

**NEBRASKA**

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**DEPARTMENT OF REVENUE**

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

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**RICHARDSON COUNTY**

April 5, 2024



Jim Pillen, Governor

Commissioner Hotz :

The Property Tax Administrator has compiled the 2024 Reports and Opinions of the Property Tax Administrator for 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

A handwritten signature in cursive script that reads "Sarah Scott".

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

cc: Kimberly Riggs, Richardson County Assessor

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## Introduction

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

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

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

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

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

### **Statistical Analysis:**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

### **Analysis of Assessment Practices:**

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

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

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

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

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

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

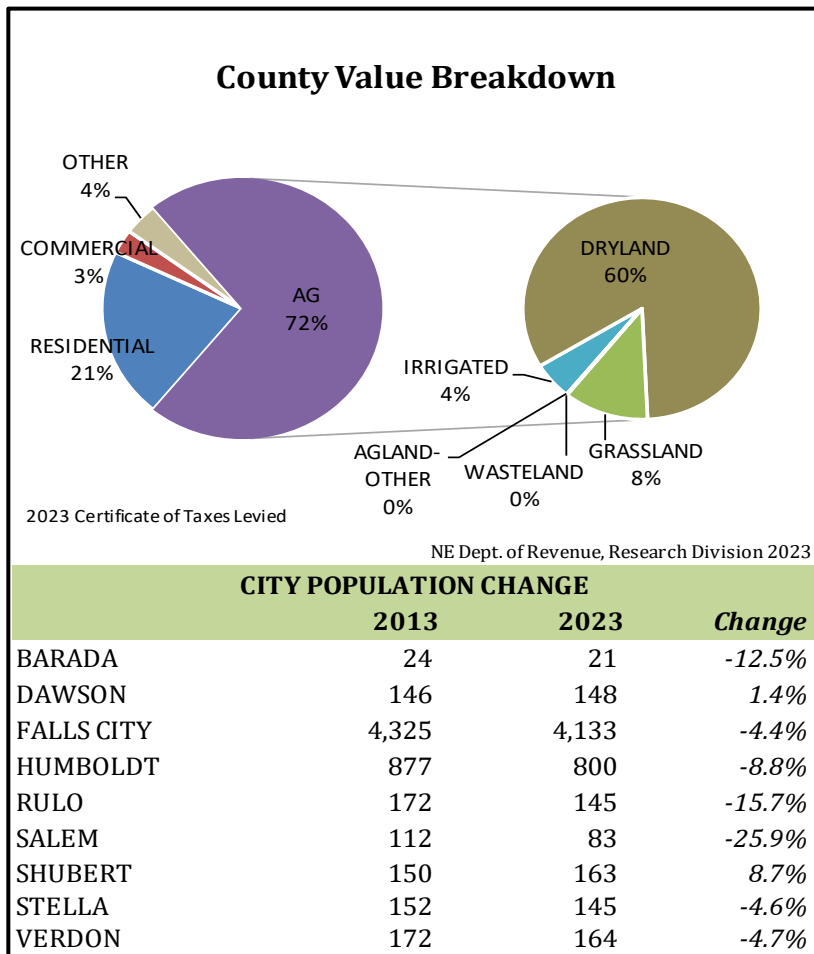
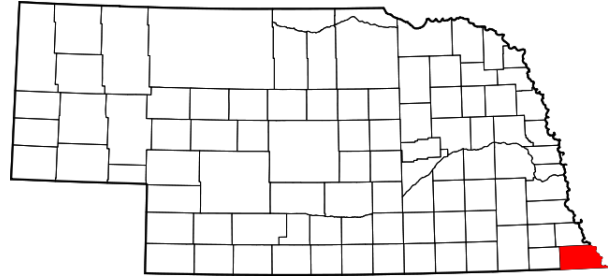
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, if potential issues are identified, they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures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

*\*Further information may be found in Exhibit 94*



## County Overview

With a total area of 552 square miles, Richardson County has 7,705 residents, per the Census Bureau Quick Facts for 2024, a 2% population decline from the 2023 U.S. Census. Reports indicate that 74% of county residents are homeowners and 90% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$77,059 (2023 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 248 employer establishments with total employment of 1,679, for a 1% increase.

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).

# 2024 Residential Correlation for Richardson County

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## *Assessment Actions*

For the residential class for 2024, an inspection of Falls City and Humboldt was completed that included new depreciation tables and a lot study.

Routine maintenance and pick-up work was completed and placed on the assessment roll.

## *Assessment Practice Review*

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

A sales qualification review revealed that the Richardson County Assessor qualified sales near the state average. This was supported through documentation, disqualified sales include adjacent owners purchase, family transfers, non-advertised to public sales and no sales price on transfer. This supports that all arm's-length sales have been utilized for the measurement of the residential class.

The county assessor uses four valuation groups that are reviewed based on geographic and economic differences. The groups are stratified by small villages, rural residences, and larger cities in the county. For Richardson County, depreciation tables and costing were updated to 2022. A lot study was completed in 2022. Lots are valued using per square foot evaluation. The county assessor's staff completes the reviews.

The Assessor does have a written valuation methodology on file.

## *Description of Analysis*

For the residential class the statistical report included 195 sales for the study period.

<b>Valuation Group</b>	<b>Description</b>
1	Falls City
3	Humboldt
6	Small towns
11	Rural Residential, Acreage Rural

All measures of central tendency are within the acceptable and qualitative statistics are within the standard range. All four valuation groups had a sufficient number of sales for measurement purposes, and all have a median within range.

## 2024 Residential Correlation for Richardson County

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Review of changes to the sales file and the changes reflected in the 2024 County Abstract of Assessment, Form 45 Compared with the 2023 Certified Taxes Levied Report (CTL) indicated that the population changed in a similar manner to the sales. The changes are reflective of the stated assessment actions.

### *Equalization and Quality of Assessment*

A review of the statistics made available for analysis and assessment practices suggest that the assessments within the county are valued within the acceptable ranges and therefore considered equalized. Based on all relevant information, the quality of assessment of the residential class adheres to generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	132	93.02	94.05	91.52	08.58	102.76
3	31	97.41	106.82	96.53	18.93	110.66
6	12	92.65	87.59	77.42	19.10	113.14
11	20	97.98	95.72	96.36	03.58	99.34
____ALL____	195	94.49	95.85	92.62	10.56	103.49

### *Level of Value*

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

# 2024 Commercial Correlation for Richardson County

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## *Assessment Actions*

A lot study was completed, as was a review of commercial data to improve equalization. The pick-up work was completed.

## *Assessment Practice Review*

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

A sales qualification review revealed that the Richardson County Assessor qualified sales near the statewide average. All arm's-length sales have been utilized for the measurement of the commercial class.

The county assessor uses one commercial valuation group in Richardson County since there are no significant differences and there are limited sales.

For the commercial inspection and review the county assessor uses a contract appraiser and properties were reviewed in 2022. Lot values were also evaluated in 2023. The county assessor used a cost and sales approach, and lot prices were based on a square foot basis. Depreciation and costing tables are from 2022.

## *Description of Analysis*

With only one valuation group in the commercial class, there are 35 total sales. Only the median measure of central tendency is within the acceptable range, the COD is wide, indicating a large amount of variation in the assessment-to-sale ratios, and the PRD is high. The sales price substrata does not display a clearly regressive pattern; though a few low dollar extreme outliers are influencing the median, which drops below the acceptable range upon their removal. Outliers remain at all prices levels, and the statistic is not a reliable representation of the level of value.

Chart 2 – Real Property and Growth Valuations supports that commercial property has increased with the same general trend as residential property in the county, albeit at a lower pace. The county assessor revalued commercial property for the current year, in an attempt to improve equalization. Comparison of the sales file and the 2024 Abstract of Assessment, Form 45 Compared to the Certificate of Taxes Levied (CTL) report reflects that the reported assessment actions were applied to sold property and the population.

## *Equalization and Quality of Assessment*

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

## 2024 Commercial Correlation for Richardson County

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### *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.

# 2024 Agricultural Correlation for Richardson County

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## *Assessment Actions*

For the 2024 assessment year, irrigated land and dryland was increased 11%, grassland increased 9% and wasteland was increased throughout the county.

Routine maintenance and pick-up work was completed as needed.

## *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 sales qualification review revealed that the Richardson County Assessor qualified sales below the statewide average this year. There were several sales that had the adjoining owner as the buyer, partial transfers, non-advertised sales, and some family transfer sales which were not qualified. Therefore, all arm's-length transactions were used for the measurement of the agricultural class.

There are two market areas used in Richardson County. Market Area 44 consists of five precincts in the western part of the county. The land has poor soil and rocky ground. Market Area 50 consists of 10 precincts in the middle and eastern part of the county with a much richer soil and better farming conditions. The review and analysis indicate that the county assessor has adequately identified the area for the agricultural property classes based on geography and economic conditions.

Agricultural improvements were physically reviewed in 2022. The land use was reviewed using aerial imagery and was completed in 2022. The county assessor used the sales approach for valuation. The homesite and farm site values were increased to \$18,000 per acre. Depreciation tables are from 2019 and costing tables from 2020.

Conservation Reserve Program (CRP) acres were reduced as acres were removed from the program and placed into crop production. Feedlots are identified as intensive use and the county does not have any special value applications on file.

## *Description of Analysis*

The agricultural land statistical sample consists of 38 qualified sales. Two measures of central tendency are within range while the weighted mean is low. The COD is slightly high, but still supports the median as an indicator of the level of value. Analysis of the 80% MLU by Market Area shows dryland includes a sufficient representation of sales and a median within the range. Richardson County is comparable in both irrigated land and dryland values to surrounding counties as shown on the Average Acre Value Comparison chart. Grassland values are generally lower than adjoining counties, with very few grassland sales in the region determining the market value of grassland is difficult, however, the county assessor did increase grassland at a rate consistent with the cropland increase.

## 2024 Agricultural Correlation for Richardson County

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Review of the 2024 County Abstract of Assessment for Real Property, Form 45 Compared with the 2023 Certificate of Taxes Levied Report (CTL) matches the reported actions of the county assessor.

### *Equalization and Quality of Assessment*

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

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>    Dry    </u>						
County	25	71.20	70.02	51.70	28.51	135.44
44	3	71.55	75.64	42.42	39.59	178.31
50	22	71.16	69.25	53.13	26.97	130.34
<u>    Grass    </u>						
County	4	76.18	77.33	67.60	27.11	114.39
44	3	59.95	68.59	65.35	21.68	104.96
50	1	103.55	103.55	103.55	00.00	100.00
<u>    ALL    </u>	38	71.16	71.98	56.36	25.63	127.71

### *Level of Value*

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

## 2024 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
<b>Residential Real Property</b>	<b>94</b>	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Commercial Real Property</b>	<b>100</b>	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Agricultural Land</b>	<b>71</b>	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 5th day of April, 2024.



Sarah Scott  
Property Tax Administrator



## APPENDICES

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## 2024 Commission Summary for Richardson County

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### Residential Real Property - Current

Number of Sales	195	Median	94.49
Total Sales Price	\$20,321,706	Mean	95.85
Total Adj. Sales Price	\$20,321,706	Wgt. Mean	92.62
Total Assessed Value	\$18,820,964	Average Assessed Value of the Base	\$66,080
Avg. Adj. Sales Price	\$104,214	Avg. Assessed Value	\$96,518

### Confidence Interval - Current

95% Median C.I	92.38 to 96.59
95% Wgt. Mean C.I	91.03 to 94.20
95% Mean C.I	93.28 to 98.42
% of Value of the Class of all Real Property Value in the County	17.32
% of Records Sold in the Study Period	4.47
% of Value Sold in the Study Period	6.53

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2023	218	94	94.33
2022	155	95	94.56
2021	158	95	94.70
2020	174	92	92.23

## 2024 Commission Summary for Richardson County

### Commercial Real Property - Current

Number of Sales	35	Median	93.27
Total Sales Price	\$4,509,073	Mean	107.15
Total Adj. Sales Price	\$4,509,073	Wgt. Mean	80.93
Total Assessed Value	\$3,649,197	Average Assessed Value of the Base	\$75,538
Avg. Adj. Sales Price	\$128,831	Avg. Assessed Value	\$104,263

### Confidence Interval - Current

95% Median C.I	84.59 to 108.15
95% Wgt. Mean C.I	64.75 to 97.11
95% Mean C.I	92.39 to 121.91
% of Value of the Class of all Real Property Value in the County	2.80
% of Records Sold in the Study Period	5.66
% of Value Sold in the Study Period	7.82

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2023	29	100	95.25
2022	18	100	98.25
2021	17	100	96.49
2020	13	100	96.49

**74 Richardson  
RESIDENTIAL**

**PAD 2024 R&O Statistics (Using 2024 Values)**

Qualified

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

Number of Sales : 195  
 Total Sales Price : 20,321,706  
 Total Adj. Sales Price : 20,321,706  
 Total Assessed Value : 18,820,964  
 Avg. Adj. Sales Price : 104,214  
 Avg. Assessed Value : 96,518

MEDIAN : 94  
 WGT. MEAN : 93  
 MEAN : 96  
 COD : 10.56  
 PRD : 103.49

COV : 19.10  
 STD : 18.31  
 Avg. Abs. Dev : 09.98  
 MAX Sales Ratio : 235.33  
 MIN Sales Ratio : 59.24

95% Median C.I. : 92.38 to 96.59  
 95% Wgt. Mean C.I. : 91.03 to 94.20  
 95% Mean C.I. : 93.28 to 98.42

