

CNTY	BOOK	PAGENO	SALEDATE	SALEAMT	LOCATIONID	SUBDIVISION
19	2021	1328	9/1/2021	375000	1207045	10145
19	2021	1621	11/1/2021	190000	1206785	10145
19	2021	1722	11/20/2021	202000	1206785	10145
19	2022	700	4/19/2022	97250	1201470	10005
19	2023	216	3/3/2023	400000	1201005	10005
19	2023	4	1/3/2023	177600	1201125	10005
19	2023	715	8/4/2023	190000	1204091	10030

LEGAL

S 132' OF E1/2 BLK 10 BLK 10 CLARKSON & DORSEY

ST 100' E NW COR BLK 2 S 320' E 100' N 320' W 100' BLK 2 CLARKSON & DORSEY ADDITION

ST 100' E NW COR BLK 2 S 320' E 100' N 320' W 100' BLK 2 CLARKSON & DORSEY ADDITION

S 44' OF N 88' OF LOTS 1-3 BLK 80 ORIGINAL TOWN

LOTS 1-7 & LOTS 8-12 BLK 63 ORIGINAL TOWN

N 40' OF THE E 80' OF S 1/2 BLK 13 CLARKSON & DORSEY AND LOTS 10-12 EXC S 139' BLK 69 ORIGINAL TOWN

E 132' OF S 208' BLK 15 CLARKSON 5TH ADDITION

BASERATIO	NUMERATOR	DENOMINATOR	VAL_GRP	ASSRLOC	PROPTYPE	STATS	LOCATION
97.9	367130	375000	1	SCHUYLER	3	1	1
243.61	462850	190000	1	SCHUYLER	3	1	1
229.13	462850	202000	1	SCHUYLER	3	1	1
96.5	93850	97250	1	SCHUYLER	3	1	1
64.37	257460	400000	1	SCHUYLER V	3	1	1
68.54	121735	177600	1	SCHUYLER	3	1	1
65.62	124675	190000	1	SCHUYLER	3	1	1

LAND	IMPROV	TOTAL	COMCOSTRANK	COMOCCCODE	COMYRBUILT	COMCONDITION
29755	337375	367130	20	353	1960	30
24290	438560	462850	20	386	1985	30
24290	438560	462850	20	386	1985	30
5510	88340	93850	20	344	1920	20
31980	225480	257460		470	2000	
8000	113735	121735	15	336	1940	30
31255	93420	124675	20	434	1989	30

COMFLOORAREA

2202

4800

4800

2168

7700

1584

2880

2024 Commercial Correlation for Colfax County

Assessment Actions

The contract appraiser completed the reappraisal for Valuation Group 2. Valuation Group 1 received a 10% increase to the lot values and a 3% increase to the improvements. All pick-up work was added to 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 processes are reviewed to determine if all arm's length transactions are used. The county assessor qualified a lower portion of sales in comparison to the statewide average. Further examination of the disqualified sales reveals sufficient explanation of why the sale is not arm's length and supports that all arm's-length transactions have been made available for the measurement of the commercial class.

The lot values are studied and updated during the reappraisal projects. Valuation Group 5 was updated in 2023. Valuation Group 1 has been updated for 2024. The remainder of the valuation groups are dated 2019 and 2021.

The appraisal tables for the costing are dated 2022 for all commercial parcels. The depreciation table for Valuation Group 1 corresponds with the results of the reappraisal for 2024. The remainder of the depreciation tables range from 2019 to 2022.

There are two commercial valuation groups in Colfax County. Schuyler is the main hub of the commercial class. The remainder of all commercial is dispersed amongst the assessor locations and grouped as one valuation group.

The six-year inspection and review cycle are up to date with a systematic plan in place to maintain compliance. For the commercial review an outside firm was hired to complete a reappraisal. The reappraisals have been completed between 2019 to 2024.

Description of Analysis

The commercial class of property is analyzed utilizing the two valuation groups defined in the following table.

Valuation Group	Description
1	Schuyler
2	All parcels outside of Schuyler (Clarkson, Howells, Leigh, Richland, Rodgers and Rural)

Loukota, Joe

From: Scott, Sarah
Sent: Monday, April 15, 2024 2:29 PM
To: Russell, Jacqueline
Cc: Hotz, Rob; Keetle, Steve; Kuhn, Jim; Loukota, Joe; wwwhite@colfaxne.com
Subject: RE: Colfax County Commercial
Attachments: Colfax Page 13 Commercial Correlation.pdf; 19 Colfax VG 1 Commercial Characteristics.xlsx

Ms. Russell,

For the commercial class of property, a reappraisal was conducted in Valuation Group 2, and factor adjustments to land and improvements were applied in Valuation Group 1. Attached is a correction to page 13 reflecting that information. A corrected Report for Colfax County has been uploaded to the FTP site for receipt as an exhibit at Wednesday's initial hearing.

Additionally, the characteristic data that you requested for Valuation Group 1 is attached.

Thank you,

Sarah Scott

Property Tax Administrator

Nebraska Department of Revenue

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From: Russell, Jacqueline <Jacqueline.Russell@nebraska.gov>
Sent: Monday, April 15, 2024 9:39 AM
To: Scott, Sarah <sarah.scott@nebraska.gov>
Cc: Hotz, Rob <rob.hotz@nebraska.gov>; Keetle, Steve <Steve.Keetle@nebraska.gov>; Kuhn, Jim <jim.kuhn@nebraska.gov>; Loukota, Joe <Joe.Loukota@nebraska.gov>; wwwhite@colfaxne.com
Subject: Colfax County Commercial

Good Morning Ms. Scott,

Colfax County commercial correlation Assessment Actions state that there was a revaluation done of VG 1 for the 2024 assessment year, however, page 14 practice review suggests that a factor was applied to VG 1 lots and improvements. Could you please clarify that there was a factored adjustment on top of the

reevaluation completed and what those factors may be, or is it that the Valuation Group descriptions are mixed between VG 1 and VG 2 in this section?

Also, could you please send an excel of the commercial VG 1 characteristics data for the study period.

Thank you,

Jackie S. Russell

Commissioner

Tax Equalization & Review Commission

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