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

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**VALLEY COUNTY**



Pete Ricketts, Governor

April 7, 2022

Commissioner Keetle :

The Property Tax Administrator has compiled the 2022 Reports and Opinions of the Property Tax Administrator for 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

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

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

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

### **Statistical Analysis:**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

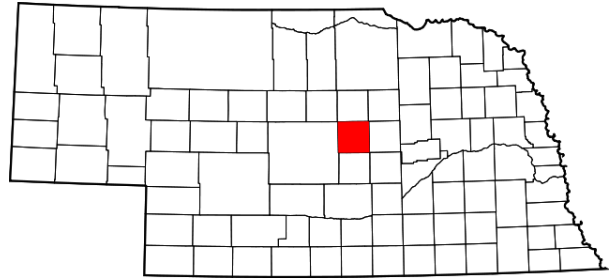
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, if potential issues are identified, they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures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

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

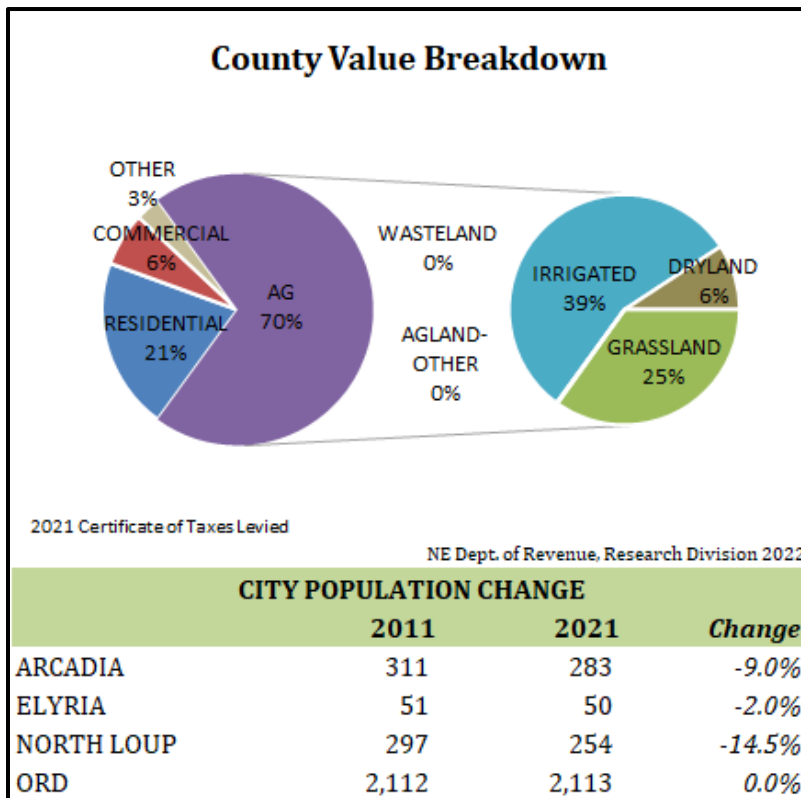


## County Overview

With a total area of 568 square miles, Valley County has 4,059 residents, per the Census Bureau Quick Facts for 2020, a 5% population decline from the 2010 U.S. Census. Reports indicate that 74% of county residents are homeowners and 90% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$85,922 (2021 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 176 employer establishments with total employment of 1,276, for a slight 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.

# 2022 Residential Correlation for Valley County

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## *Assessment Actions*

For the 2022 assessment year the contract appraiser performed a lot study along with implementing a table-driven depreciation table with updated costing for Valuation Groups 1 and 3.

The improvements in townships Arcadia, Yale, Davis Creek and Independent were reviewed through aerial imagery as part of the six-year review cycle.

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 county's sales and verification processes are reviewed. All arm's-length transactions have been made available for measurement purposes. The usability rate for the residential class meets the statewide average.

The appraisal tables reviewed show the costing, depreciation and land values have been updated within the six-year cycle. There are five valuation groups that are based on the assessor locations that each have unique characteristics.

The county assessor complies with the six-year inspection and review requirements. At this time there is no valuation methodology on file.

## *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 statistical sample consists of 129 qualified sales in the residential class. Each of the five valuation groups are represented. The median and weighted mean measures of central tendency are within the prescribed parameters. The high mean can be attributed to outlier sales. The quality

## 2022 Residential Correlation for Valley County

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of assessment does show regressivity, however, the PRD can be attributed to lower dollar sales. Hypothetically removing those sales does improve the statistic.

Review of valuation groups indicates that all with sufficient sales have a median within the acceptable range. Valuation Group 5 is low; however, with only five sales and a very high COD, this sample will not be relied upon for measurement purposes.

The statistical sample and the 2022 County Abstract of Assessment, Form 45 Compared with the 2021 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 assessment practices and statistics 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	7	97.73	113.06	89.87	29.24	125.80
2	5	72.88	98.58	82.26	65.40	119.84
3	10	96.66	116.38	99.52	45.23	116.94
4	97	96.72	105.03	93.80	21.06	111.97
5	10	92.70	96.97	82.06	29.87	118.17
<u>ALL</u>	129	95.71	105.47	91.88	25.68	114.79

### *Level of Value*

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

# 2022 Commercial Correlation for Valley County

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## *Assessment Actions*

Only pick-up work and general maintenance was performed in the commercial class of property.

## *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's office utilizes sales questionnaires. Review of qualified and non-qualified sales rosters supports that all arm's-length sales have been utilized for the measurement of the commercial class.

A review of the valuation groups shows the commercial class has two. 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) cost tables with market derived depreciation tables are used for the valuation of the commercial class of property. A review of the current commercial appraisal tables shows the cost tables, lot values and depreciation tables were updated in 2017.

The county assessor complies with the six-year inspection and review cycle for the commercial class of property.

## *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 group.

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

The statistical sample of qualified commercial sales consists of 18 sales. Both valuation groups have sales with the majority in Valuation Group 4. The overall median is within the range, while the weighted mean and mean are above the prescribed parameters. The COD is above the range and the PRD is in the range. Given the dispersion in the statistical measures, the statistics will not be used as a point estimate of the level of value.

The Ethanol Plant Tax Increment Financing (TIF) project in Ord came on to the assessment roll, after the TIF bond was paid off, accounting for nearly all the industrial value increase.

## 2022 Commercial Correlation for Valley County

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Valley County historically has kept the costing and depreciation updated. When comparing the county to surrounding counties with similar sized communities it appears the values have increased over the past decade at a similar rate.

The statistical sample and the 2022 County Abstract of Assessment, Form 45 Compared with the 2021 Certified Taxes Levied Report (CTL) indicated 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	5	99.19	108.85	100.42	20.95	108.39
4	13	97.61	106.34	105.03	31.99	101.25
____ALL____	18	97.66	107.04	104.46	29.09	102.47

### *Level of Value*

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

## 2022 Agricultural Correlation for Valley County

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### *Assessment Actions*

The county assessor performed a sales analysis of the minimally improved agricultural sales for the three-year study period. As a result, irrigated land values were increased approximately 5%, dryland and grassland values remained the same.

The townships of Arcadia, Yale, Davis Creek and Independent were reviewed through aerial imagery as part of the six-year review cycle. Letters are also mailed out for land use changes.

Pick-up work in the agricultural class 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. Review of qualified and non-qualified sales rosters supports that all arm's-length sales have been utilized for the measurement of the agricultural class.

Valley County has one market area. The market 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 Valley 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) depreciation tables.

Intensive use is also reviewed. The Valley County Assessor classifies feedlots as intensive use and values have been developed by the contract appraiser.

### *Description of Analysis*

The statistical sample of agricultural sales consists of 47 qualified sales. The median and mean are within the acceptable range while the weighted mean is slightly below. The qualitative statistics are acceptable for the agricultural class. Reviewing the 80% Majority Land Use (MLU) shows both the irrigated and grassland have sufficient sales, and both are within the prescribed parameters.

When reviewing Valley County's irrigated land, dryland and grassland values compared to the surrounding counties, all indications are that the county's values are comparable with these counties.

## 2022 Agricultural Correlation for Valley County

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### *Equalization and Quality of Assessment*

The review of agricultural improvements and site acres indicate 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 assessment practices, comparable counties and the statistical sample 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	16	69.34	70.41	64.69	18.72	108.84
1	16	69.34	70.41	64.69	18.72	108.84
<u>    Grass    </u>						
County	17	71.88	74.88	70.25	23.07	106.59
1	17	71.88	74.88	70.25	23.07	106.59
<u>    ALL    </u>	47	72.20	73.31	68.35	21.52	107.26

### *Level of Value*

Based on analysis of all available information, the level of value of agricultural land in Valley County is 72%.

## 2022 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>96</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>72</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, 2022.



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Ruth A. Sorensen  
Property Tax Administrator



## APPENDICES

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## 2022 Commission Summary for Valley County

### Residential Real Property - Current

Number of Sales	129	Median	95.71
Total Sales Price	\$14,216,750	Mean	105.47
Total Adj. Sales Price	\$14,216,750	Wgt. Mean	91.88
Total Assessed Value	\$13,062,285	Average Assessed Value of the Base	\$71,674
Avg. Adj. Sales Price	\$110,207	Avg. Assessed Value	\$101,258

### Confidence Interval - Current

95% Median C.I	92.13 to 100.90
95% Wgt. Mean C.I	88.30 to 95.46
95% Mean C.I	98.09 to 112.85
% of Value of the Class of all Real Property Value in the County	15.83
% of Records Sold in the Study Period	6.57
% of Value Sold in the Study Period	9.28

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2021	106	95	94.62
2020	104	92	92.23
2019	119	94	93.64
2018	106	95	95.14

## 2022 Commission Summary for Valley County

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### Commercial Real Property - Current

Number of Sales	18	Median	97.66
Total Sales Price	\$1,935,225	Mean	107.04
Total Adj. Sales Price	\$1,935,225	Wgt. Mean	104.46
Total Assessed Value	\$2,021,550	Average Assessed Value of the Base	\$209,661
Avg. Adj. Sales Price	\$107,513	Avg. Assessed Value	\$112,308

### Confidence Interval - Current

95% Median C.I	75.21 to 109.24
95% Wgt. Mean C.I	77.14 to 131.78
95% Mean C.I	80.29 to 133.79
% of Value of the Class of all Real Property Value in the County	8.89
% of Records Sold in the Study Period	4.77
% of Value Sold in the Study Period	2.56

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2021	21	100	99.29
2020	23	99	99.29
2019	25	97	97.35
2018	29	100	98.52

