.16	45,467	46,838
60,000 TO 99,999	30	101.82	106.91	107.80	21.83	99.17	50.35	167.91	96.36 to 122.51	77,088	83,104
100,000 TO 149,999	27	93.69	95.02	95.05	17.44	99.97	40.14	128.08	86.86 to 111.55	124,989	118,808
150,000 TO 249,999	53	93.47	91.21	90.80	12.56	100.45	55.62	139.31	87.60 to 96.82	181,847	165,113
250,000 TO 499,999	23	94.65	92.52	91.45	13.17	101.17	48.39	125.19	86.57 to 101.25	327,757	299,725
500,000 TO 999,999	3	76.87	82.03	83.09	07.13	98.72	76.39	92.84	N/A	651,667	541,445
1,000,000 +											
ALL	162	96.44	98.69	93.23	18.36	105.86	40.14	190.40	93.90 to 99.81	158,753	148,008

70 Pierce
COMMERCIAL

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

Date Range: 10/1/2020 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 20
Total Sales Price : 3,572,093
Total Adj. Sales Price : 3,572,093
Total Assessed Value : 3,270,115
Avg. Adj. Sales Price : 178,605
Avg. Assessed Value : 163,506

MEDIAN : 94
WGT. MEAN : 92
MEAN : 90
COD : 07.66
PRD : 98.45

COV : 12.76
STD : 11.50
Avg. Abs. Dev : 07.17
MAX Sales Ratio : 102.24
MIN Sales Ratio : 55.14

95% Median C.I. : 90.35 to 97.00
95% Wgt. Mean C.I. : 85.26 to 97.83
95% Mean C.I. : 84.75 to 95.51

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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-20 To 31-DEC-20	1	97.00	97.00	97.00	00.00	100.00	97.00	97.00	N/A	95,000	92,150
01-JAN-21 To 31-MAR-21	2	88.70	88.70	96.05	10.55	92.35	79.34	98.05	N/A	537,500	516,280
01-APR-21 To 30-JUN-21	3	93.94	94.39	94.62	00.92	99.76	93.32	95.90	N/A	249,033	235,640
01-JUL-21 To 30-SEP-21	1	87.53	87.53	87.53	00.00	100.00	87.53	87.53	N/A	48,250	42,235
01-OCT-21 To 31-DEC-21	1	97.67	97.67	97.67	00.00	100.00	97.67	97.67	N/A	75,000	73,250
01-JAN-22 To 31-MAR-22	2	92.39	92.39	91.74	02.21	100.71	90.35	94.43	N/A	51,400	47,153
01-APR-22 To 30-JUN-22	2	94.59	94.59	94.12	01.64	100.50	93.04	96.14	N/A	57,500	54,118
01-JUL-22 To 30-SEP-22	2	77.02	77.02	66.08	28.41	116.56	55.14	98.89	N/A	100,000	66,080
01-OCT-22 To 31-DEC-22	1	102.24	102.24	102.24	00.00	100.00	102.24	102.24	N/A	30,975	31,670
01-JAN-23 To 31-MAR-23	2	82.69	82.69	81.13	11.13	101.92	73.49	91.89	N/A	42,750	34,683
01-APR-23 To 30-JUN-23	1	92.52	92.52	92.52	00.00	100.00	92.52	92.52	N/A	375,000	346,960
01-JUL-23 To 30-SEP-23	2	85.90	85.90	86.80	14.97	98.96	73.04	98.76	N/A	311,234	270,153
<u>Study Yrs</u>											
01-OCT-20 To 30-SEP-21	7	93.94	92.15	95.35	04.67	96.64	79.34	98.05	79.34 to 98.05	280,764	267,695
01-OCT-21 To 30-SEP-22	7	94.43	89.38	82.78	08.20	107.97	55.14	98.89	55.14 to 98.89	70,400	58,279
01-OCT-22 To 30-SEP-23	6	92.21	88.66	88.72	09.96	99.93	73.04	102.24	73.04 to 102.24	185,657	164,717
<u>Calendar Yrs</u>											
01-JAN-21 To 31-DEC-21	7	93.94	92.25	95.35	04.78	96.75	79.34	98.05	79.34 to 98.05	277,907	264,995
01-JAN-22 To 31-DEC-22	7	94.43	90.03	81.64	08.88	110.28	55.14	102.24	55.14 to 102.24	64,111	52,339
<u>ALL</u>	20	93.63	90.13	91.55	07.66	98.45	55.14	102.24	90.35 to 97.00	178,605	163,506

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	93.04	92.56	93.32	02.34	99.19	87.53	97.00	N/A	76,170	71,080
5	8	94.19	88.57	87.33	09.14	101.42	73.04	102.24	73.04 to 102.24	147,559	128,865
10	3	92.52	93.88	95.01	03.03	98.81	90.35	98.76	N/A	258,589	245,690
40	4	97.86	87.44	92.85	11.27	94.17	55.14	98.89	N/A	308,750	286,681
<u>ALL</u>	20	93.63	90.13	91.55	07.66	98.45	55.14	102.24	90.35 to 97.00	178,605	163,506

**70 Pierce
COMMERCIAL**

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

Date Range: 10/1/2020 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 20	MEDIAN : 94	COV : 12.76	95% Median C.I. : 90.35 to 97.00
Total Sales Price : 3,572,093	WGT. MEAN : 92	STD : 11.50	95% Wgt. Mean C.I. : 85.26 to 97.83
Total Adj. Sales Price : 3,572,093	MEAN : 90	Avg. Abs. Dev : 07.17	95% Mean C.I. : 84.75 to 95.51
Total Assessed Value : 3,270,115			
Avg. Adj. Sales Price : 178,605	COD : 07.66	MAX Sales Ratio : 102.24	
Avg. Assessed Value : 163,506	PRD : 98.45	MIN Sales Ratio : 55.14	

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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	2	94.92	94.92	94.89	01.03	100.03	93.94	95.90	N/A	310,000	294,153
03	18	93.18	89.60	90.84	08.36	98.63	55.14	102.24	87.53 to 97.67	164,005	148,989
04											
<u>ALL</u>	<u>20</u>	<u>93.63</u>	<u>90.13</u>	<u>91.55</u>	<u>07.66</u>	<u>98.45</u>	<u>55.14</u>	<u>102.24</u>	<u>90.35 to 97.00</u>	<u>178,605</u>	<u>163,506</u>

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	20	93.63	90.13	91.55	07.66	98.45	55.14	102.24	90.35 to 97.00	178,605	163,506
Greater Than 14,999	20	93.63	90.13	91.55	07.66	98.45	55.14	102.24	90.35 to 97.00	178,605	163,506
Greater Than 29,999	20	93.63	90.13	91.55	07.66	98.45	55.14	102.24	90.35 to 97.00	178,605	163,506
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	7	94.43	92.09	91.20	06.71	100.98	73.49	102.24	73.49 to 102.24	41,389	37,746
60,000 TO 99,999	4	95.02	94.52	94.77	02.97	99.74	90.35	97.67	N/A	78,200	74,109
100,000 TO 149,999	2	86.33	86.33	86.68	08.10	99.60	79.34	93.32	N/A	121,050	104,930
150,000 TO 249,999	1	55.14	55.14	55.14	00.00	100.00	55.14	55.14	N/A	150,000	82,715
250,000 TO 499,999	5	93.94	90.83	91.23	06.20	99.56	73.04	98.76	N/A	323,494	295,114
500,000 TO 999,999	1	98.05	98.05	98.05	00.00	100.00	98.05	98.05	N/A	960,000	941,315
1,000,000 TO 1,999,999											
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											
<u>ALL</u>	<u>20</u>	<u>93.63</u>	<u>90.13</u>	<u>91.55</u>	<u>07.66</u>	<u>98.45</u>	<u>55.14</u>	<u>102.24</u>	<u>90.35 to 97.00</u>	<u>178,605</u>	<u>163,506</u>

**70 Pierce
COMMERCIAL**

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

Date Range: 10/1/2020 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 20
 Total Sales Price : 3,572,093
 Total Adj. Sales Price : 3,572,093
 Total Assessed Value : 3,270,115
 Avg. Adj. Sales Price : 178,605
 Avg. Assessed Value : 163,506

MEDIAN : 94
 WGT. MEAN : 92
 MEAN : 90
 COD : 07.66
 PRD : 98.45

COV : 12.76
 STD : 11.50
 Avg. Abs. Dev : 07.17
 MAX Sales Ratio : 102.24
 MIN Sales Ratio : 55.14