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-21 To 31-DEC-21	29	94.79	96.20	93.95	05.62	102.39	83.22	117.78	92.38 to 97.70	93,047	87,417
01-JAN-22 To 31-MAR-22	22	98.09	97.47	97.45	05.68	100.02	81.87	124.50	91.68 to 101.40	118,977	115,939
01-APR-22 To 30-JUN-22	35	94.98	94.74	94.02	07.81	100.77	74.09	116.73	90.41 to 97.95	102,481	96,353
01-JUL-22 To 30-SEP-22	29	93.34	98.60	93.80	11.47	105.12	79.63	191.28	90.68 to 103.36	107,520	100,858
01-OCT-22 To 31-DEC-22	22	91.01	94.30	89.46	16.13	105.41	59.24	160.14	85.85 to 98.94	114,859	102,748
01-JAN-23 To 31-MAR-23	15	96.08	102.96	92.16	18.20	111.72	60.81	235.33	88.13 to 102.14	94,293	86,902
01-APR-23 To 30-JUN-23	23	89.92	92.62	88.02	13.79	105.23	63.67	177.10	86.30 to 97.95	99,409	87,496
01-JUL-23 To 30-SEP-23	20	91.02	91.61	89.79	09.76	102.03	60.48	110.80	87.78 to 98.56	103,660	93,079
<u>Study Yrs</u>											
01-OCT-21 To 30-SEP-22	115	95.26	96.60	94.69	07.85	102.02	74.09	191.28	93.03 to 97.63	104,529	98,982
01-OCT-22 To 30-SEP-23	80	91.49	94.77	89.60	14.55	105.77	59.24	235.33	89.03 to 96.59	103,761	92,975
<u>Calendar Yrs</u>											
01-JAN-22 To 31-DEC-22	108	95.57	96.24	93.75	10.01	102.66	59.24	191.28	92.30 to 97.63	109,716	102,855
<u>ALL</u>	195	94.49	95.85	92.62	10.56	103.49	59.24	235.33	92.38 to 96.59	104,214	96,518

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	132	93.02	94.05	91.52	08.58	102.76	66.19	177.10	91.63 to 95.26	101,078	92,505
3	31	97.41	106.82	96.53	18.93	110.66	72.29	235.33	89.92 to 103.91	64,470	62,232
6	12	92.65	87.59	77.42	19.10	113.14	59.24	124.50	60.81 to 105.83	52,104	40,340
11	20	97.98	95.72	96.36	03.58	99.34	80.48	101.40	93.94 to 99.12	217,778	209,851
<u>ALL</u>	195	94.49	95.85	92.62	10.56	103.49	59.24	235.33	92.38 to 96.59	104,214	96,518

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	194	94.51	95.88	92.66	10.59	103.48	59.24	235.33	92.38 to 96.97	103,127	95,563
06	1	89.45	89.45	89.45	00.00	100.00	89.45	89.45	N/A	315,000	281,775
07											
<u>ALL</u>	195	94.49	95.85	92.62	10.56	103.49	59.24	235.33	92.38 to 96.59	104,214	96,518

**74 Richardson  
RESIDENTIAL**

**PAD 2024 R&O Statistics (Using 2024 Values)**

Qualified

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

Number of Sales : 195  
 Total Sales Price : 20,321,706  
 Total Adj. Sales Price : 20,321,706  
 Total Assessed Value : 18,820,964  
 Avg. Adj. Sales Price : 104,214  
 Avg. Assessed Value : 96,518

MEDIAN : 94  
 WGT. MEAN : 93  
 MEAN : 96  
 COD : 10.56  
 PRD : 103.49

COV : 19.10  
 STD : 18.31  
 Avg. Abs. Dev : 09.98  
 MAX Sales Ratio : 235.33  
 MIN Sales Ratio : 59.24

95% Median C.I. : 92.38 to 96.59  
 95% Wgt. Mean C.I. : 91.03 to 94.20  
 95% Mean C.I. : 93.28 to 98.42

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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
<b>Low \$ Ranges</b>											
Less Than 5,000											
Less Than 15,000	9	113.15	122.85	122.97	27.58	99.90	83.22	235.33	85.72 to 160.14	10,722	13,185
Less Than 30,000	38	99.32	105.93	102.82	18.20	103.02	59.24	235.33	94.49 to 104.90	20,997	21,588
<b>Ranges Excl. Low \$</b>											
Greater Than 4,999	195	94.49	95.85	92.62	10.56	103.49	59.24	235.33	92.38 to 96.59	104,214	96,518
Greater Than 14,999	186	93.99	94.54	92.47	09.38	102.24	59.24	191.28	92.36 to 96.27	108,738	100,550
Greater Than 29,999	157	93.03	93.41	92.20	08.33	101.31	60.48	177.10	91.83 to 95.66	124,356	114,654
<b>Incremental Ranges</b>											
0 TO 4,999											
5,000 TO 14,999	9	113.15	122.85	122.97	27.58	99.90	83.22	235.33	85.72 to 160.14	10,722	13,185
15,000 TO 29,999	29	99.11	100.68	100.04	13.65	100.64	59.24	191.28	90.83 to 103.81	24,185	24,196
30,000 TO 59,999	33	96.08	98.30	96.94	10.46	101.40	74.09	177.10	91.46 to 99.49	40,962	39,707
60,000 TO 99,999	47	94.79	94.14	94.02	07.21	100.13	60.81	120.63	92.36 to 97.95	78,036	73,372
100,000 TO 149,999	29	90.81	88.73	88.29	09.31	100.50	60.48	109.17	87.88 to 93.34	125,033	110,385
150,000 TO 249,999	32	92.25	91.16	90.93	07.06	100.25	66.19	105.63	88.97 to 97.16	191,830	174,438
250,000 TO 499,999	16	96.65	94.15	94.07	04.81	100.09	82.35	101.40	89.45 to 98.55	296,244	278,663
500,000 TO 999,999											
1,000,000 +											
<b>ALL</b>	<b>195</b>	<b>94.49</b>	<b>95.85</b>	<b>92.62</b>	<b>10.56</b>	<b>103.49</b>	<b>59.24</b>	<b>235.33</b>	<b>92.38 to 96.59</b>	<b>104,214</b>	<b>96,518</b>

**74 Richardson  
COMMERCIAL**

**PAD 2024 R&O Statistics (Using 2024 Values)**

Qualified

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

Number of Sales : 35  
 Total Sales Price : 4,509,073  
 Total Adj. Sales Price : 4,509,073  
 Total Assessed Value : 3,649,197  
 Avg. Adj. Sales Price : 128,831  
 Avg. Assessed Value : 104,263

MEDIAN : 93  
 WGT. MEAN : 81  
 MEAN : 107  
 COD : 33.03  
 PRD : 132.40

COV : 41.58  
 STD : 44.55  
 Avg. Abs. Dev : 30.81  
 MAX Sales Ratio : 233.67  
 MIN Sales Ratio : 33.67

95% Median C.I. : 84.59 to 108.15  
 95% Wgt. Mean C.I. : 64.75 to 97.11  
 95% Mean C.I. : 92.39 to 121.91

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-20 To 31-DEC-20	4	119.61	124.21	140.25	36.89	88.56	70.37	187.23	N/A	49,875	69,952
01-JAN-21 To 31-MAR-21	1	57.18	57.18	57.18	00.00	100.00	57.18	57.18	N/A	48,000	27,445
01-APR-21 To 30-JUN-21	2	135.69	135.69	97.64	32.32	138.97	91.84	179.53	N/A	64,250	62,734
01-JUL-21 To 30-SEP-21	3	108.15	109.87	109.25	04.53	100.57	103.38	118.07	N/A	31,667	34,597
01-OCT-21 To 31-DEC-21	5	77.21	74.11	53.65	19.97	138.14	33.67	93.27	N/A	220,900	118,503
01-JAN-22 To 31-MAR-22	4	130.89	141.84	130.08	25.79	109.04	87.61	217.98	N/A	97,268	126,526
01-APR-22 To 30-JUN-22											
01-JUL-22 To 30-SEP-22	4	84.18	85.52	76.71	12.34	111.48	66.50	107.23	N/A	148,500	113,919
01-OCT-22 To 31-DEC-22	1	101.83	101.83	101.83	00.00	100.00	101.83	101.83	N/A	50,000	50,915
01-JAN-23 To 31-MAR-23	4	118.73	121.84	92.86	18.92	131.21	82.32	167.59	N/A	57,750	53,624
01-APR-23 To 30-JUN-23	2	82.60	82.60	72.56	13.35	113.84	71.57	93.63	N/A	502,000	364,234
01-JUL-23 To 30-SEP-23	5	84.68	112.16	84.83	45.51	132.22	68.93	233.67	N/A	133,100	112,902
<u>Study Yrs</u>											
01-OCT-20 To 30-SEP-21	10	105.77	115.50	113.91	31.18	101.40	57.18	187.23	70.37 to 179.53	47,100	53,651
01-OCT-21 To 30-SEP-22	13	87.61	98.46	74.45	30.91	132.25	33.67	217.98	74.44 to 128.56	160,583	119,561
01-OCT-22 To 30-SEP-23	12	97.20	109.60	79.90	31.50	137.17	68.93	233.67	72.78 to 121.01	162,542	129,866
<u>Calendar Yrs</u>											
01-JAN-21 To 31-DEC-21	11	91.95	93.52	61.72	26.50	151.52	33.67	179.53	57.18 to 118.07	125,091	77,202
01-JAN-22 To 31-DEC-22	9	101.83	112.36	98.03	28.86	114.62	66.50	217.98	83.77 to 133.21	114,786	112,521
<u>ALL</u>	35	93.27	107.15	80.93	33.03	132.40	33.67	233.67	84.59 to 108.15	128,831	104,263

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
2	35	93.27	107.15	80.93	33.03	132.40	33.67	233.67	84.59 to 108.15	128,831	104,263
<u>ALL</u>	35	93.27	107.15	80.93	33.03	132.40	33.67	233.67	84.59 to 108.15	128,831	104,263

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
02											
03	35	93.27	107.15	80.93	33.03	132.40	33.67	233.67	84.59 to 108.15	128,831	104,263
04											
<u>ALL</u>	35	93.27	107.15	80.93	33.03	132.40	33.67	233.67	84.59 to 108.15	128,831	104,263

**74 Richardson  
COMMERCIAL**

**PAD 2024 R&O Statistics (Using 2024 Values)**

Qualified

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

Number of Sales : 35  
 Total Sales Price : 4,509,073  
 Total Adj. Sales Price : 4,509,073  
 Total Assessed Value : 3,649,197  
 Avg. Adj. Sales Price : 128,831  
 Avg. Assessed Value : 104,263

MEDIAN : 93  
 WGT. MEAN : 81  
 MEAN : 107  
 COD : 33.03  
 PRD : 132.40

COV : 41.58  
 STD : 44.55  
 Avg. Abs. Dev : 30.81  
 MAX Sales Ratio : 233.67  
 MIN Sales Ratio : 33.67

95% Median C.I. : 84.59 to 108.15  
 95% Wgt. Mean C.I. : 64.75 to 97.11  
 95% Mean C.I. : 92.39 to 121.91

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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
<b>Low \$ Ranges</b>											
Less Than 5,000	1	233.67	233.67	233.67	00.00	100.00	233.67	233.67	N/A	1,500	3,505
Less Than 15,000	3	179.53	193.60	178.73	12.27	108.32	167.59	233.67	N/A	6,000	10,724
Less Than 30,000	10	119.54	139.83	121.78	36.92	114.82	70.37	233.67	83.77 to 217.98	18,886	23,001
<b>Ranges Excl. Low \$</b>											
Greater Than 4,999	34	92.61	103.43	80.88	29.79	127.88	33.67	217.98	83.77 to 108.15	132,576	107,226
Greater Than 14,999	32	91.90	99.04	80.54	26.34	122.97	33.67	217.98	82.32 to 107.23	140,346	113,032
Greater Than 29,999	25	91.84	94.08	79.14	23.40	118.88	33.67	187.23	77.21 to 101.83	172,808	136,768
<b>Incremental Ranges</b>											
0 TO 4,999	1	233.67	233.67	233.67	00.00	100.00	233.67	233.67	N/A	1,500	3,505
5,000 TO 14,999	2	173.56	173.56	173.74	03.44	99.90	167.59	179.53	N/A	8,250	14,334
15,000 TO 29,999	7	116.45	116.78	115.79	26.14	100.85	70.37	217.98	70.37 to 217.98	24,409	28,262
30,000 TO 59,999	11	101.83	101.92	99.61	23.13	102.32	57.18	187.23	68.93 to 133.21	42,928	42,762
60,000 TO 99,999	3	91.95	89.05	88.13	09.54	101.04	74.44	100.76	N/A	72,167	63,599
100,000 TO 149,999	3	93.27	111.51	112.31	20.57	99.29	91.84	149.41	N/A	112,500	126,344
150,000 TO 249,999	3	82.32	81.37	81.23	02.99	100.17	77.21	84.59	N/A	193,333	157,049
250,000 TO 499,999	2	97.53	97.53	95.74	31.82	101.87	66.50	128.56	N/A	302,500	289,602
500,000 TO 999,999	3	71.57	63.31	63.00	23.75	100.49	33.67	84.68	N/A	703,000	442,875
1,000,000 TO 1,999,999											
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											
<b>ALL</b>	<b>35</b>	<b>93.27</b>	<b>107.15</b>	<b>80.93</b>	<b>33.03</b>	<b>132.40</b>	<b>33.67</b>	<b>233.67</b>	<b>84.59 to 108.15</b>	<b>128,831</b>	<b>104,263</b>

**74 Richardson  
COMMERCIAL**

**PAD 2024 R&O Statistics (Using 2024 Values)**

Qualified

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

Number of Sales : 35  
 Total Sales Price : 4,509,073  
 Total Adj. Sales Price : 4,509,073  
 Total Assessed Value : 3,649,197  
 Avg. Adj. Sales Price : 128,831  
 Avg. Assessed Value : 104,263

