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DEPARTMENT OF REVENUE

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

VALLEY COUNTY

April 7, 2023



Jim Pillen, Governor

Commissioner Keetle :

The Property Tax Administrator has compiled the 2023 Reports and Opinions of the Property Tax Administrator for Valley County pursuant to [Neb. Rev. Stat. § 77-5027](#). This Report and Opinion will inform the Tax Equalization and Review Commission of the level of value and quality of assessment for real property in Valley County.

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

For the Tax Commissioner

Sincerely,

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

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

cc: Linda Waltman, Valley County Assessor

Table of Contents

2023 Reports and Opinions of the Property Tax Administrator:

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

Appendices:

- Commission Summary

Statistical Reports and Displays:

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

- Market Area Map
- Valuation History Charts

County Reports:

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

Introduction

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

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

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

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

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

Statistical Analysis:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Analysis of Assessment Practices:

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

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

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

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

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

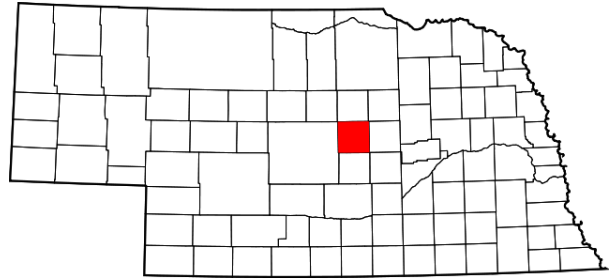
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors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

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

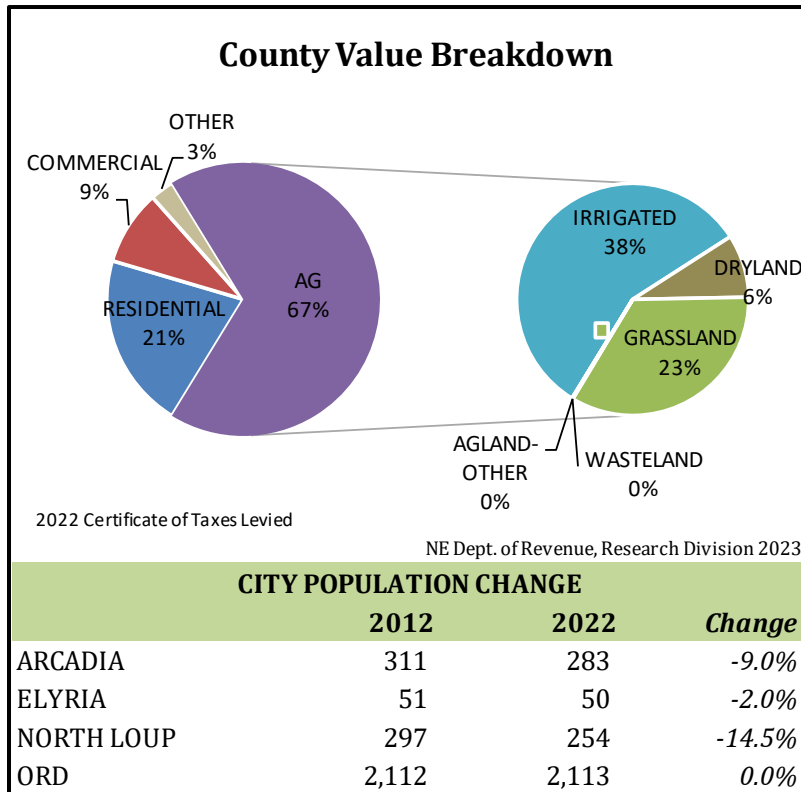
**Further information may be found in Exhibit 94*

County Overview

With a total area of 568 square miles, Valley County has 4,066 residents, per the Census Bureau Quick Facts for 2021, a slight population increase from the 2020 U.S. Census. Reports indicate that 77% 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 \$91,726 (2022 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Valley County are located in and around Ord, the county seat. According to the latest information available from the U.S. Census Bureau, there are 180 employer establishments with total employment of 1,293, for a 1% increase 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.

2023 Residential Correlation for Valley County

Assessment Actions

Drive by reviews in Elyria were conducted with new costing and depreciation tables applied. Ord had a new depreciation table applied. Rural Residential had a 20% increase on improvements and land. Suburban properties had a 4% increase on land and improvements. 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 sales qualification and verification process used by the county assessor consist of questionnaires being mailed out to the grantor and grantee once the real estate transfers are received from the Register of Deeds. Two weeks response time is allowed before further follow-up is attempted. The usability rate for the residential class is slightly above the statewide average. A review of the reasons for sales disqualifications were found satisfactory.

Residential properties are classified within five valuation groups, based on assessor location. The county assessor is compliant with the six-year inspection and review cycle. Rural townships are divided into four groups for review purposes while the other four valuation groups are reviewed in three separate years. Valuation Group 4 will be the next to be reviewed. Costing and depreciation tables and lot studies are 2021 or newer for all valuation groups except Valuation Group 5 which is 2016. The county assessor has indicated the intention to contract with an appraiser to update the rural properties.

The county does not have a valuation methodology on file.

Description of Analysis

Five valuation groups based on assessor locations are used to stratify sales in Valley County.

Valuation Group	Description
1	Arcadia
2	Elyria
3	North Loup
4	Ord
5	Rural

2023 Residential Correlation for Valley County

The residential class is comprised of 116 sales with a median in the acceptable range, a weighted mean slightly below the range, and mean that is above the range. The qualitative statistics are above the acceptable range. An array of the sales by dollar incremental ranges demonstrates a regressive pattern. A full trimmed analysis improves the COD to 19% but fails to change the regressive pattern with a PRD at 105%.

Valuation Groups 4 and 5 both present with medians in the acceptable range and PRDs that are above the range. Valuation Group 4 with 88 sales demonstrates the same regressive patterns under examination that the overall strata demonstrated. Valuation Group 5 with the removal of a single low dollar sale out of the ten that make-up the strata improves the PRD to within range while keeping the median in range.

Valuation Group 1 with 8 sales has a slightly high median. However, examination by study years shows the four sales from the first year have a median of 101% while the four sales from the most recent year has a median of only 82%. With the falling median, it was not considered prudent to adjust the valuation group based on the eight sales. A substat of Valuation Group 1 can be found in the appendix of this report.

The overall statistical sample and the 2023 County Abstract of Assessment Form 45 Compared with the 2022 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

While there are regressive patterns in the profile, it is not a single determinant in the overall assessment practices of the county assessor which are considered sufficient and in conjunction with the review of the statistical profile indicates that the assessments are uniform and proportionate. The quality of assessment of the residential class complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	8	100.62	94.40	86.99	17.70	108.52
2	3	93.90	82.59	70.95	15.47	116.41
3	7	96.35	125.89	98.51	44.05	127.79
4	88	96.83	108.20	91.72	29.68	117.97
5	10	93.69	104.88	86.88	32.17	120.72
<u>ALL</u>	116	96.15	107.37	90.23	29.82	119.00

2023 Residential Correlation for Valley County

Level of Value

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

2023 Commercial Correlation for Valley County

Assessment Actions

An 18% increase on land and improvements in Ord City commercial was implemented. Routine maintenance and pick-up work was completed for the 2023 assessment year.

Assessment Practice Review

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

Commercial sales are reviewed at the time of sale and questionnaires are used to gather as much information as possible. An examination of all the sales in the sales rosters indicates that all arm's-length sales are being included for the measurement of the commercial class of properties.

Market derived depreciation tables are used in the cost approach using the Computer-Assisted Mass Appraisal (CAMA) cost tables for the valuation of the commercial class. The cost tables, lot values, and depreciation tables were last updated in 2017. All commercial properties in Valley County are scheduled to be reviewed in 2023 and the changes will be implemented for the 2024 assessment year to maintain the six-year inspection and review cycle.

Description of Analysis

The two valuation groups used for the commercial class consist of the county seat of Ord in Valuation Group 4 and the remaining smaller towns and all rural commercial are in Valuation Group 1.

Valuation Group	Description
1	Arcadia, Elyria, North Loup, all Rural properties
4	Ord

The overall qualified commercial sample consists of 19 sales with a resulting median and mean within the acceptable range while the weighted mean is below the acceptable range. The qualitative statistics are above the acceptable range. Valuation Group 4 has 12 sales with a median in the acceptable range and similarly high qualitative statistics. The overall statistics and the Valuation Group 4 PRD are heavily impacted by one very high dollar sale which when removed lowers the PRD into the acceptable range. Likewise, an arrayed pattern of the sales by dollar increment ranges do not display a pattern of regressivity. A trimmed analysis was performed which demonstrates an acceptable PRD, but the COD is still out of range. Valuation Group 1 has insufficient sales and too much dispersion for reliable analysis. The statistics will not be used as a point estimate of the level of value due to the dispersion of the statistics.

2023 Commercial Correlation for Valley County

The statistical sample and the 2023 County Abstract of Assessment Form 45 Compared with the 2022 Certified Taxes Levied Report (CTL) indicates that the population changed similar to the sales.

Equalization and Quality of Assessment

Based on the review of assessment practices, commercial values 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	7	95.55	95.43	87.72	26.15	108.79
4	12	91.63	91.85	82.56	27.63	111.25
____ALL____	19	95.55	93.17	83.18	26.37	112.01

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.

2023 Agricultural Correlation for Valley County

Assessment Actions

Irrigated land and grassland had a 9% increase while dryland had a 7% increase. 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 assessor used a sales questionnaire for all sales and reported a 50% return rate aiding in the accuracy of sales data information. A roster review of all agricultural sales supports that all arm's-length sales are being used for the measurement of the agricultural class.

One market area is currently used for agricultural analysis. A land study was conducted for 2023 using aerial imagery and letters sent to property owners to gather additional land use information. Home and farm site values are the same for farm and rural residential dwellings. Identical cost index and Computer-Assisted Mass Appraisal (CAMA) system depreciation tables are used for all rural improvements including outbuildings.

The Valley County Assessor is in compliance with the six-year inspection and review cycle for the agricultural class. The county is inspected by four consecutive sets of townships with the next inspection of townships to be done in 2025. Intensive use values were developed by a contract appraiser.

Description of Analysis

Fifty sales comprise the agricultural statistical sample producing a median and a COD within the acceptable range. The 80% Majority Land Use (MLU) shows only sales in the irrigated land class and the grassland class both of which had medians within the acceptable range.

A study of surrounding counties agricultural values finds that Valley County's values are comparable in grassland, dryland, and irrigated land.

The changes made to agricultural land values are demonstrated in the 2023 County Abstract of Assessment for Real Property, Form 45 Compared with the 2022 Certificate of Taxes Levied Report. (CTL).

Equalization and Quality of Assessment

The same processes are used to value agricultural improvements and site acres to rural residential and other similar property across the county. Agricultural improvements are believed to be equalized and assessed at the statutory level.

2023 Agricultural Correlation for Valley County

The comparable counties study, the assessment practices and the statistical profile support 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
____ Irrigated ____						
County	20	73.61	73.37	66.46	19.63	110.40
1	20	73.61	73.37	66.46	19.63	110.40
____ Grass ____						
County	17	75.18	79.28	70.38	24.01	112.65
1	17	75.18	79.28	70.38	24.01	112.65
____ ALL ____	50	73.17	73.60	66.72	22.58	110.31

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Valley County is 73%.

2023 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
Residential Real Property	96	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	73	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 7th day of April, 2023.



Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2023 Commission Summary

for Valley County

Residential Real Property - Current

Number of Sales	116	Median	96.15
Total Sales Price	\$15,276,425	Mean	107.37
Total Adj. Sales Price	\$15,276,425	Wgt. Mean	90.23
Total Assessed Value	\$13,784,285	Average Assessed Value of the Base	\$81,671
Avg. Adj. Sales Price	\$131,693	Avg. Assessed Value	\$118,830

Confidence Interval - Current

95% Median C.I	91.33 to 101.08
95% Wgt. Mean C.I	86.06 to 94.41
95% Mean C.I	97.49 to 117.25
% of Value of the Class of all Real Property Value in the County	16.52
% of Records Sold in the Study Period	5.85
% of Value Sold in the Study Period	8.52

Residential Real Property - History

Year	Number of Sales	LOV	Median
2022	129	96	95.71
2021	106	95	94.62
2020	104	92	92.23
2019	119	94	93.64

2023 Commission Summary for Valley County

Commercial Real Property - Current

Number of Sales	19	Median	95.55
Total Sales Price	\$3,349,325	Mean	93.17
Total Adj. Sales Price	\$3,349,325	Wgt. Mean	83.18
Total Assessed Value	\$2,785,825	Average Assessed Value of the Base	\$242,557
Avg. Adj. Sales Price	\$176,280	Avg. Assessed Value	\$146,622

Confidence Interval - Current

95% Median C.I	65.84 to 115.79
95% Wgt. Mean C.I	64.73 to 101.62
95% Mean C.I	77.76 to 108.58
% of Value of the Class of all Real Property Value in the County	9.41
% of Records Sold in the Study Period	5.00
% of Value Sold in the Study Period	3.02

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2022	18	100	97.66
2021	21	100	99.29
2020	23	99	99.29
2019	25	97	97.35

88 Valley
RESIDENTIAL

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

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

Number of Sales : 116
 Total Sales Price : 15,276,425
 Total Adj. Sales Price : 15,276,425
 Total Assessed Value : 13,784,285
 Avg. Adj. Sales Price : 131,693
 Avg. Assessed Value : 118,830

MEDIAN : 96
 WGT. MEAN : 90
 MEAN : 107
 COD : 29.82
 PRD : 119.00

COV : 50.56
 STD : 54.29
 Avg. Abs. Dev : 28.67
 MAX Sales Ratio : 515.33
 MIN Sales Ratio : 55.14

95% Median C.I. : 91.33 to 101.08
 95% Wgt. Mean C.I. : 86.06 to 94.41
 95% Mean C.I. : 97.49 to 117.25

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-20 To 31-DEC-20	25	108.88	115.12	105.30	18.90	109.33	61.17	196.05	99.99 to 124.50	100,770	106,116
01-JAN-21 To 31-MAR-21	7	107.79	143.51	96.95	50.14	148.02	75.07	259.80	75.07 to 259.80	127,929	124,028
01-APR-21 To 30-JUN-21	12	106.56	120.15	105.89	27.12	113.47	72.94	242.90	93.76 to 151.38	75,958	80,435
01-JUL-21 To 30-SEP-21	21	92.51	107.83	91.41	29.91	117.96	64.43	205.83	79.65 to 105.86	162,643	148,665
01-OCT-21 To 31-DEC-21	9	80.44	90.60	77.09	26.82	117.52	58.58	129.50	61.35 to 126.41	141,889	109,384
01-JAN-22 To 31-MAR-22	12	87.54	89.65	87.29	10.53	102.70	73.86	117.54	77.57 to 94.86	131,708	114,968
01-APR-22 To 30-JUN-22	14	76.16	84.02	74.33	26.51	113.04	55.14	131.46	62.29 to 112.37	138,255	102,767
01-JUL-22 To 30-SEP-22	16	88.45	112.41	86.56	44.80	129.86	62.13	515.33	69.79 to 102.05	171,350	148,325
<u>Study Yrs</u>											
01-OCT-20 To 30-SEP-21	65	101.08	116.75	98.28	28.83	118.79	61.17	259.80	97.34 to 112.03	119,104	117,050
01-OCT-21 To 30-SEP-22	51	86.10	95.41	81.97	28.80	116.40	55.14	515.33	77.30 to 91.33	147,739	121,098
<u>Calendar Yrs</u>											
01-JAN-21 To 31-DEC-21	49	97.57	112.78	91.39	32.29	123.41	58.58	259.80	91.37 to 105.86	132,643	121,221
<u>ALL</u>	116	96.15	107.37	90.23	29.82	119.00	55.14	515.33	91.33 to 101.08	131,693	118,830

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	8	100.62	94.40	86.99	17.70	108.52	58.58	129.50	58.58 to 129.50	120,625	104,927
2	3	93.90	82.59	70.95	15.47	116.41	55.14	98.74	N/A	159,858	113,417
3	7	96.35	125.89	98.51	44.05	127.79	72.94	242.90	72.94 to 242.90	43,571	42,922
4	88	96.83	108.20	91.72	29.68	117.97	61.17	515.33	89.16 to 105.31	129,504	118,786
5	10	93.69	104.88	86.88	32.17	120.72	61.35	259.80	71.20 to 118.55	213,050	185,102
<u>ALL</u>	116	96.15	107.37	90.23	29.82	119.00	55.14	515.33	91.33 to 101.08	131,693	118,830

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	116	96.15	107.37	90.23	29.82	119.00	55.14	515.33	91.33 to 101.08	131,693	118,830
06											
07											
<u>ALL</u>	116	96.15	107.37	90.23	29.82	119.00	55.14	515.33	91.33 to 101.08	131,693	118,830

88 Valley
RESIDENTIAL

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

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

Number of Sales : 116
 Total Sales Price : 15,276,425
 Total Adj. Sales Price : 15,276,425
 Total Assessed Value : 13,784,285
 Avg. Adj. Sales Price : 131,693
 Avg. Assessed Value : 118,830

MEDIAN : 96
 WGT. MEAN : 90
 MEAN : 107
 COD : 29.82
 PRD : 119.00

COV : 50.56
 STD : 54.29
 Avg. Abs. Dev : 28.67
 MAX Sales Ratio : 515.33
 MIN Sales Ratio : 55.14

95% Median C.I. : 91.33 to 101.08
 95% Wgt. Mean C.I. : 86.06 to 94.41
 95% Mean C.I. : 97.49 to 117.25

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000											
Less Than 15,000	3	242.90	230.97	226.18	07.69	102.12	197.00	253.00	N/A	11,000	24,880
Less Than 30,000	13	196.05	200.55	187.73	36.75	106.83	87.58	515.33	124.50 to 253.00	18,135	34,045
Ranges Excl. Low \$											
Greater Than 4,999	116	96.15	107.37	90.23	29.82	119.00	55.14	515.33	91.33 to 101.08	131,693	118,830
Greater Than 14,999	113	94.95	104.09	89.94	27.21	115.73	55.14	515.33	91.02 to 100.08	134,898	121,324
Greater Than 29,999	103	93.76	95.61	88.70	19.98	107.79	55.14	182.75	88.86 to 97.73	146,026	129,531
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999	3	242.90	230.97	226.18	07.69	102.12	197.00	253.00	N/A	11,000	24,880
15,000 TO 29,999	10	152.15	191.42	181.47	49.00	105.48	87.58	515.33	91.33 to 259.80	20,275	36,794
30,000 TO 59,999	18	126.17	119.83	121.70	19.58	98.46	61.17	182.75	98.74 to 131.78	44,728	54,433
60,000 TO 99,999	22	102.63	102.41	101.55	13.30	100.85	62.73	179.07	93.76 to 110.41	78,295	79,508
100,000 TO 149,999	21	92.54	92.93	93.23	15.45	99.68	59.01	119.54	80.44 to 107.79	122,333	114,049
150,000 TO 249,999	27	87.50	85.93	86.19	14.35	99.70	58.58	118.55	75.27 to 94.86	187,667	161,745
250,000 TO 499,999	15	75.07	77.73	78.95	16.65	98.45	55.14	97.98	64.43 to 92.51	325,138	256,706
500,000 TO 999,999											
1,000,000 +											
ALL	116	96.15	107.37	90.23	29.82	119.00	55.14	515.33	91.33 to 101.08	131,693	118,830

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	8	Median :	101	COV :	26.10	95% Median C.I. :	58.58 to 129.50
Total Sales Price :	965,000	Wgt. Mean :	87	STD :	24.64	95% Wgt. Mean C.I. :	66.98 to 107.00
Total Adj. Sales Price :	965,000	Mean :	94	Avg. Abs. Dev :	17.81	95% Mean C.I. :	73.80 to 115.00
Total Assessed Value :	839,415						
Avg. Adj. Sales Price :	120,625	COD :	17.70	MAX Sales Ratio :	129.50		
Avg. Assessed Value :	104,927	PRD :	108.52	MIN Sales Ratio :	58.58		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Qrtrs</u>											
10/01/2020 To 12/31/2020	3	103.51	103.88	103.55	04.09	100.32	97.73	110.41	N/A	81,000	83,872
01/01/2021 To 03/31/2021	1	91.02	91.02	91.02		100.00	91.02	91.02	N/A	240,000	218,455
04/01/2021 To 06/30/2021											
07/01/2021 To 09/30/2021											
10/01/2021 To 12/31/2021	3	105.41	97.83	81.24	22.43	120.42	58.58	129.50	N/A	127,333	103,447
01/01/2022 To 03/31/2022											
04/01/2022 To 06/30/2022	1	59.01	59.01	59.01		100.00	59.01	59.01	N/A	100,000	59,005
07/01/2022 To 09/30/2022											
<u>Study Yrs</u>											
10/01/2020 To 09/30/2021	4	100.62	100.67	97.32	06.25	103.44	91.02	110.41	N/A	120,750	117,518
10/01/2021 To 09/30/2022	4	82.21	88.13	76.63	35.68	115.01	58.58	129.50	N/A	120,500	92,336
<u>Calendar Yrs</u>											
01/01/2021 To 12/31/2021	4	98.22	96.13	85.02	21.72	113.07	58.58	129.50	N/A	155,500	132,199

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	8	100.62	94.40	86.99	17.70	108.52	58.58	129.50	58.58 to 129.50	120,625	104,927

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	8	Median :	101	COV :	26.10	95% Median C.I. :	58.58 to 129.50
Total Sales Price :	965,000	Wgt. Mean :	87	STD :	24.64	95% Wgt. Mean C.I. :	66.98 to 107.00
Total Adj. Sales Price :	965,000	Mean :	94	Avg. Abs.Dev :	17.81	95% Mean C.I. :	73.80 to 115.00
Total Assessed Value :	839,415						
Avg. Adj. Sales Price :	120,625	COD :	17.70	MAX Sales Ratio :	129.50		
Avg. Assessed Value :	104,927	PRD :	108.52	MIN Sales Ratio :	58.58		

What IF

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
01	8	100.62	94.40	86.99	17.70	108.52	58.58	129.50	58.58 to 129.50	120,625	104,927
06											
07											

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	1	129.50	129.50	129.50		100.00	129.50	129.50	N/A	23,000	29,785
__Ranges Excl. Low \$__											
Greater Than 4,999	8	100.62	94.40	86.99	17.70	108.52	58.58	129.50	58.58 to 129.50	120,625	104,927
Greater Than 15,000	8	100.62	94.40	86.99	17.70	108.52	58.58	129.50	58.58 to 129.50	120,625	104,927
Greater Than 30,000	7	97.73	89.38	85.95	16.19	103.99	58.58	110.41	58.58 to 110.41	134,571	115,661
__Incremental Ranges__											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	1	129.50	129.50	129.50		100.00	129.50	129.50	N/A	23,000	29,785
30,000 TO 59,999											
60,000 TO 99,999	3	103.51	103.88	103.55	04.09	100.32	97.73	110.41	N/A	81,000	83,872
100,000 TO 149,999	1	59.01	59.01	59.01		100.00	59.01	59.01	N/A	100,000	59,005
150,000 TO 249,999	3	91.02	85.00	83.31	17.15	102.03	58.58	105.41	N/A	199,667	166,337
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

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

What IF

88 Valley
COMMERCIAL

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

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

Number of Sales : 19
Total Sales Price : 3,349,325
Total Adj. Sales Price : 3,349,325
Total Assessed Value : 2,785,825
Avg. Adj. Sales Price : 176,280
Avg. Assessed Value : 146,622

