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DEPARTMENT OF REVENUE

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

RED WILLOW COUNTY

April 7, 2023



Jim Pillen, Governor

Commissioner Keetle :

The Property Tax Administrator has compiled the 2023 Reports and Opinions of the Property Tax Administrator for Red Willow 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 Red Willow County.

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

For the Tax Commissioner

Sincerely,

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

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

cc: Kristi Korell, Red Willow 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.

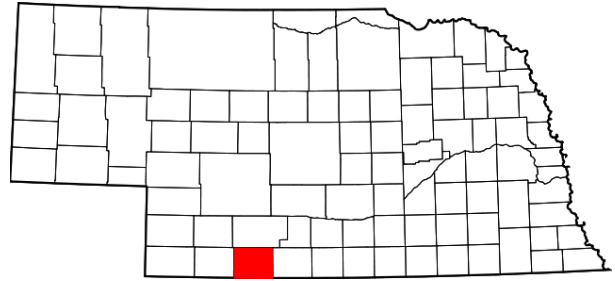
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors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

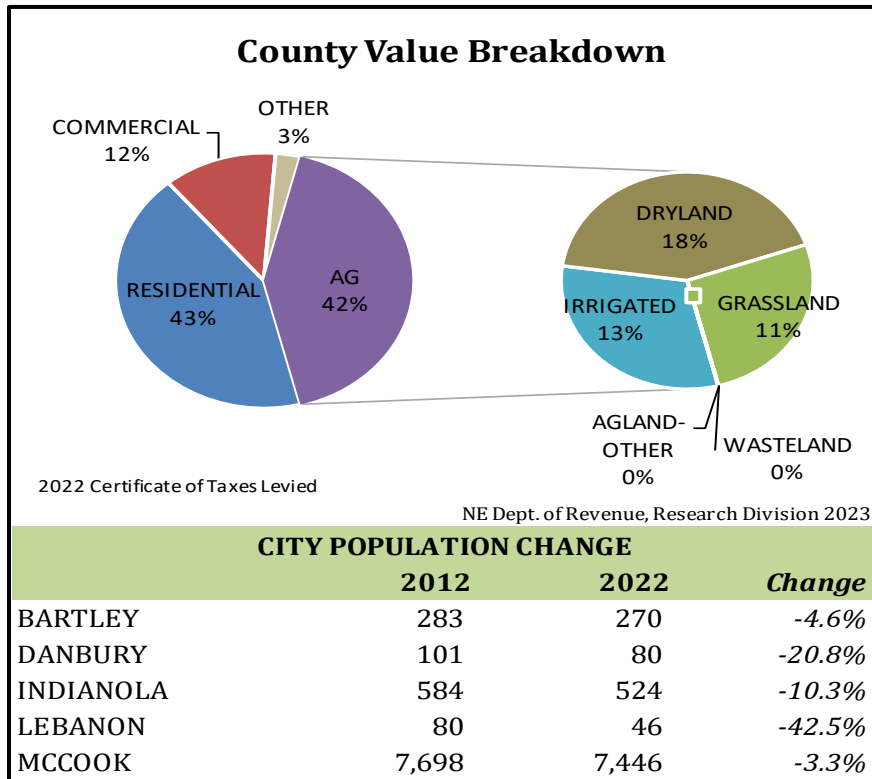
**Further information may be found in Exhibit 94*

County Overview

With a total area of 717 square miles, Red Willow County has 10,623 residents, per the Census Bureau Quick Facts for 2021, a 1% decline from the 2020 U.S. Census. Reports indicate that 70% of county residents are homeowners and 86% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$115,368 (2022 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Red Willow County are located in and around McCook, the county seat. According to the latest information available from the U.S. Census Bureau, there are 391 employer establishments with total employment of 3,335, for a 5% decrease in employment from the year prior 2019.



Agricultural land makes up about half of the county's valuation base. A mix of grass and dry land makes up the majority of the land in the county and cattle and corn production are the primary agricultural activities. Red Willow County is included in the Middle Republican Natural Resources District (NRD).

2023 Residential Correlation for Red Willow County

Assessment Actions

McCook neighborhood 1505 was physically reviewed and reappraised this year including new lot values and updated costing with a local cost index factor of 1.20. Other McCook neighborhoods received new land values and a costing adjustment. A physical review of rural and suburban properties was completed this year, reappraised with new lot values and costing.

The pick-up work was completed timely.

Assessment Practice Review

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

Review of qualified and non-qualified sales showed the usability rate has been consistent from year to year around 80%. The assessor's office sends questionnaires to both the buyer and seller if money is exchanged, but they have not been getting as many questionnaires returned. The county assessor is encouraged to utilize professional discretion in the qualification of sales when verification data is lacking. It appears that sales qualification determinations are made without bias.

The county assessor has identified five residential valuation groups which reflect the economic differences throughout the county. The county seat of McCook is the largest town and economic hub for the county with a very active market. Indianola is located east of McCook and has some demand for housing. Bartley is also east of McCook but is less desirable as it is a longer commute to jobs and services. Danbury and Lebanon are grouped together as they are very small villages with populations less than 100 with no services or amenities. Rural and suburban properties make up the final valuation group which includes all residential parcels that are outside of city or village boundaries. Rural and suburban properties are very desirable with a strong and active market.

All residential properties have been physically reviewed since 2019. Depreciation tables are dated 2015 through 2022 for residential properties. Costing tables for the residential class are dated 2018 through 2021 for all valuation groups except Valuation Group 4 which has 2008 costing. Despite the costing being dated for Valuation Group 4, review of the statistics from the last several years show that at least two measures of central tendency have been consistently within the acceptable range. The county assessor is strongly encouraged to update these tables for the next assessment year. The county assessor has a written valuation methodology which has been provided to the Property Assessment Division (Division).

Description of Analysis

Five valuation groupings are used to identify residential property in Red Willow County.

2023 Residential Correlation for Red Willow County

Valuation Group	Description
1	McCook
2	Indianola
3	Bartley
4	Danbury, Lebanon
6	Rural and Suburban

The median, weighted mean and mean are all within the acceptable range for the residential class. The COD meets IAAO standards, while the PRD is slightly high. The PRD is impacted by low dollar sales, as shown on the sales price substratum.

The majority of the sales are in Valuation Group 1 with all three measures of central tendency within the acceptable range. The COD meets IAAO standards and the PRD is only slightly high. Valuation Group 6 has a median within the acceptable range and the COD and PRD meet IAAO standards. There are fewer sales in Valuation Groups 2, 3, and 4 with the median within the acceptable range for all groups but less consistency in rest of the statistics, making them less reliable for measurement.

The statistical sample and the 2023 County Abstract of Assessment, Form 45 Compare with the 2022 Certificate of Taxes Levied Report (CTL) indicate that the population changed in a similar manner to the sales. Changes to both the population and the sample reflect the assessment actions.

Equalization and Quality of Assessment

A review of the statistics and assessment practices indicate that the assessments are uniform and proportionate across the residential class. All valuation groups areas are subject to the same appraisal techniques. The quality of assessment of the residential class of property in Red Willow County complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	404	97.25	98.40	95.07	15.22	103.50
2	14	94.05	103.09	88.79	28.27	116.11
3	10	92.27	95.67	87.88	17.44	108.86
4	6	93.37	108.00	92.60	22.33	116.63
6	28	93.07	89.67	87.56	17.66	102.41
____ ALL ____	462	96.43	98.08	93.96	16.02	104.38

Level of Value

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

2023 Commercial Correlation for Red Willow County

Assessment Actions

A contract appraisal company physically reviewed all commercial properties in Red Willow County in 2021-2022 in conjunction with the reappraisal for this assessment year, which included updated costing and depreciation tables.

Assessment Practice Review

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

The county assessor qualifies an average number of sales for the commercial class of property and the review of sales qualification procedures indicates that a sales bias is not present. Commercial properties in Red Willow County are placed in two valuation groups, with commercial properties in McCook in the first group and all other commercial properties in the second group.

The county assessor meets the six-year inspection and review requirement; commercial properties were physically reviewed 2021-2022 by a contract appraiser and reappraised for this assessment year. Depreciation tables and costing were updated to 2022 and 2021, respectively. Land values were also updated this year.

Description of Analysis

Commercial properties are divided into two valuation groups.

Valuation Group	Description
1	McCook
2	Indianola, Bartley, Danbury, Lebanon

The median is within the acceptable range for the commercial class and the weighted mean and mean are slightly high. Both the COD and PRD meet the IAAO recommended range; the COD is low for this region but not surprising given the recent reappraisal.

There were 59 qualified sales during this study period. Most of the commercial sales occur in Valuation Group 1 and all three measures of central tendency are within the acceptable range. The COD and PRD are within the acceptable range. Valuation Group 2 has a small sample size with more varied statistics; the median is within the acceptable range but both the mean and weighted mean are high. The COD and PRD are within the acceptable range. Despite the statistical profile, the county assessor discovered data entry errors and errors in land calculations. Commercial properties located in Downtown McCook appeared to have the most errors. Some of the errors were corrected before the Abstract of Real Property was filed, but there are parcels that still need

2023 Commercial Correlation for Red Willow County

to be reviewed. At the time of the writing of the report, it is believed that at least 15% of parcel values that will need to be corrected through the County Board of Equalization (CBOE).

Review of the 2023 County Abstract of Assessment for Real Property Form 45 Compared with the 2022 Certificate of Taxes Levied Report (CTL) indicate that the sample may have changed at nearly twice the rate than the general population; however, until the values are confirmed by the county assessor, it will not be known whether the statistics are reliable.

Equalization and Quality of Assessment

The quality of assessment of commercial property in Red Willow is out of compliance due to the data errors remaining at the Abstract of Real Property filing deadline. This issue will be remedied through a parcel-by-parcel review by the county assessor and any valuation changes necessary will be made through the county board of equalization.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	52	99.66	100.35	99.60	06.99	100.75
2	7	98.55	115.81	114.99	24.12	100.71
____ALL____	59	99.57	102.19	101.03	09.02	101.15

Level of Value

Based on analysis of all available information, the level of value for the commercial property in Red Willow County cannot be determined.

2023 Agricultural Correlation for Red Willow County

Assessment Actions

The county assessor conducted market analysis and increased dryland, Conservation Reserve Program (CRP) and Environment Quality Incentives Program (EQIP) by 5%. Grassland values were increased by 16%.

Assessment Practice Review

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

Sales verification and qualification practices were reviewed for the agricultural class. The county assessor qualified a lower percentage of sales for measurement than the statewide average range, however no apparent bias in the qualification determination was found in a review of both qualified and non-qualified sales.

The county assessor is in compliance with the six-year physical inspection cycle. Agricultural dwellings and outbuildings are valued with 2021 depreciation tables, 2019 costing and land was updated in 2021. Agricultural land was reviewed using aerial imagery in 2020 to 2021. Market areas are reviewed to ensure that geographical differences in the land that affect market value are adequately identified. There is one market area for the county. The county assessor has a written valuation methodology on file.

Description of Analysis

For the agricultural class as a whole, the median is within the acceptable range and both the weighted mean and mean are low. The COD is within the acceptable range. When the sales are further analyzed by 80% Majority Land Use (MLU), there are few sales in each subclass due the fact that most parcels in the county are mixed-use. Both irrigated land and dryland are within the acceptable range and grassland is low with only four sales.

Review of Red Willow County agricultural land values in comparison to neighboring counties' values affirms the values set by the county assessor. All three land classes are in line with the average values in the region.

The statistical sample and the 2023 County Abstract of Assessment for Real Property, Form 45 Compared with the 2022 Certificate of Taxes Levied (CTL) support the changes made to value mirror the stated assessment actions.

Equalization and Quality of Assessment

Agricultural homes and outbuildings are inspected and valued the same as rural residential parcels. Farm home sites carry the same values as rural residential home sites. Agricultural land is equalized and the quality of assessment of the agricultural class of property complies with generally accepted mass appraisal techniques.

2023 Agricultural Correlation for Red Willow County

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u> Irrigated </u>						
County	6	72.42	65.39	56.36	17.59	116.02
1	6	72.42	65.39	56.36	17.59	116.02
<u> Dry </u>						
County	7	72.22	69.43	66.23	12.25	104.83
1	7	72.22	69.43	66.23	12.25	104.83
<u> Grass </u>						
County	4	66.02	68.78	69.28	11.28	99.28
1	4	66.02	68.78	69.28	11.28	99.28
<u> ALL </u>						
	31	69.23	66.10	61.46	20.57	107.55

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Red Willow County is 69%.

2023 Opinions of the Property Tax Administrator for Red Willow 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	*NEI	Does not meet generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	69	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 7th day of April, 2023.