MEDIAN : 93  
 WGT. MEAN : 81  
 MEAN : 107  
 COD : 33.03  
 PRD : 132.40

COV : 41.58  
 STD : 44.55  
 Avg. Abs. Dev : 30.81  
 MAX Sales Ratio : 233.67  
 MIN Sales Ratio : 33.67

95% Median C.I. : 84.59 to 108.15  
 95% Wgt. Mean C.I. : 64.75 to 97.11  
 95% Mean C.I. : 92.39 to 121.91

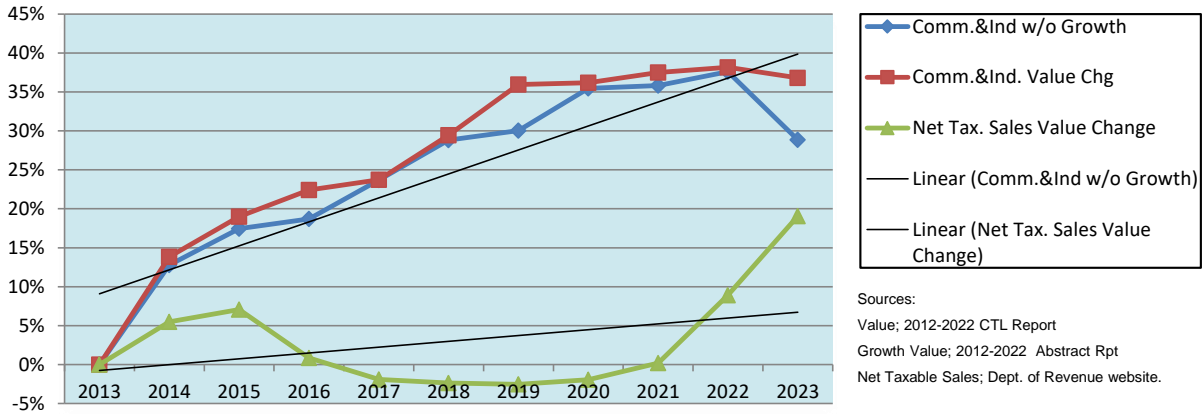
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**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
306	1	84.59	84.59	84.59	00.00	100.00	84.59	84.59	N/A	195,000	164,953
326	1	68.93	68.93	68.93	00.00	100.00	68.93	68.93	N/A	50,000	34,467
336	1	118.07	118.07	118.07	00.00	100.00	118.07	118.07	N/A	25,000	29,517
339	2	160.68	160.68	154.15	35.66	104.24	103.38	217.98	N/A	26,932	41,517
343	1	128.56	128.56	128.56	00.00	100.00	128.56	128.56	N/A	285,000	366,389
344	3	89.81	113.72	98.09	31.11	115.93	83.77	167.59	N/A	18,000	17,656
350	3	93.63	118.49	88.16	34.60	134.40	82.32	179.53	N/A	76,167	67,149
352	4	87.60	87.23	76.33	19.13	114.28	66.50	107.23	N/A	131,375	100,285
353	4	109.14	107.81	103.17	10.01	104.50	91.95	121.01	N/A	39,750	41,010
406	8	89.73	96.91	89.66	25.87	108.09	57.18	187.23	57.18 to 187.23	79,875	71,619
419	1	33.67	33.67	33.67	00.00	100.00	33.67	33.67	N/A	650,000	218,865
456	1	233.67	233.67	233.67	00.00	100.00	233.67	233.67	N/A	1,500	3,505
470	2	70.97	70.97	71.53	00.85	99.22	70.37	71.57	N/A	493,500	353,020
471	1	84.68	84.68	84.68	00.00	100.00	84.68	84.68	N/A	500,000	423,423
476	1	133.21	133.21	133.21	00.00	100.00	133.21	133.21	N/A	38,209	50,900
491	1	149.41	149.41	149.41	00.00	100.00	149.41	149.41	N/A	117,500	175,559
<u>ALL</u>	35	93.27	107.15	80.93	33.03	132.40	33.67	233.67	84.59 to 108.15	128,831	104,263



### Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2012	\$ 28,418,520	\$ 55,475	0.20%	\$ 28,363,045		\$ 47,943,860	
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%
2022	\$ 38,876,002	\$ 2,255,971	5.80%	\$ 36,620,031	-6.74%	\$ 57,080,518	9.31%
2023	\$ 46,081,320	\$ 2,056,410	4.46%	\$ 44,024,910	13.24%	\$ 56,419,257	-1.16%
<b>Ann %chg</b>	<b>3.60%</b>			<b>Average</b>	<b>2.48%</b>	1.10%	<b>1.59%</b>

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2012	-	-	-
2013	12.78%	13.82%	5.48%
2014	17.44%	18.98%	7.05%
2015	18.70%	22.41%	0.84%
2016	23.69%	23.72%	-1.91%
2017	28.82%	29.46%	-2.36%
2018	30.04%	35.95%	-2.54%
2019	35.48%	36.19%	-1.96%
2020	35.82%	37.49%	0.20%
2021	37.60%	38.17%	8.91%
2022	28.86%	36.80%	19.06%
2023	54.92%	62.15%	17.68%

County Number: 74  
 County Name: Richardson

**74 Richardson**  
**AGRICULTURAL LAND**

**PAD 2024 R&O Statistics (Using 2024 Values)**

Qualified

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

Number of Sales : 38  
 Total Sales Price : 32,042,188  
 Total Adj. Sales Price : 32,042,188  
 Total Assessed Value : 18,060,531  
 Avg. Adj. Sales Price : 843,215  
 Avg. Assessed Value : 475,277

MEDIAN : 71  
 WGT. MEAN : 56  
 MEAN : 72  
 COD : 25.63  
 PRD : 127.71

COV : 35.02  
 STD : 25.21  
 Avg. Abs. Dev : 18.24  
 MAX Sales Ratio : 132.02  
 MIN Sales Ratio : 19.31

95% Median C.I. : 63.91 to 78.62  
 95% Wgt. Mean C.I. : 43.94 to 68.79  
 95% Mean C.I. : 63.96 to 80.00

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-20 To 31-DEC-20											
01-JAN-21 To 31-MAR-21	4	78.36	77.84	68.89	21.08	112.99	51.08	103.55	N/A	367,500	253,171
01-APR-21 To 30-JUN-21	1	75.73	75.73	75.73	00.00	100.00	75.73	75.73	N/A	420,000	318,071
01-JUL-21 To 30-SEP-21	3	78.64	70.77	73.90	11.38	95.76	53.41	80.25	N/A	396,127	292,718
01-OCT-21 To 31-DEC-21	7	85.44	94.31	91.92	22.20	102.60	67.08	132.02	67.08 to 132.02	667,782	613,799
01-JAN-22 To 31-MAR-22	6	70.47	63.17	48.52	13.94	130.19	30.29	76.67	30.29 to 76.67	842,227	408,652
01-APR-22 To 30-JUN-22											
01-JUL-22 To 30-SEP-22	1	54.86	54.86	54.86	00.00	100.00	54.86	54.86	N/A	615,450	337,634
01-OCT-22 To 31-DEC-22	5	55.86	59.09	49.25	26.14	119.98	34.77	92.40	N/A	1,250,388	615,788
01-JAN-23 To 31-MAR-23	5	57.29	65.47	46.59	34.26	140.52	35.19	120.17	N/A	1,144,368	533,182
01-APR-23 To 30-JUN-23	3	66.95	65.46	38.20	45.21	171.36	19.31	110.11	N/A	1,769,467	675,876
01-JUL-23 To 30-SEP-23	3	75.66	74.25	74.20	05.80	100.07	66.95	80.13	N/A	446,113	331,002
<u>Study Yrs</u>											
01-OCT-20 To 30-SEP-21	8	77.19	74.92	71.76	15.52	104.40	51.08	103.55	51.08 to 103.55	384,798	276,114
01-OCT-21 To 30-SEP-22	14	73.24	78.15	68.51	23.94	114.07	30.29	132.02	59.95 to 89.70	738,806	506,153
01-OCT-22 To 30-SEP-23	16	63.93	65.12	47.07	30.38	138.35	19.31	120.17	48.53 to 80.13	1,163,783	547,843
<u>Calendar Yrs</u>											
01-JAN-21 To 31-DEC-21	15	78.64	83.97	83.91	19.95	100.07	51.08	132.02	71.55 to 89.70	516,857	433,700
01-JAN-22 To 31-DEC-22	12	61.93	60.78	49.23	21.64	123.46	30.29	92.40	48.53 to 71.20	993,396	489,040
<u>ALL</u>	38	71.16	71.98	56.36	25.63	127.71	19.31	132.02	63.91 to 78.62	843,215	475,277

AREA (MARKET)										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
44	8	70.68	72.64	52.54	25.54	138.26	35.19	120.17	35.19 to 120.17	682,798	358,742
50	30	71.16	71.81	57.15	25.70	125.65	19.31	132.02	63.91 to 78.62	885,994	506,353
<u>ALL</u>	38	71.16	71.98	56.36	25.63	127.71	19.31	132.02	63.91 to 78.62	843,215	475,277

**74 Richardson**  
**AGRICULTURAL LAND**

**PAD 2024 R&O Statistics (Using 2024 Values)**

Qualified

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

Number of Sales : 38  
 Total Sales Price : 32,042,188  
 Total Adj. Sales Price : 32,042,188  
 Total Assessed Value : 18,060,531  
 Avg. Adj. Sales Price : 843,215  
 Avg. Assessed Value : 475,277

MEDIAN : 71  
 WGT. MEAN : 56  
 MEAN : 72  
 COD : 25.63  
 PRD : 127.71

COV : 35.02  
 STD : 25.21  
 Avg. Abs. Dev : 18.24  
 MAX Sales Ratio : 132.02  
 MIN Sales Ratio : 19.31

95% Median C.I. : 63.91 to 78.62  
 95% Wgt. Mean C.I. : 43.94 to 68.79  
 95% Mean C.I. : 63.96 to 80.00

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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
<b>Dry</b>											
County	14	71.38	73.39	52.38	28.97	140.11	19.31	132.02	55.86 to 85.44	1,025,694	537,303
44	1	71.55	71.55	71.55	00.00	100.00	71.55	71.55	N/A	350,000	250,438
50	13	71.20	73.54	51.91	31.25	141.67	19.31	132.02	55.86 to 85.44	1,077,670	559,370
<b>Grass</b>											
County	3	92.40	83.12	76.27	18.08	108.98	53.41	103.55	N/A	185,333	141,356
44	2	72.91	72.91	72.34	26.75	100.79	53.41	92.40	N/A	243,000	175,792
50	1	103.55	103.55	103.55	00.00	100.00	103.55	103.55	N/A	70,000	72,486
<b>ALL</b>	<b>38</b>	<b>71.16</b>	<b>71.98</b>	<b>56.36</b>	<b>25.63</b>	<b>127.71</b>	<b>19.31</b>	<b>132.02</b>	<b>63.91 to 78.62</b>	<b>843,215</b>	<b>475,277</b>

**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
<b>Dry</b>											
County	25	71.20	70.02	51.70	28.51	135.44	19.31	132.02	55.86 to 78.62	1,031,482	533,306
44	3	71.55	75.64	42.42	39.59	178.31	35.19	120.17	N/A	1,143,547	485,062
50	22	71.16	69.25	53.13	26.97	130.34	19.31	132.02	54.86 to 80.13	1,016,200	539,885
<b>Grass</b>											
County	4	76.18	77.33	67.60	27.11	114.39	53.41	103.55	N/A	296,500	200,436
44	3	59.95	68.59	65.35	21.68	104.96	53.41	92.40	N/A	372,000	243,085
50	1	103.55	103.55	103.55	00.00	100.00	103.55	103.55	N/A	70,000	72,486
<b>ALL</b>	<b>38</b>	<b>71.16</b>	<b>71.98</b>	<b>56.36</b>	<b>25.63</b>	<b>127.71</b>	<b>19.31</b>	<b>132.02</b>	<b>63.91 to 78.62</b>	<b>843,215</b>	<b>475,277</b>

## Richardson County 2024 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Richardson	44	5,400	4,900	4,900	4,900	n/a	4,675	3,350	3,225	4,779
Nemaha	1	n/a	6,820	6,820	6,820	n/a	5,225	4,235	4,235	6,434
Pawnee	1	4,675	4,296	4,296	4,300	3,740	3,235	3,070	3,070	3,929
Richardson	50	6,900	6,300	6,300	6,300	n/a	6,000	4,300	4,200	6,079
Nemaha	1	n/a	6,820	6,820	6,820	n/a	5,225	4,235	4,235	6,434

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Richardson	44	4,720	4,625	4,350	4,250	3,850	3,450	2,525	2,525	3,737
Nemaha	1	5,940	5,940	4,944	4,400	4,235	4,693	3,080	2,860	4,782
Pawnee	1	3,940	3,895	3,585	3,585	3,115	2,700	2,560	2,560	3,119
Richardson	50	6,099	5,950	5,600	5,500	4,950	4,425	3,250	3,250	4,871
Nemaha	1	5,940	5,940	4,944	4,400	4,235	4,693	3,080	2,860	4,782