MEDIAN : 96
WGT. MEAN : 83
MEAN : 93
COD : 26.37
PRD : 112.01

COV : 34.32
STD : 31.98
Avg. Abs. Dev : 25.20
MAX Sales Ratio : 158.70
MIN Sales Ratio : 43.08

95% Median C.I. : 65.84 to 115.79
95% Wgt. Mean C.I. : 64.73 to 101.62
95% Mean C.I. : 77.76 to 108.58

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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											
01-JAN-20 To 31-MAR-20											
01-APR-20 To 30-JUN-20	1	76.10	76.10	76.10	00.00	100.00	76.10	76.10	N/A	317,500	241,625
01-JUL-20 To 30-SEP-20	3	95.36	87.73	94.10	22.28	93.23	52.04	115.79	N/A	64,542	60,737
01-OCT-20 To 31-DEC-20											
01-JAN-21 To 31-MAR-21	1	115.18	115.18	115.18	00.00	100.00	115.18	115.18	N/A	80,000	92,140
01-APR-21 To 30-JUN-21	2	138.66	138.66	119.23	14.45	116.30	118.62	158.70	N/A	163,050	194,413
01-JUL-21 To 30-SEP-21	4	107.24	101.44	98.57	13.37	102.91	75.00	116.27	N/A	67,000	66,043
01-OCT-21 To 31-DEC-21	1	87.12	87.12	87.12	00.00	100.00	87.12	87.12	N/A	95,000	82,765
01-JAN-22 To 31-MAR-22	3	49.63	48.83	46.80	07.19	104.34	43.08	53.78	N/A	91,667	42,900
01-APR-22 To 30-JUN-22	3	96.13	101.17	77.53	26.26	130.49	65.84	141.55	N/A	571,367	442,983
01-JUL-22 To 30-SEP-22	1	95.55	95.55	95.55	00.00	100.00	95.55	95.55	N/A	80,000	76,440
<u>Study Yrs</u>											
01-OCT-19 To 30-SEP-20	4	85.73	84.82	82.92	24.20	102.29	52.04	115.79	N/A	127,781	105,959
01-OCT-20 To 30-SEP-21	7	115.29	114.04	110.54	12.92	103.17	75.00	158.70	75.00 to 158.70	96,300	106,448
01-OCT-21 To 30-SEP-22	8	76.48	79.09	74.71	34.00	105.86	43.08	141.55	43.08 to 141.55	270,513	202,107
<u>Calendar Yrs</u>											
01-JAN-20 To 31-DEC-20	4	85.73	84.82	82.92	24.20	102.29	52.04	115.79	N/A	127,781	105,959
01-JAN-21 To 31-DEC-21	8	115.24	110.67	107.65	14.36	102.81	75.00	158.70	75.00 to 158.70	96,138	103,488
<u>ALL</u>	19	95.55	93.17	83.18	26.37	112.01	43.08	158.70	65.84 to 115.79	176,280	146,622

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	95.55	95.43	87.72	26.15	108.79	49.63	158.70	49.63 to 158.70	57,143	50,128
4	12	91.63	91.85	82.56	27.63	111.25	43.08	141.55	65.84 to 116.27	245,777	202,911
<u>ALL</u>	19	95.55	93.17	83.18	26.37	112.01	43.08	158.70	65.84 to 115.79	176,280	146,622

88 Valley
COMMERCIAL

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

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

Number of Sales : 19
Total Sales Price : 3,349,325
Total Adj. Sales Price : 3,349,325
Total Assessed Value : 2,785,825
Avg. Adj. Sales Price : 176,280
Avg. Assessed Value : 146,622

MEDIAN : 96
WGT. MEAN : 83
MEAN : 93
COD : 26.37
PRD : 112.01

COV : 34.32
STD : 31.98
Avg. Abs. Dev : 25.20
MAX Sales Ratio : 158.70
MIN Sales Ratio : 43.08

95% Median C.I. : 65.84 to 115.79
95% Wgt. Mean C.I. : 64.73 to 101.62
95% Mean C.I. : 77.76 to 108.58

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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	95.84	95.95	85.19	24.71	112.63	49.63	158.70	75.00 to 115.79	177,185	150,939
04	1	43.08	43.08	43.08	00.00	100.00	43.08	43.08	N/A	160,000	68,925
<u>ALL</u>	19	95.55	93.17	83.18	26.37	112.01	43.08	158.70	65.84 to 115.79	176,280	146,622

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	1	158.70	158.70	158.70	00.00	100.00	158.70	158.70	N/A	5,000	7,935
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	19	95.55	93.17	83.18	26.37	112.01	43.08	158.70	65.84 to 115.79	176,280	146,622
Greater Than 14,999	18	95.46	89.53	83.06	24.19	107.79	43.08	141.55	65.84 to 115.29	185,796	154,327
Greater Than 29,999	18	95.46	89.53	83.06	24.19	107.79	43.08	141.55	65.84 to 115.29	185,796	154,327
<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											
30,000 TO 59,999	4	75.62	79.04	81.09	37.29	97.47	49.63	115.29	N/A	47,156	38,240
60,000 TO 99,999	8	95.46	94.26	94.02	17.22	100.26	53.78	116.27	53.78 to 116.27	80,375	75,568
100,000 TO 149,999											
150,000 TO 249,999	3	96.13	93.59	94.40	34.14	99.14	43.08	141.55	N/A	191,367	180,645
250,000 TO 499,999	2	97.36	97.36	97.48	21.84	99.88	76.10	118.62	N/A	319,300	311,258
500,000 TO 999,999											
1,000,000 TO 1,999,999	1	65.84	65.84	65.84	00.00	100.00	65.84	65.84	N/A	1,300,000	855,940
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											
<u>ALL</u>	19	95.55	93.17	83.18	26.37	112.01	43.08	158.70	65.84 to 115.79	176,280	146,622

88 Valley
COMMERCIAL

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

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

Number of Sales : 19
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 Total Assessed Value : 2,785,825
 Avg. Adj. Sales Price : 176,280
 Avg. Assessed Value : 146,622

MEDIAN : 96
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 COD : 26.37
 PRD : 112.01

COV : 34.32
 STD : 31.98
 Avg. Abs. Dev : 25.20
 MAX Sales Ratio : 158.70
 MIN Sales Ratio : 43.08

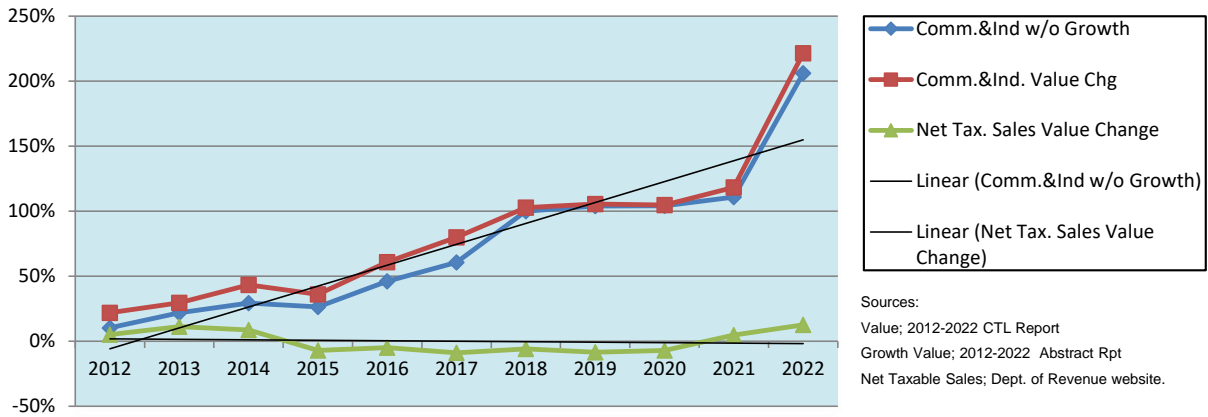
95% Median C.I. : 65.84 to 115.79
 95% Wgt. Mean C.I. : 64.73 to 101.62
 95% Mean C.I. : 77.76 to 108.58

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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
340	1	95.55	95.55	95.55	00.00	100.00	95.55	95.55	N/A	80,000	76,440
350	1	95.36	95.36	95.36	00.00	100.00	95.36	95.36	N/A	85,000	81,055
352	2	102.87	102.87	111.43	15.31	92.32	87.12	118.62	N/A	208,050	231,828
353	2	137.00	137.00	118.91	15.85	115.21	115.29	158.70	N/A	30,000	35,673
384	2	74.09	74.09	90.21	29.76	82.13	52.04	96.13	N/A	143,863	129,775
386	2	59.59	59.59	65.04	27.71	91.62	43.08	76.10	N/A	238,750	155,275
391	1	53.78	53.78	53.78	00.00	100.00	53.78	53.78	N/A	65,000	34,960
406	4	115.73	105.66	118.31	20.09	89.31	49.63	141.55	N/A	92,000	108,848
442	1	115.79	115.79	115.79	00.00	100.00	115.79	115.79	N/A	70,000	81,055
528	2	70.42	70.42	66.47	06.50	105.94	65.84	75.00	N/A	697,500	463,595
<u>ALL</u>	19	95.55	93.17	83.18	26.37	112.01	43.08	158.70	65.84 to 115.79	176,280	146,622

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%
2022	\$ 79,042,270	\$ 3,787,500	4.79%	\$ 75,254,770	40.19%	\$ 48,978,146	7.47%
Ann %chg	10.18%			Average	5.44%	0.68%	1.33%

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%
2022	206.04%	221.45%	12.59%

County Number	88
County Name	Valley

88 Valley
AGRICULTURAL LAND

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

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

Number of Sales : 50
Total Sales Price : 35,849,351
Total Adj. Sales Price : 35,849,351
Total Assessed Value : 23,917,120
Avg. Adj. Sales Price : 716,987
Avg. Assessed Value : 478,342

MEDIAN : 73
WGT. MEAN : 67
MEAN : 74
COD : 22.58
PRD : 110.31

COV : 28.76
STD : 21.17
Avg. Abs. Dev : 16.52
MAX Sales Ratio : 132.25
MIN Sales Ratio : 40.05

95% Median C.I. : 62.37 to 79.66
95% Wgt. Mean C.I. : 59.29 to 74.14
95% Mean C.I. : 67.73 to 79.47

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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	4	85.80	79.57	73.85	11.57	107.75	57.01	89.68	N/A	350,500	258,829
01-JAN-20 To 31-MAR-20	11	74.60	76.85	74.79	16.92	102.75	45.97	106.72	60.37 to 103.91	820,507	613,686
01-APR-20 To 30-JUN-20	3	90.27	101.41	97.34	18.67	104.18	81.70	132.25	N/A	636,555	619,593
01-JUL-20 To 30-SEP-20	1	83.71	83.71	83.71	00.00	100.00	83.71	83.71	N/A	525,000	439,475
01-OCT-20 To 31-DEC-20	3	100.30	89.24	90.37	14.18	98.75	62.37	105.04	N/A	566,208	511,680
01-JAN-21 To 31-MAR-21	9	72.34	77.31	67.40	21.79	114.70	50.26	128.05	58.15 to 91.34	583,145	393,042
01-APR-21 To 30-JUN-21	4	61.47	61.61	52.57	22.50	117.20	43.02	80.49	N/A	890,000	467,845
01-JUL-21 To 30-SEP-21	1	103.51	103.51	103.51	00.00	100.00	103.51	103.51	N/A	415,691	430,275
01-OCT-21 To 31-DEC-21	3	57.32	57.76	53.40	20.85	108.16	40.05	75.90	N/A	1,240,068	662,222
01-JAN-22 To 31-MAR-22	4	63.31	63.34	55.10	20.63	114.95	49.13	77.62	N/A	901,513	496,693
01-APR-22 To 30-JUN-22	6	57.44	57.48	57.05	10.38	100.75	41.26	73.71	41.26 to 73.71	523,039	298,385
01-JUL-22 To 30-SEP-22	1	43.45	43.45	43.45	00.00	100.00	43.45	43.45	N/A	1,600,000	695,185
<u>Study Yrs</u>											
01-OCT-19 To 30-SEP-20	19	81.70	81.66	78.40	16.81	104.16	45.97	132.25	68.85 to 89.68	676,960	530,743
01-OCT-20 To 30-SEP-21	17	72.34	77.26	67.51	24.63	114.44	43.02	128.05	58.15 to 100.30	642,507	433,769
01-OCT-21 To 30-SEP-22	14	57.24	58.21	53.54	17.19	108.72	40.05	77.62	43.45 to 75.18	861,749	461,352
<u>Calendar Yrs</u>											
01-JAN-20 To 31-DEC-20	18	80.15	83.39	80.43	19.49	103.68	45.97	132.25	68.85 to 100.30	731,048	587,991
01-JAN-21 To 31-DEC-21	17	70.38	71.71	60.46	23.50	118.61	40.05	128.05	52.55 to 83.60	761,423	460,335
<u>ALL</u>	50	73.17	73.60	66.72	22.58	110.31	40.05	132.25	62.37 to 79.66	716,987	478,342

