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DEPARTMENT OF REVENUE

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

RICHARDSON COUNTY



Pete Ricketts, Governor

April 7, 2022

Commissioner Keetle :

The Property Tax Administrator has compiled the 2022 Reports and Opinions of the Property Tax Administrator for Richardson 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 Richardson 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: Kimberly Riggs, Richardson County Assessor

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Introduction

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

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

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

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

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

Statistical Analysis:

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

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

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

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

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

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

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

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

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

The quality of assessment relies in part on statistical indicators as well. If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the mean ratio, it may be an indication of disproportionate assessments. Assessments are disproportionate when properties within a class are assessed at noticeably different levels of market value. The coefficient produced by this calculation is referred to as the PRD and measures the assessment level of lower-priced properties relative to the assessment level of higher-priced properties.

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

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

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

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

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

The PRD range stated in IAAO standards is 98% to 103%. A perfect match in assessment level between the low-dollar properties and high-dollar properties indicates a PRD of 100%. The reason for the extended range on the high end is IAAO's recognition of the inherent bias in assessment. The IAAO Standard on Ratio Studies notes that the PRD is sensitive to sales with higher prices even if the ratio on higher priced sales do not appear unusual relative to other sales, and that small samples, samples with high dispersion, or extreme ratios may not provide an accurate indication of assessment regressivity or progressivity, appraisal biases that occur when high-value properties are appraised higher or lower than low-value properties in relation to market values.

Analysis of Assessment Practices:

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

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

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

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

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

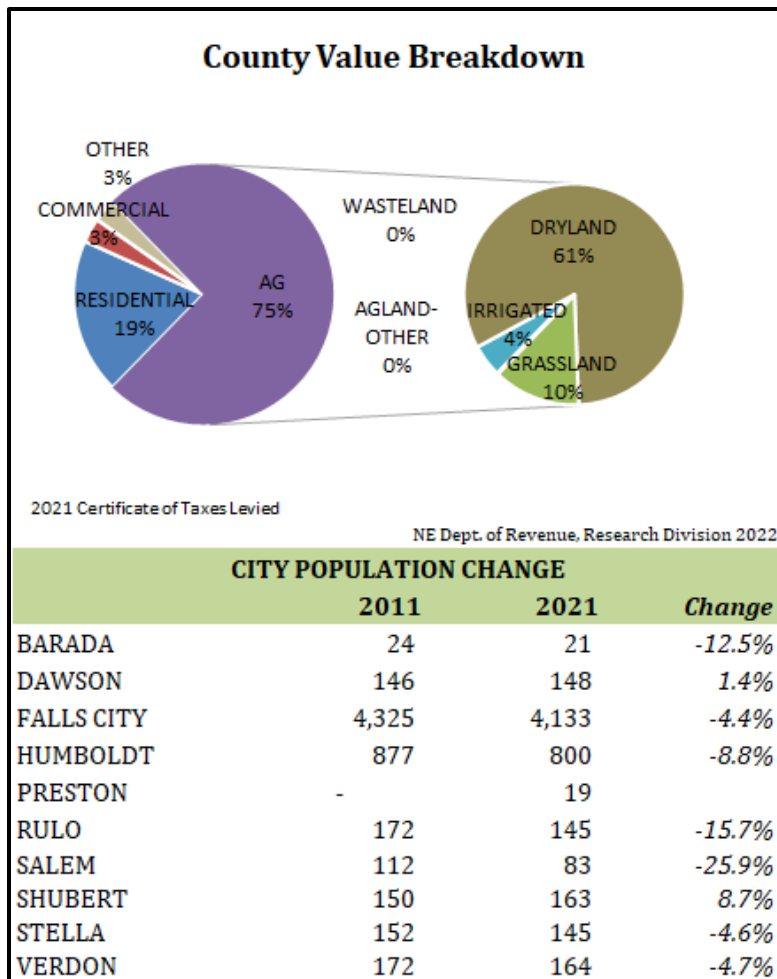
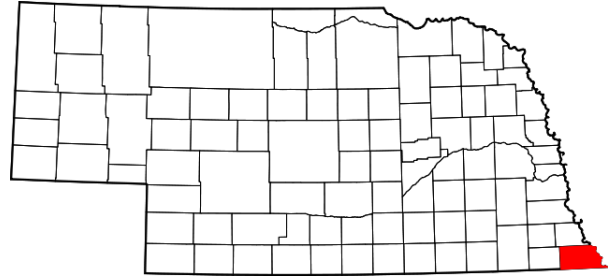
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the review done by Division staff, the Commission, and others. The late, incomplete,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

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

**Further information may be found in Exhibit 94*

County Overview

With a total area of 552 square miles, Richardson County has 7,871 residents, per the Census Bureau Quick Facts for 2020, a 6% population decline from the 2010 U.S. Census. Reports indicate that 76% of county residents are homeowners and 92% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$59,235 (2021 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Richardson County are located in and around Falls City with some commercial contribution from Humboldt as well. According to the latest information available from the U.S. Census Bureau, there are 258 employer establishments with total employment of 1,763, for a slight decrease in employment from 2019.

Agricultural land is the single largest contributor to the county's valuation base by an overwhelming majority. Dryland makes up the majority of the land in the county. Richardson County is included in the Nemaha Natural Resources District (NRD).

2022 Residential Correlation for Richardson County

Assessment Actions

For the residential property class, the villages of Stella, Rulo, and Verdon were physically inspected, they are part of Valuation Group 6. New photos and sketches were completed. For the remainder of the residential class, routine maintenance and 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.

Sales verification and qualification processes are reviewed and discussed with the assessor. Review of qualified and nonqualified sales rosters supports that all arm's-length sales have been utilized for the measurement of the residential class. Richardson county sales usability rate is above the State average.

Another practice reviewed involves the examination of valuation groups to ensure that economic differences are adequately identified and grouped. The residential class in Richardson County identifies seven separate valuation groups.

The appraisal tables are reviewed to ensure they are current. The county assessor updated costing countywide in 2017 in keeping with the six-year inspection and review requirement process. Land tables are updated as each valuation group is reviewed and inspected. Currently 2014 through 2016 depreciation tables are utilized, and value groups are studied each year for any adjustments.

Frequency of the six-year inspection and review cycle of the county is also reviewed. The county has kept up the review and inspection of all properties within the required six years. A systematic plan is in place to maintain compliance.

The county assessor submitted a valuation methodology, but it is lacking assessment practice description for each of the classes - residential, commercial, and agricultural land.

Description of Analysis

The Richardson County Assessor now recognizes four valuation groups for the residential class of real property since Valuation Groups 2, 5, and 7 were combined into Valuation Group 6.

2022 Residential Correlation for Richardson County

Valuation Group	Description
1	Falls City
3	Humboldt
6	Rulo, Salem, Verdon, Stella, Dawson, Shubert, Barada and Preston
11	Rural Residential, Acreage Rural

The overall statistical sampling shows all three measures of central tendency are within the acceptable range and closely grouped. The qualitative statistics are slightly high, and reflective of a rural market.

When further stratified into separate groups, all valuation groups are within the acceptable range, with relatively similar medians, suggesting they are equalized.

Review of changes to the sales file and changes reflected in the County Abstract of Assessment, Form 45 Compared to the Certificate of Taxes Levied Report (CTL) reflects that sold properties changed at a similar rate to the overall population.

Equalization and Quality of Assessment

Based on the analysis and the assessment practices review, the quality of assessment of residential property in Richardson County complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	111	96.25	101.59	96.55	23.20	105.22
3	20	92.72	92.59	77.54	26.48	119.41
6	12	93.86	95.19	88.69	17.91	107.33
11	12	91.60	93.15	94.14	18.94	98.95
____ ALL ____	155	94.56	99.28	94.21	23.12	105.38

Level of Value

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

2022 Commercial Correlation for Richardson County

Assessment Actions

The county assessor completed all pick-up work and changed valuations accordingly.

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.

A review of the valuation groups show that the commercial class contains three valuation groups. Each indicative of their unique characteristics for the commercial class.

The county assessor complies with the six-year inspection and review cycle for the commercial class of property. A review of the current appraisal tables show that cost tables are dated 2012. Lot values are 2016, while depreciation is 2012 for all valuation groups.

Regarding the use of the three approaches to value, when information is received regarding income, the contract appraiser and county assessor will use the income approach to value those properties. All other commercial properties are valued using the cost approach, using the Computer-Assisted Mass Appraisal (CAMA) cost tables.

Description of Analysis

All commercial parcels are analyzed using three unique valuation groups.

Valuation Group	Description
1	Falls City
2	Humboldt
3	All Commercial properties except Falls City, Humboldt

There are only 18 sales in the commercial class of property, with one of the three measures of central tendency above the acceptable range, with a COD that is above the prescribed parameters and a PRD that is high. Review of the sales price substratum does not show a clear market trend as too few commercial sales occur per year.

Study Yrs	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01-OCT-18 To 30-SEP-19	5	96.49	93.86	105.35	15.80	89.09
01-OCT-19 To 30-SEP-20	5	84.37	101.22	96.30	26.68	105.11
01-OCT-20 To 30-SEP-21	8	109.02	111.10	98.12	29.04	113.23

2022 Commercial Correlation for Richardson County

Further review of the statistic by valuation groups indicates that only Valuation Group 1 has more than a few sales, it is slightly below the acceptable range. Review of the sales indicates that the sales on either side of the median range from 82% through 96% suggesting that the statistics will vary significantly as sales come in and out of the sample, for that reason, the statistic is not reliable. A substat of this valuation group can be found in the appendix of this report.

Despite the lack of sufficient market data, the county assessor has proactively adjusted commercial properties along with the general movement of residential property, that trend continued this year. Lacking sufficient sales, the county assessor’s methodology to change assessed values with the general economy, results in equalized valuation within class.

Review of the changes in sold properties as compared to the 2022 County Abstract of Assessment for Real Property, Form 45 Compared with the 2021 Certificate of Taxes Levied Report (CTL) indicates that all properties increased uniformly and support the stated actions of the county assessor.

Equalization and Quality of Assessment

The statistical sample size in each valuation group is considered unreliable for measurement purposes. Review of the assessment practices demonstrate that the assessment practices are uniform and equalized. The quality of assessment for the commercial class of real property in Richardson County is in compliance with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	11	91.04	88.79	92.89	18.77	95.59
2	3	144.85	130.32	136.99	17.80	95.13
3	3	124.52	116.23	121.39	21.14	95.75
6	1	147.88	147.88	147.88	00.00	100.00
____ALL____	18	98.25	103.57	99.14	27.00	104.47

Level of Value

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

2022 Agricultural Correlation for Richardson County

Assessment Actions

All pick-up work countywide was successfully completed. The first acre values on farm home sites and on acreage home sites increased to \$10,000 and \$11,130 respectively. The county assessor updated land use changes and conducted a market analysis and determined that current values reflected the current market, and no change to agricultural land tables was warranted.

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 processes were one aspect that were reviewed. The county assessor utilizes a market study they conducted on rural residential sales. During sales review of parcels, Richardson County observes present use and, if variables are not indicative of normal market conditions, either buyer or seller is contacted to further inquire regarding the intention of use for parcel

The usability rate was above what has been typical for the agricultural class across the state. Review of the sales rosters and comments indicate that a majority of sales that were non-qualified were between family members, partial transfers, gifts, same ownership, adjacent ownership land court decrees. The review of the sales rosters along with the comments provided, indicates that all arm's-length transactions have been made available for measurement.

Market Areas are also examined. Richardson County currently values land in two Ag market areas. Market Area 44 consists of five precincts in the western part of the county. Market Area 50 consists of 10 precincts in the middle and eastern part of the county. It has richer soil and better farming conditions making it unique from the other area. Intensive use was also discussed. Land use survey was completed on Market Area 44 in 2019, and for Market Group 50 in 2020.

The county assessor reviewed and updated intensive use values for the 2021 assessment year. The depreciation table is from 2016, costing is dated 2017. Farm home sites and rural acreages in the county are not valued the same. Currently farm home sites are valued at \$10,000 for the first acre. Rural residential home sites are valued at \$11,130 for the first acre, available market data is used to determine if each supports a distinct value.

Frequency of the six-year inspection and review cycle was also looked at. The county has recently reviewed land use countywide and physically inspected ag improvements as part of the rural review for the 2021 assessment year. All parcels checked had pictures however, not all the pictures were date stamped.

2022 Agricultural Correlation for Richardson County

Description of Analysis

The statistical sample for the agricultural class of real property show that two of the three measures of central tendency are above the range. Market Area 44 is above the acceptable range, while Market Area 50 is at the upper end of the range at 75%. In reviewing the agricultural sales through the three-year study period, there are fewer sales for the most recent year.

Study Yrs						
01-OCT-18 To 30-SEP-19	11	90.11	85.92	82.30	14.16	104.40
01-OCT-19 To 30-SEP-20	12	76.61	73.43	69.47	14.78	105.70
01-OCT-20 To 30-SEP-21	2	77.14	77.14	64.01	23.83	120.51

In fact, there were no sales in Market Area 44 in the most recent year, with the last sales in Market Area 44 occurring in the quarter that ended June 30, 2020. Sales occurring after the study period provide evidence of an increasing market for agricultural land in Richardson County.

Review of the 80% Majority Land Use (MLU) statistics show that neither market area have a reliable number of sales for an accurate measurement when sales are stratified to MLU subclasses. Based on the minimal number of MLU sales, the only adjustment that could be evaluated is a 10% decrease to Market Area 44. This adjustment would move the few MLU irrigated and grass sales that exist in this market area below the acceptable range, without bringing the small sample of dryland into the range. The adjustment would move Market Area 44 and the overall class within the range; however, the reduction would decrease Richardson County’s agricultural land values to a level below both Nemaha and Pawnee County and would not achieve equalization. A substat of Market Area 44 with and without a 10% reduction, an overall agricultural what-if statistic showing the affect of a 10% reduction to Market Area 44 on the overall class, and an Average Acre Comparison Chart both with and without a 10% reduction to Market Area 44 can be found in the appendix of this report.

Comparison of the Richardson County land values to the values of the surrounding comparable counties in the average acre value comparison by LCG does support that a proportionate level of value has been reached for both market areas. For all three majority land use categories the average weighted values for Richardson County are between those for Nemaha and Pawnee counties. The market in Nemaha County is a stronger comparison and reflects more shared characteristics with both bordering the Missouri River. Based on the review of all available information, the agricultural land values in Richardson County have achieved an acceptable level of market value. Review of the 2022 County Abstract of Assessment for Real Property, Form 45 Compared with the 2021 Certificate of Taxes Levied Report (CTL) matches the reported actions of the county assessor and reflects that no changes were made for the schedule of agricultural land values this year.

Equalization and Quality of Assessment

Agricultural homes and outbuildings are valued utilizing the same appraisal processes as the rural residential property. The rural acreages are assessed within the acceptable range; therefore, agricultural improvements are equalized and have achieved market value. Agricultural land

2022 Agricultural Correlation for Richardson County

values have also been equalized. The quality of assessment of the agricultural class of real property complies with generally accepted mass appraisal techniques.

Level of Value

Based on the review of all available information, the level of value of agricultural land in Richardson County is determined to be at the statutory level of 75% of market value.

2022 Opinions of the Property Tax Administrator for Richardson County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	95	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	75	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 7th day of April, 2022.



Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2022 Commission Summary for Richardson County

Residential Real Property - Current

Number of Sales	155	Median	94.56
Total Sales Price	\$11,391,937	Mean	99.28
Total Adj. Sales Price	\$11,391,937	Wgt. Mean	94.21
Total Assessed Value	\$10,732,417	Average Assessed Value of the Base	\$46,855
Avg. Adj. Sales Price	\$73,496	Avg. Assessed Value	\$69,241

Confidence Interval - Current

95% Median C.I	89.96 to 101.17
95% Wgt. Mean C.I	88.07 to 100.35
95% Mean C.I	94.44 to 104.12
% of Value of the Class of all Real Property Value in the County	16.68
% of Records Sold in the Study Period	3.29
% of Value Sold in the Study Period	4.86

Residential Real Property - History

Year	Number of Sales	LOV	Median
2021	158	95	94.70
2020	174	92	92.23
2019	174	92	92.32
2018	196	93	93.18

2022 Commission Summary for Richardson County

Commercial Real Property - Current

Number of Sales	18	Median	98.25
Total Sales Price	\$2,591,396	Mean	103.57
Total Adj. Sales Price	\$2,591,396	Wgt. Mean	99.14
Total Assessed Value	\$2,569,167	Average Assessed Value of the Base	\$62,301
Avg. Adj. Sales Price	\$143,966	Avg. Assessed Value	\$142,732

Confidence Interval - Current

95% Median C.I	78.80 to 124.52
95% Wgt. Mean C.I	80.13 to 118.15
95% Mean C.I	87.31 to 119.83
% of Value of the Class of all Real Property Value in the County	2.94
% of Records Sold in the Study Period	2.88
% of Value Sold in the Study Period	6.61

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2021	17	100	96.49
2020	13	100	96.49
2019	12	100	92.45
2018	18	94	93.80

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PAD 2022 R&O Statistics (Using 2022 Values)

RESIDENTIAL

Qualified

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

Number of Sales : 155
 Total Sales Price : 11,391,937
 Total Adj. Sales Price : 11,391,937
 Total Assessed Value : 10,732,417
 Avg. Adj. Sales Price : 73,496
 Avg. Assessed Value : 69,241

MEDIAN : 95
 WGT. MEAN : 94
 MEAN : 99
 COD : 23.12
 PRD : 105.38

COV : 30.99
 STD : 30.77
 Avg. Abs. Dev : 21.86
 MAX Sales Ratio : 235.58
 MIN Sales Ratio : 37.08

95% Median C.I. : 89.96 to 101.17
 95% Wgt. Mean C.I. : 88.07 to 100.35
 95% Mean C.I. : 94.44 to 104.12

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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	24	84.59	99.78	102.95	29.86	96.92	56.76	235.58	76.66 to 115.29	64,178	66,068	
01-JAN-20 To 31-MAR-20	13	97.34	97.48	94.40	18.82	103.26	54.19	151.34	74.49 to 115.20	65,462	61,798	
01-APR-20 To 30-JUN-20	22	90.84	98.87	98.49	22.21	100.39	61.02	212.89	83.02 to 110.28	66,772	65,762	
01-JUL-20 To 30-SEP-20	20	94.84	106.28	96.63	26.19	109.99	37.08	200.50	89.91 to 113.91	72,330	69,894	
01-OCT-20 To 31-DEC-20	20	105.22	106.81	103.11	18.96	103.59	57.03	203.52	85.46 to 110.41	45,405	46,815	
01-JAN-21 To 31-MAR-21	12	90.49	99.79	86.96	21.49	114.75	61.08	149.33	82.63 to 128.94	95,500	83,050	
01-APR-21 To 30-JUN-21	27	90.06	90.64	82.53	22.58	109.83	50.38	144.70	77.43 to 107.51	90,389	74,597	
01-JUL-21 To 30-SEP-21	17	92.60	96.75	97.56	21.14	99.17	38.04	157.96	79.58 to 110.58	93,559	91,279	
<u>Study Yrs</u>												
01-OCT-19 To 30-SEP-20	79	94.55	100.79	98.62	24.32	102.20	37.08	235.58	89.23 to 102.26	67,175	66,249	
01-OCT-20 To 30-SEP-21	76	96.61	97.71	90.36	21.36	108.13	38.04	203.52	87.21 to 104.98	80,067	72,352	
<u>Calendar Yrs</u>												
01-JAN-20 To 31-DEC-20	75	97.34	102.72	98.07	22.18	104.74	37.08	212.89	91.11 to 105.63	62,329	61,124	
<u>ALL</u>	155	94.56	99.28	94.21	23.12	105.38	37.08	235.58	89.96 to 101.17	73,496	69,241	

VALUATION GROUP											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	111	96.25	101.59	96.55	23.20	105.22	37.08	235.58	89.49 to 103.72	72,029	69,542	
3	20	92.72	92.59	77.54	26.48	119.41	53.28	151.34	64.10 to 115.95	50,508	39,166	
6	12	93.86	95.19	88.69	17.91	107.33	57.03	136.69	74.69 to 108.46	25,583	22,690	
11	12	91.60	93.15	94.14	18.94	98.95	50.38	149.97	80.71 to 110.28	173,300	163,137	
<u>ALL</u>	155	94.56	99.28	94.21	23.12	105.38	37.08	235.58	89.96 to 101.17	73,496	69,241	

PROPERTY TYPE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
01	155	94.56	99.28	94.21	23.12	105.38	37.08	235.58	89.96 to 101.17	73,496	69,241	
06												
07												
<u>ALL</u>	155	94.56	99.28	94.21	23.12	105.38	37.08	235.58	89.96 to 101.17	73,496	69,241	

74 Richardson
RESIDENTIAL

PAD 2022 R&O Statistics (Using 2022 Values)

Qualified

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

Number of Sales : 155
 Total Sales Price : 11,391,937
 Total Adj. Sales Price : 11,391,937
 Total Assessed Value : 10,732,417
 Avg. Adj. Sales Price : 73,496
 Avg. Assessed Value : 69,241

MEDIAN : 95
 WGT. MEAN : 94
 MEAN : 99
 COD : 23.12
 PRD : 105.38

COV : 30.99
 STD : 30.77
 Avg. Abs. Dev : 21.86
 MAX Sales Ratio : 235.58
 MIN Sales Ratio : 37.08

95% Median C.I. : 89.96 to 101.17
 95% Wgt. Mean C.I. : 88.07 to 100.35
 95% Mean C.I. : 94.44 to 104.12

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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	2	206.70	206.70	206.91	03.00	99.90	200.50	212.89	N/A	4,146	8,578
Less Than 15,000	17	123.23	131.20	125.18	24.43	104.81	83.02	212.89	92.60 to 151.34	9,816	12,288
Less Than 30,000	43	105.63	109.99	103.11	23.78	106.67	56.03	212.89	94.56 to 114.97	17,412	17,955
Ranges Excl. Low \$											
Greater Than 4,999	153	94.55	97.88	94.13	21.87	103.98	37.08	235.58	89.91 to 100.57	74,403	70,034
Greater Than 14,999	138	91.78	95.35	93.75	21.38	101.71	37.08	235.58	87.33 to 97.49	81,341	76,257
Greater Than 29,999	112	90.96	95.17	93.58	21.65	101.70	37.08	235.58	87.08 to 96.96	95,029	88,932
Incremental Ranges											
0 TO 4,999	2	206.70	206.70	206.91	03.00	99.90	200.50	212.89	N/A	4,146	8,578
5,000 TO 14,999	15	114.97	121.13	120.91	19.51	100.18	83.02	203.52	92.60 to 136.69	10,572	12,782
15,000 TO 29,999	26	97.42	96.12	96.79	18.78	99.31	56.03	138.79	83.06 to 108.46	22,379	21,660
30,000 TO 59,999	40	92.82	98.20	97.71	22.92	100.50	54.19	235.58	84.20 to 105.89	44,100	43,092
60,000 TO 99,999	36	98.96	96.83	96.43	21.65	100.41	37.08	167.62	81.85 to 110.37	73,894	71,254
100,000 TO 149,999	15	91.46	87.49	87.41	10.32	100.09	53.20	107.51	79.31 to 94.55	121,653	106,334
150,000 TO 249,999	17	86.60	89.20	89.27	19.17	99.92	57.24	157.96	74.49 to 103.29	184,335	164,554
250,000 TO 499,999	4	108.12	104.15	101.48	30.30	102.63	50.38	149.97	N/A	315,125	319,784
500,000 TO 999,999											
1,000,000 +											
ALL	155	94.56	99.28	94.21	23.12	105.38	37.08	235.58	89.96 to 101.17	73,496	69,241

74 Richardson

COMMERCIAL

PAD 2022 R&O Statistics (Using 2022 Values)

Qualified

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

Number of Sales : 18
 Total Sales Price : 2,591,396
 Total Adj. Sales Price : 2,591,396
 Total Assessed Value : 2,569,167
 Avg. Adj. Sales Price : 143,966
 Avg. Assessed Value : 142,732

MEDIAN : 98
 WGT. MEAN : 99
 MEAN : 104
 COD : 27.00
 PRD : 104.47

COV : 31.56
 STD : 32.69
 Avg. Abs. Dev : 26.53
 MAX Sales Ratio : 161.73
 MIN Sales Ratio : 48.15

95% Median C.I. : 78.80 to 124.52
 95% Wgt. Mean C.I. : 80.13 to 118.15
 95% Mean C.I. : 87.31 to 119.83

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-18 To 31-DEC-18											
01-JAN-19 To 31-MAR-19	3	100.00	98.00	115.32	18.35	84.98	69.47	124.52	N/A	170,299	196,382
01-APR-19 To 30-JUN-19	1	78.80	78.80	78.80	00.00	100.00	78.80	78.80	N/A	175,000	137,907
01-JUL-19 To 30-SEP-19	1	96.49	96.49	96.49	00.00	100.00	96.49	96.49	N/A	50,000	48,245
01-OCT-19 To 31-DEC-19	1	72.60	72.60	72.60	00.00	100.00	72.60	72.60	N/A	30,000	21,780
01-JAN-20 To 31-MAR-20											
01-APR-20 To 30-JUN-20	2	114.61	114.61	112.59	26.39	101.79	84.37	144.85	N/A	18,750	21,111
01-JUL-20 To 30-SEP-20	2	102.13	102.13	96.37	19.73	105.98	81.98	122.28	N/A	700,000	674,584
01-OCT-20 To 31-DEC-20	4	130.73	117.83	112.43	29.69	104.80	48.15	161.73	N/A	47,375	53,262
01-JAN-21 To 31-MAR-21											
01-APR-21 To 30-JUN-21	2	109.15	109.15	75.55	35.48	144.47	70.42	147.88	N/A	64,250	48,539
01-JUL-21 To 30-SEP-21	2	99.60	99.60	100.82	08.59	98.79	91.04	108.15	N/A	35,000	35,286
<u>Study Yrs</u>											
01-OCT-18 To 30-SEP-19	5	96.49	93.86	105.35	15.80	89.09	69.47	124.52	N/A	147,179	155,060
01-OCT-19 To 30-SEP-20	5	84.37	101.22	96.30	26.68	105.11	72.60	144.85	N/A	293,500	282,634
01-OCT-20 To 30-SEP-21	8	109.02	111.10	98.12	29.04	113.23	48.15	161.73	48.15 to 161.73	48,500	47,587
<u>Calendar Yrs</u>											
01-JAN-19 To 31-DEC-19	6	87.65	90.31	104.07	19.04	86.78	69.47	124.52	69.47 to 124.52	127,649	132,847
01-JAN-20 To 31-DEC-20	8	116.09	113.10	98.61	27.56	114.69	48.15	161.73	48.15 to 161.73	203,375	200,555
<u>ALL</u>	18	98.25	103.57	99.14	27.00	104.47	48.15	161.73	78.80 to 124.52	143,966	142,732

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	11	91.04	88.79	92.89	18.77	95.59	48.15	122.28	69.47 to 109.89	188,309	174,914
2	3	144.85	130.32	136.99	17.80	95.13	84.37	161.73	N/A	24,833	34,020
3	3	124.52	116.23	121.39	21.14	95.75	72.60	151.56	N/A	145,667	176,828
6	1	147.88	147.88	147.88	00.00	100.00	147.88	147.88	N/A	8,500	12,570
<u>ALL</u>	18	98.25	103.57	99.14	27.00	104.47	48.15	161.73	78.80 to 124.52	143,966	142,732

**74 Richardson
COMMERCIAL**

PAD 2022 R&O Statistics (Using 2022 Values)

Qualified

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

Number of Sales : 18
 Total Sales Price : 2,591,396
 Total Adj. Sales Price : 2,591,396
 Total Assessed Value : 2,569,167
 Avg. Adj. Sales Price : 143,966
 Avg. Assessed Value : 142,732

MEDIAN : 98
 WGT. MEAN : 99
 MEAN : 104
 COD : 27.00
 PRD : 104.47

COV : 31.56
 STD : 32.69
 Avg. Abs. Dev : 26.53
 MAX Sales Ratio : 161.73
 MIN Sales Ratio : 48.15

95% Median C.I. : 78.80 to 124.52
 95% Wgt. Mean C.I. : 80.13 to 118.15
 95% Mean C.I. : 87.31 to 119.83

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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	17	100.00	104.84	108.28	27.03	96.82	48.15	161.73	72.60 to 144.85	99,494	107,729
04	1	81.98	81.98	81.98	00.00	100.00	81.98	81.98	N/A	900,000	737,775
<u>ALL</u>	18	98.25	103.57	99.14	27.00	104.47	48.15	161.73	78.80 to 124.52	143,966	142,732

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	2	149.72	149.72	149.54	01.23	100.12	147.88	151.56	N/A	7,750	11,590
Less Than 30,000	5	144.85	115.36	97.39	23.04	118.45	48.15	151.56	N/A	16,200	15,777
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	18	98.25	103.57	99.14	27.00	104.47	48.15	161.73	78.80 to 124.52	143,966	142,732
Greater Than 14,999	16	93.77	97.80	98.84	24.73	98.95	48.15	161.73	72.60 to 122.28	160,994	159,124
Greater Than 29,999	13	96.49	99.03	99.20	20.90	99.83	69.47	161.73	72.60 to 122.28	193,107	191,560
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	2	149.72	149.72	149.54	01.23	100.12	147.88	151.56	N/A	7,750	11,590
15,000 TO 29,999	3	84.37	92.46	85.04	38.20	108.73	48.15	144.85	N/A	21,833	18,568
30,000 TO 59,999	6	98.25	105.00	105.77	18.62	99.27	72.60	161.73	72.60 to 161.73	38,816	41,056
60,000 TO 99,999	1	69.47	69.47	69.47	00.00	100.00	69.47	69.47	N/A	65,000	45,156
100,000 TO 149,999	2	90.16	90.16	89.95	21.89	100.23	70.42	109.89	N/A	118,750	106,813
150,000 TO 249,999	1	78.80	78.80	78.80	00.00	100.00	78.80	78.80	N/A	175,000	137,907
250,000 TO 499,999	1	124.52	124.52	124.52	00.00	100.00	124.52	124.52	N/A	400,000	498,095
500,000 TO 999,999	2	102.13	102.13	96.37	19.73	105.98	81.98	122.28	N/A	700,000	674,584
1,000,000 TO 1,999,999											
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											
<u>ALL</u>	18	98.25	103.57	99.14	27.00	104.47	48.15	161.73	78.80 to 124.52	143,966	142,732

**74 Richardson
COMMERCIAL**

PAD 2022 R&O Statistics (Using 2022 Values)

Qualified

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

Number of Sales : 18
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MEDIAN : 98
 WGT. MEAN : 99
 MEAN : 104
 COD : 27.00
 PRD : 104.47

COV : 31.56
 STD : 32.69
 Avg. Abs. Dev : 26.53
 MAX Sales Ratio : 161.73
 MIN Sales Ratio : 48.15

