

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

**2017 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

CLAY COUNTY



Pete Ricketts, Governor

April 7, 2017

Commissioner Salmon:

The Property Tax Administrator has compiled the 2017 Reports and Opinions of the Property Tax Administrator for Clay 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 Clay 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 Whiting, Clay County Assessor

Table of Contents

2017 Reports and Opinions of the Property Tax Administrator:

- Certification to the Commission
- Introduction
- County Overview
- Residential Correlation
- Commercial Correlation
- Agricultural Land Correlation
- PTA'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

[Neb. Rev. Stat. § 77-5027](#) provides that the Property Tax Administrator (PTA) shall prepare and deliver an annual Reports and Opinions (R&O) document to each county and to the Tax Equalization and Review Commission (Commission). This will contain 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 within each county. In addition to an opinion of the level of value and quality of assessment in the county, the PTA may make nonbinding recommendations for subclass adjustments for consideration by the Commission.

The statistical and narrative reports contained in the R&O of the PTA 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 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 state-wide sales file that contains all arm's-length transactions as required by [Neb. Rev. Stat. § 77-1327](#). From this sale file, the Division prepares a statistical analysis comparing assessments to sale prices. After determining if the sales represent the class or subclass of properties being measured, inferences are drawn regarding the assessment level and quality of assessment of the class or subclass being evaluated. The statistical reports contained in the R&O are developed based on standards developed by the International Association of Assessing Officers (IAAO).

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

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

Statistical 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 level. Since the median ratio is considered neutral in relationship to either assessed value or selling price, adjusting the class or subclass of properties based on the median measure will not change the relationships between assessed value and level of value already present in the class of property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers, which can skew the outcome in the other measures.

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

The mean ratio is used as a basis for other statistical calculations, such as the price related differential and coefficient of variation. 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. The coefficient produced by this calculation is referred to as the Price Related Differential (PRD) and measures the assessment level of lower-priced properties relative to the assessment level of higher-priced properties.

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

Pursuant to [Neb. Rev. Stat. § 77-5023](#), the acceptable range is 69% to 75% of actual value for agricultural land and 92% to 100% for all other classes of real property.

Nebraska Statutes do not provide for a range of acceptability for the COD or PRD; however, the IAAO establishes the following range of acceptability:

<u>Property Class</u>	<u>COD</u>	<u>PRD</u>
Residential	.05 -.15	.98-1.03
Newer Residential	.05 -.10	.98-1.03
Commercial	.05 -.20	.98-1.03
Agricultural Land	.05 -.25	.98-1.03

Analysis of Assessment Practices:

The Division reviews assessment practices that ultimately affect the valuation of real property in each county. This review is done to ensure the reliability of the statistical analysis and to ensure professionally accepted methods are used in the county assessor’s effort to establish uniform and proportionate valuations.

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, the Division audits a random sample from the county registers of deeds’ records 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 county’s sales verification and qualification procedures are reviewed to ensure that sales are properly considered arm’s-length transactions unless determined to be otherwise through the verification process. Proper sales verification practices ensure the statistical analysis is based on an unbiased sample of sales.

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

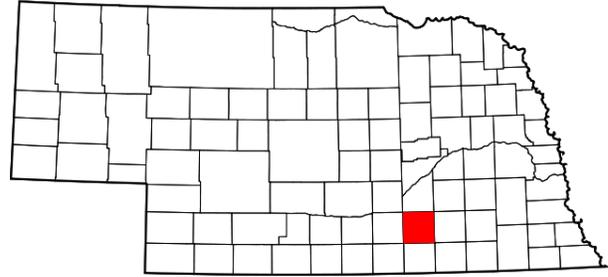
Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on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

The comprehensive review of assessment practices is conducted throughout the year. Issues are presented to the county assessor for clarification. The county assessor can then work to implement corrective measures prior to establishing assessed values. The PTA’s conclusion that assessment quality is either compliant or not compliant with professionally accepted mass appraisal methods is based on the totality of the assessment practices in the county.

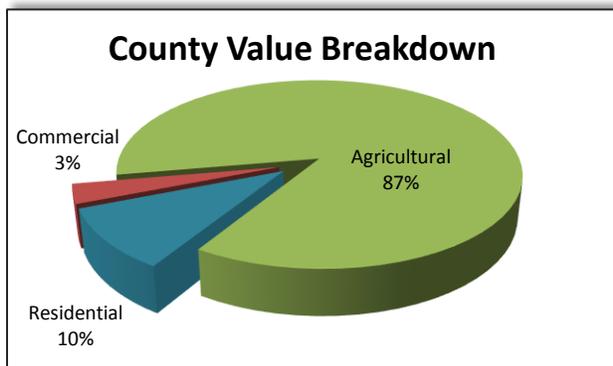
**Further information may be found in Exhibit 94*

County Overview

With a total area of 572 miles, Clay had 6,309 residents, per the Census Bureau Quick Facts for 2015, a 4% population decline from the 2010 US Census. In a review of the past fifty-five years, Clay has seen a steady drop in population of 28% (Nebraska Department of Economic Development). Reports indicated that 78% of county residents were homeowners and 87% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Clay convene in and around Sutton, the largest town in the county. Per the latest information available from the U.S. Census Bureau, there were 194 employer establishments in Clay. County-wide employment was at 3,317 people, a steady employment rate relative to the 2010 Census (Nebraska Department of Labor).



2017 Abstract of Assessment, Form 45

U.S. CENSUS POPULATION CHANGE			
	2006	2016	Change
CLAY CENTER	861	760	-12%
DEWEESE	80	67	-16%
EDGAR	539	498	-8%
FAIRFIELD	467	387	-17%
GLENVIL	332	310	-7%
HARVARD	998	1,013	2%
ONG	67	63	-6%
SARONVILLE	61	47	-23%
SUTTON	1,447	1,502	4%
TRUMBULL	212	205	-3%

Simultaneously, the agricultural economy has remained another strong anchor for Clay that has fortified the local rural area economies. Clay is included in both the Little Blue and Upper Big Blue Natural Resource Districts (NRD). Irrigated land makes up a majority of the land in the county. When compared against the value of sales by commodity group of the other counties in Nebraska, Clay ranks second in sheep, goats, wool, mohair, and milk and fourth in horses, ponies, mules, burros, and donkeys. In top livestock inventory items, Clay ranks first in sheep and lambs (USDA AgCensus).

2017 Residential Correlation for Clay County

Assessment Actions

Within the residential class of Clay County, physical inspections and re-appraisals of residential improvements take place over the course of the six-year inspection and review cycle. For the current assessment year, the county assessor reviewed residential parcels in Sutton. As a result, parcels within that valuation grouping saw adjustments made to the assessed values for the year. Additionally, all commercial pick-up work was completed by the county, as were on-site inspections of any remodeling and new additions.

A market analysis and sales analysis occurred for all residential valuation groupings to determine whether further adjustments or studies were warranted. As a result of these analyses and adjustments, only Sutton, the valuation grouping re-appraised for the year, saw a discernable valuation change, an increase of 16%.

Description of Analysis

Clay County contains over 2,500 improved residential parcels, The residential class of property has been stratified by the assessor into fourteen valuation groupings. Although Sutton is the most populated town in the county, it contains less than 25% of those parcels. In total, three valuation groupings, when combined, hold over 50% of improved residential parcels in the county. For the current assessment year, this same collection of valuation groupings holds over 50% of the residential sales contained in the ratio study.

Valuation Grouping	Description
1	Clay Center
2	Deweese
3	Edgar
4	Fairfield
5	Glenvil
6	Harvard
7	Harvard Courts
8	NAD B-1, B-2
9	NAD Glenvil, Lynn, Inland
10	Ong
11	Saronville
12	Sutton
13	Trumbull
14	Rural Residential

There are 118 sales, representing twelve of the fourteen valuation groupings. Analyses of these sales were conducted to determine if the sales overall are reliable for measurement purposes. Those

2017 Residential Correlation for Clay County

analyses included checks for outlier sales, the total number of sales available, as well as an examination of the distribution of those sales.

First, the removal of the two highest ratios from the ratio array shows no discernable different to the median as it remains at 98%. Likewise, the removal of the two lowest ratios does not significantly affect the median. Again, the median remains at 98%. This indicates that there were no outlier sales affecting the median.

There are eight less qualified sales in the 2017 ratio study than were used in the 2016 ratio study. In a five-year lookback of trend examinations over time, there are over 25% more sales in the current year than there were in assessment year 2012. When comparing years of the current study period to each other, the sample has a much larger number of sales in the newest year of the study period, but the median remains nearly identical. The sample size for 2017 is large enough to be given further consideration for measurement.

An analysis of the sample shows that two out of the three measures of central tendency are within the acceptable range for the residential class as a whole. There was one sale showing an outlier median. This sale occurred in Valuation Grouping 7. This particular grouping is a challenging area for valuation as there are, at times, limited correlations between selling prices and property value. The other valuation grouping with a large enough sample to be examined that strayed the farthest from the desired COD and PRD range is Glenvil, a town set to be inspected by the county assessor's office next year for assessment year 2018. Although the mean and qualitative measures are being affected by a few low dollar sales, the two qualitative measurements still indicate that there is, overall, uniformity of assessment.

The stratification by valuation group revealed that six valuation groupings have achieved a sample size with the potential to be used as a stand-alone measurement of a sub-stratum of the county. Of these valuation groupings, all were within the acceptable range of measurement.

Based on the findings of these analyses, the determination was made that the overall sample was reliable enough to be measured.

Assessment Practice Review

Annually, the Division performs a comprehensive review of the assessment practices in all of the counties. This review is undertaken with the express purpose of determining whether valuation processes have resulted in the uniform and proportionate valuation of real property within the county. Reviewed items may include the county's sales verification and qualification process, the valuation groupings of the county, and the county's inspection and review processes.

The county assessor's office reviews all sales on-site and a questionnaire is provided to both the seller and buyer of a sold property. Once the seller and/or buyer return the questionnaire to the county assessor's office, it becomes part of the property record card file. If either the review or the questionnaire is determined to be lacking in information, the county assessor's office schedules

2017 Residential Correlation for Clay County

another on-site review before making a qualification determination. The Division evaluated those qualification determinations to confirm that sales were properly vetted and given a determination. The county assessor's office offered detailed descriptions for sales requiring them that thoroughly explained the qualification determination reached.

Valuation groupings were also examined to ensure that the area or group defined is equally subject to a set of economic forces that impact the value of properties within that geographic area. The valuation groupings in the county align with the county's inspection and review plan. Each group has distinctive market and economic characteristics, which distinguish them from other groupings. The county has begun to expand the descriptions of the valuation groupings in an effort to further show the differences that exist between them.

The county has had a self-imposed cycle of inspection and review in place since the late 1990's. If both residential and commercial properties are located in the same valuation grouping, those properties are inspected in the same assessment year. The inspection and review consists of a reappraisal, which necessitates a physical inspection of all parcels within each valuation grouping; the county performs both exterior and interior reviews, as permitted. As inspections are completed, property records are updated, as are cost and depreciation tables. The Division found that the county has a systematic schedule of inspections that has been followed through numerous cycles. The county keeps meticulous records of both parcel counts for each valuation grouping and inspection dates.

Equalization and Quality of Assessment

The adjustments made for the year in the county encompassed both increases and decreases and overall affected slightly more than half of the valuation groupings.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	20	98.27	102.33	96.09	17.35	106.49
02	3	152.68	150.57	146.53	13.23	102.76
03	12	98.97	119.81	101.73	30.22	117.77
04	3	99.92	110.70	104.61	12.31	105.82
05	9	91.87	126.75	93.44	47.09	135.65
06	12	99.05	100.64	95.98	10.15	104.86
07	11	100.00	161.37	120.37	81.70	134.06
10	1	98.53	98.53	98.53	00.00	100.00
11	1	62.21	62.21	62.21	00.00	100.00
12	29	97.69	100.64	99.71	04.83	100.93
13	2	99.27	99.27	99.05	01.83	100.22
14	15	92.81	95.89	89.95	20.93	106.80
<u>ALL</u>	<u>118</u>	<u>97.76</u>	<u>111.08</u>	<u>96.32</u>	<u>24.34</u>	<u>115.32</u>

Based on a review of all relevant information, the quality of assessment of the residential class in the county has been determined to be in compliance with generally accepted mass appraisal standards.

2017 Residential Correlation for Clay County

Level of Value

Based on a review of all available information discussed in this report, the level of value of the residential class of real property in Clay County is 98%.

2017 Commercial Correlation for Clay County

Assessment Actions

Within the commercial class of Clay County, physical inspections and re-appraisals of commercial improvements take place over the course of the six-year inspection and review cycle. For the current assessment year, the county assessor reviewed commercial parcels in Sutton. As a result, adjustments to value were made to the parcels within that valuation grouping. Additionally, all commercial pick-up work was completed by the county, as were on-site inspections of any remodeling and new additions.

A market analysis and sales analysis was done for all commercial valuation groupings to determine whether further adjustments or studies were warranted. As a result of these analyses and adjustments, Sutton saw an overall increase of 12% in valuation, while Rural saw an overall decrease of 25% in valuation.

Description of Analysis

Clay County contains over 500 improved commercial parcels. The commercial class of property has been stratified by the county assessor into fourteen valuation groupings. Although Sutton is the commercial hub of the county, it contains less than 25% of the parcels. In total, four valuation groupings, when combined, hold over 50% of improved commercial parcels in the county.

Valuation Grouping	Description
1	Clay Center
2	Deweese
3	Edgar
4	Fairfield
5	Glenvil
6	Harvard
7	Harvard Courts
8	NAD B-1, B-2
9	NAD Glenvil
10	Ong
11	Saronville
12	Sutton
13	Trumbull
14	Rural

There are twenty-three sales, representing eleven of the valuation groupings. Analyses of these sales were done to determine if the sales were reliable for measurement purposes. Those analyses included checks for outlier sales, the total number of sales available, as well as an examination of the distribution of those sales.

2017 Commercial Correlation for Clay County

First, the removal of the two highest ratios from the ratio array shows no discernable difference to the median, only lowering it slightly from 96% to 95%. Likewise, the removal of the two lowest ratios from the ratio array does not significantly affect the median, where it remains at 96% in both measurements. This indicates that there were no outlier sales affecting the median.

The stratification by valuation group revealed that no valuation grouping had achieved a sample size with the potential to be used as a stand-alone measurement of a substratum of the county.