AREA (MARKET)										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	50	73.17	73.60	66.72	22.58	110.31	40.05	132.25	62.37 to 79.66	716,987	478,342
<u>ALL</u>	50	73.17	73.60	66.72	22.58	110.31	40.05	132.25	62.37 to 79.66	716,987	478,342

88 Valley
AGRICULTURAL LAND

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

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COV : 28.76
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 Avg. Abs. Dev : 16.52
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 95% Wgt. Mean C.I. : 59.29 to 74.14
 95% Mean C.I. : 67.73 to 79.47

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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
Irrigated											
County	9	72.62	73.28	69.40	15.31	105.59	52.55	100.30	58.15 to 89.68	774,071	537,233
1	9	72.62	73.28	69.40	15.31	105.59	52.55	100.30	58.15 to 89.68	774,071	537,233
Grass											
County	12	74.45	76.66	69.72	17.41	109.95	50.26	128.05	62.37 to 83.60	532,108	370,962
1	12	74.45	76.66	69.72	17.41	109.95	50.26	128.05	62.37 to 83.60	532,108	370,962
ALL	50	73.17	73.60	66.72	22.58	110.31	40.05	132.25	62.37 to 79.66	716,987	478,342

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	20	73.61	73.37	66.46	19.63	110.40	40.05	106.72	60.37 to 83.71	851,096	565,643
1	20	73.61	73.37	66.46	19.63	110.40	40.05	106.72	60.37 to 83.71	851,096	565,643
Grass											
County	17	75.18	79.28	70.38	24.01	112.65	43.45	132.25	58.92 to 91.34	558,567	393,110
1	17	75.18	79.28	70.38	24.01	112.65	43.45	132.25	58.92 to 91.34	558,567	393,110
ALL	50	73.17	73.60	66.72	22.58	110.31	40.05	132.25	62.37 to 79.66	716,987	478,342

88 Valley County 2023 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Valley	1	3,960	3,960	3,960	3,405	3,220	3,220	2,835	2,835	3,584
Custer	1	4,372	4,375	4,000	3,900	3,649	3,650	3,600	3,573	4,041
Custer	3	3,700	3,700	3,692	3,450	3,225	3,225	2,450	2,450	3,161
Garfield	1	3,475	3,475	3,475	2,950	2,950	2,625	2,625	2,250	3,021
Wheeler	1	4,395	4,395	4,395	4,360	4,340	4,340	4,340	4,340	4,343
Greeley	1	3,875	3,875	3,865	3,825	3,800	3,800	3,750	3,750	3,781
Greeley	2	4,855	4,795	4,735	4,675	4,615	4,555	4,495	4,435	4,634
Sherman	1	3,670	3,670	3,540	3,540	3,415	3,415	3,340	3,337	3,472

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Valley	1	n/a	1,860	1,860	1,860	1,825	1,825	1,825	1,705	1,812
Custer	1	n/a	2,150	2,025	1,950	1,900	1,725	1,700	1,700	1,936
Custer	3	n/a	1,375	1,375	1,375	1,375	1,375	1,375	1,375	1,375
Garfield	1	n/a	1,450	1,450	1,270	1,270	1,060	1,051	981	1,224
Wheeler	1	2,150	2,040	1,855	1,770	1,700	1,625	1,525	1,450	1,608
Greeley	1	n/a	1,835	1,825	1,800	1,790	1,770	1,575	1,415	1,628
Greeley	2	n/a	2,400	2,360	2,320	2,280	2,240	2,200	2,160	2,272
Sherman	1	n/a	1,910	1,810	1,810	1,710	1,710	1,615	1,615	1,711

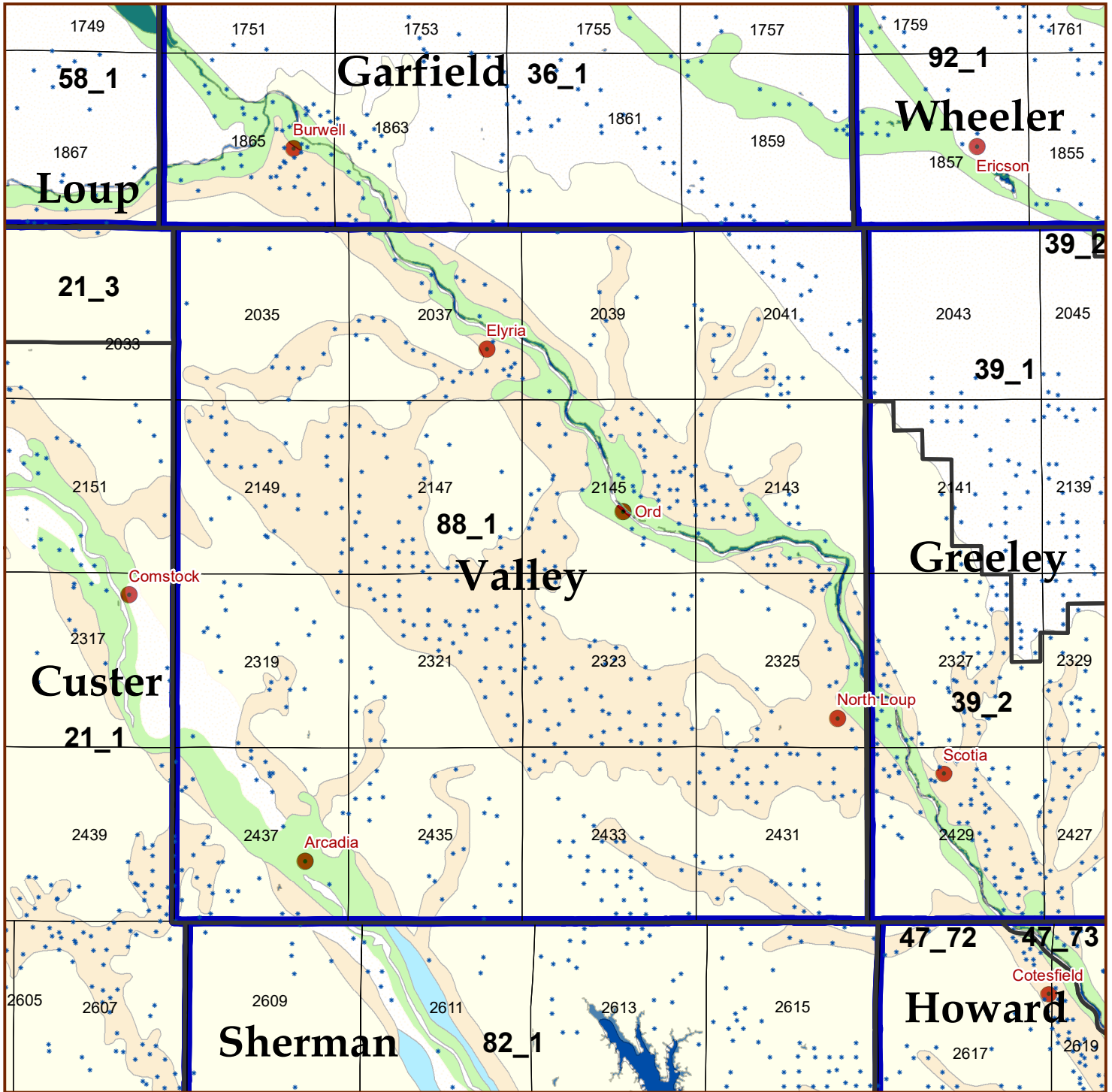
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Valley	1	1,200	1,200	1,090	1,085	1,090	1,087	690	723	1,080
Custer	1	876	1,075	1,022	755	1,019	884	n/a	1,500	977
Custer	3	855	961	800	752	796	634	n/a	1,281	758
Garfield	1	850	n/a	808	850	740	740	841	741	770
Wheeler	1	1,117	1,120	1,109	1,104	1,110	1,110	1,075	987	1,108
Greeley	1	1,050	1,045	1,045	1,040	1,025	1,025	n/a	1,030	1,029
Greeley	2	1,470	1,450	1,430	1,410	1,355	1,339	n/a	1,330	1,416
Sherman	1	1,395	1,395	1,345	1,345	1,220	n/a	n/a	1,061	1,337

County	Mkt Area	CRP	TIMBER	WASTE
Valley	1	1,100	1,141	270
Custer	1	1,547	n/a	50
Custer	3	1,115	n/a	50
Garfield	1	826	n/a	191
Wheeler	1	1,737	n/a	842
Greeley	1	1,067	n/a	200
Greeley	2	1,370	n/a	200
Sherman	1	1,430	n/a	90

Source: 2023 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.

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

VALLEY COUNTY



Legend















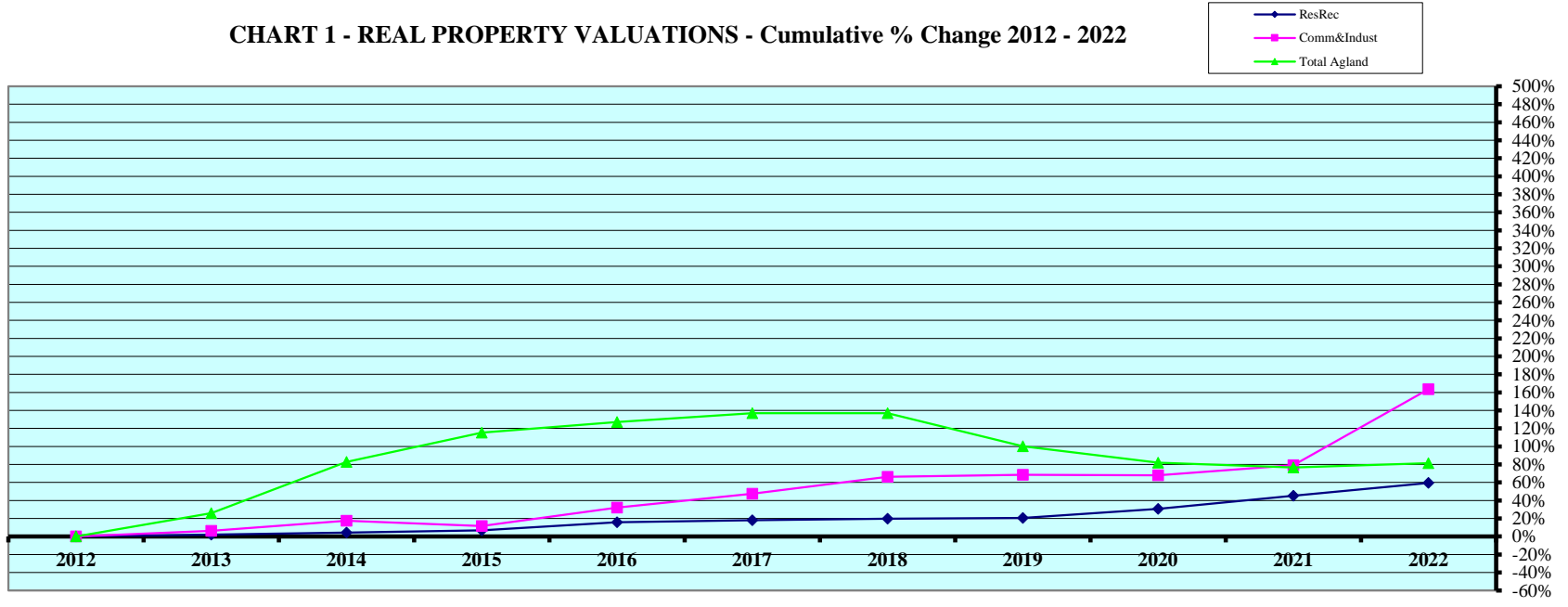
- | | |
|---|---|
|  County | Soils |
|  Market_Area | CLASS |
|  geocode |  Excessive drained sandy soils formed in alluvium in valleys and eolian sand on uplands in sandhills |
|  Registered_WellsDNR |  Excessively drained sandy soils formed in eolian sands on uplands in sandhills |
|  Federal Roads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