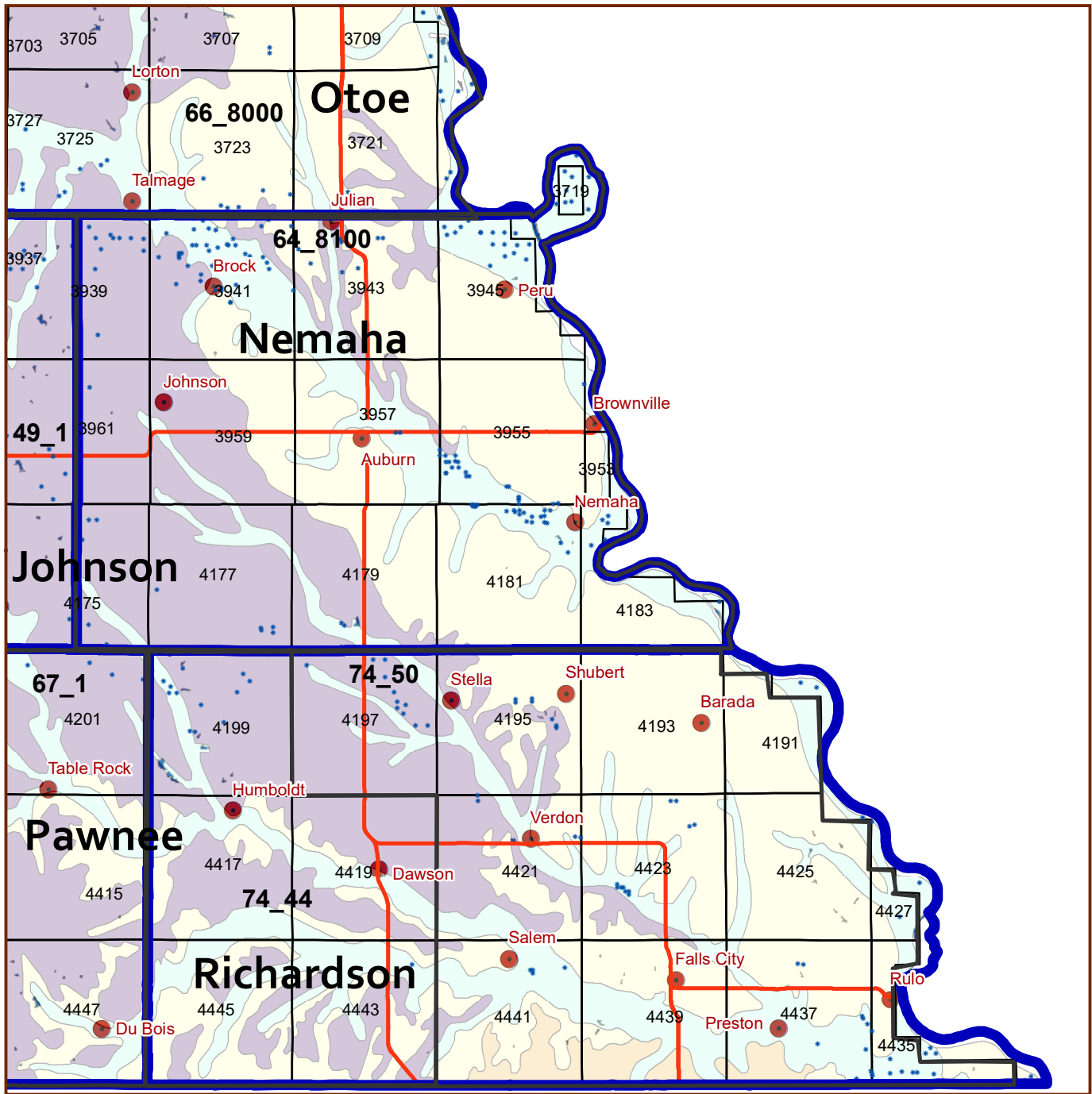
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Richardson	44	1,760	n/a	n/a	n/a	n/a	n/a	n/a	n/a	1,760
Nemaha	1	2,200	2,200	1,760	n/a	1,540	1,540	n/a	1,540	2,106
Pawnee	1	2,026	2,026	2,006	n/a	1,945	1,887	n/a	1,770	2,013
Richardson	50	1,920	1,800	1,800	n/a	1,795	1,700	n/a	1,525	1,878
Nemaha	1	2,200	2,200	1,760	n/a	1,540	1,540	n/a	1,540	2,106

County	Mkt Area	CRP	TIMBER	WASTE
Richardson	44	2,891	1,000	150
Nemaha	1	2,938	900	99
Pawnee	1	2,610	1,134	936
Richardson	50	3,121	1,000	150
Nemaha	1	2,938	900	99

Source: 2024 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.

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

# RICHARDSON COUNTY



**Legend**

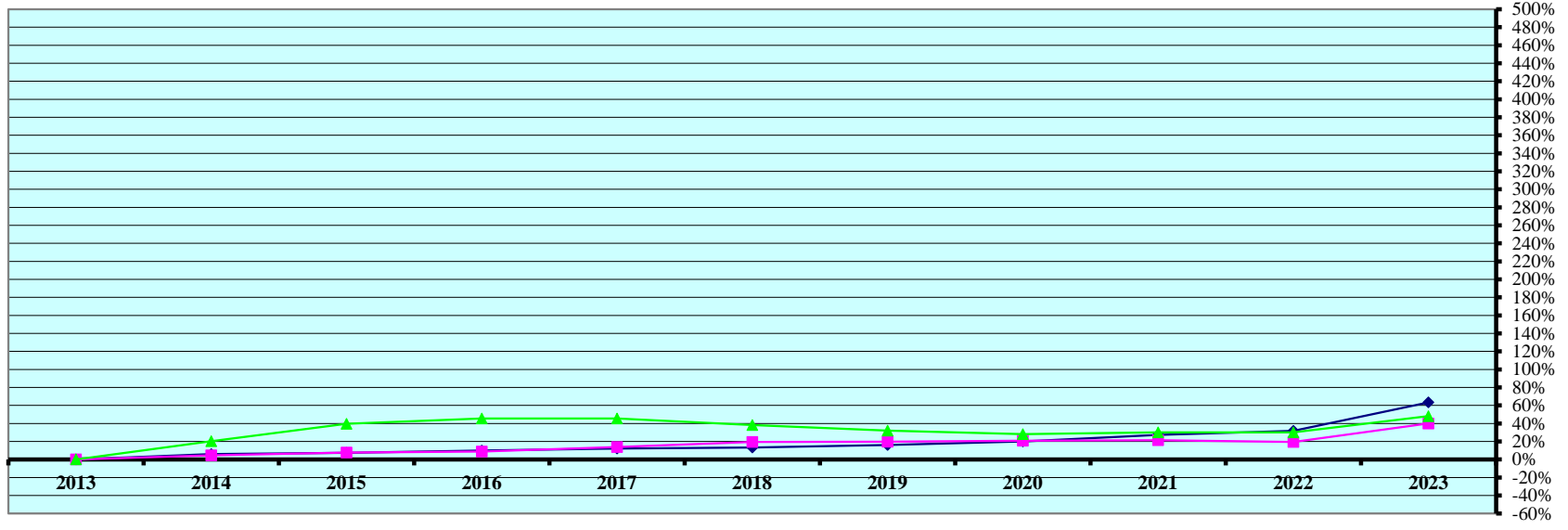
- Market\_Area
- County
- Registered\_WellsDNR
- geocode
- Federal Roads

**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 2013 - 2023**



Tax Year	Residential & Recreational <sup>(1)</sup>				Commercial & Industrial <sup>(1)</sup>				Total Agricultural Land <sup>(1)</sup>			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2013	166,290,545	-	-	-	32,346,663	-	-	-	735,764,896	-	-	-
2014	176,187,837	9,897,292	5.95%	5.95%	33,812,753	1,466,090	4.53%	4.53%	885,282,531	149,517,635	20.32%	20.32%
2015	178,555,913	2,368,076	1.34%	7.38%	34,786,495	973,742	2.88%	7.54%	1,028,239,794	142,957,263	16.15%	39.75%
2016	182,618,043	4,062,130	2.27%	9.82%	35,160,406	373,911	1.07%	8.70%	1,070,732,923	42,493,129	4.13%	45.53%
2017	186,596,204	3,978,161	2.18%	12.21%	36,790,601	1,630,195	4.64%	13.74%	1,071,110,002	377,079	0.04%	45.58%
2018	188,169,261	1,573,057	0.84%	13.16%	38,633,615	1,843,014	5.01%	19.44%	1,016,203,278	-54,906,724	-5.13%	38.12%
2019	193,169,194	4,999,933	2.66%	16.16%	38,704,363	70,748	0.18%	19.65%	970,957,777	-45,245,501	-4.45%	31.97%
2020	199,731,899	6,562,705	3.40%	20.11%	39,073,138	368,775	0.95%	20.79%	943,398,206	-27,559,571	-2.84%	28.22%
2021	211,523,727	11,791,828	5.90%	27.20%	39,266,534	193,396	0.49%	21.39%	958,148,032	14,749,826	1.56%	30.22%
2022	218,996,719	7,472,992	3.53%	31.70%	38,648,777	-617,757	-1.57%	19.48%	957,661,140	-486,892	-0.05%	30.16%
2023	271,666,616	52,669,897	24.05%	63.37%	45,293,659	6,644,882	17.19%	40.03%	1,090,199,554	132,538,414	13.84%	48.17%

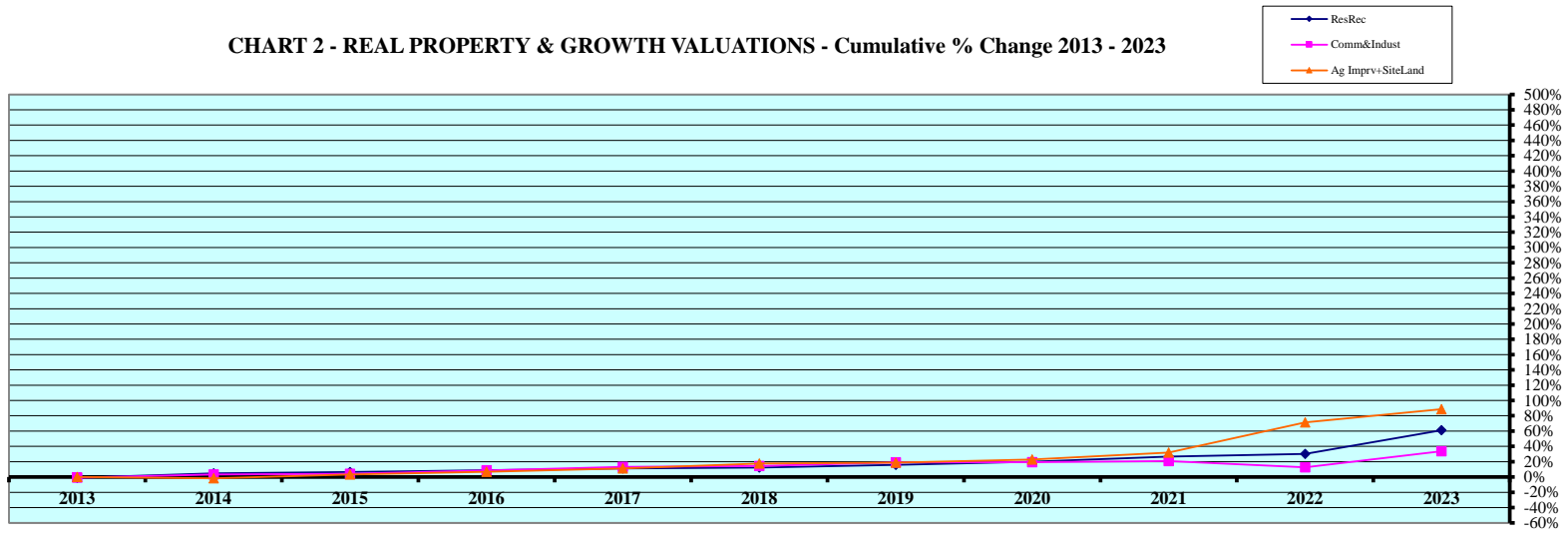
Rate Annual %chg: Residential & Recreational **5.03%** Commercial & Industrial **3.42%** Agricultural Land **4.01%**

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.

