

**NEBRASKA**

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**DEPARTMENT OF REVENUE**

**2021 REPORTS AND OPINIONS  
OF THE PROPERTY TAX ADMINISTRATOR**

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**VALLEY COUNTY**



Pete Ricketts, Governor

April 7, 2021

Commissioner Hotz :

The Property Tax Administrator has compiled the 2021 Reports and Opinions of the Property Tax Administrator for Valley 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 Valley County.

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

For the Tax Commissioner

Sincerely,

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

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

cc: Linda Waltman, Valley County Assessor

# Table of Contents

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## **2021 Reports and Opinions of the Property Tax Administrator:**

- Certification to the Commission
- Introduction
- County Overview
- Residential Correlation
- Commercial Correlation
- Agricultural Land Correlation
- Property Tax Administrator's Opinion

## **Appendices:**

- Commission Summary

### ***Statistical Reports and Displays:***

- Residential Statistics
- Commercial Statistics
- Chart of Net Sales Compared to Commercial Assessed Value
- Agricultural Land Statistics
- Table-Average Value of Land Capability Groups
- Special Valuation Statistics (if applicable)

- Market Area Map
- Valuation History Charts

### ***County Reports:***

- County Abstract of Assessment for Real Property, Form 45
- County Abstract of Assessment for Real Property Compared to the Prior Year
- Certificate of Taxes Levied (CTL)
- Assessor Survey
- Three-Year Plan of Assessment
- Special Value Methodology (if applicable)
- Ad Hoc Reports Submitted by County (if applicable)

## **Introduction**

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

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

The statistical reports are developed using the statewide sales file that contains all transactions as required by [Neb. Rev. Stat. § 77-1327](#). From this sales file, the Division prepares a statistical analysis comparing assessments to sale prices for arm's-length sales (assessment sales ratio). 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 professionally accepted mass appraisal methods 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 on 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 a county assessor's assessment performance, the Division 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 value against the total of selling prices. The weighted mean ratio can be heavily influenced by sales of large-dollar property with extreme ratios.

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

calculation regardless of the assessed value or the selling price.

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

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

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

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

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

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

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

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

The Division reviews assessment practices that ultimately affect the valuation of real property in each county. This review is done to ensure the reliability of the statistical analysis and to ensure professionally accepted mass appraisal methods 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.

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 professionally accepted mass appraisal methods. 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 is either compliant or not compliant with professionally accepted mass appraisal methods is based on the totality of the assessment practices in the county.

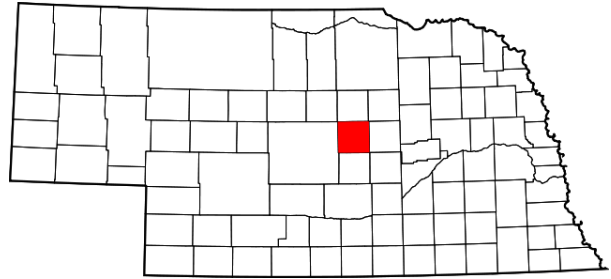
Reviews of the timeliness of submission of sales information, equalization of sold/unsold properties in the county, the accuracy of the AVU data, and the compliance with statutory reports, are completed annually for each county. If there are inconsistencies found or concerns about any of these reviews, those inconsistencies or concerns are addressed in the Correlation Section of the R&O for the subject real property, for the applicable county. Any applicable corrective measures taken by the county assessor to address the inconsistencies or concerns are reported along with the results of those corrective measures.

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

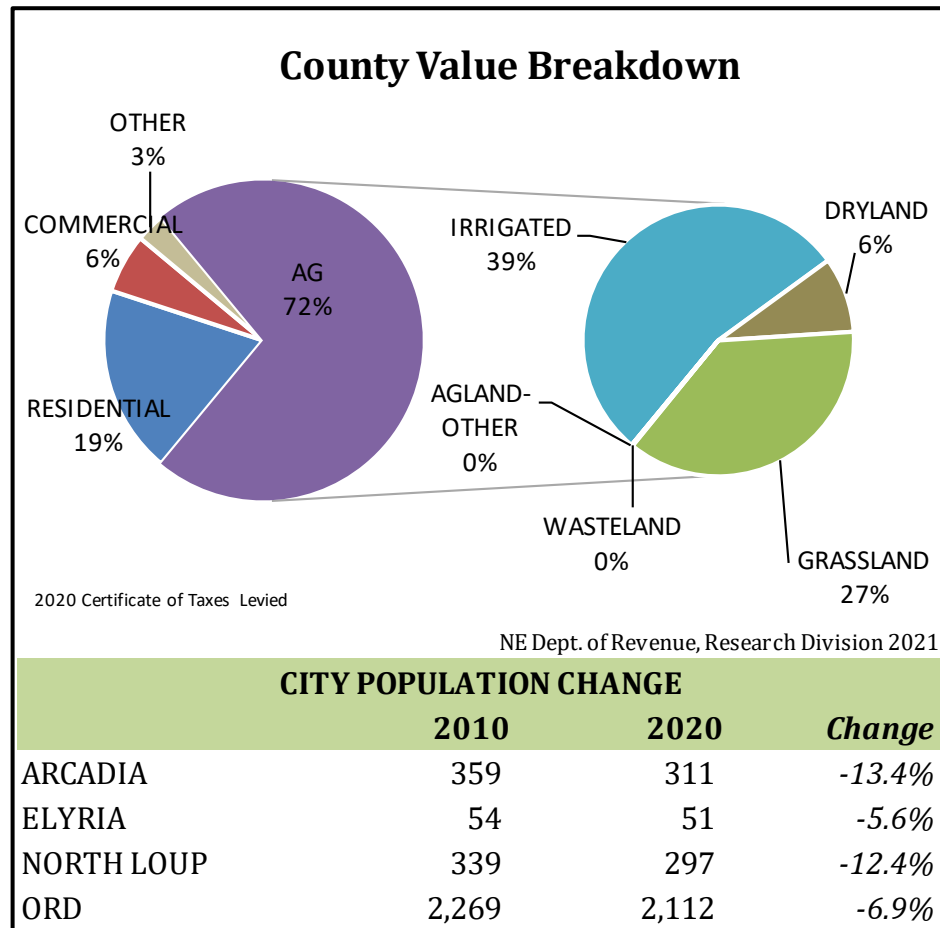


## County Overview

With a total area of 568 square miles, Valley County has 4,158 residents, per the Census Bureau Quick Facts for 2019, a 2% population decline from the 2010 U.S. Census. Reports indicate that 74% of county residents are homeowners and 87% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$79,760 (2020 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Valley County are located in and around Ord, the county seat. According to the latest information available from the U.S. Census Bureau, there are 180 employer establishments with total employment of 1,294, for a 3% decrease in employment.



Agricultural land makes up the majority of the county's valuation base. Valley County is included in the Lower Loup Natural Resources District (NRD).

An ethanol plant located in Ord also contributes to the local agricultural economy.

# 2021 Residential Correlation for Valley County

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## *Assessment Action*

For the 2021 assessment year, a lot study with new values, followed by updating to new costing and table driven depreciation was implemented for Valuation Group 4. All 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.

The Valley County Assessor's sales verification and qualification process begins with a questionnaire mailed to both parties involved in the sales transaction. The county assessor reports a good return rate. Analysis of the percentage of sales used for the residential class is comparable to the statewide average.

The county assessor has completed a lot study for the 2021 assessment year as well as updating the costing and implementing table driven depreciation.

All residential property in the county is classified into five valuation groups that are primarily based on assessor location. Frequency of the six-year inspection and review cycle of the county is also reviewed. The county assessor continues to inspect all properties within the required six years. A systematic plan is in place to maintain compliance.

The currency of the appraisal tables are also reviewed. Valuation Group 4 was updated for the 2021 assessment year. The other valuation groups will be updated as they are inspected and reviewed. The county assessor currently does not have a written valuation methodology.

## *Description of Analysis*

Residential sales are stratified into five valuation groups based on assessor locations.

<b>Valuation Group</b>	<b>Description</b>
1	Arcadia
2	Elyria
3	North Loup
4	Ord
5	Rural

The qualified sales profile consists of 106 sales falling in each of the five valuation groups. Both the median and weighted mean are within the acceptable ranges, while the mean is slightly high.

## 2021 Residential Correlation for Valley County

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The overall COD is slightly high, but still low enough to support uniformity in a rural jurisdiction. The COD for valuation group 4, which has the majority of the sales, is well within the parameters. The mean and PRD both improve by hypothetically removing two low dollar outlier sales.

Valuation Group 1 has eight sales with a median of 84%; both the COD and PRD on this small sample are well above the recommended range, indicating that the sample is not reliable. The sample contains sale ratios ranging from 48% to 167%. When removing the highest and lowest ratios the median swings 16 percentage points, further indicating the median is not stable.

Valuation Group 5 has nine sales that make up 4% of the population. The three ratios in the middle of the nine ratio array all have medians at 88-89%, but these sales range in selling price from \$250,000 to \$600,000, while the rest of the sales have an average selling price of \$138,000 and the abstract shows the average rural residential is only valued at \$56,000. Over time, the county assessor has kept the costing and depreciation updated for this class of property. For the 2020 assessment year, the improvements received an 8% increase along with the first and second site acre values being raised.

The statistical sample and the 2021 County Abstract of Assessment, Form 45 Compared with the 2020 Certificate of Taxes Levied Report (CTL) indicated that the population changed in a similar manner to the sales. Changes to the population and sample reflect the stated assessment actions.

### *Equalization and Quality of Assessment*

A review of the statistics and assessment practices indicate the assessments are uniform and proportionate across the residential class. The quality of assessment of the residential class complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	8	83.85	94.83	70.50	32.78	134.51
2	3	89.33	134.01	110.92	62.30	120.82
3	10	97.87	107.28	94.94	31.32	113.00
4	76	97.00	102.94	96.39	15.84	106.80
5	9	88.83	91.96	88.99	19.15	103.34
____ALL____	106	94.62	102.69	93.74	20.45	109.55

### *Level of Value*

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

# 2021 Commercial Correlation for Valley County

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## *Assessment Actions*

Only routine maintenance, sales review and pick-up work were completed for the 2021 assessment year.

## *Assessment Practice Review*

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

A review of the valuation groups show the commercial class has two valuation groups. Valuation Group 1 is all the small villages in the county. Valuation Group 2 is Ord.

The cost approach to value using the Computer Assisted Mass Appraisal (CAMA) system cost tables with market derived depreciation tables are used for the valuation of the commercial class of property.

The county assessor complies with the six-year inspection and review cycle for the commercial class of property. A review of the current commercial appraisal tables show that the cost tables, lot values, and depreciation were updated in 2017.

## *Description of Analysis*

There are two valuation groups for the commercial class. The smaller towns and rural commercial are grouped together and the county seat of Ord is its own valuation group.

<b>Valuation Group</b>	<b>Description</b>
1	Arcadia, Elyria, North Loup, all Rural properties
4	Ord

The qualified sample contains 21 sales in the commercial class of property. Both valuation groups contain sales with the majority in valuation group 4. The overall median and weighted mean are within the acceptable ranges, however, the COD and PRD are well above the acceptable parameters. Additionally, the sales are divided into 10 different occupancy codes, further making it hard to rely on the statistics. The median will not be relied upon to call the level of value.

Historically, the county assessor has kept the costing and depreciation updated. When compared to surrounding counties with similar sized communities it appears the values have increased over the past decade at a similar rate.

## 2021 Commercial Correlation for Valley County

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The statistical sample and the 2021 County Abstract of Assessment, Form 45 Compared with the 2020 Certified Taxes Levied Report (CTL) indicated that the population changed in a similar manner to the sales.

### *Equalization and Quality of Assessment*

Based on the review of assessment practices, commercial values within the class are uniformly applied. The quality of assessment complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	3	95.36	95.45	99.18	14.19	96.24
4	18	99.53	124.36	96.64	52.36	128.68
___ALL___	21	99.29	120.23	96.89	47.11	124.09

### *Level of Value*

Based on analysis of all available information, the level of value for the commercial property in Valley County is 100%.

## **2021 Agricultural Correlation for Valley County**

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### ***Assessment Actions***

For 2021, the county assessor performed a sales analysis on the qualified sales. Through the analysis, grassland values were lowered by approximately 8%. As part of the six-year inspection and review cycle, three townships were inspected. After a sales study of Wetlands Reserve Program (WRP) sales in the surrounding area, it was determined that WRP would be flat valued at \$1,465 per acre.

All 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.

Sales verification and qualification processes are reviewed. The county assessor utilizes sales qualification questionnaires and reports a good return. Review of qualified and nonqualified sales rosters supports that all arm's-length sales have been utilized for the measurement of the agricultural class.

The county assessor utilizes one market area. This is studied each year for any changes that may be needed. Land use is kept up to date by using aerial imagery comparisons with property records as well as information from the public.

The county assessor complies with the requirements of the six-year inspection and review cycle for the agricultural class. Home and farm site values are the same for both farm and rural residential dwellings. All rural improvements including outbuildings are valued with the same cost index and Computer-Assisted Mass Appraisal (CAMA) system depreciation tables.

### ***Description of Analysis***

The qualified agricultural sample consists of 39 sales with all three measures falling in the acceptable range. The qualitative statistics are acceptable for the agricultural class of land. Further review of the 80% Majority Land Use (MLU) shows both the irrigated and grassland have sufficient sales and both are within the acceptable range.

When reviewing the irrigated, dryland and grassland values in all areas compared to the surrounding counties indicates, the Valley County Assessor's values are comparable with surrounding counties. It is believed that the Valley County assessor has achieved an acceptable level of value.