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



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2012	90,200,080	-	-	-	29,975,965	-	-	-	331,986,220	-	-	-
2013	92,177,415	1,977,335	2.19%	2.19%	31,872,910	1,896,945	6.33%	6.33%	417,825,915	85,839,695	25.86%	25.86%
2014	94,168,500	1,991,085	2.16%	4.40%	35,232,825	3,359,915	10.54%	17.54%	607,084,775	189,258,860	45.30%	82.86%
2015	96,398,580	2,230,080	2.37%	6.87%	33,459,855	-1,772,970	-5.03%	11.62%	714,592,100	107,507,325	17.71%	115.25%
2016	104,331,055	7,932,475	8.23%	15.67%	39,567,805	6,107,950	18.25%	32.00%	753,738,325	39,146,225	5.48%	127.04%
2017	106,572,500	2,241,445	2.15%	18.15%	44,233,135	4,665,330	11.79%	47.56%	786,379,290	32,640,965	4.33%	136.87%
2018	107,937,235	1,364,735	1.28%	19.66%	49,870,325	5,637,190	12.74%	66.37%	786,563,960	184,670	0.02%	136.93%
2019	108,791,460	854,225	0.79%	20.61%	50,514,955	644,630	1.29%	68.52%	664,191,935	-122,372,025	-15.56%	100.07%
2020	117,945,815	9,154,355	8.41%	30.76%	50,348,510	-166,445	-0.33%	67.96%	604,415,230	-59,776,705	-9.00%	82.06%
2021	130,904,100	12,958,285	10.99%	45.13%	53,681,130	3,332,620	6.62%	79.08%	586,152,245	-18,262,985	-3.02%	76.56%
2022	143,815,550	12,911,450	9.86%	59.44%	79,008,710	25,327,580	47.18%	163.57%	602,142,150	15,989,905	2.73%	81.38%

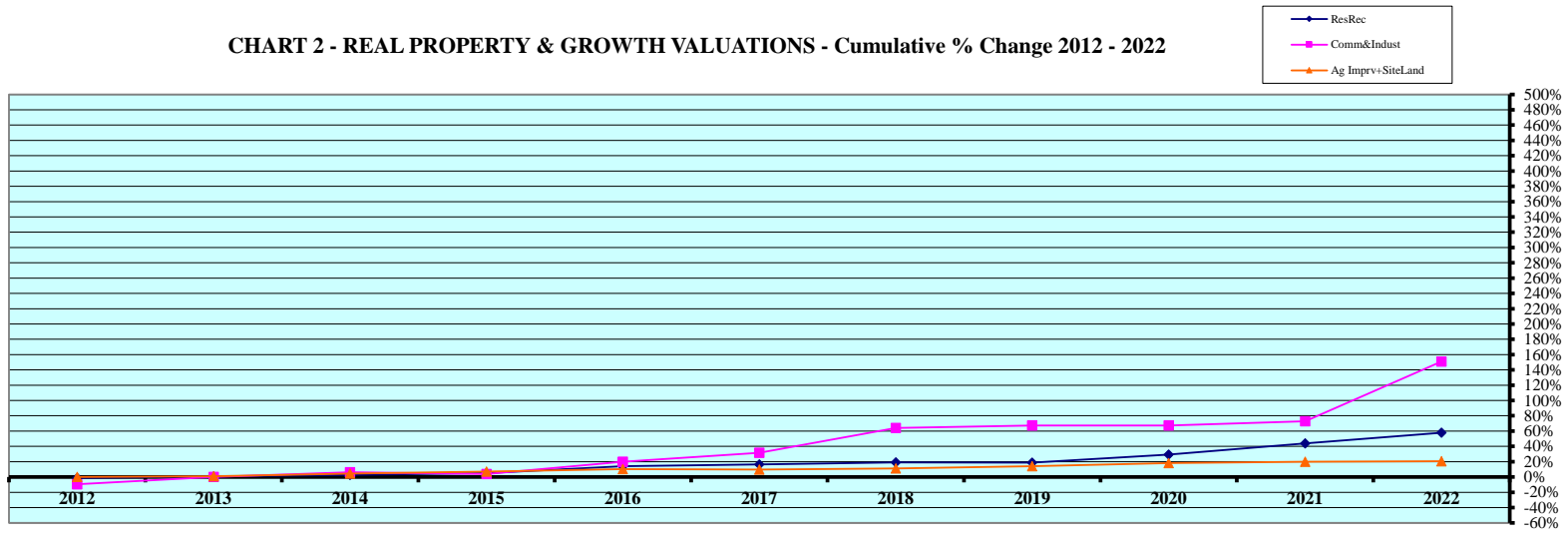
Rate Annual %chg: Residential & Recreational **4.78%** Commercial & Industrial **10.18%** Agricultural Land **6.13%**

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.
Source: 2012 - 2022 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division Prepared as of 12/29/2022

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



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2012	90,200,080	1,251,295	1.39%	88,948,785	-	-1.39%	29,975,965	2,847,805	9.50%	27,128,160	-	-9.50%
2013	92,177,415	1,312,625	1.42%	90,864,790	0.74%	0.74%	31,872,910	1,901,240	5.97%	29,971,670	-0.01%	-0.01%
2014	94,168,500	1,625,785	1.73%	92,542,715	0.40%	2.60%	35,232,825	3,433,545	9.75%	31,799,280	-0.23%	6.08%
2015	96,398,580	1,777,180	1.84%	94,621,400	0.48%	4.90%	33,459,855	2,365,615	7.07%	31,094,240	-11.75%	3.73%
2016	104,331,055	1,430,230	1.37%	102,900,825	6.75%	14.08%	39,567,805	3,650,545	9.23%	35,917,260	7.34%	19.82%
2017	106,572,500	1,451,460	1.36%	105,121,040	0.76%	16.54%	44,233,135	4,746,025	10.73%	39,487,110	-0.20%	31.73%
2018	107,937,235	635,800	0.59%	107,301,435	0.68%	18.96%	49,870,325	677,490	1.36%	49,192,835	11.21%	64.11%
2019	108,791,460	1,766,475	1.62%	107,024,985	-0.85%	18.65%	50,514,955	342,675	0.68%	50,172,280	0.61%	67.38%
2020	117,945,815	1,285,602	1.09%	116,660,213	7.23%	29.33%	50,348,510	165,785	0.33%	50,182,725	-0.66%	67.41%
2021	130,904,100	1,102,900	0.84%	129,801,200	10.05%	43.90%	53,681,130	1,828,090	3.41%	51,853,040	2.99%	72.98%
2022	143,815,550	1,439,865	1.00%	142,375,685	8.76%	57.84%	79,008,710	3,787,500	4.79%	75,221,210	40.13%	150.94%
Rate Ann%chg	4.78%			Resid & Recreat w/o growth 3.50%			10.18%			C & I w/o growth 4.94%		

Tax Year	Ag Improvements & Site Land ⁽¹⁾							
	Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2012	35,857,070	18,748,105	54,605,175	2,145,995	3.93%	52,459,180	-	-
2013	35,880,560	21,121,390	57,001,950	1,908,315	3.35%	55,093,635	0.89%	0.89%
2014	36,771,375	23,080,210	59,851,585	2,861,035	4.78%	56,990,550	-0.02%	4.37%
2015	36,299,835	23,788,380	60,088,215	1,622,855	2.70%	58,465,360	-2.32%	7.07%
2016	38,048,585	24,142,670	62,191,255	1,907,065	3.07%	60,284,190	0.33%	10.40%
2017	39,002,570	22,137,225	61,139,795	1,257,310	2.06%	59,882,485	-3.71%	9.66%
2018	39,387,515	23,338,410	62,725,925	2,076,120	3.31%	60,649,805	-0.80%	11.07%
2019	40,036,145	23,404,105	63,440,250	1,113,000	1.75%	62,327,250	-0.64%	14.14%
2020	41,656,040	24,590,285	66,246,325	1,784,770	2.69%	64,461,555	1.61%	18.05%
2021	40,916,440	25,183,450	66,099,890	606,020	0.92%	65,493,870	-1.14%	19.94%
2022	41,687,990	25,089,360	66,777,350	920,990	1.38%	65,856,360	-0.37%	20.60%
Rate Ann%chg	1.52%	2.96%	2.03%	Ag Imprv+Site w/o growth			-0.62%	

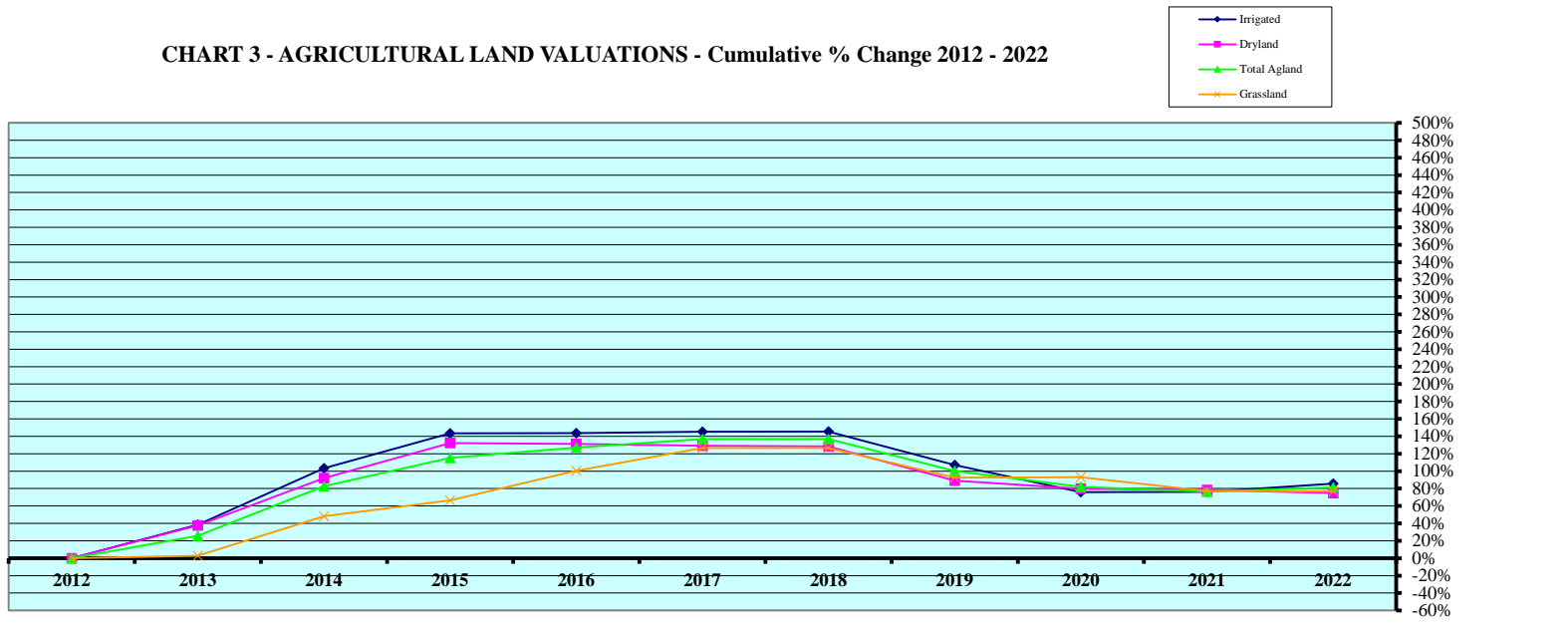
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and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