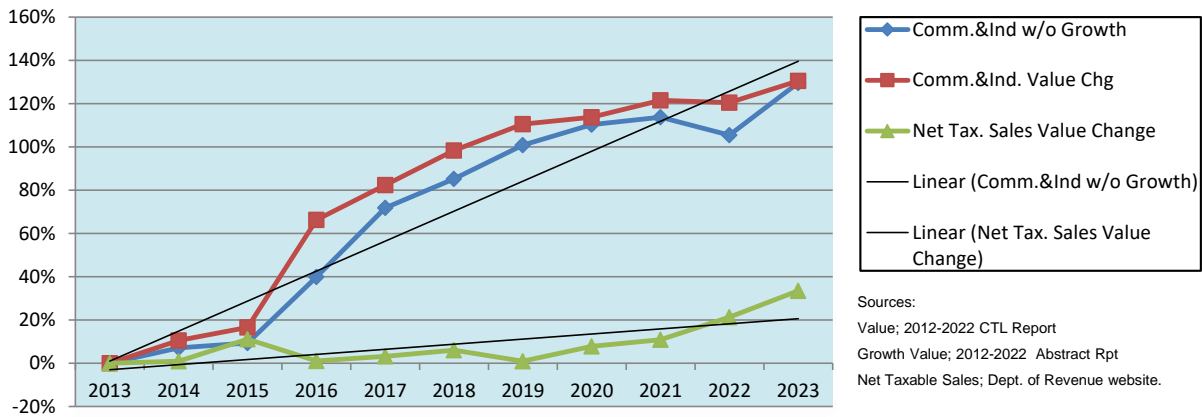
95% Median C.I. : 90.35 to 97.00
 95% Wgt. Mean C.I. : 85.26 to 97.83
 95% Mean C.I. : 84.75 to 95.51

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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
326	1	97.67	97.67	97.67	00.00	100.00	97.67	97.67	N/A	75,000	73,250
340	1	92.52	92.52	92.52	00.00	100.00	92.52	92.52	N/A	375,000	346,960
344	2	85.77	85.77	96.84	14.32	88.57	73.49	98.05	N/A	505,000	489,030
350	1	79.34	79.34	79.34	00.00	100.00	79.34	79.34	N/A	115,000	91,245
352	2	94.92	94.92	94.89	01.03	100.03	93.94	95.90	N/A	310,000	294,153
353	2	93.68	93.68	94.23	03.55	99.42	90.35	97.00	N/A	81,400	76,703
406	6	90.98	85.21	74.63	14.63	114.18	55.14	102.24	55.14 to 102.24	100,621	75,094
434	1	96.14	96.14	96.14	00.00	100.00	96.14	96.14	N/A	40,000	38,455
470	2	95.90	95.90	97.71	02.98	98.15	93.04	98.76	N/A	203,984	199,318
483	1	91.89	91.89	91.89	00.00	100.00	91.89	91.89	N/A	35,500	32,620
531	1	93.32	93.32	93.32	00.00	100.00	93.32	93.32	N/A	127,100	118,615
<u>ALL</u>	<u>20</u>	93.63	90.13	91.55	07.66	98.45	55.14	102.24	90.35 to 97.00	178,605	163,506

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
2012	\$ 47,257,170	\$ 744,635	1.58%	\$ 46,512,535		\$ 34,979,250	
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%
2022	\$ 108,939,190	\$ 423,580	0.39%	\$ 108,515,610	4.18%	\$ 46,700,089	10.04%
2023	\$ 125,987,090	\$ 1,388,725	1.10%	\$ 124,598,365	14.37%	\$ 49,982,844	7.03%
Ann %chg	9.20%			Average	3.93%	3.54%	3.47%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2012	-	-	-
2013	7.09%	10.53%	0.94%
2014	9.34%	16.61%	11.15%
2015	39.88%	66.27%	1.08%
2016	71.77%	82.35%	3.21%
2017	85.15%	98.37%	5.99%
2018	100.78%	110.54%	0.93%
2019	110.25%	113.70%	7.75%
2020	113.76%	121.50%	10.90%
2021	105.46%	120.41%	21.33%
2022	129.63%	130.52%	33.51%
2023	163.66%	166.60%	42.89%

County Number	70
County Name	Pierce

70 Pierce
AGRICULTURAL LAND

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

Date Range: 10/1/2020 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 87
 Total Sales Price : 98,139,889
 Total Adj. Sales Price : 98,139,889
 Total Assessed Value : 64,529,315
 Avg. Adj. Sales Price : 1,128,045
 Avg. Assessed Value : 741,716

MEDIAN : 71
 WGT. MEAN : 66
 MEAN : 74
 COD : 28.90
 PRD : 112.81

COV : 39.53
 STD : 29.32
 Avg. Abs. Dev : 20.39
 MAX Sales Ratio : 239.95
 MIN Sales Ratio : 32.85

95% Median C.I. : 63.18 to 76.71
 95% Wgt. Mean C.I. : 60.67 to 70.83
 95% Mean C.I. : 68.01 to 80.33

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qrtrs</u>												
01-OCT-20 To 31-DEC-20	6	86.42	108.76	93.56	40.25	116.25	62.44	239.95	62.44 to 239.95	1,086,502	1,016,510	
01-JAN-21 To 31-MAR-21	8	100.57	99.44	96.29	12.39	103.27	63.18	141.36	63.18 to 141.36	567,318	546,266	
01-APR-21 To 30-JUN-21	2	98.78	98.78	96.10	13.29	102.79	85.65	111.90	N/A	602,840	579,318	
01-JUL-21 To 30-SEP-21	2	84.80	84.80	84.80	01.27	100.00	83.72	85.88	N/A	896,000	759,800	
01-OCT-21 To 31-DEC-21	12	86.55	90.91	82.97	19.64	109.57	47.83	132.82	78.48 to 106.58	1,110,173	921,135	
01-JAN-22 To 31-MAR-22	8	62.02	65.00	57.65	23.30	112.75	44.71	95.86	44.71 to 95.86	1,272,090	733,323	
01-APR-22 To 30-JUN-22	6	73.12	72.42	72.87	14.74	99.38	56.99	91.31	56.99 to 91.31	1,023,297	745,684	
01-JUL-22 To 30-SEP-22	4	39.26	43.12	39.34	13.86	109.61	36.17	57.79	N/A	1,250,444	491,868	
01-OCT-22 To 31-DEC-22	15	59.79	60.07	55.83	24.62	107.59	32.85	102.38	45.15 to 72.28	1,292,264	721,408	
01-JAN-23 To 31-MAR-23	8	57.29	60.00	55.24	19.97	108.62	42.22	79.56	42.22 to 79.56	1,514,500	836,661	
01-APR-23 To 30-JUN-23	11	65.11	62.54	62.82	11.04	99.55	44.66	74.64	46.53 to 73.74	1,267,069	795,976	
01-JUL-23 To 30-SEP-23	5	55.00	70.15	43.68	47.22	160.60	36.53	106.65	N/A	801,314	349,995	
<u>Study Yrs</u>												
01-OCT-20 To 30-SEP-21	18	92.74	100.85	93.54	22.54	107.81	62.44	239.95	83.72 to 101.93	780,846	730,413	
01-OCT-21 To 30-SEP-22	30	74.27	73.93	67.44	26.40	109.62	36.17	132.82	57.79 to 85.03	1,154,679	778,726	
01-OCT-22 To 30-SEP-23	39	60.35	62.05	56.67	22.87	109.49	32.85	106.65	49.29 to 70.49	1,267,803	718,464	
<u>Calendar Yrs</u>												
01-JAN-21 To 31-DEC-21	24	91.34	93.90	86.79	17.09	108.19	47.83	141.36	85.03 to 102.46	869,096	754,249	
01-JAN-22 To 31-DEC-22	33	58.40	61.46	56.83	25.21	108.15	32.85	102.38	48.39 to 71.76	1,233,401	700,887	
<u>ALL</u>	87	70.55	74.17	65.75	28.90	112.81	32.85	239.95	63.18 to 76.71	1,128,045	741,716	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	87	70.55	74.17	65.75	28.90	112.81	32.85	239.95	63.18 to 76.71	1,128,045	741,716	
<u>ALL</u>	87	70.55	74.17	65.75	28.90	112.81	32.85	239.95	63.18 to 76.71	1,128,045	741,716	

70 Pierce
AGRICULTURAL LAND

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

Date Range: 10/1/2020 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 87
 Total Sales Price : 98,139,889
 Total Adj. Sales Price : 98,139,889
 Total Assessed Value : 64,529,315
 Avg. Adj. Sales Price : 1,128,045
 Avg. Assessed Value : 741,716

MEDIAN : 71
 WGT. MEAN : 66
 MEAN : 74
 COD : 28.90
 PRD : 112.81

COV : 39.53
 STD : 29.32
 Avg. Abs. Dev : 20.39
 MAX Sales Ratio : 239.95
 MIN Sales Ratio : 32.85

95% Median C.I. : 63.18 to 76.71
 95% Wgt. Mean C.I. : 60.67 to 70.83
 95% Mean C.I. : 68.01 to 80.33