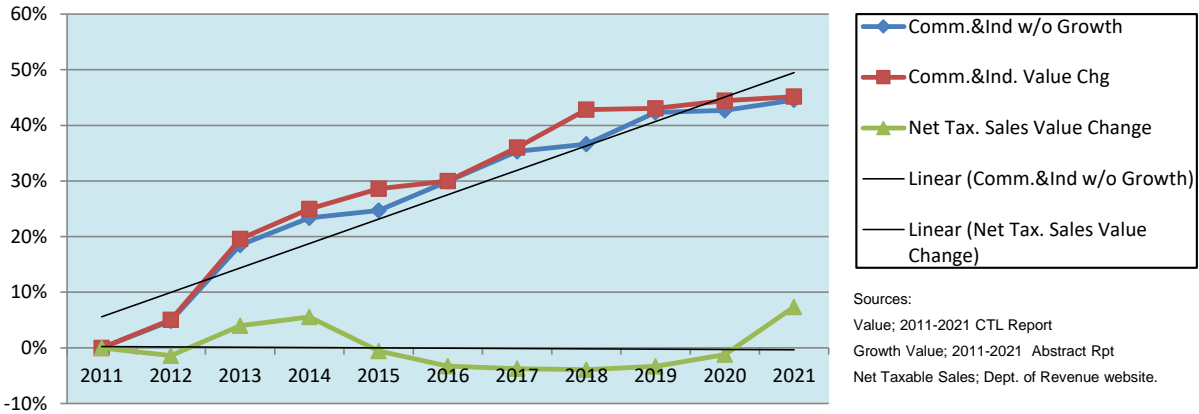
95% Median C.I. : 78.80 to 124.52
 95% Wgt. Mean C.I. : 80.13 to 118.15
 95% Mean C.I. : 87.31 to 119.83

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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
319	1	122.28	122.28	122.28	00.00	100.00	122.28	122.28	N/A	500,000	611,393
325	1	72.60	72.60	72.60	00.00	100.00	72.60	72.60	N/A	30,000	21,780
339	1	91.04	91.04	91.04	00.00	100.00	91.04	91.04	N/A	30,000	27,312
344	2	87.65	87.65	82.73	10.10	105.95	78.80	96.49	N/A	112,500	93,076
350	1	147.88	147.88	147.88	00.00	100.00	147.88	147.88	N/A	8,500	12,570
353	2	107.16	107.16	85.46	35.17	125.39	69.47	144.85	N/A	41,250	35,252
406	3	108.15	113.43	95.23	28.15	119.11	70.42	161.73	N/A	65,667	62,536
442	1	151.56	151.56	151.56	00.00	100.00	151.56	151.56	N/A	7,000	10,609
453	1	81.98	81.98	81.98	00.00	100.00	81.98	81.98	N/A	900,000	737,775
455	1	124.52	124.52	124.52	00.00	100.00	124.52	124.52	N/A	400,000	498,095
470	2	66.26	66.26	63.24	27.33	104.78	48.15	84.37	N/A	24,000	15,178
491	1	109.89	109.89	109.89	00.00	100.00	109.89	109.89	N/A	117,500	129,117
528	1	100.00	100.00	100.00	00.00	100.00	100.00	100.00	N/A	45,896	45,896
<u>ALL</u>	18	98.25	103.57	99.14	27.00	104.47	48.15	161.73	78.80 to 124.52	143,966	142,732

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	\$ 27,051,344	\$ 143,842	0.53%	\$ 26,907,502		\$ 48,633,029	
2012	\$ 28,418,520	\$ 55,475	0.20%	\$ 28,363,045	4.85%	\$ 47,943,860	-1.42%
2013	\$ 32,346,663	\$ 296,596	0.92%	\$ 32,050,067	12.78%	\$ 50,569,199	5.48%
2014	\$ 33,812,753	\$ 438,620	1.30%	\$ 33,374,133	3.18%	\$ 51,324,680	1.49%
2015	\$ 34,786,495	\$ 1,053,315	3.03%	\$ 33,733,180	-0.24%	\$ 48,348,307	-5.80%
2016	\$ 35,160,406	\$ 8,268	0.02%	\$ 35,152,138	1.05%	\$ 47,030,296	-2.73%
2017	\$ 36,790,601	\$ 181,961	0.49%	\$ 36,608,640	4.12%	\$ 46,811,267	-0.47%
2018	\$ 38,633,615	\$ 1,677,587	4.34%	\$ 36,956,028	0.45%	\$ 46,725,892	-0.18%
2019	\$ 38,704,363	\$ 203,272	0.53%	\$ 38,501,091	-0.34%	\$ 47,005,798	0.60%
2020	\$ 39,073,138	\$ 474,966	1.22%	\$ 38,598,172	-0.27%	\$ 48,039,500	2.20%
2021	\$ 39,266,534	\$ 161,696	0.41%	\$ 39,104,838	0.08%	\$ 52,216,771	8.70%
Ann %chg	3.80%			Average	2.57%	0.71%	0.79%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2011	-	-	-
2012	4.85%	5.05%	-1.42%
2013	18.48%	19.58%	3.98%
2014	23.37%	24.99%	5.53%
2015	24.70%	28.59%	-0.59%
2016	29.95%	29.98%	-3.30%
2017	35.33%	36.00%	-3.75%
2018	36.61%	42.82%	-3.92%
2019	42.33%	43.08%	-3.35%
2020	42.68%	44.44%	-1.22%
2021	44.56%	45.16%	7.37%

County Number	74
County Name	Richardson

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	11	Median :	91	COV :	24.26	95% Median C.I. :	69.47 to 109.89
Total Sales Price :	2,071,396	Wgt. Mean :	93	STD :	21.54	95% Wgt. Mean C.I. :	72.27 to 113.51
Total Adj. Sales Price :	2,071,396	Mean :	89	Avg. Abs. Dev :	17.09	95% Mean C.I. :	74.32 to 103.26
Total Assessed Value :	1,924,052						
Avg. Adj. Sales Price :	188,309	COD :	18.77	MAX Sales Ratio :	122.28		
Avg. Assessed Value :	174,914	PRD :	95.59	MIN Sales Ratio :	48.15		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2018 To 12/31/2018											
01/01/2019 To 03/31/2019	2	84.74	84.74	82.11	18.02	103.20	69.47	100.00	N/A	55,448	45,526
04/01/2019 To 06/30/2019	1	78.80	78.80	78.80		100.00	78.80	78.80	N/A	175,000	137,907
07/01/2019 To 09/30/2019	1	96.49	96.49	96.49		100.00	96.49	96.49	N/A	50,000	48,245
10/01/2019 To 12/31/2019											
01/01/2020 To 03/31/2020											
04/01/2020 To 06/30/2020											
07/01/2020 To 09/30/2020	2	102.13	102.13	96.37	19.73	105.98	81.98	122.28	N/A	700,000	674,584
10/01/2020 To 12/31/2020	2	79.02	79.02	98.01	39.07	80.62	48.15	109.89	N/A	72,750	71,300
01/01/2021 To 03/31/2021											
04/01/2021 To 06/30/2021	1	70.42	70.42	70.42		100.00	70.42	70.42	N/A	120,000	84,508
07/01/2021 To 09/30/2021	2	99.60	99.60	100.82	08.59	98.79	91.04	108.15	N/A	35,000	35,286
<u>Study Yrs</u>											
10/01/2018 To 09/30/2019	4	87.65	86.19	82.53	13.76	104.43	69.47	100.00	N/A	83,974	69,301
10/01/2019 To 09/30/2020	2	102.13	102.13	96.37	19.73	105.98	81.98	122.28	N/A	700,000	674,584
10/01/2020 To 09/30/2021	5	91.04	85.53	88.73	21.85	96.39	48.15	109.89	N/A	67,100	59,536
<u>Calendar Yrs</u>											
01/01/2019 To 12/31/2019	4	87.65	86.19	82.53	13.76	104.43	69.47	100.00	N/A	83,974	69,301
01/01/2020 To 12/31/2020	4	95.94	90.58	96.52	26.59	93.85	48.15	122.28	N/A	386,375	372,942

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	11	Median :	91	COV :	24.26	95% Median C.I. :	69.47 to 109.89
Total Sales Price :	2,071,396	Wgt. Mean :	93	STD :	21.54	95% Wgt. Mean C.I. :	72.27 to 113.51
Total Adj. Sales Price :	2,071,396	Mean :	89	Avg. Abs. Dev :	17.09	95% Mean C.I. :	74.32 to 103.26
Total Assessed Value :	1,924,052						
Avg. Adj. Sales Price :	188,309	COD :	18.77	MAX Sales Ratio :	122.28		
Avg. Assessed Value :	174,914	PRD :	95.59	MIN Sales Ratio :	48.15		

What IF

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	11	91.04	88.79	92.89	18.77	95.59	48.15	122.28	69.47 to 109.89	188,309	174,914

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
02											
03	10	93.77	89.47	101.27	19.08	88.35	48.15	122.28	69.47 to 109.89	117,140	118,628
04	1	81.98	81.98	81.98		100.00	81.98	81.98	N/A	900,000	737,775

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	11	Median :	91	COV :	24.26	95% Median C.I. :	69.47 to 109.89
Total Sales Price :	2,071,396	Wgt. Mean :	93	STD :	21.54	95% Wgt. Mean C.I. :	72.27 to 113.51
Total Adj. Sales Price :	2,071,396	Mean :	89	Avg. Abs. Dev :	17.09	95% Mean C.I. :	74.32 to 103.26
Total Assessed Value :	1,924,052						
Avg. Adj. Sales Price :	188,309	COD :	18.77	MAX Sales Ratio :	122.28		
Avg. Assessed Value :	174,914	PRD :	95.59	MIN Sales Ratio :	48.15		

What IF

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	1	48.15	48.15	48.15		100.00	48.15	48.15	N/A	28,000	13,483
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	11	91.04	88.79	92.89	18.77	95.59	48.15	122.28	69.47 to 109.89	188,309	174,914
Greater Than 15,000	11	91.04	88.79	92.89	18.77	95.59	48.15	122.28	69.47 to 109.89	188,309	174,914
Greater Than 30,000	10	93.77	92.85	93.50	15.47	99.30	69.47	122.28	70.42 to 109.89	204,340	191,057
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	1	48.15	48.15	48.15		100.00	48.15	48.15	N/A	28,000	13,483
30,000 TO 59,999	4	98.25	98.92	99.29	05.25	99.63	91.04	108.15	N/A	41,474	41,178
60,000 TO 99,999	1	69.47	69.47	69.47		100.00	69.47	69.47	N/A	65,000	45,156
100,000 TO 149,999	2	90.16	90.16	89.95	21.89	100.23	70.42	109.89	N/A	118,750	106,813
150,000 TO 249,999	1	78.80	78.80	78.80		100.00	78.80	78.80	N/A	175,000	137,907
250,000 TO 499,999											
500,000 TO 999,999	2	102.13	102.13	96.37	19.73	105.98	81.98	122.28	N/A	700,000	674,584
1,000,000 TO 1,999,999											
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	11	Median :	91	COV :	24.26	95% Median C.I. :	69.47 to 109.89
Total Sales Price :	2,071,396	Wgt. Mean :	93	STD :	21.54	95% Wgt. Mean C.I. :	72.27 to 113.51
Total Adj. Sales Price :	2,071,396	Mean :	89	Avg. Abs. Dev :	17.09	95% Mean C.I. :	74.32 to 103.26
Total Assessed Value :	1,924,052						
Avg. Adj. Sales Price :	188,309	COD :	18.77	MAX Sales Ratio :	122.28		
Avg. Assessed Value :	174,914	PRD :	95.59	MIN Sales Ratio :	48.15		

What IF

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
319	1	122.28	122.28	122.28		100.00	122.28	122.28	N/A	500,000	611,393
339	1	91.04	91.04	91.04		100.00	91.04	91.04	N/A	30,000	27,312
344	2	87.65	87.65	82.73	10.10	105.95	78.80	96.49	N/A	112,500	93,076
353	1	69.47	69.47	69.47		100.00	69.47	69.47	N/A	65,000	45,156
406	2	89.29	89.29	79.86	21.13	111.81	70.42	108.15	N/A	80,000	63,884
453	1	81.98	81.98	81.98		100.00	81.98	81.98	N/A	900,000	737,775
470	1	48.15	48.15	48.15		100.00	48.15	48.15	N/A	28,000	13,483
491	1	109.89	109.89	109.89		100.00	109.89	109.89	N/A	117,500	129,117
528	1	100.00	100.00	100.00		100.00	100.00	100.00	N/A	45,896	45,896

COMMERCIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	1	Total	Increase	0%

What IF

74 Richardson
AGRICULTURAL LAND

PAD 2022 R&O Statistics (Using 2022 Values)

Qualified

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

Number of Sales : 25
Total Sales Price : 12,112,737
Total Adj. Sales Price : 12,112,737
Total Assessed Value : 9,065,672
Avg. Adj. Sales Price : 484,509
Avg. Assessed Value : 362,627

MEDIAN : 77
WGT. MEAN : 75
MEAN : 79
COD : 16.84
PRD : 105.85

COV : 20.44
STD : 16.19
Avg. Abs. Dev : 13.03
MAX Sales Ratio : 106.68
MIN Sales Ratio : 49.12

95% Median C.I. : 73.27 to 90.11
95% Wgt. Mean C.I. : 66.88 to 82.81
95% Mean C.I. : 72.54 to 85.90

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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-18 To 31-DEC-18	1	102.53	102.53	102.53	00.00	100.00	102.53	102.53	N/A	315,975	323,976	
01-JAN-19 To 31-MAR-19	6	82.36	82.73	80.37	10.96	102.94	72.33	94.54	72.33 to 94.54	682,500	548,556	
01-APR-19 To 30-JUN-19	2	88.29	88.29	83.19	17.01	106.13	73.27	103.31	N/A	257,520	214,231	
01-JUL-19 To 30-SEP-19	2	84.82	84.82	85.25	25.78	99.50	62.95	106.68	N/A	178,500	152,165	
01-OCT-19 To 31-DEC-19	2	82.51	82.51	81.98	01.73	100.65	81.08	83.94	N/A	394,261	323,219	
01-JAN-20 To 31-MAR-20	6	76.61	78.45	79.50	08.94	98.68	65.44	98.50	65.44 to 98.50	456,867	363,187	
01-APR-20 To 30-JUN-20	4	54.36	61.36	56.17	17.97	109.24	49.12	87.61	N/A	702,500	394,593	
01-JUL-20 To 30-SEP-20												
01-OCT-20 To 31-DEC-20												
01-JAN-21 To 31-MAR-21	1	95.51	95.51	95.51	00.00	100.00	95.51	95.51	N/A	70,000	66,855	
01-APR-21 To 30-JUN-21	1	58.76	58.76	58.76	00.00	100.00	58.76	58.76	N/A	420,000	246,781	
01-JUL-21 To 30-SEP-21												
<u>Study Yrs</u>												
01-OCT-18 To 30-SEP-19	11	90.11	85.92	82.30	14.16	104.40	62.95	106.68	72.33 to 103.31	480,274	395,282	
01-OCT-19 To 30-SEP-20	12	76.61	73.43	69.47	14.78	105.70	49.12	98.50	54.65 to 83.94	528,310	366,995	
01-OCT-20 To 30-SEP-21	2	77.14	77.14	64.01	23.83	120.51	58.76	95.51	N/A	245,000	156,818	
<u>Calendar Yrs</u>												
01-JAN-19 To 31-DEC-19	12	82.51	83.97	81.15	13.21	103.48	62.95	106.68	73.27 to 94.54	479,630	389,214	
01-JAN-20 To 31-DEC-20	10	74.69	71.61	67.69	16.40	105.79	49.12	98.50	54.06 to 87.61	555,120	375,750	
<u>ALL</u>	25	77.38	79.22	74.84	16.84	105.85	49.12	106.68	73.27 to 90.11	484,509	362,627	

AREA (MARKET)											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
44	11	80.00	80.77	81.16	15.86	99.52	54.06	103.31	62.95 to 98.50	428,976	348,157	
50	14	75.00	78.00	70.81	17.17	110.15	49.12	106.68	58.76 to 95.51	528,143	373,996	
<u>ALL</u>	25	77.38	79.22	74.84	16.84	105.85	49.12	106.68	73.27 to 90.11	484,509	362,627	