## 2021 Agricultural Correlation for Valley County

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### *Equalization and Quality of Assessment*

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

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

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>    Irrigated    </u>						
County	13	69.27	72.86	70.31	12.56	103.63
1	13	69.27	72.86	70.31	12.56	103.63
<u>    Grass    </u>						
County	14	69.93	72.60	71.51	18.28	101.52
1	14	69.93	72.60	71.51	18.28	101.52
<u>    ALL    </u>						
	39	70.14	73.05	70.84	17.96	103.12

### *Level of Value*

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

## 2021 Opinions of the Property Tax Administrator for Valley 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>95</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>70</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 7th day of April, 2021.



*Ruth A. Sorensen*

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Ruth A. Sorensen  
Property Tax Administrator



## APPENDICES

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## 2021 Commission Summary for Valley County

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### Residential Real Property - Current

Number of Sales	106	Median	94.62
Total Sales Price	\$10,778,500	Mean	102.69
Total Adj. Sales Price	\$10,778,500	Wgt. Mean	93.74
Total Assessed Value	\$10,103,965	Average Assessed Value of the Base	\$67,050
Avg. Adj. Sales Price	\$101,684	Avg. Assessed Value	\$95,320

### Confidence Interval - Current

95% Median C.I	91.76 to 99.82
95% Wgt. Mean C.I	90.17 to 97.31
95% Mean C.I	96.04 to 109.34
% of Value of the Class of all Real Property Value in the County	15.69
% of Records Sold in the Study Period	5.42
% of Value Sold in the Study Period	7.70

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2020	104	92	92.23
2019	119	94	93.64
2018	106	95	95.14
2017	104	95	95.20

## 2021 Commission Summary for Valley County

### Commercial Real Property - Current

Number of Sales	21	Median	99.29
Total Sales Price	\$1,961,125	Mean	120.23
Total Adj. Sales Price	\$1,961,125	Wgt. Mean	96.89
Total Assessed Value	\$1,900,065	Average Assessed Value of the Base	\$143,733
Avg. Adj. Sales Price	\$93,387	Avg. Assessed Value	\$90,479

### Confidence Interval - Current

95% Median C.I	75.21 to 115.79
95% Wgt. Mean C.I	75.96 to 117.82
95% Mean C.I	83.35 to 157.11
% of Value of the Class of all Real Property Value in the County	6.37
% of Records Sold in the Study Period	5.66
% of Value Sold in the Study Period	3.56

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2020	23	99	99.29
2019	25	97	97.35
2018	29	100	98.52
2017	19	98	98.30

**88 Valley**  
**RESIDENTIAL**

**PAD 2021 R&O Statistics (Using 2021 Values)**

Qualified

Date Range: 10/1/2018 To 9/30/2020 Posted on: 1/31/2021

Number of Sales : 106  
 Total Sales Price : 10,778,500  
 Total Adj. Sales Price : 10,778,500  
 Total Assessed Value : 10,103,965  
 Avg. Adj. Sales Price : 101,684  
 Avg. Assessed Value : 95,320

MEDIAN : 95  
 WGT. MEAN : 94  
 MEAN : 103  
 COD : 20.45  
 PRD : 109.55

COV : 34.03  
 STD : 34.95  
 Avg. Abs. Dev : 19.35  
 MAX Sales Ratio : 320.00  
 MIN Sales Ratio : 48.45

95% Median C.I. : 91.76 to 99.82  
 95% Wgt. Mean C.I. : 90.17 to 97.31  
 95% Mean C.I. : 96.04 to 109.34

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-18 To 31-DEC-18	13	114.31	112.92	98.59	17.72	114.53	75.13	156.76	88.83 to 141.53	109,038	107,503
01-JAN-19 To 31-MAR-19	8	89.12	97.86	89.20	22.27	109.71	70.50	167.40	70.50 to 167.40	83,688	74,653
01-APR-19 To 30-JUN-19	12	92.21	94.09	92.56	09.66	101.65	75.66	111.99	81.89 to 106.76	96,917	89,708
01-JUL-19 To 30-SEP-19	10	101.14	101.93	97.57	13.07	104.47	74.97	130.26	87.58 to 115.35	121,100	118,154
01-OCT-19 To 31-DEC-19	13	99.21	122.24	91.72	39.70	133.28	48.45	320.00	89.75 to 146.40	113,385	103,997
01-JAN-20 To 31-MAR-20	13	93.77	98.39	91.20	26.03	107.88	52.34	239.82	72.88 to 101.71	97,231	88,673
01-APR-20 To 30-JUN-20	15	99.36	98.20	95.39	12.03	102.95	74.94	131.65	86.30 to 105.37	106,800	101,872
01-JUL-20 To 30-SEP-20	22	92.36	97.47	91.95	14.12	106.00	72.45	153.63	88.16 to 105.96	89,886	82,654
<u>Study Yrs</u>											
01-OCT-18 To 30-SEP-19	43	96.00	102.30	95.33	17.73	107.31	70.50	167.40	89.88 to 107.03	103,744	98,902
01-OCT-19 To 30-SEP-20	63	94.10	102.95	92.62	22.17	111.15	48.45	320.00	89.75 to 99.82	100,278	92,876
<u>Calendar Yrs</u>											
01-JAN-19 To 31-DEC-19	43	92.63	105.12	93.13	23.69	112.87	48.45	320.00	89.88 to 103.85	105,058	97,842
<u>ALL</u>	106	94.62	102.69	93.74	20.45	109.55	48.45	320.00	91.76 to 99.82	101,684	95,320

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	8	83.85	94.83	70.50	32.78	134.51	48.45	167.40	48.45 to 167.40	76,625	54,017
2	3	89.33	134.01	110.92	62.30	120.82	72.88	239.82	N/A	59,500	66,000
3	10	97.87	107.28	94.94	31.32	113.00	52.34	226.30	74.97 to 128.25	31,850	30,239
4	76	97.00	102.94	96.39	15.84	106.80	70.50	320.00	92.39 to 101.69	100,947	97,298
5	9	88.83	91.96	88.99	19.15	103.34	53.58	156.76	75.13 to 105.21	221,833	197,419
<u>ALL</u>	106	94.62	102.69	93.74	20.45	109.55	48.45	320.00	91.76 to 99.82	101,684	95,320

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	103	95.08	103.13	93.93	19.46	109.79	48.45	320.00	92.03 to 99.82	102,631	96,403
06											
07	3	53.58	87.56	84.07	64.97	104.15	52.34	156.76	N/A	69,167	58,147
<u>ALL</u>	106	94.62	102.69	93.74	20.45	109.55	48.45	320.00	91.76 to 99.82	101,684	95,320

**88 Valley**  
**RESIDENTIAL**

**PAD 2021 R&O Statistics (Using 2021 Values)**

Qualified

Date Range: 10/1/2018 To 9/30/2020 Posted on: 1/31/2021

Number of Sales : 106  
 Total Sales Price : 10,778,500  
 Total Adj. Sales Price : 10,778,500  
 Total Assessed Value : 10,103,965  
 Avg. Adj. Sales Price : 101,684  
 Avg. Assessed Value : 95,320

MEDIAN : 95  
 WGT. MEAN : 94  
 MEAN : 103  
 COD : 20.45  
 PRD : 109.55

COV : 34.03  
 STD : 34.95  
 Avg. Abs. Dev : 19.35  
 MAX Sales Ratio : 320.00  
 MIN Sales Ratio : 48.45

95% Median C.I. : 91.76 to 99.82  
 95% Wgt. Mean C.I. : 90.17 to 97.31  
 95% Mean C.I. : 96.04 to 109.34

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
___ Low \$ Ranges ___												
Less Than 5,000												
Less Than 15,000	6	142.64	147.03	150.09	24.83	97.96	74.93	226.30	74.93 to 226.30	9,333	14,008	
Less Than 30,000	13	128.25	138.62	130.90	36.43	105.90	52.34	320.00	88.78 to 167.40	16,077	21,045	
___ Ranges Excl. Low \$ ___												
Greater Than 4,999	106	94.62	102.69	93.74	20.45	109.55	48.45	320.00	91.76 to 99.82	101,684	95,320	
Greater Than 14,999	100	93.94	100.02	93.45	18.05	107.03	48.45	320.00	91.40 to 99.36	107,225	100,199	
Greater Than 29,999	93	93.77	97.66	93.01	15.31	105.00	48.45	239.82	90.11 to 99.21	113,651	105,703	
___ Incremental Ranges ___												
0 TO 4,999												
5,000 TO 14,999	6	142.64	147.03	150.09	24.83	97.96	74.93	226.30	74.93 to 226.30	9,333	14,008	
15,000 TO 29,999	7	106.76	131.41	123.88	46.50	106.08	52.34	320.00	52.34 to 320.00	21,857	27,077	
30,000 TO 59,999	21	99.82	108.70	106.45	21.41	102.11	70.50	239.82	89.10 to 115.35	45,357	48,281	
60,000 TO 99,999	35	97.87	101.01	100.17	13.33	100.84	72.45	156.76	92.63 to 104.08	77,200	77,330	
100,000 TO 149,999	10	84.73	85.80	85.65	13.90	100.18	53.58	107.55	74.94 to 107.03	119,650	102,483	
150,000 TO 249,999	23	89.75	89.04	88.76	10.82	100.32	48.45	105.37	84.50 to 96.92	186,022	165,111	
250,000 TO 499,999	3	89.88	89.94	89.83	01.78	100.12	87.58	92.37	N/A	280,000	251,527	
500,000 TO 999,999	1	88.83	88.83	88.83	00.00	100.00	88.83	88.83	N/A	600,000	532,955	
1,000,000 +												
___ ALL ___	106	94.62	102.69	93.74	20.45	109.55	48.45	320.00	91.76 to 99.82	101,684	95,320	

**88 Valley**  
**COMMERCIAL**

**PAD 2021 R&O Statistics (Using 2021 Values)**

Qualified

Date Range: 10/1/2017 To 9/30/2020 Posted on: 1/31/2021

Number of Sales : 21  
Total Sales Price : 1,961,125  
Total Adj. Sales Price : 1,961,125  
Total Assessed Value : 1,900,065  
Avg. Adj. Sales Price : 93,387  
Avg. Assessed Value : 90,479

MEDIAN : 99  
WGT. MEAN : 97  
MEAN : 120  
COD : 47.11  
PRD : 124.09

COV : 67.39  
STD : 81.02  
Avg. Abs. Dev : 46.78  
MAX Sales Ratio : 380.03  
MIN Sales Ratio : 36.29

95% Median C.I. : 75.21 to 115.79  
95% Wgt. Mean C.I. : 75.96 to 117.82  
95% Mean C.I. : 83.35 to 157.11

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-17 To 31-DEC-17	2	96.53	96.53	95.81	11.22	100.75	85.70	107.36	N/A	37,500	35,928
01-JAN-18 To 31-MAR-18	1	99.29	99.29	99.29	00.00	100.00	99.29	99.29	N/A	175,000	173,760
01-APR-18 To 30-JUN-18	3	112.55	107.76	77.80	30.97	138.51	53.08	157.66	N/A	116,667	90,770
01-JUL-18 To 30-SEP-18											
01-OCT-18 To 31-DEC-18	4	96.13	91.81	94.79	07.16	96.86	75.21	99.77	N/A	116,250	110,194
01-JAN-19 To 31-MAR-19	2	110.91	110.91	138.80	32.35	79.91	75.03	146.78	N/A	90,000	124,923
01-APR-19 To 30-JUN-19	2	72.77	72.77	91.00	50.13	79.97	36.29	109.24	N/A	70,000	63,700
01-JUL-19 To 30-SEP-19											
01-OCT-19 To 31-DEC-19	1	289.83	289.83	289.83	00.00	100.00	289.83	289.83	N/A	20,000	57,965
01-JAN-20 To 31-MAR-20	1	184.96	184.96	184.96	00.00	100.00	184.96	184.96	N/A	25,000	46,240
01-APR-20 To 30-JUN-20	1	64.49	64.49	64.49	00.00	100.00	64.49	64.49	N/A	317,500	204,765
01-JUL-20 To 30-SEP-20	4	105.58	158.82	119.44	84.38	132.97	44.10	380.03	N/A	53,406	63,788
<u>Study Yrs</u>											
01-OCT-17 To 30-SEP-18	6	103.33	102.61	86.32	22.50	118.87	53.08	157.66	53.08 to 157.66	100,000	86,321
01-OCT-18 To 30-SEP-19	8	96.13	91.82	104.21	22.40	88.11	36.29	146.78	36.29 to 146.78	98,125	102,253
01-OCT-19 To 30-SEP-20	7	115.79	167.79	97.92	80.30	171.35	44.10	380.03	44.10 to 380.03	82,304	80,589
<u>Calendar Yrs</u>											
01-JAN-18 To 31-DEC-18	8	98.45	98.73	89.58	18.88	110.21	53.08	157.66	53.08 to 157.66	123,750	110,856
01-JAN-19 To 31-DEC-19	5	109.24	131.43	128.00	59.56	102.68	36.29	289.83	N/A	68,000	87,042
<u>ALL</u>	21	99.29	120.23	96.89	47.11	124.09	36.29	380.03	75.21 to 115.79	93,387	90,479

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	3	95.36	95.45	99.18	14.19	96.24	75.21	115.79	N/A	63,333	62,812
4	18	99.53	124.36	96.64	52.36	128.68	36.29	380.03	75.03 to 146.78	98,396	95,091
<u>ALL</u>	21	99.29	120.23	96.89	47.11	124.09	36.29	380.03	75.21 to 115.79	93,387	90,479

**88 Valley**  
**COMMERCIAL**

**PAD 2021 R&O Statistics (Using 2021 Values)**

Qualified

Date Range: 10/1/2017 To 9/30/2020 Posted on: 1/31/2021

Number of Sales : 21  
Total Sales Price : 1,961,125  
Total Adj. Sales Price : 1,961,125  
Total Assessed Value : 1,900,065  
Avg. Adj. Sales Price : 93,387  
Avg. Assessed Value : 90,479