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative % Change 2013 - 2023



Tax Year	Residential & Recreational <sup>(1)</sup>						Commercial & Industrial <sup>(1)</sup>						
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	
2013	166,290,545	1,710,328	1.03%	164,580,217	-	-1.03%	32,346,663	296,596	0.92%	32,050,067	-	-0.92%	
2014	176,187,837	1,867,334	1.06%	174,320,503	4.83%	4.83%	33,812,753	438,620	1.30%	33,374,133	3.18%	3.18%	
2015	178,555,913	1,703,746	0.95%	176,852,167	0.38%	6.35%	34,786,495	1,053,315	3.03%	33,733,180	-0.24%	4.29%	
2016	182,618,043	1,498,096	0.82%	181,119,947	1.44%	8.92%	35,160,406	8,268	0.02%	35,152,138	1.05%	8.67%	
2017	186,596,204	1,826,008	0.98%	184,770,196	1.18%	11.11%	36,790,601	181,961	0.49%	36,608,640	4.12%	13.18%	
2018	188,169,261	1,503,132	0.80%	186,666,129	0.04%	12.25%	38,633,615	1,677,587	4.34%	36,956,028	0.45%	14.25%	
2019	193,169,194	619,413	0.32%	192,549,781	2.33%	15.79%	38,704,363	203,272	0.53%	38,501,091	-0.34%	19.03%	
2020	199,731,899	501,241	0.25%	199,230,658	3.14%	19.81%	39,073,138	474,966	1.22%	38,598,172	-0.27%	19.33%	
2021	211,523,727	1,026,424	0.49%	210,497,303	5.39%	26.58%	39,266,534	161,696	0.41%	39,104,838	0.08%	20.89%	
2022	218,996,719	2,450,256	1.12%	216,546,463	2.37%	30.22%	38,648,777	2,255,971	5.84%	36,392,806	-7.32%	12.51%	
2023	271,666,616	3,769,205	1.39%	267,897,411	22.33%	61.10%	45,293,659	2,056,410	4.54%	43,237,249	11.87%	33.67%	
Rate Ann%chg	5.03%			Resid & Recreat w/o growth			3.42%			C & I w/o growth			1.26%

Tax Year	Ag Improvements & Site Land <sup>(1)</sup>							
	Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2013	30,852,441	22,885,660	53,738,101	2,024,356	3.77%	51,713,745	-	-
2014	29,407,143	25,350,280	54,757,423	1,957,915	3.58%	52,799,508	-1.75%	-1.75%
2015	31,237,544	25,644,484	56,882,028	1,342,483	2.36%	55,539,545	1.43%	3.35%
2016	34,656,294	25,720,326	60,376,620	2,944,033	4.88%	57,432,587	0.97%	6.87%
2017	36,348,612	26,665,285	63,013,897	3,237,574	5.14%	59,776,323	-0.99%	11.24%
2018	37,435,841	26,582,657	64,018,498	882,496	1.38%	63,136,002	0.19%	17.49%
2019	38,031,817	26,933,466	64,965,283	1,163,066	1.79%	63,802,217	-0.34%	18.73%
2020	33,217,443	33,870,325	67,087,768	1,057,902	1.58%	66,029,866	1.64%	22.87%
2021	37,285,000	35,185,913	72,470,913	1,619,698	2.23%	70,851,215	5.61%	31.85%
2022	52,932,361	43,626,775	96,559,136	4,427,634	4.59%	92,131,502	27.13%	71.45%
2023	50,102,215	54,191,781	104,293,996	2,920,655	2.80%	101,373,341	4.99%	88.64%
Rate Ann%chg	4.97%	9.00%	6.86%	Ag Imprv+Site w/o growth			3.89%	

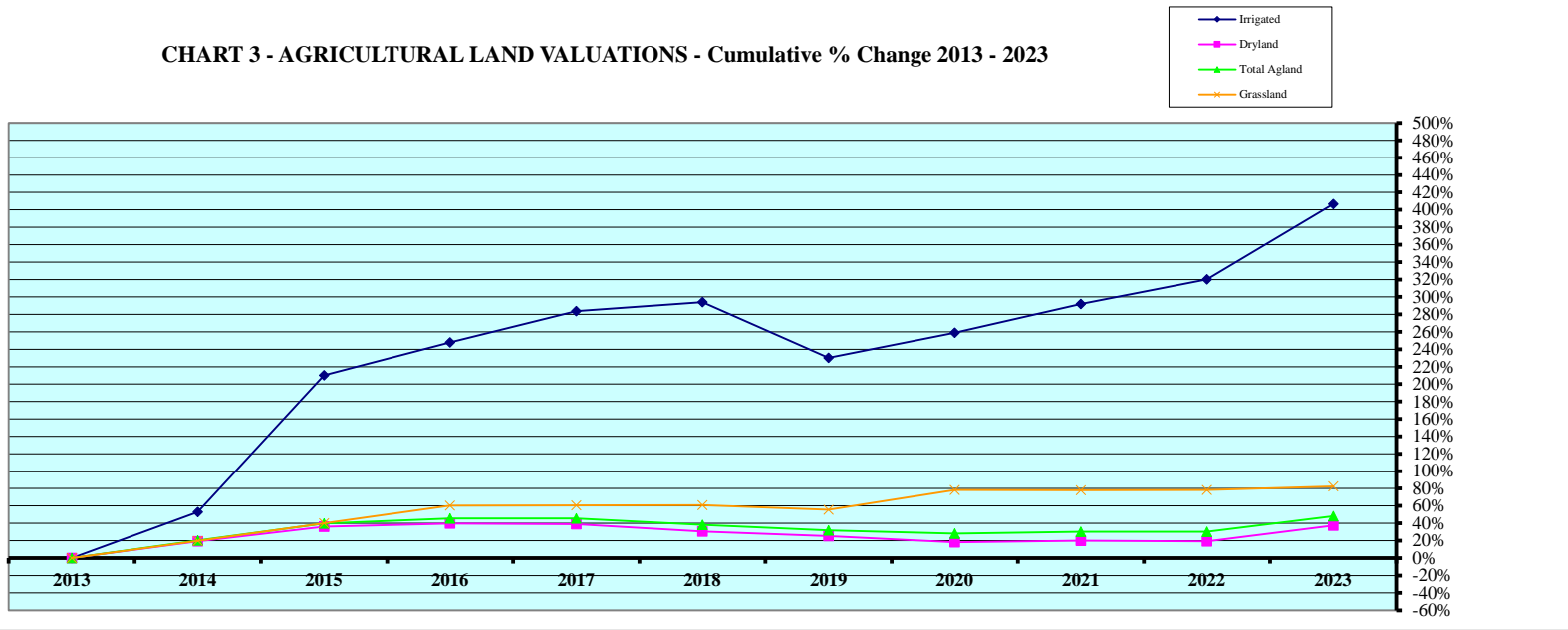
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and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

Cnty# 74  
County RICHARDSON

CHART 2

NE Dept. of Revenue, Property Assessment Division

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



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2013	11,694,843	-	-	-	657,442,042	-	-	-	69,034,738	-	-	-
2014	17,901,384	6,206,541	53.07%	53.07%	783,789,630	126,347,588	19.22%	19.22%	82,676,924	13,642,186	19.76%	19.76%
2015	36,257,952	18,356,568	102.54%	210.03%	894,425,683	110,636,053	14.12%	36.05%	96,620,192	13,943,268	16.86%	39.96%
2016	40,687,176	4,429,224	12.22%	247.91%	918,310,386	23,884,703	2.67%	39.68%	110,753,735	14,133,543	14.63%	60.43%
2017	44,865,444	4,178,268	10.27%	283.63%	914,363,379	-3,947,007	-0.43%	39.08%	110,891,797	138,062	0.12%	60.63%
2018	46,069,694	1,204,250	2.68%	293.93%	858,081,454	-56,281,925	-6.16%	30.52%	111,058,446	166,649	0.15%	60.87%
2019	38,624,633	-7,445,061	-16.16%	230.27%	823,849,725	-34,231,729	-3.99%	25.31%	107,488,928	-3,569,518	-3.21%	55.70%
2020	41,964,058	3,339,425	8.65%	258.83%	777,334,754	-46,514,971	-5.65%	18.24%	123,032,879	15,543,951	14.46%	78.22%
2021	45,841,494	3,877,436	9.24%	291.98%	788,293,119	10,958,365	1.41%	19.90%	122,939,079	-93,800	-0.08%	78.08%
2022	49,130,864	3,289,370	7.18%	320.11%	784,421,900	-3,871,219	-0.49%	19.31%	123,033,916	94,837	0.08%	78.22%
2023	59,240,329	10,109,465	20.58%	406.55%	903,972,578	119,550,678	15.24%	37.50%	125,913,140	2,879,224	2.34%	82.39%

Rate Ann.%chg: Irrigated **17.61%** Dryland **3.24%** Grassland **6.19%**

Tax Year	Waste Land <sup>(1)</sup>				Other Agland <sup>(1)</sup>				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2013	1,283,555	-	-	-	(3,690,282)	-	-	-	735,764,896	-	-	-
2014	904,593	-378,962	-29.52%	-29.52%	10,000	3,700,282	-	-	885,282,531	149,517,635	20.32%	20.32%
2015	925,967	21,374	2.36%	-27.86%	10,000	0	0.00%	-	1,028,239,794	142,957,263	16.15%	39.75%
2016	971,626	45,659	4.93%	-24.30%	10,000	0	0.00%	-	1,070,732,923	42,493,129	4.13%	45.53%
2017	979,382	7,756	0.80%	-23.70%	10,000	0	0.00%	-	1,071,110,002	377,079	0.04%	45.58%
2018	983,684	4,302	0.44%	-23.36%	10,000	0	0.00%	-	1,016,203,278	-54,906,724	-5.13%	38.12%
2019	984,491	807	0.08%	-23.30%	10,000	0	0.00%	-	970,957,777	-45,245,501	-4.45%	31.97%
2020	1,066,515	82,024	8.33%	-16.91%	0	-10,000	-100.00%	-	943,398,206	-27,559,571	-2.84%	28.22%
2021	1,074,340	7,825	0.73%	-16.30%	0	0	-	-	958,148,032	14,749,826	1.56%	30.22%
2022	1,074,460	120	0.01%	-16.29%	0	0	-	-	957,661,140	-486,892	-0.05%	30.16%
2023	1,073,507	-953	-0.09%	-16.36%	0	0	-	-	1,090,199,554	132,538,414	13.84%	48.17%

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

Rate Ann.%chg: Total Agric Land **4.01%**



CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2013 - 2023 (from County Abstract Reports)(1)

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2013	7,485,261	2,405	3,113			653,920,546	231,415	2,826			72,764,276	76,589	950		
2014	18,014,233	4,524	3,982	27.92%	27.92%	786,189,082	232,190	3,386	19.83%	19.83%	82,353,179	78,828	1,045	9.96%	9.96%
2015	36,257,952	7,892	4,594	15.37%	47.59%	895,007,250	227,809	3,929	16.03%	39.03%	96,511,292	78,990	1,222	16.95%	28.61%
2016	40,687,176	8,615	4,723	2.81%	51.73%	918,453,238	226,962	4,047	3.00%	43.21%	111,128,568	78,838	1,410	15.37%	48.37%
2017	44,865,444	9,459	4,743	0.43%	52.38%	914,550,236	226,024	4,046	-0.01%	43.19%	110,751,463	78,589	1,409	-0.02%	48.33%
2018	46,069,694	9,603	4,798	1.14%	54.13%	857,893,504	225,696	3,801	-6.06%	34.52%	111,089,692	78,704	1,411	0.16%	48.57%
2019	45,444,814	9,635	4,717	-1.69%	51.52%	841,228,721	225,705	3,727	-1.95%	31.90%	107,410,074	78,635	1,366	-3.23%	43.77%
2020	41,964,058	10,154	4,133	-12.38%	32.76%	778,464,505	222,822	3,494	-6.26%	23.64%	122,417,482	81,251	1,507	10.30%	58.59%
2021	46,441,084	10,287	4,515	9.25%	45.04%	788,863,004	222,457	3,546	1.50%	25.49%	122,908,792	81,477	1,508	0.12%	58.78%
2022	50,450,006	11,238	4,489	-0.56%	44.22%	784,841,617	221,413	3,545	-0.04%	25.44%	123,034,526	81,482	1,510	0.10%	58.93%
2023	59,240,329	11,418	5,188	15.57%	66.68%	904,771,479	221,224	4,090	15.38%	44.74%	125,334,166	81,233	1,543	2.18%	62.40%

Rate Annual %chg Average Value/Acre: 5.24%

3.77%

4.97%

Tax Year	WASTE LAND (2)					OTHER AGLAND (2)					TOTAL AGRICULTURAL LAND (1)				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2013	1,617,677	16,183	100			45,205	190	239			735,832,965	326,782	2,252		
2014	800,875	8,015	100	-0.03%	-0.03%	115,718	1,058	109	-54.15%	-54.15%	887,473,087	324,615	2,734	21.41%	21.41%
2015	909,321	9,100	100	0.00%	-0.04%	119,790	1,099	109	-0.33%	-54.30%	1,028,805,605	324,890	3,167	15.83%	40.63%
2016	935,734	9,364	100	0.00%	-0.03%	122,467	1,126	109	-0.20%	-54.39%	1,071,327,183	324,904	3,297	4.13%	46.44%
2017	975,985	9,767	100	0.00%	-0.03%	123,387	1,135	109	-0.07%	-54.42%	1,071,266,515	324,973	3,296	-0.03%	46.40%
2018	982,072	9,827	100	0.00%	-0.03%	123,387	1,135	109	0.00%	-54.42%	1,016,158,349	324,965	3,127	-5.14%	38.87%
2019	984,491	9,852	100	0.00%	-0.03%	123,387	1,135	109	0.00%	-54.42%	995,191,487	324,962	3,062	-2.06%	36.00%
2020	985,135	9,858	100	0.00%	-0.03%	88,101	782	113	3.61%	-52.77%	943,919,281	324,868	2,906	-5.12%	29.03%
2021	1,074,148	10,741	100	0.07%	0.04%	0	0				959,287,028	324,963	2,952	1.60%	31.10%
2022	1,074,545	10,745	100	0.00%	0.04%	0	0				959,400,694	324,879	2,953	0.04%	31.15%
2023	1,075,167	10,752	100	0.00%	0.04%	0	0				1,090,421,141	324,626	3,359	13.74%	49.17%