74 Richardson
AGRICULTURAL LAND

PAD 2022 R&O Statistics (Using 2022 Values)

Qualified

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

Number of Sales : 25
 Total Sales Price : 12,112,737
 Total Adj. Sales Price : 12,112,737
 Total Assessed Value : 9,065,672
 Avg. Adj. Sales Price : 484,509
 Avg. Assessed Value : 362,627

MEDIAN : 77
 WGT. MEAN : 75
 MEAN : 79
 COD : 16.84
 PRD : 105.85

COV : 20.44
 STD : 16.19
 Avg. Abs. Dev : 13.03
 MAX Sales Ratio : 106.68
 MIN Sales Ratio : 49.12

95% Median C.I. : 73.27 to 90.11
 95% Wgt. Mean C.I. : 66.88 to 82.81
 95% Mean C.I. : 72.54 to 85.90

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Dry											
County	3	74.60	66.52	64.69	11.93	102.83	49.12	75.83	N/A	577,500	373,596
44	1	74.60	74.60	74.60	00.00	100.00	74.60	74.60	N/A	700,000	522,170
50	2	62.48	62.48	57.98	21.38	107.76	49.12	75.83	N/A	516,250	299,309
Grass											
County	1	95.51	95.51	95.51	00.00	100.00	95.51	95.51	N/A	70,000	66,855
50	1	95.51	95.51	95.51	00.00	100.00	95.51	95.51	N/A	70,000	66,855
ALL	25	77.38	79.22	74.84	16.84	105.85	49.12	106.68	73.27 to 90.11	484,509	362,627

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
Dry											
County	10	75.22	78.45	75.79	12.96	103.51	49.12	103.31	72.33 to 90.63	580,820	440,227
44	3	90.11	89.34	84.25	10.62	106.04	74.60	103.31	N/A	490,013	412,841
50	7	74.17	73.78	72.93	10.18	101.17	49.12	90.63	49.12 to 90.63	619,737	451,963
Grass											
County	4	76.77	78.00	76.95	12.71	101.36	62.95	95.51	N/A	260,925	200,772
44	2	71.48	71.48	76.15	11.93	93.87	62.95	80.00	N/A	386,850	294,574
50	2	84.53	84.53	79.24	13.00	106.68	73.54	95.51	N/A	135,000	106,971
ALL	25	77.38	79.22	74.84	16.84	105.85	49.12	106.68	73.27 to 90.11	484,509	362,627

Richardson County 2022 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Richardson	44	4,485	4,380	3,990	3,985	n/a	3,795	2,720	2,625	3,887
Nemaha	1	5,475	n/a	4,950	4,850	n/a	4,650	3,850	3,750	4,803
Pawnee	1	4,460	4,410	4,056	4,056	3,528	3,054	2,898	2,898	3,703
Richardson	50	5,450	5,325	4,855	4,845	n/a	4,615	3,305	3,195	4,682
Nemaha	1	5,475	n/a	4,950	4,850	n/a	4,650	3,850	3,750	4,803

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Richardson	44	3,850	3,770	3,540	3,465	3,125	2,795	2,055	2,055	3,035
Nemaha	1	4,530	4,370	3,815	3,582	3,602	3,637	2,770	2,520	3,725
Pawnee	1	3,715	3,675	3,380	3,380	2,940	2,545	2,415	2,415	2,942
Richardson	50	4,679	4,585	4,305	4,210	3,800	3,400	2,500	2,500	3,744
Nemaha	1	4,530	4,370	3,815	3,582	3,602	3,637	2,770	2,520	3,725

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Richardson	44	1,755	1,550	1,710	n/a	1,656	1,450	n/a	1,400	1,726
Nemaha	1	1,600	1,600	1,600	n/a	1,400	1,400	n/a	1,400	1,571
Pawnee	1	1,814	1,811	1,793	n/a	1,734	1,684	n/a	1,575	1,801
Richardson	50	1,873	1,641	1,825	n/a	1,875	1,775	n/a	1,500	1,862
Nemaha	1	1,600	1,600	1,600	n/a	1,400	1,400	n/a	1,400	1,571

County	Mkt Area	CRP	TIMBER	WASTE
Richardson	44	2,644	0	100
Nemaha	1	2,478	n/a	99
Pawnee	1	2,476	n/a	900
Richardson	50	2,781	0	100
Nemaha	1	2,478	n/a	99

Source: 2022 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.
 CRP and TIMBER values are weighted averages from Schedule XIII, line 104 and 113.

Richardson County 2022 Average Acre Value Comparison

With a hypothetical 10% reduction to Market Area 44

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Richardson	44	4,261	4,161	3,791	3,786	n/a	3,605	2,584	2,494	3,692
Nemaha	1	5,475	n/a	4,950	4,850	n/a	4,650	3,850	3,750	4,803
Pawnee	1	4,460	4,410	4,056	4,056	3,528	3,054	2,898	2,898	3,703
Richardson	50	5,450	5,325	4,855	4,845	n/a	4,615	3,305	3,195	4,682
Nemaha	1	5,475	n/a	4,950	4,850	n/a	4,650	3,850	3,750	4,803

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Richardson	44	3,465	3,393	3,186	3,119	2,813	2,515	1,850	1,850	2,731
Nemaha	1	4,530	4,370	3,815	3,582	3,602	3,637	2,770	2,520	3,725
Pawnee	1	3,715	3,675	3,380	3,380	2,940	2,545	2,415	2,415	2,942
Richardson	50	4,679	4,585	4,305	4,210	3,800	3,400	2,500	2,500	3,744
Nemaha	1	4,530	4,370	3,815	3,582	3,602	3,637	2,770	2,520	3,725

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Richardson	44	1,580	1,395	1,539	n/a	1,490	1,305	n/a	1,260	1,554
Nemaha	1	1,600	1,600	1,600	n/a	1,400	1,400	n/a	1,400	1,571
Pawnee	1	1,814	1,811	1,793	n/a	1,734	1,684	n/a	1,575	1,801
Richardson	50	1,873	1,641	1,825	n/a	1,875	1,775	n/a	1,500	1,862
Nemaha	1	1,600	1,600	1,600	n/a	1,400	1,400	n/a	1,400	1,571

County	Mkt Area	CRP	TIMBER	WASTE
Richardson	44	2,380	0	90
Nemaha	1	2,478	n/a	99
Pawnee	1	2,476	n/a	900
Richardson	50	2,781	0	100
Nemaha	1	2,478	n/a	99

Source: 2022 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.
 CRP and TIMBER values are weighted averages from Schedule XIII, line 104 and 113.

AGRICULTURAL

Type : Qualified

Number of Sales :	11	Median :	80	COV :	19.43	95% Median C.I. :	62.95 to 98.50
Total Sales Price :	4,718,740	Wgt. Mean :	81	STD :	15.69	95% Wgt. Mean C.I. :	71.79 to 90.53
Total Adj. Sales Price :	4,718,740	Mean :	81	Avg. Abs. Dev :	12.69	95% Mean C.I. :	70.23 to 91.31
Total Assessed Value :	3,829,725						
Avg. Adj. Sales Price :	428,976	COD :	15.86	MAX Sales Ratio :	103.31		
Avg. Assessed Value :	348,157	PRD :	99.52	MIN Sales Ratio :	54.06		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Qrtrs</u>											
10/01/2018 To 12/31/2018											
01/01/2019 To 03/31/2019	3	90.11	86.42	84.62	07.38	102.13	74.60	94.54	N/A	558,333	472,460
04/01/2019 To 06/30/2019	1	103.31	103.31	103.31	100.00	103.31	103.31	103.31	N/A	170,040	175,676
07/01/2019 To 09/30/2019	1	62.95	62.95	62.95	100.00	62.95	62.95	62.95	N/A	175,000	110,165
10/01/2019 To 12/31/2019											
01/01/2020 To 03/31/2020	4	78.69	80.33	80.61	11.34	99.65	65.44	98.50	N/A	549,675	443,083
04/01/2020 To 06/30/2020	2	70.84	70.84	70.83	23.69	100.01	54.06	87.61	N/A	250,000	177,087
07/01/2020 To 09/30/2020											
10/01/2020 To 12/31/2020											
01/01/2021 To 03/31/2021											
04/01/2021 To 06/30/2021											
07/01/2021 To 09/30/2021											
<u>Study Yrs</u>											
10/01/2018 To 09/30/2019	5	90.11	85.10	84.32	13.38	100.93	62.95	103.31	N/A	404,008	340,644
10/01/2019 To 09/30/2020	6	78.69	77.17	78.80	14.67	97.93	54.06	98.50	54.06 to 98.50	449,783	354,417
10/01/2020 To 09/30/2021											
<u>Calendar Yrs</u>											
01/01/2019 To 12/31/2019	5	90.11	85.10	84.32	13.38	100.93	62.95	103.31	N/A	404,008	340,644
01/01/2020 To 12/31/2020	6	78.69	77.17	78.80	14.67	97.93	54.06	98.50	54.06 to 98.50	449,783	354,417

AGRICULTURAL

Type : Qualified

Number of Sales :	11	Median :	80	COV :	19.43	95% Median C.I. :	62.95 to 98.50
Total Sales Price :	4,718,740	Wgt. Mean :	81	STD :	15.69	95% Wgt. Mean C.I. :	71.79 to 90.53
Total Adj. Sales Price :	4,718,740	Mean :	81	Avg. Abs. Dev :	12.69	95% Mean C.I. :	70.23 to 91.31
Total Assessed Value :	3,829,725						
Avg. Adj. Sales Price :	428,976	COD :	15.86	MAX Sales Ratio :	103.31		
Avg. Assessed Value :	348,157	PRD :	99.52	MIN Sales Ratio :	54.06		

What IF

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
44	11	80.00	80.77	81.16	15.86	99.52	54.06	103.31	62.95 to 98.50	428,976	348,157

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 Value
_____ Dry _____											
County	1	74.60	74.60	74.60		100.00	74.60	74.60	N/A	700,000	522,170
44	1	74.60	74.60	74.60		100.00	74.60	74.60	N/A	700,000	522,170
_____ ALL _____											
10/01/2018 To 09/30/2021	11	80.00	80.77	81.16	15.86	99.52	54.06	103.31	62.95 to 98.50	428,976	348,157

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 Value
_____ Dry _____											
County	3	90.11	89.34	84.25	10.62	106.04	74.60	103.31	N/A	490,013	412,841
44	3	90.11	89.34	84.25	10.62	106.04	74.60	103.31	N/A	490,013	412,841
_____ Grass _____											
County	2	71.48	71.48	76.15	11.93	93.87	62.95	80.00	N/A	386,850	294,574
44	2	71.48	71.48	76.15	11.93	93.87	62.95	80.00	N/A	386,850	294,574
_____ ALL _____											
10/01/2018 To 09/30/2021	11	80.00	80.77	81.16	15.86	99.52	54.06	103.31	62.95 to 98.50	428,976	348,157

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
AREA (MARKET)	44	Land	Decrease	0%

What IF

AGRICULTURAL

Type : Qualified

Number of Sales :	11	Median :	72	COV :	19.42	95% Median C.I. :	56.66 to 88.65
Total Sales Price :	4,718,740	Wgt. Mean :	73	STD :	14.12	95% Wgt. Mean C.I. :	61.31 to 84.78
Total Adj. Sales Price :	4,718,740	Mean :	73	Avg. Abs. Dev :	11.42	95% Mean C.I. :	63.21 to 82.19
Total Assessed Value :	3,446,753						
Avg. Adj. Sales Price :	428,976	COD :	15.86	MAX Sales Ratio :	92.98		
Avg. Assessed Value :	313,341	PRD :	99.53	MIN Sales Ratio :	48.66		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Qrtrs</u>											
10/01/2018 To 12/31/2018											
01/01/2019 To 03/31/2019	3	81.10	77.78	76.16	07.37	102.13	67.14	85.09	N/A	558,333	425,214
04/01/2019 To 06/30/2019	1	92.98	92.98	92.98	100.00	92.98	92.98	92.98	N/A	170,040	158,108
07/01/2019 To 09/30/2019	1	56.66	56.66	56.66	100.00	56.66	56.66	56.66	N/A	175,000	99,149
10/01/2019 To 12/31/2019											
01/01/2020 To 03/31/2020	4	70.83	72.30	72.55	11.34	99.66	58.90	88.65	N/A	549,675	398,775
04/01/2020 To 06/30/2020	2	63.75	63.75	63.75	23.67	100.00	48.66	78.84	N/A	250,000	159,378
07/01/2020 To 09/30/2020											
10/01/2020 To 12/31/2020											
01/01/2021 To 03/31/2021											
04/01/2021 To 06/30/2021											
07/01/2021 To 09/30/2021											
<u>Study Yrs</u>											
10/01/2018 To 09/30/2019	5	81.10	76.59	75.88	13.38	100.94	56.66	92.98	N/A	404,008	306,580
10/01/2019 To 09/30/2020	6	70.83	69.45	70.92	14.65	97.93	48.66	88.65	48.66 to 88.65	449,783	318,976
10/01/2020 To 09/30/2021											
<u>Calendar Yrs</u>											
01/01/2019 To 12/31/2019	5	81.10	76.59	75.88	13.38	100.94	56.66	92.98	N/A	404,008	306,580
01/01/2020 To 12/31/2020	6	70.83	69.45	70.92	14.65	97.93	48.66	88.65	48.66 to 88.65	449,783	318,976

AGRICULTURAL

Type : Qualified

Number of Sales :	11	Median :	72	COV :	19.42	95% Median C.I. :	56.66 to 88.65
Total Sales Price :	4,718,740	Wgt. Mean :	73	STD :	14.12	95% Wgt. Mean C.I. :	61.31 to 84.78
Total Adj. Sales Price :	4,718,740	Mean :	73	Avg. Abs. Dev :	11.42	95% Mean C.I. :	63.21 to 82.19
Total Assessed Value :	3,446,753						
Avg. Adj. Sales Price :	428,976	COD :	15.86	MAX Sales Ratio :	92.98		
Avg. Assessed Value :	313,341	PRD :	99.53	MIN Sales Ratio :	48.66		

What IF

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
44	11	72.00	72.70	73.04	15.86	99.53	48.66	92.98	56.66 to 88.65	428,976	313,341

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
_____Dry_____											
County	1	67.14	67.14	67.14		100.00	67.14	67.14	N/A	700,000	469,953
44	1	67.14	67.14	67.14		100.00	67.14	67.14	N/A	700,000	469,953
_____ALL_____											
10/01/2018 To 09/30/2021	11	72.00	72.70	73.04	15.86	99.53	48.66	92.98	56.66 to 88.65	428,976	313,341

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
_____Dry_____											
County	3	81.10	80.41	75.83	10.62	106.04	67.14	92.98	N/A	490,013	371,557
44	3	81.10	80.41	75.83	10.62	106.04	67.14	92.98	N/A	490,013	371,557
_____Grass_____											
County	2	64.33	64.33	68.53	11.92	93.87	56.66	72.00	N/A	386,850	265,117
44	2	64.33	64.33	68.53	11.92	93.87	56.66	72.00	N/A	386,850	265,117
_____ALL_____											
10/01/2018 To 09/30/2021	11	72.00	72.70	73.04	15.86	99.53	48.66	92.98	56.66 to 88.65	428,976	313,341

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
AREA (MARKET)	44	Land	Decrease	10%