MEDIAN : 99  
WGT. MEAN : 97  
MEAN : 120  
COD : 47.11  
PRD : 124.09

COV : 67.39  
STD : 81.02  
Avg. Abs. Dev : 46.78  
MAX Sales Ratio : 380.03  
MIN Sales Ratio : 36.29

95% Median C.I. : 75.21 to 115.79  
95% Wgt. Mean C.I. : 75.96 to 117.82  
95% Mean C.I. : 83.35 to 157.11

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**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	21	99.29	120.23	96.89	47.11	124.09	36.29	380.03	75.21 to 115.79	93,387	90,479
04											
<u>ALL</u>	21	99.29	120.23	96.89	47.11	124.09	36.29	380.03	75.21 to 115.79	93,387	90,479

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	4	237.40	232.46	229.66	43.16	101.22	75.03	380.03	N/A	21,250	48,804
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	21	99.29	120.23	96.89	47.11	124.09	36.29	380.03	75.21 to 115.79	93,387	90,479
Greater Than 14,999	21	99.29	120.23	96.89	47.11	124.09	36.29	380.03	75.21 to 115.79	93,387	90,479
Greater Than 29,999	17	97.61	93.82	90.87	24.08	103.25	36.29	157.66	64.49 to 112.55	110,360	100,285
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	4	237.40	232.46	229.66	43.16	101.22	75.03	380.03	N/A	21,250	48,804
30,000 TO 59,999	6	80.46	76.87	77.33	31.07	99.41	36.29	112.55	36.29 to 112.55	37,271	28,823
60,000 TO 99,999	4	106.70	116.61	113.49	18.86	102.75	95.36	157.66	N/A	73,750	83,698
100,000 TO 149,999	2	104.51	104.51	104.62	04.54	99.89	99.77	109.24	N/A	102,500	107,235
150,000 TO 249,999	2	123.04	123.04	121.97	19.30	100.88	99.29	146.78	N/A	167,500	204,300
250,000 TO 499,999	3	64.49	70.74	70.22	21.48	100.74	53.08	94.64	N/A	272,500	191,352
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>	21	99.29	120.23	96.89	47.11	124.09	36.29	380.03	75.21 to 115.79	93,387	90,479

**88 Valley**  
**COMMERCIAL**

**PAD 2021 R&O Statistics (Using 2021 Values)**

Qualified

Date Range: 10/1/2017 To 9/30/2020 Posted on: 1/31/2021

Number of Sales : 21  
Total Sales Price : 1,961,125  
Total Adj. Sales Price : 1,961,125  
Total Assessed Value : 1,900,065  
Avg. Adj. Sales Price : 93,387  
Avg. Assessed Value : 90,479

MEDIAN : 99  
WGT. MEAN : 97  
MEAN : 120  
COD : 47.11  
PRD : 124.09

COV : 67.39  
STD : 81.02  
Avg. Abs. Dev : 46.78  
MAX Sales Ratio : 380.03  
MIN Sales Ratio : 36.29

95% Median C.I. : 75.21 to 115.79  
95% Wgt. Mean C.I. : 75.96 to 117.82  
95% Mean C.I. : 83.35 to 157.11

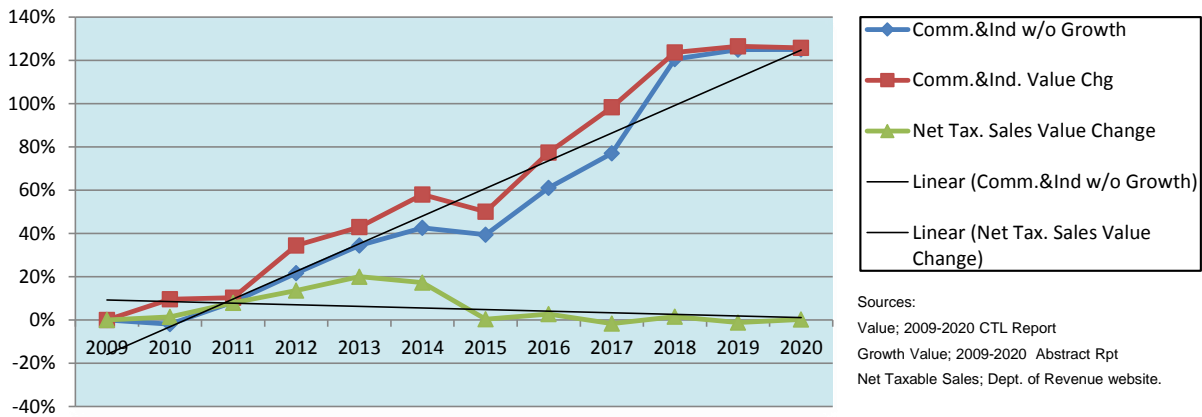
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**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
350	1	95.36	95.36	95.36	00.00	100.00	95.36	95.36	N/A	85,000	81,055
352	2	123.04	123.04	121.97	19.30	100.88	99.29	146.78	N/A	167,500	204,300
353	8	108.30	161.38	127.10	73.54	126.97	36.29	380.03	36.29 to 380.03	45,000	57,194
384	2	59.57	59.57	54.65	25.97	109.00	44.10	75.03	N/A	29,313	16,020
386	1	64.49	64.49	64.49	00.00	100.00	64.49	64.49	N/A	317,500	204,765
406	2	64.15	64.15	55.80	17.26	114.96	53.08	75.21	N/A	142,500	79,510
442	2	107.78	107.78	106.37	07.43	101.33	99.77	115.79	N/A	85,000	90,413
444	1	94.64	94.64	94.64	00.00	100.00	94.64	94.64	N/A	250,000	236,595
459	1	157.66	157.66	157.66	00.00	100.00	157.66	157.66	N/A	60,000	94,595
555	1	112.55	112.55	112.55	00.00	100.00	112.55	112.55	N/A	40,000	45,020
<u>ALL</u>	<u>21</u>	<u>99.29</u>	<u>120.23</u>	<u>96.89</u>	<u>47.11</u>	<u>124.09</u>	<u>36.29</u>	<u>380.03</u>	<u>75.21 to 115.79</u>	<u>93,387</u>	<u>90,479</u>



### 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
2008	\$ 21,849,900	\$ 292,160		\$ 21,557,740	--	\$ 38,709,140	--
2009	\$ 22,301,145	\$ 545,015	2.44%	\$ 21,756,130	--	\$ 40,299,261	--
2010	\$ 24,444,395	\$ 2,576,060	10.54%	\$ 21,868,335	-1.94%	\$ 40,857,689	1.39%
2011	\$ 24,589,610	\$ 436,355	1.77%	\$ 24,153,255	-1.19%	\$ 43,502,863	6.47%
2012	\$ 29,975,965	\$ 2,847,805	9.50%	\$ 27,128,160	10.32%	\$ 45,760,442	5.19%
2013	\$ 31,872,910	\$ 1,901,240	5.97%	\$ 29,971,670	-0.01%	\$ 48,371,367	5.71%
2014	\$ 35,232,825	\$ 3,433,545	9.75%	\$ 31,799,280	-0.23%	\$ 47,267,346	-2.28%
2015	\$ 33,459,855	\$ 2,365,615	7.07%	\$ 31,094,240	-11.75%	\$ 40,426,614	-14.47%
2016	\$ 39,567,805	\$ 3,650,545	9.23%	\$ 35,917,260	7.34%	\$ 41,386,122	2.37%
2017	\$ 44,233,135	\$ 4,746,025	10.73%	\$ 39,487,110	-0.20%	\$ 39,619,812	-4.27%
2018	\$ 49,870,325	\$ 677,490	1.36%	\$ 49,192,835	11.21%	\$ 40,920,736	3.28%
2019	\$ 50,514,955	\$ 342,675	0.68%	\$ 50,172,280	0.61%	\$ 39,798,305	-2.74%
2020	\$ 50,348,510	\$ 165,785	0.33%	\$ 50,182,725	-0.66%	\$ 40,382,620	1.47%
<b>Ann %chg</b>	8.52%			<b>Average</b>	<b>1.42%</b>	-0.13%	<b>0.06%</b>

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2009	-	-	-
2010	-1.94%	9.61%	1.39%
2011	8.30%	10.26%	7.95%
2012	21.64%	34.41%	13.55%
2013	34.40%	42.92%	20.03%
2014	42.59%	57.99%	17.29%
2015	39.43%	50.04%	0.32%
2016	61.06%	77.42%	2.70%
2017	77.06%	98.34%	-1.69%
2018	120.58%	123.62%	1.54%
2019	124.98%	126.51%	-1.24%
2020	125.02%	125.77%	0.21%

County Number	88
County Name	Valley

**88 Valley**  
**AGRICULTURAL LAND**

**PAD 2021 R&O Statistics (Using 2021 Values)**

Qualified

Date Range: 10/1/2017 To 9/30/2020 Posted on: 1/31/2021

Number of Sales : 39  
Total Sales Price : 20,420,975  
Total Adj. Sales Price : 20,420,975  
Total Assessed Value : 14,465,640  
Avg. Adj. Sales Price : 523,615  
Avg. Assessed Value : 370,914

MEDIAN : 70  
WGT. MEAN : 71  
MEAN : 73  
COD : 17.96  
PRD : 103.12

COV : 23.42  
STD : 17.11  
Avg. Abs. Dev : 12.60  
MAX Sales Ratio : 119.45  
MIN Sales Ratio : 40.91

95% Median C.I. : 64.47 to 76.92  
95% Wgt. Mean C.I. : 65.67 to 76.01  
95% Mean C.I. : 67.68 to 78.42

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<b>DATE OF SALE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qrtrs</u>												
01-OCT-17 To 31-DEC-17	3	70.14	72.72	73.41	06.24	99.06	67.44	80.58	N/A	382,988	281,153	
01-JAN-18 To 31-MAR-18	4	76.63	76.70	74.62	09.59	102.79	62.35	91.17	N/A	331,196	247,134	
01-APR-18 To 30-JUN-18												
01-JUL-18 To 30-SEP-18												
01-OCT-18 To 31-DEC-18	2	54.77	54.77	58.45	22.79	93.70	42.29	67.24	N/A	478,590	279,750	
01-JAN-19 To 31-MAR-19	5	60.24	67.01	70.73	16.42	94.74	52.94	89.57	N/A	533,600	377,396	
01-APR-19 To 30-JUN-19	2	64.73	64.73	64.60	00.40	100.20	64.47	64.99	N/A	419,000	270,675	
01-JUL-19 To 30-SEP-19	4	90.70	92.21	94.62	18.85	97.45	67.97	119.45	N/A	261,450	247,380	
01-OCT-19 To 31-DEC-19	5	75.48	70.36	65.76	12.27	107.00	52.64	82.51	N/A	395,600	260,140	
01-JAN-20 To 31-MAR-20	11	65.87	68.47	66.73	16.50	102.61	40.91	94.04	53.06 to 91.45	820,507	547,517	
01-APR-20 To 30-JUN-20	2	101.10	101.10	103.95	18.08	97.26	82.82	119.38	N/A	454,833	472,780	
01-JUL-20 To 30-SEP-20	1	73.78	73.78	73.78	00.00	100.00	73.78	73.78	N/A	525,000	387,350	
<u>Study Yrs</u>												
01-OCT-17 To 30-SEP-18	7	76.34	74.99	74.06	09.12	101.26	62.35	91.17	62.35 to 91.17	353,393	261,714	
01-OCT-18 To 30-SEP-19	13	67.24	72.53	72.20	21.31	100.46	42.29	119.45	59.74 to 89.57	423,768	305,950	
01-OCT-19 To 30-SEP-20	19	71.88	72.68	69.59	17.65	104.44	40.91	119.38	62.71 to 82.51	654,645	455,594	
<u>Calendar Yrs</u>												
01-JAN-18 To 31-DEC-18	6	71.79	69.39	67.84	16.84	102.28	42.29	91.17	42.29 to 91.17	380,328	258,006	
01-JAN-19 To 31-DEC-19	16	70.27	74.07	72.26	19.07	102.50	52.64	119.45	60.24 to 82.51	408,113	294,909	
<u>ALL</u>	39	70.14	73.05	70.84	17.96	103.12	40.91	119.45	64.47 to 76.92	523,615	370,914	

<b>AREA (MARKET)</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	39	70.14	73.05	70.84	17.96	103.12	40.91	119.45	64.47 to 76.92	523,615	370,914	
<u>ALL</u>	39	70.14	73.05	70.84	17.96	103.12	40.91	119.45	64.47 to 76.92	523,615	370,914	

**88 Valley**  
**AGRICULTURAL LAND**

**PAD 2021 R&O Statistics (Using 2021 Values)**

Qualified

Date Range: 10/1/2017 To 9/30/2020 Posted on: 1/31/2021

Number of Sales : 39  
 Total Sales Price : 20,420,975  
 Total Adj. Sales Price : 20,420,975  
 Total Assessed Value : 14,465,640  
 Avg. Adj. Sales Price : 523,615  
 Avg. Assessed Value : 370,914

MEDIAN : 70  
 WGT. MEAN : 71  
 MEAN : 73  
 COD : 17.96  
 PRD : 103.12

COV : 23.42  
 STD : 17.11  
 Avg. Abs. Dev : 12.60  
 MAX Sales Ratio : 119.45  
 MIN Sales Ratio : 40.91

95% Median C.I. : 64.47 to 76.92  
 95% Wgt. Mean C.I. : 65.67 to 76.01  
 95% Mean C.I. : 67.68 to 78.42