Cnty# 88
County VALLEY

CHART 2

NE Dept. of Revenue, Property Assessment Division

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



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2012	185,330,205	-	-	-	30,231,195	-	-	-	115,556,830	-	-	-
2013	256,458,360	71,128,155	38.38%	38.38%	41,619,440	11,388,245	37.67%	37.67%	118,874,335	3,317,505	2.87%	2.87%
2014	376,906,105	120,447,745	46.97%	103.37%	58,031,425	16,411,985	39.43%	91.96%	171,273,960	52,399,625	44.08%	48.22%
2015	451,293,125	74,387,020	19.74%	143.51%	70,201,870	12,170,445	20.97%	132.22%	192,225,090	20,951,130	12.23%	66.35%
2016	451,385,315	92,190	0.02%	143.56%	69,929,035	-272,835	-0.39%	131.31%	231,553,215	39,328,125	20.46%	100.38%
2017	454,334,575	2,949,260	0.65%	145.15%	69,296,405	-632,630	-0.90%	129.22%	261,878,100	30,324,885	13.10%	126.62%
2018	454,858,950	524,375	0.12%	145.43%	69,043,165	-253,240	-0.37%	128.38%	261,792,930	-85,170	-0.03%	126.55%
2019	383,644,230	-71,214,720	-15.66%	107.01%	57,160,865	-11,882,300	-17.21%	89.08%	222,525,015	-39,267,915	-15.00%	92.57%
2020	326,179,685	-57,464,545	-14.98%	76.00%	54,350,065	-2,810,800	-4.92%	79.78%	223,024,350	499,335	0.22%	93.00%
2021	326,641,275	461,590	0.14%	76.25%	53,891,970	-458,095	-0.84%	78.27%	204,763,350	-18,261,000	-8.19%	77.20%
2022	344,143,735	17,502,460	5.36%	85.69%	52,873,820	-1,018,150	-1.89%	74.90%	204,263,520	-499,830	-0.24%	76.76%

Rate Ann.%chg: Irrigated **6.38%** Dryland **5.75%** Grassland **5.86%**

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2012	742,115	-	-	-	125,875	-	-	-	331,986,220	-	-	-
2013	741,965	-150	-0.02%	-0.02%	131,815	5,940	4.72%	4.72%	417,825,915	85,839,695	25.86%	25.86%
2014	741,465	-500	-0.07%	-0.09%	131,820	5	0.00%	4.72%	607,084,775	189,258,860	45.30%	82.86%
2015	740,200	-1,265	-0.17%	-0.26%	131,815	-5	0.00%	4.72%	714,592,100	107,507,325	17.71%	115.25%
2016	740,040	-160	-0.02%	-0.28%	130,720	-1,095	-0.83%	3.85%	753,738,325	39,146,225	5.48%	127.04%
2017	744,175	4,135	0.56%	0.28%	126,035	-4,685	-3.58%	0.13%	786,379,290	32,640,965	4.33%	136.87%
2018	742,870	-1,305	-0.18%	0.10%	126,045	10	0.01%	0.14%	786,563,960	184,670	0.02%	136.93%
2019	735,790	-7,080	-0.95%	-0.85%	126,035	-10	-0.01%	0.13%	664,191,935	-122,372,025	-15.56%	100.07%
2020	721,555	-14,235	-1.93%	-2.77%	139,575	13,540	10.74%	10.88%	604,415,230	-59,776,705	-9.00%	82.06%
2021	716,075	-5,480	-0.76%	-3.51%	139,575	0	0.00%	10.88%	586,152,245	-18,262,985	-3.02%	76.56%
2022	719,735	3,660	0.51%	-3.02%	141,340	1,765	1.26%	12.29%	602,142,150	15,989,905	2.73%	81.38%

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

Rate Ann.%chg: Total Agric Land **6.13%**

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

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2012	184,724,835	100,049	1,846			30,449,170	34,813	875			115,756,945	207,856	557		
2013	255,736,865	101,152	2,528	36.93%	36.93%	42,074,485	34,369	1,224	39.96%	39.96%	118,920,190	207,070	574	3.12%	3.12%
2014	376,899,150	101,869	3,700	46.34%	100.39%	58,036,745	33,953	1,709	39.63%	95.43%	171,289,965	206,641	829	44.34%	48.84%
2015	451,364,635	102,310	4,412	19.24%	138.94%	70,258,630	33,514	2,096	22.65%	139.68%	192,223,990	206,549	931	12.27%	67.11%
2016	451,284,830	102,302	4,411	-0.01%	138.92%	69,929,790	33,358	2,096	0.00%	139.68%	231,934,700	206,523	1,123	20.67%	101.66%
2017	452,561,285	102,595	4,411	0.00%	138.91%	69,461,545	33,136	2,096	-0.01%	139.66%	261,661,890	206,389	1,268	12.89%	127.65%
2018	454,305,370	102,997	4,411	-0.01%	138.90%	69,183,690	33,004	2,096	0.00%	139.66%	261,893,915	206,567	1,268	0.00%	127.66%
2019	383,270,790	103,200	3,714	-15.80%	101.15%	57,254,280	32,128	1,782	-14.99%	103.75%	222,589,455	207,075	1,075	-15.22%	93.02%
2020	330,973,170	103,555	3,196	-13.94%	73.11%	54,302,810	32,041	1,695	-4.90%	93.77%	222,850,015	206,744	1,078	0.28%	93.55%
2021	326,019,140	103,344	3,155	-1.30%	70.86%	54,155,395	31,954	1,695	0.00%	93.77%	204,863,360	206,661	991	-8.03%	78.00%
2022	344,143,735	104,558	3,291	4.33%	78.27%	52,873,820	31,207	1,694	-0.03%	93.71%	204,261,320	206,070	991	-0.01%	77.99%

Rate Annual %chg Average Value/Acre: 5.95%

6.84%

5.93%

Tax Year	WASTE LAND (2)					OTHER AGLAND (2)					TOTAL AGRICULTURAL LAND (1)				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2012	743,115	2,970	250			121,780	657	185			331,795,845	346,345	958		
2013	741,965	2,964	250	0.05%	0.05%	127,525	682	187	0.88%	0.88%	417,601,030	346,238	1,206	25.90%	25.90%
2014	741,715	2,963	250	0.00%	0.05%	127,525	846	151	-19.31%	-18.59%	607,095,100	346,271	1,753	45.36%	83.01%
2015	740,215	2,957	250	0.00%	0.05%	127,525	846	151	0.00%	-18.59%	714,714,995	346,176	2,065	17.76%	115.51%
2016	740,040	2,956	250	0.00%	0.05%	127,525	846	151	0.00%	-18.59%	754,016,885	345,985	2,179	5.56%	127.49%
2017	739,490	2,954	250	0.00%	0.05%	127,525	851	150	-0.62%	-19.10%	784,551,735	345,926	2,268	4.07%	136.74%
2018	742,870	2,957	251	0.34%	0.39%	122,840	842	146	-2.70%	-21.28%	786,248,685	346,368	2,270	0.09%	136.95%
2019	736,290	2,931	251	0.00%	0.40%	122,840	842	146	0.00%	-21.28%	663,973,655	346,176	1,918	-15.50%	100.21%
2020	733,995	2,922	251	0.00%	0.40%	122,840	842	146	0.00%	-21.28%	608,982,830	346,104	1,760	-8.26%	83.67%
2021	721,080	2,884	250	-0.47%	-0.07%	139,575	291	480	229.44%	159.33%	585,898,550	345,134	1,698	-3.52%	77.20%
2022	707,235	2,829	250	0.00%	-0.07%	141,340	294	481	0.15%	159.73%	602,127,450	344,958	1,746	2.82%	82.21%

88
VALLEY

Rate Annual %chg Average Value/Acre: 6.18%

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

CHART 4

CHART 5 - 2022 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
4,059	VALLEY	80,152,597	7,547,381	11,606,820	143,815,550	37,755,440	41,253,270	0	602,142,150	41,687,990	25,089,360	0	991,050,558
cnty sectorvalue % of total value:		8.09%	0.76%	1.17%	14.51%	3.81%	4.16%		60.76%	4.21%	2.53%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
311	ARCADIA	1,366,785	435,498	38,677	12,717,865	2,517,335	0	0	0	0	0	0	17,076,160
7.66%	%sector of county sector	1.71%	5.77%	0.33%	8.84%	6.67%							1.72%
	%sector of municipality	8.00%	2.55%	0.23%	74.48%	14.74%							100.00%
51	ELYRIA	72,875	34,263	3,308	2,255,820	376,020	0	0	0	0	0	0	2,742,286
1.26%	%sector of county sector	0.09%	0.45%	0.03%	1.57%	1.00%							0.28%
	%sector of municipality	2.66%	1.25%	0.12%	82.26%	13.71%							100.00%
297	NORTH LOUP	1,417,683	512,384	474,903	6,562,660	4,043,965	207,980	0	0	0	0	0	13,219,575
7.32%	%sector of county sector	1.77%	6.79%	4.09%	4.56%	10.71%	0.50%						1.33%
	%sector of municipality	10.72%	3.88%	3.59%	49.64%	30.59%	1.57%						100.00%
2,112	ORD	38,977,370	2,215,885	1,450,045	85,074,755	25,897,795	38,769,575	0	0	0	0	0	192,385,425
52.03%	%sector of county sector	48.63%	29.36%	12.49%	59.16%	68.59%	93.98%						19.41%
	%sector of municipality	20.26%	1.15%	0.75%	44.22%	13.46%	20.15%						100.00%
	%sector of county sector												
	%sector of municipality												
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2,772	Total Municipalities	41,834,714	3,198,031	1,966,933	106,611,103	32,835,117	38,977,556	0	0	0	0	0	225,423,450
68.28%	%all municip.sectors of cnty	52.19%	42.37%	16.95%	74.13%	86.97%	94.48%						22.75%

Total Real Property Sum Lines 17, 25, & 30	Records : 4,510	Value : 979,898,680	Growth 4,413,035	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	212	1,754,360	68	1,266,130	155	3,834,380	435	6,854,870	
02. Res Improve Land	1,312	8,926,615	51	870,815	131	2,246,975	1,494	12,044,405	
03. Res Improvements	1,321	108,268,840	65	8,404,065	161	26,300,205	1,547	142,973,110	
04. Res Total	1,533	118,949,815	133	10,541,010	316	32,381,560	1,982	161,872,385	1,507,380
% of Res Total	77.35	73.48	6.71	6.51	15.94	20.00	43.95	16.52	34.16
05. Com UnImp Land	60	262,485	8	100,960	11	155,350	79	518,795	
06. Com Improve Land	232	2,332,540	7	112,430	6	334,450	245	2,779,420	
07. Com Improvements	237	36,621,640	8	816,640	13	3,480,075	258	40,918,355	
08. Com Total	297	39,216,665	16	1,030,030	24	3,969,875	337	44,216,570	1,616,745
% of Com Total	88.13	88.69	4.75	2.33	7.12	8.98	7.47	4.51	36.64
09. Ind UnImp Land	17	150,435	3	47,410	0	0	20	197,845	
10. Ind Improve Land	20	371,895	1	136,200	2	1,154,195	23	1,662,290	
11. Ind Improvements	20	13,878,155	0	0	3	32,216,620	23	46,094,775	
12. Ind Total	37	14,400,485	3	183,610	3	33,370,815	43	47,954,910	0
% of Ind Total	86.05	30.03	6.98	0.38	6.98	69.59	0.95	4.89	0.00
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	0	0	0	0	0
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	1,533	118,949,815	133	10,541,010	316	32,381,560	1,982	161,872,385	1,507,380
% of Res & Rec Total	77.35	73.48	6.71	6.51	15.94	20.00	43.95	16.52	34.16
Com & Ind Total	334	53,617,150	19	1,213,640	27	37,340,690	380	92,171,480	1,616,745
% of Com & Ind Total	87.89	58.17	5.00	1.32	7.11	40.51	8.43	9.41	36.64
17. Taxable Total	1,867	172,566,965	152	11,754,650	343	69,722,250	2,362	254,043,865	3,124,125
% of Taxable Total	79.04	67.93	6.44	4.63	14.52	27.44	52.37	25.93	70.79