What IF

AGRICULTURAL

Type : Qualified

Number of Sales :	25	Median :	74	COV :	20.80	95% Median C.I. :	69.65 to 83.94
Total Sales Price :	12,112,737	Wgt. Mean :	72	STD :	15.74	95% Wgt. Mean C.I. :	64.03 to 79.33
Total Adj. Sales Price :	12,112,737	Mean :	76	Avg. Abs.Dev :	12.33	95% Mean C.I. :	69.17 to 82.17
Total Assessed Value :	8,682,700						
Avg. Adj. Sales Price :	484,509	COD :	16.62	MAX Sales Ratio :	106.68		
Avg. Assessed Value :	347,308	PRD :	105.57	MIN Sales Ratio :	48.66		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2018 To 12/31/2018	1	102.53	102.53	102.53		100.00	102.53	102.53	N/A	315,975	323,976
01/01/2019 To 03/31/2019	6	77.64	78.41	76.91	09.27	101.95	67.14	90.63	67.14 to 90.63	682,500	524,933
04/01/2019 To 06/30/2019	2	83.13	83.13	79.78	11.86	104.20	73.27	92.98	N/A	257,520	205,447
07/01/2019 To 09/30/2019	2	81.67	81.67	82.16	30.62	99.40	56.66	106.68	N/A	178,500	146,657
10/01/2019 To 12/31/2019	2	82.51	82.51	81.98	01.73	100.65	81.08	83.94	N/A	394,261	323,219
01/01/2020 To 03/31/2020	6	72.77	73.10	73.03	08.59	100.10	58.90	88.65	58.90 to 88.65	456,867	333,649
04/01/2020 To 06/30/2020	4	51.89	57.82	54.91	17.21	105.30	48.66	78.84	N/A	702,500	385,739
07/01/2020 To 09/30/2020											
10/01/2020 To 12/31/2020											
01/01/2021 To 03/31/2021	1	95.51	95.51	95.51		100.00	95.51	95.51	N/A	70,000	66,855
04/01/2021 To 06/30/2021	1	58.76	58.76	58.76		100.00	58.76	58.76	N/A	420,000	246,781
07/01/2021 To 09/30/2021											
<u>Study Yrs</u>											
10/01/2018 To 09/30/2019	11	81.10	82.05	79.08	15.06	103.76	56.66	106.68	67.14 to 102.53	480,274	379,798
10/01/2019 To 09/30/2020	12	72.77	69.57	66.11	14.76	105.23	48.66	88.65	54.65 to 81.08	528,310	349,274
10/01/2020 To 09/30/2021	2	77.14	77.14	64.01	23.83	120.51	58.76	95.51	N/A	245,000	156,818
<u>Calendar Yrs</u>											
01/01/2019 To 12/31/2019	12	81.09	80.42	78.19	11.90	102.85	56.66	106.68	72.33 to 90.63	479,630	375,020
01/01/2020 To 12/31/2020	10	70.83	66.98	63.86	15.23	104.89	48.66	88.65	49.12 to 78.84	555,120	354,485

AGRICULTURAL

Type : Qualified

Number of Sales :	25	Median :	74	COV :	20.80	95% Median C.I. :	69.65 to 83.94
Total Sales Price :	12,112,737	Wgt. Mean :	72	STD :	15.74	95% Wgt. Mean C.I. :	64.03 to 79.33
Total Adj. Sales Price :	12,112,737	Mean :	76	Avg. Abs.Dev :	12.33	95% Mean C.I. :	69.17 to 82.17
Total Assessed Value :	8,682,700						
Avg. Adj. Sales Price :	484,509	COD :	16.62	MAX Sales Ratio :	106.68		
Avg. Assessed Value :	347,308	PRD :	105.57	MIN Sales Ratio :	48.66		

What IF

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
44	11	72.00	72.70	73.04	15.86	99.53	48.66	92.98	56.66 to 88.65	428,976	313,341
50	14	75.00	78.00	70.81	17.17	110.15	49.12	106.68	58.76 to 95.51	528,143	373,996

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Dry</u>											
County	3	67.14	64.03	61.68	13.26	103.81	49.12	75.83	N/A	577,500	356,190
44	1	67.14	67.14	67.14		100.00	67.14	67.14	N/A	700,000	469,953
50	2	62.48	62.48	57.98	21.38	107.76	49.12	75.83	N/A	516,250	299,309
<u>Grass</u>											
County	1	95.51	95.51	95.51		100.00	95.51	95.51	N/A	70,000	66,855
50	1	95.51	95.51	95.51		100.00	95.51	95.51	N/A	70,000	66,855
<u>ALL</u>											
10/01/2018 To 09/30/2021	25	74.17	75.67	71.68	16.62	105.57	48.66	106.68	69.65 to 83.94	484,509	347,308

80%MLU By Market Area

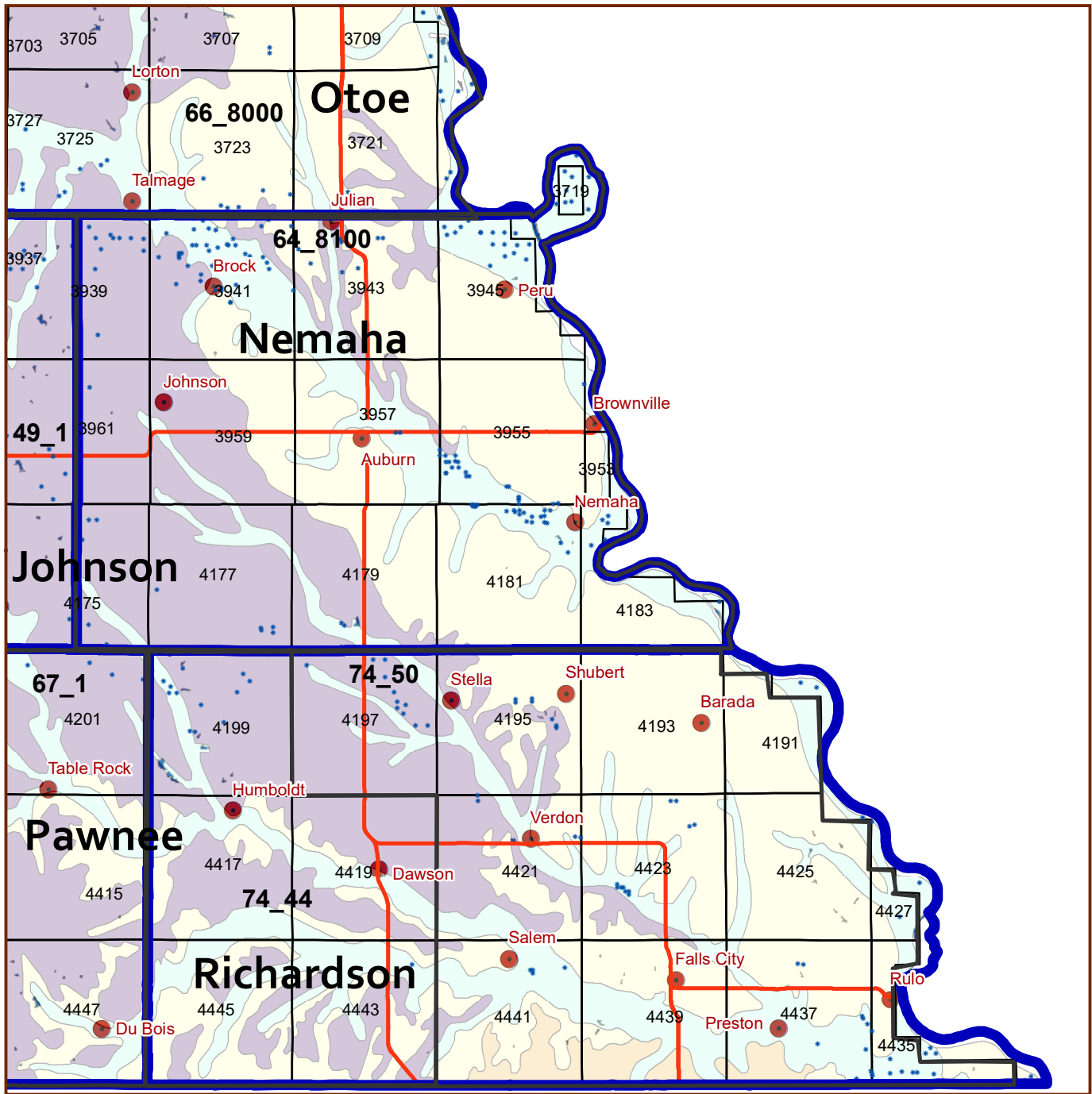
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Dry</u>											
County	10	75.00	75.77	73.66	11.41	102.86	49.12	92.98	67.14 to 90.63	580,820	427,842
44	3	81.10	80.41	75.83	10.62	106.04	67.14	92.98	N/A	490,013	371,557
50	7	74.17	73.78	72.93	10.18	101.17	49.12	90.63	49.12 to 90.63	619,737	451,963
<u>Grass</u>											
County	4	72.77	74.43	71.30	13.88	104.39	56.66	95.51	N/A	260,925	186,044
44	2	64.33	64.33	68.53	11.92	93.87	56.66	72.00	N/A	386,850	265,117
50	2	84.53	84.53	79.24	13.00	106.68	73.54	95.51	N/A	135,000	106,971
<u>ALL</u>											
10/01/2018 To 09/30/2021	25	74.17	75.67	71.68	16.62	105.57	48.66	106.68	69.65 to 83.94	484,509	347,308

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
AREA (MARKET)	44	Land	Decrease	10%

What IF

RICHARDSON COUNTY



Legend

- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

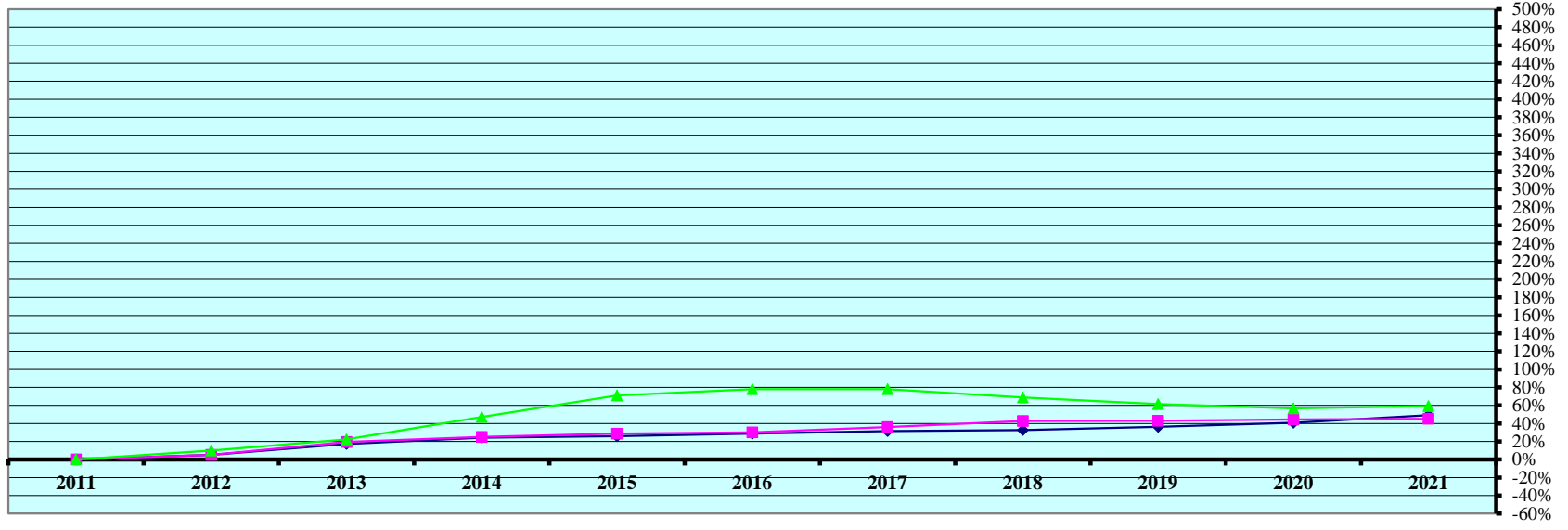
Soils

CLASS

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

CHART 1 - REAL PROPERTY VALUATIONS - Cumulative %Change 2011-2021

ResRec
Comm&Indust
Total Agland



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2011	141,819,530	-	-	-	27,051,344	-	-	-	601,650,364	-	-	-
2012	149,109,091	7,289,561	5.14%	5.14%	28,418,520	1,367,176	5.05%	5.05%	661,303,067	59,652,703	9.91%	9.91%
2013	166,290,545	17,181,454	11.52%	17.26%	32,346,663	3,928,143	13.82%	19.58%	735,764,896	74,461,829	11.26%	22.29%
2014	176,187,837	9,897,292	5.95%	24.23%	33,812,753	1,466,090	4.53%	24.99%	885,282,531	149,517,635	20.32%	47.14%
2015	178,555,913	2,368,076	1.34%	25.90%	34,786,495	973,742	2.88%	28.59%	1,028,239,794	142,957,263	16.15%	70.90%
2016	182,618,043	4,062,130	2.27%	28.77%	35,160,406	373,911	1.07%	29.98%	1,070,732,923	42,493,129	4.13%	77.97%
2017	186,596,204	3,978,161	2.18%	31.57%	36,790,601	1,630,195	4.64%	36.00%	1,071,110,002	377,079	0.04%	78.03%
2018	188,169,261	1,573,057	0.84%	32.68%	38,633,615	1,843,014	5.01%	42.82%	1,016,203,278	-54,906,724	-5.13%	68.90%
2019	193,169,194	4,999,933	2.66%	36.21%	38,704,363	70,748	0.18%	43.08%	970,957,777	-45,245,501	-4.45%	61.38%
2020	199,731,899	6,562,705	3.40%	40.84%	39,073,138	368,775	0.95%	44.44%	943,398,206	-27,559,571	-2.84%	56.80%
2021	211,523,727	11,791,828	5.90%	49.15%	39,266,534	193,396	0.49%	45.16%	958,148,032	14,749,826	1.56%	59.25%

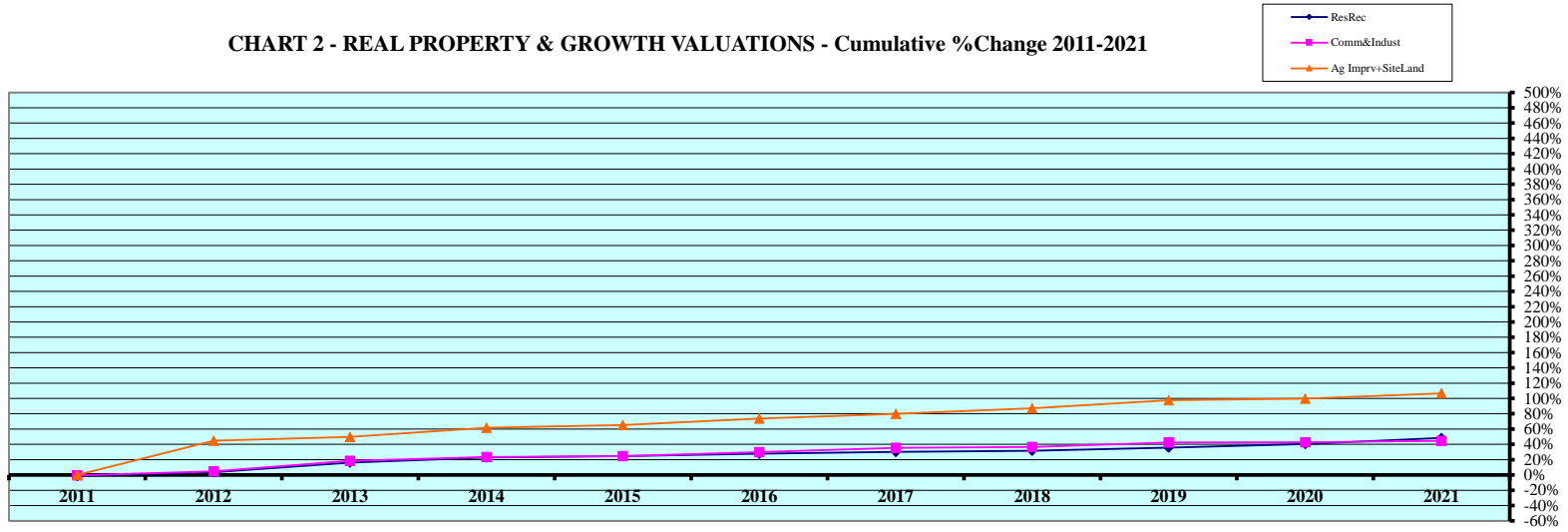
Rate Annual %chg: Residential & Recreational **4.08%** Commercial & Industrial **3.80%** Agricultural Land **4.76%**