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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>Irrigated</b>											
County	5	64.99	65.61	61.67	09.06	106.39	53.06	78.81	N/A	671,277	414,006
1	5	64.99	65.61	61.67	09.06	106.39	53.06	78.81	N/A	671,277	414,006
<b>Grass</b>											
County	11	63.41	65.93	64.87	12.49	101.63	42.29	82.82	59.74 to 76.34	474,056	307,541
1	11	63.41	65.93	64.87	12.49	101.63	42.29	82.82	59.74 to 76.34	474,056	307,541
<b>ALL</b>	<b>39</b>	<b>70.14</b>	<b>73.05</b>	<b>70.84</b>	<b>17.96</b>	<b>103.12</b>	<b>40.91</b>	<b>119.45</b>	<b>64.47 to 76.92</b>	<b>523,615</b>	<b>370,914</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>Irrigated</b>											
County	13	69.27	72.86	70.31	12.56	103.63	53.06	94.04	64.99 to 80.58	644,725	453,335
1	13	69.27	72.86	70.31	12.56	103.63	53.06	94.04	64.99 to 80.58	644,725	453,335
<b>Grass</b>											
County	14	69.93	72.60	71.51	18.28	101.52	42.29	119.38	60.24 to 82.82	506,948	362,521
1	14	69.93	72.60	71.51	18.28	101.52	42.29	119.38	60.24 to 82.82	506,948	362,521
<b>ALL</b>	<b>39</b>	<b>70.14</b>	<b>73.05</b>	<b>70.84</b>	<b>17.96</b>	<b>103.12</b>	<b>40.91</b>	<b>119.45</b>	<b>64.47 to 76.92</b>	<b>523,615</b>	<b>370,914</b>

## Valley County 2021 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Valley	1	3480	3480	3480	2995	2830	2830	2490	2490	<b>3155</b>
Greeley	2	5090	4700	4490	4375	4260	4230	4210	3750	<b>4339</b>
Howard	7200	4750	4750	4300	4100	3725	3625	3425	3425	<b>4298</b>
Sherman	1	3670	3670	3540	3540	3415	3415	3340	3337	<b>3472</b>
Custer	1	4373	4372	3997	3897	3649	3646	3598	3597	<b>4043</b>
Custer	3	3850	3697	3692	3445	3221	3212	2445	2446	<b>3172</b>
Garfield	1	3305	3305	3305	2820	2820	2500	2500	2140	<b>2874</b>
Wheeler	1	3650	3650	3625	3625	3610	3610	3600	3600	<b>3605</b>

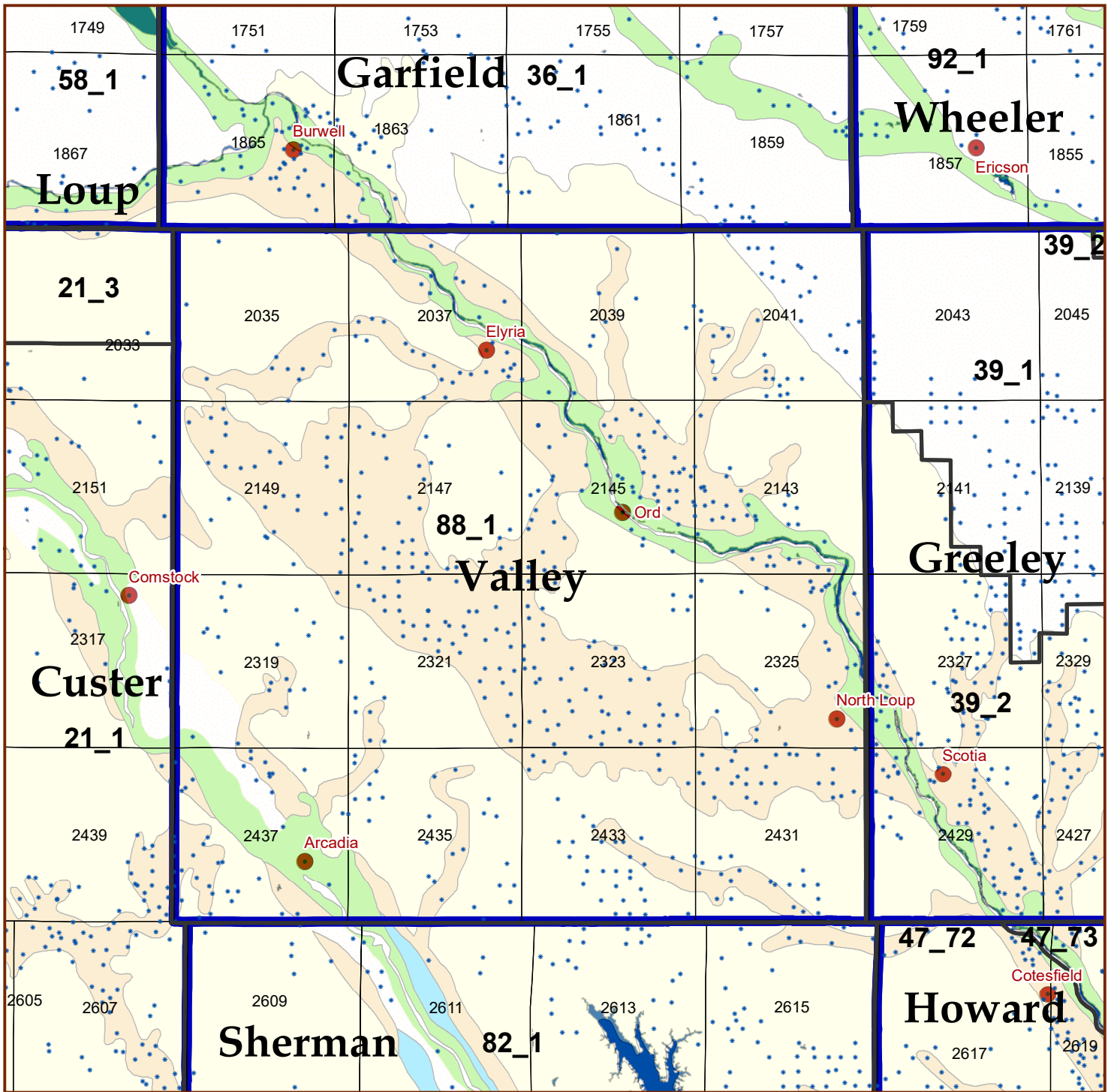
County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Valley	1	n/a	1740	1740	1740	1705	1705	1705	1595	<b>1695</b>
Greeley	2	n/a	2165	2165	2165	2075	2050	1800	1715	<b>1993</b>
Howard	7200	2500	2500	2400	2400	2300	2200	2100	2000	<b>2235</b>
Sherman	1	n/a	1910	1810	1810	1710	1710	1615	1615	<b>1711</b>
Custer	1	n/a	2150	2025	1950	1900	1725	1700	1700	<b>1926</b>
Custer	3	n/a	1375	1375	1375	1375	1375	1375	1375	<b>1375</b>
Garfield	1	n/a	1450	1450	1270	1270	1060	1051	995	<b>1232</b>
Wheeler	1	1785	1695	1540	1470	1410	1350	1270	1205	<b>1338</b>

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Valley	1	1100	1100	1000	996	1000	997	635	665	<b>991</b>
Greeley	2	1300	1295	1280	1275	1243	1240	n/a	1265	<b>1275</b>
Howard	7200	1275	1175	1175	1175	1150	1150	1150	n/a	<b>1186</b>
Sherman	1	1395	1388	1345	1345	1220	n/a	n/a	1061	<b>1337</b>
Custer	1	893	1100	1046	755	1029	889	n/a	1746	<b>995</b>
Custer	3	849	961	800	752	796	632	n/a	2730	<b>757</b>
Garfield	1	825	n/a	752	825	635	645	813	700	<b>689</b>
Wheeler	1	908	910	899	896	900	900	875	811	<b>900</b>






County	Mkt Area	CRP	TIMBER	WASTE
Valley	1	1008	1046	250
Greeley	2	1307	n/a	200
Howard	7200	1172	n/a	786
Sherman	1	1430	n/a	90
Custer	1	n/a	n/a	50
Custer	3	n/a	n/a	50
Garfield	1	803	n/a	191
Wheeler	1	1738	n/a	802

Source: 2021 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.

# VALLEY COUNTY












## Legend

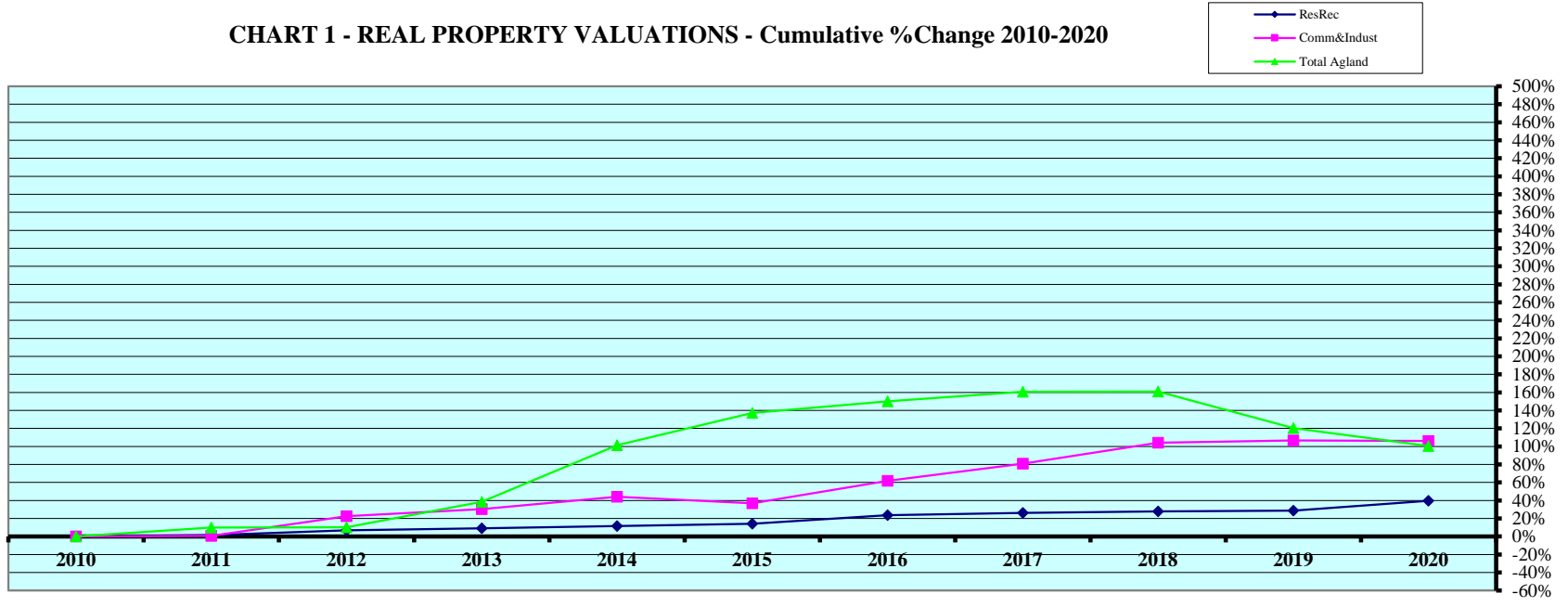
-  County
-  Market\_Area
-  geocode
-  Registered\_WellsDNR
-  Federal Roads

## 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 2010-2020**



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
2010	84,468,975	--	--	--	24,444,395	--	--	--	301,421,160	--	--	--
2011	85,772,355	1,303,380	1.54%	1.54%	24,589,610	145,215	0.59%	0.59%	331,681,160	30,260,000	10.04%	10.04%
2012	90,200,080	4,427,725	5.16%	6.78%	29,975,965	5,386,355	21.91%	22.63%	331,986,220	305,060	0.09%	10.14%
2013	92,177,415	1,977,335	2.19%	9.13%	31,872,910	1,896,945	6.33%	30.39%	417,825,915	85,839,695	25.86%	38.62%
2014	94,168,500	1,991,085	2.16%	11.48%	35,232,825	3,359,915	10.54%	44.13%	607,084,775	189,258,860	45.30%	101.41%
2015	96,398,580	2,230,080	2.37%	14.12%	33,459,855	-1,772,970	-5.03%	36.88%	714,592,100	107,507,325	17.71%	137.07%
2016	104,331,055	7,932,475	8.23%	23.51%	39,567,805	6,107,950	18.25%	61.87%	753,738,325	39,146,225	5.48%	150.06%
2017	106,572,500	2,241,445	2.15%	26.17%	44,233,135	4,665,330	11.79%	80.95%	786,379,290	32,640,965	4.33%	160.89%
2018	107,937,235	1,364,735	1.28%	27.78%	49,870,325	5,637,190	12.74%	104.02%	786,563,960	184,670	0.02%	160.95%
2019	108,791,460	854,225	0.79%	28.79%	50,514,955	644,630	1.29%	106.65%	664,191,935	-122,372,025	-15.56%	120.35%
2020	117,945,815	9,154,355	8.41%	39.63%	50,348,510	-166,445	-0.33%	105.97%	604,415,230	-59,776,705	-9.00%	100.52%