**88 Valley**  
**RESIDENTIAL**

**PAD 2022 R&O Statistics (Using 2022 Values)**

Qualified

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

Number of Sales : 129  
 Total Sales Price : 14,216,750  
 Total Adj. Sales Price : 14,216,750  
 Total Assessed Value : 13,062,285  
 Avg. Adj. Sales Price : 110,207  
 Avg. Assessed Value : 101,258

MEDIAN : 96  
 WGT. MEAN : 92  
 MEAN : 105  
 COD : 25.68  
 PRD : 114.79

COV : 40.52  
 STD : 42.74  
 Avg. Abs. Dev : 24.58  
 MAX Sales Ratio : 314.78  
 MIN Sales Ratio : 26.59

95% Median C.I. : 92.13 to 100.90  
 95% Wgt. Mean C.I. : 88.30 to 95.46  
 95% Mean C.I. : 98.09 to 112.85

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-19 To 31-DEC-19	11	92.13	97.51	93.81	13.86	103.94	64.98	150.26	87.46 to 105.21	131,727	123,570
01-JAN-20 To 31-MAR-20	13	94.21	98.64	93.53	26.70	105.46	33.19	239.82	72.88 to 101.71	97,231	90,944
01-APR-20 To 30-JUN-20	16	97.10	105.75	96.33	19.18	109.78	74.78	232.96	86.96 to 109.38	109,125	105,119
01-JUL-20 To 30-SEP-20	22	97.21	106.80	96.97	19.12	110.14	73.39	233.00	90.33 to 107.22	89,886	87,163
01-OCT-20 To 31-DEC-20	25	101.40	100.80	92.85	14.78	108.56	61.32	163.03	95.05 to 108.77	100,770	93,560
01-JAN-21 To 31-MAR-21	7	96.72	126.61	90.67	44.02	139.64	62.55	215.29	62.55 to 215.29	127,929	115,990
01-APR-21 To 30-JUN-21	13	101.08	123.34	102.36	44.93	120.50	26.59	314.78	75.04 to 129.20	71,538	73,225
01-JUL-21 To 30-SEP-21	22	82.82	99.96	82.04	33.26	121.84	60.12	246.63	71.61 to 93.79	156,159	128,108
<u>Study Yrs</u>											
01-OCT-19 To 30-SEP-20	62	94.70	103.17	95.41	20.07	108.13	33.19	239.82	91.26 to 101.69	103,815	99,049
01-OCT-20 To 30-SEP-21	67	96.32	107.59	88.96	30.86	120.94	26.59	314.78	89.13 to 102.12	116,123	103,302
<u>Calendar Yrs</u>											
01-JAN-20 To 31-DEC-20	76	98.17	103.21	94.86	19.02	108.80	33.19	239.82	93.13 to 102.12	98,773	93,695
<u>ALL</u>	129	95.71	105.47	91.88	25.68	114.79	26.59	314.78	92.13 to 100.90	110,207	101,258

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	7	97.73	113.06	89.87	29.24	125.80	64.98	232.96	64.98 to 232.96	127,571	114,649
2	5	72.88	98.58	82.26	65.40	119.84	26.59	239.82	N/A	73,700	60,629
3	10	96.66	116.38	99.52	45.23	116.94	33.19	242.90	72.94 to 197.00	36,250	36,078
4	97	96.72	105.03	93.80	21.06	111.97	60.12	314.78	92.16 to 101.10	110,879	104,000
5	10	92.70	96.97	82.06	29.87	118.17	54.15	215.29	61.32 to 105.88	183,750	150,778
<u>ALL</u>	129	95.71	105.47	91.88	25.68	114.79	26.59	314.78	92.13 to 100.90	110,207	101,258

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	127	96.32	106.44	92.29	25.07	115.33	26.59	314.78	92.16 to 101.08	110,793	102,257
06											
07	2	43.67	43.67	51.85	24.00	84.22	33.19	54.15	N/A	73,000	37,853
<u>ALL</u>	129	95.71	105.47	91.88	25.68	114.79	26.59	314.78	92.13 to 100.90	110,207	101,258

**88 Valley**  
**RESIDENTIAL**

**PAD 2022 R&O Statistics (Using 2022 Values)**

Qualified

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

Number of Sales : 129  
 Total Sales Price : 14,216,750  
 Total Adj. Sales Price : 14,216,750  
 Total Assessed Value : 13,062,285  
 Avg. Adj. Sales Price : 110,207  
 Avg. Assessed Value : 101,258

MEDIAN : 96  
 WGT. MEAN : 92  
 MEAN : 105  
 COD : 25.68  
 PRD : 114.79

COV : 40.52  
 STD : 42.74  
 Avg. Abs. Dev : 24.58  
 MAX Sales Ratio : 314.78  
 MIN Sales Ratio : 26.59

95% Median C.I. : 92.13 to 100.90  
 95% Wgt. Mean C.I. : 88.30 to 95.46  
 95% Mean C.I. : 98.09 to 112.85

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**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>Low \$ Ranges</b>											
Less Than 5,000											
Less Than 15,000	5	232.96	220.25	220.17	07.17	100.04	195.39	242.90	N/A	11,600	25,540
Less Than 30,000	16	183.12	174.90	166.55	32.68	105.01	33.19	314.78	120.35 to 233.00	17,953	29,900
<b>Ranges Excl. Low \$</b>											
Greater Than 4,999	129	95.71	105.47	91.88	25.68	114.79	26.59	314.78	92.13 to 100.90	110,207	101,258
Greater Than 14,999	124	94.63	100.84	91.35	21.70	110.39	26.59	314.78	91.30 to 99.92	114,183	104,311
Greater Than 29,999	113	93.79	95.64	90.34	16.46	105.87	26.59	239.82	90.56 to 98.60	123,270	111,362
<b>Incremental Ranges</b>											
0 TO 4,999											
5,000 TO 14,999	5	232.96	220.25	220.17	07.17	100.04	195.39	242.90	N/A	11,600	25,540
15,000 TO 29,999	11	123.38	154.29	152.98	47.70	100.86	33.19	314.78	85.25 to 246.63	20,841	31,882
30,000 TO 59,999	23	108.77	114.30	112.06	25.30	102.00	26.59	239.82	92.24 to 133.14	44,413	49,769
60,000 TO 99,999	33	97.08	95.66	95.30	09.96	100.38	71.38	122.77	90.56 to 100.55	78,273	74,592
100,000 TO 149,999	22	92.64	89.89	88.96	15.04	101.05	54.15	119.54	75.04 to 105.88	125,386	111,542
150,000 TO 249,999	28	90.43	89.93	90.25	10.66	99.65	60.44	107.70	86.18 to 98.94	189,696	171,202
250,000 TO 499,999	7	77.09	75.10	76.72	14.94	97.89	60.12	92.16	60.12 to 92.16	322,143	247,152
500,000 TO 999,999											
1,000,000 +											
<b>ALL</b>	129	95.71	105.47	91.88	25.68	114.79	26.59	314.78	92.13 to 100.90	110,207	101,258

**88 Valley**  
**COMMERCIAL**

**PAD 2022 R&O Statistics (Using 2022 Values)**

Qualified

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

Number of Sales : 18  
Total Sales Price : 1,935,225  
Total Adj. Sales Price : 1,935,225  
Total Assessed Value : 2,021,550  
Avg. Adj. Sales Price : 107,513  
Avg. Assessed Value : 112,308

MEDIAN : 98  
WGT. MEAN : 104  
MEAN : 107  
COD : 29.09  
PRD : 102.47

COV : 50.25  
STD : 53.79  
Avg. Abs. Dev : 28.41  
MAX Sales Ratio : 292.60  
MIN Sales Ratio : 44.10

95% Median C.I. : 75.21 to 109.24  
95% Wgt. Mean C.I. : 77.14 to 131.78  
95% Mean C.I. : 80.29 to 133.79

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**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-18 To 31-DEC-18	4	96.13	140.02	136.26	57.31	102.76	75.21	292.60	N/A	116,250	158,401
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	1	109.24	109.24	109.24	00.00	100.00	109.24	109.24	N/A	105,000	114,700
01-JUL-19 To 30-SEP-19											
01-OCT-19 To 31-DEC-19											
01-JAN-20 To 31-MAR-20											
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	3	95.36	85.08	92.52	25.06	91.96	44.10	115.79	N/A	64,542	59,715
01-OCT-20 To 31-DEC-20											
01-JAN-21 To 31-MAR-21	1	97.61	97.61	97.61	00.00	100.00	97.61	97.61	N/A	80,000	78,085
01-APR-21 To 30-JUN-21	2	129.62	129.62	101.42	22.44	127.81	100.53	158.70	N/A	163,050	165,363
01-JUL-21 To 30-SEP-21	4	98.12	89.75	86.07	09.29	104.28	63.56	99.19	N/A	67,000	57,670
<u>Study Yrs</u>											
01-OCT-18 To 30-SEP-19	7	97.61	127.30	133.09	44.45	95.65	75.03	292.60	75.03 to 292.60	107,143	142,593
01-OCT-19 To 30-SEP-20	4	79.93	79.94	75.11	32.08	106.43	44.10	115.79	N/A	127,781	95,978
01-OCT-20 To 30-SEP-21	7	98.53	102.26	94.87	14.43	107.79	63.56	158.70	63.56 to 158.70	96,300	91,356
<u>Calendar Yrs</u>											
01-JAN-19 To 31-DEC-19	3	109.24	110.35	127.91	21.90	86.27	75.03	146.78	N/A	95,000	121,515
01-JAN-20 To 31-DEC-20	4	79.93	79.94	75.11	32.08	106.43	44.10	115.79	N/A	127,781	95,978
<u>ALL</u>	18	97.66	107.04	104.46	29.09	102.47	44.10	292.60	75.21 to 109.24	107,513	112,308

**VALUATION GROUP**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	5	99.19	108.85	100.42	20.95	108.39	75.21	158.70	N/A	48,000	48,201
4	13	97.61	106.34	105.03	31.99	101.25	44.10	292.60	64.49 to 109.24	130,402	136,965
<u>ALL</u>	18	97.66	107.04	104.46	29.09	102.47	44.10	292.60	75.21 to 109.24	107,513	112,308

**88 Valley**  
**COMMERCIAL**

**PAD 2022 R&O Statistics (Using 2022 Values)**

Qualified

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

Number of Sales : 18  
Total Sales Price : 1,935,225  
Total Adj. Sales Price : 1,935,225  
Total Assessed Value : 2,021,550  
Avg. Adj. Sales Price : 107,513  
Avg. Assessed Value : 112,308