Ruth A. Sorensen

Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2023 Commission Summary for Red Willow County

Residential Real Property - Current

Number of Sales	462	Median	96.43
Total Sales Price	\$65,090,143	Mean	98.08
Total Adj. Sales Price	\$65,090,143	Wgt. Mean	93.96
Total Assessed Value	\$61,159,331	Average Assessed Value of the Base	\$102,610
Avg. Adj. Sales Price	\$140,888	Avg. Assessed Value	\$132,380

Confidence Interval - Current

95% Median C.I	94.35 to 97.93
95% Wgt. Mean C.I	92.24 to 95.68
95% Mean C.I	95.98 to 100.18
% of Value of the Class of all Real Property Value in the County	38.96
% of Records Sold in the Study Period	8.89
% of Value Sold in the Study Period	11.46

Residential Real Property - History

Year	Number of Sales	LOV	Median
2022	446	94	94.07
2021	393	93	93.48
2020	402	93	93.05
2019	368	94	94.14

2023 Commission Summary for Red Willow County

Commercial Real Property - Current

Number of Sales	59	Median	99.57
Total Sales Price	\$16,517,460	Mean	102.19
Total Adj. Sales Price	\$16,517,460	Wgt. Mean	101.03
Total Assessed Value	\$16,687,683	Average Assessed Value of the Base	\$247,417
Avg. Adj. Sales Price	\$279,957	Avg. Assessed Value	\$282,842

Confidence Interval - Current

95% Median C.I	97.84 to 101.37
95% Wgt. Mean C.I	96.52 to 105.54
95% Mean C.I	96.93 to 107.45
% of Value of the Class of all Real Property Value in the County	13.39
% of Records Sold in the Study Period	7.96
% of Value Sold in the Study Period	9.10

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2022	42	93	93.03
2021	25	94	94.34
2020	24	96	95.54
2019	37	97	97.01

73 Red Willow

RESIDENTIAL

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

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

Number of Sales : 462
 Total Sales Price : 65,090,143
 Total Adj. Sales Price : 65,090,143
 Total Assessed Value : 61,159,331
 Avg. Adj. Sales Price : 140,888
 Avg. Assessed Value : 132,380

MEDIAN : 96
 WGT. MEAN : 94
 MEAN : 98
 COD : 16.02
 PRD : 104.38

COV : 23.45
 STD : 23.00
 Avg. Abs. Dev : 15.45
 MAX Sales Ratio : 305.54
 MIN Sales Ratio : 34.69

95% Median C.I. : 94.35 to 97.93
 95% Wgt. Mean C.I. : 92.24 to 95.68
 95% Mean C.I. : 95.98 to 100.18

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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	55	108.49	108.74	107.50	10.81	101.15	66.54	147.17	103.78 to 112.84	126,607	136,097	
01-JAN-21 To 31-MAR-21	52	105.44	104.15	101.57	15.39	102.54	38.39	176.17	97.47 to 109.26	116,543	118,368	
01-APR-21 To 30-JUN-21	62	99.64	99.52	97.80	13.33	101.76	60.51	172.38	92.85 to 105.36	154,477	151,086	
01-JUL-21 To 30-SEP-21	70	95.47	100.44	95.67	15.22	104.99	62.53	195.98	91.95 to 101.55	123,645	118,295	
01-OCT-21 To 31-DEC-21	57	94.00	96.72	90.54	17.44	106.83	50.06	162.09	88.25 to 98.47	144,912	131,210	
01-JAN-22 To 31-MAR-22	47	96.30	95.59	93.99	14.28	101.70	49.65	150.00	93.25 to 99.06	132,085	124,146	
01-APR-22 To 30-JUN-22	56	89.90	91.88	86.68	17.70	106.00	34.69	305.54	84.70 to 92.20	169,851	147,232	
01-JUL-22 To 30-SEP-22	63	90.42	88.33	84.35	14.61	104.72	53.97	131.91	83.86 to 93.73	156,413	131,938	
<u>Study Yrs</u>												
01-OCT-20 To 30-SEP-21	239	101.78	102.92	100.10	14.34	102.82	38.39	195.98	98.67 to 105.37	130,780	130,914	
01-OCT-21 To 30-SEP-22	223	92.20	92.90	88.29	16.45	105.22	34.69	305.54	89.93 to 94.64	151,721	133,950	
<u>Calendar Yrs</u>												
01-JAN-21 To 31-DEC-21	241	97.53	100.13	96.10	15.65	104.19	38.39	195.98	94.17 to 100.52	135,075	129,801	
<u>ALL</u>	462	96.43	98.08	93.96	16.02	104.38	34.69	305.54	94.35 to 97.93	140,888	132,380	

VALUATION GROUP											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	404	97.25	98.40	95.07	15.22	103.50	38.39	305.54	95.14 to 98.35	136,700	129,955	
2	14	94.05	103.09	88.79	28.27	116.11	62.53	163.05	75.60 to 137.21	65,215	57,906	
3	10	92.27	95.67	87.88	17.44	108.86	75.79	142.90	76.20 to 131.55	82,900	72,852	
4	6	93.37	108.00	92.60	22.33	116.63	84.12	174.90	84.12 to 174.90	25,194	23,331	
6	28	93.07	89.67	87.56	17.66	102.41	34.69	141.59	83.89 to 101.06	284,643	249,231	
<u>ALL</u>	462	96.43	98.08	93.96	16.02	104.38	34.69	305.54	94.35 to 97.93	140,888	132,380	

PROPERTY TYPE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
01	462	96.43	98.08	93.96	16.02	104.38	34.69	305.54	94.35 to 97.93	140,888	132,380	
06												
07												
<u>ALL</u>	462	96.43	98.08	93.96	16.02	104.38	34.69	305.54	94.35 to 97.93	140,888	132,380	

73 Red Willow

RESIDENTIAL

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

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

Number of Sales : 462
 Total Sales Price : 65,090,143
 Total Adj. Sales Price : 65,090,143
 Total Assessed Value : 61,159,331
 Avg. Adj. Sales Price : 140,888
 Avg. Assessed Value : 132,380

MEDIAN : 96
 WGT. MEAN : 94
 MEAN : 98
 COD : 16.02
 PRD : 104.38

COV : 23.45
 STD : 23.00
 Avg. Abs. Dev : 15.45
 MAX Sales Ratio : 305.54
 MIN Sales Ratio : 34.69

95% Median C.I. : 94.35 to 97.93
 95% Wgt. Mean C.I. : 92.24 to 95.68
 95% Mean C.I. : 95.98 to 100.18

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000											
Less Than 15,000	6	149.32	150.17	151.82	11.72	98.91	117.92	174.90	117.92 to 174.90	8,083	12,272
Less Than 30,000	22	141.74	142.54	140.85	24.11	101.20	75.02	305.54	116.24 to 163.05	17,831	25,114
Ranges Excl. Low \$											
Greater Than 4,999	462	96.43	98.08	93.96	16.02	104.38	34.69	305.54	94.35 to 97.93	140,888	132,380
Greater Than 14,999	456	96.32	97.40	93.92	15.51	103.71	34.69	305.54	94.03 to 97.59	142,635	133,960
Greater Than 29,999	440	96.04	95.86	93.68	14.22	102.33	34.69	176.17	93.81 to 97.47	147,041	137,743
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999	6	149.32	150.17	151.82	11.72	98.91	117.92	174.90	117.92 to 174.90	8,083	12,272
15,000 TO 29,999	16	129.53	139.68	139.30	31.00	100.27	75.02	305.54	93.00 to 163.05	21,486	29,930
30,000 TO 59,999	40	105.32	106.54	104.85	18.79	101.61	50.06	176.17	93.73 to 114.81	45,406	47,608
60,000 TO 99,999	97	100.62	99.18	98.94	15.40	100.24	38.39	149.71	97.53 to 105.37	78,881	78,043
100,000 TO 149,999	123	95.14	95.36	95.31	11.88	100.05	58.22	160.49	92.85 to 97.89	124,111	118,285
150,000 TO 249,999	125	92.83	92.35	92.42	13.42	99.92	34.69	141.59	89.76 to 96.30	183,642	169,730
250,000 TO 499,999	53	93.16	92.17	91.98	11.01	100.21	56.57	115.08	88.24 to 98.35	299,042	275,050
500,000 TO 999,999	2	68.82	68.82	68.04	09.33	101.15	62.40	75.24	N/A	580,000	394,656
1,000,000 +											
ALL	462	96.43	98.08	93.96	16.02	104.38	34.69	305.54	94.35 to 97.93	140,888	132,380

73 Red Willow

COMMERCIAL

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

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

Number of Sales : 59
 Total Sales Price : 16,517,460
 Total Adj. Sales Price : 16,517,460
 Total Assessed Value : 16,687,683
 Avg. Adj. Sales Price : 279,957
 Avg. Assessed Value : 282,842

MEDIAN : 100
 WGT. MEAN : 101
 MEAN : 102
 COD : 09.02
 PRD : 101.15

COV : 20.18
 STD : 20.62
 Avg. Abs. Dev : 08.98
 MAX Sales Ratio : 234.39
 MIN Sales Ratio : 76.82

95% Median C.I. : 97.84 to 101.37
 95% Wgt. Mean C.I. : 96.52 to 105.54
 95% Mean C.I. : 96.93 to 107.45

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qrtrs</u>												
01-OCT-19 To 31-DEC-19	2	96.18	96.18	93.97	03.60	102.35	92.72	99.63	N/A	125,000	117,460	
01-JAN-20 To 31-MAR-20	4	102.22	100.57	101.09	04.49	99.49	90.17	107.66	N/A	118,125	119,409	
01-APR-20 To 30-JUN-20	4	103.37	103.53	105.58	04.28	98.06	98.51	108.87	N/A	239,000	252,332	
01-JUL-20 To 30-SEP-20	5	98.43	100.25	99.28	04.59	100.98	93.85	106.68	N/A	244,900	243,125	
01-OCT-20 To 31-DEC-20	7	103.67	128.17	114.42	29.21	112.02	92.36	234.39	92.36 to 234.39	420,280	480,877	
01-JAN-21 To 31-MAR-21	2	106.51	106.51	104.71	04.35	101.72	101.88	111.14	N/A	368,000	385,336	
01-APR-21 To 30-JUN-21	5	101.49	106.53	105.44	13.21	101.03	88.65	141.53	N/A	147,020	155,019	
01-JUL-21 To 30-SEP-21	5	98.55	98.41	96.76	03.49	101.71	90.54	105.34	N/A	414,880	401,453	
01-OCT-21 To 31-DEC-21	8	97.77	94.86	98.10	04.89	96.70	85.50	101.69	85.50 to 101.69	281,625	276,273	
01-JAN-22 To 31-MAR-22	4	94.30	93.12	91.18	06.61	102.13	83.96	99.91	N/A	238,000	217,009	
01-APR-22 To 30-JUN-22	3	98.50	99.11	100.98	02.43	98.15	95.83	102.99	N/A	425,000	429,183	
01-JUL-22 To 30-SEP-22	10	98.78	95.54	93.13	06.26	102.59	76.82	105.32	85.41 to 101.74	264,700	246,524	
<u>Study Yrs</u>												
01-OCT-19 To 30-SEP-20	15	99.70	100.67	101.19	04.75	99.49	90.17	108.87	96.26 to 106.68	193,533	195,834	
01-OCT-20 To 30-SEP-21	19	101.49	112.37	106.65	16.30	105.36	88.65	234.39	97.48 to 111.14	341,445	364,167	
01-OCT-21 To 30-SEP-22	25	97.98	95.36	95.85	05.43	99.49	76.82	105.32	91.43 to 99.69	285,080	273,240	
<u>Calendar Yrs</u>												
01-JAN-20 To 31-DEC-20	20	102.22	110.74	108.47	13.49	102.09	90.17	234.39	98.43 to 107.03	279,748	303,436	
01-JAN-21 To 31-DEC-21	20	98.95	99.83	99.39	07.22	100.44	85.50	141.53	93.41 to 101.69	289,925	288,161	
<u>ALL</u>	59	99.57	102.19	101.03	09.02	101.15	76.82	234.39	97.84 to 101.37	279,957	282,842	

VALUATION GROUP											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	52	99.66	100.35	99.60	06.99	100.75	76.82	141.53	97.84 to 101.49	288,059	286,899	
2	7	98.55	115.81	114.99	24.12	100.71	83.96	234.39	83.96 to 234.39	219,771	252,709	
<u>ALL</u>	59	99.57	102.19	101.03	09.02	101.15	76.82	234.39	97.84 to 101.37	279,957	282,842	

**73 Red Willow
COMMERCIAL**

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

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

Number of Sales : 59
 Total Sales Price : 16,517,460
 Total Adj. Sales Price : 16,517,460
 Total Assessed Value : 16,687,683
 Avg. Adj. Sales Price : 279,957
 Avg. Assessed Value : 282,842

MEDIAN : 100
 WGT. MEAN : 101
 MEAN : 102
 COD : 09.02
 PRD : 101.15

COV : 20.18
 STD : 20.62
 Avg. Abs. Dev : 08.98
 MAX Sales Ratio : 234.39
 MIN Sales Ratio : 76.82

95% Median C.I. : 97.84 to 101.37
 95% Wgt. Mean C.I. : 96.52 to 105.54
 95% Mean C.I. : 96.93 to 107.45