Rate Annual %chg: Residential & Recreational **3.39%**

Commercial & Industrial **7.49%**

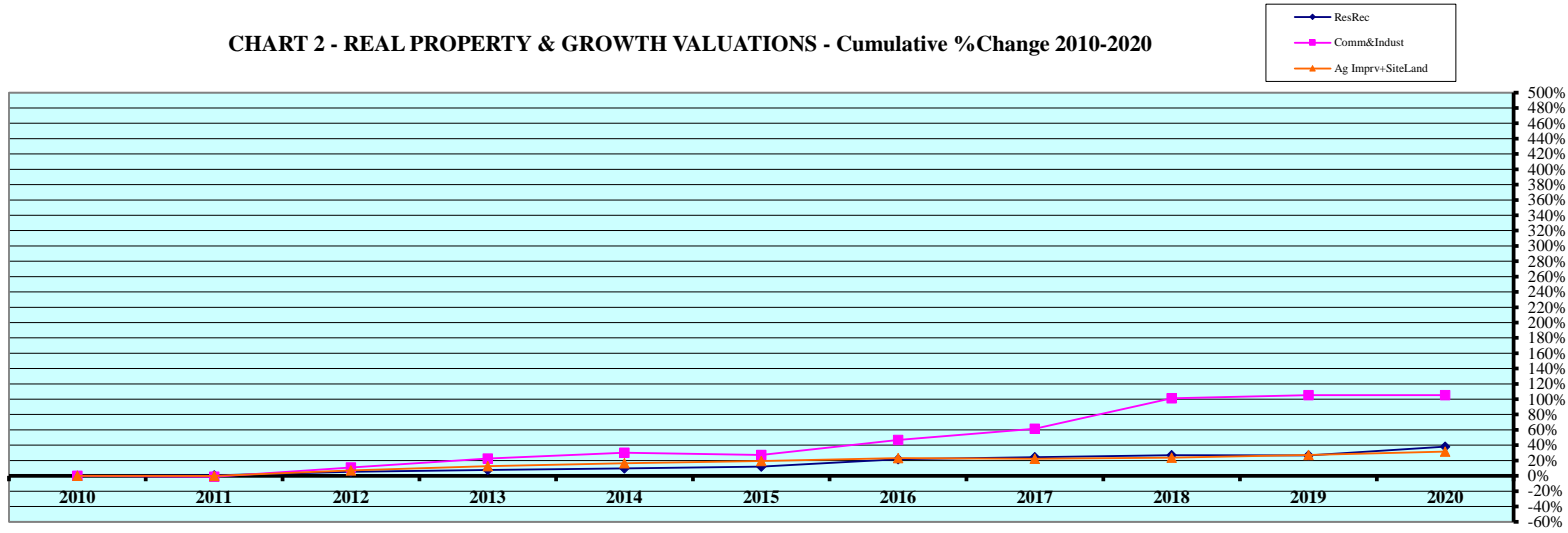
Agricultural Land **7.21%**

Cnty# **88**  
County **VALLEY**

**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 2010-2020



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	Cmlt%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmlt%chg w/o grwth	
2010	84,468,975	741,345	0.88%	83,727,630	--	--	24,444,395	2,576,060	10.54%	21,868,335	--	--	
2011	85,772,355	676,750	0.79%	85,095,605	0.74%	0.74%	24,589,610	436,355	1.77%	24,153,255	-1.19%	-1.19%	
2012	90,200,080	1,251,295	1.39%	88,948,785	3.70%	5.30%	29,975,965	2,847,805	9.50%	27,128,160	10.32%	10.98%	
2013	92,177,415	1,312,625	1.42%	90,864,790	0.74%	7.57%	31,872,910	1,901,240	5.97%	29,971,670	-0.01%	22.61%	
2014	94,168,500	1,625,785	1.73%	92,542,715	0.40%	9.56%	35,232,825	3,433,545	9.75%	31,799,280	-0.23%	30.09%	
2015	96,398,580	1,777,180	1.84%	94,621,400	0.48%	12.02%	33,459,855	2,365,615	7.07%	31,094,240	-11.75%	27.20%	
2016	104,331,055	1,430,230	1.37%	102,900,825	6.75%	21.82%	39,567,805	3,650,545	9.23%	35,917,260	7.34%	46.93%	
2017	106,572,500	1,451,460	1.36%	105,121,040	0.76%	24.45%	44,233,135	4,746,025	10.73%	39,487,110	-0.20%	61.54%	
2018	107,937,235	635,800	0.59%	107,301,435	0.68%	27.03%	49,870,325	677,490	1.36%	49,192,835	11.21%	101.24%	
2019	108,791,460	1,766,475	1.62%	107,024,985	-0.85%	26.70%	50,514,955	342,675	0.68%	50,172,280	0.61%	105.25%	
2020	117,945,815	1,285,602	1.09%	116,660,213	7.23%	38.11%	50,348,510	165,785	0.33%	50,182,725	-0.66%	105.29%	
Rate Ann%chg	3.39%			Resid & Recreat w/o growth			7.49%			C & I w/o growth			1.54%

Tax Year	Ag Improvements & Site Land <sup>(1)</sup>							
	Agric. Dwelling & Homesite Value	Ag Outblgd & Farmsite Value	Ag Imprv+Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmlt%chg w/o grwth
2010	33,376,105	15,597,400	48,973,505	1,582,090	3.23%	47,391,415	--	--
2011	33,916,030	16,059,725	49,975,755	1,057,165	2.12%	48,918,590	-0.11%	-0.11%
2012	35,857,070	18,748,105	54,605,175	2,145,995	3.93%	52,459,180	4.97%	7.12%
2013	35,880,560	21,121,390	57,001,950	1,908,315	3.35%	55,093,635	0.89%	12.50%
2014	36,771,375	23,080,210	59,851,585	2,861,035	4.78%	56,990,550	-0.02%	16.37%
2015	36,299,835	23,788,380	60,088,215	1,622,855	2.70%	58,465,360	-2.32%	19.38%
2016	38,048,585	24,142,670	62,191,255	1,907,065	3.07%	60,284,190	0.33%	23.10%
2017	39,002,570	22,137,225	61,139,795	1,257,310	2.06%	59,882,485	-3.71%	22.28%
2018	39,387,515	23,338,410	62,725,925	2,076,120	3.31%	60,649,805	-0.80%	23.84%
2019	40,036,145	23,404,105	63,440,250	1,113,000	1.75%	62,327,250	-0.64%	27.27%
2020	41,656,040	24,590,285	66,246,325	1,784,770	2.69%	64,461,555	1.61%	31.63%
Rate Ann%chg	2.24%	4.66%	3.07%	Ag Imprv+Site w/o growth			0.02%	

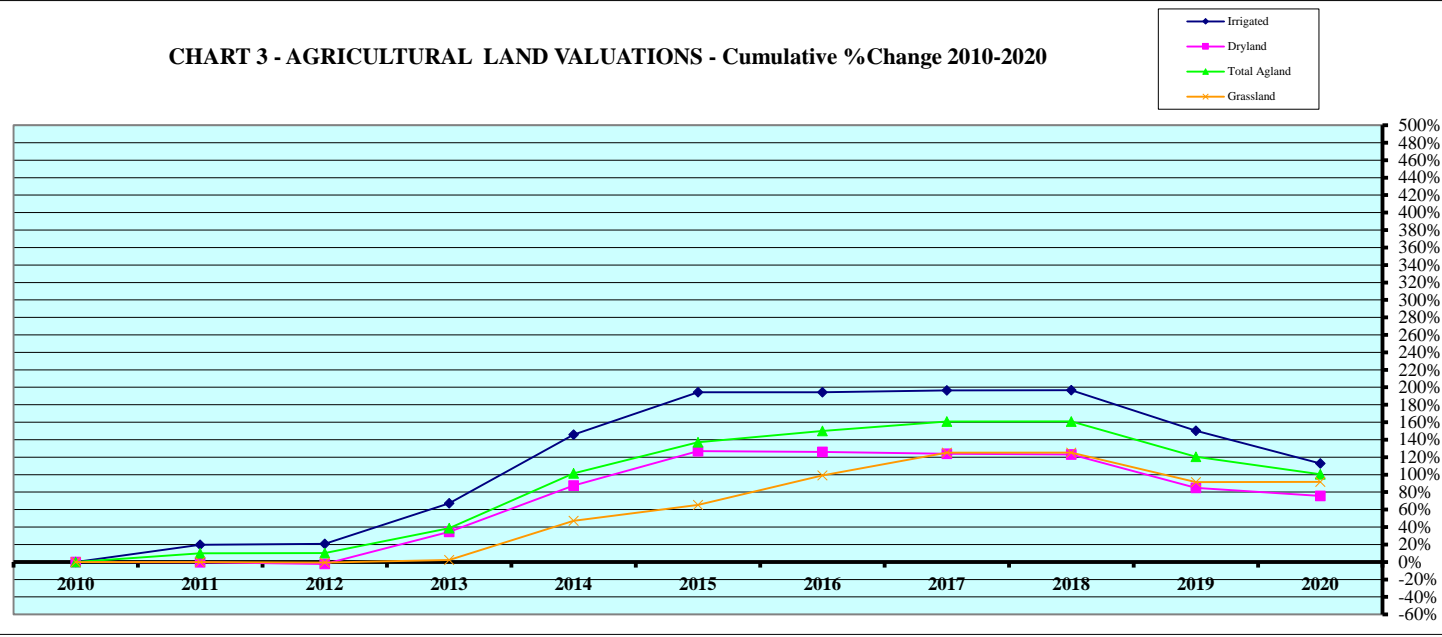
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property. Sources: Value; 2010 - 2020 CTL Growth Value; 2010-2020 Abstract of Asmnt Rpt.

Cnty# 88  
County VALLEY

CHART 2

NE Dept. of Revenue, Property Assessment Division

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative %Change 2010-2020



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
2010	153,313,050	--	--	--	30,935,050	--	--	--	116,303,675	--	--	--
2011	183,609,015	30,295,965	19.76%	19.76%	30,845,595	-89,455	-0.29%	-0.29%	116,358,010	54,335	0.05%	0.05%
2012	185,330,205	1,721,190	0.94%	20.88%	30,231,195	-614,400	-1.99%	-2.28%	115,556,830	-801,180	-0.69%	-0.64%
2013	256,458,360	71,128,155	38.38%	67.28%	41,619,440	11,388,245	37.67%	34.54%	118,874,335	3,317,505	2.87%	2.21%
2014	376,906,105	120,447,745	46.97%	145.84%	58,031,425	16,411,985	39.43%	87.59%	171,273,960	52,399,625	44.08%	47.26%
2015	451,293,125	74,387,020	19.74%	194.36%	70,201,870	12,170,445	20.97%	126.93%	192,225,090	20,951,130	12.23%	65.28%
2016	451,385,315	92,190	0.02%	194.42%	69,929,035	-272,835	-0.39%	126.05%	231,553,215	39,328,125	20.46%	99.09%
2017	454,334,575	2,949,260	0.65%	196.34%	69,296,405	-632,630	-0.90%	124.01%	261,878,100	30,324,885	13.10%	125.17%
2018	454,858,950	524,375	0.12%	196.69%	69,043,165	-253,240	-0.37%	123.19%	261,792,930	-85,170	-0.03%	125.09%
2019	383,644,230	-71,214,720	-15.66%	150.24%	57,160,865	-11,882,300	-17.21%	84.78%	222,525,015	-39,267,915	-15.00%	91.33%
2020	326,179,685	-57,464,545	-14.98%	112.75%	54,350,065	-2,810,800	-4.92%	75.69%	223,024,350	499,335	0.22%	91.76%

Rate Ann.%chg: Irrigated **7.84%** Dryland **5.80%** Grassland **6.73%**

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
2010	738,565	--	--	--	130,820	--	--	--	301,421,160	--	--	--
2011	737,735	-830	-0.11%	-0.11%	130,805	-15	-0.01%	-0.01%	331,681,160	30,260,000	10.04%	10.04%
2012	742,115	4,380	0.59%	0.48%	125,875	-4,930	-3.77%	-3.78%	331,986,220	305,060	0.09%	10.14%
2013	741,965	-150	-0.02%	0.46%	131,815	5,940	4.72%	0.76%	417,825,915	85,839,695	25.86%	38.62%
2014	741,465	-500	-0.07%	0.39%	131,820	5	0.00%	0.76%	607,084,775	189,258,860	45.30%	101.41%
2015	740,200	-1,265	-0.17%	0.22%	131,815	-5	0.00%	0.76%	714,592,100	107,507,325	17.71%	137.07%
2016	740,040	-160	-0.02%	0.20%	130,720	-1,095	-0.83%	-0.08%	753,738,325	39,146,225	5.48%	150.06%
2017	744,175	4,135	0.56%	0.76%	126,035	-4,685	-3.58%	-3.66%	786,379,290	32,640,965	4.33%	160.89%
2018	742,870	-1,305	-0.18%	0.58%	126,045	10	0.01%	-3.65%	786,563,960	184,670	0.02%	160.95%
2019	735,790	-7,080	-0.95%	-0.38%	126,035	-10	-0.01%	-3.66%	664,191,935	-122,372,025	-15.56%	120.35%
2020	721,555	-14,235	-1.93%	-2.30%	139,575	13,540	10.74%	6.69%	604,415,230	-59,776,705	-9.00%	100.52%

Cnty# **88**  
County **VALLEY**

Rate Ann.%chg: Total Agric Land **7.21%**



CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2010-2020 (from County Abstract Reports)<sup>(1)</sup>