Cnty# **74**
County **RICHARDSON**

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.
Source: 2011 - 2021 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2022

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2011-2021



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2011	141,819,530	1,886,956	1.33%	139,932,574	-	-1.33%	27,051,344	143,842	0.53%	26,907,502	-	-0.53%
2012	149,109,091	2,211,244	1.48%	146,897,847	3.58%	3.58%	28,418,520	55,475	0.20%	28,363,045	4.85%	4.85%
2013	166,290,545	1,710,328	1.03%	164,580,217	10.38%	16.05%	32,346,663	296,596	0.92%	32,050,067	12.78%	18.48%
2014	176,187,837	1,867,334	1.06%	174,320,503	4.83%	22.92%	33,812,753	438,620	1.30%	33,374,133	3.18%	23.37%
2015	178,555,913	1,703,746	0.95%	176,852,167	0.38%	24.70%	34,786,495	1,053,315	3.03%	33,733,180	-0.24%	24.70%
2016	182,618,043	1,498,096	0.82%	181,119,947	1.44%	27.71%	35,160,406	8,268	0.02%	35,152,138	1.05%	29.95%
2017	186,596,204	1,826,008	0.98%	184,770,196	1.18%	30.29%	36,790,601	181,961	0.49%	36,608,640	4.12%	35.33%
2018	188,169,261	1,503,132	0.80%	186,666,129	0.04%	31.62%	38,633,615	1,677,587	4.34%	36,956,028	0.45%	36.61%
2019	193,169,194	619,413	0.32%	192,549,781	2.33%	35.77%	38,704,363	203,272	0.53%	38,501,091	-0.34%	42.33%
2020	199,731,899	501,241	0.25%	199,230,658	3.14%	40.48%	39,073,138	474,966	1.22%	38,598,172	-0.27%	42.68%
2021	211,523,727	1,026,424	0.49%	210,497,303	5.39%	48.43%	39,266,534	161,696	0.41%	39,104,838	0.08%	44.56%
Rate Ann%chg	4.08%			Resid & Recreat w/o growth 3.27%			3.80%			C & I w/o growth 2.57%		

Tax Year	Ag Improvements & Site Land ⁽¹⁾							
	Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2011	20,190,021	11,766,170	31,956,191	1,205,011	3.77%	30,751,180	-	-
2012	28,531,882	19,259,218	47,791,100	1,518,027	3.18%	46,273,073	44.80%	44.80%
2013	29,063,117	21,462,816	50,525,933	2,636,429	5.22%	47,889,504	0.21%	49.86%
2014	30,852,441	22,885,660	53,738,101	2,024,356	3.77%	51,713,745	2.35%	61.83%
2015	29,407,143	25,350,280	54,757,423	1,957,915	3.58%	52,799,508	-1.75%	65.22%
2016	31,237,544	25,644,484	56,882,028	1,342,483	2.36%	55,539,545	1.43%	73.80%
2017	34,656,294	25,720,326	60,376,620	2,944,033	4.88%	57,432,587	0.97%	79.72%
2018	36,348,612	26,665,285	63,013,897	3,237,574	5.14%	59,776,323	-0.99%	87.06%
2019	37,435,841	26,582,657	64,018,498	882,496	1.38%	63,136,002	0.19%	97.57%
2020	38,031,817	26,933,466	64,965,283	1,163,066	1.79%	63,802,217	-0.34%	99.66%
2021	33,217,443	33,870,325	67,087,768	1,057,902	1.58%	66,029,866	1.64%	106.63%
Rate Ann%chg	5.10%	11.15%	7.70%	Ag Imprv+Site w/o growth			4.85%	

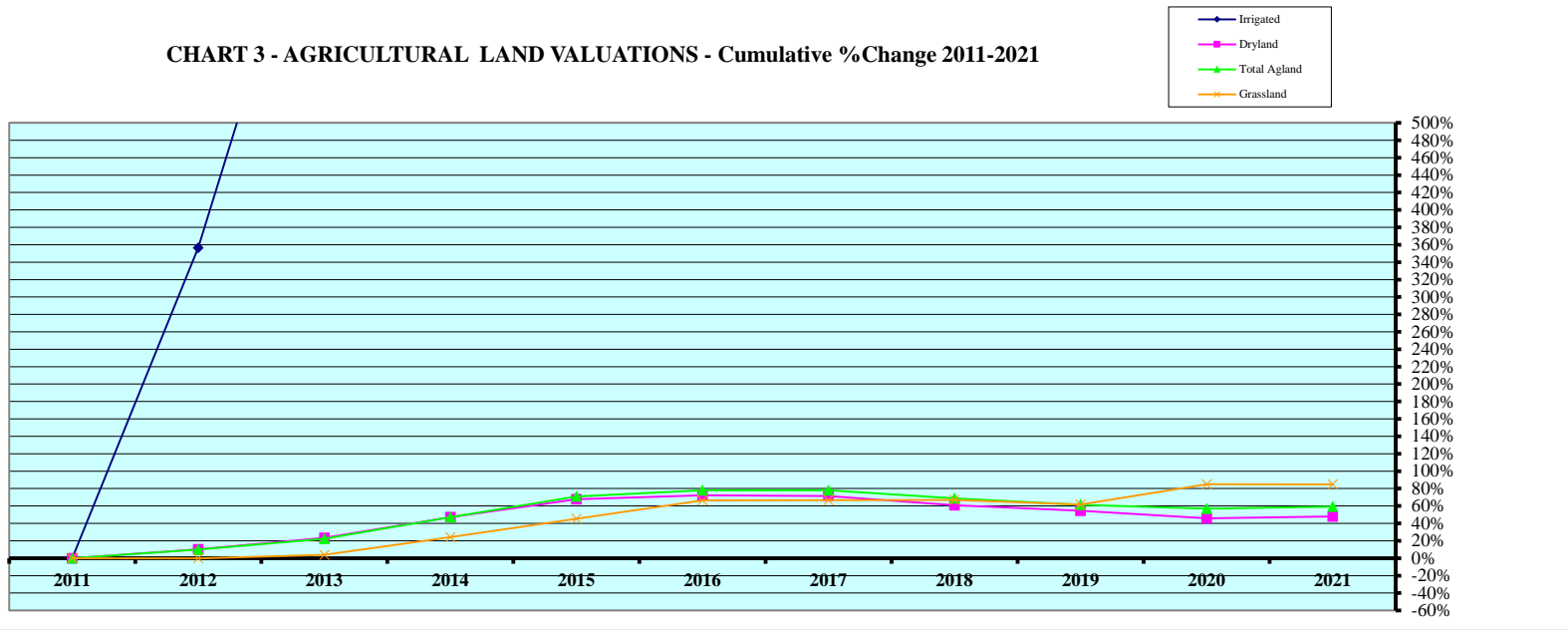
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and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

Cnty# 74
County RICHARDSON

CHART 2

NE Dept. of Revenue, Property Assessment Division

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



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2011	1,265,749	-	-	-	533,045,562	-	-	-	66,519,102	-	-	-
2012	5,777,673	4,511,924	356.46%	356.46%	587,625,007	54,579,445	10.24%	10.24%	66,390,910	-128,192	-0.19%	-0.19%
2013	11,694,843	5,917,170	102.41%	823.95%	657,442,042	69,817,035	11.88%	23.34%	69,034,738	2,643,828	3.98%	3.78%
2014	17,901,384	6,206,541	53.07%	1314.29%	783,789,630	126,347,588	19.22%	47.04%	82,676,924	13,642,186	19.76%	24.29%
2015	36,257,952	18,356,568	102.54%	2764.55%	894,425,683	110,636,053	14.12%	67.80%	96,620,192	13,943,268	16.86%	45.25%
2016	40,687,176	4,429,224	12.22%	3114.47%	918,310,386	23,884,703	2.67%	72.28%	110,753,735	14,133,543	14.63%	66.50%
2017	44,865,444	4,178,268	10.27%	3444.58%	914,363,379	-3,947,007	-0.43%	71.54%	110,891,797	138,062	0.12%	66.71%
2018	46,069,694	1,204,250	2.68%	3539.72%	858,081,454	-56,281,925	-6.16%	60.98%	111,058,446	166,649	0.15%	66.96%
2019	38,624,633	-7,445,061	-16.16%	2951.52%	823,849,725	-34,231,729	-3.99%	54.56%	107,488,928	-3,569,518	-3.21%	61.59%
2020	41,964,058	3,339,425	8.65%	3215.35%	777,334,754	-46,514,971	-5.65%	45.83%	123,032,879	15,543,951	14.46%	84.96%
2021	45,841,494	3,877,436	9.24%	3521.69%	788,293,119	10,958,365	1.41%	47.88%	122,939,079	-93,800	-0.08%	84.82%

Rate Ann.%chg: Irrigated **43.18%** Dryland **3.99%** Grassland **6.33%**

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2011	787,643	-	-	-	32,308	-	-	-	601,650,364	-	-	-
2012	1,621,955	834,312	105.93%	105.93%	(112,478)	-144,786	-448.14%	-448.14%	661,303,067	59,652,703	9.91%	9.91%
2013	1,283,555	-338,400	-20.86%	62.96%	(3,690,282)	-3,577,804	-11522.19%	-11522.19%	735,764,896	74,461,829	11.26%	22.29%
2014	904,593	-378,962	-29.52%	14.85%	10,000	3,700,282	-	-69.05%	885,282,531	149,517,635	20.32%	47.14%
2015	925,967	21,374	2.36%	17.56%	10,000	0	0.00%	-69.05%	1,028,239,794	142,957,263	16.15%	70.90%
2016	971,626	45,659	4.93%	23.36%	10,000	0	0.00%	-69.05%	1,070,732,923	42,493,129	4.13%	77.97%
2017	979,382	7,756	0.80%	24.34%	10,000	0	0.00%	-69.05%	1,071,110,002	377,079	0.04%	78.03%
2018	983,684	4,302	0.44%	24.89%	10,000	0	0.00%	-69.05%	1,016,203,278	-54,906,724	-5.13%	68.90%
2019	984,491	807	0.08%	24.99%	10,000	0	0.00%	-69.05%	970,957,777	-45,245,501	-4.45%	61.38%
2020	1,066,515	82,024	8.33%	35.41%	0	-10,000	-100.00%	-100.00%	943,398,206	-27,559,571	-2.84%	56.80%
2021	1,074,340	7,825	0.73%	36.40%	0	0	-	-100.00%	958,148,032	14,749,826	1.56%	59.25%

Cnty# **74**
County **RICHARDSON**

Rate Ann.%chg: Total Agric Land **4.76%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2011-2021 (from County Abstract Reports)⁽¹⁾

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2011	1,409,639	616	2,288			431,330,288	234,151	1,842			81,700,995	133,333	613		
2012	1,265,749	616	2,055	-10.21%	-10.21%	535,127,163	233,717	2,290	24.29%	24.29%	89,688,965	135,300	663	8.18%	9.46%
2013	4,614,764	1,586	2,910	41.62%	27.17%	589,898,161	232,674	2,535	10.73%	37.63%	89,574,800	130,628	686	3.44%	13.24%
2014	7,485,261	2,405	3,113	6.97%	36.03%	653,920,546	231,415	2,826	11.46%	53.40%	97,239,960	127,646	762	11.09%	25.80%
2015	18,014,233	4,524	3,982	27.92%	74.01%	786,189,082	232,190	3,386	19.83%	83.81%	128,539,130	127,483	1,008	32.36%	66.50%
2016	36,257,952	7,892	4,594	15.37%	100.76%	895,007,250	227,809	3,929	16.03%	113.28%	149,636,865	127,257	1,176	16.62%	94.17%
2017	40,687,176	8,615	4,723	2.81%	106.39%	918,453,238	226,962	4,047	3.00%	119.68%	164,929,515	127,713	1,291	9.83%	113.25%
2018	44,865,444	9,459	4,743	0.43%	107.28%	914,550,236	226,024	4,046	-0.01%	119.65%	174,353,050	127,360	1,369	6.01%	126.06%
2019	46,069,694	9,603	4,798	1.14%	109.65%	857,893,504	225,696	3,801	-6.06%	106.35%	167,960,980	130,138	1,291	-5.72%	113.13%
2020	45,444,814	9,635	4,717	-1.69%	106.11%	841,228,721	225,705	3,727	-1.95%	102.33%	167,183,410	129,675	1,289	-0.11%	112.90%
2021	41,964,058	10,154	4,133	-12.38%	80.59%	778,464,505	222,822	3,494	-6.26%	89.66%	122,417,482	81,251	1,507	16.86%	145.88%

Rate Annual %chg Average Value/Acre: **6.09%**

6.61%

9.41%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2011	696,266	16,548	42			6,850	171	40			504,637,414	328,118	1,538		
2012	794,988	16,276	49	16.09%	16.09%	7,864	185	43	6.49%	6.49%	603,728,978	327,670	1,842	19.80%	19.80%
2013	1,621,753	16,224	100	104.65%	137.58%	46,861	206	227	433.93%	468.59%	662,719,130	327,722	2,022	9.75%	31.48%
2014	1,617,677	16,183	100	0.00%	137.58%	45,205	190	239	4.89%	496.42%	662,719,130	326,782	2,252	11.35%	46.41%
2015	800,875	8,015	100	-0.03%	137.50%	115,718	1,058	109	-54.15%	173.45%	887,473,087	324,615	2,734	21.41%	77.76%
2016	909,321	9,100	100	0.00%	137.49%	119,790	1,099	109	-0.33%	172.55%	1,028,805,605	324,890	3,167	15.83%	105.90%
2017	935,734	9,364	100	0.00%	137.50%	122,467	1,126	109	-0.20%	172.01%	1,071,327,183	324,904	3,297	4.13%	114.40%
2018	975,985	9,767	100	0.00%	137.50%	123,387	1,135	109	-0.07%	171.84%	1,071,266,515	324,973	3,296	-0.03%	114.34%
2019	982,072	9,827	100	0.00%	137.50%	123,387	1,135	109	0.00%	171.84%	1,016,158,349	324,965	3,127	-5.14%	103.32%
2020	984,491	9,852	100	0.00%	137.50%	123,387	1,135	109	0.00%	171.84%	995,191,487	324,962	3,062	-2.06%	99.12%
2021	985,135	9,858	100	0.00%	137.50%	88,101	782	113	3.61%	181.66%	943,919,281	324,868	2,906	-5.12%	88.92%