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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											
03	59	99.57	102.19	101.03	09.02	101.15	76.82	234.39	97.84 to 101.37	279,957	282,842
04											
<u>ALL</u>	<u>59</u>	<u>99.57</u>	<u>102.19</u>	<u>101.03</u>	<u>09.02</u>	<u>101.15</u>	<u>76.82</u>	<u>234.39</u>	<u>97.84 to 101.37</u>	<u>279,957</u>	<u>282,842</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	1	91.43	91.43	91.43	00.00	100.00	91.43	91.43	N/A	10,000	9,143
Less Than 30,000	1	91.43	91.43	91.43	00.00	100.00	91.43	91.43	N/A	10,000	9,143
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	59	99.57	102.19	101.03	09.02	101.15	76.82	234.39	97.84 to 101.37	279,957	282,842
Greater Than 14,999	58	99.60	102.37	101.04	09.04	101.32	76.82	234.39	97.98 to 101.37	284,611	287,561
Greater Than 29,999	58	99.60	102.37	101.04	09.04	101.32	76.82	234.39	97.98 to 101.37	284,611	287,561
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	1	91.43	91.43	91.43	00.00	100.00	91.43	91.43	N/A	10,000	9,143
15,000 TO 29,999											
30,000 TO 59,999	7	97.70	96.14	96.19	03.65	99.95	86.54	101.74	86.54 to 101.74	48,857	46,998
60,000 TO 99,999	8	98.59	96.18	96.64	06.07	99.52	76.82	106.04	76.82 to 106.04	74,388	71,888
100,000 TO 149,999	8	106.18	110.40	110.63	11.68	99.79	90.17	141.53	90.17 to 141.53	116,120	128,459
150,000 TO 249,999	12	97.77	111.39	111.59	20.54	99.82	85.50	234.39	90.57 to 111.14	204,500	228,200
250,000 TO 499,999	14	99.06	98.54	98.24	03.42	100.31	83.96	106.68	95.18 to 101.37	323,100	317,398
500,000 TO 999,999	6	102.44	101.27	100.76	03.81	100.51	90.54	108.87	90.54 to 108.87	625,667	630,435
1,000,000 TO 1,999,999	3	100.94	96.01	96.73	05.38	99.26	85.41	101.69	N/A	1,303,333	1,260,731
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											
<u>ALL</u>	<u>59</u>	<u>99.57</u>	<u>102.19</u>	<u>101.03</u>	<u>09.02</u>	<u>101.15</u>	<u>76.82</u>	<u>234.39</u>	<u>97.84 to 101.37</u>	<u>279,957</u>	<u>282,842</u>

73 Red Willow

COMMERCIAL

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

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

Number of Sales : 59
 Total Sales Price : 16,517,460
 Total Adj. Sales Price : 16,517,460
 Total Assessed Value : 16,687,683
 Avg. Adj. Sales Price : 279,957
 Avg. Assessed Value : 282,842

MEDIAN : 100
 WGT. MEAN : 101
 MEAN : 102
 COD : 09.02
 PRD : 101.15

COV : 20.18
 STD : 20.62
 Avg. Abs. Dev : 08.98
 MAX Sales Ratio : 234.39
 MIN Sales Ratio : 76.82

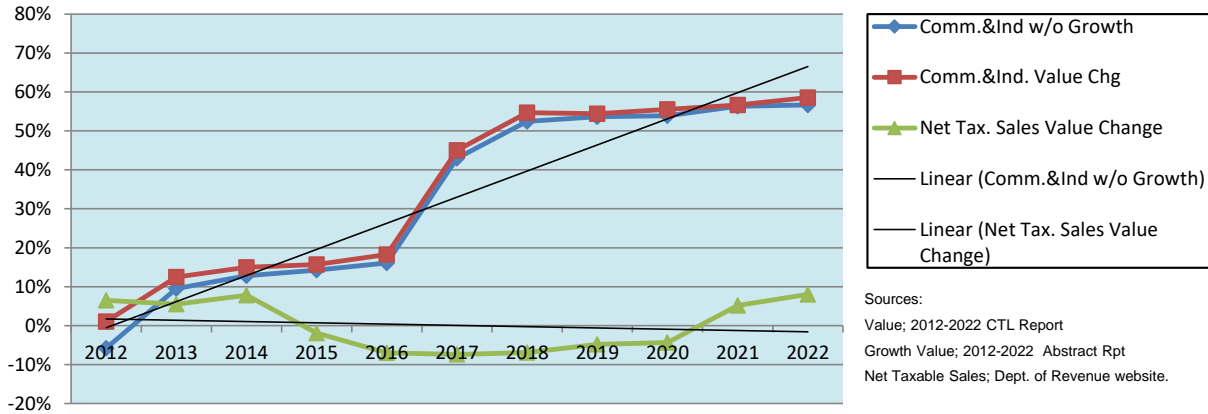
95% Median C.I. : 97.84 to 101.37
 95% Wgt. Mean C.I. : 96.52 to 105.54
 95% Mean C.I. : 96.93 to 107.45

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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
300	1	141.53	141.53	141.53	00.00	100.00	141.53	141.53	N/A	110,000	155,683
304	1	93.41	93.41	93.41	00.00	100.00	93.41	93.41	N/A	240,000	224,173
319	1	100.94	100.94	100.94	00.00	100.00	100.94	100.94	N/A	1,750,000	1,766,401
326	2	98.56	98.56	98.29	01.10	100.27	97.48	99.63	N/A	60,000	58,973
344	4	99.86	95.65	99.75	08.33	95.89	76.82	106.04	N/A	182,875	182,424
350	1	99.34	99.34	99.34	00.00	100.00	99.34	99.34	N/A	80,000	79,470
352	10	99.23	98.50	99.52	04.77	98.98	90.17	111.14	90.57 to 102.99	310,400	308,895
353	2	91.96	91.96	87.81	07.12	104.73	85.41	98.50	N/A	680,000	597,139
380	1	101.69	101.69	101.69	00.00	100.00	101.69	101.69	N/A	1,050,000	1,067,776
381	1	234.39	234.39	234.39	00.00	100.00	234.39	234.39	N/A	219,000	513,308
384	3	89.81	92.71	91.63	05.66	101.18	86.54	101.78	N/A	112,500	103,087
386	3	96.26	94.83	97.60	03.78	97.16	88.65	99.57	N/A	166,667	162,669
406	20	99.70	100.86	100.47	06.12	100.39	85.50	134.99	97.70 to 103.67	236,803	237,914
426	1	107.03	107.03	107.03	00.00	100.00	107.03	107.03	N/A	113,000	120,939
444	1	97.61	97.61	97.61	00.00	100.00	97.61	97.61	N/A	340,000	331,873
470	1	98.55	98.55	98.55	00.00	100.00	98.55	98.55	N/A	369,400	364,040
483	1	133.36	133.36	133.36	00.00	100.00	133.36	133.36	N/A	165,000	220,037
528	4	104.21	99.99	98.02	06.85	102.01	83.96	107.59	N/A	246,750	241,872
851	1	92.72	92.72	92.72	00.00	100.00	92.72	92.72	N/A	205,000	190,084
<u> </u> ALL <u> </u>	59	99.57	102.19	101.03	09.02	101.15	76.82	234.39	97.84 to 101.37	279,957	282,842

Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2011	\$ 99,102,027	\$ 298,771	0.30%	\$ 98,803,256		\$ 159,853,308	
2012	\$ 100,154,552	\$ 6,784,018	6.77%	\$ 93,370,534	-5.78%	\$ 170,283,813	6.53%
2013	\$ 111,470,754	\$ 2,918,361	2.62%	\$ 108,552,393	8.38%	\$ 168,662,334	-0.95%
2014	\$ 113,939,586	\$ 2,160,165	1.90%	\$ 111,779,421	0.28%	\$ 172,340,573	2.18%
2015	\$ 114,639,412	\$ 1,416,737	1.24%	\$ 113,222,675	-0.63%	\$ 156,764,965	-9.04%
2016	\$ 117,217,623	\$ 2,186,347	1.87%	\$ 115,031,276	0.34%	\$ 148,726,094	-5.13%
2017	\$ 143,737,151	\$ 2,007,684	1.40%	\$ 141,729,467	20.91%	\$ 148,009,778	-0.48%
2018	\$ 153,296,500	\$ 2,192,433	1.43%	\$ 151,104,067	5.13%	\$ 148,814,017	0.54%
2019	\$ 153,042,337	\$ 793,749	0.52%	\$ 152,248,588	-0.68%	\$ 152,158,950	2.25%
2020	\$ 154,150,825	\$ 1,630,328	1.06%	\$ 152,520,497	-0.34%	\$ 152,844,632	0.45%
2021	\$ 155,244,081	\$ 321,746	0.21%	\$ 154,922,335	0.50%	\$ 168,099,766	9.98%
2022	\$ 157,147,641	\$ 1,888,043	1.20%	\$ 155,259,598	0.01%	\$ 172,687,794	2.73%
Ann %chg	4.61%			Average	2.56%	0.14%	0.82%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2011	-	-	-
2012	-5.78%	1.06%	6.53%
2013	9.54%	12.48%	5.51%
2014	12.79%	14.97%	7.81%
2015	14.25%	15.68%	-1.93%
2016	16.07%	18.28%	-6.96%
2017	43.01%	45.04%	-7.41%
2018	52.47%	54.69%	-6.91%
2019	53.63%	54.43%	-4.81%
2020	53.90%	55.55%	-4.38%
2021	56.33%	56.65%	5.16%
2022	56.67%	58.57%	8.03%

County Number: 73
 County Name: Red Willow

73 Red Willow
AGRICULTURAL LAND

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

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

Number of Sales : 31
Total Sales Price : 21,262,222
Total Adj. Sales Price : 21,262,222
Total Assessed Value : 13,068,590
Avg. Adj. Sales Price : 685,878
Avg. Assessed Value : 421,567

MEDIAN : 69
WGT. MEAN : 61
MEAN : 66
COD : 20.57
PRD : 107.55

COV : 26.85
STD : 17.75
Avg. Abs. Dev : 14.24
MAX Sales Ratio : 110.62
MIN Sales Ratio : 32.14

95% Median C.I. : 57.42 to 75.22
95% Wgt. Mean C.I. : 53.28 to 69.64
95% Mean C.I. : 59.59 to 72.61

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qrtrs</u>											
01-OCT-19 To 31-DEC-19	1	82.58	82.58	82.58	00.00	100.00	82.58	82.58	N/A	585,000	483,064
01-JAN-20 To 31-MAR-20	1	57.53	57.53	57.53	00.00	100.00	57.53	57.53	N/A	180,000	103,556
01-APR-20 To 30-JUN-20	1	75.19	75.19	75.19	00.00	100.00	75.19	75.19	N/A	360,000	270,674
01-JUL-20 To 30-SEP-20	1	95.56	95.56	95.56	00.00	100.00	95.56	95.56	N/A	460,000	439,570
01-OCT-20 To 31-DEC-20											
01-JAN-21 To 31-MAR-21	1	61.66	61.66	61.66	00.00	100.00	61.66	61.66	N/A	1,290,000	795,383
01-APR-21 To 30-JUN-21	3	75.22	71.02	73.06	06.02	97.21	62.12	75.72	N/A	550,267	402,016
01-JUL-21 To 30-SEP-21	2	51.34	51.34	64.05	36.17	80.16	32.77	69.91	N/A	712,500	456,359
01-OCT-21 To 31-DEC-21	6	66.64	66.49	63.46	17.63	104.77	49.15	82.56	49.15 to 82.56	599,660	380,554
01-JAN-22 To 31-MAR-22	7	57.42	68.39	59.96	28.18	114.06	48.63	110.62	48.63 to 110.62	654,962	392,720
01-APR-22 To 30-JUN-22	3	60.54	59.78	48.06	15.87	124.39	44.98	73.82	N/A	1,520,000	730,500
01-JUL-22 To 30-SEP-22	5	71.02	60.80	63.60	23.88	95.60	32.14	80.60	N/A	513,746	326,743
<u>Study Yrs</u>											
01-OCT-19 To 30-SEP-20	4	78.89	77.72	81.82	14.40	94.99	57.53	95.56	N/A	396,250	324,216
01-OCT-20 To 30-SEP-21	6	66.02	62.90	66.75	16.24	94.23	32.77	75.72	32.77 to 75.72	727,633	485,692
01-OCT-21 To 30-SEP-22	21	61.06	64.81	57.85	24.30	112.03	32.14	110.62	49.68 to 78.28	729,115	421,789
<u>Calendar Yrs</u>											
01-JAN-20 To 31-DEC-20	3	75.19	76.09	81.38	16.86	93.50	57.53	95.56	N/A	333,333	271,267
01-JAN-21 To 31-DEC-21	12	66.02	64.69	65.26	17.03	99.13	32.77	82.56	53.99 to 75.72	663,647	433,123
<u>ALL</u>	31	69.23	66.10	61.46	20.57	107.55	32.14	110.62	57.42 to 75.22	685,878	421,567

AREA (MARKET)										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	31	69.23	66.10	61.46	20.57	107.55	32.14	110.62	57.42 to 75.22	685,878	421,567
<u>ALL</u>	31	69.23	66.10	61.46	20.57	107.55	32.14	110.62	57.42 to 75.22	685,878	421,567

73 Red Willow
AGRICULTURAL LAND

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

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

Number of Sales : 31
 Total Sales Price : 21,262,222
 Total Adj. Sales Price : 21,262,222
 Total Assessed Value : 13,068,590
 Avg. Adj. Sales Price : 685,878
 Avg. Assessed Value : 421,567

MEDIAN : 69
 WGT. MEAN : 61
 MEAN : 66
 COD : 20.57
 PRD : 107.55

COV : 26.85
 STD : 17.75
 Avg. Abs. Dev : 14.24
 MAX Sales Ratio : 110.62
 MIN Sales Ratio : 32.14

95% Median C.I. : 57.42 to 75.22
 95% Wgt. Mean C.I. : 53.28 to 69.64
 95% Mean C.I. : 59.59 to 72.61