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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
Irrigated											
County	1	58.55	58.55	58.55	00.00	100.00	58.55	58.55	N/A	2,598,764	1,521,705
1	1	58.55	58.55	58.55	00.00	100.00	58.55	58.55	N/A	2,598,764	1,521,705
Dry											
County	19	67.66	63.61	52.08	26.94	122.14	33.65	95.88	42.22 to 83.25	1,035,974	539,501
1	19	67.66	63.61	52.08	26.94	122.14	33.65	95.88	42.22 to 83.25	1,035,974	539,501
Grass											
County	3	79.08	77.26	58.47	25.14	132.14	46.53	106.17	N/A	414,648	242,447
1	3	79.08	77.26	58.47	25.14	132.14	46.53	106.17	N/A	414,648	242,447
ALL	87	70.55	74.17	65.75	28.90	112.81	32.85	239.95	63.18 to 76.71	1,128,045	741,716

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	40	71.16	79.93	70.16	30.86	113.93	44.71	239.95	62.91 to 78.48	1,371,478	962,194
1	40	71.16	79.93	70.16	30.86	113.93	44.71	239.95	62.91 to 78.48	1,371,478	962,194
Dry											
County	28	69.71	68.09	57.81	30.40	117.78	33.65	141.36	46.42 to 83.72	957,309	553,412
1	28	69.71	68.09	57.81	30.40	117.78	33.65	141.36	46.42 to 83.72	957,309	553,412
Grass											
County	7	76.71	76.71	64.54	23.00	118.86	46.53	106.65	46.53 to 106.65	398,790	257,398
1	7	76.71	76.71	64.54	23.00	118.86	46.53	106.65	46.53 to 106.65	398,790	257,398
ALL	87	70.55	74.17	65.75	28.90	112.81	32.85	239.95	63.18 to 76.71	1,128,045	741,716

Pierce County 2024 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Pierce	1	7,806	7,290	7,290	7,188	7,059	6,684	5,436	5,160	6,885
Knox	1	6,785	6,785	6,670	6,380	6,345	6,345	6,251	6,248	6,377
Antelope	1	5,400	5,200	5,200	5,075	4,600	4,400	4,400	4,200	4,898
Madison	1	8,243	7,701	7,701	7,341	6,875	6,675	5,495	4,673	6,658
Wayne	1	8,750	8,550	8,550	8,265	8,000	7,700	7,085	6,750	7,658
Cedar	1	6,420	6,355	6,355	6,355	5,700	5,700	5,190	5,190	5,807
Cedar	2	7,460	7,140	7,140	7,140	7,090	7,090	6,355	6,355	6,705

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Pierce	1	5,635	5,460	5,145	4,905	4,260	4,130	2,875	2,510	4,576
Knox	1	6,785	6,785	6,670	6,680	5,985	5,610	5,500	5,500	6,168
Antelope	1	3,500	3,350	3,050	3,050	2,500	2,500	2,300	2,100	2,928
Madison	1	7,816	7,631	7,107	6,743	6,439	6,164	4,798	3,825	6,719
Wayne	1	7,700	7,650	7,600	7,575	7,400	7,000	6,360	6,000	7,178
Cedar	1	5,680	5,680	5,635	5,635	5,625	5,625	5,150	5,150	5,467
Cedar	2	6,525	6,524	6,304	6,305	6,265	6,264	5,175	5,174	6,111

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Pierce	1	2,280	2,165	1,980	1,705	1,625	1,440	1,260	1,200	2,013
Knox	1	2,546	2,548	2,546	2,546	2,522	2,520	n/a	2,520	2,545
Antelope	1	1,400	1,400	1,400	1,394	1,395	1,395	1,375	1,375	1,397
Madison	1	2,492	2,400	2,248	2,185	2,075	n/a	n/a	n/a	2,357
Wayne	1	2,850	2,720	2,525	2,375	2,140	n/a	n/a	n/a	2,699
Cedar	1	2,906	2,906	2,646	2,649	2,406	2,407	2,145	2,145	2,696
Cedar	2	2,904	2,905	2,645	2,645	2,405	2,405	2,145	n/a	2,788

County	Mkt Area	CRP	TIMBER	WASTE
Pierce	1	4,100	976	150
Knox	1	#N/A	#N/A	250
Antelope	1	1,800	500	182
Madison	1	4,640	995	150
Wayne	1	4,786	1,271	100
Cedar	1	1,950	1,175	601

Source: 2024 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.

AGRICULTURAL - BASE STAT

Type : Qualified

Date Range : 10/01/2020 to 09/30/2023 Posted Before : 01/31/2024

Number of Sales :	0	Median :	0	COV :	00.00	95% Median C.I. :	N/A
Total Sales Price :	0	Wgt. Mean :	0	STD :	00.00	95% Wgt. Mean C.I. :	N/A
Total Adj. Sales Price :	0	Mean :	0	Avg.Abs.Dev :	00.00	95% Mean C.I. :	N/A
Total Assessed Value :	0						
Avg. Adj. Sales Price :	0	COD :	00.00	MAX Sales Ratio :	00.00		
Avg. Assessed Value :	0	PRD :	00.00	MIN Sales Ratio :	00.00		

Printed : 04/01/2024

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>											
10/01/2020 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											
10/01/2021 To 12/31/2021											
01/01/2022 To 03/31/2022											
04/01/2022 To 06/30/2022											
07/01/2022 To 09/30/2022											
10/01/2022 To 12/31/2022											
01/01/2023 To 03/31/2023											
04/01/2023 To 06/30/2023											
07/01/2023 To 09/30/2023											
<u>Study Yrs</u>											
10/01/2020 To 09/30/2021											
10/01/2021 To 09/30/2022											
10/01/2022 To 09/30/2023											
<u>Calendar Yrs</u>											
01/01/2021 To 12/31/2021											
01/01/2022 To 12/31/2022											
<u>ALL</u>											
10/01/2020 To 09/30/2023											

AGRICULTURAL - BASE STAT

Type : Qualified

Date Range : 10/01/2020 to 09/30/2023 Posted Before : 01/31/2024

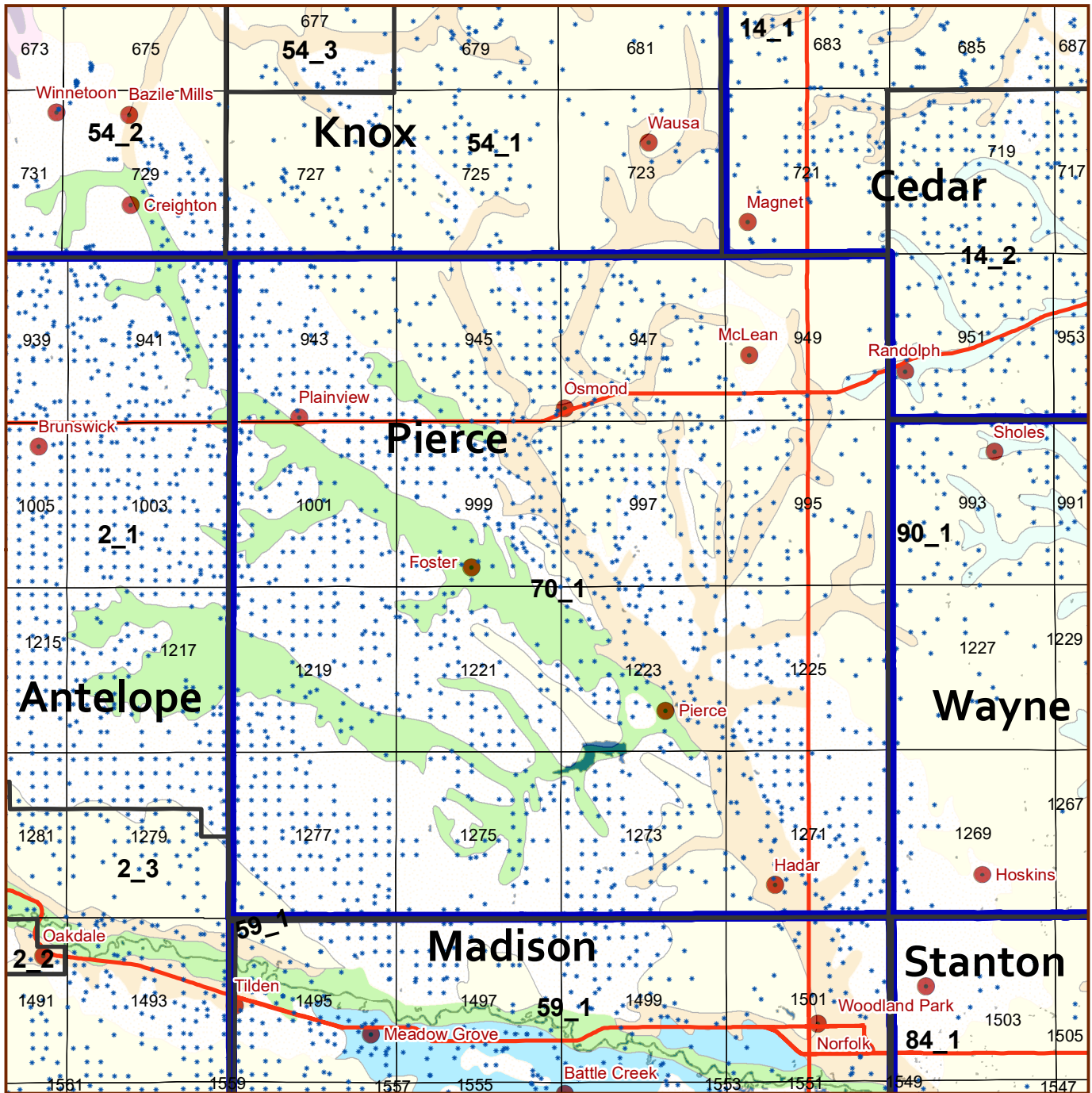
Number of Sales :	0	Median :	0	COV :	00.00	95% Median C.I. :	N/A
Total Sales Price :	0	Wgt. Mean :	0	STD :	00.00	95% Wgt. Mean C.I. :	N/A
Total Adj. Sales Price :	0	Mean :	0	Avg.Abs.Dev :	00.00	95% Mean C.I. :	N/A
Total Assessed Value :	0						
Avg. Adj. Sales Price :	0	COD :	00.00	MAX Sales Ratio :	00.00		
Avg. Assessed Value :	0	PRD :	00.00	MIN Sales Ratio :	00.00		