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
2010	153,236,945	98,963	1,548			31,029,755	35,479	875			81,700,995	133,333	613		
2011	183,712,245	99,202	1,852	19.60%	19.60%	30,797,390	35,219	874	-0.01%	-0.01%	89,688,965	135,300	663	8.18%	9.46%
2012	184,724,835	100,049	1,846	-0.30%	19.24%	30,449,170	34,813	875	0.02%	0.01%	89,574,800	130,628	686	3.44%	13.24%
2013	255,736,865	101,152	2,528	36.93%	63.28%	42,074,485	34,369	1,224	39.96%	39.97%	97,239,960	127,646	762	11.09%	25.80%
2014	376,899,150	101,869	3,700	46.34%	138.94%	58,036,745	33,953	1,709	39.63%	95.44%	128,539,130	127,483	1,008	32.36%	66.50%
2015	451,364,635	102,310	4,412	19.24%	184.92%	70,258,630	33,514	2,096	22.65%	139.70%	149,636,865	127,257	1,176	16.62%	94.17%
2016	451,284,830	102,302	4,411	-0.01%	184.89%	69,929,790	33,358	2,096	0.00%	139.70%	164,929,515	127,713	1,291	9.83%	113.25%
2017	452,561,285	102,595	4,411	0.00%	184.88%	69,461,545	33,136	2,096	-0.01%	139.68%	174,353,050	127,360	1,369	6.01%	126.06%
2018	454,305,370	102,997	4,411	-0.01%	184.86%	69,183,690	33,004	2,096	0.00%	139.68%	167,960,980	130,138	1,291	-5.72%	113.13%
2019	383,270,790	103,200	3,714	-15.80%	139.85%	57,254,280	32,128	1,782	-14.99%	103.76%	167,183,410	129,675	1,289	-0.11%	112.90%
2020	330,973,170	103,555	3,196	-13.94%	106.41%	54,302,810	32,041	1,695	-4.90%	93.78%	222,850,015	206,744	1,078	-16.39%	75.91%

Rate Annual %chg Average Value/Acre:

7.52%

6.84%

5.81%

Tax Year	WASTE LAND <sup>(2)</sup>					OTHER AGLAND <sup>(2)</sup>					TOTAL AGRICULTURAL LAND <sup>(1)</sup>				
	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
2010	735,900	2,957	249			129,185	672	192			301,395,970	346,939	869		
2011	737,730	2,961	249	0.11%	0.11%	127,610	669	191	-0.78%	-0.78%	331,732,395	346,937	956	10.07%	10.07%
2012	743,115	2,970	250	0.41%	0.53%	121,780	657	185	-2.96%	-3.71%	331,795,845	346,345	958	0.19%	10.28%
2013	741,965	2,964	250	0.05%	0.58%	127,525	682	187	0.88%	-2.86%	331,795,845	346,238	1,206	25.90%	38.84%
2014	741,715	2,963	250	0.00%	0.58%	127,525	846	151	-19.31%	-21.61%	607,095,100	346,271	1,753	45.36%	101.82%
2015	740,215	2,957	250	0.00%	0.58%	127,525	846	151	0.00%	-21.61%	714,714,995	346,176	2,065	17.76%	137.66%
2016	740,040	2,956	250	0.00%	0.58%	127,525	846	151	0.00%	-21.61%	754,016,885	345,985	2,179	5.56%	150.86%
2017	739,490	2,954	250	0.00%	0.58%	127,525	851	150	-0.62%	-22.10%	784,551,735	345,926	2,268	4.07%	161.07%
2018	742,870	2,957	251	0.34%	0.92%	122,840	842	146	-2.70%	-24.20%	786,248,685	346,368	2,270	0.09%	161.30%
2019	736,290	2,931	251	0.00%	0.93%	122,840	842	146	0.00%	-24.20%	663,973,655	346,176	1,918	-15.50%	120.79%
2020	733,995	2,922	251	0.00%	0.93%	122,840	842	146	0.00%	-24.20%	608,982,830	346,104	1,760	-8.26%	102.54%

88  
VALLEY

Rate Annual %chg Average Value/Acre:

7.31%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2010 - 2020 County Abstract Reports  
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2021

CHART 4

CHART 5 - 2020 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
4,260	VALLEY	48,746,676	6,292,159	10,971,485	117,945,815	33,803,530	16,544,980	0	604,415,230	41,656,040	24,590,285	0	904,966,200
cnty sectorvalue % of total value:		5.39%	0.70%	1.21%	13.03%	3.74%	1.83%		66.79%	4.60%	2.72%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
311	ARCADIA	2,538,132	367,861	43,636	8,931,440	2,382,560	0	0	0	0	0	0	14,263,629
7.30%	%sector of county sector	5.21%	5.85%	0.40%	7.57%	7.05%							1.58%
	%sector of municipality	17.79%	2.58%	0.31%	62.62%	16.70%							100.00%
51	ELYRIA	33,570	30,423	3,680	1,892,885	376,280	0	0	0	0	0	0	2,336,838
1.20%	%sector of county sector	0.07%	0.48%	0.03%	1.60%	1.11%							0.26%
	%sector of municipality	1.44%	1.30%	0.16%	81.00%	16.10%							100.00%
297	NORTH LOUP	1,114,155	418,026	453,835	5,859,220	3,974,725	156,340	0	0	0	0	0	11,976,301
6.97%	%sector of county sector	2.29%	6.64%	4.14%	4.97%	11.76%	0.94%						1.32%
	%sector of municipality	9.30%	3.49%	3.79%	48.92%	33.19%	1.31%						100.00%
2,112	ORD	9,958,683	1,969,341	1,378,191	66,583,320	23,196,665	14,113,005	0	0	0	0	0	117,199,205
49.58%	%sector of county sector	20.43%	31.30%	12.56%	56.45%	68.62%	85.30%						12.95%
	%sector of municipality	8.50%	1.68%	1.18%	56.81%	19.79%	12.04%						100.00%
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
2,771	Total Municipalities	13,644,540	2,785,651	1,879,342	83,266,865	29,930,230	14,269,345	0	0	0	0	0	145,775,973
65.05%	%all municip.sectors of cnty	27.99%	44.27%	17.13%	70.60%	88.54%	86.25%						16.11%

<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 4,472</b>	<b>Value : 836,477,800</b>	<b>Growth 3,537,010</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>	201	1,317,010	69	1,278,190	147	3,383,560	417	5,978,760	
<b>02. Res Improve Land</b>	1,320	8,088,315	51	844,475	128	1,941,375	1,499	10,874,165	
<b>03. Res Improvements</b>	1,322	85,682,260	62	7,612,795	156	21,068,190	1,540	114,363,245	
<b>04. Res Total</b>	1,523	95,087,585	131	9,735,460	303	26,393,125	1,957	131,216,170	1,102,900
<b>% of Res Total</b>	77.82	72.47	6.69	7.42	15.48	20.11	43.76	15.69	31.18
<b>05. Com UnImp Land</b>	58	259,360	8	78,895	8	10,050	74	348,305	
<b>06. Com Improve Land</b>	228	1,835,705	7	141,930	7	200,190	242	2,177,825	
<b>07. Com Improvements</b>	232	29,218,915	8	1,508,645	14	2,956,715	254	33,684,275	
<b>08. Com Total</b>	290	31,313,980	16	1,729,470	22	3,166,955	328	36,210,405	1,828,090
<b>% of Com Total</b>	88.41	86.48	4.88	4.78	6.71	8.75	7.33	4.33	51.68
<b>09. Ind UnImp Land</b>	16	126,590	3	44,245	0	0	19	170,835	
<b>10. Ind Improve Land</b>	22	334,545	1	136,200	2	208,640	25	679,385	
<b>11. Ind Improvements</b>	22	11,953,660	0	0	2	4,310,480	24	16,264,140	
<b>12. Ind Total</b>	38	12,414,795	3	180,445	2	4,519,120	43	17,114,360	0
<b>% of Ind Total</b>	88.37	72.54	6.98	1.05	4.65	26.41	0.96	2.05	0.00
<b>13. Rec UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>14. Rec Improve Land</b>	0	0	0	0	0	0	0	0	
<b>15. Rec Improvements</b>	0	0	0	0	0	0	0	0	
<b>16. Rec Total</b>	0	0	0	0	0	0	0	0	0
<b>% of Rec Total</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Res &amp; Rec Total</b>	1,523	95,087,585	131	9,735,460	303	26,393,125	1,957	131,216,170	1,102,900
<b>% of Res &amp; Rec Total</b>	77.82	72.47	6.69	7.42	15.48	20.11	43.76	15.69	31.18
<b>Com &amp; Ind Total</b>	328	43,728,775	19	1,909,915	24	7,686,075	371	53,324,765	1,828,090
<b>% of Com &amp; Ind Total</b>	88.41	82.00	5.12	3.58	6.47	14.41	8.30	6.37	51.68
<b>17. Taxable Total</b>	1,851	138,816,360	150	11,645,375	327	34,079,200	2,328	184,540,935	2,930,990
<b>% of Taxable Total</b>	79.51	75.22	6.44	6.31	14.05	18.47	52.06	22.06	82.87

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	15	77,140	3,219,495	0	0	0
19. Commercial	1	10,000	128,590	0	0	0
20. Industrial	2	58,335	4,334,010	1	136,200	5,319,450
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	15	77,140	3,219,495
19. Commercial	0	0	0	1	10,000	128,590
20. Industrial	1	198,460	24,079,100	4	392,995	33,732,560
21. Other	0	0	0	0	0	0
22. Total Sch II				20	480,135	37,080,645

Schedule III : Mineral Interest Records

Mineral Interest	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
23. Producing	0	0	0	0	0	0	0	0	0
24. Non-Producing	0	0	0	0	0	0	0	0	0
25. Total	0	0	0	0	0	0	0	0	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	221	34	244	499

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	94	15,410,885	1,320	334,491,790	1,414	349,902,675
28. Ag-Improved Land	0	0	68	12,739,935	620	236,242,005	688	248,981,940
29. Ag Improvements	0	0	70	5,826,305	660	47,225,945	730	53,052,250

30. Ag Total					2,144	651,936,865
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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	52	53.00	795,000	
33. HomeSite Improvements	0	0.00	0	53	0.00	4,267,845	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	7	16.99	71,475	
36. FarmSite Improv Land	0	0.00	0	62	192.36	574,890	
37. FarmSite Improvements	0	0.00	0	66	0.00	1,558,460	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	114	238.22	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	21	21.00	315,000	21	21.00	315,000	
32. HomeSite Improv Land	357	380.00	5,700,000	409	433.00	6,495,000	
33. HomeSite Improvements	373	0.00	29,823,595	426	0.00	34,091,440	364,425
34. HomeSite Total				447	454.00	40,901,440	
35. FarmSite UnImp Land	25	40.39	224,975	32	57.38	296,450	
36. FarmSite Improv Land	577	1,235.56	5,041,495	639	1,427.92	5,616,385	
37. FarmSite Improvements	636	0.00	17,402,350	702	0.00	18,960,810	241,595
38. FarmSite Total				734	1,485.30	24,873,645	
39. Road & Ditches	1,459	4,769.29	0	1,573	5,007.51	0	
40. Other- Non Ag Use	2	179.68	263,230	2	179.68	263,230	
41. Total Section VI				1,181	7,126.49	66,038,315	606,020

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

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

Schedule VIII : Agricultural Records : Special Value

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	22,367.62	21.64%	77,839,335	23.88%	3,480.00
46. 1A	26,494.59	25.64%	92,201,175	28.28%	3,480.00
47. 2A1	7,646.19	7.40%	26,608,750	8.16%	3,480.00
48. 2A	17,040.97	16.49%	51,037,840	15.65%	2,995.01
49. 3A1	1,807.50	1.75%	5,115,220	1.57%	2,830.00
50. 3A	10,376.03	10.04%	29,364,200	9.01%	2,830.00
51. 4A1	2,857.46	2.76%	7,115,085	2.18%	2,490.00
52. 4A	14,754.00	14.28%	36,737,535	11.27%	2,490.01
53. Total	103,344.36	100.00%	326,019,140	100.00%	3,154.69
<b>Dry</b>					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	8,303.99	25.99%	14,448,950	26.68%	1,740.00
56. 2D1	2,448.40	7.66%	4,260,240	7.87%	1,740.01
57. 2D	6,107.38	19.11%	10,626,865	19.62%	1,740.00
58. 3D1	453.52	1.42%	773,255	1.43%	1,705.01
59. 3D	5,358.93	16.77%	9,137,115	16.87%	1,705.03
60. 4D1	952.41	2.98%	1,623,855	3.00%	1,705.00
61. 4D	8,328.96	26.07%	13,285,115	24.53%	1,595.05
62. Total	31,953.59	100.00%	54,155,395	100.00%	1,694.81
<b>Grass</b>					
63. 1G1	18,035.40	8.73%	19,838,960	9.68%	1,100.00
64. 1G	282.24	0.14%	310,460	0.15%	1,099.99
65. 2G1	71,681.98	34.69%	71,681,965	34.99%	1,000.00
66. 2G	35,861.99	17.35%	35,705,475	17.43%	995.64
67. 3G1	8,908.36	4.31%	8,908,355	4.35%	1,000.00
68. 3G	62,416.75	30.20%	62,230,400	30.38%	997.01
69. 4G1	4,059.24	1.96%	2,577,660	1.26%	635.01
70. 4G	5,415.39	2.62%	3,610,085	1.76%	666.63
71. Total	206,661.35	100.00%	204,863,360	100.00%	991.30
<b>Irrigated Total</b>					
Irrigated Total	103,344.36	29.94%	326,019,140	55.64%	3,154.69
<b>Dry Total</b>					
Dry Total	31,953.59	9.26%	54,155,395	9.24%	1,694.81
<b>Grass Total</b>					
Grass Total	206,661.35	59.88%	204,863,360	34.97%	991.30
72. Waste	2,884.03	0.84%	721,080	0.12%	250.03
73. Other	290.56	0.08%	139,575	0.02%	480.37
74. Exempt	7,368.77	2.14%	0	0.00%	0.00
75. Market Area Total	345,133.89	100.00%	585,898,550	100.00%	1,697.60