An analysis of the sample shows that two of the three measures of central tendency are within the acceptable range for the commercial class as a whole. No extreme outliers were noted in any valuation grouping. Although the weighted mean and Price Related Differential (PRD) are being affected by a few high dollar sales that appear to be atypical for the county, the two qualitative measurements indicate that there is, overall, uniformity of assessment.

Commercial sales in the county were stratified by occupancy code. Occupancy codes identify the type of business currently occupying the commercial parcel. This stratification was completed to determine whether any sales trends could be identified in the county. The stratification showed that ten occupancy codes were represented the county's qualified sales for the current assessment year. No occupancy code achieved a sample size large enough to be considered reliable for any further analysis.

An analysis of the change in Net Taxable Sales and Commercial and Industrial Assessed Value provides insight into the county's market trends, both individually and relative to one another. The expectation is that, economically, increased sales result in increased profit, and thus increase demand for income producing properties. The data supports that assessed values have increased with the general economic trends in the county.

The overall sample is reliable and within the acceptable range.

Assessment Practice Review

Annually, a comprehensive review of the assessment practices is conducted for all counties. The purpose of the review is to examine the assessment practices of the county to determine whether the valuation processes result in uniform and proportionate values in the county. Reviewed items may include the county's sales verification and qualification process, the valuation groupings of the county, and the county's inspection and review processes.

The county assessor's office reviews all sales on-site and a questionnaire is provided to both the seller and buyer of a sold property. Once the seller and/or buyer return the questionnaire to the county assessor's office, it becomes part of the property record card file. If either the review or the questionnaire is determined to be lacking in information, the county assessor's office schedules another on-site review before making a qualification determination. The Division evaluated those qualification determinations to confirm that sales were properly vetted and given a determination.

2017 Commercial Correlation for Clay County

The county assessor's office offered descriptions of the sales that explained the qualification determination reached.

The valuation groupings in the county align with the county's inspection and review plan. The county has tailored the inspection and review plan to the valuation groupings and, as such, has the same valuation groupings for both residential and commercial. Currently, the county has worked to expand the descriptions of the valuation groupings in an effort to demonstrate the economic differences that exist between them. In the future, those valuation groupings may change.

The county has had a self-imposed cycle of inspection and review in place since the late 1990's. If both residential and commercial properties are located in the same valuation grouping, those properties are inspected in the same assessment year. The inspection and review consists of a reappraisal, which necessitates a physical inspection of all parcels within each valuation grouping; the county performs both exterior and interior reviews, as permitted. As inspections are completed, property records are updated, as are cost and depreciation tables. The Division found that the county has a systematic schedule of inspections that has been followed through numerous cycles. The county keeps meticulous records of both parcel counts for each valuation grouping and inspection dates.

Equalization and Quality of Assessment

The adjustments made for the year by the county assessor's office concentrated on the area inspected and reviewed for the assessment year 2017. This included Valuation Grouping 12.

A review of the valuation groupings indicates that Valuation Grouping 12 has a statistical median that falls within the acceptable range. Although no valuation grouping has enough sales to be reliable individually, the class as a whole is considered to be assessed at an acceptable level. The quality of assessment complies with professionally accepted mass appraisal standards.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	2	120.69	120.69	115.68	16.00	104.33
02	1	96.80	96.80	96.80	00.00	100.00
03	2	87.44	87.44	85.40	04.86	102.39
04	2	106.97	106.97	77.41	31.59	138.19
06	1	60.14	60.14	60.14	00.00	100.00
08	5	94.64	91.38	86.93	23.06	105.12
09	1	95.88	95.88	95.88	00.00	100.00
10	1	214.17	214.17	214.17	00.00	100.00
12	5	95.90	90.44	83.19	07.51	108.71
13	2	76.61	76.61	67.28	16.41	113.87
14	1	103.97	103.97	103.97	00.00	100.00
____ALL____	23	95.88	98.41	86.76	21.86	113.43

2017 Commercial Correlation for Clay County

Level of Value

The level of value for the commercial property in Clay County is 96%.

2017 Agricultural Correlation for Clay County

Assessment Actions

Within the agricultural class of Clay County, the physical inspections of agricultural improvements, vacant land, and rural residential with agricultural land take place over a four-year period of the six-year inspection and review cycle. This review last occurred in preparation for assessment years 2012-2015. During the years in which a review is not scheduled, routine maintenance occurs.

Land use continues to be updated as information becomes available. The county assessor then reviews that information, which includes a physical review of the agricultural land, to verify that information before adjusting the parcel's record to reflect any changes, if necessary. A market analysis and sales analysis occurred for the current year. As a result, updates to land values were made to reflect those findings. Irrigated land was decreased 2% while dryland and grassland remained unchanged.

Description of Analysis

Of Clay County's agricultural land, about 70% of the irrigated acres in Clay County lie in Classes 1A and 1A1. Overall, these land capability groups (LCGs) contain over 50% of the county's total agricultural land composition.

A review of the county's statistical analysis displayed fifty-two sales. Analyses of those sales were conducted to determine if the sales were reliable for measurement purposes. Those analyses included checks for outlier sales, the total number of sales available, as well as an examination of the distribution of those sales. The findings of these analyses indicated that the sample was reliable and no comparable sales from outside of Clay County were needed to achieve a proportionate and representative sample of sales.

Using the agricultural values provided by the county assessor, a statistical measurement of the agricultural land in Clay County was calculated. The results suggest they are within the acceptable overall range, and within the acceptable range for the 80% majority land use (MLU) statistics that contain a reliable sample size. The sample sizes of dryland and grassland in the county do not lend themselves to be reliable for the purposes of a point estimate of value for those subgroups. However, the county assessor has consistently studied values based on trends in the market and a comparison to comparable counties. For those reasons, dryland and grassland values are believed to be acceptable.

Assessment Practice Review

Annually, a comprehensive review of the assessment practices is conducted for all counties. The purpose of the review is to examine the assessment practices of the county to determine whether the valuation processes result in uniform and proportionate values in the county. Reviewed items may include the county's sales verification and qualification process, the market areas of the county, and the county's inspection and review processes.

The county assessor's office reviews all sales on-site and a questionnaire is provided to both the seller and buyer of a sold property. Once the seller and/or buyer return the questionnaire to the county assessor's office, it becomes part of the property record card file. If either the review or the

2017 Agricultural Correlation for Clay County

questionnaire is determined to be lacking in information, the county assessor's office schedules another on-site review before making a qualification determination. The Division evaluated those qualification determinations to confirm that sales were properly vetted and given a determination. In addition to the normal review of sales and qualification determinations, the Division also performed additional analyses of non-agricultural production influences on agricultural sales. The county assessor's office offered descriptions of the sales that explained the qualification determination reached.

After an annual examination of the county's agricultural land, the county concluded that there would remain a single market area within the county. The Division worked with the county assessor to ensure that sales with non-agricultural influences were not used to establish agricultural land values.

The county has a six-year inspection and review cycle plan. Within a class of property, the review work is typically completed in a four-year window. The inspection and review consists of a reappraisal, which necessitates a physical inspection of all parcels within each valuation grouping; the county performs both exterior and interior reviews, as permitted. Among other ways to gather information, aerial imagery is a tool utilized to better identify parcels that require further inspection, for both changes to improvements on agricultural parcels as well as vacant agricultural land use changes. The county has shared their systematic schedule of inspections with the Division and the Division has found that the county continues to follow it.

Equalization

Irrigated land was decreased 2% while dryland and grassland remained unchanged. These adjustments reflect the current movement of the agricultural land market. The analysis supports that the values fall within the acceptable range overall and within the acceptable range for MLU subclasses as well. The analysis also supports that the county is equalized with surrounding comparable counties. The market adjustments made for 2017 parallels the movement of the agricultural market across the state.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	38	73.87	80.19	74.24	22.27	108.01
1	38	73.87	80.19	74.24	22.27	108.01
<u>Dry</u>						
County	5	85.16	96.73	93.24	28.79	103.74
1	5	85.16	96.73	93.24	28.79	103.74
<u>Grass</u>						
County	3	92.31	83.58	83.24	28.13	132.16
1	3	92.31	83.58	83.24	28.13	132.16
<u>ALL</u>	52	75.07	83.92	76.14	25.82	110.22

Agricultural homes and outbuildings have been valued using the same valuation process as rural residential acreages have; as the rural residential improvements are believed to be equalized at the statutorily required assessment level. The quality of assessment complies with professionally accepted mass appraisal standards.

2017 Agricultural Correlation for Clay County

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Clay County is 75%.

2017 Opinions of the Property Tax Administrator for Clay 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 (Cum. Supp. 2016). 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	98	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	96	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	75	Meets generally accepted mass appraisal practices.	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, 2017.



Ruth A. Sorensen

Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2017 Commission Summary for Clay County

Residential Real Property - Current

Number of Sales	118	Median	97.76
Total Sales Price	\$9,409,878	Mean	111.08
Total Adj. Sales Price	\$9,409,878	Wgt. Mean	96.32
Total Assessed Value	\$9,064,030	Average Assessed Value of the Base	\$57,420
Avg. Adj. Sales Price	\$79,745	Avg. Assessed Value	\$76,814

Confidence Interval - Current

95% Median C.I	96.06 to 99.92
95% Wgt. Mean C.I	93.10 to 99.55
95% Mean C.I	98.24 to 123.92
% of Value of the Class of all Real Property Value in the County	10.03
% of Records Sold in the Study Period	3.26
% of Value Sold in the Study Period	4.36

Residential Real Property - History

Year	Number of Sales	LOV	Median
2016	116	98	97.62
2015	122	97	97.49
2014	118	96	96.10
2013	105	96	96.01

2017 Commission Summary for Clay County

Commercial Real Property - Current

Number of Sales	23	Median	95.88
Total Sales Price	\$1,680,826	Mean	98.41
Total Adj. Sales Price	\$1,816,826	Wgt. Mean	86.76
Total Assessed Value	\$1,576,255	Average Assessed Value of the Base	\$131,746
Avg. Adj. Sales Price	\$78,992	Avg. Assessed Value	\$68,533

Confidence Interval - Current

95% Median C.I	89.17 to 99.19
95% Wgt. Mean C.I	59.20 to 114.32
95% Mean C.I	83.13 to 113.69
% of Value of the Class of all Real Property Value in the County	4.17
% of Records Sold in the Study Period	3.50
% of Value Sold in the Study Period	1.82

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2016	21	100	96.80
2015	28	100	97.38
2014	33	99	98.74
2013	24	97	96.96

18 Clay
RESIDENTIAL

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

Date Range: 10/1/2014 To 9/30/2016 Posted on: 1/13/2017

Number of Sales : 118
 Total Sales Price : 9,409,878
 Total Adj. Sales Price : 9,409,878
 Total Assessed Value : 9,064,030
 Avg. Adj. Sales Price : 79,745
 Avg. Assessed Value : 76,814

MEDIAN : 98
 WGT. MEAN : 96
 MEAN : 111
 COD : 24.34
 PRD : 115.32

COV : 64.07
 STD : 71.17
 Avg. Abs. Dev : 23.79
 MAX Sales Ratio : 785.00
 MIN Sales Ratio : 47.07

95% Median C.I. : 96.06 to 99.92
 95% Wgt. Mean C.I. : 93.10 to 99.55
 95% Mean C.I. : 98.24 to 123.92

Printed:3/23/2017 8:23:07AM

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-14 To 31-DEC-14	8	99.37	102.37	99.84	13.78	102.53	74.66	143.51	74.66 to 143.51	73,000	72,881
01-JAN-15 To 31-MAR-15	9	98.33	101.83	97.98	07.01	103.93	86.54	124.75	96.62 to 114.40	84,811	83,099
01-APR-15 To 30-JUN-15	14	96.59	106.55	97.31	15.97	109.50	83.72	179.20	90.50 to 119.22	83,343	81,104
01-JUL-15 To 30-SEP-15	18	97.86	102.75	95.79	10.34	107.27	82.82	179.81	95.37 to 99.92	93,308	89,376
01-OCT-15 To 31-DEC-15	16	97.55	106.01	96.29	20.48	110.09	73.09	199.48	83.41 to 123.38	85,966	82,774
01-JAN-16 To 31-MAR-16	11	97.45	99.12	95.67	18.60	103.61	47.07	152.68	61.37 to 123.96	90,070	86,173
01-APR-16 To 30-JUN-16	24	98.57	103.01	96.82	18.65	106.39	58.86	180.00	89.14 to 104.58	56,713	54,908
01-JUL-16 To 30-SEP-16	18	99.98	154.02	93.95	70.91	163.94	62.21	785.00	80.76 to 116.53	82,717	77,711
<u>Study Yrs</u>											
01-OCT-14 To 30-SEP-15	49	97.70	103.60	97.17	11.91	106.62	74.66	179.81	95.56 to 99.91	85,584	83,167
01-OCT-15 To 30-SEP-16	69	97.82	116.39	95.64	33.14	121.70	47.07	785.00	95.30 to 102.64	75,598	72,302
<u>Calendar Yrs</u>											
01-JAN-15 To 31-DEC-15	57	97.70	104.45	96.62	14.01	108.10	73.09	199.48	95.47 to 99.91	87,458	84,500
<u>ALL</u>	118	97.76	111.08	96.32	24.34	115.32	47.07	785.00	96.06 to 99.92	79,745	76,814

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	20	98.27	102.33	96.09	17.35	106.49	71.08	199.48	86.08 to 105.37	78,547	75,479
02	3	152.68	150.57	146.53	13.23	102.76	119.22	179.81	N/A	12,050	17,657
03	12	98.97	119.81	101.73	30.22	117.77	75.99	237.82	94.11 to 164.25	51,425	52,316
04	3	99.92	110.70	104.61	12.31	105.82	97.64	134.53	N/A	53,833	56,313
05	9	91.87	126.75	93.44	47.09	135.65	77.44	322.92	80.76 to 179.20	62,634	58,523
06	12	99.05	100.64	95.98	10.15	104.86	83.35	123.38	85.39 to 109.35	66,613	63,934
07	11	100.00	161.37	120.37	81.70	134.06	47.07	785.00	65.06 to 146.88	7,673	9,236
10	1	98.53	98.53	98.53	00.00	100.00	98.53	98.53	N/A	50,000	49,265
11	1	62.21	62.21	62.21	00.00	100.00	62.21	62.21	N/A	134,700	83,800
12	29	97.69	100.64	99.71	04.83	100.93	92.62	143.51	96.06 to 99.82	108,259	107,948
13	2	99.27	99.27	99.05	01.83	100.22	97.45	101.08	N/A	107,750	106,728
14	15	92.61	95.89	89.95	20.93	106.60	58.86	142.72	77.14 to 107.53	135,800	122,148
<u>ALL</u>	118	97.76	111.08	96.32	24.34	115.32	47.07	785.00	96.06 to 99.92	79,745	76,814