Printed : 04/01/2024

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
020009											
140045											
540013											
540576											
590002											
590005											
590080											
700002											
700005											
700542											
_____ALL_____											
10/01/2020 To 09/30/2023											

PIERCE COUNTY



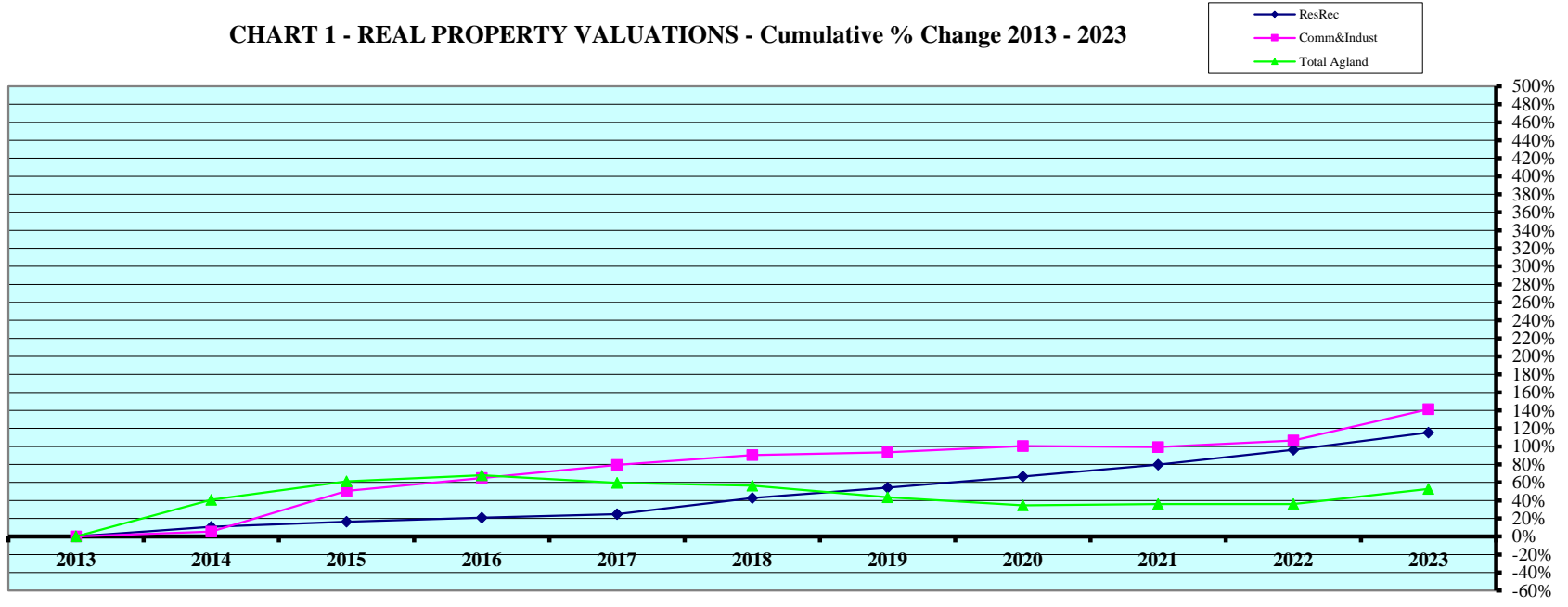
Legend

- 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 2013 - 2023



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
2013	201,571,425	-	-	-	52,232,265	-	-	-	907,930,410	-	-	-
2014	223,371,065	21,799,640	10.81%	10.81%	55,107,225	2,874,960	5.50%	5.50%	1,279,210,530	371,280,120	40.89%	40.89%
2015	234,496,330	11,125,265	4.98%	16.33%	78,572,250	23,465,025	42.58%	50.43%	1,463,861,320	184,650,790	14.43%	61.23%
2016	243,816,830	9,320,500	3.97%	20.96%	86,174,125	7,601,875	9.68%	64.98%	1,524,934,300	61,072,980	4.17%	67.96%
2017	251,733,370	7,916,540	3.25%	24.89%	93,742,290	7,568,165	8.78%	79.47%	1,447,390,900	-77,543,400	-5.09%	59.42%
2018	287,406,795	35,673,425	14.17%	42.58%	99,495,995	5,753,705	6.14%	90.49%	1,419,966,065	-27,424,835	-1.89%	56.40%
2019	310,985,015	23,578,220	8.20%	54.28%	100,987,820	1,491,825	1.50%	93.34%	1,304,324,575	-115,641,490	-8.14%	43.66%
2020	335,556,705	24,571,690	7.90%	66.47%	104,674,900	3,687,080	3.65%	100.40%	1,221,131,381	-83,193,194	-6.38%	34.50%
2021	362,412,280	26,855,575	8.00%	79.79%	104,160,925	-513,975	-0.49%	99.42%	1,234,513,375	13,381,994	1.10%	35.97%
2022	395,900,130	33,487,850	9.24%	96.41%	107,979,780	3,818,855	3.67%	106.73%	1,234,588,275	74,900	0.01%	35.98%
2023	434,312,635	38,412,505	9.70%	115.46%	126,056,600	18,076,820	16.74%	141.34%	1,386,202,520	151,614,245	12.28%	52.68%

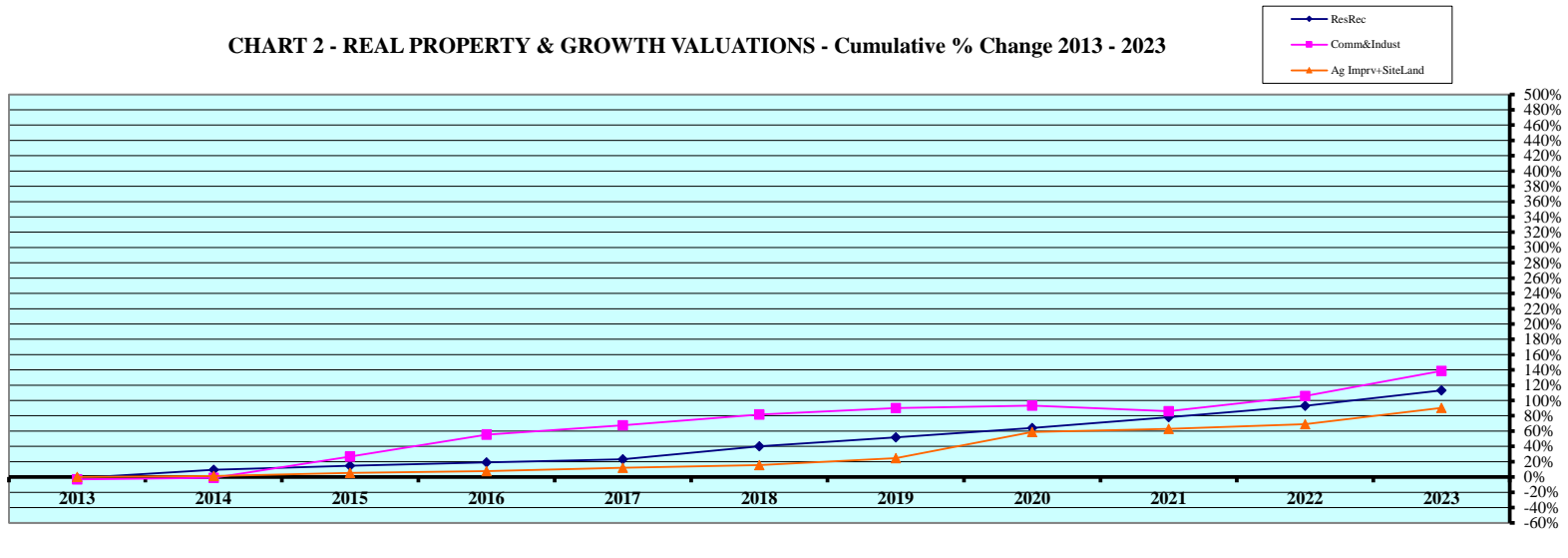
Rate Annual %chg: Residential & Recreational **7.98%** Commercial & Industrial **9.21%** Agricultural Land **4.32%**