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	87	2,382,905	1,028,520	0	0	0
19. Commercial	15	2,836,980	5,785,680	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	87	2,382,905	1,028,520
19. Commercial	0	0	0	15	2,836,980	5,785,680
20. Industrial	0	0	0	3	194,535	9,653,460
21. Other	0	0	0	1	0	0
22. Total Sch II				106	5,414,420	16,467,660

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	17,716,350	1,341	385,429,230	1,436	403,145,580
28. Ag-Improved Land	0	0	68	13,924,430	609	253,885,090	677	267,809,520
29. Ag Improvements	0	0	69	5,839,520	643	49,060,195	712	54,899,715

30. Ag Total				2,148	725,854,815
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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	4,389,810	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	16	25.99	143,475	
36. FarmSite Improv Land	0	0.00	0	61	183.32	547,045	
37. FarmSite Improvements	0	0.00	0	65	0.00	1,449,710	
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	19	19.00	285,000	19	19.00	285,000	
32. HomeSite Improv Land	360	380.00	5,700,000	413	434.00	6,510,000	
33. HomeSite Improvements	373	0.00	31,027,740	426	0.00	35,417,550	174,430
34. HomeSite Total				445	453.00	42,212,550	
35. FarmSite UnImp Land	132	163.20	1,119,900	148	189.19	1,263,375	
36. FarmSite Improv Land	567	1,199.58	4,992,385	628	1,382.90	5,539,430	
37. FarmSite Improvements	619	0.00	18,032,455	684	0.00	19,482,165	1,114,480
38. FarmSite Total				832	1,572.09	26,284,970	
39. Road & Ditches	1,467	4,773.00	0	1,583	5,011.61	0	
40. Other- Non Ag Use	3	218.98	320,805	3	218.98	320,805	
41. Total Section VI				1,277	7,255.68	68,818,325	1,288,910

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	22,479.19	21.30%	89,017,570	23.53%	3,960.00
46. 1A	26,912.19	25.50%	106,572,200	28.17%	3,960.00
47. 2A1	7,808.46	7.40%	30,921,470	8.17%	3,960.00
48. 2A	17,502.79	16.58%	59,597,075	15.75%	3,405.00
49. 3A1	1,799.04	1.70%	5,792,910	1.53%	3,220.00
50. 3A	10,580.64	10.02%	34,069,615	9.01%	3,220.00
51. 4A1	2,950.05	2.79%	8,363,405	2.21%	2,835.00
52. 4A	15,518.10	14.70%	43,994,165	11.63%	2,835.02
53. Total	105,550.46	100.00%	378,328,410	100.00%	3,584.34
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	7,965.86	25.98%	14,816,450	26.67%	1,859.99
56. 2D1	2,286.34	7.46%	4,252,555	7.65%	1,859.98
57. 2D	5,746.81	18.74%	10,689,045	19.24%	1,860.00
58. 3D1	434.35	1.42%	792,750	1.43%	1,825.14
59. 3D	5,227.72	17.05%	9,541,225	17.17%	1,825.12
60. 4D1	915.99	2.99%	1,671,885	3.01%	1,825.22
61. 4D	8,090.12	26.38%	13,793,740	24.83%	1,705.01
62. Total	30,667.19	100.00%	55,557,650	100.00%	1,811.63
Grass					
63. 1G1	17,951.18	8.73%	21,541,390	9.69%	1,200.00
64. 1G	318.40	0.15%	382,075	0.17%	1,199.98
65. 2G1	70,971.89	34.51%	77,359,575	34.81%	1,090.00
66. 2G	35,716.82	17.37%	38,761,020	17.44%	1,085.23
67. 3G1	8,891.01	4.32%	9,691,190	4.36%	1,090.00
68. 3G	62,341.68	30.31%	67,751,120	30.49%	1,086.77
69. 4G1	4,064.86	1.98%	2,804,775	1.26%	690.01
70. 4G	5,421.59	2.64%	3,928,630	1.77%	724.63
71. Total	205,677.43	100.00%	222,219,775	100.00%	1,080.43
Irrigated Total					
Irrigated Total	105,550.46	30.59%	378,328,410	57.58%	3,584.34
Dry Total					
Dry Total	30,667.19	8.89%	55,557,650	8.46%	1,811.63
Grass Total					
Grass Total	205,677.43	59.61%	222,219,775	33.82%	1,080.43
72. Waste	2,877.25	0.83%	776,870	0.12%	270.00
73. Other	293.78	0.09%	153,785	0.02%	523.47
74. Exempt	7,368.77	2.14%	0	0.00%	0.00
75. Market Area Total	345,066.11	100.00%	657,036,490	100.00%	1,904.09

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	6,199.36	22,387,910	99,351.10	355,940,500	105,550.46	378,328,410
77. Dry Land	0.00	0	813.51	1,467,485	29,853.68	54,090,165	30,667.19	55,557,650
78. Grass	0.00	0	5,468.16	6,195,045	200,209.27	216,024,730	205,677.43	222,219,775
79. Waste	0.00	0	296.31	80,010	2,580.94	696,860	2,877.25	776,870
80. Other	0.00	0	18.10	9,810	275.68	143,975	293.78	153,785
81. Exempt	0.00	0	452.07	0	6,916.70	0	7,368.77	0
82. Total	0.00	0	12,795.44	30,140,260	332,270.67	626,896,230	345,066.11	657,036,490

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	105,550.46	30.59%	378,328,410	57.58%	3,584.34
Dry Land	30,667.19	8.89%	55,557,650	8.46%	1,811.63
Grass	205,677.43	59.61%	222,219,775	33.82%	1,080.43
Waste	2,877.25	0.83%	776,870	0.12%	270.00
Other	293.78	0.09%	153,785	0.02%	523.47
Exempt	7,368.77	2.14%	0	0.00%	0.00
Total	345,066.11	100.00%	657,036,490	100.00%	1,904.09

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	14,620	1	10,005	4	329,485	6	354,110	187,195
83.2 Arcadia	44	398,750	175	803,245	175	11,532,170	219	12,734,165	51,125
83.3 Elyria	17	250,650	35	183,285	35	2,655,045	52	3,088,980	87,230
83.4 North Loup	41	170,935	169	457,790	165	6,017,130	206	6,645,855	40,315
83.5 Ord	109	920,095	932	7,472,290	944	87,940,205	1,053	96,332,590	590,680
83.6 Rural	155	3,840,050	132	2,262,830	160	26,180,410	315	32,283,290	422,685
83.7 Suburban	67	1,259,770	50	854,960	64	8,318,665	131	10,433,395	128,150
84 Residential Total	435	6,854,870	1,494	12,044,405	1,547	142,973,110	1,982	161,872,385	1,507,380

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	19	40,050	33	47,750	35	2,607,935	54	2,695,735	176,200
85.2	Elyria	1	1,120	9	35,990	9	337,755	10	374,865	0
85.3	North Loup	14	33,590	34	154,685	34	4,167,780	48	4,356,055	221,475
85.4	Ord	44	358,895	177	3,583,825	180	72,445,250	224	76,387,970	418,195
85.5	Rural	12	175,090	7	470,650	14	5,729,115	26	6,374,855	0
85.6	Suburban	9	107,895	8	148,810	9	1,725,295	18	1,982,000	800,875
86	Commercial Total	99	716,640	268	4,441,710	281	87,013,130	380	92,171,480	1,616,745

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	17,565.82	8.62%	21,078,960	9.58%	1,200.00
88. 1G	298.00	0.15%	357,595	0.16%	1,199.98
89. 2G1	69,820.18	34.27%	76,104,200	34.59%	1,090.00
90. 2G	35,659.07	17.50%	38,698,070	17.59%	1,085.22
91. 3G1	8,843.31	4.34%	9,639,195	4.38%	1,090.00
92. 3G	62,059.68	30.46%	67,443,745	30.65%	1,086.76
93. 4G1	4,064.86	2.00%	2,804,775	1.27%	690.01
94. 4G	5,402.79	2.65%	3,908,140	1.78%	723.36
95. Total	203,713.71	100.00%	220,034,680	100.00%	1,080.12
CRP					
96. 1C1	106.91	7.85%	128,290	8.57%	1,199.98
97. 1C	19.40	1.43%	23,280	1.55%	1,200.00
98. 2C1	1,108.37	81.42%	1,208,135	80.66%	1,090.01
99. 2C	54.55	4.01%	59,460	3.97%	1,090.01
100. 3C1	46.00	3.38%	50,140	3.35%	1,090.00
101. 3C	12.10	0.89%	13,185	0.88%	1,089.67
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	14.00	1.03%	15,260	1.02%	1,090.00
104. Total	1,361.33	100.00%	1,497,750	100.00%	1,100.21
Timber					
105. 1T1	278.45	46.22%	334,140	48.61%	1,200.00
106. 1T	1.00	0.17%	1,200	0.17%	1,200.00
107. 2T1	43.34	7.19%	47,240	6.87%	1,089.99
108. 2T	3.20	0.53%	3,490	0.51%	1,090.63
109. 3T1	1.70	0.28%	1,855	0.27%	1,091.18
110. 3T	269.90	44.80%	294,190	42.80%	1,090.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	4.80	0.80%	5,230	0.76%	1,089.58
113. Total	602.39	100.00%	687,345	100.00%	1,141.03
<hr/>					
Grass Total	203,713.71	99.05%	220,034,680	99.02%	1,080.12
CRP Total	1,361.33	0.66%	1,497,750	0.67%	1,100.21
Timber Total	602.39	0.29%	687,345	0.31%	1,141.03
<hr/>					
114. Market Area Total	205,677.43	100.00%	222,219,775	100.00%	1,080.43

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

88 Valley

	2022 CTL County Total	2023 Form 45 County Total	Value Difference (2023 form 45 - 2022 CTL)	Percent Change	2023 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	143,815,550	161,872,385	18,056,835	12.56%	1,507,380	11.51%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	41,687,990	42,212,550	524,560	1.26%	174,430	0.84%
04. Total Residential (sum lines 1-3)	185,503,540	204,084,935	18,581,395	10.02%	1,681,810	9.11%
05. Commercial	37,755,440	44,216,570	6,461,130	17.11%	1,616,745	12.83%
06. Industrial	41,253,270	47,954,910	6,701,640	16.25%	0	16.25%
07. Total Commercial (sum lines 5-6)	79,008,710	92,171,480	13,162,770	16.66%	1,616,745	14.61%
08. Ag-Farmsite Land, Outbuildings	24,768,555	26,284,970	1,516,415	6.12%	1,114,480	1.62%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	320,805	320,805	0	0.00%		
11. Total Non-Agland (sum lines 8-10)	25,089,360	26,605,775	1,516,415	6.04%	1,114,480	1.60%
12. Irrigated	344,143,735	378,328,410	34,184,675	9.93%		
13. Dryland	52,873,820	55,557,650	2,683,830	5.08%		
14. Grassland	204,263,520	222,219,775	17,956,255	8.79%		
15. Wasteland	719,735	776,870	57,135	7.94%		
16. Other Agland	141,340	153,785	12,445	8.81%		
17. Total Agricultural Land	602,142,150	657,036,490	54,894,340	9.12%		
18. Total Value of all Real Property (Locally Assessed)	891,743,760	979,898,680	88,154,920	9.89%	4,413,035	9.39%