MEDIAN : 98  
WGT. MEAN : 104  
MEAN : 107  
COD : 29.09  
PRD : 102.47

COV : 50.25  
STD : 53.79  
Avg. Abs. Dev : 28.41  
MAX Sales Ratio : 292.60  
MIN Sales Ratio : 44.10

95% Median C.I. : 75.21 to 109.24  
95% Wgt. Mean C.I. : 77.14 to 131.78  
95% Mean C.I. : 80.29 to 133.79

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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	18	97.66	107.04	104.46	29.09	102.47	44.10	292.60	75.21 to 109.24	107,513	112,308
04											
<u>ALL</u>	18	97.66	107.04	104.46	29.09	102.47	44.10	292.60	75.21 to 109.24	107,513	112,308

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	1	158.70	158.70	158.70	00.00	100.00	158.70	158.70	N/A	5,000	7,935
Less Than 30,000	2	116.87	116.87	91.76	35.80	127.36	75.03	158.70	N/A	12,500	11,470
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	18	97.66	107.04	104.46	29.09	102.47	44.10	292.60	75.21 to 109.24	107,513	112,308
Greater Than 14,999	17	97.61	104.00	104.32	27.14	99.69	44.10	292.60	75.03 to 109.24	113,543	118,448
Greater Than 29,999	16	97.66	105.81	104.63	27.38	101.13	44.10	292.60	75.21 to 109.24	119,389	124,913
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	1	158.70	158.70	158.70	00.00	100.00	158.70	158.70	N/A	5,000	7,935
15,000 TO 29,999	1	75.03	75.03	75.03	00.00	100.00	75.03	75.03	N/A	20,000	15,005
30,000 TO 59,999	4	86.46	79.05	81.63	22.44	96.84	44.10	99.19	N/A	43,406	35,433
60,000 TO 99,999	6	97.61	94.74	93.29	09.46	101.55	63.56	115.79	63.56 to 115.79	80,500	75,098
100,000 TO 149,999	2	200.92	200.92	198.68	45.63	101.13	109.24	292.60	N/A	102,500	203,650
150,000 TO 249,999	1	146.78	146.78	146.78	00.00	100.00	146.78	146.78	N/A	160,000	234,840
250,000 TO 499,999	3	94.64	86.55	85.99	12.69	100.65	64.49	100.53	N/A	296,200	254,717
500,000 TO 999,999											
1,000,000 TO 1,999,999											
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											
<u>ALL</u>	18	97.66	107.04	104.46	29.09	102.47	44.10	292.60	75.21 to 109.24	107,513	112,308

**88 Valley**  
**COMMERCIAL**

**PAD 2022 R&O Statistics (Using 2022 Values)**

Qualified

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

Number of Sales : 18  
Total Sales Price : 1,935,225  
Total Adj. Sales Price : 1,935,225  
Total Assessed Value : 2,021,550  
Avg. Adj. Sales Price : 107,513  
Avg. Assessed Value : 112,308

MEDIAN : 98  
WGT. MEAN : 104  
MEAN : 107  
COD : 29.09  
PRD : 102.47

COV : 50.25  
STD : 53.79  
Avg. Abs. Dev : 28.41  
MAX Sales Ratio : 292.60  
MIN Sales Ratio : 44.10

95% Median C.I. : 75.21 to 109.24  
95% Wgt. Mean C.I. : 77.14 to 131.78  
95% Mean C.I. : 80.29 to 133.79

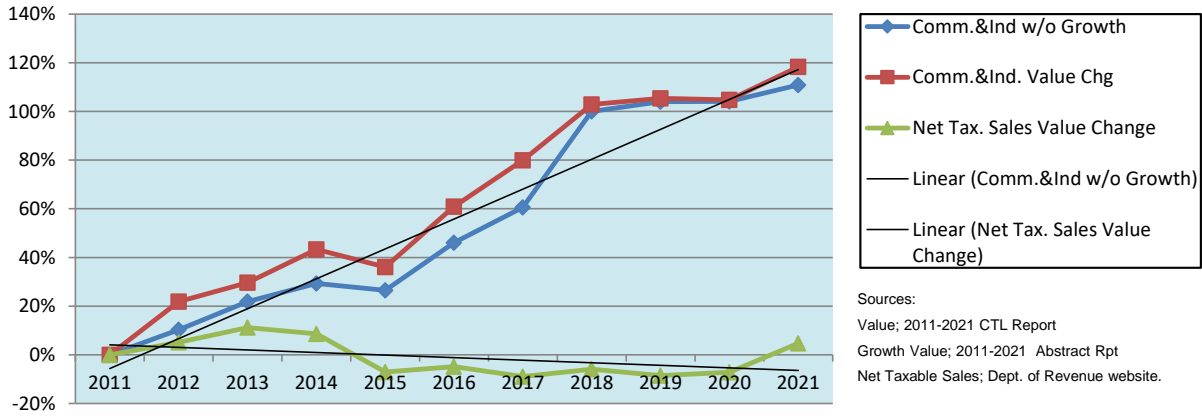
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**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
311	1	99.19	99.19	99.19	00.00	100.00	99.19	99.19	N/A	45,000	44,635
350	1	95.36	95.36	95.36	00.00	100.00	95.36	95.36	N/A	85,000	81,055
352	2	123.66	123.66	115.91	18.70	106.69	100.53	146.78	N/A	240,550	278,815
353	4	103.47	115.81	103.86	17.55	111.51	97.61	158.70	N/A	61,250	63,614
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	3	97.61	90.45	93.80	07.96	96.43	75.21	98.53	N/A	62,667	58,780
442	2	204.20	204.20	219.80	43.30	92.90	115.79	292.60	N/A	85,000	186,828
444	1	94.64	94.64	94.64	00.00	100.00	94.64	94.64	N/A	250,000	236,595
528	1	63.56	63.56	63.56	00.00	100.00	63.56	63.56	N/A	95,000	60,380
<u>ALL</u>	<u>18</u>	97.66	107.04	104.46	29.09	102.47	44.10	292.60	75.21 to 109.24	107,513	112,308



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



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2011	\$ 24,589,610	\$ 436,355	1.77%	\$ 24,153,255		\$ 43,502,863	
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%
2021	\$ 53,681,130	\$ 1,828,090	3.41%	\$ 51,853,040	2.99%	\$ 45,574,728	12.86%
<b>Ann %chg</b>	<b>8.12%</b>			<b>Average</b>	<b>1.96%</b>	0.47%	<b>0.71%</b>

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2011	-	-	-
2012	10.32%	21.91%	5.19%
2013	21.89%	29.62%	11.19%
2014	29.32%	43.28%	8.65%
2015	26.45%	36.07%	-7.07%
2016	46.07%	60.91%	-4.87%
2017	60.58%	79.89%	-8.93%
2018	100.06%	102.81%	-5.94%
2019	104.04%	105.43%	-8.52%
2020	104.08%	104.76%	-7.17%
2021	110.87%	118.31%	4.76%

County Number	88
County Name	Valley

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

**PAD 2022 R&O Statistics (Using 2022 Values)**

Qualified

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

Number of Sales : 47  
Total Sales Price : 28,455,845  
Total Adj. Sales Price : 28,455,845  
Total Assessed Value : 19,450,235  
Avg. Adj. Sales Price : 605,444  
Avg. Assessed Value : 413,835

MEDIAN : 72  
WGT. MEAN : 68  
MEAN : 73  
COD : 21.52  
PRD : 107.26

COV : 27.50  
STD : 20.16  
Avg. Abs. Dev : 15.54  
MAX Sales Ratio : 123.43  
MIN Sales Ratio : 39.48

95% Median C.I. : 65.01 to 76.90  
95% Wgt. Mean C.I. : 60.11 to 76.59  
95% Mean C.I. : 67.55 to 79.07

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**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>Qrtrs</b>											
01-OCT-18 To 31-DEC-18	2	56.22	56.22	60.33	24.78	93.19	42.29	70.14	N/A	478,590	288,743
01-JAN-19 To 31-MAR-19	5	60.24	67.87	71.83	17.85	94.49	52.94	93.05	N/A	533,600	383,280
01-APR-19 To 30-JUN-19											
01-JUL-19 To 30-SEP-19	4	90.70	93.20	95.76	19.96	97.33	67.97	123.43	N/A	261,450	250,364
01-OCT-19 To 31-DEC-19	4	78.90	73.24	68.00	11.63	107.71	52.64	82.51	N/A	350,500	238,341
01-JAN-20 To 31-MAR-20	11	68.54	70.60	68.73	16.85	102.72	42.33	98.02	55.41 to 95.39	820,507	563,931
01-APR-20 To 30-JUN-20	3	82.82	93.11	89.39	18.68	104.16	75.05	121.47	N/A	636,555	569,017
01-JUL-20 To 30-SEP-20	1	76.90	76.90	76.90	00.00	100.00	76.90	76.90	N/A	525,000	403,710
01-OCT-20 To 31-DEC-20	3	92.07	81.90	82.94	14.18	98.75	57.22	96.41	N/A	566,208	469,605
01-JAN-21 To 31-MAR-21	9	66.40	69.72	60.28	24.16	115.66	46.11	117.48	47.55 to 85.29	583,145	351,503
01-APR-21 To 30-JUN-21	4	56.61	56.75	48.32	22.79	117.45	39.48	74.29	N/A	890,000	430,089
01-JUL-21 To 30-SEP-21	1	94.98	94.98	94.98	00.00	100.00	94.98	94.98	N/A	415,691	394,830
<b>Study Yrs</b>											
01-OCT-18 To 30-SEP-19	11	70.14	74.96	74.83	24.38	100.17	42.29	123.43	52.94 to 99.16	424,635	317,758
01-OCT-19 To 30-SEP-20	19	75.05	75.04	72.05	16.78	104.15	42.33	121.47	63.41 to 82.51	676,960	487,756
01-OCT-20 To 30-SEP-21	17	66.40	70.31	61.23	25.89	114.83	39.48	117.48	48.21 to 92.07	642,507	393,384
<b>Calendar Yrs</b>											
01-JAN-19 To 31-DEC-19	13	75.48	77.32	75.67	19.95	102.18	52.64	123.43	59.74 to 93.05	393,523	297,786
01-JAN-20 To 31-DEC-20	18	73.63	76.59	73.89	19.46	103.65	42.33	121.47	63.41 to 92.07	731,048	540,156
<b>ALL</b>	<b>47</b>	<b>72.20</b>	<b>73.31</b>	<b>68.35</b>	<b>21.52</b>	<b>107.26</b>	<b>39.48</b>	<b>123.43</b>	<b>65.01 to 76.90</b>	<b>605,444</b>	<b>413,835</b>