Printed:3/23/2023 10:30:01AM

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	3	71.02	62.26	62.98	14.95	98.86	41.95	73.82	N/A	495,933	312,322
1	3	71.02	62.26	62.98	14.95	98.86	41.95	73.82	N/A	495,933	312,322
Dry											
County	4	63.38	62.78	60.59	14.89	103.61	49.15	75.22	N/A	440,718	267,032
1	4	63.38	62.78	60.59	14.89	103.61	49.15	75.22	N/A	440,718	267,032
Grass											
County	3	69.91	71.00	70.65	10.50	100.50	60.54	82.56	N/A	523,333	369,740
1	3	69.91	71.00	70.65	10.50	100.50	60.54	82.56	N/A	523,333	369,740
ALL	31	69.23	66.10	61.46	20.57	107.55	32.14	110.62	57.42 to 75.22	685,878	421,567

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	6	72.42	65.39	56.36	17.59	116.02	41.95	80.60	41.95 to 80.60	1,163,233	655,588
1	6	72.42	65.39	56.36	17.59	116.02	41.95	80.60	41.95 to 80.60	1,163,233	655,588
Dry											
County	7	72.22	69.43	66.23	12.25	104.83	49.15	87.44	49.15 to 87.44	387,635	256,745
1	7	72.22	69.43	66.23	12.25	104.83	49.15	87.44	49.15 to 87.44	387,635	256,745
Grass											
County	4	66.02	68.78	69.28	11.28	99.28	60.54	82.56	N/A	467,500	323,898
1	4	66.02	68.78	69.28	11.28	99.28	60.54	82.56	N/A	467,500	323,898
ALL	31	69.23	66.10	61.46	20.57	107.55	32.14	110.62	57.42 to 75.22	685,878	421,567

Red Willow County 2023 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Red Willow	1	2,975	2,975	2,809	2,750	2,645	1,625	2,252	2,229	2,899
Frontier	1	3,175	3,170	3,098	3,123	3,075	3,075	3,020	2,974	3,145
Furnas	1	4,075	4,073	3,300	3,105	n/a	2,280	2,185	2,185	3,661
Hitchcock	1	2,900	2,900	2,760	2,760	2,670	2,670	2,575	2,575	2,864
Hayes	1	2,930	2,930	2,825	2,825	2,720	2,720	2,625	2,625	2,832

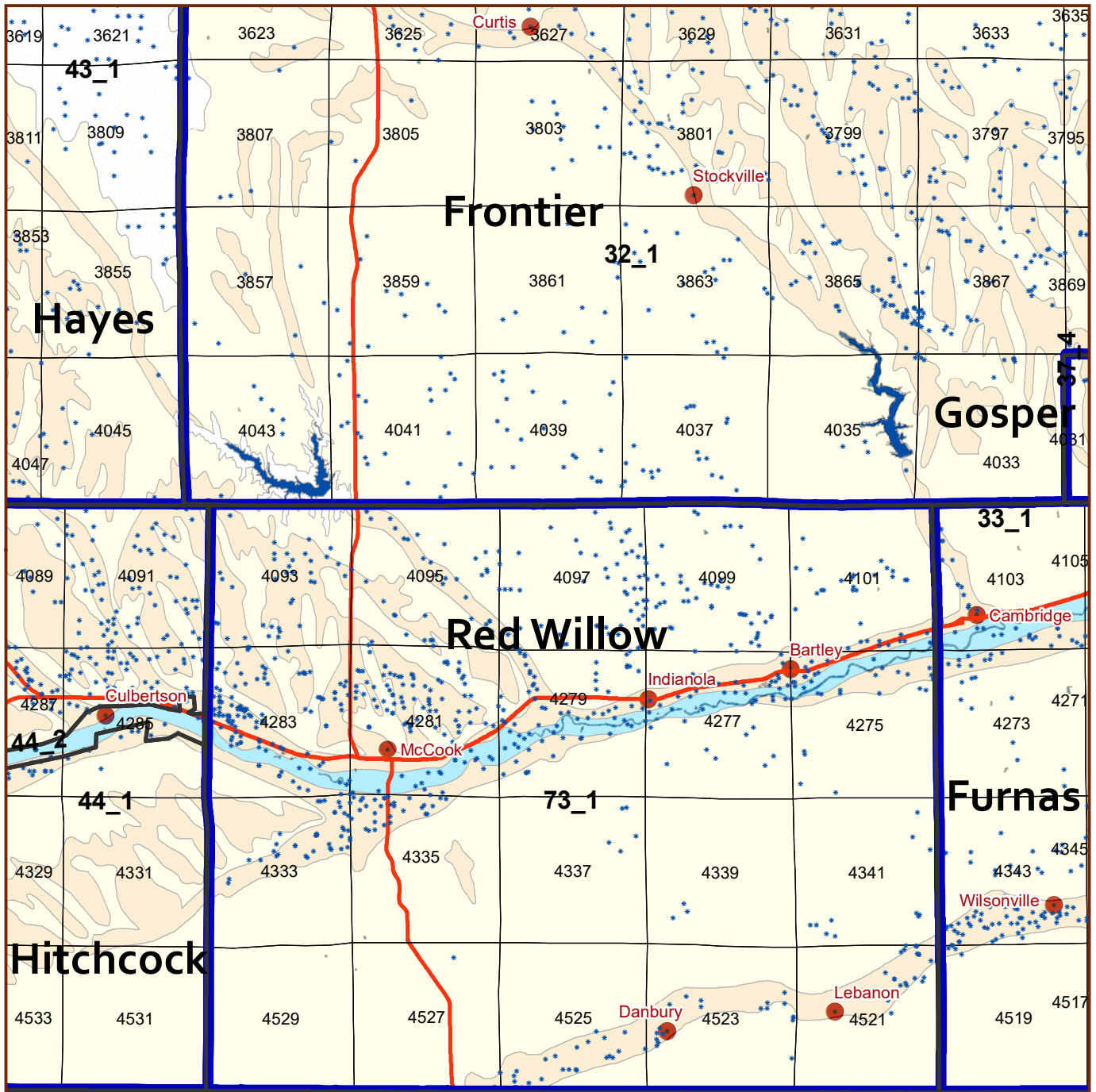
County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Red Willow	1	1,335	1,335	1,285	1,285	1,190	1,190	1,110	1,110	1,304
Frontier	1	1,275	1,275	1,225	1,225	1,175	n/a	1,125	1,125	1,252
Furnas	1	1,910	1,910	1,310	1,310	1,310	n/a	1,195	1,195	1,676
Hitchcock	1	1,185	1,185	1,110	1,110	1,035	1,035	920	920	1,152
Hayes	1	n/a	955	860	860	835	835	790	790	921

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Red Willow	1	1,071	961	758	748	745	752	756	858	792
Frontier	1	685	685	685	n/a	685	685	685	685	685
Furnas	1	824	825	825	825	825	n/a	825	n/a	825
Hitchcock	1	585	585	585	585	n/a	585	585	585	585
Hayes	1	540	540	n/a	540	540	540	540	540	540

County	Mkt Area	CRP	TIMBER	WASTE
Red Willow	1	1,289	745	25
Frontier	1	1,188	n/a	n/a
Furnas	1	825	825	75
Hitchcock	1	1,250	n/a	n/a
Hayes	1	698	n/a	25

Source: 2023 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.
 CRP and TIMBER values are weighted averages from Schedule XIII, line 104 and 113.

RED WILLOW COUNTY



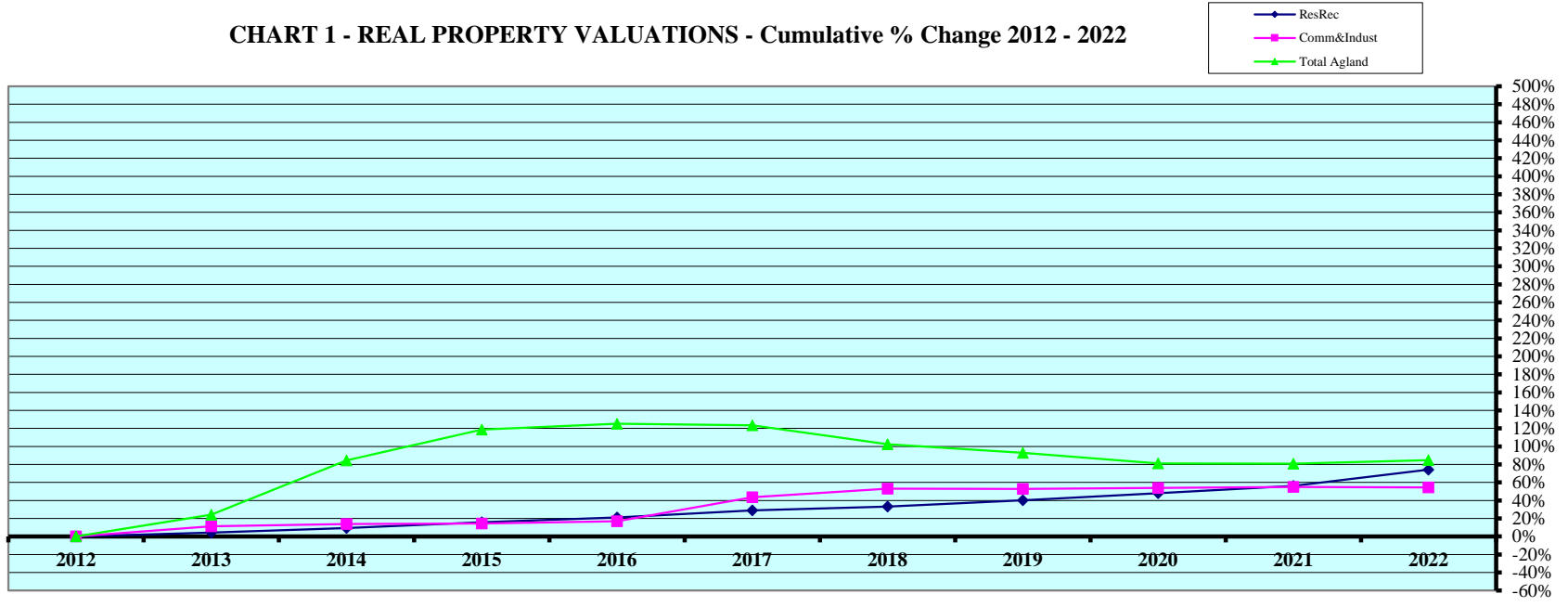
Legend

- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

**Soils
CLASS**

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

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



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2012	275,569,912	-	-	-	100,154,552	-	-	-	284,255,608	-	-	-
2013	287,235,047	11,665,135	4.23%	4.23%	111,470,754	11,316,202	11.30%	11.30%	352,982,469	68,726,861	24.18%	24.18%
2014	301,022,409	13,787,362	4.80%	9.24%	113,939,586	2,468,832	2.21%	13.76%	524,779,268	171,796,799	48.67%	84.62%
2015	319,107,327	18,084,918	6.01%	15.80%	114,639,412	699,826	0.61%	14.46%	622,011,497	97,232,229	18.53%	118.82%
2016	334,058,979	14,951,652	4.69%	21.22%	117,217,623	2,578,211	2.25%	17.04%	640,281,707	18,270,210	2.94%	125.25%
2017	355,774,313	21,715,334	6.50%	29.10%	143,737,151	26,519,528	22.62%	43.52%	634,878,192	-5,403,515	-0.84%	123.35%
2018	367,199,567	11,425,254	3.21%	33.25%	153,296,500	9,559,349	6.65%	53.06%	575,067,853	-59,810,339	-9.42%	102.31%
2019	386,254,099	19,054,532	5.19%	40.17%	153,042,337	-254,163	-0.17%	52.81%	548,650,387	-26,417,466	-4.59%	93.01%
2020	408,246,913	21,992,814	5.69%	48.15%	154,150,825	1,108,488	0.72%	53.91%	514,879,449	-33,770,938	-6.16%	81.13%
2021	430,560,424	22,313,511	5.47%	56.24%	155,244,081	1,093,256	0.71%	55.00%	513,847,009	-1,032,440	-0.20%	80.77%
2022	480,201,815	49,641,391	11.53%	74.26%	154,592,145	-651,936	-0.42%	54.35%	525,027,968	11,180,959	2.18%	84.70%