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 2013 - 2023



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
2013	201,571,425	2,775,055	1.38%	198,796,370	-	-1.38%	52,232,265	1,623,150	3.11%	50,609,115	-	-3.11%
2014	223,371,065	3,050,945	1.37%	220,320,120	9.30%	9.30%	55,107,225	3,436,685	6.24%	51,670,540	-1.08%	-1.08%
2015	234,496,330	3,579,283	1.53%	230,917,047	3.38%	14.56%	78,572,250	12,469,340	15.87%	66,102,910	19.95%	26.56%
2016	243,816,830	3,861,220	1.58%	239,955,610	2.33%	19.04%	86,174,125	4,998,232	5.80%	81,175,893	3.31%	55.41%
2017	251,733,370	3,454,561	1.37%	248,278,809	1.83%	23.17%	93,742,290	6,247,665	6.66%	87,494,625	1.53%	67.51%
2018	287,406,795	5,046,472	1.76%	282,360,323	12.17%	40.08%	99,495,995	4,612,335	4.64%	94,883,660	1.22%	81.66%
2019	310,985,015	5,108,600	1.64%	305,876,415	6.43%	51.75%	100,987,820	1,629,720	1.61%	99,358,100	-0.14%	90.22%
2020	335,556,705	5,087,134	1.52%	330,469,571	6.27%	63.95%	104,674,900	3,657,905	3.49%	101,016,995	0.03%	93.40%
2021	362,412,280	3,304,245	0.91%	359,108,035	7.02%	78.15%	104,160,925	7,067,905	6.79%	97,093,020	-7.24%	85.89%
2022	395,900,130	6,768,600	1.71%	389,131,530	7.37%	93.05%	107,979,780	423,580	0.39%	107,556,200	3.26%	105.92%
2023	434,312,635	4,699,285	1.08%	429,613,350	8.52%	113.13%	126,056,600	1,388,725	1.10%	124,667,875	15.45%	138.68%
Rate Ann%chg	7.98%			Resid & Recreat w/o growth		6.46%	9.21%			C & I w/o growth		3.63%

Tax Year	Ag Improvements & Site Land ⁽¹⁾							
	Agric. Dwelling & Homesite Value	Ag Outbldg & 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
2013	46,212,510	43,468,150	89,680,660	3,385,010	3.77%	86,295,650	-	-
2014	53,739,970	41,272,450	95,012,420	4,204,526	4.43%	90,807,894	1.26%	1.26%
2015	53,821,120	42,689,990	96,511,110	1,983,585	2.06%	94,527,525	-0.51%	5.40%
2016	54,425,940	45,492,700	99,918,640	3,492,960	3.50%	96,425,680	-0.09%	7.52%
2017	60,753,240	42,665,880	103,419,120	2,826,890	2.73%	100,592,230	0.67%	12.17%
2018	62,043,960	46,007,050	108,051,010	4,320,235	4.00%	103,730,775	0.30%	15.67%
2019	66,327,885	47,221,070	113,548,955	1,898,275	1.67%	111,650,680	3.33%	24.50%
2020	90,547,495	54,005,490	144,552,985	2,215,060	1.53%	142,337,925	25.35%	58.72%
2021	90,332,145	56,715,070	147,047,215	872,940	0.59%	146,174,275	1.12%	62.99%
2022	95,966,880	60,356,055	156,322,935	4,703,295	3.01%	151,619,640	3.11%	69.07%
2023	106,680,410	68,564,685	175,245,095	4,569,040	2.61%	170,676,055	9.18%	90.32%
Rate Ann%chg	8.73%	4.66%	6.93%	Ag Imprv+Site w/o growth		4.37%		

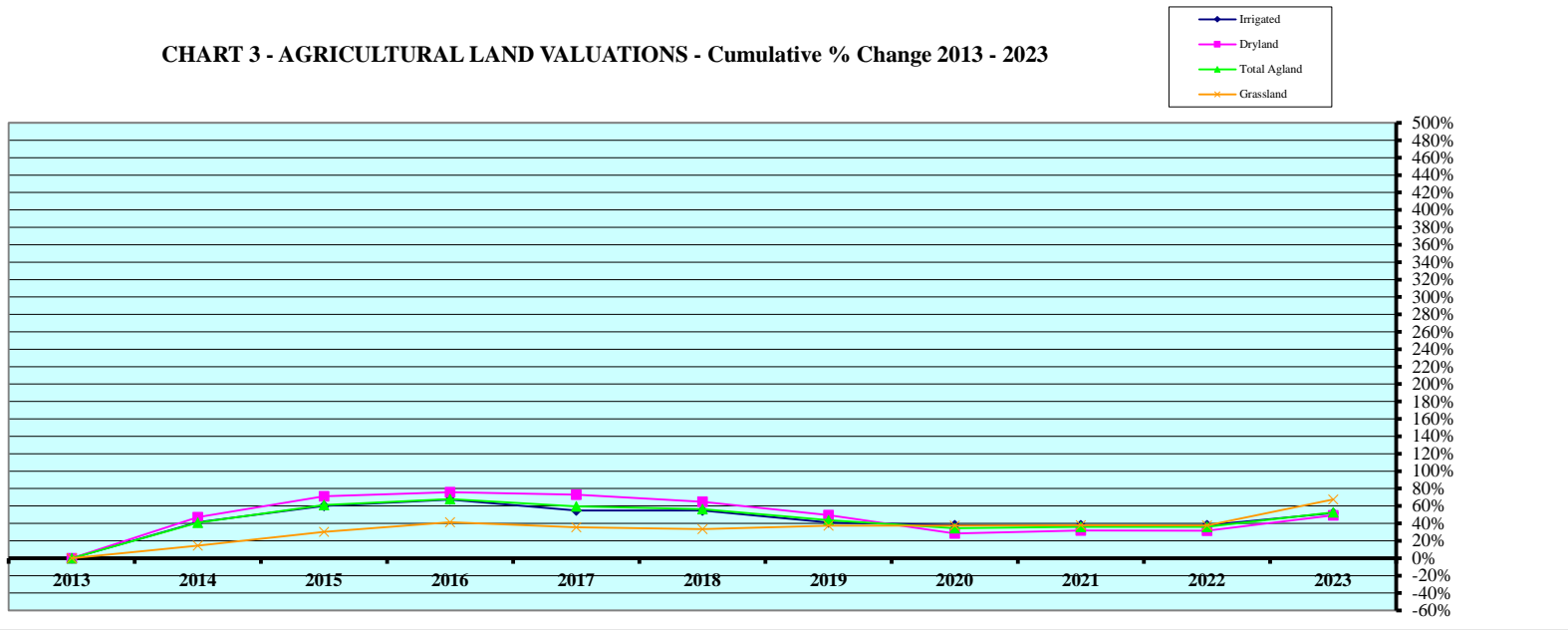
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property. Sources: Value; 2013 - 2023 CTL Growth Value; 2013 - 2023 Abstract of Asmnt Rpt. Prepared as of 12/29/2023

Cnty# 70
County PIERCE

CHART 2

NE Dept. of Revenue, Property Assessment Division

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2013 - 2023



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
2013	514,820,415	-	-	-	313,008,845	-	-	-	79,856,170	-	-	-
2014	727,401,115	212,580,700	41.29%	41.29%	460,208,255	147,199,410	47.03%	47.03%	91,342,075	11,485,905	14.38%	14.38%
2015	823,739,870	96,338,755	13.24%	60.01%	535,808,785	75,600,530	16.43%	71.18%	104,017,235	12,675,160	13.88%	30.26%
2016	861,471,910	37,732,040	4.58%	67.33%	550,361,060	14,552,275	2.72%	75.83%	112,773,865	8,756,630	8.42%	41.22%
2017	796,951,905	-64,520,005	-7.49%	54.80%	541,862,950	-8,498,110	-1.54%	73.11%	108,248,665	-4,525,200	-4.01%	35.55%
2018	797,192,140	240,235	0.03%	54.85%	515,843,560	-26,019,390	-4.80%	64.80%	106,605,005	-1,643,660	-1.52%	33.50%
2019	725,940,520	-71,251,620	-8.94%	41.01%	468,252,635	-47,590,925	-9.23%	49.60%	109,806,180	3,201,175	3.00%	37.50%
2020	709,362,260	-16,578,260	-2.28%	37.79%	401,745,975	-66,506,660	-14.20%	28.35%	109,697,478	-108,702	-0.10%	37.37%
2021	710,242,805	880,545	0.12%	37.96%	412,931,210	11,185,235	2.78%	31.92%	110,155,080	457,602	0.42%	37.94%
2022	710,473,325	230,520	0.03%	38.00%	411,867,150	-1,064,060	-0.26%	31.58%	110,002,060	-153,020	-0.14%	37.75%
2023	782,617,815	72,144,490	10.15%	52.02%	467,408,280	55,541,130	13.49%	49.33%	133,756,820	23,754,760	21.59%	67.50%