18 Clay
RESIDENTIAL

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

Date Range: 10/1/2014 To 9/30/2016 Posted on: 1/13/2017

Number of Sales : 118
 Total Sales Price : 9,409,878
 Total Adj. Sales Price : 9,409,878
 Total Assessed Value : 9,064,030
 Avg. Adj. Sales Price : 79,745
 Avg. Assessed Value : 76,814

MEDIAN : 98
 WGT. MEAN : 96
 MEAN : 111
 COD : 24.34
 PRD : 115.32

COV : 64.07
 STD : 71.17
 Avg. Abs. Dev : 23.79
 MAX Sales Ratio : 785.00
 MIN Sales Ratio : 47.07

95% Median C.I. : 96.06 to 99.92
 95% Wgt. Mean C.I. : 93.10 to 99.55
 95% Mean C.I. : 98.24 to 123.92

Printed:3/23/2017 8:23:07AM

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	118	97.76	111.08	96.32	24.34	115.32	47.07	785.00	96.06 to 99.92	79,745	76,814
06											
07											
<u>ALL</u>	118	97.76	111.08	96.32	24.34	115.32	47.07	785.00	96.06 to 99.92	79,745	76,814

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	5	120.88	259.02	207.93	125.04	124.57	99.86	785.00	N/A	2,940	6,113
Less Than 15,000	16	114.30	169.33	140.77	71.87	120.29	47.07	785.00	91.88 to 179.81	6,498	9,147
Less Than 30,000	27	120.88	156.89	139.57	48.87	112.41	47.07	785.00	100.00 to 152.68	12,699	17,723
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	113	97.64	104.54	96.15	18.13	108.73	47.07	322.92	95.68 to 99.82	83,143	79,942
Greater Than 14,999	102	97.55	101.95	95.83	14.68	106.39	58.86	237.82	95.68 to 99.63	91,234	87,428
Greater Than 29,999	91	97.02	97.49	94.69	11.33	102.96	58.86	199.48	95.37 to 98.19	99,638	94,346
<u>Incremental Ranges</u>											
0 TO 4,999	5	120.88	259.02	207.93	125.04	124.57	99.86	785.00	N/A	2,940	6,113
5,000 TO 14,999	11	100.00	128.55	129.71	48.88	99.11	47.07	322.92	65.06 to 179.81	8,115	10,526
15,000 TO 29,999	11	123.96	138.81	139.04	19.76	99.83	95.68	237.82	114.40 to 164.25	21,718	30,198
30,000 TO 59,999	19	98.53	106.42	104.46	20.04	101.88	58.86	199.48	96.93 to 108.22	45,447	47,474
60,000 TO 99,999	33	95.56	97.83	97.71	09.66	100.12	79.31	139.50	93.46 to 100.68	77,430	75,654
100,000 TO 149,999	23	96.62	94.28	93.96	08.37	100.34	62.21	118.70	91.87 to 99.63	119,405	112,189
150,000 TO 249,999	15	96.05	91.32	90.55	07.51	100.85	61.37	103.16	90.50 to 97.70	175,133	158,588
250,000 TO 499,999	1	82.82	82.82	82.82	00.00	100.00	82.82	82.82	N/A	275,000	227,755
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>	118	97.76	111.08	96.32	24.34	115.32	47.07	785.00	96.06 to 99.92	79,745	76,814

18 Clay
COMMERCIAL

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

Date Range: 10/1/2013 To 9/30/2016 Posted on: 1/13/2017

Number of Sales : 23
Total Sales Price : 1,680,826
Total Adj. Sales Price : 1,816,826
Total Assessed Value : 1,576,255
Avg. Adj. Sales Price : 78,992
Avg. Assessed Value : 68,533

MEDIAN : 96
WGT. MEAN : 87
MEAN : 98
COD : 21.86
PRD : 113.43

COV : 35.90
STD : 35.33
Avg. Abs. Dev : 20.96
MAX Sales Ratio : 214.17
MIN Sales Ratio : 32.77

95% Median C.I. : 89.17 to 99.19
95% Wgt. Mean C.I. : 59.20 to 114.32
95% Mean C.I. : 83.13 to 113.69

Printed:3/23/2017 8:23:09AM

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-13 To 31-DEC-13	2	96.61	96.61	96.46	02.04	100.16	94.64	98.58	N/A	65,000	62,698
01-JAN-14 To 31-MAR-14											
01-APR-14 To 30-JUN-14	2	82.09	82.09	69.27	17.92	118.51	67.38	96.80	N/A	136,250	94,380
01-JUL-14 To 30-SEP-14											
01-OCT-14 To 31-DEC-14	3	83.19	85.19	88.25	10.42	96.53	73.18	99.19	N/A	27,667	24,415
01-JAN-15 To 31-MAR-15	1	95.88	95.88	95.88	00.00	100.00	95.88	95.88	N/A	60,000	57,530
01-APR-15 To 30-JUN-15											
01-JUL-15 To 30-SEP-15	1	91.68	91.68	91.68	00.00	100.00	91.68	91.68	N/A	2,825	2,590
01-OCT-15 To 31-DEC-15	1	103.97	103.97	103.97	00.00	100.00	103.97	103.97	N/A	115,000	119,565
01-JAN-16 To 31-MAR-16	4	99.17	98.90	123.37	20.52	80.17	60.14	137.11	N/A	106,000	130,778
01-APR-16 To 30-JUN-16	5	93.80	102.48	93.72	11.66	109.35	89.17	140.75	N/A	71,600	67,100
01-JUL-16 To 30-SEP-16	4	102.02	112.75	40.53	63.07	278.19	32.77	214.17	N/A	92,875	37,640
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	4	95.72	89.35	78.05	08.71	114.48	67.38	98.58	N/A	100,625	78,539
01-OCT-14 To 30-SEP-15	5	91.68	88.62	91.46	08.44	96.89	73.18	99.19	N/A	29,165	26,673
01-OCT-15 To 30-SEP-16	14	96.43	104.49	88.98	30.05	117.43	32.77	214.17	64.04 to 140.00	90,607	80,624
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	5	83.19	83.95	73.70	13.33	113.91	67.38	99.19	N/A	71,100	52,401
01-JAN-15 To 31-DEC-15	3	95.88	97.18	101.05	04.28	96.17	91.68	103.97	N/A	59,275	59,895
<u>ALL</u>	23	95.88	98.41	86.76	21.86	113.43	32.77	214.17	89.17 to 99.19	78,992	68,533

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	2	120.69	120.69	115.68	16.00	104.33	101.38	140.00	N/A	13,501	15,618
02	1	96.80	96.80	96.80	00.00	100.00	96.80	96.80	N/A	17,500	16,940
03	2	87.44	87.44	85.40	04.86	102.39	83.19	91.68	N/A	5,413	4,623
04	2	106.97	106.97	77.41	31.59	138.19	73.18	140.75	N/A	16,000	12,385
06	1	60.14	60.14	60.14	00.00	100.00	60.14	60.14	N/A	25,000	15,035
08	5	94.64	91.38	86.93	23.06	105.12	32.77	137.11	N/A	176,600	153,513
09	1	95.88	95.88	95.88	00.00	100.00	95.88	95.88	N/A	60,000	57,530
10	1	214.17	214.17	214.17	00.00	100.00	214.17	214.17	N/A	3,000	6,425
12	5	95.90	90.44	83.19	07.51	108.71	67.38	99.19	N/A	119,400	99,332
13	2	76.61	76.61	67.28	16.41	113.87	64.04	89.17	N/A	23,250	15,643
14	1	103.97	103.97	103.97	00.00	100.00	103.97	103.97	N/A	115,000	119,565
<u>ALL</u>	23	95.88	98.41	86.76	21.86	113.43	32.77	214.17	89.17 to 99.19	78,992	68,533

18 Clay
COMMERCIAL

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

Date Range: 10/1/2013 To 9/30/2016 Posted on: 1/13/2017

Number of Sales : 23
 Total Sales Price : 1,680,826
 Total Adj. Sales Price : 1,816,826
 Total Assessed Value : 1,576,255
 Avg. Adj. Sales Price : 78,992
 Avg. Assessed Value : 68,533

MEDIAN : 96
 WGT. MEAN : 87
 MEAN : 98
 COD : 21.86
 PRD : 113.43

COV : 35.90
 STD : 35.33
 Avg. Abs. Dev : 20.96
 MAX Sales Ratio : 214.17
 MIN Sales Ratio : 32.77

95% Median C.I. : 89.17 to 99.19
 95% Wgt. Mean C.I. : 59.20 to 114.32
 95% Mean C.I. : 83.13 to 113.69

Printed:3/23/2017 8:23:09AM

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	17	95.90	100.63	85.96	22.79	117.07	60.14	214.17	73.18 to 103.97	51,402	44,186
04	6	95.26	92.13	87.50	19.31	105.29	32.77	137.11	32.77 to 137.11	157,167	137,516
<u>ALL</u>	23	95.88	98.41	86.76	21.86	113.43	32.77	214.17	89.17 to 99.19	78,992	68,533

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	4	121.07	137.00	117.07	33.43	117.02	91.68	214.17	N/A	6,207	7,266
Less Than 15,000	7	101.38	122.91	112.79	32.53	108.97	83.19	214.17	83.19 to 214.17	6,975	7,867
Less Than 30,000	9	96.80	113.03	95.31	31.24	118.59	60.14	214.17	83.19 to 140.75	10,147	9,672
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	19	94.64	90.29	86.34	17.13	104.57	32.77	140.00	73.18 to 98.58	94,316	81,431
Greater Than 14,999	16	95.26	87.69	86.04	16.11	101.92	32.77	137.11	67.38 to 98.58	110,500	95,074
Greater Than 29,999	14	95.26	89.01	86.31	15.67	103.13	32.77	137.11	67.38 to 99.19	123,250	106,372
<u>Incremental Ranges</u>											
0 TO 4,999	4	121.07	137.00	117.07	33.43	117.02	91.68	214.17	N/A	6,207	7,266
5,000 TO 14,999	3	89.17	104.12	108.35	21.24	96.10	83.19	140.00	N/A	8,000	8,668
15,000 TO 29,999	2	78.47	78.47	75.24	23.36	104.29	60.14	96.80	N/A	21,250	15,988
30,000 TO 59,999	4	84.54	83.08	84.17	17.12	98.71	64.04	99.19	N/A	38,875	32,721
60,000 TO 99,999	4	96.42	96.51	96.48	01.30	100.03	94.64	98.58	N/A	68,000	65,606
100,000 TO 149,999	2	98.89	98.89	98.48	05.15	100.42	93.80	103.97	N/A	125,000	123,098
150,000 TO 249,999	3	67.38	64.31	58.60	29.68	109.74	32.77	92.77	N/A	249,333	146,122
250,000 TO 499,999	1	137.11	137.11	137.11	00.00	100.00	137.11	137.11	N/A	300,000	411,340
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>	23	95.88	98.41	86.76	21.86	113.43	32.77	214.17	89.17 to 99.19	78,992	68,533

18 Clay
COMMERCIAL

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

Date Range: 10/1/2013 To 9/30/2016 Posted on: 1/13/2017

Number of Sales : 23
 Total Sales Price : 1,680,826
 Total Adj. Sales Price : 1,816,826
 Total Assessed Value : 1,576,255
 Avg. Adj. Sales Price : 78,992
 Avg. Assessed Value : 68,533

MEDIAN : 96
 WGT. MEAN : 87
 MEAN : 98
 COD : 21.86
 PRD : 113.43

COV : 35.90
 STD : 35.33
 Avg. Abs. Dev : 20.96
 MAX Sales Ratio : 214.17
 MIN Sales Ratio : 32.77

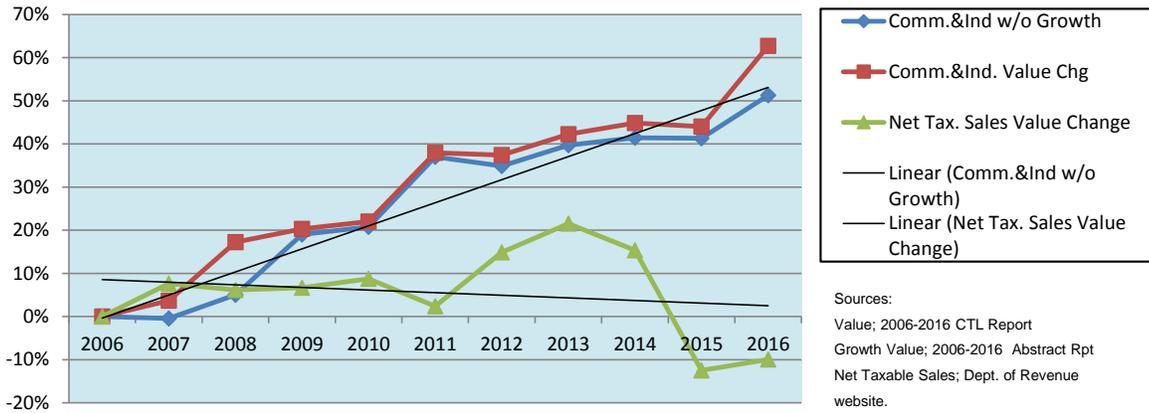
95% Median C.I. : 89.17 to 99.19
 95% Wgt. Mean C.I. : 59.20 to 114.32
 95% Mean C.I. : 83.13 to 113.69

Printed:3/23/2017 8:23:09AM

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
344	4	99.17	99.55	100.26	03.16	99.29	95.90	103.97	N/A	63,500	63,665
346	1	96.80	96.80	96.80	00.00	100.00	96.80	96.80	N/A	17,500	16,940
353	3	73.18	79.92	72.25	14.48	110.62	67.38	99.19	N/A	110,000	79,470
384	1	140.75	140.75	140.75	00.00	100.00	140.75	140.75	N/A	2,000	2,815
406	8	94.22	98.37	96.11	09.46	102.35	83.19	140.00	83.19 to 140.00	43,978	42,269
434	1	214.17	214.17	214.17	00.00	100.00	214.17	214.17	N/A	3,000	6,425
442	1	60.14	60.14	60.14	00.00	100.00	60.14	60.14	N/A	25,000	15,035
470	1	92.77	92.77	92.77	00.00	100.00	92.77	92.77	N/A	175,000	162,345
494	2	84.94	84.94	83.42	61.42	101.82	32.77	137.11	N/A	309,000	257,770
582	1	64.04	64.04	64.04	00.00	100.00	64.04	64.04	N/A	40,500	25,935
<u>ALL</u>	<u>23</u>	<u>95.88</u>	<u>98.41</u>	<u>86.76</u>	<u>21.86</u>	<u>113.43</u>	<u>32.77</u>	<u>214.17</u>	<u>89.17 to 99.19</u>	<u>78,992</u>	<u>68,533</u>

Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2006	\$ 49,944,490	\$ 571,475	1.14%	\$ 49,373,015	-	\$ 26,288,794	-
2007	\$ 51,762,640	\$ 2,047,325	3.96%	\$ 49,715,315	-0.46%	\$ 28,284,293	7.59%
2008	\$ 58,538,800	\$ 6,081,770	10.39%	\$ 52,457,030	1.34%	\$ 27,907,467	-1.33%
2009	\$ 60,081,190	\$ 644,145	1.07%	\$ 59,437,045	1.53%	\$ 28,036,662	0.46%
2010	\$ 60,950,435	\$ 624,731	1.02%	\$ 60,325,704	0.41%	\$ 28,581,139	1.94%
2011	\$ 68,900,365	\$ 472,245	0.69%	\$ 68,428,120	12.27%	\$ 26,904,996	-5.86%
2012	\$ 68,630,835	\$ 1,260,455	1.84%	\$ 67,370,380	-2.22%	\$ 30,201,160	12.25%
2013	\$ 71,052,295	\$ 1,254,885	1.77%	\$ 69,797,410	1.70%	\$ 31,948,398	5.79%
2014	\$ 72,347,915	\$ 1,697,925	2.35%	\$ 70,649,990	-0.57%	\$ 30,330,711	-5.06%
2015	\$ 71,922,400	\$ 1,351,320	1.88%	\$ 70,571,080	-2.46%	\$ 23,002,080	-24.16%
2016	\$ 81,266,430	\$ 5,715,100	7.03%	\$ 75,551,330	5.05%	\$ 23,667,048	2.89%
Ann %chg	4.99%			Average	1.66%	-1.47%	-0.55%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2006	-	-	-
2007	-0.46%	3.64%	7.59%
2008	5.03%	17.21%	6.16%
2009	19.01%	20.30%	6.65%
2010	20.79%	22.04%	8.72%
2011	37.01%	37.95%	2.34%
2012	34.89%	37.41%	14.88%
2013	39.75%	42.26%	21.53%
2014	41.46%	44.86%	15.38%
2015	41.30%	44.00%	-12.50%
2016	51.27%	62.71%	-9.97%

County Number
 County Name

18 Clay
AGRICULTURAL LAND

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

Date Range: 10/1/2013 To 9/30/2016 Posted on: 1/13/2017

Number of Sales : 52
Total Sales Price : 46,418,036
Total Adj. Sales Price : 46,221,036
Total Assessed Value : 35,193,675
Avg. Adj. Sales Price : 888,866
Avg. Assessed Value : 676,801

MEDIAN : 75
WGT. MEAN : 76
MEAN : 84
COD : 25.82
PRD : 110.22

COV : 35.75
STD : 30.00
Avg. Abs. Dev : 19.38
MAX Sales Ratio : 192.31
MIN Sales Ratio : 40.26

95% Median C.I. : 69.09 to 79.90
95% Wgt. Mean C.I. : 70.79 to 81.50
95% Mean C.I. : 75.77 to 92.07

Printed:3/23/2017 8:23:11AM

DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qtrrs</u>											
01-OCT-13 To 31-DEC-13	1	64.98	64.98	64.98	00.00	100.00	64.98	64.98	N/A	730,000	474,370
01-JAN-14 To 31-MAR-14	10	88.43	95.68	82.96	36.03	115.33	48.97	192.31	51.01 to 133.53	762,916	632,931
01-APR-14 To 30-JUN-14	5	70.30	82.01	73.76	21.41	111.18	65.85	136.63	N/A	936,350	690,658
01-JUL-14 To 30-SEP-14	3	60.41	63.07	62.17	04.97	101.45	59.90	68.91	N/A	1,019,667	633,960
01-OCT-14 To 31-DEC-14	6	76.78	89.43	73.21	31.02	122.16	62.61	166.84	62.61 to 166.84	847,900	620,784
01-JAN-15 To 31-MAR-15	8	95.42	93.50	88.41	30.27	105.76	40.26	144.14	40.26 to 144.14	709,204	626,980
01-APR-15 To 30-JUN-15	5	75.04	80.38	69.68	17.03	115.36	58.80	118.18	N/A	964,155	671,842
01-JUL-15 To 30-SEP-15											
01-OCT-15 To 31-DEC-15	1	68.30	68.30	68.30	00.00	100.00	68.30	68.30	N/A	771,000	526,580
01-JAN-16 To 31-MAR-16	7	75.08	76.04	75.45	06.70	100.78	61.99	87.47	61.99 to 87.47	1,058,656	798,706
01-APR-16 To 30-JUN-16	4	73.83	75.32	75.31	06.80	100.01	69.09	84.55	N/A	1,116,484	840,791
01-JUL-16 To 30-SEP-16	2	77.27	77.27	76.88	01.62	100.51	76.02	78.51	N/A	945,898	727,190
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	19	68.91	85.32	75.52	34.70	112.98	48.97	192.31	64.01 to 92.31	847,364	639,939
01-OCT-14 To 30-SEP-15	19	79.77	88.76	77.65	29.96	114.31	40.26	166.84	65.85 to 113.57	820,095	636,829
01-OCT-15 To 30-SEP-16	14	75.55	75.46	75.21	06.29	100.33	61.99	87.47	69.09 to 79.90	1,038,523	781,076
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	24	69.61	87.19	75.32	35.51	115.76	48.97	192.31	65.85 to 89.12	852,388	642,049
01-JAN-15 To 31-DEC-15	14	78.49	87.02	79.02	29.35	110.12	40.26	144.14	58.80 to 118.18	804,672	635,831
<u>ALL</u>	52	75.07	83.92	76.14	25.82	110.22	40.26	192.31	69.09 to 79.90	888,866	676,801

AREA (MARKET)										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	52	75.07	83.92	76.14	25.82	110.22	40.26	192.31	69.09 to 79.90	888,866	676,801
<u>ALL</u>	52	75.07	83.92	76.14	25.82	110.22	40.26	192.31	69.09 to 79.90	888,866	676,801

18 Clay
AGRICULTURAL LAND

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

Date Range: 10/1/2013 To 9/30/2016 Posted on: 1/13/2017

Number of Sales : 52
 Total Sales Price : 46,418,036
 Total Adj. Sales Price : 46,221,036
 Total Assessed Value : 35,193,675
 Avg. Adj. Sales Price : 888,866
 Avg. Assessed Value : 676,801

MEDIAN : 75
 WGT. MEAN : 76
 MEAN : 84
 COD : 25.82
 PRD : 110.22

COV : 35.75
 STD : 30.00
 Avg. Abs. Dev : 19.38
 MAX Sales Ratio : 192.31
 MIN Sales Ratio : 40.26

95% Median C.I. : 69.09 to 79.90
 95% Wgt. Mean C.I. : 70.79 to 81.50
 95% Mean C.I. : 75.77 to 92.07

Printed:3/23/2017 8:23:11AM

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	22	73.30	84.13	76.34	24.60	110.20	58.80	192.31	65.85 to 87.47	1,092,257	833,789
1	22	73.30	84.13	76.34	24.60	110.20	58.80	192.31	65.85 to 87.47	1,092,257	833,789
_____Dry_____											
County	4	104.55	104.92	105.57	24.27	99.38	73.94	136.63	N/A	394,866	416,850
1	4	104.55	104.92	105.57	24.27	99.38	73.94	136.63	N/A	394,866	416,850
_____Grass_____											
County	2	66.29	66.29	50.84	39.27	130.39	40.26	92.31	N/A	245,971	125,050
1	2	66.29	66.29	50.84	39.27	130.39	40.26	92.31	N/A	245,971	125,050
_____ALL_____	52	75.07	83.92	76.14	25.82	110.22	40.26	192.31	69.09 to 79.90	888,866	676,801

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	38	73.87	80.19	74.24	22.27	108.01	48.97	192.31	67.37 to 78.51	1,035,490	768,763
1	38	73.87	80.19	74.24	22.27	108.01	48.97	192.31	67.37 to 78.51	1,035,490	768,763
_____Dry_____											
County	5	85.16	96.73	93.24	28.79	103.74	64.01	136.63	N/A	449,093	418,742
1	5	85.16	96.73	93.24	28.79	103.74	64.01	136.63	N/A	449,093	418,742
_____Grass_____											
County	3	92.31	83.58	63.24	28.13	132.16	40.26	118.18	N/A	200,980	127,092
1	3	92.31	83.58	63.24	28.13	132.16	40.26	118.18	N/A	200,980	127,092
_____ALL_____	52	75.07	83.92	76.14	25.82	110.22	40.26	192.31	69.09 to 79.90	888,866	676,801

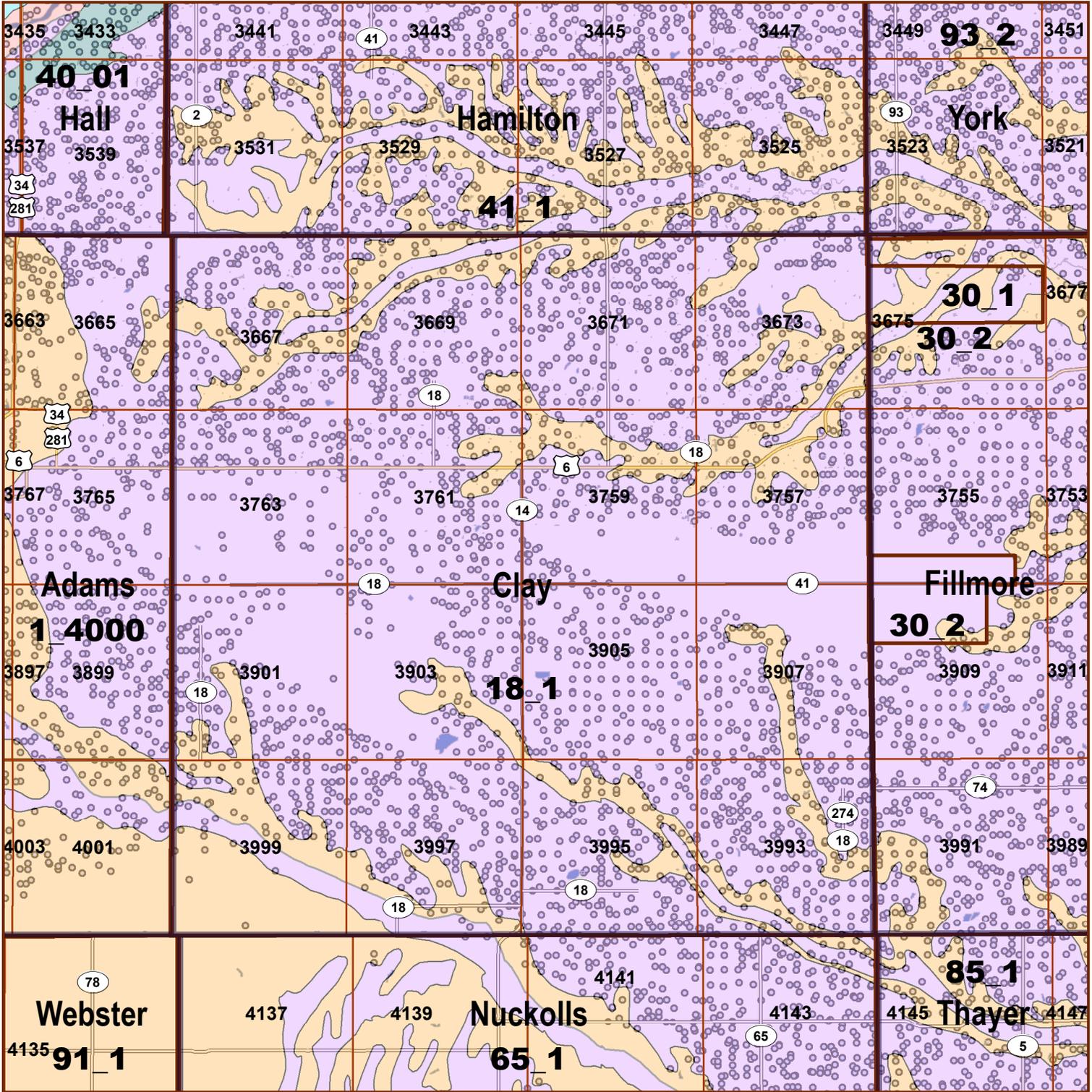
Clay County 2017 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Clay	1	6685	6685	6480	6480	6325	n/a	6175	6175	6582
Adams	4000	6150	6100	5950	5850	5750	5600	5500	5250	5997
Hall	1	7040	7043	6217	6197	4962	4961	4702	4703	6379
Hamilton	1	6900	6836	6800	6750	6700	6700	6600	6600	6837
Kearney	1	n/a	6594	6110	5820	4850	3395	3395	3395	5847
Nuckolls	1	6000	6000	5250	5250	5050	5050	4900	4900	5704
Thayer	1	7200	7200	7025	6700	6500	6250	6250	6200	6920

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Clay	1	3645	3495	3365	3265	3160	n/a	3060	3060	3405
Adams	4000	3499	3299	3100	2899	2899	2900	2699	2699	3190
Hall	1	3624	3624	3201	3198	2736	2667	2404	2391	3156
Hamilton	1	5000	5000	4800	4799	4700	4699	4599	4599	4885
Kearney	1	n/a	3500	3100	3100	2500	2000	2000	2000	3097
Nuckolls	1	3100	3100	3000	3000	2800	2800	2700	2697	3019
Thayer	1	4550	4550	4350	4350	4000	3950	3950	3950	4334

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Clay	1	1530	1530	1530	1530	1455	n/a	1455	1455	1477
Adams	4000	1595	1595	1540	1485	1430	1405	1405	1405	1454
Hall	1	2398	2393	1970	1974	1523	1523	1519	1521	1650
Hamilton	1	2300	2300	2200	2200	2100	2100	2000	2000	2081
Kearney	1	n/a	1300	1300	1300	1300	1300	1300	1300	1300
Nuckolls	1	1400	1400	1400	1400	1400	1400	1400	1400	1400
Thayer	1	1450	1450	1430	1430	1415	1415	1415	1400	1416