**AREA (MARKET)**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	47	72.20	73.31	68.35	21.52	107.26	39.48	123.43	65.01 to 76.90	605,444	413,835
<b>ALL</b>	<b>47</b>	<b>72.20</b>	<b>73.31</b>	<b>68.35</b>	<b>21.52</b>	<b>107.26</b>	<b>39.48</b>	<b>123.43</b>	<b>65.01 to 76.90</b>	<b>605,444</b>	<b>413,835</b>

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

**PAD 2022 R&O Statistics (Using 2022 Values)**

Qualified

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

Number of Sales : 47  
 Total Sales Price : 28,455,845  
 Total Adj. Sales Price : 28,455,845  
 Total Assessed Value : 19,450,235  
 Avg. Adj. Sales Price : 605,444  
 Avg. Assessed Value : 413,835

MEDIAN : 72  
 WGT. MEAN : 68  
 MEAN : 73  
 COD : 21.52  
 PRD : 107.26

COV : 27.50  
 STD : 20.16  
 Avg. Abs. Dev : 15.54  
 MAX Sales Ratio : 123.43  
 MIN Sales Ratio : 39.48

95% Median C.I. : 65.01 to 76.90  
 95% Wgt. Mean C.I. : 60.11 to 76.59  
 95% Mean C.I. : 67.55 to 79.07

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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	7	66.40	66.35	62.33	18.09	106.45	48.21	92.07	48.21 to 92.07	816,633	508,988
1	7	66.40	66.35	62.33	18.09	106.45	48.21	92.07	48.21 to 92.07	816,633	508,988
<b>Grass</b>											
County	13	63.41	68.00	62.77	19.90	108.33	42.29	117.48	57.22 to 76.70	506,091	317,667
1	13	63.41	68.00	62.77	19.90	108.33	42.29	117.48	57.22 to 76.70	506,091	317,667
<b>ALL</b>	<b>47</b>	<b>72.20</b>	<b>73.31</b>	<b>68.35</b>	<b>21.52</b>	<b>107.26</b>	<b>39.48</b>	<b>123.43</b>	<b>65.01 to 76.90</b>	<b>605,444</b>	<b>413,835</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	16	69.34	70.41	64.69	18.72	108.84	39.48	98.02	55.41 to 82.32	812,607	525,683
1	16	69.34	70.41	64.69	18.72	108.84	39.48	98.02	55.41 to 82.32	812,607	525,683
<b>Grass</b>											
County	17	71.88	74.88	70.25	23.07	106.59	42.29	121.47	59.74 to 94.98	522,208	366,846
1	17	71.88	74.88	70.25	23.07	106.59	42.29	121.47	59.74 to 94.98	522,208	366,846
<b>ALL</b>	<b>47</b>	<b>72.20</b>	<b>73.31</b>	<b>68.35</b>	<b>21.52</b>	<b>107.26</b>	<b>39.48</b>	<b>123.43</b>	<b>65.01 to 76.90</b>	<b>605,444</b>	<b>413,835</b>

## Valley County 2022 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Valley	1	3,635	3,635	3,635	3,125	2,955	2,955	2,600	2,600	<b>3,291</b>
Custer	1	4,375	4,375	4,000	3,900	3,649	3,650	3,600	3,600	<b>4,046</b>
Custer	3	3,700	3,700	3,692	3,450	3,225	3,225	2,450	2,450	<b>3,159</b>
Garfield	1	3,400	3,400	3,400	2,900	2,900	2,575	2,575	2,200	<b>2,958</b>
Wheeler	1	3,725	3,725	3,695	3,695	3,680	3,680	3,670	3,670	<b>3,675</b>
Greeley	1	3,875	3,875	3,865	3,825	3,800	3,800	3,750	3,750	<b>3,781</b>
Greeley	2	5,090	4,700	4,490	4,375	4,260	4,230	4,210	3,750	<b>4,339</b>
Sherman	1	3,670	3,670	3,540	3,540	3,415	3,415	3,340	3,337	<b>3,472</b>

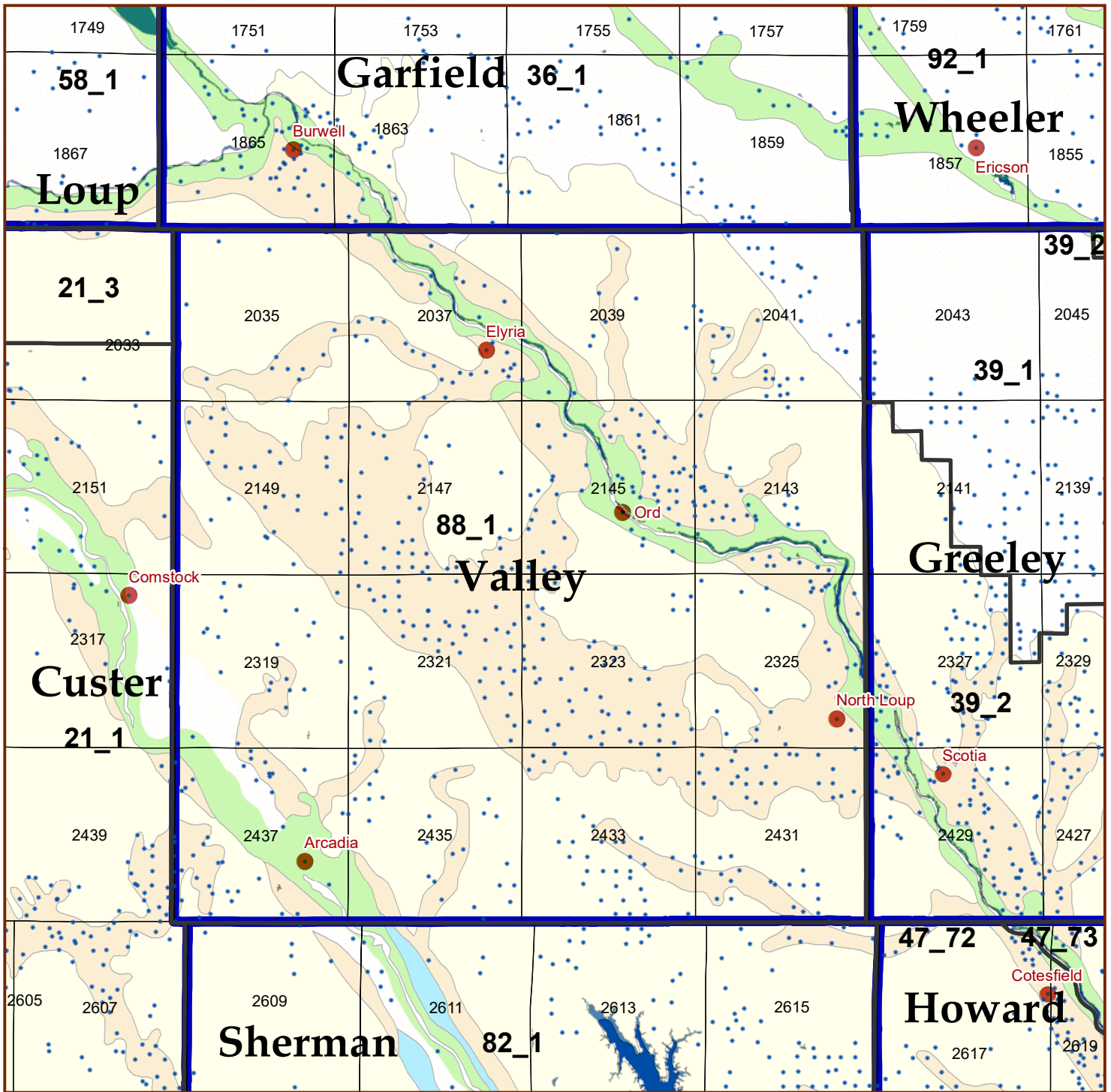
County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Valley	1	n/a	1,740	1,740	1,740	1,705	1,705	1,705	1,595	<b>1,694</b>
Custer	1	n/a	2,150	2,025	1,950	1,900	1,725	1,700	1,700	<b>1,930</b>
Custer	3	n/a	1,375	1,375	1,375	1,375	1,375	1,375	1,375	<b>1,375</b>
Garfield	1	n/a	1,450	1,450	1,270	1,270	1,060	1,050	995	<b>1,231</b>
Wheeler	1	1,820	1,730	1,570	1,500	1,440	1,380	1,295	1,230	<b>1,366</b>
Greeley	1	n/a	1,835	1,825	1,800	1,790	1,770	1,575	1,415	<b>1,627</b>
Greeley	2	n/a	2,165	2,165	2,165	2,075	2,050	1,800	1,715	<b>1,993</b>
Sherman	1	n/a	1,910	1,810	1,810	1,710	1,710	1,615	1,615	<b>1,711</b>

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Valley	1	1,100	1,100	1,000	996	1,000	997	635	665	<b>991</b>
Custer	1	891	1,100	1,046	755	1,029	890	n/a	1,510	<b>995</b>
Custer	3	848	961	800	752	796	632	n/a	1,281	<b>757</b>
Garfield	1	800	n/a	761	800	700	700	790	701	<b>727</b>
Wheeler	1	997	1,000	989	985	990	990	960	892	<b>989</b>
Greeley	1	1,050	1,045	1,045	1,040	1,025	1,025	n/a	1,030	<b>1,029</b>
Greeley	2	1,300	1,295	1,280	1,275	1,243	1,240	n/a	1,265	<b>1,275</b>
Sherman	1	1,395	1,395	1,345	1,345	1,220	n/a	n/a	1,061	<b>1,337</b>






County	Mkt Area	CRP	TIMBER	WASTE
Valley	1	1,010	n/a	250
Custer	1	1,544	n/a	50
Custer	3	1,115	n/a	50
Garfield	1	778	n/a	191
Wheeler	1	1,737	n/a	795
Greeley	1	1,067	n/a	200
Greeley	2	1,307	n/a	200
Sherman	1	1,430	n/a	90