Rate Ann.%chg: Irrigated **4.28%** Dryland **4.09%** Grassland **5.29%**

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
2013	83,545	-	-	-	161,435	-	-	-	907,930,410	-	-	-
2014	91,955	8,410	10.07%	10.07%	167,130	5,695	3.53%	3.53%	1,279,210,530	371,280,120	40.89%	40.89%
2015	104,700	12,745	13.86%	25.32%	190,730	23,600	14.12%	18.15%	1,463,861,320	184,650,790	14.43%	61.23%
2016	116,325	11,625	11.10%	39.24%	211,140	20,410	10.70%	30.79%	1,524,934,300	61,072,980	4.17%	67.96%
2017	117,365	1,040	0.89%	40.48%	210,015	-1,125	-0.53%	30.09%	1,447,390,900	-77,543,400	-5.09%	59.42%
2018	116,970	-395	-0.34%	40.01%	208,390	-1,625	-0.77%	29.09%	1,419,966,065	-27,424,835	-1.89%	56.40%
2019	116,960	-10	-0.01%	40.00%	208,280	-110	-0.05%	29.02%	1,304,324,575	-115,641,490	-8.14%	43.66%
2020	117,399	439	0.38%	40.52%	208,269	-11	-0.01%	29.01%	1,221,131,381	-83,193,194	-6.38%	34.50%
2021	354,195	236,796	201.70%	323.96%	830,085	621,816	298.56%	414.19%	1,234,513,375	13,381,994	1.10%	35.97%
2022	352,080	-2,115	-0.60%	321.43%	1,893,660	1,063,575	128.13%	1073.02%	1,234,588,275	74,900	0.01%	35.98%
2023	354,345	2,265	0.64%	324.14%	2,065,260	171,600	9.06%	1179.31%	1,386,202,520	151,614,245	12.28%	52.68%

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County **PIERCE**

Rate Ann.%chg: Total Agric Land **4.32%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2013 - 2023 (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
2013	513,870,025	151,699	3,387			307,815,020	113,932	2,702			84,861,570	71,578	1,186		
2014	727,965,355	152,651	4,769	40.78%	40.78%	460,746,515	117,012	3,938	45.74%	45.74%	91,119,675	66,342	1,373	15.85%	15.85%
2015	822,781,705	152,634	5,391	13.04%	59.13%	534,890,860	118,324	4,521	14.81%	67.32%	104,921,760	64,905	1,617	17.70%	36.35%
2016	861,585,825	152,601	5,646	4.74%	66.67%	550,519,895	118,661	4,639	2.63%	71.72%	112,684,365	64,387	1,750	8.26%	47.62%
2017	813,569,395	152,755	5,326	-5.67%	57.23%	544,294,090	118,549	4,591	-1.04%	69.94%	112,623,805	64,396	1,749	-0.07%	47.52%
2018	797,338,885	152,857	5,216	-2.06%	53.99%	515,694,660	118,787	4,341	-5.44%	60.69%	106,526,355	63,982	1,665	-4.80%	40.43%
2019	725,792,750	152,843	4,749	-8.96%	40.18%	468,400,440	118,520	3,952	-8.97%	46.28%	109,804,175	64,207	1,710	2.72%	44.25%
2020	709,349,210	153,059	4,634	-2.40%	36.81%	401,758,880	118,337	3,395	-14.09%	25.66%	109,643,460	64,122	1,710	-0.01%	44.23%
2021	710,649,340	153,268	4,637	0.05%	36.88%	412,829,620	118,053	3,497	3.00%	29.43%	110,163,735	64,195	1,716	0.36%	44.75%
2022	711,108,115	153,335	4,638	0.02%	36.91%	411,962,710	117,890	3,494	-0.07%	29.34%	109,971,175	64,073	1,716	0.02%	44.77%
2023	781,779,505	153,244	5,102	10.00%	50.60%	467,372,705	117,339	3,983	13.98%	47.43%	133,550,495	64,523	2,070	20.59%	74.58%

Rate Annual %chg Average Value/Acre: 4.18% 3.96% 5.73%

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
2013	64,595	1,615	40			139,090	3,477	40			906,750,300	342,301	2,649		
2014	89,900	2,255	40	-0.33%	-0.33%	164,635	4,116	40	-0.02%	-0.02%	1,280,086,080	342,376	3,739	41.14%	41.14%
2015	103,810	2,315	45	12.45%	12.08%	188,965	4,199	45	12.52%	12.50%	1,462,887,100	342,377	4,273	14.28%	61.30%
2016	116,360	2,328	50	11.45%	24.91%	210,850	4,211	50	11.26%	25.17%	1,525,117,295	342,189	4,457	4.31%	68.25%
2017	117,215	2,341	50	0.19%	25.15%	11,379,220	9,869	1,153	2202.96%	2782.54%	1,481,983,725	347,910	4,260	-4.43%	60.80%
2018	117,020	2,337	50	-0.01%	25.14%	208,385	4,162	50	-95.66%	25.16%	1,419,885,305	342,125	4,150	-2.57%	56.67%
2019	116,960	2,336	50	0.01%	25.15%	208,245	4,160	50	-0.01%	25.15%	1,304,322,570	342,066	3,813	-8.12%	43.94%
2020	116,990	2,336	50	0.00%	25.15%	208,185	4,158	50	0.00%	25.16%	1,221,076,725	342,013	3,570	-6.37%	34.78%
2021	353,040	2,352	150	199.72%	275.11%	830,090	4,151	200	299.46%	399.96%	1,234,825,825	342,019	3,610	1.12%	36.29%
2022	352,090	2,346	150	0.00%	275.10%	1,734,355	4,447	390	95.02%	875.03%	1,235,128,445	342,091	3,611	0.00%	36.30%
2023	352,635	2,350	150	0.00%	275.09%	2,066,705	4,558	453	16.24%	1033.40%	1,385,122,045	342,015	4,050	12.17%	52.88%

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PIERCE

Rate Annual %chg Average Value/Acre: 4.34%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2013 - 2023 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 12/29/2023

CHART 4

CHART 5 - 2023 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	112,576,267	12,867,201	15,025,340	434,083,310	68,236,975	57,819,625	229,325	1,386,202,520	106,680,410	68,564,685	0	2,262,285,658
cnty sectorvalue % of total value:		4.98%	0.57%	0.66%	19.19%	3.02%	2.56%	0.01%	61.27%	4.72%	3.03%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
42	FOSTER	35,437	70,997	6,405	1,353,200	388,410	0	0	11,295	0	0	0	1,865,744
0.57%	%sector of county sector	0.03%	0.55%	0.04%	0.31%	0.57%			0.00%				0.08%
	%sector of municipality	1.90%	3.81%	0.34%	72.53%	20.82%			0.61%				100.00%
280	HADAR	545,919	1,145	258	24,464,935	2,594,615	0	0	0	0	0	0	27,606,872
3.83%	%sector of county sector	0.48%	0.01%	0.00%	5.64%	3.80%							1.22%
	%sector of municipality	1.98%	0.00%	0.00%	88.62%	9.40%							100.00%
33	MCLEAN	941	35,262	226,551	1,039,680	28,965	0	0	0	0	0	0	1,331,399
0.45%	%sector of county sector	0.00%	0.27%	1.51%	0.24%	0.04%							0.06%
	%sector of municipality	0.07%	2.65%	17.02%	78.09%	2.18%							100.00%
794	OSMOND	2,716,116	1,009,957	581,092	39,725,285	16,435,030	0	0	48,495	0	0	0	60,515,975
10.85%	%sector of county sector	2.41%	7.85%	3.87%	9.15%	24.09%			0.00%				2.67%
	%sector of municipality	4.49%	1.67%	0.96%	65.64%	27.16%			0.08%				100.00%
1,845	PIERCE	1,185,172	1,615,649	106,105	108,376,040	14,898,835	0	0	0	0	0	0	126,181,801
25.22%	%sector of county sector	1.05%	12.56%	0.71%	24.97%	21.83%							5.58%
	%sector of municipality	0.94%	1.28%	0.08%	85.89%	11.81%							100.00%
1,282	PLAINVIEW	2,014,450	2,185,914	758,714	54,684,055	9,763,745	0	0	0	0	0	0	69,406,878
17.52%	%sector of county sector	1.79%	16.99%	5.05%	12.60%	14.31%							3.07%
	%sector of municipality	2.90%	3.15%	1.09%	78.79%	14.07%							100.00%
879	RANDOLPH	6,319	0	0	224,550	330,365	0	0	0	0	0	0	561,234
12.01%	%sector of county sector	0.01%			0.05%	0.48%							0.02%
	%sector of municipality	1.13%			40.01%	58.86%							100.00%
	%sector of county sector												
	%sector of municipality												
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	%sector of municipality												
5,156	Total Municipalities	6,504,354	4,918,925	1,679,125	229,867,751	44,439,967	0	0	59,790	0	0	0	287,469,910
70.46%	%all municip.sectors of cnty	5.78%	38.23%	11.18%	52.95%	65.13%			0.00%				12.71%