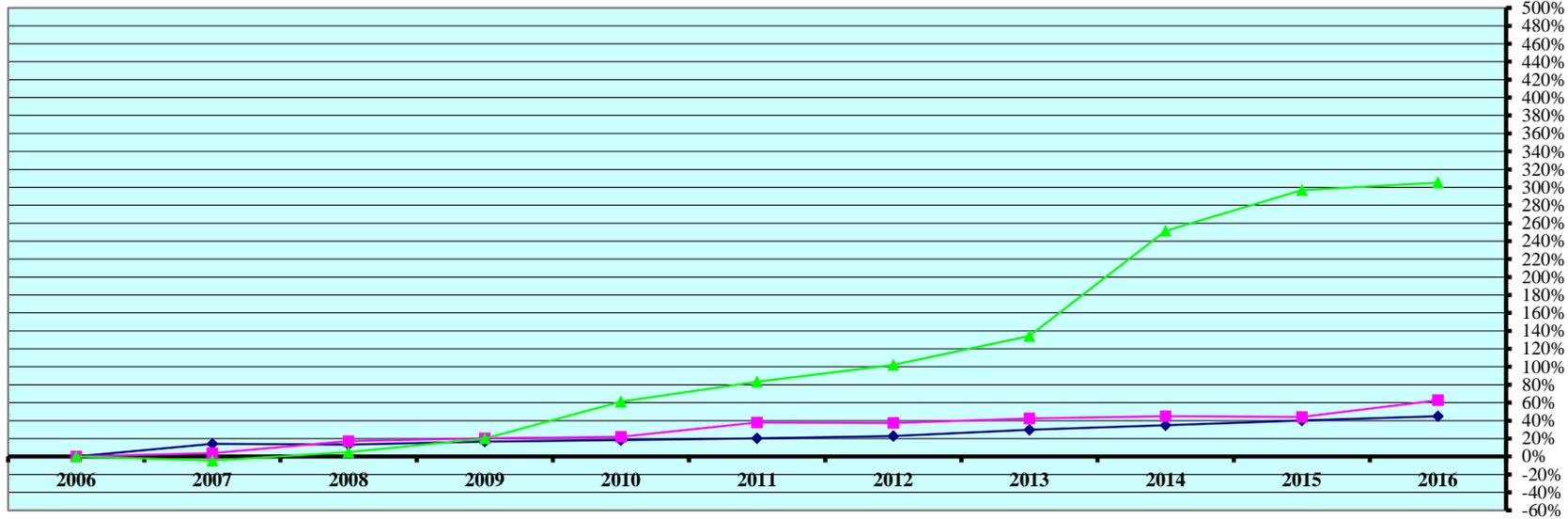
Source: 2017 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.



Clay County Map



REAL PROPERTY VALUATIONS - Cumulative %Change 2006-2016



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
2006	137,565,855	--	--	--	49,944,490	--	--	--	426,620,040	--	--	--
2007	156,941,335	19,375,480	14.08%	14.08%	51,762,640	1,818,150	3.64%	3.64%	407,137,420	-19,482,620	-4.57%	-4.57%
2008	155,798,025	-1,143,310	-0.73%	13.25%	58,538,800	6,776,160	13.09%	17.21%	447,824,615	40,687,195	9.99%	4.97%
2009	160,366,130	4,568,105	2.93%	16.57%	60,081,190	1,542,390	2.63%	20.30%	512,038,885	64,214,270	14.34%	20.02%
2010	162,792,065	2,425,935	1.51%	18.34%	60,950,435	869,245	1.45%	22.04%	687,910,815	175,871,930	34.35%	61.25%
2011	165,496,375	2,704,310	1.66%	20.30%	68,900,365	7,949,930	13.04%	37.95%	781,644,925	93,734,110	13.63%	83.22%
2012	168,873,325	3,376,950	2.04%	22.76%	68,630,835	-269,530	-0.39%	37.41%	862,463,460	80,818,535	10.34%	102.16%
2013	178,398,365	9,525,040	5.64%	29.68%	71,052,295	2,421,460	3.53%	42.26%	999,496,850	137,033,390	15.89%	134.28%
2014	185,421,505	7,023,140	3.94%	34.79%	72,347,915	1,295,620	1.82%	44.86%	1,498,931,305	499,434,455	49.97%	251.35%
2015	192,821,550	7,400,045	3.99%	40.17%	71,922,400	-425,515	-0.59%	44.00%	1,693,093,650	194,162,345	12.95%	296.86%
2016	199,306,025	6,484,475	3.36%	44.88%	81,266,430	9,344,030	12.99%	62.71%	1,728,755,515	35,661,865	2.11%	305.22%

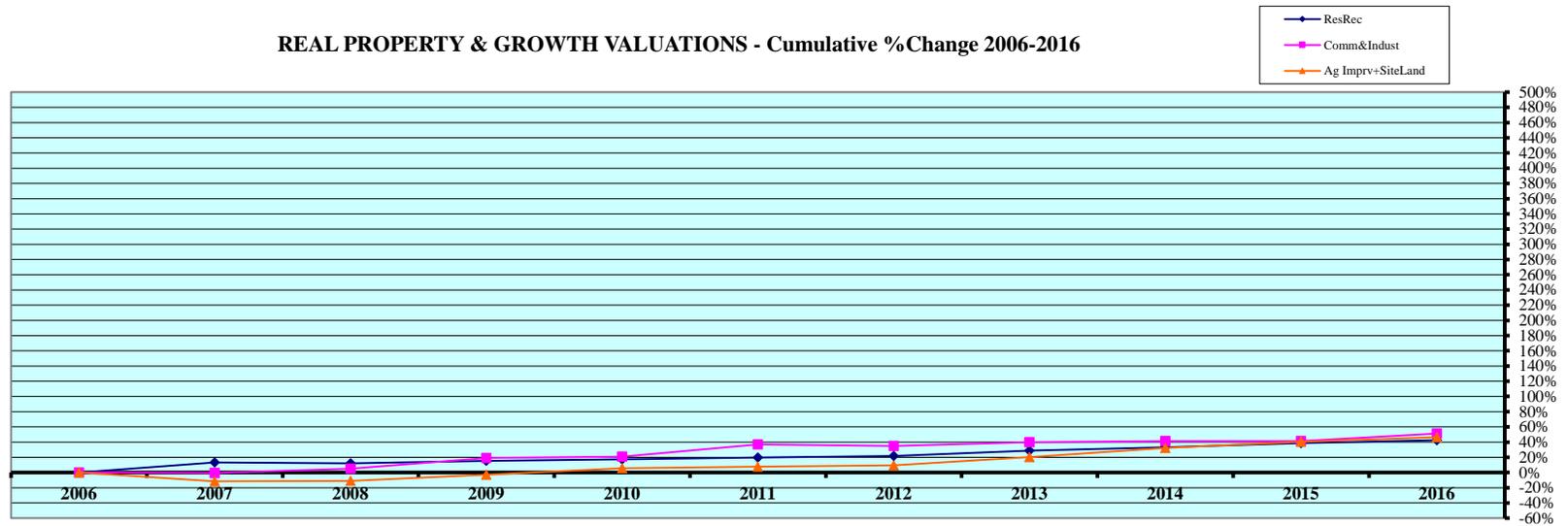
Rate Annual %chg: Residential & Recreational **3.78%** Commercial & Industrial **4.99%** Agricultural Land **15.02%**

Cnty# **18**
County **CLAY**

CHART 1 EXHIBIT 18B Page 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.

REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2006-2016



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	
2006	137,565,855	1,610,010	1.17%	135,955,845	--	--	49,944,490	571,475	1.14%	49,373,015	--	--	
2007	156,941,335	1,178,581	0.75%	155,762,754	13.23%	13.23%	51,762,640	2,047,325	3.96%	49,715,315	-0.46%	-0.46%	
2008	155,798,025	1,602,733	1.03%	154,195,292	-1.75%	12.09%	58,538,800	6,081,770	10.39%	52,457,030	1.34%	5.03%	
2009	160,366,130	1,812,331	1.13%	158,553,799	1.77%	15.26%	60,081,190	644,145	1.07%	59,437,045	1.53%	19.01%	
2010	162,792,065	1,406,524	0.86%	161,385,541	0.64%	17.32%	60,950,435	624,731	1.02%	60,325,704	0.41%	20.79%	
2011	165,496,375	659,528	0.40%	164,836,847	1.26%	19.82%	68,900,365	472,245	0.69%	68,428,120	12.27%	37.01%	
2012	168,873,325	1,425,755	0.84%	167,447,570	1.18%	21.72%	68,630,835	1,260,455	1.84%	67,370,380	-2.22%	34.89%	
2013	178,398,365	1,484,760	0.83%	176,913,605	4.76%	28.60%	71,052,295	1,254,885	1.77%	69,797,410	1.70%	39.75%	
2014	185,421,505	2,294,315	1.24%	183,127,190	2.65%	33.12%	72,347,915	1,697,925	2.35%	70,649,990	-0.57%	41.46%	
2015	192,821,550	2,092,415	1.09%	190,729,135	2.86%	38.65%	71,922,400	1,351,320	1.88%	70,571,080	-2.46%	41.30%	
2016	199,306,025	3,165,180	1.59%	196,140,845	1.72%	42.58%	81,266,430	5,715,100	7.03%	75,551,330	5.05%	51.27%	
Rate Ann%chg	3.78%					2.83%	4.99%					C & I w/o growth	1.66%

Tax Year	Ag Improvements & Site Land ⁽¹⁾					Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value		
2006	26,764,515	21,991,290	48,755,805	1,107,872	2.27%	47,647,933	--
2007	23,489,805	20,112,900	43,602,705	503,800	1.16%	43,098,905	-11.60%
2008	23,507,425	20,891,255	44,398,680	964,980	2.17%	43,433,700	-0.39%
2009	25,812,280	25,357,870	51,170,150	3,785,289	7.40%	47,384,861	6.73%
2010	26,242,605	26,335,305	52,577,910	1,036,204	1.97%	51,541,706	0.73%
2011	26,523,180	27,769,190	54,292,370	1,822,400	3.36%	52,469,970	-0.21%
2012	26,203,710	30,050,075	56,253,785	2,899,585	5.15%	53,354,200	-1.73%
2013	28,517,750	32,491,415	61,009,165	2,387,380	3.91%	58,621,785	4.21%
2014	30,755,265	38,615,065	69,370,330	4,943,670	7.13%	64,426,660	5.60%
2015	31,548,995	40,416,630	71,965,625	3,437,600	4.78%	68,528,025	-1.21%
2016	31,601,455	41,926,135	73,527,590	2,108,665	2.87%	71,418,925	-0.76%
Rate Ann%chg	1.68%	6.67%	4.19%	Ag Imprv+Site w/o growth		0.14%	

(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.

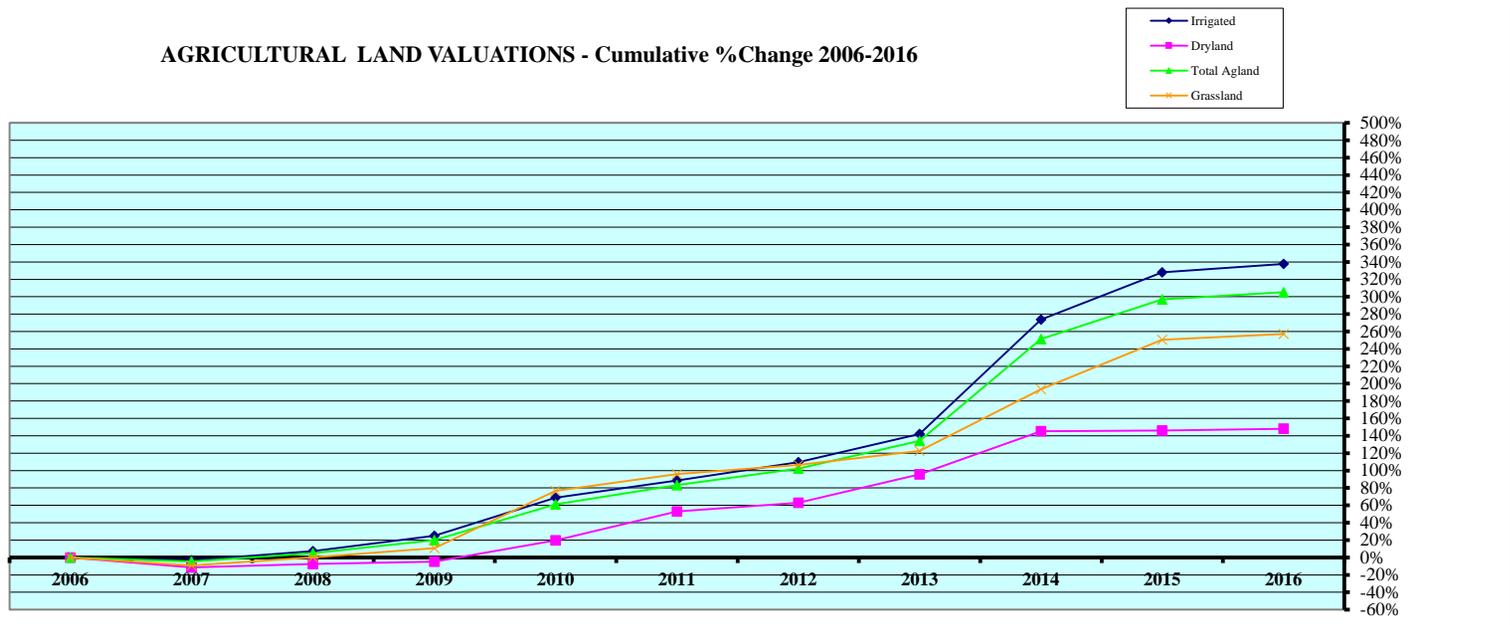
Sources:
Value; 2006 - 2016 CTL
Growth Value; 2006-2016 Abstract of Asmnt Rpt.