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

# VALLEY COUNTY












## Legend

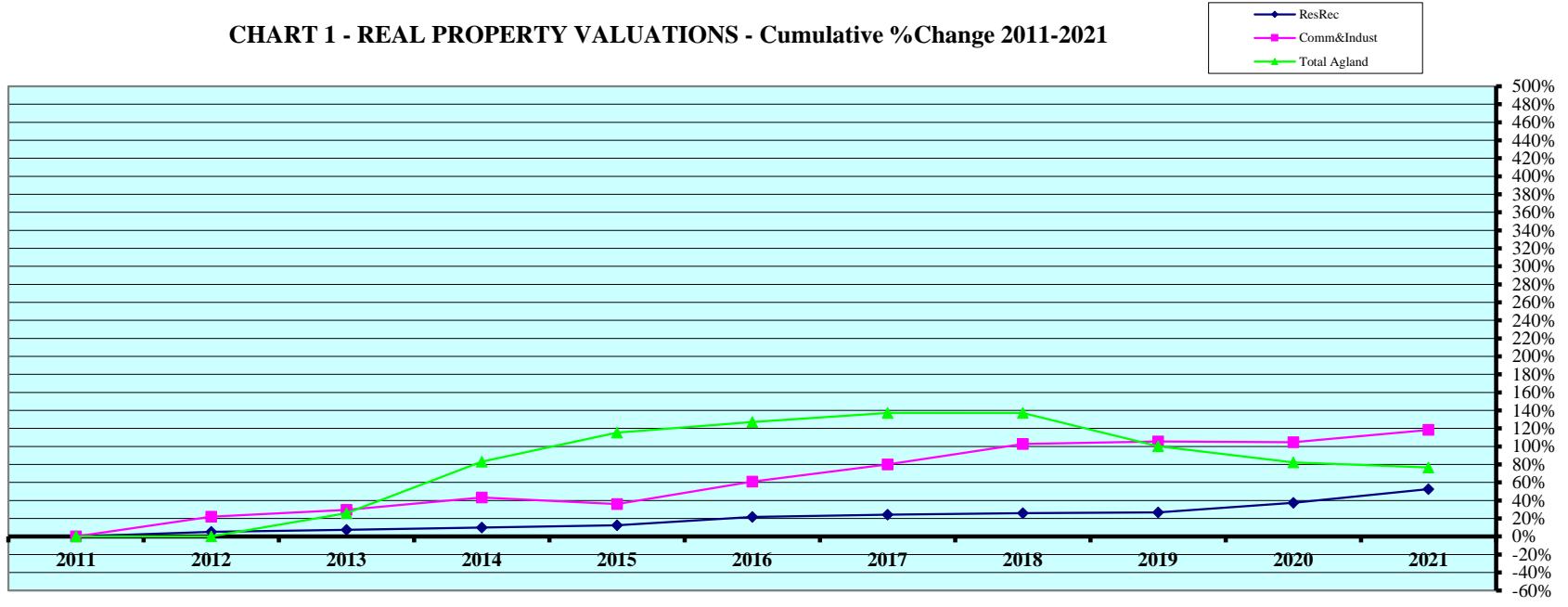
-  County
-  Market\_Area
-  geocode
-  Registered\_WellsDNR
-  Federal Roads

## 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 2011-2021**



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
2011	85,772,355	-	-	-	24,589,610	-	-	-	331,681,160	-	-	-
2012	90,200,080	4,427,725	5.16%	5.16%	29,975,965	5,386,355	21.91%	21.91%	331,986,220	305,060	0.09%	0.09%
2013	92,177,415	1,977,335	2.19%	7.47%	31,872,910	1,896,945	6.33%	29.62%	417,825,915	85,839,695	25.86%	25.97%
2014	94,168,500	1,991,085	2.16%	9.79%	35,232,825	3,359,915	10.54%	43.28%	607,084,775	189,258,860	45.30%	83.03%
2015	96,398,580	2,230,080	2.37%	12.39%	33,459,855	-1,772,970	-5.03%	36.07%	714,592,100	107,507,325	17.71%	115.45%
2016	104,331,055	7,932,475	8.23%	21.64%	39,567,805	6,107,950	18.25%	60.91%	753,738,325	39,146,225	5.48%	127.25%
2017	106,572,500	2,241,445	2.15%	24.25%	44,233,135	4,665,330	11.79%	79.89%	786,379,290	32,640,965	4.33%	137.09%
2018	107,937,235	1,364,735	1.28%	25.84%	49,870,325	5,637,190	12.74%	102.81%	786,563,960	184,670	0.02%	137.14%
2019	108,791,460	854,225	0.79%	26.84%	50,514,955	644,630	1.29%	105.43%	664,191,935	-122,372,025	-15.56%	100.25%
2020	117,945,815	9,154,355	8.41%	37.51%	50,348,510	-166,445	-0.33%	104.76%	604,415,230	-59,776,705	-9.00%	82.23%
2021	130,904,100	12,958,285	10.99%	52.62%	53,681,130	3,332,620	6.62%	118.31%	586,152,245	-18,262,985	-3.02%	76.72%

Rate Annual %chg: Residential & Recreational **4.32%**

Commercial & Industrial **8.12%**

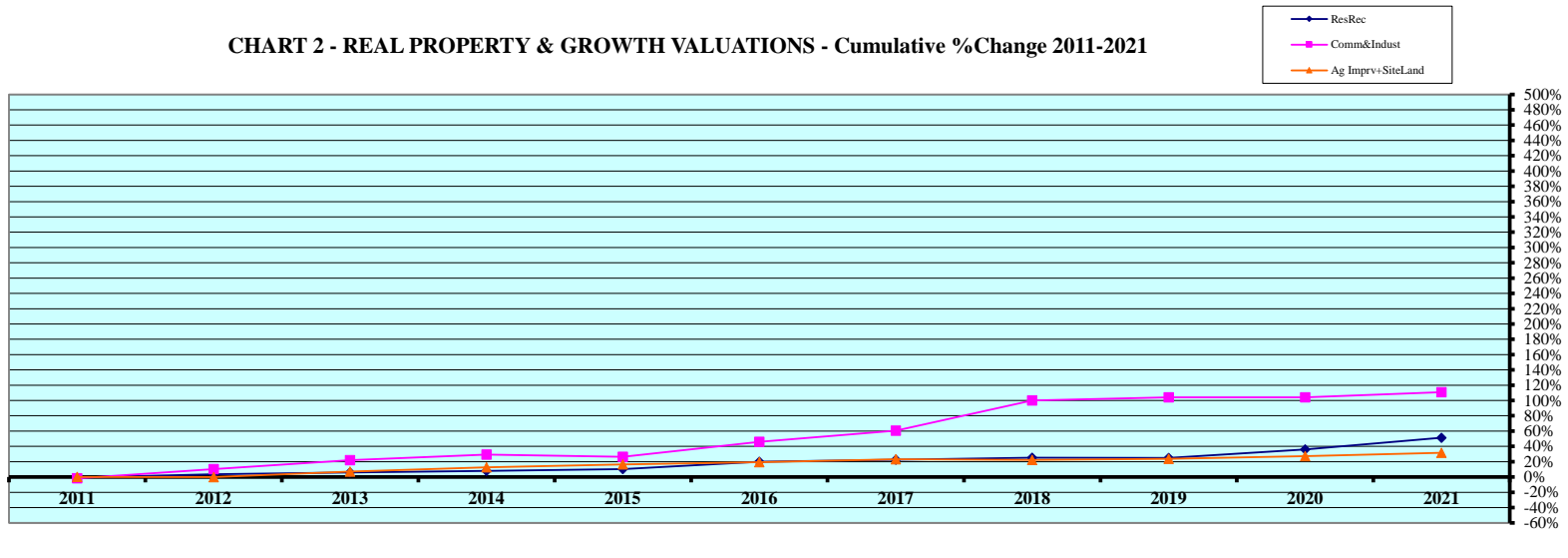
Agricultural Land **5.86%**

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 2011-2021



Tax Year	Residential & Recreational <sup>(1)</sup>						Commercial & Industrial <sup>(1)</sup>											
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth						
2011	85,772,355	676,750	0.79%	85,095,605	-	-0.79%	24,589,610	436,355	1.77%	24,153,255	-	-1.77%						
2012	90,200,080	1,251,295	1.39%	88,948,785	3.70%	3.70%	29,975,965	2,847,805	9.50%	27,128,160	10.32%	10.32%						
2013	92,177,415	1,312,625	1.42%	90,864,790	0.74%	5.94%	31,872,910	1,901,240	5.97%	29,971,670	-0.01%	21.89%						
2014	94,168,500	1,625,785	1.73%	92,542,715	0.40%	7.89%	35,232,825	3,433,545	9.75%	31,799,280	-0.23%	29.32%						
2015	96,398,580	1,777,180	1.84%	94,621,400	0.48%	10.32%	33,459,855	2,365,615	7.07%	31,094,240	-11.75%	26.45%						
2016	104,331,055	1,430,230	1.37%	102,900,825	6.75%	19.97%	39,567,805	3,650,545	9.23%	35,917,260	7.34%	46.07%						
2017	106,572,500	1,451,460	1.36%	105,121,040	0.76%	22.56%	44,233,135	4,746,025	10.73%	39,487,110	-0.20%	60.58%						
2018	107,937,235	635,800	0.59%	107,301,435	0.68%	25.10%	49,870,325	677,490	1.36%	49,192,835	11.21%	100.06%						
2019	108,791,460	1,766,475	1.62%	107,024,985	-0.85%	24.78%	50,514,955	342,675	0.68%	50,172,280	0.61%	104.04%						
2020	117,945,815	1,285,602	1.09%	116,660,213	7.23%	36.01%	50,348,510	165,785	0.33%	50,182,725	-0.66%	104.08%						
2021	130,904,100	1,102,900	0.84%	129,801,200	10.05%	51.33%	53,681,130	1,828,090	3.41%	51,853,040	2.99%	110.87%						
Rate Ann%chg	4.32%			Resid & Recreat w/o growth			2.99%			8.12%			C & I w/o growth			1.96%		

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	Cmltv%chg w/o grwth		
2011	33,376,105	15,597,400	48,973,505	1,582,090	3.23%	47,391,415	-	-		
2012	33,916,030	16,059,725	49,975,755	1,057,165	2.12%	48,918,590	-0.11%	-0.11%		
2013	35,857,070	18,748,105	54,605,175	2,145,995	3.93%	52,459,180	4.97%	7.12%		
2014	35,880,560	21,121,390	57,001,950	1,908,315	3.35%	55,093,635	0.89%	12.50%		
2015	36,771,375	23,080,210	59,851,585	2,861,035	4.78%	56,990,550	-0.02%	16.37%		
2016	36,299,835	23,788,380	60,088,215	1,622,855	2.70%	58,465,360	-2.32%	19.38%		
2017	38,048,585	24,142,670	62,191,255	1,907,065	3.07%	60,284,190	0.33%	23.10%		
2018	39,002,570	22,137,225	61,139,795	1,257,310	2.06%	59,882,485	-3.71%	22.28%		
2019	39,387,515	23,338,410	62,725,925	2,076,120	3.31%	60,649,805	-0.80%	23.84%		
2020	40,036,145	23,404,105	63,440,250	1,113,000	1.75%	62,327,250	-0.64%	27.27%		
2021	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%	