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Sources: 2023 Certificate of Taxes Levied CTL, 2020 US Census; Dec. 2023 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 12/29/2023

CHART 5

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	16,133.31	10.50%	130,440,580	12.33%	8,085.17
46. 1A	14,689.37	9.56%	114,667,965	10.84%	7,806.19
47. 2A1	10,083.99	6.57%	73,514,615	6.95%	7,290.23
48. 2A	53,276.00	34.69%	382,939,810	36.21%	7,187.85
49. 3A1	20,823.11	13.56%	146,993,065	13.90%	7,059.13
50. 3A	3,350.70	2.18%	22,396,525	2.12%	6,684.13
51. 4A1	17,243.76	11.23%	93,744,400	8.86%	5,436.42
52. 4A	17,993.90	11.72%	92,845,985	8.78%	5,159.86
53. Total	153,594.14	100.00%	1,057,542,945	100.00%	6,885.31
Dry					
54. 1D1	10,687.81	9.08%	60,225,810	11.18%	5,635.00
55. 1D	31,550.70	26.80%	172,266,950	31.97%	5,460.00
56. 2D1	9,908.99	8.42%	50,981,820	9.46%	5,145.01
57. 2D	20,676.58	17.56%	101,418,640	18.82%	4,905.00
58. 3D1	8,948.53	7.60%	38,120,815	7.08%	4,260.01
59. 3D	11,649.70	9.89%	48,113,285	8.93%	4,130.00
60. 4D1	18,190.69	15.45%	52,299,220	9.71%	2,875.05
61. 4D	6,127.36	5.20%	15,379,640	2.85%	2,509.99
62. Total	117,740.36	100.00%	538,806,180	100.00%	4,576.22
Grass					
63. 1G1	22,914.41	35.78%	51,707,475	38.33%	2,256.55
64. 1G	5,615.34	8.77%	13,166,510	9.76%	2,344.74
65. 2G1	12,367.75	19.31%	24,494,375	18.16%	1,980.50
66. 2G	13,947.87	21.78%	26,493,860	19.64%	1,899.49
67. 3G1	7,434.14	11.61%	14,016,430	10.39%	1,885.41
68. 3G	407.09	0.64%	1,503,550	1.11%	3,693.41
69. 4G1	434.93	0.68%	1,207,620	0.90%	2,776.58
70. 4G	929.81	1.45%	2,320,225	1.72%	2,495.38
71. Total	64,051.34	100.00%	134,910,045	100.00%	2,106.28
Irrigated Total					
Irrigated Total	153,594.14	44.87%	1,057,542,945	61.00%	6,885.31
Dry Total					
Dry Total	117,740.36	34.40%	538,806,180	31.08%	4,576.22
Grass Total					
Grass Total	64,051.34	18.71%	134,910,045	7.78%	2,106.28
72. Waste	2,362.66	0.69%	354,555	0.02%	150.07
73. Other	4,546.65	1.33%	2,064,365	0.12%	454.04
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	342,295.15	100.00%	1,733,678,090	100.00%	5,064.86

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	153,594.14	1,057,542,945	153,594.14	1,057,542,945
77. Dry Land	0.00	0	0.00	0	117,740.36	538,806,180	117,740.36	538,806,180
78. Grass	0.00	0	0.00	0	64,051.34	134,910,045	64,051.34	134,910,045
79. Waste	0.00	0	0.00	0	2,362.66	354,555	2,362.66	354,555
80. Other	0.00	0	0.00	0	4,546.65	2,064,365	4,546.65	2,064,365
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	0.00	0	0.00	0	342,295.15	1,733,678,090	342,295.15	1,733,678,090

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	153,594.14	44.87%	1,057,542,945	61.00%	6,885.31
Dry Land	117,740.36	34.40%	538,806,180	31.08%	4,576.22
Grass	64,051.34	18.71%	134,910,045	7.78%	2,106.28
Waste	2,362.66	0.69%	354,555	0.02%	150.07
Other	4,546.65	1.33%	2,064,365	0.12%	454.04
Exempt	0.00	0.00%	0	0.00%	0.00
Total	342,295.15	100.00%	1,733,678,090	100.00%	5,064.86

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	0	0	1	63,440	1	300,750	1	364,190	0
83.2 Acreages	116	5,294,570	681	33,506,500	693	176,801,595	809	215,602,665	3,585,316
83.3 Foster	46	200,615	71	244,635	71	3,107,295	117	3,552,545	0
83.4 Hadar	13	183,275	132	2,625,905	132	21,878,520	145	24,687,700	7,860
83.5 Osmond	52	514,760	333	5,218,610	327	39,153,040	379	44,886,410	1,270,600
83.6 Pierce	52	1,165,635	701	16,050,085	729	102,599,210	781	119,814,930	1,596,610
83.7 Plainview	108	1,159,335	615	6,587,960	615	52,078,195	723	59,825,490	752,915
84 Residential Total	387	8,518,190	2,534	64,297,135	2,568	395,918,605	2,955	468,733,930	7,213,301

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line# 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	0	0	0	0	1	115,090	1	115,090	10,050
85.2	Acreages	23	335,960	74	2,990,410	85	79,775,805	108	83,102,175	204,865
85.3	Foster	3	25,970	16	81,520	17	811,300	20	918,790	0
85.4	Hadar	4	32,050	21	181,855	21	2,411,640	25	2,625,545	0
85.5	Osmond	5	33,170	64	443,655	64	16,673,300	69	17,150,125	773,875
85.6	Pierce	5	16,575	82	606,610	82	13,888,520	87	14,511,705	6,290
85.7	Plainview	16	70,815	98	634,860	98	10,097,555	114	10,803,230	1,104,130
86	Commercial Total	56	514,540	355	4,938,910	368	123,773,210	424	129,226,660	2,099,210

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	22,203.38	39.07%	50,623,605	44.25%	2,280.00
88. 1G	4,708.79	8.29%	10,194,610	8.91%	2,165.02
89. 2G1	11,249.23	19.79%	22,273,645	19.47%	1,980.02
90. 2G	12,314.11	21.67%	20,995,600	18.35%	1,705.00
91. 3G1	6,263.11	11.02%	10,177,760	8.90%	1,625.03
92. 3G	63.56	0.11%	91,520	0.08%	1,439.90
93. 4G1	20.20	0.04%	25,445	0.02%	1,259.65
94. 4G	10.38	0.02%	12,460	0.01%	1,200.39
95. Total	56,832.76	100.00%	114,394,645	100.00%	2,012.83
CRP					
96. 1C1	62.21	1.44%	350,550	1.98%	5,634.95
97. 1C	458.06	10.62%	2,501,030	14.15%	5,460.05
98. 2C1	271.97	6.31%	1,399,265	7.91%	5,144.92
99. 2C	1,014.93	23.54%	4,978,200	28.16%	4,904.97
100. 3C1	833.87	19.34%	3,552,290	20.09%	4,260.00
101. 3C	341.48	7.92%	1,410,320	7.98%	4,130.02
102. 4C1	410.39	9.52%	1,179,915	6.67%	2,875.11
103. 4C	919.43	21.32%	2,307,765	13.05%	2,510.00
104. Total	4,312.34	100.00%	17,679,335	100.00%	4,099.71
Timber					
105. 1T1	648.82	22.33%	733,320	25.86%	1,130.24
106. 1T	448.49	15.43%	470,870	16.60%	1,049.90
107. 2T1	846.55	29.13%	821,465	28.96%	970.37
108. 2T	618.83	21.29%	520,060	18.34%	840.39
109. 3T1	337.16	11.60%	286,380	10.10%	849.39
110. 3T	2.05	0.07%	1,710	0.06%	834.15
111. 4T1	4.34	0.15%	2,260	0.08%	520.74
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	2,906.24	100.00%	2,836,065	100.00%	975.85
<hr/>					
Grass Total	56,832.76	88.73%	114,394,645	84.79%	2,012.83
CRP Total	4,312.34	6.73%	17,679,335	13.10%	4,099.71
Timber Total	2,906.24	4.54%	2,836,065	2.10%	975.85
<hr/>					
114. Market Area Total	64,051.34	100.00%	134,910,045	100.00%	2,106.28