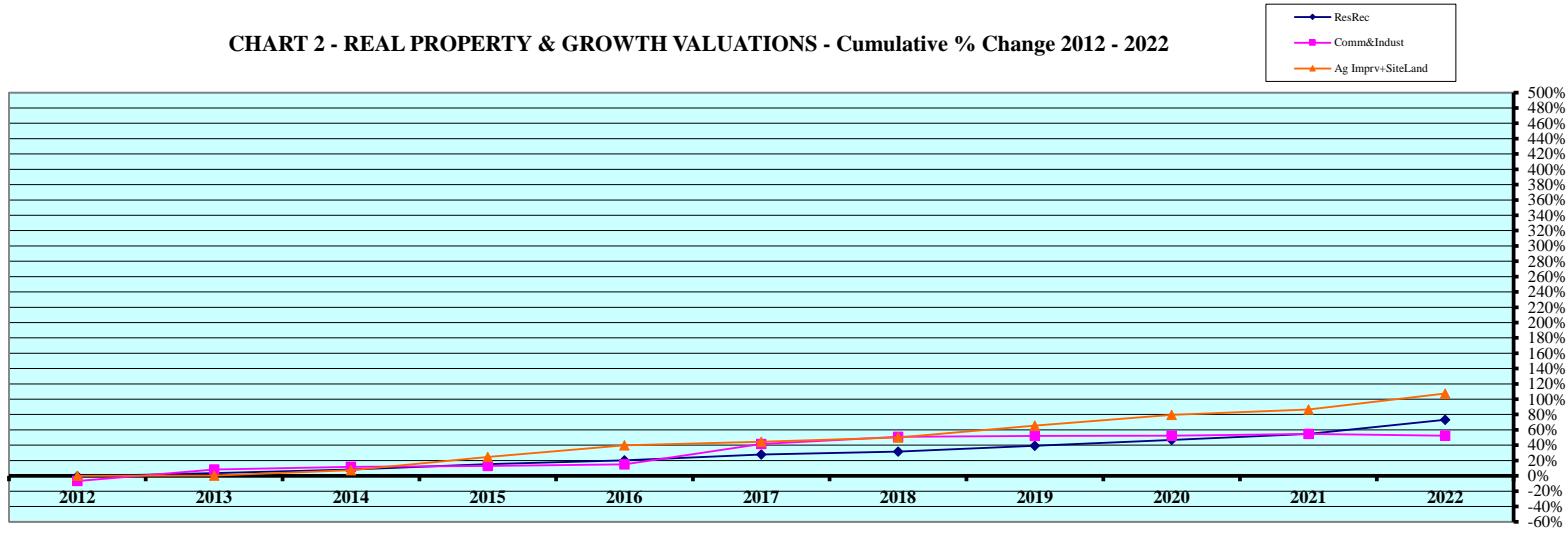
Rate Annual %chg: Residential & Recreational **5.71%** Commercial & Industrial **4.44%** Agricultural Land **6.33%**

Cnty# **73**
County **RED WILLOW**

CHART 1

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

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



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾											
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth						
2012	275,569,912	1,740,159	0.63%	273,829,753	-	-0.63%	100,154,552	6,784,018	6.77%	93,370,534	-	-6.77%						
2013	287,235,047	1,657,294	0.58%	285,577,753	3.63%	3.63%	111,470,754	2,918,361	2.62%	108,552,393	8.38%	8.38%						
2014	301,022,409	2,815,850	0.94%	298,206,559	3.82%	8.21%	113,939,586	2,160,165	1.90%	111,779,421	0.28%	11.61%						
2015	319,107,327	1,774,780	0.56%	317,332,547	5.42%	15.16%	114,639,412	1,416,737	1.24%	113,222,675	-0.63%	13.05%						
2016	334,058,979	2,792,331	0.84%	331,266,648	3.81%	20.21%	117,217,623	2,186,347	1.87%	115,031,276	0.34%	14.85%						
2017	355,774,313	3,304,131	0.93%	352,470,182	5.51%	27.91%	143,737,151	2,007,684	1.40%	141,729,467	20.91%	41.51%						
2018	367,199,567	4,242,757	1.16%	362,956,810	2.02%	31.71%	153,296,500	2,192,433	1.43%	151,104,067	5.13%	50.87%						
2019	386,254,099	2,603,204	0.67%	383,650,895	4.48%	39.22%	153,042,337	793,749	0.52%	152,248,588	-0.68%	52.01%						
2020	408,246,913	3,393,936	0.83%	404,852,977	4.82%	46.91%	154,150,825	1,630,328	1.06%	152,520,497	-0.34%	52.29%						
2021	430,560,424	4,404,974	1.02%	426,155,450	4.39%	54.65%	155,244,081	321,746	0.21%	154,922,335	0.50%	54.68%						
2022	480,201,815	3,015,795	0.63%	477,186,020	10.83%	73.16%	154,592,145	1,888,043	1.22%	152,704,102	-1.64%	52.47%						
Rate Ann%chg	5.71%			Resid & Recreat w/o growth			4.87%			4.44%			C & I w/o growth			3.23%		

Tax Year	Ag Improvements & Site Land ⁽¹⁾									
	Agric. Dwelling & Homesite Value	Ag Outblgd & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth		
2012	25,194,128	12,333,142	37,527,270	1,087,199	2.90%	36,440,071	-	-		
2013	25,815,671	13,144,474	38,960,145	1,252,852	3.22%	37,707,293	0.48%	0.48%		
2014	27,058,815	14,002,170	41,060,985	758,935	1.85%	40,302,050	3.44%	7.39%		
2015	32,870,611	15,908,306	48,778,917	2,058,742	4.22%	46,720,175	13.78%	24.50%		
2016	36,899,702	17,650,362	54,550,064	2,054,473	3.77%	52,495,591	7.62%	39.89%		
2017	37,956,647	17,602,780	55,559,427	1,315,803	2.37%	54,243,624	-0.56%	44.54%		
2018	39,215,862	18,468,003	57,683,865	1,385,245	2.40%	56,298,620	1.33%	50.02%		
2019	43,488,005	20,642,606	64,130,611	2,016,245	3.14%	62,114,086	7.68%	65.52%		
2020	46,275,296	22,741,281	69,016,577	1,587,216	2.30%	67,429,361	5.14%	79.68%		
2021	47,776,716	24,041,873	71,818,589	1,815,107	2.53%	70,003,482	1.43%	86.54%		
2022	54,913,704	24,874,130	79,787,834	1,942,535	2.43%	77,845,299	8.39%	107.44%		
Rate Ann%chg	8.10%		7.27%		7.83%		Ag Imprv+Site w/o growth		4.87%	

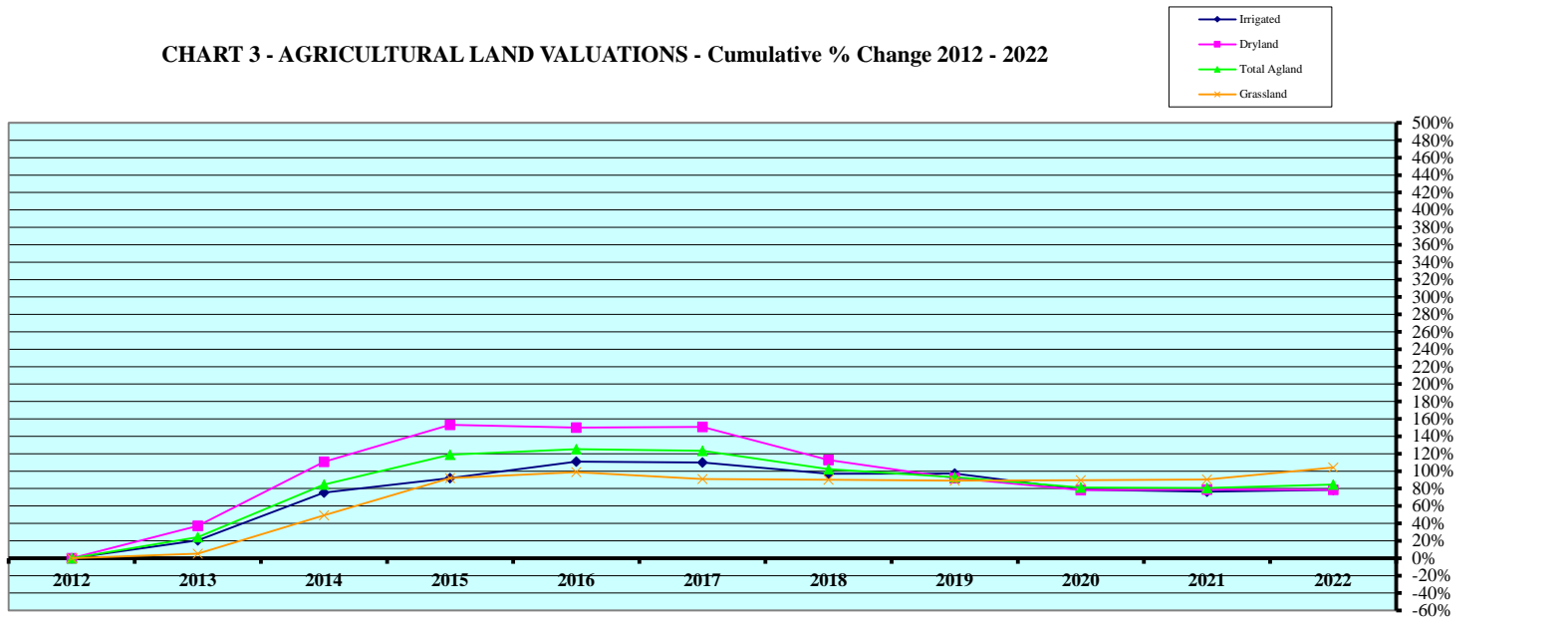
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and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

Cnty# 73
County RED WILLOW

CHART 2

NE Dept. of Revenue, Property Assessment Division

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



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2012	91,552,303	-	-	-	124,774,535	-	-	-	67,906,894	-	-	-
2013	110,394,588	18,842,285	20.58%	20.58%	171,061,809	46,287,274	37.10%	37.10%	71,504,469	3,597,575	5.30%	5.30%
2014	160,581,344	50,186,756	45.46%	75.40%	262,795,487	91,733,678	53.63%	110.62%	101,380,791	29,876,322	41.78%	49.29%
2015	175,779,317	15,197,973	9.46%	92.00%	315,916,260	53,120,773	20.21%	153.19%	130,294,445	28,913,654	28.52%	91.87%
2016	193,102,607	17,323,290	9.86%	110.92%	312,101,293	-3,814,967	-1.21%	150.13%	135,056,590	4,762,145	3.65%	98.88%
2017	192,213,081	-889,526	-0.46%	109.95%	312,905,687	804,394	0.26%	150.78%	129,738,232	-5,318,358	-3.94%	91.05%
2018	180,286,195	-11,926,886	-6.21%	96.92%	265,632,431	-47,273,256	-15.11%	112.89%	129,128,036	-610,196	-0.47%	90.15%
2019	180,706,577	420,382	0.23%	97.38%	239,562,910	-26,069,521	-9.81%	92.00%	128,359,504	-768,532	-0.60%	89.02%
2020	163,752,141	-16,954,436	-9.38%	78.86%	222,402,963	-17,159,947	-7.16%	78.24%	128,702,960	343,456	0.27%	89.53%
2021	161,513,377	-2,238,764	-1.37%	76.42%	222,992,165	589,202	0.26%	78.72%	129,320,179	617,219	0.48%	90.44%
2022	163,531,105	2,017,728	1.25%	78.62%	222,821,286	-170,879	-0.08%	78.58%	138,654,997	9,334,818	7.22%	104.18%

Rate Ann.%chg: Irrigated **5.97%** Dryland **5.97%** Grassland **7.40%**

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2012	21,876	-	-	-	0	-	-	-	284,255,608	-	-	-
2013	21,603	-273	-1.25%	-1.25%	0	0	-	-	352,982,469	68,726,861	24.18%	24.18%
2014	21,646	43	0.20%	-1.05%	0	0	-	-	524,779,268	171,796,799	48.67%	84.62%
2015	21,475	-171	-0.79%	-1.83%	0	0	-	-	622,011,497	97,232,229	18.53%	118.82%
2016	21,217	-258	-1.20%	-3.01%	0	0	-	-	640,281,707	18,270,210	2.94%	125.25%
2017	21,192	-25	-0.12%	-3.13%	0	0	-	-	634,878,192	-5,403,515	-0.84%	123.35%
2018	21,191	-1	0.00%	-3.13%	0	0	-	-	575,067,853	-59,810,339	-9.42%	102.31%
2019	21,396	205	0.97%	-2.19%	0	0	-	-	548,650,387	-26,417,466	-4.59%	93.01%
2020	21,385	-11	-0.05%	-2.24%	0	0	-	-	514,879,449	-33,770,938	-6.16%	81.13%
2021	21,288	-97	-0.45%	-2.69%	0	0	-	-	513,847,009	-1,032,440	-0.20%	80.77%
2022	20,580	-708	-3.33%	-5.92%	0	0	-	-	525,027,968	11,180,959	2.18%	84.70%

Cnty# **73**
County **RED WILLOW**

Rate Ann.%chg: Total Agric Land **6.33%**

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

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2012	92,373,180	62,036	1,489			124,383,738	180,114	691			67,906,364	194,010	350		
2013	110,755,285	61,855	1,791	20.25%	20.25%	171,012,239	180,743	946	37.01%	37.01%	71,511,874	193,274	370	5.71%	5.71%
2014	161,078,114	61,793	2,607	45.58%	75.06%	262,447,381	181,014	1,450	53.24%	109.95%	101,411,193	193,162	525	41.89%	50.00%
2015	175,861,661	61,343	2,867	9.98%	92.53%	315,814,867	181,514	1,740	20.00%	151.95%	130,314,483	193,056	675	28.57%	92.85%
2016	192,765,404	60,650	3,178	10.86%	113.45%	312,293,257	179,327	1,741	0.09%	152.17%	135,060,681	195,707	690	2.24%	97.17%
2017	192,394,248	60,562	3,177	-0.05%	113.35%	312,825,956	179,655	1,741	-0.01%	152.14%	129,805,555	195,450	664	-3.76%	89.75%
2018	180,646,193	60,722	2,975	-6.35%	99.79%	265,441,055	179,359	1,480	-15.01%	114.30%	129,119,430	195,535	660	-0.57%	88.66%
2019	180,708,173	60,751	2,975	-0.01%	99.77%	239,656,069	179,406	1,336	-9.74%	93.43%	128,311,756	195,465	656	-0.59%	87.55%
2020	163,752,141	56,488	2,899	-2.54%	94.68%	222,402,965	179,146	1,241	-7.06%	79.77%	128,702,962	199,894	644	-1.92%	83.95%
2021	161,148,672	55,604	2,898	-0.02%	94.64%	223,150,422	179,745	1,241	0.00%	79.77%	129,301,829	200,210	646	0.31%	84.52%
2022	162,960,320	56,226	2,898	0.01%	94.65%	222,690,630	179,368	1,242	0.00%	79.78%	140,017,393	200,104	700	8.34%	99.91%