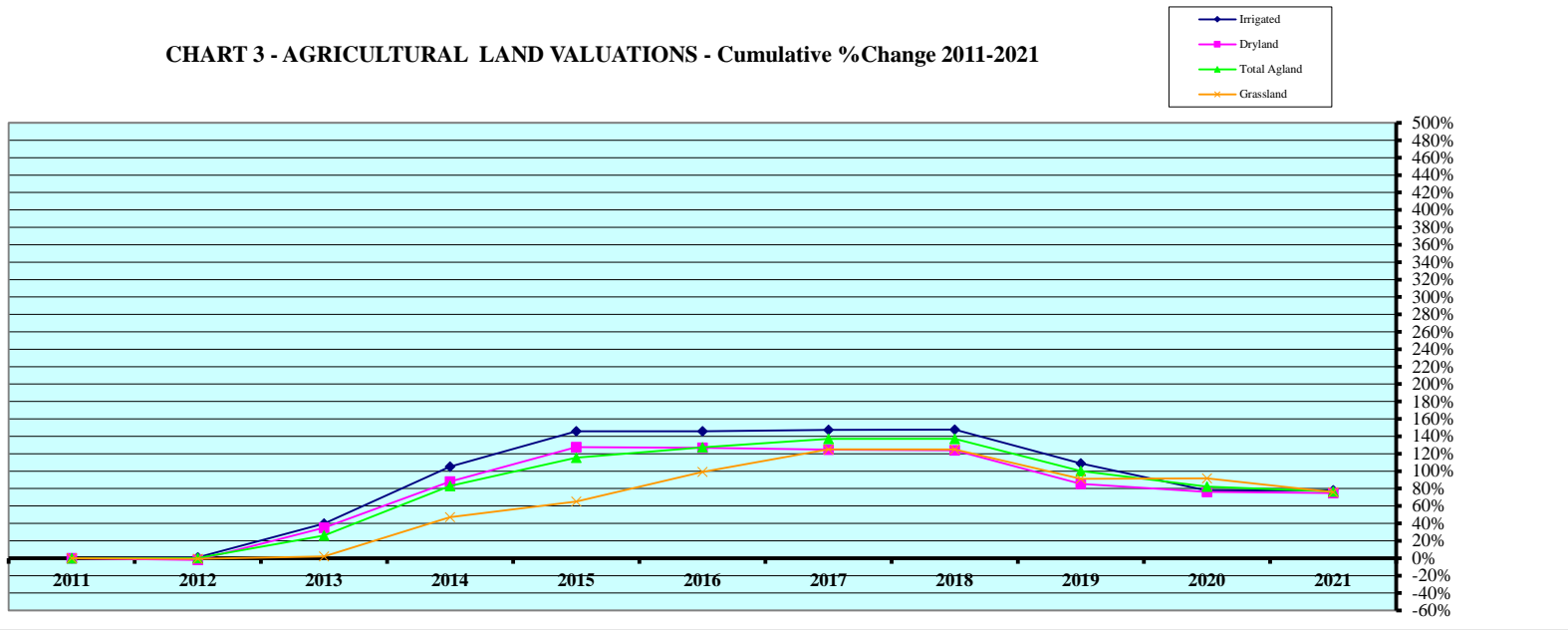
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and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

Cnty# 88  
County VALLEY

CHART 2

NE Dept. of Revenue, Property Assessment Division

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



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2011	183,609,015	-	-	-	30,845,595	-	-	-	116,358,010	-	-	-
2012	185,330,205	1,721,190	0.94%	0.94%	30,231,195	-614,400	-1.99%	-1.99%	115,556,830	-801,180	-0.69%	-0.69%
2013	256,458,360	71,128,155	38.38%	39.68%	41,619,440	11,388,245	37.67%	34.93%	118,874,335	3,317,505	2.87%	2.16%
2014	376,906,105	120,447,745	46.97%	105.28%	58,031,425	16,411,985	39.43%	88.14%	171,273,960	52,399,625	44.08%	47.20%
2015	451,293,125	74,387,020	19.74%	145.79%	70,201,870	12,170,445	20.97%	127.59%	192,225,090	20,951,130	12.23%	65.20%
2016	451,385,315	92,190	0.02%	145.84%	69,929,035	-272,835	-0.39%	126.71%	231,553,215	39,328,125	20.46%	99.00%
2017	454,334,575	2,949,260	0.65%	147.45%	69,296,405	-632,630	-0.90%	124.66%	261,878,100	30,324,885	13.10%	125.06%
2018	454,858,950	524,375	0.12%	147.73%	69,043,165	-253,240	-0.37%	123.83%	261,792,930	-85,170	-0.03%	124.99%
2019	383,644,230	-71,214,720	-15.66%	108.95%	57,160,865	-11,882,300	-17.21%	85.31%	222,525,015	-39,267,915	-15.00%	91.24%
2020	326,179,685	-57,464,545	-14.98%	77.65%	54,350,065	-2,810,800	-4.92%	76.20%	223,024,350	499,335	0.22%	91.67%
2021	326,641,275	461,590	0.14%	77.90%	53,891,970	-458,095	-0.84%	74.72%	204,763,350	-18,261,000	-8.19%	75.98%

Rate Ann.%chg: Irrigated **5.93%** Dryland **5.74%** Grassland **5.81%**

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
2011	737,735	-	-	-	130,805	-	-	-	331,681,160	-	-	-
2012	742,115	4,380	0.59%	0.59%	125,875	-4,930	-3.77%	-3.77%	331,986,220	305,060	0.09%	0.09%
2013	741,965	-150	-0.02%	0.57%	131,815	5,940	4.72%	0.77%	417,825,915	85,839,695	25.86%	25.97%
2014	741,465	-500	-0.07%	0.51%	131,820	5	0.00%	0.78%	607,084,775	189,258,860	45.30%	83.03%
2015	740,200	-1,265	-0.17%	0.33%	131,815	-5	0.00%	0.77%	714,592,100	107,507,325	17.71%	115.45%
2016	740,040	-160	-0.02%	0.31%	130,720	-1,095	-0.83%	-0.06%	753,738,325	39,146,225	5.48%	127.25%
2017	744,175	4,135	0.56%	0.87%	126,035	-4,685	-3.58%	-3.65%	786,379,290	32,640,965	4.33%	137.09%
2018	742,870	-1,305	-0.18%	0.70%	126,045	10	0.01%	-3.64%	786,563,960	184,670	0.02%	137.14%
2019	735,790	-7,080	-0.95%	-0.26%	126,035	-10	-0.01%	-3.65%	664,191,935	-122,372,025	-15.56%	100.25%
2020	721,555	-14,235	-1.93%	-2.19%	139,575	13,540	10.74%	6.70%	604,415,230	-59,776,705	-9.00%	82.23%
2021	716,075	-5,480	-0.76%	-2.94%	139,575	0	0.00%	6.70%	586,152,245	-18,262,985	-3.02%	76.72%

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

Rate Ann.%chg: Total Agric Land **5.86%**



**CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2011-2021** (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
2011	153,236,945	98,963	1,548			31,029,755	35,479	875			81,700,995	133,333	613		
2012	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%
2013	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%
2014	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%
2015	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%
2016	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%
2017	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%
2018	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%
2019	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%
2020	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%
2021	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
2011	735,900	2,957	249			129,185	672	192			301,395,970	346,939	869		
2012	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%
2013	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%
2014	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%
2015	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%
2016	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%
2017	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%
2018	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%
2019	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%
2020	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%
2021	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: 2011 - 2021 County Abstract Reports  
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2022

**CHART 4**

CHART 5 - 2021 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
4,059	VALLEY	42,282,604	7,351,753	11,697,699	130,904,100	36,566,770	17,114,360	0	586,152,245	40,916,440	25,183,450	0	898,169,421
cnty sectorvalue % of total value:		4.71%	0.82%	1.30%	14.57%	4.07%	1.91%		65.26%	4.56%	2.80%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
311	ARCADIA	1,656,475	478,017	46,957	9,430,890	2,513,820	0	0	0	0	0	0	14,126,159
7.66%	%sector of county sector	3.92%	6.50%	0.40%	7.20%	6.87%							1.57%
	%sector of municipality	11.73%	3.38%	0.33%	66.76%	17.80%							100.00%
51	ELYRIA	61,805	34,713	4,018	2,129,755	379,015	0	0	0	0	0	0	2,609,306
1.26%	%sector of county sector	0.15%	0.47%	0.03%	1.63%	1.04%							0.29%
	%sector of municipality	2.37%	1.33%	0.15%	81.62%	14.53%							100.00%
297	NORTH LOUP	794,345	529,135	483,864	5,931,595	3,991,370	156,340	0	0	0	0	0	11,886,649
7.32%	%sector of county sector	1.88%	7.20%	4.14%	4.53%	10.92%	0.91%						1.32%
	%sector of municipality	6.68%	4.45%	4.07%	49.90%	33.58%	1.32%						100.00%
2,112	ORD	5,500,581	2,216,615	1,467,307	77,351,190	25,540,220	14,682,305	0	0	0	0	0	126,758,218
52.03%	%sector of county sector	13.01%	30.15%	12.54%	59.09%	69.85%	85.79%						14.11%
	%sector of municipality	4.34%	1.75%	1.16%	61.02%	20.15%	11.58%						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												
2,771	<b>Total Municipalities</b>	<b>8,013,206</b>	<b>3,258,480</b>	<b>2,002,146</b>	<b>94,843,430</b>	<b>32,424,425</b>	<b>14,838,645</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>155,380,332</b>
68.27%	%all municip.sectors of cnty	18.95%	44.32%	17.12%	72.45%	88.67%	86.70%						17.30%