NE Dept. of Revenue, Property Assessment Division
Prepared as of 03/01/2017

Cnty# 18
County CLAY

CHART 2

AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2006-2016



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
2006	347,568,870	--	--	--	69,301,985	--	--	--	9,337,195	--	--	--
2007	336,675,360	-10,893,510	-3.13%	-3.13%	61,399,720	-7,902,265	-11.40%	-11.40%	8,476,980	-860,215	-9.21%	-9.21%
2008	373,112,620	36,437,260	10.82%	7.35%	64,115,215	2,715,495	4.42%	-7.48%	9,351,925	874,945	10.32%	0.16%
2009	434,320,355	61,207,735	16.40%	24.96%	65,917,110	1,801,895	2.81%	-4.88%	10,338,615	986,690	10.55%	10.73%
2010	586,685,695	152,365,340	35.08%	68.80%	83,011,380	17,094,270	25.93%	19.78%	16,507,995	6,169,380	59.67%	76.80%
2011	655,570,475	68,884,780	11.74%	88.62%	105,974,460	22,963,080	27.66%	52.92%	18,287,555	1,779,560	10.78%	95.86%
2012	728,413,225	72,842,750	11.11%	109.57%	112,919,080	6,944,620	6.55%	62.94%	19,270,570	983,015	5.38%	106.39%
2013	841,041,835	112,628,610	15.46%	141.98%	135,645,580	22,726,500	20.13%	95.73%	20,777,275	1,506,705	7.82%	122.52%
2014	1,299,208,940	458,167,105	54.48%	273.80%	170,036,780	34,391,200	25.35%	145.36%	27,407,210	6,629,935	31.91%	193.53%
2015	1,487,557,385	188,348,445	14.50%	327.99%	170,506,500	469,720	0.28%	146.03%	32,729,215	5,322,005	19.42%	250.53%
2016	1,521,380,235	33,822,850	2.27%	337.72%	171,908,165	1,401,665	0.82%	148.06%	33,346,415	617,200	1.89%	257.14%

Rate Ann.%chg: Irrigated **15.91%** Dryland **9.51%** Grassland **13.58%**

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
2006	411,990	--	--	--	0	--	--	--	426,620,040	--	--	--
2007	389,575	-22,415	-5.44%	-5.44%	195,785	195,785	--	--	407,137,420	-19,482,620	-4.57%	-4.57%
2008	767,380	377,805	96.98%	86.26%	477,475	281,690	143.88%	--	447,824,615	40,687,195	9.99%	4.97%
2009	921,080	153,700	20.03%	123.57%	541,725	64,250	13.46%	--	512,038,885	64,214,270	14.34%	20.02%
2010	0	-921,080	-100.00%	-100.00%	1,705,745	1,164,020	214.87%	--	687,910,815	175,871,930	34.35%	61.25%
2011	0	0	--	-100.00%	1,812,435	106,690	6.25%	--	781,644,925	93,734,110	13.63%	83.22%
2012	0	0	--	-100.00%	1,860,585	48,150	2.66%	--	862,463,460	80,818,535	10.34%	102.16%
2013	0	0	--	-100.00%	2,032,160	171,575	9.22%	--	999,496,850	137,033,390	15.89%	134.28%
2014	0	0	--	-100.00%	2,278,375	246,215	12.12%	--	1,498,931,305	499,434,455	49.97%	251.35%
2015	0	0	--	-100.00%	2,300,550	22,175	0.97%	--	1,693,093,650	194,162,345	12.95%	296.86%
2016	0	0	--	-100.00%	2,120,700	-179,850	-7.82%	--	1,728,755,515	35,661,865	2.11%	305.22%

Cnty# **18**
County **CLAY**

Rate Ann.%chg: Total Agric Land **15.02%**

AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2006-2016 (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
2006	347,887,280	203,434	1,710			69,575,840	67,290	1,034			9,337,195	25,437	367		
2007	336,676,230	208,177	1,617	-5.43%	-5.43%	61,376,715	62,388	984	-4.85%	-4.85%	8,452,325	24,287	348	-5.19%	-5.19%
2008	373,233,475	209,518	1,781	10.15%	4.17%	64,117,105	61,654	1,040	5.71%	0.58%	9,351,140	23,495	398	14.37%	8.43%
2009	434,407,590	211,229	2,057	15.45%	20.26%	66,548,750	60,277	1,104	6.16%	6.78%	9,973,550	23,218	430	7.93%	17.02%
2010	589,395,065	213,621	2,759	34.16%	61.34%	81,693,750	59,023	1,384	25.37%	33.86%	16,458,695	25,445	647	50.58%	76.21%
2011	654,027,455	213,163	3,068	11.20%	79.42%	105,721,870	59,531	1,776	28.31%	71.76%	18,176,310	25,252	720	11.28%	96.09%
2012	728,440,770	214,992	3,388	10.43%	98.13%	112,921,130	58,930	1,916	7.90%	85.32%	19,278,730	24,778	778	8.10%	111.96%
2013	840,640,555	218,193	3,853	13.71%	125.30%	135,411,545	56,912	2,379	24.17%	130.12%	20,782,390	23,606	880	13.15%	139.84%
2014	1,300,047,640	222,010	5,856	51.99%	242.43%	169,727,610	53,944	3,146	32.24%	204.30%	27,281,580	22,943	1,189	35.07%	223.94%
2015	1,488,956,660	225,574	6,601	12.72%	285.99%	169,864,995	50,901	3,337	6.06%	222.75%	32,699,155	22,591	1,447	21.73%	294.32%
2016	1,521,763,570	226,001	6,733	2.01%	293.75%	171,905,635	50,510	3,403	1.98%	229.16%	33,330,335	22,562	1,477	2.06%	302.44%

Rate Annual %chg Average Value/Acre: 14.69%

12.65%

14.94%

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
2006	412,240	4,122	100			0	0				427,212,555	300,283	1,423		
2007	389,575	3,896	100	0.00%	0.00%	6,310	63	100			406,901,155	298,811	1,362	-4.29%	-4.29%
2008	768,660	3,843	200	99.99%	99.99%	222,320	296	751	650.83%		447,692,700	298,807	1,498	10.03%	5.31%
2009	926,505	3,706	250	25.01%	150.01%	377,990	392	963	28.30%		512,234,385	298,822	1,714	14.41%	20.49%
2010	0	0				1,172,575	1,381	849	-11.84%		688,720,085	299,470	2,300	34.16%	61.65%
2011	0	0				1,172,650	1,381	849	-0.01%		779,098,285	299,327	2,603	13.18%	82.95%
2012	0	0				1,244,780	1,461	852	0.31%		861,885,410	300,161	2,871	10.32%	101.83%
2013	0	0				1,329,605	1,459	911	6.97%		998,164,095	300,170	3,325	15.81%	133.73%
2014	0	0				1,730,110	1,465	1,181	29.61%		1,498,786,940	300,362	4,990	50.06%	250.74%
2015	0	0				2,022,990	1,462	1,384	17.20%		1,693,543,800	300,527	5,635	12.93%	296.09%
2016	0	0				2,063,170	1,462	1,411	1.99%		1,729,062,710	300,535	5,753	2.09%	304.39%

18
CLAY

Rate Annual %chg Average Value/Acre: 15.00%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2006 - 2016 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2017

2016 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
6,542	CLAY	105,157,620	27,268,227	76,134,367	199,078,375	61,691,435	19,574,995	227,650	1,728,755,515	31,601,455	41,926,135	0	2,291,415,774
cnty sectorvalue % of total value:		4.59%	1.19%	3.32%	8.69%	2.69%	0.85%	0.01%	75.44%	1.38%	1.83%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
760	CLAY CENTER	923,134	516,341	43,999	23,895,165	5,908,095	0	0	0	0	0	0	31,286,734
11.62%	%sector of county sector	0.88%	1.89%	0.06%	12.00%	9.58%							1.37%
	%sector of municipality	2.95%	1.65%	0.14%	76.37%	18.88%							100.00%
67	DEWEESE	115,385	36,124	6,545	1,736,830	753,455	0	0	0	0	0	0	2,648,339
1.02%	%sector of county sector	0.11%	0.13%	0.01%	0.87%	1.22%							0.12%
	%sector of municipality	4.36%	1.36%	0.25%	65.58%	28.45%							100.00%
498	EDGAR	577,816	858,196	1,777,038	11,371,420	3,261,835	0	0	0	0	0	0	17,846,305
7.61%	%sector of county sector	0.55%	3.15%	2.33%	5.71%	5.29%							0.78%
	%sector of municipality	3.24%	4.81%	9.96%	63.72%	18.28%							100.00%
387	FAIRFIELD	2,407,079	1,317,819	3,624,215	11,069,225	3,954,850	0	0	0	0	0	0	22,373,188
5.92%	%sector of county sector	2.29%	4.83%	4.76%	5.56%	6.41%							0.88%
	%sector of municipality	10.76%	5.89%	16.20%	49.48%	17.68%							100.00%
310	GLENVIL	24,289	756,142	2,793,262	7,866,745	313,075	0	0	0	0	0	0	11,753,513
4.74%	%sector of county sector	0.02%	2.77%	3.67%	3.95%	0.51%							0.51%
	%sector of municipality	0.21%	6.43%	23.77%	66.93%	2.66%							100.00%
1,013	HARVARD	604,649	683,307	699,004	15,888,170	2,908,225	0	0	0	0	0	0	20,783,355
15.48%	%sector of county sector	0.57%	2.51%	0.92%	7.98%	4.71%							0.91%
	%sector of municipality	2.91%	3.29%	3.36%	76.45%	13.99%							100.00%
63	ONG	75,438	30,835	5,587	1,057,175	782,035	0	0	0	0	0	0	1,951,070
0.96%	%sector of county sector	0.07%	0.11%	0.01%	0.53%	1.27%							0.09%
	%sector of municipality	3.87%	1.58%	0.29%	54.18%	40.08%							100.00%
47	SARONVILLE	56,435	94,564	200,283	1,244,055	3,625,140	0	0	0	0	0	0	5,220,477
0.72%	%sector of county sector	0.05%	0.35%	0.62%	7.98%	4.71%							0.23%
	%sector of municipality	1.08%	1.81%	3.84%	23.83%	69.44%							100.00%
1502	SUTTON	7,325,443	1,203,540	1,027,757	46,529,595	18,806,880	0	0	0	0	0	0	74,893,215
22.96%	%sector of county sector	6.97%	4.41%	1.35%	23.37%	30.49%							3.27%
	%sector of municipality	9.78%	1.61%	1.37%	62.13%	25.11%							100.00%
205	TRUMBULL	763,698	253,350	446,289	7,824,040	3,955,060	0	0	0	0	74,415	0	13,316,852
3.13%	%sector of county sector	0.73%	0.93%	0.59%	3.93%	6.41%					0.18%		0.58%
	%sector of municipality	5.73%	1.90%	3.35%	58.75%	29.70%					0.56%		100.00%
4,852	Total Municipalities	12,873,366	5,750,218	10,623,979	128,482,420	44,268,650	0	0	0	0	74,415	0	202,073,048
74.17%	%all municip.sect of cnty	12.24%	21.09%	13.95%	64.54%	71.76%					0.18%		8.82%

Sources: 2016 Certificate of Taxes Levied CTL, 2010 US Census; Dec. 2016 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2017

Cnty#	County
18	CLAY

CHART 5

EXHIBIT

18B

Page 5

Total Real Property Sum Lines 17, 25, & 30	Records : 7,564	Value : 2,073,772,355	Growth 4,597,163	Sum Lines 17, 25, & 41
--	------------------------	------------------------------	-------------------------	-----------------------------------

Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	414	1,401,395	0	0	489	826,440	903	2,227,835	
02. Res Improve Land	2,198	7,641,820	0	0	472	9,501,815	2,670	17,143,635	
03. Res Improvements	2,221	127,576,050	0	0	493	60,914,385	2,714	188,490,435	
04. Res Total	2,635	136,619,265	0	0	982	71,242,640	3,617	207,861,905	3,105,885
% of Res Total	72.85	65.73	0.00	0.00	27.15	34.27	47.82	10.02	67.56
05. Com UnImp Land	113	276,435	0	0	12	476,895	125	753,330	
06. Com Improve Land	375	1,194,395	0	0	66	3,380,815	441	4,575,210	
07. Com Improvements	375	47,225,670	0	0	68	14,427,760	443	61,653,430	
08. Com Total	488	48,696,500	0	0	80	18,285,470	568	66,981,970	751,720
% of Com Total	85.92	72.70	0.00	0.00	14.08	27.30	7.51	3.23	16.35
09. Ind UnImp Land	0	0	0	0	13	90,965	13	90,965	
10. Ind Improve Land	0	0	0	0	76	723,840	76	723,840	
11. Ind Improvements	0	0	0	0	76	18,760,190	76	18,760,190	
12. Ind Total	0	0	0	0	89	19,574,995	89	19,574,995	0
% of Ind Total	0.00	0.00	0.00	0.00	100.00	100.00	1.18	0.94	0.00
13. Rec UnImp Land	0	0	0	0	6	198,765	6	198,765	
14. Rec Improve Land	0	0	0	0	1	26,465	1	26,465	
15. Rec Improvements	0	0	0	0	1	2,420	1	2,420	
16. Rec Total	0	0	0	0	7	227,650	7	227,650	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.09	0.01	0.00
Res & Rec Total	2,635	136,619,265	0	0	989	71,470,290	3,624	208,089,555	3,105,885
% of Res & Rec Total	72.71	65.65	0.00	0.00	27.29	34.35	47.91	10.03	67.56
Com & Ind Total	488	48,696,500	0	0	169	37,860,465	657	86,556,965	751,720
% of Com & Ind Total	74.28	56.26	0.00	0.00	25.72	43.74	8.69	4.17	16.35
17. Taxable Total	3,123	185,315,765	0	0	1,158	109,330,755	4,281	294,646,520	3,857,605
% of Taxable Total	72.95	62.89	0.00	0.00	27.05	37.11	56.60	14.21	83.91

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				0	0	0

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	283	0	116	399

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	107	3,140,635	0	0	2,498	1,352,768,905	2,605	1,355,909,540
28. Ag-Improved Land	13	314,220	0	0	585	355,621,620	598	355,935,840
29. Ag Improvements	15	271,040	0	0	663	67,009,415	678	67,280,455
30. Ag Total							3,283	1,779,125,835

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	4	4.00	52,000	0	0.00	0	
33. HomeSite Improvements	4	0.00	114,230	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	1	0.34	680	0	0.00	0	
36. FarmSite Improv Land	9	6.71	13,445	0	0.00	0	
37. FarmSite Improvements	15	0.00	156,810	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	6	11.42	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	11	12.00	156,000	11	12.00	156,000	
32. HomeSite Improv Land	280	296.99	3,860,835	284	300.99	3,912,835	
33. HomeSite Improvements	283	0.00	27,946,045	287	0.00	28,060,275	630,383
34. HomeSite Total				298	312.99	32,129,110	
35. FarmSite UnImp Land	21	25.41	50,810	22	25.75	51,490	
36. FarmSite Improv Land	564	1,447.22	2,894,225	573	1,453.93	2,907,670	
37. FarmSite Improvements	656	0.00	39,063,370	671	0.00	39,220,180	109,175
38. FarmSite Total				693	1,479.68	42,179,340	
39. Road & Ditches	2,874	7,983.57	0	2,880	7,994.99	0	
40. Other- Non Ag Use	6	136.93	275,270	6	136.93	275,270	
41. Total Section VI				991	9,924.59	74,583,720	739,558

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	26	1,476.75	5,388,055	26	1,476.75	5,388,055

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. Recapture Value N/A	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

* LB 968 (2006) for tax year 2009 and forward there will be no Recapture value.