74  
RICHARDSON

Rate Annual %chg Average Value/Acre: 4.08%

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

CHART 4

CHART 5 - 2023 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
7,871	RICHARDSON	52,163,810	22,050,229	82,197,901	269,567,225	39,082,363	6,211,296	2,099,391	1,090,199,554	50,102,215	54,191,781	6,800,900	1,674,666,665
cnty sectorvalue % of total value:		3.11%	1.32%	4.91%	16.10%	2.33%	0.37%	0.13%	65.10%	2.99%	3.24%	0.41%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
21	BARADA	17	2,187	364	627,872	10,162	0	0	0	0	0	0	640,602
0.27%	%sector of county sector	0.00%	0.01%	0.00%	0.23%	0.03%							0.04%
	%sector of municipality	0.00%	0.34%	0.06%	98.01%	1.59%							100.00%
148	DAWSON	73,666	258,312	533,960	2,825,494	485,197	0	0	0	0	0	0	4,176,629
1.88%	%sector of county sector	0.14%	1.17%	0.65%	1.05%	1.24%							0.25%
	%sector of municipality	1.76%	6.18%	12.78%	67.65%	11.62%							100.00%
4,133	FALLS CITY	9,070,789	2,798,346	3,555,488	132,964,711	28,137,576	6,129,756	0	168,877	42,730	48,842	0	182,917,115
52.51%	%sector of county sector	17.39%	12.69%	4.33%	49.33%	72.00%	98.69%		0.02%	0.09%	0.09%		10.92%
	%sector of municipality	4.96%	1.53%	1.94%	72.69%	15.38%	3.35%		0.09%	0.02%	0.03%		100.00%
800	HUMBOLDT	371,908	1,111,330	1,844,617	21,195,556	4,144,932	81,540	0	188,500	0	12,900	0	28,951,283
10.16%	%sector of county sector	0.71%	5.04%	2.24%	7.86%	10.61%	1.31%		0.02%		0.02%		1.73%
	%sector of municipality	1.28%	3.84%	6.37%	73.21%	14.32%	0.28%		0.65%		0.04%		100.00%
145	RULO	11,185	308,106	1,476,210	4,233,456	686,246	0	0	0	0	2,383	0	6,717,586
1.84%	%sector of county sector	0.02%	1.40%	1.80%	1.57%	1.76%					0.00%		0.40%
	%sector of municipality	0.17%	4.59%	21.98%	63.02%	10.22%					0.04%		100.00%
83	SALEM	983,803	51,742	8,607	2,169,970	38,929	0	0	58,182	0	0	0	3,311,233
1.05%	%sector of county sector	1.89%	0.23%	0.01%	0.80%	0.10%			0.01%				0.20%
	%sector of municipality	29.71%	1.56%	0.26%	65.53%	1.18%			1.76%				100.00%
163	SHUBERT	23,341	34,720	5,775	4,188,550	180,211	0	0	28,008	0	174,720	0	4,635,325
2.07%	%sector of county sector	0.04%	0.16%	0.01%	1.55%	0.46%			0.00%		0.32%		0.28%
	%sector of municipality	0.50%	0.75%	0.12%	90.36%	3.89%			0.60%		3.77%		100.00%
145	STELLA	504,267	120,570	424,559	3,599,057	927,157	0	0	0	0	0	0	5,575,610
1.84%	%sector of county sector	0.97%	0.55%	0.52%	1.34%	2.37%							0.33%
	%sector of municipality	9.04%	2.16%	7.61%	64.55%	16.63%							100.00%
164	VERDON	494,340	133,932	741,452	4,207,007	490,016	0	0	0	0	0	0	6,066,747
2.08%	%sector of county sector	0.95%	0.61%	0.90%	1.56%	1.25%							0.36%
	%sector of municipality	8.15%	2.21%	12.22%	69.35%	8.08%							100.00%
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
5,803	Total Municipalities	11,533,317	4,819,245	8,591,033	176,011,680	35,100,428	6,211,297	0	443,567	42,730	238,845	0	242,992,139
73.72%	%all municip.sectors of cnty	22.11%	21.86%	10.45%	65.29%	89.81%	100.00%		0.04%	0.09%	0.44%		14.51%

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

<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 9,125</b>	<b>Value : 1,664,735,962</b>	<b>Growth 2,708,299</b>	<b>Sum Lines 17, 25, &amp; 41</b>
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	728	4,122,349	12	206,029	88	2,417,788	828	6,746,166	
<b>02. Res Improve Land</b>	2,946	14,367,938	68	2,082,546	402	12,042,135	3,416	28,492,619	
<b>03. Res Improvements</b>	2,972	172,556,438	70	9,471,490	461	68,581,637	3,503	250,609,565	
<b>04. Res Total</b>	3,700	191,046,725	82	11,760,065	549	83,041,560	4,331	285,848,350	1,299,959
<b>% of Res Total</b>	85.43	66.83	1.89	4.11	12.68	29.05	47.46	17.17	48.00
<b>05. Com UnImp Land</b>	114	1,055,434	17	292,160	10	86,761	141	1,434,355	
<b>06. Com Improve Land</b>	408	3,102,209	25	1,305,626	14	255,377	447	4,663,212	
<b>07. Com Improvements</b>	414	30,408,822	23	2,574,962	20	1,481,678	457	34,465,462	
<b>08. Com Total</b>	528	34,566,465	40	4,172,748	30	1,823,816	598	40,563,029	0
<b>% of Com Total</b>	88.29	85.22	6.69	10.29	5.02	4.50	6.55	2.44	0.00
<b>09. Ind UnImp Land</b>	2	55,626	10	1,071,172	0	0	12	1,126,798	
<b>10. Ind Improve Land</b>	3	118,635	5	574,243	0	0	8	692,878	
<b>11. Ind Improvements</b>	3	1,179,331	5	3,120,392	0	0	8	4,299,723	
<b>12. Ind Total</b>	5	1,353,592	15	4,765,807	0	0	20	6,119,399	13,560
<b>% of Ind Total</b>	25.00	22.12	75.00	77.88	0.00	0.00	0.22	0.37	0.50
<b>13. Rec UnImp Land</b>	0	0	4	163,115	14	664,612	18	827,727	
<b>14. Rec Improve Land</b>	0	0	2	89,284	9	455,866	11	545,150	
<b>15. Rec Improvements</b>	1	220	2	79,250	11	1,006,535	14	1,086,005	
<b>16. Rec Total</b>	1	220	6	331,649	25	2,127,013	32	2,458,882	0
<b>% of Rec Total</b>	3.13	0.01	18.75	13.49	78.13	86.50	0.35	0.15	0.00
<b>Res &amp; Rec Total</b>	3,701	191,046,945	88	12,091,714	574	85,168,573	4,363	288,307,232	1,299,959
<b>% of Res &amp; Rec Total</b>	84.83	66.27	2.02	4.19	13.16	29.54	47.81	17.32	48.00
<b>Com &amp; Ind Total</b>	533	35,920,057	55	8,938,555	30	1,823,816	618	46,682,428	13,560
<b>% of Com &amp; Ind Total</b>	86.25	76.95	8.90	19.15	4.85	3.91	6.77	2.80	0.50
<b>17. Taxable Total</b>	4,234	226,967,002	143	21,030,269	604	86,992,389	4,981	334,989,660	1,313,519
<b>% of Taxable Total</b>	85.00	67.75	2.87	6.28	12.13	25.97	54.59	20.12	48.50

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	354,486	2,824,091	3	403,721	5,156,821
20. Industrial	0	0	0	1	675,216	171,420
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	758,207	7,980,912
20. Industrial	0	0	0	1	675,216	171,420
21. Other	0	0	0	0	0	0
22. Total Sch II				19	1,433,423	8,152,332

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	0	0	0	0	147	6,464,650	147	6,464,650	820,060
24. Non-Producing	1	0	0	0	3	0	4	0	0
25. Total	1	0	0	0	150	6,464,650	151	6,464,650	820,060

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	420	90	351	861

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	12	401,676	356	76,632,683	2,567	751,430,966	2,935	828,465,325
28. Ag-Improved Land	0	0	118	39,803,304	922	368,933,778	1,040	408,737,082
29. Ag Improvements	2	24,763	118	8,139,720	938	77,914,762	1,058	86,079,245

30. Ag Total				3,993	1,323,281,652
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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	1	1.00	18,000	
33. HomeSite Improvements	0	0.00	0	59	0.00	5,145,455	
34. HomeSite Total							
35. FarmSite UnImp Land	1	4.30	12,900	21	35.28	288,330	
36. FarmSite Improv Land	0	0.00	0	101	242.63	2,083,426	
37. FarmSite Improvements	2	0.00	24,763	113	0.00	2,994,265	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	277	438.16	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	1	0.11	1,980	1	0.11	1,980	
32. HomeSite Improv Land	6	5.59	100,620	7	6.59	118,620	
33. HomeSite Improvements	453	0.00	44,749,889	512	0.00	49,895,344	0
34. HomeSite Total				513	6.70	50,015,944	
35. FarmSite UnImp Land	202	309.17	2,512,088	224	348.75	2,813,318	
36. FarmSite Improv Land	788	2,042.22	17,986,662	889	2,284.85	20,070,088	
37. FarmSite Improvements	905	0.00	33,164,873	1,020	0.00	36,183,901	574,720
38. FarmSite Total				1,244	2,633.60	59,067,307	
39. Road & Ditches	2,562	5,050.90	0	2,839	5,489.06	0	
40. Other- Non Ag Use	27	1,824.86	1,859,590	28	1,825.42	1,870,790	
41. Total Section VI				1,757	9,954.78	110,954,041	574,720

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	845.78	1,168,283	17	845.78	1,168,283

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%	2,764,025	21.24%	5,500.00
46. 1A	69.77	2.56%	376,758	2.90%	5,400.00
47. 2A1	437.28	16.06%	2,142,687	16.47%	4,900.03
48. 2A	508.69	18.69%	2,492,581	19.16%	4,900.00
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	906.99	33.32%	4,240,183	32.59%	4,675.01
51. 4A1	289.54	10.64%	969,967	7.46%	3,350.03
52. 4A	7.59	0.28%	24,478	0.19%	3,225.03
<b>53. Total</b>	<b>2,722.41</b>	<b>100.00%</b>	<b>13,010,679</b>	<b>100.00%</b>	<b>4,779.10</b>
<b>Dry</b>					
54. 1D1	6,526.71	10.50%	30,793,570	13.25%	4,718.08
55. 1D	4,802.15	7.72%	22,195,757	9.55%	4,622.05
56. 2D1	5,632.22	9.06%	24,487,075	10.54%	4,347.68
57. 2D	117.02	0.19%	497,338	0.21%	4,250.03
58. 3D1	5,757.65	9.26%	22,167,015	9.54%	3,850.01
59. 3D	35,564.48	57.20%	122,681,319	52.80%	3,449.55
60. 4D1	2,416.07	3.89%	6,100,639	2.63%	2,525.03
61. 4D	1,357.71	2.18%	3,428,277	1.48%	2,525.04
<b>62. Total</b>	<b>62,174.01</b>	<b>100.00%</b>	<b>232,350,990</b>	<b>100.00%</b>	<b>3,737.11</b>
<b>Grass</b>					
63. 1G1	17,672.18	45.12%	33,331,456	48.43%	1,886.10
64. 1G	1,298.02	3.31%	1,555,511	2.26%	1,198.37
65. 2G1	3,653.90	9.33%	6,320,708	9.18%	1,729.85
66. 2G	466.78	1.19%	466,775	0.68%	999.99
67. 3G1	10,624.87	27.13%	21,106,140	30.67%	1,986.48
68. 3G	61.52	0.16%	71,392	0.10%	1,160.47
69. 4G1	1,701.92	4.35%	2,281,936	3.32%	1,340.80
70. 4G	3,687.10	9.41%	3,692,812	5.37%	1,001.55
<b>71. Total</b>	<b>39,166.29</b>	<b>100.00%</b>	<b>68,826,730</b>	<b>100.00%</b>	<b>1,757.30</b>
<b>Irrigated Total</b>					
	2,722.41	2.55%	13,010,679	4.14%	4,779.10
<b>Dry Total</b>					
	62,174.01	58.22%	232,350,990	73.86%	3,737.11
<b>Grass Total</b>					
	39,166.29	36.68%	68,826,730	21.88%	1,757.30
72. Waste	2,723.93	2.55%	408,746	0.13%	150.06
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	508.27	0.48%	897,531	0.29%	1,765.85
<b>75. Market Area Total</b>	<b>106,786.64</b>	<b>100.00%</b>	<b>314,597,145</b>	<b>100.00%</b>	<b>2,946.03</b>

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 50

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	1,022.16	11.90%	7,257,336	13.90%	7,100.00
46. 1A	200.71	2.34%	1,384,899	2.65%	6,900.00
47. 2A1	2,723.51	31.71%	17,158,114	32.87%	6,300.00
48. 2A	2,664.23	31.02%	16,784,624	32.15%	6,299.99
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	661.71	7.70%	3,970,278	7.60%	6,000.03
51. 4A1	1,242.07	14.46%	5,340,893	10.23%	4,299.99
52. 4A	73.87	0.86%	310,254	0.59%	4,200.00
<b>53. Total</b>	<b>8,588.26</b>	<b>100.00%</b>	<b>52,206,398</b>	<b>100.00%</b>	<b>6,078.81</b>
<b>Dry</b>					
54. 1D1	10,746.95	6.76%	65,544,147	8.46%	6,098.86
55. 1D	28,776.62	18.09%	171,221,372	22.10%	5,950.02
56. 2D1	14,620.91	9.19%	81,876,465	10.57%	5,599.96
57. 2D	6,727.12	4.23%	36,999,118	4.78%	5,499.99
58. 3D1	7,580.77	4.77%	37,524,926	4.84%	4,950.02
59. 3D	74,135.31	46.61%	328,049,040	42.35%	4,425.00
60. 4D1	6,635.58	4.17%	21,565,876	2.78%	3,250.04
61. 4D	9,820.57	6.17%	31,917,024	4.12%	3,250.02
<b>62. Total</b>	<b>159,043.83</b>	<b>100.00%</b>	<b>774,697,968</b>	<b>100.00%</b>	<b>4,870.97</b>
<b>Grass</b>					
63. 1G1	17,797.21	42.12%	35,572,857	51.09%	1,998.79
64. 1G	2,397.49	5.67%	2,780,221	3.99%	1,159.64
65. 2G1	3,933.20	9.31%	6,704,248	9.63%	1,704.53
66. 2G	510.64	1.21%	510,644	0.73%	1,000.01
67. 3G1	4,798.57	11.36%	10,005,250	14.37%	2,085.05
68. 3G	1,448.77	3.43%	1,466,625	2.11%	1,012.32
69. 4G1	3,170.29	7.50%	4,372,932	6.28%	1,379.35
70. 4G	8,198.16	19.40%	8,216,252	11.80%	1,002.21
<b>71. Total</b>	<b>42,254.33</b>	<b>100.00%</b>	<b>69,629,029</b>	<b>100.00%</b>	<b>1,647.86</b>
<b>Irrigated Total</b>					
	8,588.26	3.94%	52,206,398	5.82%	6,078.81
<b>Dry Total</b>					
	159,043.83	73.00%	774,697,968	86.30%	4,870.97
<b>Grass Total</b>					
	42,254.33	19.39%	69,629,029	7.76%	1,647.86
72. Waste	7,978.27	3.66%	1,197,071	0.13%	150.04
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	1,278.31	0.59%	3,536,062	0.39%	2,766.20
<b>75. Market Area Total</b>	<b>217,864.69</b>	<b>100.00%</b>	<b>897,730,466</b>	<b>100.00%</b>	<b>4,120.59</b>



Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	0.00	0	787.27	4,448,793	10,523.40	60,768,284	11,310.67	65,217,077
<b>77. Dry Land</b>	103.28	365,114	20,713.09	97,552,933	200,401.47	909,130,911	221,217.84	1,007,048,958
<b>78. Grass</b>	20.62	23,292	7,143.64	11,911,971	74,256.36	126,520,496	81,420.62	138,455,759
<b>79. Waste</b>	2.47	370	808.49	121,334	9,891.24	1,484,113	10,702.20	1,605,817
<b>80. Other</b>	0.00	0	0.00	0	0.00	0	0.00	0
<b>81. Exempt</b>	155.81	273,605	15.25	32,548	1,615.52	4,127,440	1,786.58	4,433,593
<b>82. Total</b>	<b>126.37</b>	<b>388,776</b>	<b>29,452.49</b>	<b>114,035,031</b>	<b>295,072.47</b>	<b>1,097,903,804</b>	<b>324,651.33</b>	<b>1,212,327,611</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	11,310.67	3.48%	65,217,077	5.38%	5,765.98
<b>Dry Land</b>	221,217.84	68.14%	1,007,048,958	83.07%	4,552.30
<b>Grass</b>	81,420.62	25.08%	138,455,759	11.42%	1,700.50
<b>Waste</b>	10,702.20	3.30%	1,605,817	0.13%	150.05
<b>Other</b>	0.00	0.00%	0	0.00%	0.00
<b>Exempt</b>	1,786.58	0.55%	4,433,593	0.37%	2,481.61
<b>Total</b>	<b>324,651.33</b>	<b>100.00%</b>	<b>1,212,327,611</b>	<b>100.00%</b>	<b>3,734.25</b>

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 Acreage	2	63,540	31	939,524	31	3,384,576	33	4,387,640	0
83.2 Barada	15	95,726	17	105,791	19	469,725	34	671,242	0
83.3 Dawson	38	186,838	88	479,647	88	2,915,687	126	3,582,172	0
83.4 Falls City	240	1,326,468	1,877	8,917,052	1,891	133,139,978	2,131	143,383,498	255,829
83.5 Humboldt	88	644,862	425	1,932,266	427	19,892,294	515	22,469,422	171,895
83.6 Preston	0	0	1	864	1	15,345	1	16,209	0
83.7 Rulo	142	778,774	120	690,127	124	3,962,115	266	5,431,016	0
83.8 Rural	124	3,385,365	472	13,933,826	533	76,225,242	657	93,544,433	146,465
83.9 Salem	106	581,632	77	471,255	78	1,536,022	184	2,588,909	0
83.10 Shubert	26	132,323	116	558,784	119	3,495,693	145	4,186,800	725,770
83.11 Stella	39	233,889	99	462,954	102	3,185,502	141	3,882,345	0
83.12 Verdon	26	144,476	104	545,679	104	3,473,391	130	4,163,546	0
84 Residential Total	846	7,573,893	3,427	29,037,769	3,517	251,695,570	4,363	288,307,232	1,299,959

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	8,876	2	8,737	2	17,613	0
85.2	Dawson	5	15,220	12	32,170	12	458,729	17	506,119	0
85.3	Falls City	74	2,142,779	269	3,885,895	265	29,643,353	339	35,672,027	13,560
85.4	Humboldt	18	79,849	77	334,947	81	3,827,930	99	4,242,726	0
85.5	Rulo	18	104,349	13	72,161	14	560,428	32	736,938	0
85.6	Rural	18	152,931	25	822,389	31	2,688,086	49	3,663,406	0
85.7	Salem	3	6,308	6	21,714	6	36,101	9	64,123	0
85.8	Shubert	7	19,135	13	34,140	13	157,328	20	210,603	0
85.9	Stella	7	30,063	21	77,614	22	897,694	29	1,005,371	0
85.10	Verdon	3	10,519	17	66,184	19	486,799	22	563,502	0
86	Commercial Total	153	2,561,153	455	5,356,090	465	38,765,185	618	46,682,428	13,560

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	15,885.76	65.92%	30,497,912	67.39%	1,919.83
88. 1G	322.68	1.34%	580,824	1.28%	1,800.00
89. 2G1	2,829.28	11.74%	5,092,698	11.25%	1,800.00
90. 2G	0.00	0.00%	0	0.00%	0.00
91. 3G1	5,038.72	20.91%	9,045,374	19.99%	1,795.17
92. 3G	15.69	0.07%	26,673	0.06%	1,700.00
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	7.71	0.03%	11,758	0.03%	1,525.03
95. Total	24,099.84	100.00%	45,255,239	100.00%	1,877.82
<b>CRP</b>					
96. 1C1	402.74	8.95%	1,449,864	11.15%	3,600.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	181.30	4.03%	584,695	4.50%	3,225.01
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	3,407.69	75.76%	9,882,301	75.99%	2,900.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	504.54	11.22%	1,084,783	8.34%	2,150.04
103. 4C	1.60	0.04%	3,264	0.03%	2,040.00
104. Total	4,497.87	100.00%	13,004,907	100.00%	2,891.35
<b>Timber</b>					
105. 1T1	1,383.68	13.09%	1,383,680	13.09%	1,000.00
106. 1T	975.34	9.23%	974,687	9.22%	999.33
107. 2T1	643.32	6.09%	643,315	6.09%	999.99
108. 2T	466.78	4.42%	466,775	4.42%	999.99
109. 3T1	2,178.46	20.61%	2,178,465	20.62%	1,000.00
110. 3T	45.83	0.43%	44,719	0.42%	975.76
111. 4T1	1,197.38	11.33%	1,197,153	11.33%	999.81
112. 4T	3,677.79	34.80%	3,677,790	34.81%	1,000.00
113. Total	10,568.58	100.00%	10,566,584	100.00%	999.81
<hr/>					
Grass Total	24,099.84	61.53%	45,255,239	65.75%	1,877.82
CRP Total	4,497.87	11.48%	13,004,907	18.90%	2,891.35
Timber Total	10,568.58	26.98%	10,566,584	15.35%	999.81
<hr/>					
114. Market Area Total	39,166.29	100.00%	68,826,730	100.00%	1,757.30

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	14,953.01	80.81%	31,386,810	82.51%	2,099.03
88. 1G	437.35	2.36%	820,074	2.16%	1,875.10
89. 2G1	1,928.15	10.42%	3,615,323	9.50%	1,875.02
90. 2G	0.00	0.00%	0	0.00%	0.00
91. 3G1	1,157.45	6.26%	2,170,235	5.70%	1,875.01
92. 3G	20.40	0.11%	38,250	0.10%	1,875.00
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	6.69	0.04%	11,240	0.03%	1,680.12
95. Total	18,503.05	100.00%	38,041,932	100.00%	2,055.98
<b>CRP</b>					
96. 1C1	454.84	12.31%	1,796,665	15.58%	3,950.10
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	425.05	11.51%	1,508,940	13.09%	3,550.03
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	1,928.20	52.20%	6,122,091	53.10%	3,175.03
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	874.64	23.68%	2,077,286	18.02%	2,375.02
103. 4C	10.93	0.30%	24,481	0.21%	2,239.80
104. Total	3,693.66	100.00%	11,529,463	100.00%	3,121.42
<b>Timber</b>					
105. 1T1	2,389.36	11.91%	2,389,382	11.91%	1,000.01
106. 1T	1,960.14	9.77%	1,960,147	9.77%	1,000.00
107. 2T1	1,580.00	7.88%	1,579,985	7.88%	999.99
108. 2T	510.64	2.55%	510,644	2.55%	1,000.01
109. 3T1	1,712.92	8.54%	1,712,924	8.54%	1,000.00
110. 3T	1,428.37	7.12%	1,428,375	7.12%	1,000.00
111. 4T1	2,295.65	11.45%	2,295,646	11.45%	1,000.00
112. 4T	8,180.54	40.79%	8,180,531	40.79%	1,000.00
113. Total	20,057.62	100.00%	20,057,634	100.00%	1,000.00
<hr/>					
Grass Total	18,503.05	43.79%	38,041,932	54.64%	2,055.98
CRP Total	3,693.66	8.74%	11,529,463	16.56%	3,121.42
Timber Total	20,057.62	47.47%	20,057,634	28.81%	1,000.00
<hr/>					
114. Market Area Total	42,254.33	100.00%	69,629,029	100.00%	1,647.86

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

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	2023 CTL County Total	2024 Form 45 County Total	Value Difference (2024 form 45 - 2023 CTL)	Percent Change	2024 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	269,567,225	285,848,350	16,281,125	6.04%	1,299,959	5.56%
02. Recreational	2,099,391	2,458,882	359,491	17.12%	0	17.12%
03. Ag-Homesite Land, Ag-Res Dwelling	50,102,215	50,015,944	-86,271	-0.17%	0	-0.17%
<b>04. Total Residential (sum lines 1-3)</b>	<b>321,768,831</b>	<b>338,323,176</b>	<b>16,554,345</b>	<b>5.14%</b>	<b>1,299,959</b>	<b>4.74%</b>
05. Commercial	39,082,363	40,563,029	1,480,666	3.79%	0	3.79%
06. Industrial	6,211,296	6,119,399	-91,897	-1.48%	13,560	-1.70%
<b>07. Total Commercial (sum lines 5-6)</b>	<b>45,293,659</b>	<b>46,682,428</b>	<b>1,388,769</b>	<b>3.07%</b>	<b>13,560</b>	<b>3.04%</b>
08. Ag-Farmsite Land, Outbuildings	53,137,478	59,067,307	5,929,829	11.16%	574,720	10.08%
09. Minerals	6,800,900	6,464,650	-336,250	-4.94	820,060	-17.00%
10. Non Ag Use Land	1,054,303	1,870,790	816,487	77.44%		
<b>11. Total Non-Agland (sum lines 8-10)</b>	<b>60,992,681</b>	<b>67,402,747</b>	<b>6,410,066</b>	<b>10.51%</b>	<b>1,394,780</b>	<b>8.22%</b>
12. Irrigated	59,240,329	65,217,077	5,976,748	10.09%		
13. Dryland	903,972,578	1,007,048,958	103,076,380	11.40%		
14. Grassland	125,913,140	138,455,759	12,542,619	9.96%		
15. Wasteland	1,073,507	1,605,817	532,310	49.59%		
16. Other Agland	0	0	0			
<b>17. Total Agricultural Land</b>	<b>1,090,199,554</b>	<b>1,212,327,611</b>	<b>122,128,057</b>	<b>11.20%</b>		
<b>18. Total Value of all Real Property</b> (Locally Assessed)	<b>1,518,254,725</b>	<b>1,664,735,962</b>	<b>146,481,237</b>	<b>9.65%</b>	<b>2,708,299</b>	<b>9.47%</b>

## 2024 Assessment Survey for Richardson County

### A. Staffing and Funding Information

<b>1.</b>	<b>Deputy(ies) on staff:</b>
	1
<b>2.</b>	<b>Appraiser(s) on staff:</b>
	0
<b>3.</b>	<b>Other full-time employees:</b>
	1
<b>4.</b>	<b>Other part-time employees:</b>
	0
<b>5.</b>	<b>Number of shared employees:</b>
	0
<b>6.</b>	<b>Assessor's requested budget for current fiscal year:</b>
	\$224,024.42
<b>7.</b>	<b>Adopted budget, or granted budget if different from above:</b>
	\$224,024.42
<b>8.</b>	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	\$2,000 is for the Pritchard & Abbott for mineral appraisal. \$6,400 is for Brad Hill for commercial
<b>9.</b>	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	N/A
<b>10.</b>	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	\$22,000
<b>11.</b>	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	Funded out of County General Fund
<b>12.</b>	<b>Amount of last year's assessor's budget not used:</b>
	\$0

## B. Computer, Automation Information and GIS

1.	<b>Administrative software:</b>
	MIPS
2.	<b>CAMA software:</b>
	MIPS
3.	<b>Personal Property software:</b>
	MIPS
4.	<b>Are cadastral maps currently being used?</b>
	Yes
5.	<b>If so, who maintains the Cadastral Maps?</b>
	County assessor and staff
6.	<b>Does the county have GIS software?</b>
	Yes
7.	<b>Is GIS available to the public? If so, what is the web address?</b>
	Yes. <a href="https://richardson.gworks.com">https://richardson.gworks.com</a>
8.	<b>Who maintains the GIS software and maps?</b>
	gWorks
9.	<b>What type of aerial imagery is used in the cyclical review of properties?</b>
	Connect Explorer - Pictometry
10.	<b>When was the aerial imagery last updated?</b>
	2022

## C. Zoning Information

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



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

#### **D. Contracted Services**

<b>1.</b>	<b>Appraisal Services:</b>
	Prichard & Abbot - mineral interests. Brian Hill - commercial
<b>2.</b>	<b>GIS Services:</b>
	gWorks
<b>3.</b>	<b>Other services:</b>
	Connect Explorer - Pictometry