<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 4,485</b>	<b>Value : 889,007,210</b>	<b>Growth 6,148,355</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	1,544,570	69	1,276,080	155	3,566,195	425	6,386,845	
<b>02. Res Improve Land</b>	1,320	8,760,600	51	844,475	132	2,001,375	1,503	11,606,450	
<b>03. Res Improvements</b>	1,315	93,111,470	64	7,929,835	159	21,660,885	1,538	122,702,190	
<b>04. Res Total</b>	1,516	103,416,640	133	10,050,390	314	27,228,455	1,963	140,695,485	1,439,865
<b>% of Res Total</b>	77.23	73.50	6.78	7.14	16.00	19.35	43.77	15.83	23.42
<b>05. Com UnImp Land</b>	59	257,420	8	98,845	11	155,350	78	511,615	
<b>06. Com Improve Land</b>	230	1,922,520	7	112,430	7	333,990	244	2,368,940	
<b>07. Com Improvements</b>	233	30,601,400	8	816,640	14	3,490,405	255	34,908,445	
<b>08. Com Total</b>	292	32,781,340	16	1,027,915	25	3,979,745	333	37,789,000	3,657,790
<b>% of Com Total</b>	87.69	86.75	4.80	2.72	7.51	10.53	7.42	4.25	59.49
<b>09. Ind UnImp Land</b>	16	126,590	3	44,245	0	0	19	170,835	
<b>10. Ind Improve Land</b>	22	334,575	1	136,200	2	961,065	25	1,431,840	
<b>11. Ind Improvements</b>	22	12,005,300	0	0	3	27,645,295	25	39,650,595	
<b>12. Ind Total</b>	38	12,466,465	3	180,445	3	28,606,360	44	41,253,270	129,710
<b>% of Ind Total</b>	86.36	30.22	6.82	0.44	6.82	69.34	0.98	4.64	2.11
<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>	1,516	103,416,640	133	10,050,390	314	27,228,455	1,963	140,695,485	1,439,865
<b>% of Res &amp; Rec Total</b>	77.23	73.50	6.78	7.14	16.00	19.35	43.77	15.83	23.42
<b>Com &amp; Ind Total</b>	330	45,247,805	19	1,208,360	28	32,586,105	377	79,042,270	3,787,500
<b>% of Com &amp; Ind Total</b>	87.53	57.25	5.04	1.53	7.43	41.23	8.41	8.89	61.60
<b>17. Taxable Total</b>	1,846	148,664,445	152	11,258,750	342	59,814,560	2,340	219,737,755	5,227,365
<b>% of Taxable Total</b>	78.89	67.66	6.50	5.12	14.62	27.22	52.17	24.72	85.02

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	102	2,494,570	4,261,615	0	0	0
19. Commercial	16	2,846,980	2,955,455	0	0	0
20. Industrial	2	58,335	4,334,010	1	136,200	5,319,450
21. Other	1	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	102	2,494,570	4,261,615
19. Commercial	0	0	0	16	2,846,980	2,955,455
20. Industrial	0	0	0	3	194,535	9,653,460
21. Other	0	0	0	1	0	0
22. Total Sch II				122	5,536,085	16,870,530

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	0	0	0	0	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	215	34	243	492

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	95	16,261,300	1,330	348,003,875	1,425	364,265,175
28. Ag-Improved Land	0	0	68	12,903,160	614	238,579,300	682	251,482,460
29. Ag Improvements	0	0	69	5,778,520	651	47,743,300	720	53,521,820

30. Ag Total				2,145	669,269,455
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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	53	54.00	810,000	
33. HomeSite Improvements	0	0.00	0	53	0.00	4,347,470	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	13	22.99	119,475	
36. FarmSite Improv Land	0	0.00	0	61	177.36	529,140	
37. FarmSite Improvements	0	0.00	0	65	0.00	1,431,050	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	116	238.61	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	16	16.00	240,000	16	16.00	240,000	
32. HomeSite Improv Land	359	380.00	5,700,000	412	434.00	6,510,000	
33. HomeSite Improvements	373	0.00	30,720,625	426	0.00	35,068,095	73,095
34. HomeSite Total				<b>442</b>	<b>450.00</b>	<b>41,818,095</b>	
35. FarmSite UnImp Land	93	124.41	817,535	106	147.40	937,010	
36. FarmSite Improv Land	574	1,225.24	5,083,230	635	1,402.60	5,612,370	
37. FarmSite Improvements	627	0.00	17,022,675	692	0.00	18,453,725	847,895
38. FarmSite Total				<b>798</b>	<b>1,550.00</b>	<b>25,003,105</b>	
39. Road & Ditches	1,461	4,766.88	0	1,577	5,005.49	0	
40. Other- Non Ag Use	3	218.98	320,805	3	218.98	320,805	
41. Total Section VI				<b>1,240</b>	<b>7,224.47</b>	<b>67,142,005</b>	<b>920,990</b>

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	22,423.14	21.45%	81,508,275	23.68%	3,635.01
46. 1A	26,637.67	25.48%	96,828,145	28.14%	3,635.01
47. 2A1	7,778.97	7.44%	28,276,660	8.22%	3,635.01
48. 2A	17,346.85	16.59%	54,209,675	15.75%	3,125.04
49. 3A1	1,799.04	1.72%	5,316,185	1.54%	2,955.01
50. 3A	10,468.59	10.01%	30,934,795	8.99%	2,955.01
51. 4A1	2,951.84	2.82%	7,674,760	2.23%	2,599.99
52. 4A	15,152.03	14.49%	39,395,240	11.45%	2,600.00
<b>53. Total</b>	<b>104,558.13</b>	<b>100.00%</b>	<b>344,143,735</b>	<b>100.00%</b>	<b>3,291.41</b>
<b>Dry</b>					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	8,128.63	26.05%	14,143,840	26.75%	1,740.00
56. 2D1	2,299.00	7.37%	4,000,275	7.57%	1,740.01
57. 2D	5,861.99	18.78%	10,199,895	19.29%	1,740.01
58. 3D1	430.55	1.38%	734,085	1.39%	1,704.99
59. 3D	5,326.01	17.07%	9,080,975	17.17%	1,705.02
60. 4D1	930.16	2.98%	1,585,920	3.00%	1,705.00
61. 4D	8,230.98	26.38%	13,128,830	24.83%	1,595.05
<b>62. Total</b>	<b>31,207.32</b>	<b>100.00%</b>	<b>52,873,820</b>	<b>100.00%</b>	<b>1,694.28</b>
<b>Grass</b>					
63. 1G1	18,001.21	8.74%	19,801,345	9.69%	1,100.00
64. 1G	298.40	0.14%	328,235	0.16%	1,099.98
65. 2G1	71,254.28	34.58%	71,254,250	34.88%	1,000.00
66. 2G	35,782.07	17.36%	35,625,555	17.44%	995.63
67. 3G1	8,881.01	4.31%	8,881,005	4.35%	1,000.00
68. 3G	62,348.34	30.26%	62,164,330	30.43%	997.05
69. 4G1	4,079.74	1.98%	2,590,675	1.27%	635.01
70. 4G	5,424.59	2.63%	3,615,925	1.77%	666.58
<b>71. Total</b>	<b>206,069.64</b>	<b>100.00%</b>	<b>204,261,320</b>	<b>100.00%</b>	<b>991.22</b>
<b>Irrigated Total</b>					
<b>Irrigated Total</b>	<b>104,558.13</b>	<b>30.31%</b>	<b>344,143,735</b>	<b>57.15%</b>	<b>3,291.41</b>
<b>Dry Total</b>					
<b>Dry Total</b>	<b>31,207.32</b>	<b>9.05%</b>	<b>52,873,820</b>	<b>8.78%</b>	<b>1,694.28</b>
<b>Grass Total</b>					
<b>Grass Total</b>	<b>206,069.64</b>	<b>59.74%</b>	<b>204,261,320</b>	<b>33.92%</b>	<b>991.22</b>
72. Waste	2,828.64	0.82%	707,235	0.12%	250.03
73. Other	293.78	0.09%	141,340	0.02%	481.11
74. Exempt	7,368.77	2.14%	0	0.00%	0.00
<b>75. Market Area Total</b>	<b>344,957.51</b>	<b>100.00%</b>	<b>602,127,450</b>	<b>100.00%</b>	<b>1,745.51</b>

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	0.00	0	6,204.06	20,559,300	98,354.07	323,584,435	104,558.13	344,143,735
<b>77. Dry Land</b>	0.00	0	821.70	1,386,190	30,385.62	51,487,630	31,207.32	52,873,820
<b>78. Grass</b>	0.00	0	5,464.22	5,677,255	200,605.42	198,584,065	206,069.64	204,261,320
<b>79. Waste</b>	0.00	0	296.31	74,090	2,532.33	633,145	2,828.64	707,235
<b>80. Other</b>	0.00	0	18.10	9,010	275.68	132,330	293.78	141,340
<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>27,705,845</b>	<b>332,153.12</b>	<b>574,421,605</b>	<b>344,957.51</b>	<b>602,127,450</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	104,558.13	30.31%	344,143,735	57.15%	3,291.41
<b>Dry Land</b>	31,207.32	9.05%	52,873,820	8.78%	1,694.28
<b>Grass</b>	206,069.64	59.74%	204,261,320	33.92%	991.22
<b>Waste</b>	2,828.64	0.82%	707,235	0.12%	250.03
<b>Other</b>	293.78	0.09%	141,340	0.02%	481.11
<b>Exempt</b>	7,368.77	2.14%	0	0.00%	0.00
<b>Total</b>	<b>344,957.51</b>	<b>100.00%</b>	<b>602,127,450</b>	<b>100.00%</b>	<b>1,745.51</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	15,850	1	10,005	1	122,140	3	147,995	0
83.2 Arcadia	44	385,845	174	794,695	174	11,463,310	218	12,643,850	100,435
83.3 Elyria	17	210,145	35	121,365	35	1,924,310	52	2,255,820	108,890
83.4 North Loup	38	157,890	172	456,530	168	5,994,930	206	6,609,350	260,940
83.5 Ord	102	846,350	938	7,378,005	937	73,606,780	1,039	81,831,135	303,340
83.6 Rural	156	3,573,035	134	2,031,375	161	21,890,085	317	27,494,495	348,755
83.7 Suburban	66	1,197,730	49	814,475	62	7,700,635	128	9,712,840	317,505
84 Residential Total	425	6,386,845	1,503	11,606,450	1,538	122,702,190	1,963	140,695,485	1,439,865

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	34	47,640	35	2,442,795	53	2,528,735	20,290
85.2	Elyria	1	1,120	9	37,145	9	337,755	10	376,020	0
85.3	North Loup	15	41,735	33	152,185	33	3,921,825	48	4,115,745	2,812,585
85.4	Ord	41	289,595	179	2,992,890	181	61,384,215	222	64,666,700	427,780
85.5	Rural	12	175,090	7	458,490	14	5,655,810	26	6,289,390	526,845
85.6	Suburban	10	136,610	7	112,430	8	816,640	18	1,065,680	0
86	Commercial Total	97	682,450	269	3,800,780	280	74,559,040	377	79,042,270	3,787,500