Rate Annual %chg Average Value/Acre: 6.89%

6.04%

7.17%

Tax Year	WASTE LAND (2)					OTHER AGLAND (2)					TOTAL AGRICULTURAL LAND (1)				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2012	21,881	873	25			0	0				284,685,163	437,034	651		
2013	21,730	867	25	0.00%	0.00%	12,170	12	1,000			353,313,298	436,752	809	24.19%	24.19%
2014	21,687	866	25	0.00%	0.00%	0	0				524,958,375	436,834	1,202	48.55%	84.48%
2015	21,633	863	25	0.00%	0.00%	0	0				622,012,644	436,777	1,424	18.50%	118.62%
2016	21,219	847	25	0.00%	0.00%	0	0				640,140,561	436,531	1,466	2.97%	125.12%
2017	21,192	846	25	0.00%	0.00%	0	0				635,046,951	436,513	1,455	-0.79%	123.34%
2018	21,192	846	25	0.00%	0.00%	0	0				575,227,870	436,462	1,318	-9.41%	102.32%
2019	21,181	845	25	0.00%	-0.01%	0	0				548,697,179	436,467	1,257	-4.61%	92.99%
2020	21,385	854	25	0.00%	0.00%	0	0				514,879,453	436,382	1,180	-6.15%	81.13%
2021	21,287	850	25	0.00%	0.00%	0	0				513,622,210	436,408	1,177	-0.25%	80.68%
2022	20,627	823	25	0.00%	0.00%	0	0				525,688,970	436,520	1,204	2.32%	84.87%

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RED WILLOW

Rate Annual %chg Average Value/Acre: 6.34%

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

CHART 4

CHART 5 - 2022 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
10,702	RED WILLOW	69,956,276	21,210,741	32,164,494	480,201,815	154,592,145	0	0	525,027,968	54,913,704	24,874,130	8,726,410	1,371,667,683
cnty sectorvalue % of total value:		5.10%	1.55%	2.34%	35.01%	11.27%			38.28%	4.00%	1.81%	0.64%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
283	BARTLEY	954,889	597,591	1,193,830	11,698,656	3,452,365	0	0	168,195	0	9,548	0	18,075,074
2.64%	%sector of county sector	1.36%	2.82%	3.71%	2.44%	2.23%			0.03%		0.04%		1.32%
	%sector of municipality	5.28%	3.31%	6.60%	64.72%	19.10%			0.93%		0.05%		100.00%
101	DANBURY	16,141	120,865	41,642	1,586,149	1,202,836	0	0	17,666	0	0	0	2,985,299
0.94%	%sector of county sector	0.02%	0.57%	0.13%	0.33%	0.78%			0.00%				0.22%
	%sector of municipality	0.54%	4.05%	1.39%	53.13%	40.29%			0.59%				100.00%
584	INDIANOLA	518,868	1,841,195	1,802,961	19,401,621	3,691,816	0	0	535,931	0	691	0	27,793,083
5.46%	%sector of county sector	0.74%	8.68%	5.61%	4.04%	2.39%			0.10%		0.00%		2.03%
	%sector of municipality	1.87%	6.62%	6.49%	69.81%	13.28%			1.93%		0.00%		100.00%
80	LEBANON	31,188	58,233	23,443	867,993	35,463	0	0	0	0	0	0	1,016,320
0.75%	%sector of county sector	0.04%	0.27%	0.07%	0.18%	0.02%							0.07%
	%sector of municipality	3.07%	5.73%	2.31%	85.41%	3.49%							100.00%
7,698	MCCOOK	19,333,990	9,043,531	7,901,590	328,120,855	127,160,687	0	0	3,992	0	0	0	491,564,645
71.93%	%sector of county sector	27.64%	42.64%	24.57%	68.33%	82.26%			0.00%				35.84%
	%sector of municipality	3.93%	1.84%	1.61%	66.75%	25.67%			0.00%				100.00%
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
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	%sector of county sector												
	%sector of municipality												
8,747	Total Municipalities	20,855,076	11,661,416	10,963,467	361,675,278	135,543,169	0	0	725,784	0	10,239	0	541,434,426
81.73%	%all municip.sectors of cnty	29.81%	54.98%	34.09%	75.32%	87.68%			0.14%		0.04%		39.47%

73 RED WILLOW

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

CHART 5

Total Real Property Sum Lines 17, 25, & 30	Records : 8,686	Value : 1,369,286,914	Growth 9,926,179	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	439	3,177,880	243	3,599,236	304	3,580,530	986	10,357,646	
02. Res Improve Land	3,485	34,882,012	285	7,381,218	297	6,266,244	4,067	48,529,474	
03. Res Improvements	3,578	367,130,529	313	58,951,626	322	48,499,692	4,213	474,581,847	
04. Res Total	4,017	405,190,421	556	69,932,080	626	58,346,466	5,199	533,468,967	3,291,418
% of Res Total	77.26	75.95	10.69	13.11	12.04	10.94	59.85	38.96	33.16
05. Com UnImp Land	114	2,715,007	12	88,456	1	30,000	127	2,833,463	
06. Com Improve Land	543	19,363,705	34	1,138,480	19	1,440,270	596	21,942,455	
07. Com Improvements	545	138,193,005	36	10,330,298	33	10,036,972	614	158,560,275	
08. Com Total	659	160,271,717	48	11,557,234	34	11,507,242	741	183,336,193	4,756,510
% of Com Total	88.93	87.42	6.48	6.30	4.59	6.28	8.53	13.39	47.92
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	0	0	0	0	0
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	4,017	405,190,421	556	69,932,080	626	58,346,466	5,199	533,468,967	3,291,418
% of Res & Rec Total	77.26	75.95	10.69	13.11	12.04	10.94	59.85	38.96	33.16
Com & Ind Total	659	160,271,717	48	11,557,234	34	11,507,242	741	183,336,193	4,756,510
% of Com & Ind Total	88.93	87.42	6.48	6.30	4.59	6.28	8.53	13.39	47.92
17. Taxable Total	4,676	565,462,138	604	81,489,314	660	69,853,708	5,940	716,805,160	8,047,928
% of Taxable Total	78.72	78.89	10.17	11.37	11.11	9.75	68.39	52.35	81.08

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	7	123,145	2,411,703	0	0	0
19. Commercial	24	1,132,403	29,795,676	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	7	123,145	2,411,703
19. Commercial	0	0	0	24	1,132,403	29,795,676
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				31	1,255,548	32,207,379

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	0	0	0	0	56	11,048,130	56	11,048,130	0
24. Non-Producing	0	0	0	0	0	0	0	0	0
25. Total	0	0	0	0	56	11,048,130	56	11,048,130	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	470	128	204	802

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	36	610,851	381	61,805,935	1,683	365,744,691	2,100	428,161,477
28. Ag-Improved Land	2	139,230	145	31,204,325	420	110,497,329	567	141,840,884
29. Ag Improvements	2	10,239	146	17,947,018	442	53,474,006	590	71,431,263

30. Ag Total					2,690	641,433,624
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	5	5.00	95,000	
32. HomeSite Improv Land	0	0.00	0	80	79.99	1,855,750	
33. HomeSite Improvements	0	0.00	0	81	0.00	13,363,837	
34. HomeSite Total							
35. FarmSite UnImp Land	1	4.11	8,220	31	184.14	274,266	
36. FarmSite Improv Land	0	0.00	0	112	472.73	1,285,216	
37. FarmSite Improvements	2	0.00	10,239	128	0.00	4,583,181	
38. FarmSite Total							
39. Road & Ditches	8	5.90	0	336	993.77	0	
40. Other- Non Ag Use	0	0.00	0	2	2.99	13,990	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	29	29.00	563,000	34	34.00	658,000	
32. HomeSite Improv Land	275	278.99	5,660,810	355	358.98	7,516,560	
33. HomeSite Improvements	283	0.00	37,483,827	364	0.00	50,847,664	1,397,288
34. HomeSite Total				398	392.98	59,022,224	
35. FarmSite UnImp Land	79	543.88	618,166	111	732.13	900,652	
36. FarmSite Improv Land	333	1,365.81	2,977,783	445	1,838.54	4,262,999	
37. FarmSite Improvements	396	0.00	15,990,179	526	0.00	20,583,599	480,963
38. FarmSite Total				637	2,570.67	25,747,250	
39. Road & Ditches	1,678	5,857.65	0	2,022	6,857.32	0	
40. Other- Non Ag Use	5	29.96	52,590	7	32.95	66,580	
41. Total Section VI				1,035	9,853.92	84,836,054	1,878,251

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Market Value	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Market Value	0	0	0	0	0	0

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	21,755.49	38.51%	64,721,984	39.52%	2,974.97
46. 1A	24,368.61	43.14%	72,490,807	44.27%	2,974.76
47. 2A1	3,583.15	6.34%	10,065,393	6.15%	2,809.09
48. 2A	2,476.56	4.38%	6,810,675	4.16%	2,750.05
49. 3A1	62.78	0.11%	166,054	0.10%	2,645.01
50. 3A	8.10	0.01%	13,160	0.01%	1,624.69
51. 4A1	1,845.26	3.27%	4,156,215	2.54%	2,252.37
52. 4A	2,392.41	4.23%	5,331,999	3.26%	2,228.71
53. Total	56,492.36	100.00%	163,756,287	100.00%	2,898.73
Dry					
54. 1D1	450.16	0.25%	600,964	0.26%	1,335.00
55. 1D	132,276.90	73.69%	176,589,777	75.43%	1,335.00
56. 2D1	4,715.33	2.63%	6,059,204	2.59%	1,285.00
57. 2D	23,707.86	13.21%	30,464,649	13.01%	1,285.00
58. 3D1	268.65	0.15%	319,697	0.14%	1,190.01
59. 3D	46.95	0.03%	55,870	0.02%	1,189.99
60. 4D1	11,009.77	6.13%	12,220,915	5.22%	1,110.01
61. 4D	7,020.12	3.91%	7,792,422	3.33%	1,110.01
62. Total	179,495.74	100.00%	234,103,498	100.00%	1,304.23
Grass					
63. 1G1	14,896.29	7.46%	14,925,454	9.40%	1,001.96
64. 1G	19,638.17	9.84%	18,888,107	11.90%	961.81
65. 2G1	37,878.63	18.98%	29,123,847	18.35%	768.87
66. 2G	95,146.14	47.67%	71,444,020	45.01%	750.89
67. 3G1	366.78	0.18%	273,253	0.17%	745.01
68. 3G	5,088.00	2.55%	3,850,674	2.43%	756.81
69. 4G1	25,399.38	12.73%	19,241,618	12.12%	757.56
70. 4G	1,174.73	0.59%	970,235	0.61%	825.92
71. Total	199,588.12	100.00%	158,717,208	100.00%	795.22
Irrigated Total					
	56,492.36	12.95%	163,756,287	29.42%	2,898.73
Dry Total					
	179,495.74	41.13%	234,103,498	42.06%	1,304.23
Grass Total					
	199,588.12	45.74%	158,717,208	28.52%	795.22
72. Waste	821.23	0.19%	20,577	0.00%	25.06
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	436,397.45	100.00%	556,597,570	100.00%	1,275.44

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	122.71	363,527	16,255.03	47,067,151	40,114.62	116,325,609	56,492.36	163,756,287
77. Dry Land	165.98	216,681	17,254.12	22,409,798	162,075.64	211,477,019	179,495.74	234,103,498
78. Grass	143.55	161,653	22,078.74	20,004,998	177,365.83	138,550,557	199,588.12	158,717,208
79. Waste	0.00	0	163.16	4,091	658.07	16,486	821.23	20,577
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	432.24	741,861	55,751.05	89,486,038	380,214.16	466,369,671	436,397.45	556,597,570

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	56,492.36	12.95%	163,756,287	29.42%	2,898.73
Dry Land	179,495.74	41.13%	234,103,498	42.06%	1,304.23
Grass	199,588.12	45.74%	158,717,208	28.52%	795.22
Waste	821.23	0.19%	20,577	0.00%	25.06
Other	0.00	0.00%	0	0.00%	0.00
Exempt	0.00	0.00%	0	0.00%	0.00
Total	436,397.45	100.00%	556,597,570	100.00%	1,275.44

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 Bartley (3)	55	202,339	173	749,653	177	10,967,291	232	11,919,283	206,795
83.2 Danbury (5)	36	64,579	62	33,141	65	1,490,321	101	1,588,041	0
83.3 Indianola (2)	53	143,839	285	1,078,417	297	18,636,842	350	19,859,098	522,708
83.4 Lebanon (4)	46	13,869	46	16,774	49	837,350	95	867,993	0
83.5 Mccook (1)	249	2,753,254	2,919	33,004,027	2,990	335,198,725	3,239	370,956,006	1,177,243
83.6 Rural (7)	279	3,119,580	244	4,944,489	268	36,524,216	547	44,588,285	318,589
83.7 Suburban (6)	268	4,060,186	338	8,702,973	367	70,927,102	635	83,690,261	1,066,083
84 Residential Total	986	10,357,646	4,067	48,529,474	4,213	474,581,847	5,199	533,468,967	3,291,418