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	60,229.66	26.40%	402,634,785	26.82%	6,684.99
46. 1A	99,875.10	43.79%	667,660,950	44.47%	6,684.96
47. 2A1	22,821.88	10.01%	147,884,730	9.85%	6,479.95
48. 2A	2,562.12	1.12%	16,602,330	1.11%	6,479.92
49. 3A1	23,548.14	10.32%	148,939,930	9.92%	6,324.91
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	12,055.18	5.28%	74,439,180	4.96%	6,174.87
52. 4A	7,009.95	3.07%	43,285,065	2.88%	6,174.80
53. Total	228,102.03	100.00%	1,501,446,970	100.00%	6,582.35
Dry					
54. 1D1	9,279.58	18.78%	33,823,875	20.10%	3,644.98
55. 1D	20,276.92	41.03%	70,866,960	42.11%	3,494.96
56. 2D1	6,162.05	12.47%	20,734,590	12.32%	3,364.89
57. 2D	1,175.82	2.38%	3,838,985	2.28%	3,264.94
58. 3D1	6,998.49	14.16%	22,114,725	13.14%	3,159.93
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	3,571.93	7.23%	10,929,660	6.50%	3,059.88
61. 4D	1,948.93	3.94%	5,963,205	3.54%	3,059.73
62. Total	49,413.72	100.00%	168,272,000	100.00%	3,405.37
Grass					
63. 1G1	911.36	4.12%	1,394,375	4.26%	1,529.99
64. 1G	2,667.51	12.05%	4,081,055	12.48%	1,529.91
65. 2G1	1,901.61	8.59%	2,909,350	8.90%	1,529.94
66. 2G	1,124.99	5.08%	1,721,110	5.26%	1,529.89
67. 3G1	1,644.64	7.43%	2,392,850	7.32%	1,454.94
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	2,993.62	13.52%	4,355,670	13.32%	1,454.98
70. 4G	10,892.57	49.21%	15,848,615	48.46%	1,454.99
71. Total	22,136.30	100.00%	32,703,025	100.00%	1,477.35
Irrigated Total					
	228,102.03	75.74%	1,501,446,970	88.09%	6,582.35
Dry Total					
	49,413.72	16.41%	168,272,000	9.87%	3,405.37
Grass Total					
	22,136.30	7.35%	32,703,025	1.92%	1,477.35
72. Waste	0.00	0.00%	0	0.00%	0.00
73. Other	1,499.79	0.50%	2,120,120	0.12%	1,413.61
74. Exempt	10.17	0.00%	0	0.00%	0.00
75. Market Area Total	301,151.84	100.00%	1,704,542,115	100.00%	5,660.08

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	325.46	2,151,230	0.00	0	227,776.57	1,499,295,740	228,102.03	1,501,446,970
77. Dry Land	327.02	1,147,325	0.00	0	49,086.70	167,124,675	49,413.72	168,272,000
78. Grass	59.89	90,175	0.00	0	22,076.41	32,612,850	22,136.30	32,703,025
79. Waste	0.00	0	0.00	0	0.00	0	0.00	0
80. Other	0.00	0	0.00	0	1,499.79	2,120,120	1,499.79	2,120,120
81. Exempt	9.13	0	0.00	0	1.04	0	10.17	0
82. Total	712.37	3,388,730	0.00	0	300,439.47	1,701,153,385	301,151.84	1,704,542,115

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	228,102.03	75.74%	1,501,446,970	88.09%	6,582.35
Dry Land	49,413.72	16.41%	168,272,000	9.87%	3,405.37
Grass	22,136.30	7.35%	32,703,025	1.92%	1,477.35
Waste	0.00	0.00%	0	0.00%	0.00
Other	1,499.79	0.50%	2,120,120	0.12%	1,413.61
Exempt	10.17	0.00%	0	0.00%	0.00
Total	301,151.84	100.00%	1,704,542,115	100.00%	5,660.08

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 Clay Center	41	304,470	335	1,317,350	336	22,591,870	377	24,213,690	402,785
83.2 Deweese	18	21,455	49	74,035	50	1,640,455	68	1,735,945	22,950
83.3 Edgar	71	130,325	266	512,335	269	10,202,530	340	10,845,190	9,615
83.4 Fairfield	31	146,480	203	1,059,730	203	9,472,145	234	10,678,355	42,265
83.5 Glenvil	15	39,495	136	454,580	137	7,407,380	152	7,901,455	69,475
83.6 Harvard	55	133,490	296	857,940	301	14,175,820	356	15,167,250	27,870
83.7 Harvard Courts	7	8,545	104	90,895	104	594,875	111	694,315	0
83.8 Nad Glenvil	3	0	13	128,100	16	579,795	19	707,895	0
83.9 Ong	43	82,395	62	145,920	63	762,125	106	990,440	0
83.10 Rural	7	198,765	1	26,465	3	77,255	10	302,485	1,222,500
83.11 Rural Res	485	826,440	459	9,373,715	475	60,259,755	960	70,459,910	813,530
83.12 Saronville	16	11,385	32	42,300	32	1,102,665	48	1,156,350	0
83.13 Sutton	106	477,445	628	2,617,490	634	52,979,885	740	56,074,820	491,895
83.14 Trumbull	11	45,910	87	469,245	92	6,646,300	103	7,161,455	3,000
84 Residential Total	909	2,426,600	2,671	17,170,100	2,715	188,492,855	3,624	208,089,555	3,105,885

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	Clay Center	21	42,105	57	174,025	57	5,626,280	78	5,842,410	304,150
85.2	Deweese	5	8,595	13	31,790	13	713,070	18	753,455	0
85.3	Edgar	15	23,545	56	71,880	56	3,210,425	71	3,305,850	77,155
85.4	Fairfield	5	6,655	39	88,490	39	4,003,460	44	4,098,605	149,550
85.5	Glenvil	3	3,755	14	20,755	14	288,565	17	313,075	0
85.6	Harvard	18	22,280	43	67,045	43	2,804,340	61	2,893,665	0
85.7	Harvard Courts	0	0	2	6,245	2	87,255	2	93,500	0
85.8	Nad B-1	4	7,995	48	150,880	48	4,860,400	52	5,019,275	0
85.9	Nad B-2	6	16,085	22	77,665	22	2,482,645	28	2,576,395	0
85.10	Nad Glenvil	1	3,290	20	88,955	20	952,455	21	1,044,700	0
85.11	Nad Inland	3	66,885	17	3,461,145	17	15,679,705	20	19,207,735	0
85.12	Nad Lynn	0	0	1	89,370	1	1,295,960	1	1,385,330	0
85.13	Ong	6	3,785	15	22,095	15	756,155	21	782,035	0
85.14	Rural	1	390,965	6	110,930	7	2,288,870	8	2,790,765	0
85.15	Rural Res	10	82,640	27	121,890	28	5,543,660	38	5,748,190	70,080
85.16	Saronville	8	2,945	5	7,230	5	3,615,045	13	3,625,220	0
85.17	Sutton	28	157,245	119	641,315	119	22,323,140	147	23,121,700	150,785
85.18	Trumbull	4	5,525	13	67,345	13	3,882,190	17	3,955,060	0
86	Commercial Total	138	844,295	517	5,299,050	519	80,413,620	657	86,556,965	751,720

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	911.36	4.12%	1,394,375	4.26%	1,529.99
88. 1G	2,667.51	12.05%	4,081,055	12.48%	1,529.91
89. 2G1	1,901.61	8.59%	2,909,350	8.90%	1,529.94
90. 2G	1,124.99	5.08%	1,721,110	5.26%	1,529.89
91. 3G1	1,644.64	7.43%	2,392,850	7.32%	1,454.94
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	2,993.62	13.52%	4,355,670	13.32%	1,454.98
94. 4G	10,892.57	49.21%	15,848,615	48.46%	1,454.99
95. Total	22,136.30	100.00%	32,703,025	100.00%	1,477.35
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	22,136.30	100.00%	32,703,025	100.00%	1,477.35
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	22,136.30	100.00%	32,703,025	100.00%	1,477.35

**2017 County Abstract of Assessment for Real Property, Form 45
Compared with the 2016 Certificate of Taxes Levied Report (CTL)**

18 Clay

	2016 CTL County Total	2017 Form 45 County Total	Value Difference (2017 form 45 - 2016 CTL)	Percent Change	2017 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	199,078,375	207,861,905	8,783,530	4.41%	3,105,885	2.85%
02. Recreational	227,650	227,650	0	0.00%	0	0.00%
03. Ag-Homesite Land, Ag-Res Dwelling	31,601,455	32,129,110	527,655	1.67%	630,383	-0.33%
04. Total Residential (sum lines 1-3)	230,907,480	240,218,665	9,311,185	4.03%	3,736,268	2.41%
05. Commercial	61,691,435	66,981,970	5,290,535	8.58%	751,720	7.36%
06. Industrial	19,574,995	19,574,995	0	0.00%	0	0.00%
07. Total Commercial (sum lines 5-6)	81,266,430	86,556,965	5,290,535	6.51%	751,720	5.59%
08. Ag-Farmsite Land, Outbuildings	41,680,905	42,179,340	498,435	1.20%	109,175	0.93%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	245,230	275,270	30,040	12.25%		
11. Total Non-Agland (sum lines 8-10)	41,926,135	42,454,610	528,475	1.26%	109,175	1.00%
12. Irrigated	1,521,380,235	1,501,446,970	-19,933,265	-1.31%		
13. Dryland	171,908,165	168,272,000	-3,636,165	-2.12%		
14. Grassland	33,346,415	32,703,025	-643,390	-1.93%		
15. Wasteland	0	0	0			
16. Other Agland	2,120,700	2,120,120	-580	-0.03%		
17. Total Agricultural Land	1,728,755,515	1,704,542,115	-24,213,400	-1.40%		
18. Total Value of all Real Property (Locally Assessed)	2,082,855,560	2,073,772,355	-9,083,205	-0.44%	4,597,163	-0.66%

2017 Assessment Survey for Clay County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	2
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$286,537
7.	
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$81,326
9.	
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$36,500
11.	Amount of the assessor's budget set aside for education/workshops:
	\$1400 (does not include the items that go along with workshops, such as lodging)
12.	Other miscellaneous funds:
	0
13.	Amount of last year's assessor's budget not used:
	0

B. Computer, Automation Information and GIS

1.	Administrative software:
	County Solutions
2.	CAMA software:
	CAMA 2011
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	Assessor and staff
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	www.clay.assessor.gisworkshop.com or use the county website/assessor page
7.	Who maintains the GIS software and maps?
	Deputy Assessor
8.	Personal Property software:
	County Solutions/Bottom Line Resources

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?
	All of the towns except Ong. Sutton has their own zoning that is separate from the countywide zoning
4.	When was zoning implemented?
	1975 with updated rules and permit requirements in 2004

D. Contracted Services

1.	Appraisal Services:
	Stanard Appraisal for commercial and some township reviews
2.	GIS Services:
	GIS Workshop
3.	Other services:
	County Solutions/Bottom Line Resources

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Yes
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	Current and up to date commercial appraisal license
4.	Have the existing contracts been approved by the PTA?
	No; they've been approved only by the County Board and Attorney
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Yes, for commercial parcels only