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	17,608.15	8.63%	19,368,975	9.58%	1,100.00
88. 1G	278.00	0.14%	305,795	0.15%	1,099.98
89. 2G1	70,083.57	34.34%	70,083,540	34.66%	1,000.00
90. 2G	35,724.32	17.51%	35,567,805	17.59%	995.62
91. 3G1	8,832.31	4.33%	8,832,305	4.37%	1,000.00
92. 3G	62,066.34	30.41%	61,882,330	30.60%	997.04
93. 4G1	4,079.74	2.00%	2,590,675	1.28%	635.01
94. 4G	5,405.79	2.65%	3,597,125	1.78%	665.42
95. Total	204,078.22	100.00%	202,228,550	100.00%	990.94
<b>CRP</b>					
96. 1C1	114.61	8.25%	126,075	8.99%	1,100.03
97. 1C	19.40	1.40%	21,340	1.52%	1,100.00
98. 2C1	1,127.37	81.16%	1,127,370	80.39%	1,000.00
99. 2C	54.55	3.93%	54,550	3.89%	1,000.00
100. 3C1	47.00	3.38%	47,000	3.35%	1,000.00
101. 3C	12.10	0.87%	12,100	0.86%	1,000.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	14.00	1.01%	14,000	1.00%	1,000.00
104. Total	1,389.03	100.00%	1,402,435	100.00%	1,009.65
<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
<hr/>					
Grass Total	204,078.22	99.03%	202,228,550	99.00%	990.94
CRP Total	1,389.03	0.67%	1,402,435	0.69%	1,009.65
Timber Total	602.39	0.29%	630,335	0.31%	1,046.39
<hr/>					
114. Market Area Total	206,069.64	100.00%	204,261,320	100.00%	991.22

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

88 Valley

	2021 CTL County Total	2022 Form 45 County Total	Value Difference (2022 form 45 - 2021 CTL)	Percent Change	2022 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	130,904,100	140,695,485	9,791,385	7.48%	1,439,865	6.38%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	40,916,440	41,818,095	901,655	2.20%	73,095	2.03%
<b>04. Total Residential (sum lines 1-3)</b>	<b>171,820,540</b>	<b>182,513,580</b>	<b>10,693,040</b>	<b>6.22%</b>	<b>1,512,960</b>	<b>5.34%</b>
05. Commercial	36,566,770	37,789,000	1,222,230	3.34%	3,657,790	-6.66%
06. Industrial	17,114,360	41,253,270	24,138,910	141.04%	129,710	140.29%
<b>07. Total Commercial (sum lines 5-6)</b>	<b>53,681,130</b>	<b>79,042,270</b>	<b>25,361,140</b>	<b>47.24%</b>	<b>3,787,500</b>	<b>40.19%</b>
08. Ag-Farmsite Land, Outbuildings	24,862,645	25,003,105	140,460	0.56%	847,895	-2.85%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	320,805	320,805	0	0.00%		
<b>11. Total Non-Agland (sum lines 8-10)</b>	<b>25,183,450</b>	<b>25,323,910</b>	<b>140,460</b>	<b>0.56%</b>	<b>847,895</b>	<b>-2.81%</b>
12. Irrigated	326,641,275	344,143,735	17,502,460	5.36%		
13. Dryland	53,891,970	52,873,820	-1,018,150	-1.89%		
14. Grassland	204,763,350	204,261,320	-502,030	-0.25%		
15. Wasteland	716,075	707,235	-8,840	-1.23%		
16. Other Agland	139,575	141,340	1,765	1.26%		
<b>17. Total Agricultural Land</b>	<b>586,152,245</b>	<b>602,127,450</b>	<b>15,975,205</b>	<b>2.73%</b>		
<b>18. Total Value of all Real Property</b> (Locally Assessed)	<b>836,837,365</b>	<b>889,007,210</b>	<b>52,169,845</b>	<b>6.23%</b>	<b>6,148,355</b>	<b>5.50%</b>

## 2022 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>
	\$152,900
<b>7.</b>	<b>Adopted budget, or granted budget if different from above:</b>
	same as above
<b>8.</b>	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	\$5,000
<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 maintainance 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>
	\$2,500
<b>12.</b>	<b>Amount of last year's assessor's budget not used:</b>
	\$14,837.61

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

## 2022 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="text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>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 OB</td> <td>Agricultural Outbuildings</td> </tr> <tr> <td style="text-align: center;">AG DW</td> <td>Agricultural Dwellings</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 OB	Agricultural Outbuildings	AG DW	Agricultural Dwellings
<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 OB	Agricultural Outbuildings																
AG DW	Agricultural Dwellings																
<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? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.</b>																
	One deprecation table was developed based on the sales in Ord, however, each valuation groups economic is adjusted based on the market.																
<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. Valuation Group 4 has three neighborhoods with different price per square foots.																



7.	<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.	<b>Are there form 191 applications on file?</b>																																								
	No																																								
9.	<b>Describe the methodology used to determine value for vacant lots being held for sale or resale?</b>																																								
	All lots are treated the same, currently there is no difference.																																								
10.	<table border="1"> <thead> <tr> <th data-bbox="203 520 365 611"><u>Valuation Group</u></th> <th data-bbox="365 520 651 611"><u>Date of Depreciation Tables</u></th> <th data-bbox="651 520 906 611"><u>Date of Costing</u></th> <th data-bbox="906 520 1177 611"><u>Date of Lot Value Study</u></th> <th data-bbox="1177 520 1484 611"><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="203 611 365 667">1</td> <td data-bbox="365 611 651 667">2022</td> <td data-bbox="651 611 906 667">2020</td> <td data-bbox="906 611 1177 667">2022</td> <td data-bbox="1177 611 1484 667">2021</td> </tr> <tr> <td data-bbox="203 667 365 724">2</td> <td data-bbox="365 667 651 724">2016</td> <td data-bbox="651 667 906 724">2020</td> <td data-bbox="906 667 1177 724">2016</td> <td data-bbox="1177 667 1484 724">2017</td> </tr> <tr> <td data-bbox="203 724 365 781">3</td> <td data-bbox="365 724 651 781">2022</td> <td data-bbox="651 724 906 781">2020</td> <td data-bbox="906 724 1177 781">2022</td> <td data-bbox="1177 724 1484 781">2021</td> </tr> <tr> <td data-bbox="203 781 365 837">4</td> <td data-bbox="365 781 651 837">2021</td> <td data-bbox="651 781 906 837">2020</td> <td data-bbox="906 781 1177 837">2021</td> <td data-bbox="1177 781 1484 837">2019</td> </tr> <tr> <td data-bbox="203 837 365 894">5</td> <td data-bbox="365 837 651 894">2016</td> <td data-bbox="651 837 906 894">2015</td> <td data-bbox="906 837 1177 894">2016</td> <td data-bbox="1177 837 1484 894">2017-2019</td> </tr> <tr> <td data-bbox="203 894 365 951">AG OB</td> <td data-bbox="365 894 651 951">2016</td> <td data-bbox="651 894 906 951">2015</td> <td data-bbox="906 894 1177 951">2016</td> <td data-bbox="1177 894 1484 951">2017-2019</td> </tr> <tr> <td data-bbox="203 951 365 1003">AG DW</td> <td data-bbox="365 951 651 1003">2016</td> <td data-bbox="651 951 906 1003">2015</td> <td data-bbox="906 951 1177 1003">2016</td> <td data-bbox="1177 951 1484 1003">2017-2019</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>	1	2022	2020	2022	2021	2	2016	2020	2016	2017	3	2022	2020	2022	2021	4	2021	2020	2021	2019	5	2016	2015	2016	2017-2019	AG OB	2016	2015	2016	2017-2019	AG DW	2016	2015	2016	2017-2019
<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>																																					
1	2022	2020	2022	2021																																					
2	2016	2020	2016	2017																																					
3	2022	2020	2022	2021																																					
4	2021	2020	2021	2019																																					
5	2016	2015	2016	2017-2019																																					
AG OB	2016	2015	2016	2017-2019																																					
AG DW	2016	2015	2016	2017-2019																																					

## 2022 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>				
	<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 group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.</b>				
	Yes, with added economic depreciation to valuation group one.				
<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>	<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

## 2022 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 2021 a letter was mailed to every agricultural land owner in four 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>If your county has special value applications, please answer the following</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>If your county recognizes a special value, please answer the following</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**

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**2021**  
**Plan of Assessment**

JULY 31, 2021

**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. Exemption on the house, 1 garage and up to 1 acre of land is allowed on the Homestead Exemption.

For 2021 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 2020 was 201 applications approved. Form 458S exempted \$10,628,445 in valuation and the tax loss was \$225,053.76.

**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:**

2021 Level of Value for Residential is 95%; quality of assessment is acceptable. Commercial at 100%, quality of assessment is acceptable. Agricultural Land at 70%, quality of assessment is acceptable.

TERC ORDER 2021 Statistics dated 05/11/2021 read as follows:

<b>Residential:</b>	# Sales	Median	COD (Median)	PRD
Qualified	106	95	20.45	109.55
<b>Commercial</b>				
Qualified	21	100	47.11	124.09
<b>Agricultural Unimproved</b>				
Qualified	39	70	17.96	103.1

**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 was implemented for 2021, this will be new pricing for all improvements in Ord City. New depreciation tables were established for 2021 based upon sales study on residential properties in Ord City using the Replacement Cost New due to the new cost tables. The 3 Villages & rural residential houses still have the previous depreciation tables. 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.

A 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.

The 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.

2022: Review improvements in Arcadia, Yale, Davis Creek & Independent townships in 2021. Letters will be sent to the rural property owners to review their land use and notify us if it is not correct. Arcadia & North Loup Villages will be a drive buy review in summer of 2021.

2023: Review improvements in Ord, Eureka, Elyria & Noble townships in 2022. Commercial Properties will be reviewed in 2023.

2024: Review improvements in Elyria Village. Will also need to have a gWorks flyover in 12-2024 & 2025.

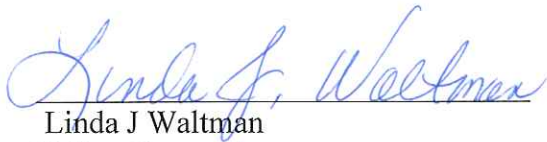


Property record files reflect a computer code for tax districts. The real estate cards also show school district codes & will use deeded acres.

**Budget:**

The fiscal budget submitted by the Assessor for 2021/2022 was \$152,900. Of the \$152,900 submitted, \$123,760 is associated with salaries & \$12,000 is associated with Office services, expenses and supplies, \$5,000 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.

 \_\_\_\_\_  
Linda J Waltman Date 10-26-2021  
Valley County Assessor