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	Bartley (3)	5	25,252	20	429,822	21	2,814,838	26	3,269,912	73,407
85.2	Danbury (5)	7	7,622	15	23,413	15	1,093,216	22	1,124,251	1,424
85.3	Indianola (2)	20	117,980	40	276,794	42	4,501,656	62	4,896,430	16,697
85.4	Lebanon (4)	3	487	7	1,831	7	37,583	10	39,901	0
85.5	Mccook (1)	80	2,596,227	461	18,631,845	460	129,745,712	540	150,973,784	2,234,058
85.6	Rural (7)	2	30,300	16	1,329,480	30	7,350,803	32	8,710,583	806,758
85.7	Suburban (6)	10	55,595	37	1,249,270	39	13,016,467	49	14,321,332	1,624,166
86	Commercial Total	127	2,833,463	596	21,942,455	614	158,560,275	741	183,336,193	4,756,510

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	11,085.39	5.90%	11,877,800	7.98%	1,071.48
88. 1G	18,535.98	9.86%	17,818,993	11.97%	961.32
89. 2G1	36,356.55	19.34%	27,545,305	18.51%	757.64
90. 2G	91,863.27	48.88%	68,748,794	46.20%	748.38
91. 3G1	259.50	0.14%	193,329	0.13%	745.01
92. 3G	3,819.97	2.03%	2,873,442	1.93%	752.22
93. 4G1	25,176.28	13.40%	19,029,813	12.79%	755.86
94. 4G	841.46	0.45%	721,954	0.49%	857.98
95. Total	187,938.40	100.00%	148,809,430	100.00%	791.80
CRP					
96. 1C1	353.41	15.66%	471,810	16.21%	1,335.02
97. 1C	420.31	18.62%	561,114	19.28%	1,335.00
98. 2C1	823.30	36.48%	1,057,946	36.35%	1,285.01
99. 2C	462.00	20.47%	593,672	20.40%	1,285.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	73.14	3.24%	87,037	2.99%	1,190.01
102. 4C1	124.91	5.53%	138,652	4.76%	1,110.02
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	2,257.07	100.00%	2,910,231	100.00%	1,289.38
Timber					
105. 1T1	3,457.49	36.81%	2,575,844	36.81%	745.00
106. 1T	681.88	7.26%	508,000	7.26%	745.00
107. 2T1	698.78	7.44%	520,596	7.44%	745.01
108. 2T	2,820.87	30.03%	2,101,554	30.03%	745.00
109. 3T1	107.28	1.14%	79,924	1.14%	745.00
110. 3T	1,194.89	12.72%	890,195	12.72%	745.00
111. 4T1	98.19	1.05%	73,153	1.05%	745.01
112. 4T	333.27	3.55%	248,281	3.55%	744.98
113. Total	9,392.65	100.00%	6,997,547	100.00%	745.00
Grass Total					
	187,938.40	94.16%	148,809,430	93.76%	791.80
CRP Total					
	2,257.07	1.13%	2,910,231	1.83%	1,289.38
Timber Total					
	9,392.65	4.71%	6,997,547	4.41%	745.00
114. Market Area Total	199,588.12	100.00%	158,717,208	100.00%	795.22

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

73 Red Willow

	2022 CTL County Total	2023 Form 45 County Total	Value Difference (2023 form 45 - 2022 CTL)	Percent Change	2023 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	480,201,815	533,468,967	53,267,152	11.09%	3,291,418	10.41%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	54,913,704	59,022,224	4,108,520	7.48%	1,397,288	4.94%
04. Total Residential (sum lines 1-3)	535,115,519	592,491,191	57,375,672	10.72%	4,688,706	9.85%
05. Commercial	154,592,145	183,336,193	28,744,048	18.59%	4,756,510	15.52%
06. Industrial	0	0	0		0	
07. Total Commercial (sum lines 5-6)	154,592,145	183,336,193	28,744,048	18.59%	4,756,510	15.52%
08. Ag-Farmsite Land, Outbuildings	24,798,180	25,747,250	949,070	3.83%	480,963	1.89%
09. Minerals	8,726,410	11,048,130	2,321,720	26.61	0	26.61%
10. Non Ag Use Land	75,950	66,580	-9,370	-12.34%		
11. Total Non-Agland (sum lines 8-10)	33,600,540	36,861,960	3,261,420	9.71%	480,963	8.28%
12. Irrigated	163,531,105	163,756,287	225,182	0.14%		
13. Dryland	222,821,286	234,103,498	11,282,212	5.06%		
14. Grassland	138,654,997	158,717,208	20,062,211	14.47%		
15. Wasteland	20,580	20,577	-3	-0.01%		
16. Other Agland	0	0	0			
17. Total Agricultural Land	525,027,968	556,597,570	31,569,602	6.01%		
18. Total Value of all Real Property (Locally Assessed)	1,248,336,172	1,369,286,914	120,950,742	9.69%	9,926,179	8.89%

2023 Assessment Survey for Red Willow County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	3
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$299,458
7.	Adopted budget, or granted budget if different from above:
	same
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$25,000
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	n/a
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$41,000 computer and GIS
11.	Amount of the assessor's budget set aside for education/workshops:
	\$1,000
12.	Amount of last year's assessor's budget not used:
	\$16,216

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?
	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, redwillow.gworks.com
8.	Who maintains the GIS software and maps?
	Office staff
9.	What type of aerial imagery is used in the cyclical review of properties?
	GIS to verify land use
10.	When was the aerial imagery last updated?
	2022

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?
	McCook is zoned.
4.	When was zoning implemented?
	October 2001

D. Contracted Services

1.	Appraisal Services:
	Pritchard & Abbott and Central Plains Valuation
2.	GIS Services:
	gWorks, Inc
3.	Other services:
	None

E. Appraisal /Listing Services

1.	List any outside appraisal or listing services employed by the county for the current assessment year
	Yes, for both the commercial and oil and gas mineral appraisals
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	The county requires that the commercial appraiser be licensed in Nebraska; Pritchard and Abbott are contracted with because they are experts in the field of oil and gas mineral appraisal.
4.	Have the existing contracts been approved by the PTA?
	Yes
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Yes

2023 Residential Assessment Survey for Red Willow County

1.	Valuation data collection done by:																
	The county assessor and staff																
2.	List the valuation group recognized by the County and describe the unique characteristics of each:																
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>McCook - largest community with a population of nearly 8,000 residents. McCook serves as a regional hub for job opportunities, services and amenities. The housing market is active; currently there is a housing shortage, but with a limited number of vacant lots available there is minimal new construction at this time. The community has been active in researching ways to improve the housing shortage.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Indianola - small village East of McCook. The economy is agricultural based with limited jobs available; the majority of residents will commute to surrounding towns for employment.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Bartley - small village East of McCook, there is some residential activity each year; however, it is somewhat less desirable as it is a farther commute to jobs and services.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Lebanon and Danbury - very small villages with populations less than 100. There are no services or amenities in these communities and the market is not organized.</td> </tr> <tr> <td style="text-align: center;">6</td> <td>Rural and Suburban includes all residential parcels outside of the City and Village boundaries. The market is strong for properties in this area as buyers find rural living with a short commute desirable.</td> </tr> <tr> <td style="text-align: center;">AG DW</td> <td>Agricultural dwellings</td> </tr> <tr> <td style="text-align: center;">AG OB</td> <td>Agricultural outbuildings</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	McCook - largest community with a population of nearly 8,000 residents. McCook serves as a regional hub for job opportunities, services and amenities. The housing market is active; currently there is a housing shortage, but with a limited number of vacant lots available there is minimal new construction at this time. The community has been active in researching ways to improve the housing shortage.	2	Indianola - small village East of McCook. The economy is agricultural based with limited jobs available; the majority of residents will commute to surrounding towns for employment.	3	Bartley - small village East of McCook, there is some residential activity each year; however, it is somewhat less desirable as it is a farther commute to jobs and services.	4	Lebanon and Danbury - very small villages with populations less than 100. There are no services or amenities in these communities and the market is not organized.	6	Rural and Suburban includes all residential parcels outside of the City and Village boundaries. The market is strong for properties in this area as buyers find rural living with a short commute desirable.	AG DW	Agricultural dwellings	AG OB	Agricultural outbuildings
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AG DW	Agricultural dwellings																
AG OB	Agricultural outbuildings																
3.	List and describe the approach(es) used to estimate the market value of residential properties.																
	The cost approach and the sales comparison approach are both used to estimate the market value of residential property.																
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?																
	Yes, depreciation tables are established using local market information.																
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.																
	Yes, for each neighborhood in McCook. The rest are by valuation group.																
6.	Describe the methodology used to determine the residential lot values?																
	Sales studies of vacant lots are conducted and values are established by the square foot.																
7.	How are rural residential site values developed?																

Costs to improve the sites with sewer, water and electricity were studied along with vacant land 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, Currently there are no applications on file.

10.	<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1		2019-2022	2018-2021	2022
2		2019	2018	2019	2019
3		2021	2019	2021	2019
4		2015	2008	2010	2019
6		2021	2021	2023	2020-2022
AG DW		2021	2019	2021	2020-2021
AG OB		2021	2019		2020-2021

2023 Commercial Assessment Survey for Red Willow County

1.	Valuation data collection done by:																		
	The county assessor and staff, and by the contracted appraisal service																		
2.	List the valuation group recognized in the County and describe the unique characteristics of each:																		
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2	Bartley, Danbury, Indianola, and Lebanon - all small villages in the county. Each have few basic services and amenities with little commercial activity.																		
3.	List and describe the approach(es) used to estimate the market value of commercial properties.																		
	All three approaches to value are used where applicable. Income data is not always available and the sales approach is limited by having few sales within similar occupancy codes.																		
3a.	Describe the process used to determine the value of unique commercial properties.																		
	Contract appraisers are relied upon to assist in valuing unique commercial properties when necessary.																		
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?																		
	Yes, the depreciation tables are developed using local market information varying by occupancy codes.																		
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.																		
	Yes																		
6.	Describe the methodology used to determine the commercial lot values.																		
	Sales analysis is conducted and values are applied by the square foot, front foot or per acre value.																		
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<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>															
1	2022	2021	2022	2021-2022															
2	2022	2021	2022	2021-2022															
	All commercial properties were inspected by Central Plains Valuation in 2021-2022. Pickup work for 2023 has been completed by Central Plains Valuation. New values and new costing were implemented for 2023 assessment year.																		

2023 Agricultural Assessment Survey for Red Willow County

1.	Valuation data collection done by:							
	The county assessor and staff							
2.	List each market area, and describe the location and the specific characteristics that make each unique.							
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<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>						
01	There are no discernible differences throughout the county to warrant establishing market areas.	2020-2021						
3.	Describe the process used to determine and monitor market areas.							
	<p>Spreadsheets and maps are developed to monitor sales of each land class to determine if there is any evidence of a need for market areas.</p> <p>Mailed out new GIS maps and letters to the farmers asking for new FSA maps or updated land use for townships 1 and 2.</p>							
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.							
	Sales studies have been conducted to determine influences and characteristics typical for rural residential tracts. Based on the information from the study, tracts that are 20 acres or less are valued as a residential site unless other evidence is available to show that the land is actively being used for agricultural purposes. Sales are also monitored for any recreational use.							
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?							
	Farm home sites and rural residential home sites are valued the same.							
6.	What separate market analysis has been conducted where intensive use is identified in the county?							
	A contract appraiser was hired to help establish values for the feed lots.							
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.							
	N/A							
7a.	Are any other agricultural subclasses used? If yes, please explain.							
	CREP, CRP, and EQUIP							
	<i><u>If your county has special value applications, please answer the following</u></i>							
8a.	How many parcels have a special valuation application on file?							
	N/A							

8b.	What process was used to determine if non-agricultural influences exist in the county?
	N/A
	<i><u>If your county recognizes a special value, please answer the following</u></i>
8c.	Describe the non-agricultural influences recognized within the county.
	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

2022 PLAN OF ASSESSMENT FOR RED WILLOW COUNTY
ASSESSMENT YEARS 2023, 2024 AND 2025
DATE: JUNE 10, 2022

Pursuant to Neb. Laws 2005, LB263, Section 9, on or before June 15 each year, the assessor shall prepare a plan of assessment which describes the assessment actions planned for the next assessment year and two years thereafter. On or before July 31 each year, the assessor shall present the plan to the county board of equalization and the assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Property Assessment and Taxation on or before October 31 each year.