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	6,124.46	19,487,835	97,219.90	306,531,305	103,344.36	326,019,140
<b>77. Dry Land</b>	0.00	0	820.11	1,383,405	31,133.48	52,771,990	31,953.59	54,155,395
<b>78. Grass</b>	0.00	0	5,542.24	5,754,320	201,119.11	199,109,040	206,661.35	204,863,360
<b>79. Waste</b>	0.00	0	299.48	74,885	2,584.55	646,195	2,884.03	721,080
<b>80. Other</b>	0.00	0	18.10	9,010	272.46	130,565	290.56	139,575
<b>81. Exempt</b>	0.00	0	452.07	0	6,916.70	0	7,368.77	0
<b>82. Total</b>	<b>0.00</b>	<b>0</b>	<b>12,804.39</b>	<b>26,709,455</b>	<b>332,329.50</b>	<b>559,189,095</b>	<b>345,133.89</b>	<b>585,898,550</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	103,344.36	29.94%	326,019,140	55.64%	3,154.69
<b>Dry Land</b>	31,953.59	9.26%	54,155,395	9.24%	1,694.81
<b>Grass</b>	206,661.35	59.88%	204,863,360	34.97%	991.30
<b>Waste</b>	2,884.03	0.84%	721,080	0.12%	250.03
<b>Other</b>	290.56	0.08%	139,575	0.02%	480.37
<b>Exempt</b>	7,368.77	2.14%	0	0.00%	0.00
<b>Total</b>	<b>345,133.89</b>	<b>100.00%</b>	<b>585,898,550</b>	<b>100.00%</b>	<b>1,697.60</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 N/a Or Error	2	10,785	1	5,200	1	126,840	3	142,825	58,770
83.2 Arcadia	44	250,205	174	288,665	175	8,751,115	219	9,289,985	34,475
83.3 Elyria	17	202,115	35	109,515	35	1,818,125	52	2,129,755	192,930
83.4 North Loup	41	95,555	169	222,345	170	5,722,790	211	6,040,690	119,165
83.5 Ord	99	829,860	941	7,462,590	941	69,263,390	1,040	77,555,840	351,220
83.6 Rural	148	3,390,400	130	1,971,375	158	21,297,390	306	26,659,165	159,345
83.7 Suburban	66	1,199,840	49	814,475	60	7,383,595	126	9,397,910	186,995
84 Residential Total	417	5,978,760	1,499	10,874,165	1,540	114,363,245	1,957	131,216,170	1,102,900

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	Arcadia	18	38,300	33	46,560	34	2,384,325	52	2,469,185	52,145
85.2	Elyria	1	1,120	9	37,145	9	340,750	10	379,015	745
85.3	North Loup	16	45,690	31	127,325	32	3,840,680	48	4,013,695	0
85.4	Ord	39	287,580	180	2,179,560	181	36,751,895	220	39,219,035	600,000
85.5	Rural	9	29,790	7	324,690	14	5,122,120	23	5,476,600	260,805
85.6	Suburban	10	116,660	7	141,930	8	1,508,645	18	1,767,235	914,395
86	Commercial Total	93	519,140	267	2,857,210	278	49,948,415	371	53,324,765	1,828,090

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

## Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	17,641.37	8.64%	19,405,525	9.59%	1,100.00
88. 1G	261.84	0.13%	288,020	0.14%	1,099.98
89. 2G1	70,279.36	34.40%	70,279,345	34.72%	1,000.00
90. 2G	35,706.24	17.48%	35,549,725	17.56%	995.62
91. 3G1	8,808.66	4.31%	8,808,655	4.35%	1,000.00
92. 3G	62,121.95	30.41%	61,935,600	30.60%	997.00
93. 4G1	4,059.24	1.99%	2,577,660	1.27%	635.01
94. 4G	5,396.59	2.64%	3,591,285	1.77%	665.47
95. Total	204,275.25	100.00%	202,435,815	100.00%	991.00
<b>CRP</b>					
96. 1C1	115.58	6.48%	127,140	7.07%	1,100.02
97. 1C	19.40	1.09%	21,340	1.19%	1,100.00
98. 2C1	1,359.28	76.21%	1,359,280	75.63%	1,000.00
99. 2C	152.55	8.55%	152,550	8.49%	1,000.00
100. 3C1	98.00	5.49%	98,000	5.45%	1,000.00
101. 3C	24.90	1.40%	24,900	1.39%	1,000.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	14.00	0.78%	14,000	0.78%	1,000.00
104. Total	1,783.71	100.00%	1,797,210	100.00%	1,007.57
<b>Timber</b>					
105. 1T1	278.45	46.22%	306,295	48.59%	1,100.00
106. 1T	1.00	0.17%	1,100	0.17%	1,100.00
107. 2T1	43.34	7.19%	43,340	6.88%	1,000.00
108. 2T	3.20	0.53%	3,200	0.51%	1,000.00
109. 3T1	1.70	0.28%	1,700	0.27%	1,000.00
110. 3T	269.90	44.80%	269,900	42.82%	1,000.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	4.80	0.80%	4,800	0.76%	1,000.00
113. Total	602.39	100.00%	630,335	100.00%	1,046.39
<b>Grass Total</b>					
	204,275.25	98.85%	202,435,815	98.82%	991.00
<b>CRP Total</b>					
	1,783.71	0.86%	1,797,210	0.88%	1,007.57
<b>Timber Total</b>					
	602.39	0.29%	630,335	0.31%	1,046.39
114. Market Area Total	206,661.35	100.00%	204,863,360	100.00%	991.30

**2021 County Abstract of Assessment for Real Property, Form 45  
Compared with the 2020 Certificate of Taxes Levied Report (CTL)**

88 Valley

	2020 CTL County Total	2021 Form 45 County Total	Value Difference (2021 form 45 - 2020 CTL)	Percent Change	2021 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	117,945,815	131,216,170	13,270,355	11.25%	1,102,900	10.32%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	41,656,040	40,901,440	-754,600	-1.81%	364,425	-2.69%
<b>04. Total Residential (sum lines 1-3)</b>	<b>159,601,855</b>	<b>172,117,610</b>	<b>12,515,755</b>	<b>7.84%</b>	<b>1,467,325</b>	<b>6.92%</b>
05. Commercial	33,803,530	36,210,405	2,406,875	7.12%	1,828,090	1.71%
06. Industrial	16,544,980	17,114,360	569,380	3.44%	0	3.44%
<b>07. Total Commercial (sum lines 5-6)</b>	<b>50,348,510</b>	<b>53,324,765</b>	<b>2,976,255</b>	<b>5.91%</b>	<b>1,828,090</b>	<b>2.28%</b>
08. Ag-Farmsite Land, Outbuildings	24,590,285	24,873,645	283,360	1.15%	241,595	0.17%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	0	263,230	263,230			
<b>11. Total Non-Agland (sum lines 8-10)</b>	<b>24,590,285</b>	<b>25,136,875</b>	<b>546,590</b>	<b>2.22%</b>	<b>241,595</b>	<b>1.24%</b>
12. Irrigated	326,179,685	326,019,140	-160,545	-0.05%		
13. Dryland	54,350,065	54,155,395	-194,670	-0.36%		
14. Grassland	223,024,350	204,863,360	-18,160,990	-8.14%		
15. Wasteland	721,555	721,080	-475	-0.07%		
16. Other Agland	139,575	139,575	0	0.00%		
<b>17. Total Agricultural Land</b>	<b>604,415,230</b>	<b>585,898,550</b>	<b>-18,516,680</b>	<b>-3.06%</b>		
<b>18. Total Value of all Real Property</b> (Locally Assessed)	<b>838,955,880</b>	<b>836,477,800</b>	<b>-2,478,080</b>	<b>-0.30%</b>	<b>3,537,010</b>	<b>-0.72%</b>

## 2021 Assessment Survey for Valley County

### A. Staffing and Funding Information

<b>1.</b>	<b>Deputy(ies) on staff:</b>
	None
<b>2.</b>	<b>Appraiser(s) on staff:</b>
	None
<b>3.</b>	<b>Other full-time employees:</b>
	Two
<b>4.</b>	<b>Other part-time employees:</b>
	One
<b>5.</b>	<b>Number of shared employees:</b>
	None
<b>6.</b>	<b>Assessor's requested budget for current fiscal year:</b>
	\$150,395
<b>7.</b>	<b>Adopted budget, or granted budget if different from above:</b>
	None
<b>8.</b>	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	None
<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>
	\$12,140 is for maintaince and licensing for GIS and website. The CAMA system comes from the general budget not from assessors budget.
<b>11.</b>	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$3,000
<b>12.</b>	<b>Amount of last year's assessor's budget not used:</b>
	\$7,470

## 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>
	No
5.	<b>If so, who maintains the Cadastral Maps?</b>
	N/A
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://valley.gworks.com/">https://valley.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>
	GIS aerial imagery
10.	<b>When was the aerial imagery last updated?</b>
	2020

## C. Zoning Information

1.	<b>Does the county have zoning?</b>
	Yes
2.	<b>If so, is the zoning countywide?</b>
	Yes

<b>3.</b>	<b>What municipalities in the county are zoned?</b>
	Ord, North Loup, Arcadia and Elyria
<b>4.</b>	<b>When was zoning implemented?</b>
	1999

**D. Contracted Services**

<b>1.</b>	<b>Appraisal Services:</b>
	None
<b>2.</b>	<b>GIS Services:</b>
	gWorks
<b>3.</b>	<b>Other services:</b>
	None

**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>
	N/A
<b>2.</b>	<b>If so, is the appraisal or listing service performed under contract?</b>
	N/A
<b>3.</b>	<b>What appraisal certifications or qualifications does the County require?</b>
	Meet the qualifications of the NE Real Property Appraiser Board.
<b>4.</b>	<b>Have the existing contracts been approved by the PTA?</b>
	N/A
<b>5.</b>	<b>Does the appraisal or listing service providers establish assessed values for the county?</b>
	When they're used they provide a value subject to the county assessor's opinion.

## 2021 Residential Assessment Survey for Valley County

<b>1.</b>	<b>Valuation data collection done by:</b>														
	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="width: 15%;"><u>Valuation Group</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Arcadia – is located in the southwest corner of the county and has a population of approximately 311. The town consists of a public school system, grocery store, post office, bank, lumber yard store, welding shop, public library, and bar/grill.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Elyria- is located on HWY 11 in the northern part of the county and has a population of approximately 51. The town consists of a bar/grill and a greenhouse.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>North Loup- is located on HWY 22 in the southeast part of the county and has a population of approximately 297. The town consists of a convenience store/gas station, café, crop insurance business, bank and public library.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Ord- is located in the center of the county on junction of HWY’s 11 and 70. The population is approximately 2,112. K-12 Public School system. The town is a very progressive town with a variety of jobs, services, and goods that make living in it desirable.</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Rural- The rural area in Valley County consists of all properties not located within any of the towns/villages, as well as all properties located outside of the limits of an incorporated city or village, but within the legal jurisdiction of an incorporated city or village.</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Agricultural homes and outbuildings</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Arcadia – is located in the southwest corner of the county and has a population of approximately 311. The town consists of a public school system, grocery store, post office, bank, lumber yard store, welding shop, public library, and bar/grill.	2	Elyria- is located on HWY 11 in the northern part of the county and has a population of approximately 51. The town consists of a bar/grill and a greenhouse.	3	North Loup- is located on HWY 22 in the southeast part of the county and has a population of approximately 297. The town consists of a convenience store/gas station, café, crop insurance business, bank and public library.	4	Ord- is located in the center of the county on junction of HWY’s 11 and 70. The population is approximately 2,112. K-12 Public School system. The town is a very progressive town with a variety of jobs, services, and goods that make living in it desirable.	5	Rural- The rural area in Valley County consists of all properties not located within any of the towns/villages, as well as all properties located outside of the limits of an incorporated city or village, but within the legal jurisdiction of an incorporated city or village.	AG	Agricultural homes and outbuildings
<u>Valuation Group</u>	<u>Description of unique characteristics</u>														
1	Arcadia – is located in the southwest corner of the county and has a population of approximately 311. The town consists of a public school system, grocery store, post office, bank, lumber yard store, welding shop, public library, and bar/grill.														
2	Elyria- is located on HWY 11 in the northern part of the county and has a population of approximately 51. The town consists of a bar/grill and a greenhouse.														
3	North Loup- is located on HWY 22 in the southeast part of the county and has a population of approximately 297. The town consists of a convenience store/gas station, café, crop insurance business, bank and public library.														
4	Ord- is located in the center of the county on junction of HWY’s 11 and 70. The population is approximately 2,112. K-12 Public School system. The town is a very progressive town with a variety of jobs, services, and goods that make living in it desirable.														
5	Rural- The rural area in Valley County consists of all properties not located within any of the towns/villages, as well as all properties located outside of the limits of an incorporated city or village, but within the legal jurisdiction of an incorporated city or village.														
AG	Agricultural homes and outbuildings														
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>														
	The Cost Approach is used as well as a market analysis of the qualified sales to estimate the market value of 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 studies based on local market information.														
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation group?</b>														
	Yes														
<b>6.</b>	<b>Describe the methodology used to determine the residential lot values?</b>														
	The lot values were established by completing a sales study using a price per square foot analysis.														
<b>7.</b>	<b>How are rural residential site values developed?</b>														
	These were developed by researching local costs for a well, septic and electricity at the time. As well as looking at surrounding counties site values.														



**8. Are there form 191 applications on file?**

No

**9. Describe the methodology used to determine value for vacant lots being held for sale or resale?**

All lots are treated the same, currently there is no difference.