**2024 County Abstract of Assessment for Real Property, Form 45
Compared with the 2023 Certificate of Taxes Levied Report (CTL)**

70 Pierce

	2023 CTL County Total	2024 Form 45 County Total	Value Difference (2024 form 45 - 2023 CTL)	Percent Change	2024 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	434,083,310	468,480,780	34,397,470	7.92%	7,213,301	6.26%
02. Recreational	229,325	253,150	23,825	10.39%	0	10.39%
03. Ag-Homesite Land, Ag-Res Dwelling	106,680,410	110,346,145	3,665,735	3.44%	4,570,345	-0.85%
04. Total Residential (sum lines 1-3)	540,993,045	579,080,075	38,087,030	7.04%	11,783,646	4.86%
05. Commercial	68,236,975	70,302,480	2,065,505	3.03%	2,099,210	-0.05%
06. Industrial	57,819,625	58,924,180	1,104,555	1.91%	0	1.91%
07. Total Commercial (sum lines 5-6)	126,056,600	129,226,660	3,170,060	2.51%	2,099,210	0.85%
08. Ag-Farmsite Land, Outbuildings	68,050,135	70,373,970	2,323,835	3.41%	508,480	2.67%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	514,550	512,710	-1,840	-0.36%		
11. Total Non-Agland (sum lines 8-10)	68,564,685	70,886,680	2,321,995	3.39%	508,480	2.64%
12. Irrigated	782,617,815	1,057,542,945	274,925,130	35.13%		
13. Dryland	467,408,280	538,806,180	71,397,900	15.28%		
14. Grassland	133,756,820	134,910,045	1,153,225	0.86%		
15. Wasteland	354,345	354,555	210	0.06%		
16. Other Agland	2,065,260	2,064,365	-895	-0.04%		
17. Total Agricultural Land	1,386,202,520	1,733,678,090	347,475,570	25.07%		
18. Total Value of all Real Property (Locally Assessed)	2,121,816,850	2,512,871,505	391,054,655	18.43%	14,391,336	17.75%

2024 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:
	1
4.	Other part-time employees:
	1
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$211,815
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:
	\$88,050
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$6,500
11.	Amount of the assessor's budget set aside for education/workshops:
	\$4,300
12.	Amount of last year's assessor's budget not used:
	\$12,000 Assessor budget, \$12,000 Appraisal budget

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?
	gWorks is now full support
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 2022 was flyover, implemented January 31, 2023

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:
	None
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
	None
2.	If so, is the appraisal or listing service performed under contract?
	NA
3.	What appraisal certifications or qualifications does the County require?
	NA
4.	Have the existing contracts been approved by the PTA?
	NA
5.	Does the appraisal or listing service providers establish assessed values for the county?
	NA

2024 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:																
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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?																
	The towns of Pierce and Hadar were revalued for 2024 and have a depreciation table set. The remainder of the parcels are not table driven, but individually entered based on the information given by the appraisal company.																
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, depreciations 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 and also considered the land to building ratio of improved 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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2024 Commercial Assessment Survey for Pierce County

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--	---

2024 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;">2019-2023</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.	2019-2023
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>					
1	The entire county is one market area.	2019-2023					
	The county has started a land use review and divided so that four townships are completed each year. This process started in 2023 with the top four townships completed in 2023.						
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. NH 6 is the same as rural ag.						
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						
	<u>If your county has special value applications, please answer the following</u>						
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 2023

COUNTY DESCRIPTION

Per the 2023 County Abstract, Pierce County consists of the following real property types:

	Parcel/ Acre Count	% Parcel	Total Value	% Value	Land Only	Improvements
Residential	2953	46.53%	437,923,220	20.62%	\$53,908,375	\$384,014,845
Recreation	1	0.01%	\$229,325	0.01%	\$168,840	\$60,485
Commercial	423	6.66%	\$68,167,465	3.21%	\$4,279,070	\$63,888,395
Industrial	3	0.048%	\$57,819,625	2.72%	\$1,058,530	\$56,761,095
Agricultural	2967	46.75%	\$1,559,473,420	73.43%	\$1,407,610,130	\$151,863,290
Total	6347	100%	\$2,123,613,055	100%	\$1,467,024,945	\$656,588,110

BUDGET, STAFFING, & TRAINING

<u>BUDGET</u>	<u>OFFICE BUDGET</u>	<u>APPRAISAL BUDGET</u>
2022-2023 Requested Budget	\$205,480.00	\$86,010.00
2022-2023 Approved Budget	\$205,480.00	\$86,010.00
2023-2024 Requested Budget	\$211,815.00	\$88,050.00
2023-2024 Approved Budget	\$211,815.00	\$88,050.00

STAFF

- 1 Assessor
- 1 Deputy Assessor
- 1 Full-Time Clerks (7-Hour Day)
- 1 Part-Time Clerk (14 Hours Per Week)

NEW PROPERTY: For assessment year 2023, there were 82 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 1,027 active 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 34 government owned properties not used for public purpose, send notices of intent to tax, etc.
6. Homestead Exemptions: administer 290 annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance.
7. Centrally Assessed – review of valuations as 6 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. **For 2023 we hired Great Central Plains Valuation for Pierce County's Commercial and Industrial Parcels. We applied Marshall & Swift costing tables to 2022 depreciation.**

TRAINING

For 2022, staff attended webinars in January for Homestead Exemption. Attended webinar for Conservation Easement. Attended Growth & Valuation webinar. In August Bailey and me attended workshop in Norfolk. Bailey attended Workshop 162 Marshall & Swift Cost Approach for Res in Kearney. In December I attended NACO in Kearney sessions Dealing with difficult people and GIS with parcel data. Updates with Jon Cannon with legislative updates.

2023 R&O STATISTICS

<u>PROPERTY CLASS</u>	<u>MEDIAN</u>	<u>COD</u>	<u>PRD</u>
Residential	96.00%	16.00%	102.53%
Commercial	94.00%	11.49%	103.96%
Agricultural Unimproved	73.00%	23.24%	112.93%

3 YEAR APPRAISAL PLAN

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 2023.

Agricultural

The only task required should be market value of land and pick up work and review 4 townships in a 4 year rotation.

2024

Residential

Reappraise Pierce and Hadar with 800 + parcels. Appraisal maintenance and all building permits for Pierce and Hadar.

Sales review and pickup work on all other Pierce County residential.

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 and review 4 townships in a 4 year rotation.

2025

Residential

Reappraise Rural residential (650 + parcels.) Acreages appraisal maintenance.

Sales review and pickup work on all other residential.

Commercial & Industry.

Pick up work and sales review planned for 2025.

Agriculture

Market analysis of land from ag land sales and pickup work and review 4 townships in a 4 year rotation.

2026

Reappraise agriculture homes & outbuildings (1050 + parcels)

Residential

Appraisal maintenance using sales and pickup work.

Commercial & Industry

Pickup work and sales review for 2026.

Agriculture

Market analysis of land from ag land sales and pickup for and review 4 townships in a 4 year rotation.

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

CLASS	2023	2024	2025	2026	2027
RESIDENTIAL	Appraisal Maintenance.	Reappraise Pierce and Hadar (800 + parcels). Appraisal Maintenance.	Reappraise Rural residential. (+650 parcels.) Acreages Appraisal maintenance.	Reappraise agricultural homes & outbuildings (1050 + parcels) Appraisal Maintenance.	Reappraise Osmond (300 + parcels). Appraisal maintenance.
COMMERCIAL	Reappraised all commercial properties. (407 + parcel & + 3 Industrial. Appraisal maintenance.	Appraisal maintenance.	Appraisal maintenance	Appraisal Maintenance.	Appraisal Maintenance.
AGRICULTURAL	Reappraise ag-land with 4 townships in review in a 4 year rotation.	Reappraise ag-land with 4 townships in review in a 4 year rotation.	Reappraise ag-land with 4 townships in review in a 4 year rotation.	Reappraise ag-land with 4 townships in review in a 4 year rotation.	Reappraise ag-land with 4 townships in review in a 4 year rotation.
	2028	2029	2030	2031	2032
RESIDENTIAL	Reappraise Plainview, Foster, McLean, Breslau and West Randolph. 600 + parcels. Appraisal Maintenance.				
COMMERCIAL	Appraisal Maintenance.				
AGRICULTURAL	Reappraise ag-land with 4 townships in review in a 4 year rotation.				

The above information is intended to demonstrate the need for the following requested 2023-2024 budgets: PROPOSED BUDGET

Office Budget	\$211,815.00
Appraisal Budget	\$88,050.00

Respectfully submitted –

Jean M Lubke
Pierce County Assessor