General Description of Real Property in Red Willow County:

	<u>Parcels</u>	<u>% of Total Parcels</u>	<u>% of Taxable Value Base</u>
Residential	5,167	59.82%	38.35%
Commercial	739	08.55%	12.55%
Agricultural	2,676	30.98%	48.40%
Mineral Interest	56	00.65%	00.70%

Agricultural Land – taxable acres:

Irrigated	56,225.75	12.88%
Dry	179,367.76	41.09%
Grass	200,103.66	45.84%
Waste	823.21	00.19%

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

Current Resources:

A. Staff/Budget/Training

The Red Willow County Assessor provides general supervision over the staff and directs the assessment of all property in Red Willow County. The county assessor prepares the assessment roll according to section 77-129 and described in section 77-303. The assessor follows all the rules and regulations made under Chapter 77 and supervises all reappraisals in the county. Other duties of the assessor include managing the staff, preparing the budget, filing claims for payment of the expenses for the assessor’s office. Hiring new employees is handled by the assessor including interviews, setting the salary and preparing the job description for that employee. The assessor meets with the liaison on surveys and reports and completes all reports as required by the statutes in a timely manner. The assessor prepares information for protests & attends the hearings before the county board of equalization. The evidence for Tax Equalization and Review Commission hearings are prepared by the assessor and the commercial appraiser, if necessary. They also attend with hearings with the deputy

county attorney. The centrally assessed values are checked and certified to the political subdivisions by the assessor. The assessor studies the statistics to determine which areas need a review or reappraisal. The assessor also oversees the six-year physical inspection of real estate.

The Deputy Assessor handles the real estate transfers, including changing ownership on the record cards and computer records. She files the sales electronically with the state and prepares sales books for our office's use and the public's use. The sales books include sales sheets with the purchase price and date, general information and pictures of the property. Real estate splits are done by the deputy including splitting out the parcel on GIS and creating new parcel information in the computer. The deputy also prepares questionnaires for mailing to the buyer and seller to verify sold properties. She maintains the GIS maps and keeps them current. When necessary the deputy assists the assessor with personnel matters, including interviewing applicants for employment. The current Deputy Assessor will be retiring on June 30, 2022 so the Assessor's Assistant will be moving into the Deputy position.

The Assessor's Assistant is in charge of data collection and 6-year physical inspections for appraisal work and new construction. She takes measurements and gathers the information necessary to appraise the property, takes pictures and does some of the data entry in the CAMA program. The assistant is currently training other girls in the office to help with data collection. She also keeps the files up to date on the building permits from the city, other villages and the county zoning administrator. The Assistant will be moving into the Deputy position when the Deputy retires in June.

The Assessor's Clerk is in charge of preparing and mailing out personal property returns and also the reminder notices that are sent out later. She is currently training under the Assistant Assessor to do the data collection and 6 year physical inspections for appraisal work & new construction. She will take measurements and gather information necessary to appraise the property.

We have two new Assessor's Clerks that started this year. One will assist the assessor's assistant with data collection and reappraisal work. She will review the realtor site and print out information on properties that are listed for sale. The clerk assists with personal property and homestead exemptions. The other clerk is learning to process 521 real estate transfers and changing ownership. She is also learning the GIS system to work splits and agland reviews.

The entire staff is trained to handle personal property returns including reviewing the taxpayer's depreciation worksheets. The staff helps the public with completing their homestead exemption applications and income forms. They also do data entry on the CAMA program. We work together to print and mail notice of valuation changes. Various staff members serve on personnel and safety committees that were set up by the county board.

The County Assessor, Deputy Assessor and Assessor's Assistant all hold an assessor's certificate with the State of Nebraska. The assessor attends the Assessor's workshops, IAAO courses, as

well as other meetings to keep informed about new legislation and changes. The required hours of education are completed in order to retain the assessor's certificate. Red Willow County has a procedure manual in place to guide the staff in the process of pick-up work, reappraisals, real estate transfers, homestead exemptions and all major functions of the assessor's office. The manual describes and explains these operations in detail.

Our current budget includes a line item for reappraisals. This covers expenses for the oil and gas appraisal and assistance with commercial appraisals and pickup work. It also includes expenses for fuel costs for sales reviews and on-site inspections. The budget contains a line item for the geographical information system.

The 2022/2023 budget for the Red Willow County Assessor's office is \$299,458.

B. Cadastral Maps

The Red Willow County Assessor's office has identified all ag parcels and land classifications on GIS. We are planning to mail letters and new maps to the remaining agricultural property owners to see if there are changes on their agland that have not been reported to us. We use the most current soil conversion. The staff maintains and keeps the data current by updating the information from current surveys and transfers. Our city and village maps were made in 1967. We have maps drawn when a new subdivision is filed. The county surveyor assists us with questions concerning surveys.

C. Property Record Cards

Property record cards in the assessor's office include owner's name and mailing address, the address of the property, legal description, classification codes, tax district codes and lot size. Information in the record card includes square feet of the improvement, quality, condition, year built, number of bathrooms, basement information, sketches and photos. The record cards are updated from information recorded with the county clerk, clerk of the district court and county court.

D. Software for CAMA, Assessment Administration, GIS

In April 2019 we converted our computer system from Thomson Reuters to MIPS. We have a contract with GIS Workshop Inc. for technical support & the GIS website.

Current Assessment Procedures for Real Property

Real property in Red Willow County is divided into three groups: residential, commercial and agricultural.

Residential Property: We review the residential statistics for the roster period and begin with the areas that are falling below the acceptable median of 92-100% of market value. The assessor's assistant and a staff member conduct the physical residential inspections. Current data is checked for accuracy, notes are made about the quality and condition and a new photograph is taken of the improvements. New structures or items that are discovered when doing the inspections are measured and the necessary information is collected. Full reappraisals are done as needed. We are working to get all the residential property on updated pricing and new depreciation tables.

Pickup work on real property is done annually using information from building permits and other sources. Building permits are provided by the McCook city office, the village of Indianola and the county zoning administrator. The smaller villages have no offices so permits are not available. If the property is not entirely done upon inspection, a follow-up review takes place at the end of the year. The owner is then contacted by phone or letter to confirm the percent of completion. The Marshall-Swift table of completion is used to determine the percent finished. Residential properties are all valued using the cost approach. The characteristics of houses and outbuildings are entered into the MIPS CAMA system. Some of the information entered includes the square foot of the house, quality, condition, year built, number of bathrooms, basements and basement finish. The system will then calculate the replacement cost as if the structure were to be built new.

Depreciation tables are developed by analyzing the sales in each neighborhood. This depreciation is applied to the RCN (replacement cost new) to determine the final market value for each property.

Commercial Property: We have contracted with Central Plains Valuation to conduct our 2021 and 2022 physical inspections. They started the physical inspections on commercial property in 2021 and they are checking measurements, making notes about the quality and condition, taking new photographs and visiting with owners when possible. They will collect income and expense information and rental rates to use in their analysis to arrive at market value.

The assessor and staff will do the data entry in our MIPS CAMA system that will be reviewed by Central Plains Valuation when calculating the final value. The commercial appraiser, assessor assistant and/or a staff member will collect the measurements and information for our pickup work, our office will do the the data entry and the appraisal company will set the final values. We currently have a contract with Central Plains Valuation to appraise our commercial property for pickup work and review.

Agricultural: A market analysis of agricultural land by land class is done annually by the assessor. We keep a spreadsheet with all the agland sales to help us determine the values. We put the most emphasis on the sales that are predominately one land class, such as irrigated, dry or grass. We use our GIS imagery or physical inspections to meet the six-year review on agland.

Level of Value for assessment year 2022

<u>Property Class</u>	<u>Median</u>
Residential	94.00
Commercial	93.00
Agricultural	69.00

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

All reports are completed and filed in a timely manner usually being completed by the assessor with the assistance of the deputy assessor. These reports include the real property abstract, assessed value update (AVU), the certification of values, the school district taxable value report, homestead exemption average assessed value report, 3-year plan of assessment, homestead exemption summary certificate, personal property tax loss summary and certificate of taxes levied. The assessor certifies taxable valuations and growth value to political subdivisions by August 20th. The assessor's office prepares the tax list and delivers it to the treasurer before the deadline. There are also tax list corrections filed throughout the year.

The Red Willow County Assessor's office accepts homestead exemption applications from February 1st thru June 30th of each year. We refer to statute 77-3510 thru 77-3528 as a guideline when questions arise. We prepare the applications prior to mailing them out in February, checking for sold property, deceased individuals and making sure information on the application is complete and correct. We assist the applicants with the homestead application and income forms that are provided by the department. We are entering the current homestead exemptions into the Centurion file online. We mail the applications to the Nebraska Department of Revenue by August 1st of each year.

Personal property returns are to be filed with our office between January 1st and May 1st of each year. Personal property regulation 20 is used for assistance when questions arise. Schedules are mailed to each individual or company that filed the previous year and any new businesses or farmers we are aware of. The middle of April we send out a reminder postcard to anyone that has not yet filed. Penalties on personal property are applied to late filings as the law requires.

Our real estate transfers are timely completed and electronically filed with the Property Assessment Division. A questionnaire is sent to both the buyer and seller for all classes of property to help determine if the sale was an arms length transaction.

Assessment Actions Planned for Assessment Year 2023

Residential (and/or subclasses):

We will complete the physical inspections for rural residential subdivisions and start on Neighborhood 1505 in McCook. If time allows, we will start on some other McCook Neighborhoods. We will review the statistics and identify any other problem areas that we need to address for 2022. Neighborhood 1505 is the last neighborhood in McCook that is still on TerraScan pricing and we plan to complete a reappraisal for 2023. All pickup work will be completed in-house based on the information gathered from building permits, realtor sites, and inspections.

Commercial (and/or subclasses):

Central Plains Valuation will finish the physical inspections on commercial property. After our office does the data entry, CPV will set the final values. The county & CPV will conduct informal hearings in 2023. We plan to have them help us with our pickup work this year also. Our office will continue to review the current sales of each occupancy as well as gathering rent and expense information.

Agricultural Land (and/or subclasses):

We will continue work on the six-year review of agland on our GIS imagery. We plan to send new GIS maps to the owners and update land use based on data they provide. We will continue to verify CREP and CRP land when it is available. Our office will continue to study all land sales to determine the market value. All sales are reviewed for land use on GIS. The assessor will update the agland spreadsheet with sales for the past year.

Assessment Actions Planned for Assessment Year 2024

Residential (and/or subclasses):

We will be working on a reappraisal for Danbury and Lebanon. We plan to use new costing and develop new depreciation tables. The statistics will be studied on all areas to determine if any other reviews or updates are needed. We will continue physical inspections in the City of McCook.

Commercial (and/or subclasses):

An outside appraisal company will assist us with commercial pickup work. The statistics will be reviewed and spreadsheets will be developed to support any changes required.

Agricultural Land (and/or subclasses):

Values will be determined based on current sales. We will continue to update GIS as current surveys are filed. I plan to continue to verify the land classification of sales by contacting the buyer and the seller. The assessor will update the agland spreadsheet with sales for the past year.

Assessment Actions planned for Assessment Year 2025

Residential (and/or subclasses):

We will continue to complete physical inspections on residential properties to meet the required 6-year inspections. Statistics for all residential neighborhoods will be generated and sales information will be studied. All residential appraisal work will be completed in-house.

Commercial (and/or subclasses):

An outside appraisal company will assist us with pickup work. The statistics will be reviewed and updates will be made based on the current market.

Agricultural (and/or subclasses):

A study of all land sales will be completed and values will be determined annually. The assessor will update the agland spreadsheet with sales for the past year.

Other duties performed by the assessor's office:

1. Record maintenance, mapping updates and ownership changes
2. Annually prepare and file Assessor Administrative reports required by law:
 - a. Real Property Abstract
 - b. Assessed Value Update (AVU)
 - c. School District Taxable Value Report
 - d. Certification of Value to Political Subdivisions
 - e. Homestead Exemption Average Assessed Value
 - f. 3-Year Plan of Assessment
 - g. Homestead Exemption Summary Certificate
 - h. Personal Property Tax Loss Summary
 - i. Certificate of Taxes Levied Report (CTL)
 - j. Report of all Exempt Property and Taxable Government Owned Property
3. Personal Property: The assessor's office oversees the annual filing of 1148 schedules; prepare notices for incomplete filings or failure to file and penalties are applied, as required.
4. Permissive Exemptions: The assessor's office oversees the annual filing of applications for new or continued exempt use, reviews the use and makes recommendations to the county board.
5. Taxable Government Owned Property: annual review of government owned property not used for public purpose and send notices of intent to tax.

6. Homestead Exemptions: The assessor's office manages 455 annual filings of exemption applications, reviews the applications to approve or disapprove, sends reminder notices and provides taxpayer assistance.
7. Centrally Assessed Property: The assessor reviews the valuations that have been certified by PTA for railroads and public service entities, creates a parcel for each record and verifies the value.
8. Tax Increment Financing: The assessor verifies the base and excess value for parcels that are in community redevelopment projects. They also process any new TIF projects and notice to divide paperwork.
9. Tax Districts and Tax Rates: The assessor's office oversees the school district and other tax entity boundary changes and reviews the tax rates prior to being certified.
10. Tax Lists: The assessor's office prepares and certifies the tax lists to the county treasurer.
11. Tax List Corrections: The assessor prepares tax list corrections when necessary, to file with the county treasurer.
12. County Board of Equalization: The assessor prepares information for protests and attends the hearings of the county board of equalization.
13. TERC Appeals: The assessor prepares information for TERC hearings and attends the hearings with TERC to defend the county's valuation.
14. TERC Statewide Equalization: The assessor attends statewide equalization hearings before TERC and provides explanations of the county's actions.
15. Education: The assessor and deputy assessor attend meetings, workshops and educational classes to obtain required hours of continuing education to maintain assessor certification.

Respectfully submitted,

Kristi Korell
Red Willow County Assessor

Date