<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	2016	2015	2016	2018
2	2016	2015	2016	2017
3	2016	2015	2016	2016
4	2021	2020	2021	2019
5	2016	2015	2016	2017-2019
AG	2016	2015	2016	2017-2019

## 2021 Commercial Assessment Survey for Valley County

<b>1.</b>	<b>Valuation data collection done by:</b>																		
	Contract appraiser and office staff on occasion																		
<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%;"><u>Valuation Group</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Commercial properties in Arcadia, Elyria, North Loup and the Rural areas of the county.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Ord- is located in the center of the county on junction of HWY's 11 and 70. The population is approximately 2,112. K-12 Public school system. The town is a very progressive town with a variety of jobs, services, and goods that make living in it desirable.</td> </tr> </tbody> </table>				<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Commercial properties in Arcadia, Elyria, North Loup and the Rural areas of the county.	4	Ord- is located in the center of the county on junction of HWY's 11 and 70. The population is approximately 2,112. K-12 Public school system. The town is a very progressive town with a variety of jobs, services, and goods that make living in it desirable.									
<u>Valuation Group</u>	<u>Description of unique characteristics</u>																		
1	Commercial properties in Arcadia, Elyria, North Loup and the Rural areas of the county.																		
4	Ord- is located in the center of the county on junction of HWY's 11 and 70. The population is approximately 2,112. K-12 Public school system. The town is a very progressive town with a variety of jobs, services, and goods that make living in it desirable.																		
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>																		
	The Cost Approach is used as well as a market analysis of the qualified sales to estimate the market value of properties.																		
<b>3a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>																		
	Unique properties are valued by the contract appraiser.																		
<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 the depreciation studies based on local market information.																		
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>																		
	Yes																		
<b>6.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>																		
	The lot values were established by completing a sales study using a price per square foot analysis.																		
<b>7.</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Group</u></th> <th style="width: 20%;"><u>Date of Depreciation</u></th> <th style="width: 20%;"><u>Date of Costing</u></th> <th style="width: 20%;"><u>Date of Lot Value Study</u></th> <th style="width: 25%;"><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">2017</td> <td style="text-align: center;">2017</td> <td style="text-align: center;">2017</td> <td style="text-align: center;">2017</td> </tr> <tr> <td style="text-align: center;">4</td> <td style="text-align: center;">2017</td> <td style="text-align: center;">2017</td> <td style="text-align: center;">2017</td> <td style="text-align: center;">2017</td> </tr> </tbody> </table>				<u>Valuation Group</u>	<u>Date of Depreciation</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>	1	2017	2017	2017	2017	4	2017	2017	2017	2017
<u>Valuation Group</u>	<u>Date of Depreciation</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>															
1	2017	2017	2017	2017															
4	2017	2017	2017	2017															

## 2021 Agricultural Assessment Survey for Valley 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;">1</td> <td>Soils, land use and geographic characteristics.</td> <td style="text-align: center;">2017-2018</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	Soils, land use and geographic characteristics.	2017-2018
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>						
1	Soils, land use and geographic characteristics.	2017-2018						
	In 2020 a letter was mailed to every agricultural land owner in three townships verifying land use.							
<b>3.</b>	<b>Describe the process used to determine and monitor market areas.</b>							
	Each year agricultural sales and characteristics are studied to see if the market is showing any trend that may say a market area or areas are needed.							
<b>4.</b>	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>							
	Residential is land directly associated with a residence, and is defined in Regulation 10.001.05A. Recreational land is defined according to Regulation 10.001.05E.							
<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							
<b>6.</b>	<b>What separate market analysis has been conducted where intensive use is identified in the county?</b>							
	The only intensive use identified in the county is feedlots. Those values were developed by Standard appraisal.							
<b>7.</b>	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>							
	WRP land is flat valued at \$1,465 per acre.							
<b>7a.</b>	<b>Are any other agricultural subclasses used? If yes, please explain.</b>							
	CRP and a sand spot adjustment is used.							
	<b><i><u>If your county has special value applications, please answer the following</u></i></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><i><u>If your county recognizes a special value, please answer the following</u></i></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

**Linda J Waltman**  
**Valley County Assessor**  
125 S. 15th  
Ord, NE 68862  
(308) 728-5081  
Fax: (308) 730-8301

**2020**  
**Plan of Assessment**  
JULY 31, 2020

**Introduction:**

Required by Law. Pursuant to Section 77-1311, as amended by 2001 Neb. Laws LB 263, Section 9, the assessor shall submit a 3 Year Plan of Assessment to the County Board of Equalization on or before June 15, 2006, and every year thereafter. The Plan of Assessment shall be updated each year, on or before June 15th. This plan and any update is to examine the level of value, quality, and uniformity of assessment in the county and include any proposed actions to be taken for the following year for the purpose of assuring uniform and proportionate assessments of real property.

**Personnel Policy:**

Valley County has a Personnel Policy last revised in January, 2010.

**Personnel Count:**

The office is comprised of the County Assessor, and two full-time clerks. One hourly clerk is employed to do certain assigned duties to help ease the work burden.

**Responsibilities:**

**Record Maintenance / Mapping – Reg. 10-004.03:**

The County Assessor has cadastral maps. The Cadastral Maps are circa 1965. The condition of the four books would best be described as Poor. New maps would be beneficial; however, I do not foresee such changes occurring due to financial restraints. We have a GIS mapping system and do not update the cadastral maps any longer, even though we do refer to them quite often.

**Property Record Cards – Reg 10-004:**

The County Assessor maintains both a computer ATR (Assessment Tax Record) / Appraisal record and a physical file folder. To the best of my knowledge, the rules and regulations are followed and include the required legal description, ownership, classification coding and all other pertinent information.

**Report Generation:**

This includes the Abstract of Assessment – Reg. 60-004.02 due March 19<sup>th</sup>, the Certificate of Valuation due August 20<sup>th</sup>, the School District Value Report due August 25<sup>th</sup>, the Certificate of Taxes Levied due December 1<sup>st</sup>, the Tax List Corrections- Reason (Reg. 10-0029A) and the generation of the Tax Roll to be delivered to the Treasurer by November 22<sup>nd</sup>.

**Filing for Homestead Exemption:**

All applications for Homestead Exemption and related forms are accepted per §77-3510 through §77-3528.

The 2 full time clerks now oversees the daily administration of this program and provides verbal progress reports to the County Assessor. Courtesy correspondence is mass-mailed to all pre-printed form applicants and other individuals noted on a separate roster. Upon request from the applicant or agent thereof, applicable forms are mailed. Advertisements are posted in the local designated newspaper and other public relations acts may also occur. As a final courtesy, another correspondence is mailed approximately two weeks prior to the deadline to the remaining individuals to encourage their participation. The final weeks often illustrate the staff's diligent attempts to have complete success with the homestead exemption program.

For 2020 the county board did not vote to extend the deadline to July 20<sup>th</sup> under §77-3512.

The Department of Revenue count for Homestead Exemption for 2019 was 203 applications approved. Form 458S exempted \$10,435,515 in valuation and the tax loss was \$211,512.42.

**Filing for Personal Property:**

As per Reg. 20 and applicable statutes. Staff oversees the daily administration of personal property and provides County Assessor with verbal progress reports. Local addresses are abstracted from the first mass mailing of personal property forms in January to reduce costs. Schedules that bear out-of-county/state are mailed. Advertisements are placed in the local newspaper to attract public awareness. A mass mailing of all remaining schedules / correspondence occurs by April. Due to the high cost of postage we no longer mail courtesy reminders. After May 1<sup>st</sup> we mail out schedules that haven't been filed with a 10% penalty & encourage them to file prior to July 1<sup>st</sup> to avoid a 25% penalty. The Personal Property Abstract is to be generated by July 20<sup>th</sup> deadline and is based upon all known schedules at this point in time. New Legislation gives personal property filers up to a 10,000 exemption if filed by May 1<sup>st</sup>. Filing after May 1<sup>st</sup> will result in no exemption for that year.

**Real Estate:**

**Real Property:**

**Level of Value:**

2020 Level of Value for Residential is 92%; quality of assessment is acceptable. Commercial at 99%, quality of assessment is acceptable. Agricultural Land at 73 %, quality of assessment is acceptable.

TERC ORDER 2020 Statistics dated 05/08/2020 read as follows:

<b>Residential:</b>	# Sales	Median		COD (Median)	PRD
Qualified	104	92		21.34	107.46
<b>Commercial</b>					
Qualified	23	99		14.95	103.70
<b>Agricultural Unimproved</b>					
Qualified	26	73		17.68	103.17

**Residential:** The city and villages are reviewed within a 6 year cycle. New construction work is done yearly using permits filed. All improvements in the city and villages will have new M&S 06/2020 pricing, with new lot values and a depreciation study done.

**Commercial:** Sales properties are reviewed and questionnaire's sent out at the time of sale to get as much information as possible. Commercial properties are on M & S pricing for 06/17. Stanard Appraisal reviewed commercial properties for 2018.

**Agricultural:** The improvements in the rural areas will all be on M & S 06/2020 pricing. We continue to do sales studies to keep depreciation updated. Real estate sales transactions, UCC filings, "drive-by" observances, etc. Property owners bring in maps to update their irrigated acres so we can certify them to NRD. Letters will be sent for owners to review their land use.

No market areas have been defined as I continue to study sales and seek expertise from local representatives regarding this situation.

**Computer Review:**

The computer system is MIPS Technology Services of Lincoln, NE. We changed to this system in 8-2020. GIS system is now being implemented. Ages of all photos range from current back to 2018 on all classes of property. Sketches regarding residential housing units exist in each respective file folder. Maintenance as indicated.

Sketches of the commercial properties exist in each respective file folder. The commercial sketches have been entered into the computer system. This is a project intended for further revision / completion as physical review occurs.

Sketches of the rural housing exist in each respective file folder. Maintenance as indicated. The rural improvement site sketches are entered into the computer system. Information is available in each respective physical file folder.

**Pricing / Depreciation:**

New pricing, M&S 06/2020 will be implemented for 2021, this will be new pricing for all improvements. New depreciation tables were established for 2020 based upon sales study on residential properties in Valley County using the Replacement Cost New due to the new cost tables. New depreciation tables were implemented for each City & Village & rural residential houses. Some pricing also affected some outbuilding codes. Commercial has new depreciation for 2017. We down loaded 2017 cost for commercial.

New Construction: (**Pick-up Work**)

The resources used to collect this data include building permits, zoning permits, owner (or other interested person) reporting, UCC filings, real estate sales transaction reviews, Register of Deed's Miscellaneous Book contents, anonymous leads, the local newspaper, drive-by observances, social media.

All classes of property are monitored for the collection of specific data relative to new construction, remodeling, renovations, additions, alterations and removals of existing improvements / structures, land use changes, etc. See 50-001.06. The field data is ordinary monitored by 2 full-time clerks throughout the course of the tax year and provides progress reports to the County Assessor. Data collection includes photography of the subject property. The County Assessor determines the assessed value and in recent years. The majority of all "pick-up work" is completed by the office and not from outside appraisal services except for commercial property. We rely on an appraisal service to do the commercial.

### Sales Review:

Every attempt to timely file the 521's – Reg. 12-003 does occur on a monthly basis.

The real estate transfers once received from the Register of Deeds are given priority attention. It is a joint venture with contributions from the entire staff. The Assessor mails questionnaires and correspondence out to the Grantor and Grantee. Policy is to allow two weeks response time prior to any follow-up activity. All office records, computer, cadastral maps are updated. Sales book and photo bulletin board on residential transaction is staff-maintained for the benefit of the public sector.

Correspondence is mailed to current property owner to schedule appointment to complete an on-site physical inspection to review accuracy of property record file two to three times annually. The goal this year is to set aside specific dates each month to physically review the real estate transaction prior to mailing such forms and supplements to PA&T. Currently, such inspections are underway to bring the office closer to this goal and then proceed on a regular basis. Another procedure that is being done is to take adjacent property record files and complete an exterior review of the properties that aren't included with the sales file. Usually, a drive by of the neighborhood will include watching for new construction, renovations, etc. Any changes noted will result in the respective file being tagged for further review.

Office is striving to complete interior/exterior review of each residential and commercial transaction within a 6 year cycle. More focus does need to occur on the rural residential and agricultural transactions. Agricultural properties have a high ratio of FSA section maps and land use reviews occurring. The County Assessor reviews each real estate transfer and ensuing information so collected prior to forwarding Form 521 to P.A.T. for their processing. The worksheets are now sent over the computer to P.A.T. The review includes discussion of the questionnaire responses, interviews that occurred with grantor, grantee, realtors, etc along with land use review, possible zoning use changes, coding changes, data listing, discovery as examples to determine whether transaction is a qualified sale or not. Further research may occur. The Assessor assigns a preliminary use coding and County Assessor assigns a final use coding. It is interesting to note that all the responses received from grantor and grantee may differ to a great extent; the same is true in discussion with information given to this office verses information given to state personnel or what a participating realtor may provide in sharing of information.

Valley County usually averages 100-150 real estate transfer forms on an annual basis. This office has taken great strides to monitor this program with greater accuracy in recent years. The questionnaire response rate is good; averaging at a 50% response overall and has been a good indicator that the majority of our records are accurate in listing data. The majority of the on-site physical reviews have been representative of the data listing of the property file also.

2021: Review improvements in Vinton, Enterprise & North Loup townships in 2020. Letters will be sent to the rural property owners to review their land use and notify us if it is not correct.

2022: Review improvements in Arcadia, Yale, Davis Creek & Independent townships in 2021.

2023: Review improvements in Ord, Eureka, Elyria & Noble townships in 2022. North Loup Village will be reviewed also.

Property record files reflect a computer code for tax districts. The real estate cards also show school district codes & will use deeded acres.



**Budget:**

The fiscal budget submitted by the Assessor for 2020/2021 was \$150,395 Of the \$150,395 submitted, \$119,045 is associated with salaries & \$17,210 is associated with Office services, expenses and supplies, \$2,000 for appraisal fees & \$12,140 for Data processing costs for gWorks.

The County Board had me add my appraisal fees to my budget. I no longer have a separate appraisal budget. Now that we have GIS mapping and a web site, we have to pay maintenance on those.

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Linda J Waltman  
Valley County Assessor

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Date