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RICHARDSON

Rate Annual %chg Average Value/Acre: **6.57%**

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

CHART 4

CHART 5 - 2021 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
7,871	RICHARDSON	39,176,416	22,715,680	69,742,994	209,800,109	32,645,936	6,620,598	1,723,618	958,148,032	37,285,000	35,185,913	2,304,030	1,415,348,326
cnty sectorvalue % of total value:		2.77%	1.60%	4.93%	14.82%	2.31%	0.47%	0.12%	67.70%	2.63%	2.49%	0.16%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
24	BARADA	80	3,016	355	439,923	9,367	0	0	0	0	0	0	452,741
0.30%	%sector of county sector	0.00%	0.01%	0.00%	0.21%	0.03%							0.03%
	%sector of municipality	0.02%	0.67%	0.08%	97.17%	2.07%							100.00%
146	DAWSON	77,068	281,754	454,645	2,143,010	441,859	0	0	0	0	0	0	3,398,336
1.85%	%sector of county sector	0.20%	1.24%	0.65%	1.02%	1.35%							0.24%
	%sector of municipality	2.27%	8.29%	13.38%	63.06%	13.00%							100.00%
4,325	FALLS CITY	10,010,793	3,407,403	3,016,944	120,800,251	23,136,426	6,519,928	0	60,423	31,407	48,257	0	167,031,832
54.95%	%sector of county sector	25.55%	15.00%	4.33%	57.58%	70.87%	98.48%		0.01%	0.08%	0.14%		11.80%
	%sector of municipality	5.99%	2.04%	1.81%	72.32%	13.85%	3.90%		0.04%	0.02%	0.03%		100.00%
877	HUMBOLDT	736,836	1,167,651	1,575,496	15,311,579	3,766,243	100,670	0	0	0	33,850	0	22,692,325
11.14%	%sector of county sector	1.88%	5.14%	2.26%	7.30%	11.54%	1.52%				0.10%		1.60%
	%sector of municipality	3.25%	5.15%	6.94%	67.47%	16.60%	0.44%				0.15%		100.00%
28	PRESTON	93	0	0	588,728	0	0	0	0	0	0	0	588,821
0.36%	%sector of county sector	0.00%			0.28%								0.04%
	%sector of municipality	0.02%			99.98%								100.00%
172	RULO	13,760	339,005	1,242,774	2,681,603	625,104	0	0	0	0	1,025	0	4,903,271
2.19%	%sector of county sector	0.04%	1.49%	1.78%	1.28%	1.91%					0.00%		0.35%
	%sector of municipality	0.28%	6.91%	25.35%	54.69%	12.75%					0.02%		100.00%
112	SALEM	4,532	71,025	8,360	1,421,246	35,708	0	0	0	0	0	0	1,540,871
1.42%	%sector of county sector	0.01%	0.31%	0.01%	0.68%	0.11%							0.72%
	%sector of municipality	0.29%	4.61%	0.54%	92.24%	2.32%							100.00%
150	SHUBERT	25,418	46,933	5,524	3,383,880	163,418	0	0	0	0	0	0	3,625,173
1.91%	%sector of county sector	0.06%	0.21%	0.01%	1.61%	0.50%							54.76%
	%sector of municipality	0.70%	1.29%	0.15%	93.34%	4.51%							100.00%
152	STELLA	10,299	151,047	360,190	3,161,620	817,579	0	0	0	0	0	0	4,500,735
1.93%	%sector of county sector	0.03%	0.66%	0.52%	1.51%	2.50%							0.47%
	%sector of municipality	0.23%	3.36%	8.00%	70.25%	18.17%							100.00%
172	VERDON	748,548	153,379	625,797	2,990,613	479,801	0	0	0	0	0	0	4,998,138
2.19%	%sector of county sector	1.91%	0.68%	0.90%	1.43%	1.47%							0.35%
	%sector of municipality	14.98%	3.07%	12.52%	59.83%	9.60%							100.00%
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
6,158	Total Municipalities	11,627,427	5,621,213	7,290,085	152,922,453	29,475,505	6,620,598	0	60,423	31,407	83,132	0	213,732,243
78.24%	%all municip.sectors of cnty	29.68%	24.75%	10.45%	72.89%	90.29%	100.00%		0.01%	0.08%	0.24%		15.10%

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

CHART 5

Total Real Property Sum Lines 17, 25, & 30	Records : 9,531	Value : 1,323,525,824	Growth 9,133,861	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	779	2,692,526	69	785,040	367	3,908,568	1,215	7,386,134	
02. Res Improve Land	2,999	8,321,504	60	648,170	340	3,784,545	3,399	12,754,219	
03. Res Improvements	3,031	147,907,891	64	6,564,145	372	44,353,673	3,467	198,825,709	
04. Res Total	3,810	158,921,921	133	7,997,355	739	52,046,786	4,682	218,966,062	2,442,066
% of Res Total	81.38	72.58	2.84	3.65	15.78	23.77	49.12	16.54	26.74
05. Com UnImp Land	122	731,293	19	216,738	14	168,070	155	1,116,101	
06. Com Improve Land	398	3,206,066	27	1,038,996	14	311,433	439	4,556,495	
07. Com Improvements	407	23,709,674	25	2,172,580	18	1,118,214	450	27,000,468	
08. Com Total	529	27,647,033	44	3,428,314	32	1,597,717	605	32,673,064	2,255,971
% of Com Total	87.44	84.62	7.27	10.49	5.29	4.89	6.35	2.47	24.70
09. Ind UnImp Land	1	30,400	10	1,150,600	0	0	11	1,181,000	
10. Ind Improve Land	3	102,715	5	619,500	0	0	8	722,215	
11. Ind Improvements	3	1,179,331	5	3,120,392	0	0	8	4,299,723	
12. Ind Total	4	1,312,446	15	4,890,492	0	0	19	6,202,938	0
% of Ind Total	21.05	21.16	78.95	78.84	0.00	0.00	0.20	0.47	0.00
13. Rec UnImp Land	0	0	4	89,781	13	378,717	17	468,498	
14. Rec Improve Land	0	0	0	0	11	363,161	11	363,161	
15. Rec Improvements	0	0	0	0	13	983,416	13	983,416	
16. Rec Total	0	0	4	89,781	26	1,725,294	30	1,815,075	8,190
% of Rec Total	0.00	0.00	13.33	4.95	86.67	95.05	0.31	0.14	0.09
Res & Rec Total	3,810	158,921,921	137	8,087,136	765	53,772,080	4,712	220,781,137	2,450,256
% of Res & Rec Total	80.86	71.98	2.91	3.66	16.24	24.36	49.44	16.68	26.83
Com & Ind Total	533	28,959,479	59	8,318,806	32	1,597,717	624	38,876,002	2,255,971
% of Com & Ind Total	85.42	74.49	9.46	21.40	5.13	4.11	6.55	2.94	24.70
17. Taxable Total	4,343	187,881,400	196	16,405,942	797	55,369,797	5,336	259,657,139	4,706,227
% of Taxable Total	81.39	72.36	3.67	6.32	14.94	21.32	55.99	19.62	51.53

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	15	353,446	2,159,235	3	403,721	17,073,304
20. Industrial	0	0	0	1	675,216	619
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	0	0	0
19. Commercial	0	0	0	18	757,167	19,232,539
20. Industrial	0	0	0	1	675,216	619
21. Other	0	0	0	0	0	0
22. Total Sch II				19	1,432,383	19,233,158

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	0	0	5	0	141	4,400,190	146	4,400,190	0
24. Non-Producing	1	0	0	0	3	0	4	0	0
25. Total	1	0	5	0	144	4,400,190	150	4,400,190	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	411	80	346	837

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	1	12,900	352	60,002,276	2,528	583,441,798	2,881	643,456,974
28. Ag-Improved Land	0	0	128	31,690,831	1,019	298,724,746	1,147	330,415,577
29. Ag Improvements	1	2,090	128	7,831,520	1,035	77,762,334	1,164	85,595,944

30. Ag Total				4,045	1,059,468,495
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	4	4.00	44,520	
33. HomeSite Improvements	0	0.00	0	66	0.00	5,200,630	
34. HomeSite Total							
35. FarmSite UnImp Land	1	4.30	12,900	26	64.64	215,915	
36. FarmSite Improv Land	0	0.00	0	106	252.88	1,168,110	
37. FarmSite Improvements	1	0.00	2,090	121	0.00	2,630,890	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	282	440.64	0	
40. Other- Non Ag Use	0	0.00	0	1	0.56	11,200	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	2	1.96	16,250	2	1.96	16,250	
32. HomeSite Improv Land	22	21.95	244,303	26	25.95	288,823	
33. HomeSite Improvements	551	0.00	49,738,111	617	0.00	54,938,741	60,211
34. HomeSite Total				619	27.91	55,243,814	
35. FarmSite UnImp Land	209	314.98	1,363,876	236	383.92	1,592,691	
36. FarmSite Improv Land	862	2,217.00	10,380,177	968	2,469.88	11,548,287	
37. FarmSite Improvements	978	0.00	28,024,223	1,100	0.00	30,657,203	4,367,423
38. FarmSite Total				1,336	2,853.80	43,798,181	
39. Road & Ditches	2,594	5,069.26	0	2,876	5,509.90	0	
40. Other- Non Ag Use	29	1,668.09	1,014,606	30	1,668.65	1,025,806	
41. Total Section VI				1,955	10,060.26	100,067,801	4,427,634

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	17	844.59	630,149	17	844.59	630,149

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 44

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	502.55	18.46%	2,253,934	21.30%	4,484.99
46. 1A	69.77	2.56%	305,592	2.89%	4,379.99
47. 2A1	437.28	16.06%	1,744,762	16.49%	3,990.03
48. 2A	508.69	18.69%	2,027,131	19.16%	3,985.00
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	906.99	33.32%	3,442,028	32.53%	3,795.00
51. 4A1	289.54	10.64%	787,548	7.44%	2,720.00
52. 4A	7.59	0.28%	19,924	0.19%	2,625.03
53. Total	2,722.41	100.00%	10,580,919	100.00%	3,886.60
Dry					
54. 1D1	6,514.28	10.48%	25,080,091	13.29%	3,850.02
55. 1D	4,782.77	7.69%	18,031,043	9.56%	3,770.00
56. 2D1	5,616.56	9.04%	19,882,637	10.54%	3,540.00
57. 2D	117.02	0.19%	405,475	0.21%	3,465.01
58. 3D1	5,757.62	9.26%	17,992,611	9.54%	3,125.01
59. 3D	35,600.32	57.27%	99,501,675	52.74%	2,794.97
60. 4D1	2,418.24	3.89%	4,969,502	2.63%	2,055.01
61. 4D	1,356.37	2.18%	2,787,359	1.48%	2,055.01
62. Total	62,163.18	100.00%	188,650,393	100.00%	3,034.76
Grass					
63. 1G1	17,775.28	45.32%	30,693,283	49.69%	1,726.74
64. 1G	1,292.57	3.30%	1,377,475	2.23%	1,065.69
65. 2G1	3,691.40	9.41%	6,004,198	9.72%	1,626.54
66. 2G	466.97	1.19%	396,989	0.64%	850.14
67. 3G1	10,542.97	26.88%	18,920,203	30.63%	1,794.58
68. 3G	57.68	0.15%	58,012	0.09%	1,005.76
69. 4G1	1,709.80	4.36%	1,846,197	2.99%	1,079.77
70. 4G	3,685.87	9.40%	2,477,846	4.01%	672.26
71. Total	39,222.54	100.00%	61,774,203	100.00%	1,574.97
Irrigated Total					
	2,722.41	2.55%	10,580,919	4.05%	3,886.60
Dry Total					
	62,163.18	58.19%	188,650,393	72.20%	3,034.76
Grass Total					
	39,222.54	36.71%	61,774,203	23.64%	1,574.97
72. Waste	2,722.07	2.55%	272,207	0.10%	100.00
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	781.95	0.73%	23,082	0.01%	29.52
75. Market Area Total	106,830.20	100.00%	261,277,722	100.00%	2,445.73

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 50

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	1,057.35	12.42%	5,762,571	14.45%	5,450.01
46. 1A	152.28	1.79%	810,891	2.03%	5,325.00
47. 2A1	2,782.87	32.68%	13,510,827	33.89%	4,855.00
48. 2A	2,638.56	30.98%	12,783,812	32.06%	4,845.00
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	595.85	7.00%	2,749,849	6.90%	4,615.00
51. 4A1	1,214.86	14.27%	4,015,121	10.07%	3,305.01
52. 4A	73.87	0.87%	236,016	0.59%	3,195.02
53. Total	8,515.64	100.00%	39,869,087	100.00%	4,681.87
Dry					
54. 1D1	10,717.62	6.73%	50,149,091	8.41%	4,679.13
55. 1D	28,849.97	18.12%	132,277,216	22.19%	4,585.00
56. 2D1	14,558.11	9.14%	62,672,255	10.51%	4,304.97
57. 2D	6,752.72	4.24%	28,428,982	4.77%	4,210.00
58. 3D1	7,613.48	4.78%	28,931,242	4.85%	3,800.00
59. 3D	74,263.65	46.63%	252,496,390	42.35%	3,400.00
60. 4D1	6,657.19	4.18%	16,643,010	2.79%	2,500.01
61. 4D	9,837.22	6.18%	24,593,038	4.13%	2,500.00
62. Total	159,249.96	100.00%	596,191,224	100.00%	3,743.74
Grass					
63. 1G1	17,821.57	42.17%	32,035,304	52.29%	1,797.56
64. 1G	2,418.58	5.72%	2,648,878	4.32%	1,095.22
65. 2G1	3,912.68	9.26%	6,277,319	10.25%	1,604.35
66. 2G	509.77	1.21%	463,908	0.76%	910.03
67. 3G1	4,774.54	11.30%	9,077,868	14.82%	1,901.31
68. 3G	1,445.62	3.42%	1,247,893	2.04%	863.22
69. 4G1	3,174.93	7.51%	3,586,612	5.85%	1,129.67
70. 4G	8,202.02	19.41%	5,922,541	9.67%	722.08
71. Total	42,259.71	100.00%	61,260,323	100.00%	1,449.62
Irrigated Total					
Irrigated Total	8,515.64	3.91%	39,869,087	5.71%	4,681.87
Dry Total					
Dry Total	159,249.96	73.03%	596,191,224	85.40%	3,743.74
Grass Total					
Grass Total	42,259.71	19.38%	61,260,323	8.78%	1,449.62
72. Waste	8,023.38	3.68%	802,338	0.11%	100.00
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	2,086.45	0.96%	2,774,486	0.40%	1,329.76
75. Market Area Total	218,048.69	100.00%	698,122,972	100.00%	3,201.68

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	857.70	3,862,316	10,380.35	46,587,690	11,238.05	50,450,006
77. Dry Land	0.00	0	20,740.02	75,623,732	200,673.12	709,217,885	221,413.14	784,841,617
78. Grass	0.00	0	7,154.98	10,684,992	74,327.27	112,349,534	81,482.25	123,034,526
79. Waste	0.00	0	823.22	82,322	9,922.23	992,223	10,745.45	1,074,545
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	0.00	0	23.83	11,506	2,844.57	2,786,062	2,868.40	2,797,568
82. Total	0.00	0	29,575.92	90,253,362	295,302.97	869,147,332	324,878.89	959,400,694

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	11,238.05	3.46%	50,450,006	5.26%	4,489.21
Dry Land	221,413.14	68.15%	784,841,617	81.81%	3,544.69
Grass	81,482.25	25.08%	123,034,526	12.82%	1,509.95
Waste	10,745.45	3.31%	1,074,545	0.11%	100.00
Other	0.00	0.00%	0	0.00%	0.00
Exempt	2,868.40	0.88%	2,797,568	0.29%	975.31
Total	324,878.89	100.00%	959,400,694	100.00%	2,953.10

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 N/a Or Error	0	0	1	980	1	30,805	1	31,785	0
83.2 Acreage	32	312,990	32	342,449	32	3,119,704	64	3,775,143	441,775
83.3 Barada	16	61,157	18	66,033	19	423,060	35	550,250	53,650
83.4 Dawson	44	75,441	85	179,842	90	2,055,935	134	2,311,218	22,545
83.5 Falls City	254	1,318,001	1,899	6,001,681	1,917	117,643,671	2,171	124,963,353	372,780
83.6 Humboldt	87	587,830	434	1,184,438	435	12,856,100	522	14,628,368	28,975
83.7 Preston	16	8,250	22	24,077	22	685,170	38	717,497	6,500
83.8 Rulo	142	213,037	119	160,739	123	2,956,970	265	3,330,746	149,248
83.9 Rural	421	4,832,232	383	4,476,735	419	48,675,383	840	57,984,350	852,978
83.10 Salem	124	176,834	89	166,158	89	1,183,995	213	1,526,987	30,445
83.11 Shubert	28	123,882	116	214,331	119	3,384,620	147	3,722,833	201,100
83.12 Stella	41	104,247	105	189,906	107	3,190,592	148	3,484,745	150,180
83.13 Verdon	27	40,731	107	110,011	107	3,603,120	134	3,753,862	140,080
84 Residential Total	1,232	7,854,632	3,410	13,117,380	3,480	199,809,125	4,712	220,781,137	2,450,256