#### **E. Appraisal /Listing Services**

<b>1.</b>	<b>List any outside appraisal or listing services employed by the county for the current assessment year</b>
	Pritchard & Abbott for mineral appraisal services. Brian Hill for commercial
<b>2.</b>	<b>If so, is the appraisal or listing service performed under contract?</b>
	Yes.
<b>3.</b>	<b>What appraisal certifications or qualifications does the County require?</b>
	No certifications or qualifications.
<b>4.</b>	<b>Have the existing contracts been approved by the PTA?</b>
	Yes.
<b>5.</b>	<b>Does the appraisal or listing service providers establish assessed values for the county?</b>
	No

## 2024 Residential Assessment Survey for Richardson County

<b>1.</b>	<b>Valuation data collection done by:</b>																
	County assessor and staff.																
<b>2.</b>	<b>List the valuation group recognized by the County and describe the unique characteristics of each:</b>																
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Falls City - County seat and largest community, trade center for county</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Humboldt - population 877 Retail, HTRS High School. Retail</td> </tr> <tr> <td style="text-align: center;">6</td> <td>Rulo - population 112, cafe, limited retail and services ,Salem population 81 Stella - population 151, limited retail and services, Shubert population 138 Verdon - population 170, limited services and retail, Barada population 20</td> </tr> <tr> <td style="text-align: center;">11</td> <td>Rural Residential Acreages</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Ag improvements</td> </tr> <tr> <td style="text-align: center;">AG DW</td> <td>Ag Dwellings</td> </tr> <tr> <td style="text-align: center;">AG OB</td> <td>Ag outbuildings</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Falls City - County seat and largest community, trade center for county	3	Humboldt - population 877 Retail, HTRS High School. Retail	6	Rulo - population 112, cafe, limited retail and services ,Salem population 81 Stella - population 151, limited retail and services, Shubert population 138 Verdon - population 170, limited services and retail, Barada population 20	11	Rural Residential Acreages	AG	Ag improvements	AG DW	Ag Dwellings	AG OB	Ag outbuildings
<u>Valuation Group</u>	<u>Description of unique characteristics</u>																
1	Falls City - County seat and largest community, trade center for county																
3	Humboldt - population 877 Retail, HTRS High School. Retail																
6	Rulo - population 112, cafe, limited retail and services ,Salem population 81 Stella - population 151, limited retail and services, Shubert population 138 Verdon - population 170, limited services and retail, Barada population 20																
11	Rural Residential Acreages																
AG	Ag improvements																
AG DW	Ag Dwellings																
AG OB	Ag outbuildings																
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>																
	Cost Approach and Market Analysis. The county uses the cost approach using Marshall & Swift tables to then determine market value by applying various tables of depreciation within their CAMA system.																
<b>4.</b>	<b>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?</b>																
	The County utilizes Marshall & Swift Cost tables plus local sales market information is used to develop the depreciation tables.																
<b>5.</b>	<b>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.</b>																
	Yes. Depreciation tables are reviewed during the 6 year reappraisal cycle. These are Marshall & Swift derived depreciation tables that are adjusted for local market.																
<b>6.</b>	<b>Describe the methodology used to determine the residential lot values?</b>																
	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.																
<b>7.</b>	<b>How are rural residential site values developed?</b>																
	A market study is conducted on rural residential sales.																
<b>8.</b>	<b>Are there form 191 applications on file?</b>																

	No.																																												
9.	<b>Describe the methodology used to determine value for vacant lots being held for sale or resale?</b>																																												
	N/A																																												
10.	<table border="1"> <thead> <tr> <th data-bbox="201 289 363 373"><u>Valuation Group</u></th> <th data-bbox="363 289 651 373"><u>Date of Depreciation Tables</u></th> <th data-bbox="651 289 906 373"><u>Date of Costing</u></th> <th data-bbox="906 289 1175 373"><u>Date of Lot Value Study</u></th> <th data-bbox="1175 289 1484 373"><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="201 373 363 432">1</td> <td data-bbox="363 373 651 432">2022</td> <td data-bbox="651 373 906 432">2022</td> <td data-bbox="906 373 1175 432">2022</td> <td data-bbox="1175 373 1484 432">2023</td> </tr> <tr> <td data-bbox="201 432 363 491">3</td> <td data-bbox="363 432 651 491">2022</td> <td data-bbox="651 432 906 491">2022</td> <td data-bbox="906 432 1175 491">2022</td> <td data-bbox="1175 432 1484 491">2023</td> </tr> <tr> <td data-bbox="201 491 363 550">6</td> <td data-bbox="363 491 651 550">2022</td> <td data-bbox="651 491 906 550">2022</td> <td data-bbox="906 491 1175 550">2022</td> <td data-bbox="1175 491 1484 550">2021</td> </tr> <tr> <td data-bbox="201 550 363 609">11</td> <td data-bbox="363 550 651 609">2022</td> <td data-bbox="651 550 906 609">2022</td> <td data-bbox="906 550 1175 609">2022</td> <td data-bbox="1175 550 1484 609">2019-2020</td> </tr> <tr> <td data-bbox="201 609 363 667">AG</td> <td data-bbox="363 609 651 667">2022</td> <td data-bbox="651 609 906 667">2022</td> <td data-bbox="906 609 1175 667">2019-2020</td> <td data-bbox="1175 609 1484 667">2019-2020</td> </tr> <tr> <td data-bbox="201 667 363 726">AG DW</td> <td data-bbox="363 667 651 726">2022</td> <td data-bbox="651 667 906 726">2022</td> <td data-bbox="906 667 1175 726">2019-2020</td> <td data-bbox="1175 667 1484 726">2023-2024</td> </tr> <tr> <td data-bbox="201 726 363 772">AG OB</td> <td data-bbox="363 726 651 772">2022</td> <td data-bbox="651 726 906 772">2022</td> <td data-bbox="906 726 1175 772">2019-2020</td> <td data-bbox="1175 726 1484 772">2019-2020</td> </tr> </tbody> </table>					<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>	1	2022	2022	2022	2023	3	2022	2022	2022	2023	6	2022	2022	2022	2021	11	2022	2022	2022	2019-2020	AG	2022	2022	2019-2020	2019-2020	AG DW	2022	2022	2019-2020	2023-2024	AG OB	2022	2022	2019-2020	2019-2020
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	<p>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.</p>																																												

## 2024 Commercial Assessment Survey for Richardson County

<b>1.</b>	<b>Valuation data collection done by:</b>													
	County assessor and staff.													
<b>2.</b>	<b>List the valuation group recognized in the County and describe the unique characteristics of each:</b>													
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">2</td> <td>Valuation Group 2 comprises the entire county.</td> </tr> </tbody> </table>				<u>Valuation Group</u>	<u>Description of unique characteristics</u>	2	Valuation Group 2 comprises the entire county.						
<u>Valuation Group</u>	<u>Description of unique characteristics</u>													
2	Valuation Group 2 comprises the entire county.													
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>													
	The cost approach is a basis for value with adjustments in depreciation to arrive at market value.													
<b>3a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>													
	In addition to utilizing the cost approach, the county relies on sales of similar property outside if its boundaries. Multipliers are then applied accordingly to adjust to the local market of commercial properties.													
<b>4.</b>	<b>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?</b>													
	The county develops depreciation tables based on the local market and utilizes those in their CAMA system.													
<b>5.</b>	<b>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.</b>													
	The county develops depreciations tables for the valuation group as they are reviewed and re-appraised.													
<b>6.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>													
	The county uses a square foot method derived from vacant lot sales.													
<b>7.</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Date of Depreciation Tables</u></th> <th style="text-align: center;"><u>Date of Costing</u></th> <th style="text-align: center;"><u>Date of Lot Value Study</u></th> <th style="text-align: center;"><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">2</td> <td style="text-align: center;">2022</td> <td style="text-align: center;">2022</td> <td style="text-align: center;">2023</td> <td style="text-align: center;">2022</td> </tr> </tbody> </table>				<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>	2	2022	2022	2023	2022
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2	2022	2022	2023	2022										
	All commercial sales within Richardson County are in one Valuation Group.													

## 2024 Agricultural Assessment Survey for Richardson County

<b>1.</b>	<b>Valuation data collection done by:</b>										
	County assessor and staff.										
<b>2.</b>	<b>List each market area, and describe the location and the specific characteristics that make each unique.</b>										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><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 based on soil types and location.										
<b>3.</b>	<b>Describe the process used to determine and monitor market areas.</b>										
	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.										
<b>4.</b>	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>										
	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.										
<b>5.</b>	<b>Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?</b>										
	Yes, currently farm home sites are valued at \$18,000 for the first acre. Rural residential home sites are valued at \$18,000 for the first acre. Available market data is used to determine if each supports a distinct value.										
<b>6.</b>	<b>What separate market analysis has been conducted where intensive use is identified in the county?</b>										
	Two feedlots in this county: values ground at \$3,000/acre and individually measures all improvements to parcel, including concrete.										
<b>7.</b>	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>										

	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).
<b>7a.</b>	<b>Are any other agricultural subclasses used? If yes, please explain.</b>
	No.
	<b><u>If your county has special value applications, please answer the following</u></b>
<b>8a.</b>	<b>How many parcels have a special valuation application on file?</b>
	None.
<b>8b.</b>	<b>What process was used to determine if non-agricultural influences exist in the county?</b>
	N/A
	<b><u>If your county recognizes a special value, please answer the following</u></b>
<b>8c.</b>	<b>Describe the non-agricultural influences recognized within the county.</b>
	N/A
<b>8d.</b>	<b>Where is the influenced area located within the county?</b>
	N/A
<b>8e.</b>	<b>Describe in detail how the special values were arrived at in the influenced area(s).</b>
	N/A

**2023-2024-2025  
PLAN OF ASSESSMENT  
FOR  
RICHARDSON COUNTY, NE**

To: Richardson County Board of Equalization  
Nebraska Department of Revenue--Property Assessment Division

As required by Nebr. Sec. 77-1311.02, R.R.S. as amended by 2007 Neb. Laws LB334, Section 64, the assessor shall prepare a Plan of Assessment on or before June 15 of each year, which shall described the assessment actions the county assessor plans to make for the next assessment year and two years thereafter and submit such plan to the County Board of Equalization on or before July 31 of each year, any may amend the plan, if necessary, after a budget is approved by the County Board, and submit a copy of the plan and any amendments of the Nebraska Department of Revenue, Property Assessment Division on or before October 31 each year. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law and the resources necessary to complete those actions.

The following is a plan of assessment for:

**Tax Year 2023:**

*Residential—*

1. Start review of Rural houses in Richardson County. This would include all related buildings associated with the main structure, new photos of property, implement new market analysis and depreciation, implement new replacement cost new, and establish new assessed value for 2023. Also, cost table will be updated to 2022.
2. Pick up new construction and verify removal of buildings.
3. Review preliminary sale statistics developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible subclass percentage adjustment needed to comply with statistical measures as required by law.
4. Continue with review and analysis of sales as they occur.

*Commercial/Recreational—*

1. Working with Bryan Hill on all commercial properties buildings and land/lot values. Implement new depreciation tables and establish new assessed values for 2023. Also, Cost table will be updated to 2022.
2. Pick up new construction and verify removal of buildings.
3. Review preliminary sale statistics developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible subclass percentage adjustment needed to comply with statistical measures as required by law.
4. Continue with review and analysis of sales as they occur.

*Agricultural/Horticultural Land—*

1. Continue with review and analysis of sales as they occur.
2. Continue land use updates when discovered or identified with use of Pictometry/GIS.

**TAX YEAR 2024:**

*Residential—*

1. Finish review of rural houses and outbuildings in Richardson County. This would include all related buildings associated with the main structure, new photos of property, implement new market analysis and depreciation, implement new replacement cost new, and establish new assessed value for 2024.
2. Pick up new construction and verify removal of buildings.
3. Review preliminary sale statistics developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible subclass percentage adjustment needed to comply with statistical measures as required by law.
4. Continue with review and analysis of sales as they occur.

*Commercial/Recreational—*

1. Pick up new construction and verify removal of buildings.
2. Review preliminary sale statistics developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible subclass percentage adjustment needed to comply with statistical measures as required by law.
3. Continue with review and analysis of sales as they occur.

*Agricultural/Horticultural Land—*



1. New agricultural land study and value will be applied for 2024.
2. Review remaining rural improvements and preliminary sale statistic developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible class/subclass percentage adjustment needed to comply with statistical measures as required by law.
3. Continue with review and analysis of sales as they occur.
4. Continue land use updates when discovered or identified with use of Pictometry/GIS.

### **TAX YEAR 2025:**

#### *Residential—*

1. Review of Rulo, Salem, and Shubert houses and outbuildings in Richardson County. This would include all related buildings associated with the main structure, new photos of property, implement new market analysis and depreciation, implement new replacement cost new, and establish new assessed value for 2025.
2. Pick up new construction and verify removal of buildings.
3. Review preliminary sale statistics developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible subclass percentage adjustment needed to comply with statistical measures as required by law.
4. Continue with review and analysis of sales as they occur.

#### *Commercial/Recreational—*

1. Review Rulo, Salem, and Shubert commercial properties. Pick up new construction and verify removal of buildings.
2. Review preliminary sale statistics developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible subclass percentage adjustment needed to comply with statistical measures as required by law.
3. Continue with review and analysis of sales as they occur.

#### *Agricultural/Horticultural Land—*

1. New agricultural land study and value will be applied for 2025.
2. Review remaining rural improvements and preliminary sale statistic developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible class/subclass percentage adjustment needed to comply with statistical measures as required by law.

3. Continue with review and analysis of sales as they occur.
3. Continue land use updates when discovered or identified with use of Pictometry/GIS.
4. Review remaining rural improvements and preliminary sale statistic developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible class/subclass percentage adjustment needed to comply with statistical measures as required by law.