2023 Assessment Survey for Valley County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	None
2.	Appraiser(s) on staff:
	None
3.	Other full-time employees:
	Two
4.	Other part-time employees:
	One
5.	Number of shared employees:
	None
6.	Assessor's requested budget for current fiscal year:
	\$199,525
7.	Adopted budget, or granted budget if different from above:
	same as above
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$43,538
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	N/A
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$12,140 is for maintainance and licensing for GIS and website. The CAMA system comes from the general budget not from assessors budget.
11.	Amount of the assessor's budget set aside for education/workshops:
	\$2,500
12.	Amount of last year's assessor's budget not used:
	\$18,360.22

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
3.	Personal Property software:
	MIPS
4.	Are cadastral maps currently being used?
	No
5.	If so, who maintains the Cadastral Maps?
	N/A
6.	Does the county have GIS software?
	Yes
7.	Is GIS available to the public? If so, what is the web address?
	Yes – https://valley.gworks.com/
8.	Who maintains the GIS software and maps?
	gWorks
9.	What type of aerial imagery is used in the cyclical review of properties?
	GIS aerial imagery
10.	When was the aerial imagery last updated?
	2020

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes

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

D. Contracted Services

1.	Appraisal Services:
	Lake Mac Assessment and Stanard Appraisal
2.	GIS Services:
	gWorks
3.	Other services:
	None

E. Appraisal /Listing Services

1.	List any outside appraisal or listing services employed by the county for the current assessment year
	Lake Mac Assessment for residential work and Stanard Appraisal for commercial reevaluation.
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	Meet the qualifications of the NE Real Property Appraiser Board.
4.	Have the existing contracts been approved by the PTA?
	Yes
5.	Does the appraisal or listing service providers establish assessed values for the county?
	When they're used they provide a value subject to the county assessor's opinion.

2023 Residential Assessment Survey for Valley County

1.	Valuation data collection done by:																
	Assessor and staff																
2.	List the valuation group recognized by the County and describe the unique characteristics of each:																
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">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 DW</td> <td>Agricultural Dwellings</td> </tr> <tr> <td style="text-align: center;">AG OB</td> <td>Agricultural Outbuildings</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	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 DW	Agricultural Dwellings	AG OB	Agricultural Outbuildings
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AG DW	Agricultural Dwellings																
AG OB	Agricultural Outbuildings																
3.	List and describe the approach(es) used to estimate the market value of residential properties.																
	The Cost Approach is used as well as a market analysis of the qualified sales to estimate the market value of properties.																
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?																
	The county develops depreciation studies based on local market information.																
5.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.																
	One deprecation table was developed based on the sales in Ord, however, each valuation groups economic is adjusted based on the market.																
6.	Describe the methodology used to determine the residential lot values?																
	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.	How are rural residential site values developed?																																								
	These were developed by researching local costs for a well, septic and electricity at the time. As well as looking at surrounding counties site values.																																								
8.	Are there form 191 applications on file?																																								
	No																																								
9.	Describe the methodology used to determine value for vacant lots being held for sale or resale?																																								
	All lots are treated the same, currently there is no difference.																																								
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 1175 611"><u>Date of Lot Value Study</u></th> <th data-bbox="1175 520 1484 611"><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="203 611 365 663">1</td> <td data-bbox="365 611 651 663">2022</td> <td data-bbox="651 611 906 663">2020</td> <td data-bbox="906 611 1175 663">2022</td> <td data-bbox="1175 611 1484 663">2021</td> </tr> <tr> <td data-bbox="203 663 365 716">2</td> <td data-bbox="365 663 651 716">2023</td> <td data-bbox="651 663 906 716">2020</td> <td data-bbox="906 663 1175 716">2023</td> <td data-bbox="1175 663 1484 716">2022</td> </tr> <tr> <td data-bbox="203 716 365 768">3</td> <td data-bbox="365 716 651 768">2022</td> <td data-bbox="651 716 906 768">2020</td> <td data-bbox="906 716 1175 768">2022</td> <td data-bbox="1175 716 1484 768">2021</td> </tr> <tr> <td data-bbox="203 768 365 821">4</td> <td data-bbox="365 768 651 821">2021</td> <td data-bbox="651 768 906 821">2020</td> <td data-bbox="906 768 1175 821">2021</td> <td data-bbox="1175 768 1484 821">2019</td> </tr> <tr> <td data-bbox="203 821 365 873">5</td> <td data-bbox="365 821 651 873">2016</td> <td data-bbox="651 821 906 873">2015</td> <td data-bbox="906 821 1175 873">2016</td> <td data-bbox="1175 821 1484 873">2017-2019</td> </tr> <tr> <td data-bbox="203 873 365 926">AG DW</td> <td data-bbox="365 873 651 926">2016</td> <td data-bbox="651 873 906 926">2015</td> <td data-bbox="906 873 1175 926">2016</td> <td data-bbox="1175 873 1484 926">2017-2019</td> </tr> <tr> <td data-bbox="203 926 365 1003">AG OB</td> <td data-bbox="365 926 651 1003">2016</td> <td data-bbox="651 926 906 1003">2015</td> <td data-bbox="906 926 1175 1003">2016</td> <td data-bbox="1175 926 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	2023	2020	2023	2022	3	2022	2020	2022	2021	4	2021	2020	2021	2019	5	2016	2015	2016	2017-2019	AG DW	2016	2015	2016	2017-2019	AG OB	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>																																					
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2023 Commercial Assessment Survey for Valley County

1.	Valuation data collection done by:																		
	Contract appraiser and office staff on occasion																		
2.	List the valuation group recognized in the County and describe the unique characteristics of each:																		
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3.	List and describe the approach(es) used to estimate the market value of commercial properties.																		
	The Cost Approach is used as well as a market analysis of the qualified sales to estimate the market value of properties.																		
3a.	Describe the process used to determine the value of unique commercial properties.																		
	Unique properties are valued by the contract appraiser.																		
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?																		
	The county develops the depreciation studies based on local market information.																		
5.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.																		
	Yes, with added economic depreciation to valuation group one.																		
6.	Describe the methodology used to determine the commercial lot values.																		
	The lot values were established by completing a sales study using a price per square foot analysis.																		
7.	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Group</u></th> <th style="width: 20%; text-align: center;"><u>Date of Depreciation Tables</u></th> <th style="width: 20%; text-align: center;"><u>Date of Costing</u></th> <th style="width: 20%; text-align: center;"><u>Date of Lot Value Study</u></th> <th style="width: 25%; text-align: center;"><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">2017</td> <td style="text-align: center;">2017</td> <td style="text-align: center;">2017</td> <td style="text-align: center;">2017</td> </tr> <tr> <td style="text-align: center;">4</td> <td style="text-align: center;">2017</td> <td style="text-align: center;">2017</td> <td style="text-align: center;">2017</td> <td style="text-align: center;">2017</td> </tr> </tbody> </table>				<u>Valuation Group</u>	<u>Date of Depreciation Tables</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
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4	2017	2017	2017	2017															

2023 Agricultural Assessment Survey for Valley County

1.	Valuation data collection done by:							
	County Assessor and Staff							
2.	List each market area, and describe the location and the specific characteristics that make each unique.							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Market Area</u></th> <th style="width: 65%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 20%; 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
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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.							
3.	Describe the process used to determine and monitor market areas.							
	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.							
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.							
	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.							
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?							
	Yes							
6.	What separate market analysis has been conducted where intensive use is identified in the county?							
	The only intensive use identified in the county is feedlots. Those values were developed by Standard appraisal.							
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.							
	WRP land is flat valued at \$1,465 per acre.							
7a.	Are any other agricultural subclasses used? If yes, please explain.							
	CRP and a sand spot adjustment is used.							
	<i><u>If your county has special value applications, please answer the following</u></i>							
8a.	How many parcels have a special valuation application on file?							
	None							
8b.	What process was used to determine if non-agricultural influences exist in the county?							
	N/A							

	<u>If your county recognizes a special value, please answer the following</u>
8c.	Describe the non-agricultural influences recognized within the county.
	N/A
8d.	Where is the influenced area located within the county?
	N/A
8e.	Describe in detail how the special values were arrived at in the influenced area(s).
	N/A

Linda J. Waltman
Valley County Assessor

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Ord, NE 68862
(308) 728-5081
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2022
Plan of Assessment

JULY 31, 2022

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, 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 19th, the Certificate of Valuation due August 20th, the School District Value Report due August 25th, the Certificate of Taxes Levied due December 1st, the Tax List Corrections- Reason (Reg. 10-0029A) and the generation of the Tax Roll to be delivered to the Treasurer by November 22nd.

Filing for Homestead Exemption:

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

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

For 2022 the county board did not vote to extend the deadline to July 20th under §77-3512.

The Department of Revenue count for Homestead Exemption for 2021 was 211 applications approved. Form 458S exempted \$12,908,075 in valuation and the tax loss was \$269,150.80.

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 addresses are mailed in February. Advertisements are placed in the local newspaper to attract public awareness. A mass mailing of all remaining schedules / correspondence occurs by the end of March. Due to the high cost of postage we no longer mail courtesy reminders. After May 1st we mail out schedules that haven’t been filed with the 10% penalty information & encourage them to file prior to July 1st to avoid a 25% penalty. .

Real Estate:

Real Property: **Level of Value:**
2022 Level of Value for Residential is 96%; quality of assessment is acceptable. Commercial at 100%, quality of assessment is acceptable. Agricultural Land at 72%, quality of assessment is acceptable.
TERC ORDER 2022 Statistics dated 05/11/2022 read as follows:

Residential:	# Sales	Median	COD (Median)	PRD
Qualified	129	96	25.68	114.79
Commercial				
Qualified	18	100	29.09	102.47
Agricultural Unimproved				
Qualified	47	72	21.52	107.26

Residential: The city and villages are reviewed within a 6 year cycle. Pickup work is done yearly using permits filed. All improvements are on M&S pricing for 06/2020, with 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 are now all on M & S 06/15 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 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 6/2020 was implemented for 2021, the was new pricing for all improvements in North Loup and Arcadia Villages were updated in 2022. The depreciation tables that were established for Ord City in 2021 were updated based upon sales study on residential properties also in these 2 villages using the Replacement Cost New due to the new cost tables. New pricing for Ord City was implemented for 2021. Commercial had new depreciation for 2017.

New Construction (Pickup 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, etc.

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 clerk 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. 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 staff 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 scanned 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. 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.

2023: Drive by reviews will be done in Elyria Village in 2022 & put on line for 2023. Review improvements in Ord, Eureka, Elyria & Noble townships in 2022. Letters will be sent to rural property owners to review their land use and notify us if it is not correct.

2024: All Commercial properties in Valley County will be reviewed by Stanard Appraisal in 2023 and will be put on line for 2024. Will also need to have a gWorks flyover in 12-2024 & 2025. There will be no township reviews for this year.

2025: Will need to start reviewing Ord City for the 6 year review. Springdale, Geranium, Michigan & Liberty townships will need to reviewed for 2026 update. Letters will be sent to rural property owners to review their land use and notify us if it is not correct.

Property record files reflect a computer code for tax districts. The real estate cards also show school district codes. New cards will be made for the Commercial properties.

Budget:

The fiscal budget submitted by the Assessor for 2022/2023 was \$199,525. Of the \$199,525 submitted, \$136,447 is associated with salaries & \$9,900 is associated with office services, expenses and supplies, \$41,038 for appraisal fees and \$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
Valley County Assessor



Date