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	Barada	0	0	2	1,425	2	7,942	2	9,367	0
85.2	Dawson	6	2,250	11	28,347	11	411,262	17	441,859	0
85.3	Falls City	75	1,949,425	260	4,159,850	259	23,165,811	334	29,275,086	1,769,191
85.4	Humboldt	20	51,223	75	336,517	80	3,495,113	100	3,882,853	6,000
85.5	Rulo	20	82,178	13	33,448	14	509,478	34	625,104	0
85.6	Rural	23	173,512	27	665,510	31	2,219,069	54	3,058,091	419,465
85.7	Salem	3	456	7	2,372	7	32,880	10	35,708	0
85.8	Shubert	5	5,120	16	18,013	16	143,275	21	166,408	0
85.9	Stella	12	32,709	19	16,506	20	793,910	32	843,125	2,715
85.10	Verdon	2	228	17	16,722	18	521,451	20	538,401	58,600
86	Commercial Total	166	2,297,101	447	5,278,710	458	31,300,191	624	38,876,002	2,255,971

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

Market Area 44

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	15,988.56	65.91%	28,065,319	67.03%	1,755.34
88. 1G	321.96	1.33%	499,058	1.19%	1,550.06
89. 2G1	2,865.85	11.81%	4,900,611	11.70%	1,710.00
90. 2G	0.00	0.00%	0	0.00%	0.00
91. 3G1	5,052.99	20.83%	8,365,549	19.98%	1,655.56
92. 3G	18.55	0.08%	26,899	0.06%	1,450.08
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	8.71	0.04%	12,194	0.03%	1,400.00
95. Total	24,256.62	100.00%	41,869,630	100.00%	1,726.11
CRP					
96. 1C1	402.74	9.16%	1,327,028	11.41%	3,295.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	181.30	4.12%	536,648	4.62%	2,960.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	3,307.53	75.21%	8,765,026	75.38%	2,650.02
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	504.54	11.47%	996,477	8.57%	1,975.02
103. 4C	1.60	0.04%	2,992	0.03%	1,870.00
104. Total	4,397.71	100.00%	11,628,171	100.00%	2,644.14
Timber					
105. 1T1	1,383.98	13.10%	1,300,936	15.72%	940.00
106. 1T	970.61	9.18%	878,417	10.61%	905.02
107. 2T1	644.25	6.10%	566,939	6.85%	880.00
108. 2T	466.97	4.42%	396,989	4.80%	850.14
109. 3T1	2,182.45	20.65%	1,789,628	21.62%	820.01
110. 3T	39.13	0.37%	31,113	0.38%	795.12
111. 4T1	1,205.26	11.40%	849,720	10.27%	705.01
112. 4T	3,675.56	34.78%	2,462,660	29.76%	670.01
113. Total	10,568.21	100.00%	8,276,402	100.00%	783.14
<hr/>					
Grass Total	24,256.62	61.84%	41,869,630	67.78%	1,726.11
CRP Total	4,397.71	11.21%	11,628,171	18.82%	2,644.14
Timber Total	10,568.21	26.94%	8,276,402	13.40%	783.14
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114. Market Area Total	39,222.54	100.00%	61,774,203	100.00%	1,574.97

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

Market Area 50

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	15,001.30	80.79%	28,101,198	81.26%	1,873.25
88. 1G	451.54	2.43%	740,782	2.14%	1,640.57
89. 2G1	1,928.55	10.39%	3,519,640	10.18%	1,825.02
90. 2G	0.00	0.00%	0	0.00%	0.00
91. 3G1	1,160.00	6.25%	2,175,016	6.29%	1,875.01
92. 3G	20.40	0.11%	36,210	0.10%	1,775.00
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	6.69	0.04%	10,035	0.03%	1,500.00
95. Total	18,568.48	100.00%	34,582,881	100.00%	1,862.45
CRP					
96. 1C1	436.39	12.05%	1,538,296	15.27%	3,525.05
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	400.28	11.05%	1,268,888	12.60%	3,170.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	1,899.03	52.44%	5,393,252	53.55%	2,840.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	874.64	24.15%	1,849,865	18.37%	2,115.00
103. 4C	10.93	0.30%	21,860	0.22%	2,000.00
104. Total	3,621.27	100.00%	10,072,161	100.00%	2,781.39
Timber					
105. 1T1	2,383.88	11.88%	2,395,810	14.43%	1,005.00
106. 1T	1,967.04	9.80%	1,908,096	11.49%	970.03
107. 2T1	1,583.85	7.89%	1,488,791	8.97%	939.98
108. 2T	509.77	2.54%	463,908	2.79%	910.03
109. 3T1	1,715.51	8.55%	1,509,600	9.09%	879.97
110. 3T	1,425.22	7.10%	1,211,683	7.30%	850.17
111. 4T1	2,300.29	11.46%	1,736,747	10.46%	755.01
112. 4T	8,184.40	40.78%	5,890,646	35.47%	719.74
113. Total	20,069.96	100.00%	16,605,281	100.00%	827.37
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Grass Total	18,568.48	43.94%	34,582,881	56.45%	1,862.45
CRP Total	3,621.27	8.57%	10,072,161	16.44%	2,781.39
Timber Total	20,069.96	47.49%	16,605,281	27.11%	827.37
<hr/>					
114. Market Area Total	42,259.71	100.00%	61,260,323	100.00%	1,449.62

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

74 Richardson

	2021 CTL County Total	2022 Form 45 County Total	Value Difference (2022 form 45 - 2021 CTL)	Percent Change	2022 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	209,800,109	218,966,062	9,165,953	4.37%	2,442,066	3.20%
02. Recreational	1,723,618	1,815,075	91,457	5.31%	8,190	4.83%
03. Ag-Homesite Land, Ag-Res Dwelling	37,285,000	55,243,814	17,958,814	48.17%	60,211	48.00%
04. Total Residential (sum lines 1-3)	248,808,727	276,024,951	27,216,224	10.94%	2,510,467	9.93%
05. Commercial	32,645,936	32,673,064	27,128	0.08%	2,255,971	-6.83%
06. Industrial	6,620,598	6,202,938	-417,660	-6.31%	0	-6.31%
07. Total Commercial (sum lines 5-6)	39,266,534	38,876,002	-390,532	-0.99%	2,255,971	-6.74%
08. Ag-Farmsite Land, Outbuildings	34,158,897	43,798,181	9,639,284	28.22%	4,367,423	15.43%
09. Minerals	2,304,030	4,400,190	2,096,160	90.98	0	90.98%
10. Non Ag Use Land	1,027,016	1,025,806	-1,210	-0.12%		
11. Total Non-Agland (sum lines 8-10)	37,489,943	49,224,177	11,734,234	31.30%	4,367,423	19.65%
12. Irrigated	45,841,494	50,450,006	4,608,512	10.05%		
13. Dryland	788,293,119	784,841,617	-3,451,502	-0.44%		
14. Grassland	122,939,079	123,034,526	95,447	0.08%		
15. Wasteland	1,074,340	1,074,545	205	0.02%		
16. Other Agland	0	0	0			
17. Total Agricultural Land	958,148,032	959,400,694	1,252,662	0.13%		
18. Total Value of all Real Property (Locally Assessed)	1,283,713,236	1,323,525,824	39,812,588	3.10%	9,133,861	2.39%

2022 Assessment Survey for Richardson County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	1
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$184,620.72
7.	Adopted budget, or granted budget if different from above:
	\$186,451.35
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$2,000 is for the Pritchard & Abbott for mineral appraisal.
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:
	\$22000
11.	Amount of the assessor's budget set aside for education/workshops:
	Funded out of County General Fund
12.	Amount of last year's assessor's budget not used:
	\$20,588.28

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?
	County assessor and staff
6.	Does the county have GIS software?
	Yes
7.	Is GIS available to the public? If so, what is the web address?
	Yes. https://richardson.gworks.com
8.	Who maintains the GIS software and maps?
	gWorks
9.	What type of aerial imagery is used in the cyclical review of properties?
	Connect explorer - Pictometry
10.	When was the aerial imagery last updated?
	2022

C. Zoning Information

1.	Does the county have zoning?
	No
2.	If so, is the zoning countywide?
	N/A

3.	What municipalities in the county are zoned?
	Falls City and Humboldt are zoned.
4.	When was zoning implemented?
	Unknown

D. Contracted Services

1.	Appraisal Services:
	Prichard & Abbot - mineral interests.
2.	GIS Services:
	gWorks
3.	Other services:
	Connect Explorer - Pictometry

E. Appraisal /Listing Services

1.	List any outside appraisal or listing services employed by the county for the current assessment year
	Pritchard & Abbott for mineral appraisal services.
2.	If so, is the appraisal or listing service performed under contract?
	Yes.
3.	What appraisal certifications or qualifications does the County require?
	No certifications or qualifications.
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.

2022 Residential Assessment Survey for Richardson County

1.	Valuation data collection done by:																
	County assessor and staff.																
2.	List the valuation group recognized by the County and describe the unique characteristics of each:																
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3.	List and describe the approach(es) used to estimate the market value of residential properties.																
	Cost Approach and Market Analysis. The county uses the cost approach then determines market value by applying various tables of depreciation within their CAMA system.																
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?																
	The County utilizes local market information in developing the depreciation tables.																
5.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.																
	Yes. Depreciation tables are reviewed during the 6 year reappraisal cycle. These are Marshall & Swift derived depreciation tables that are adjusted for local market.																
6.	Describe the methodology used to determine the residential lot values?																
	The County completes a market analysis on the vacant land sales and uses that market analysis of so much per square foot in a neighborhood. No size adjustments.																
7.	How are rural residential site values developed?																
	A market study is conducted on rural residential sales.																
8.	Are there form 191 applications on file?																

	No.																																												
9.	Describe the methodology used to determine value for vacant lots being held for sale or resale?																																												
	N/A																																												
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	The valuation groups each represent a unique market and that each offers distinct amenities affecting the market values of the residential properties within. An appraisal cycle meeting statutory regulations has been implemented to review each location. Continued analysis dictates market studies to monitor each valuation group.																																												

2022 Commercial Assessment Survey for Richardson County

1.	Valuation data collection done by:																							
	County assessor staff.																							
2.	List the valuation group recognized in the County and describe the unique characteristics of each:																							
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3.	List and describe the approach(es) used to estimate the market value of commercial properties.																							
	The cost approach is a basis for value with adjustments in depreciation to arrive at market value.																							
3a.	Describe the process used to determine the value of unique commercial properties.																							
	In addition to utilizing the cost approach, the county relies on sales of similar property outside if its boundaries. Multipliers are then are then applied accordingly to adjust to the local market of commercial properties.																							
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?																							
	The County develops depreciation tables based on the local market and utilizes those in their CAMA system.																							
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.																							
	The County develops depreciations tables for each valuation group as they are reviewed and re-appraised.																							
6.	Describe the methodology used to determine the commercial lot values.																							
	The county uses a square foot method derived from vacant lot sales.																							
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<p>Valuation Group 1 and Valuation Group 2 are comprised of the more populated communities in Richardson County. Each reflects its own unique market. Valuation Group 3 is a grouped for convenience and represents all remaining commercial property in the county. The market in this group varies substantially with limited sales to array any statistical data that would provide any confidence in any statistical analysis.</p>
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2022 Agricultural Assessment Survey for Richardson County

1.	Valuation data collection done by:										
	County assessor and staff.										
2.	List each market area, and describe the location and the specific characteristics that make each unique.										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Market Area</u></th> <th style="width: 65%;"><u>Description of unique characteristics</u></th> <th style="width: 20%;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">44</td> <td>Based on sales and land use study, market area 44 consists of 5 precincts in the western part of the county. This land has poorer soil and rocky ground. Sales have been lower in these 5 precincts.</td> <td style="text-align: center;">2019</td> </tr> <tr> <td style="text-align: center;">50</td> <td>Market area 50 consists of 10 precincts in the middle and eastern part of the county. It has richer soil and better farming conditions. Sales in this area have remained consistent over the past 2-3 years and have stayed within the level of value required by the State of Nebraska.</td> <td style="text-align: center;">2020</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	44	Based on sales and land use study, market area 44 consists of 5 precincts in the western part of the county. This land has poorer soil and rocky ground. Sales have been lower in these 5 precincts.	2019	50	Market area 50 consists of 10 precincts in the middle and eastern part of the county. It has richer soil and better farming conditions. Sales in this area have remained consistent over the past 2-3 years and have stayed within the level of value required by the State of Nebraska.	2020
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>									
44	Based on sales and land use study, market area 44 consists of 5 precincts in the western part of the county. This land has poorer soil and rocky ground. Sales have been lower in these 5 precincts.	2019									
50	Market area 50 consists of 10 precincts in the middle and eastern part of the county. It has richer soil and better farming conditions. Sales in this area have remained consistent over the past 2-3 years and have stayed within the level of value required by the State of Nebraska.	2020									
	Richardson County currently values agricultural land in two market areas.										
3.	Describe the process used to determine and monitor market areas.										
	A market analysis is conducted, including a review of sales and LCG's when determining if a market area exists for valuation purposes. Sales assessment ratios within various townships are utilized to observe market trends with dates of sale now being a key variable when considering ratios. A percentage increase was applied last year.										
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.										
	During sales review of parcels, the County observes present use and, if variables are not indicative of normal market conditions, either buyer or seller is contacted to further inquire regarding the intention of use for parcel.										
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?										
	No, currently farm home sites are valued at \$10,000 for the first acre. Rural residential home sites are valued at \$11,130 for the first acre. Available market data is used to determine if each supports a distinct value.???										
6.	What separate market analysis has been conducted where intensive use is identified in the county?										
	Two feedlots in this county: they value ground as grass and individually measure all improvements to parcel, including concrete.										
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.										
	A thorough sales verification process is in place. The county uses similar sales within the county to arrive at the market value for the parcels enrolled. Currently \$550 per acre is value assessed for WRP and US Army Corp of Engineers (Exempt).										
7a.	Are any other agricultural subclasses used? If yes, please explain.										

	No.
	<u>If your county has special value applications, please answer the following</u>
8a.	How many parcels have a special valuation application on file?
	None.
8b.	What process was used to determine if non-agricultural influences exist in the county?
	N/A
	<u>If your county recognizes a special value, please answer the following</u>
8c.	Describe the non-agricultural influences recognized within the county.
	N/A
8d.	Where is the influenced area located within the county?
	N/A
8e.	Describe in detail how the special values were arrived at in the influenced area(s).
	N/A

Richardson County Assessor

Kimberly L. Riggs

1700 Stone St.

Falls City, NE 68355

Phone (402) 245-4012

Fax (402) 245-4899

Email: k.riggs@richardsonscountyne.us

3 Year Plan of Assessment

2022

Reappraise residential properties in villages of Dawson, Salem and Shubert.

Review all classes for level of assessment

Sales review all classes

All county new construction (pick-up work) valuation

2023

Reappraise residential properties in villages of Humboldt, Preston and Barada.

All county new construction (pick-up work) valuation

Sales review all classes

Review all classes for level of assessment

2024

Reappraise residential properties in villages of Falls City and Rural.

All county new construction (pick-up work) valuation

Sales review all classes

Review all classes for level of assessment

Kimberly L. Riggs

Richardson County Assessor