2017 Residential Assessment Survey for Clay County

1.	Valuation data collection done by:																														
	Assessor, Staff, Appraiser																														
2.	List the valuation groupings 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 Grouping</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>Clay Center (population 732 - 2014). County seat located in the center of the county. There is a mix of new and old homes throughout the town. A new subdivision in the north part has seen recent construction of new homes. Clay Center is home to many of the doctors who work at the Meat Animal Research Center. The county health department and county jail are located here. Clay Center has a middle school with the elementary and high school in the rural area.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Deweese (population 65 – 2014). Located on the south central border of the county, off the main highway. The school is consolidated as 1C South Central district.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Edgar (population 481 – 2014). Located in the southeast corner of the county, off the main highway. Residential houses are a mix of newer and older homes. The school is consolidated as 1C South Central district.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Fairfield (population 373 – 2014). Located just south of the county seat, off the highway. Residential housing is a mix of new homes and older homes. The school is consolidated as 1C South Central district.</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Glenvil. (population 298 – 2014). Located on the western central border, off the highway. It is a bedroom community close to Hastings. The school is consolidated as 1C South Central district.</td> </tr> <tr> <td style="text-align: center;">6</td> <td>Harvard (population 979 – 2014). Located on the north half of the county, north of the highway. Residential properties include some new homes. There is a growing school.</td> </tr> <tr> <td style="text-align: center;">7</td> <td>Harvard Courts. A unique area located on the north edge of Harvard. It was a former federal barracks area for the Navy Ammunition Depot. Each property is exactly the same with some properties having a pitched roof vs. flat roof.</td> </tr> <tr> <td style="text-align: center;">8</td> <td>NAD B-1, B-2. Located along Highway , it is former federal land. Properties are industrial or storage parcels.</td> </tr> <tr> <td style="text-align: center;">9</td> <td>NAD Glenvil. Formerly federal land with majority use as ag and residential. NAD Lynn. Formerly federal land, majority is agricultural. NAD Inland. Former federal land with large commercial parcels, some agricultural.</td> </tr> <tr> <td style="text-align: center;">10</td> <td>Ong (population 61 – 2014). Located near the southeastern border. Residential properties are older with most in need of maintenance. There is no school in the community.</td> </tr> <tr> <td style="text-align: center;">11</td> <td>Saronville (population 45 – 2014). Located on the north half of the county, off the highway. Residential parcels are mostly well maintained. It is five miles from Sutton city and is part of Sutton’s school district.</td> </tr> <tr> <td style="text-align: center;">12</td> <td>Sutton (population 1445 – 2014). The largest town in the county located in the northeast corner of the county along Highway 6. It has many new or newer homes as well as many updated and well maintained older homes. Sutton has a large public school and a parochial elementary school.</td> </tr> <tr> <td style="text-align: center;">13</td> <td>Trumbull (population 199 – 2014). Located in the northwest corner of the county. It has become a bedroom community for Grand Island and Hastings. Quite a few new homes mixed with the old. School has consolidated with Doniphan.</td> </tr> <tr> <td style="text-align: center;">14</td> <td>Rural Residential. This area consists of all the improved rural parcels sitting on 25 acres or less. We do not have a rural subdivision.</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	1	Clay Center (population 732 - 2014). County seat located in the center of the county. There is a mix of new and old homes throughout the town. A new subdivision in the north part has seen recent construction of new homes. Clay Center is home to many of the doctors who work at the Meat Animal Research Center. The county health department and county jail are located here. Clay Center has a middle school with the elementary and high school in the rural area.	2	Deweese (population 65 – 2014). Located on the south central border of the county, off the main highway. The school is consolidated as 1C South Central district.	3	Edgar (population 481 – 2014). Located in the southeast corner of the county, off the main highway. Residential houses are a mix of newer and older homes. The school is consolidated as 1C South Central district.	4	Fairfield (population 373 – 2014). Located just south of the county seat, off the highway. Residential housing is a mix of new homes and older homes. The school is consolidated as 1C South Central district.	5	Glenvil. (population 298 – 2014). Located on the western central border, off the highway. It is a bedroom community close to Hastings. The school is consolidated as 1C South Central district.	6	Harvard (population 979 – 2014). Located on the north half of the county, north of the highway. Residential properties include some new homes. There is a growing school.	7	Harvard Courts. A unique area located on the north edge of Harvard. It was a former federal barracks area for the Navy Ammunition Depot. Each property is exactly the same with some properties having a pitched roof vs. flat roof.	8	NAD B-1, B-2. Located along Highway , it is former federal land. Properties are industrial or storage parcels.	9	NAD Glenvil. Formerly federal land with majority use as ag and residential. NAD Lynn. Formerly federal land, majority is agricultural. NAD Inland. Former federal land with large commercial parcels, some agricultural.	10	Ong (population 61 – 2014). Located near the southeastern border. Residential properties are older with most in need of maintenance. There is no school in the community.	11	Saronville (population 45 – 2014). Located on the north half of the county, off the highway. Residential parcels are mostly well maintained. It is five miles from Sutton city and is part of Sutton’s school district.	12	Sutton (population 1445 – 2014). The largest town in the county located in the northeast corner of the county along Highway 6. It has many new or newer homes as well as many updated and well maintained older homes. Sutton has a large public school and a parochial elementary school.	13	Trumbull (population 199 – 2014). Located in the northwest corner of the county. It has become a bedroom community for Grand Island and Hastings. Quite a few new homes mixed with the old. School has consolidated with Doniphan.	14	Rural Residential. This area consists of all the improved rural parcels sitting on 25 acres or less. We do not have a rural subdivision.
<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>																														
1	Clay Center (population 732 - 2014). County seat located in the center of the county. There is a mix of new and old homes throughout the town. A new subdivision in the north part has seen recent construction of new homes. Clay Center is home to many of the doctors who work at the Meat Animal Research Center. The county health department and county jail are located here. Clay Center has a middle school with the elementary and high school in the rural area.																														
2	Deweese (population 65 – 2014). Located on the south central border of the county, off the main highway. The school is consolidated as 1C South Central district.																														
3	Edgar (population 481 – 2014). Located in the southeast corner of the county, off the main highway. Residential houses are a mix of newer and older homes. The school is consolidated as 1C South Central district.																														
4	Fairfield (population 373 – 2014). Located just south of the county seat, off the highway. Residential housing is a mix of new homes and older homes. The school is consolidated as 1C South Central district.																														
5	Glenvil. (population 298 – 2014). Located on the western central border, off the highway. It is a bedroom community close to Hastings. The school is consolidated as 1C South Central district.																														
6	Harvard (population 979 – 2014). Located on the north half of the county, north of the highway. Residential properties include some new homes. There is a growing school.																														
7	Harvard Courts. A unique area located on the north edge of Harvard. It was a former federal barracks area for the Navy Ammunition Depot. Each property is exactly the same with some properties having a pitched roof vs. flat roof.																														
8	NAD B-1, B-2. Located along Highway , it is former federal land. Properties are industrial or storage parcels.																														
9	NAD Glenvil. Formerly federal land with majority use as ag and residential. NAD Lynn. Formerly federal land, majority is agricultural. NAD Inland. Former federal land with large commercial parcels, some agricultural.																														
10	Ong (population 61 – 2014). Located near the southeastern border. Residential properties are older with most in need of maintenance. There is no school in the community.																														
11	Saronville (population 45 – 2014). Located on the north half of the county, off the highway. Residential parcels are mostly well maintained. It is five miles from Sutton city and is part of Sutton’s school district.																														
12	Sutton (population 1445 – 2014). The largest town in the county located in the northeast corner of the county along Highway 6. It has many new or newer homes as well as many updated and well maintained older homes. Sutton has a large public school and a parochial elementary school.																														
13	Trumbull (population 199 – 2014). Located in the northwest corner of the county. It has become a bedroom community for Grand Island and Hastings. Quite a few new homes mixed with the old. School has consolidated with Doniphan.																														
14	Rural Residential. This area consists of all the improved rural parcels sitting on 25 acres or less. We do not have a rural subdivision.																														

	Ag	Agricultural outbuildings and improvements
--	----	--

3. List and describe the approach(es) used to estimate the market value of residential properties.

Cost Approach and Sales Comparison

4. If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?

County develops their own depreciation studies

5. Are individual depreciation tables developed for each valuation grouping?

Yes

6. Describe the methodology used to determine the residential lot values?

Currently on square foot-previously on front foot pricing

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

All lots are valued per square foot, considering the quality of the lot. Lots in subdivisions just being developed receive a discount until sold. Once sold, vacant lots are valued as all other lots in the area. Overall, there are very few vacant lots in the county.

8.	<u>Valuation Grouping</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	2012	2011	2012	2011
	2	2014	2011	2014	2014
	3	2015	2011	2015	2015
	4	2012	2011	2012	2012
	5	2012	2011	2012	2011
	6	2013	2011	2013	2013
	7	2013	2011	2013	2013
	8	2012	2011	2012	2015
	9	2012	2011	2012	2015
	10	2013	2011	2013	2013
	11	2014	2011	2014	2014
	12	2016	2011	2016	2016
	13	2012	2011	2012	2012
	14	2012	2011	2013	2011-2014
	Ag	2014	2014	2014	2014

Valuation groupings are created by looking for similar characteristics, for example, proximity, size, and amenities. The groupings are then reviewed annually to ensure that those similarities remain.

2017 Commercial Assessment Survey for Clay County

1.	Valuation data collection done by:																														
	Assessor, Staff, Appraiser																														
2.	List the valuation groupings recognized in the County and describe the unique characteristics of each:																														
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Clay Center. County seat located in the center of the county. Commercial properties include the grain elevator, a trucking business, car wash, dentist, grocery store, variety store, post office, 2 banks and convenient store. It also has a health clinic and FSA office. The golf course is a main attraction. Some economic growth.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Deweese. It has two bar establishments and a few small businesses with no other economic growth. There is no post office. No other economic growth.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Edgar. A large candle business, bank, grocery store, gas station, an accountant, as well as a well drilling business make up the business district. Some economic activity.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Fairfield. Some businesses include a butcher shop, gas station, grain elevator, grocery store, car wash, CPA, bank, and restaurant. Some economic growth.</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Glenvil. Very few commercial properties and no economic growth. A large feedlot sits just outside the city limits. No economic growth</td> </tr> <tr> <td style="text-align: center;">6</td> <td>Harvard. It has a nursing home and health clinic along with other businesses. No other economic growth.</td> </tr> <tr> <td style="text-align: center;">7</td> <td>Harvard Courts. No commercial properties.</td> </tr> <tr> <td style="text-align: center;">8</td> <td>NAD B-1, B-2. Former federal ground, along highway. Industrial only.</td> </tr> <tr> <td style="text-align: center;">9</td> <td>NAD Glenvil. Formerly federal land with majority use as ag and residential. NAD Lynn. Formerly federal land, majority is agricultural. NAD Inland. Former federal land with large commercial parcels, some agricultural.</td> </tr> <tr> <td style="text-align: center;">10</td> <td>Ong. The only commercial property is the grain elevator. There is no post office in the community. No economic growth.</td> </tr> <tr> <td style="text-align: center;">11</td> <td>Saronville. One commercial business exists: the grain elevator. The railroad runs through it. No economic growth.</td> </tr> <tr> <td style="text-align: center;">12</td> <td>Sutton. Residents tend to support all the businesses. It has an active downtown business district along with a few manufacturing properties. A golf course, hotel and nursing home are among other commercial properties. Some economic growth.</td> </tr> <tr> <td style="text-align: center;">13</td> <td>Trumbull. The only business is grain elevator with no other economic growth.</td> </tr> <tr> <td style="text-align: center;">14</td> <td>Rural Residential. This area consists of all the improved rural parcels sitting on 25 acres or less. We do not have a rural subdivision.</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	1	Clay Center. County seat located in the center of the county. Commercial properties include the grain elevator, a trucking business, car wash, dentist, grocery store, variety store, post office, 2 banks and convenient store. It also has a health clinic and FSA office. The golf course is a main attraction. Some economic growth.	2	Deweese. It has two bar establishments and a few small businesses with no other economic growth. There is no post office. No other economic growth.	3	Edgar. A large candle business, bank, grocery store, gas station, an accountant, as well as a well drilling business make up the business district. Some economic activity.	4	Fairfield. Some businesses include a butcher shop, gas station, grain elevator, grocery store, car wash, CPA, bank, and restaurant. Some economic growth.	5	Glenvil. Very few commercial properties and no economic growth. A large feedlot sits just outside the city limits. No economic growth	6	Harvard. It has a nursing home and health clinic along with other businesses. No other economic growth.	7	Harvard Courts. No commercial properties.	8	NAD B-1, B-2. Former federal ground, along highway. Industrial only.	9	NAD Glenvil. Formerly federal land with majority use as ag and residential. NAD Lynn. Formerly federal land, majority is agricultural. NAD Inland. Former federal land with large commercial parcels, some agricultural.	10	Ong. The only commercial property is the grain elevator. There is no post office in the community. No economic growth.	11	Saronville. One commercial business exists: the grain elevator. The railroad runs through it. No economic growth.	12	Sutton. Residents tend to support all the businesses. It has an active downtown business district along with a few manufacturing properties. A golf course, hotel and nursing home are among other commercial properties. Some economic growth.	13	Trumbull. The only business is grain elevator with no other economic growth.	14	Rural Residential. This area consists of all the improved rural parcels sitting on 25 acres or less. We do not have a rural subdivision.
<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>																														
1	Clay Center. County seat located in the center of the county. Commercial properties include the grain elevator, a trucking business, car wash, dentist, grocery store, variety store, post office, 2 banks and convenient store. It also has a health clinic and FSA office. The golf course is a main attraction. Some economic growth.																														
2	Deweese. It has two bar establishments and a few small businesses with no other economic growth. There is no post office. No other economic growth.																														
3	Edgar. A large candle business, bank, grocery store, gas station, an accountant, as well as a well drilling business make up the business district. Some economic activity.																														
4	Fairfield. Some businesses include a butcher shop, gas station, grain elevator, grocery store, car wash, CPA, bank, and restaurant. Some economic growth.																														
5	Glenvil. Very few commercial properties and no economic growth. A large feedlot sits just outside the city limits. No economic growth																														
6	Harvard. It has a nursing home and health clinic along with other businesses. No other economic growth.																														
7	Harvard Courts. No commercial properties.																														
8	NAD B-1, B-2. Former federal ground, along highway. Industrial only.																														
9	NAD Glenvil. Formerly federal land with majority use as ag and residential. NAD Lynn. Formerly federal land, majority is agricultural. NAD Inland. Former federal land with large commercial parcels, some agricultural.																														
10	Ong. The only commercial property is the grain elevator. There is no post office in the community. No economic growth.																														
11	Saronville. One commercial business exists: the grain elevator. The railroad runs through it. No economic growth.																														
12	Sutton. Residents tend to support all the businesses. It has an active downtown business district along with a few manufacturing properties. A golf course, hotel and nursing home are among other commercial properties. Some economic growth.																														
13	Trumbull. The only business is grain elevator with no other economic growth.																														
14	Rural Residential. This area consists of all the improved rural parcels sitting on 25 acres or less. We do not have a rural subdivision.																														
3.	List and describe the approach(es) used to estimate the market value of commercial properties.																														
	Income, Cost Approach, Sales Comparison																														
3a.	Describe the process used to determine the value of unique commercial properties.																														
	Income Approach, Sales Comparisons, Contract Appraiser																														

4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?
	The contract appraiser develops the depreciation studies
5.	Are individual depreciation tables developed for each valuation grouping?
	Yes
6.	Describe the methodology used to determine the commercial lot values.
	Currently on square foot price, previously was front foot

7.	<u>Valuation Grouping</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	2011	2011	2011	2011
	2	2014	2011	2014	2015
	3	2014	2011	2014	2014
	4	2012	2011	2012	2012
	5	2012	2011	2012	2011
	6	2013	2011	2013	2013
	7	2013	2011	2013	2013
	8	2012	2011	2012	2015
	9	2012	2011	2012	2015
	10	2013	2011	2013	2013
	11	2014	2011	2014	2014
	12	2012	2011	2012	2012
	13	2012	2011	2012	2011-2013
	14	2013	2011	2011	2011-2014

Valuation groupings are created by looking for similar characteristics, for example, proximity, size, and amenities. The groupings are then reviewed annually to ensure that those similarities remain.

2017 Agricultural Assessment Survey for Clay County

1.	Valuation data collection done by:							
	Assessor, Staff, Appraiser							
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="text-align: center;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>With no discernable differences in selling price or soil associations identified, this county has one market area consisting of moderately well drained silt loam soils on uplands.</td> <td style="text-align: center;">2014</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	With no discernable differences in selling price or soil associations identified, this county has one market area consisting of moderately well drained silt loam soils on uplands.	2014
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>						
1	With no discernable differences in selling price or soil associations identified, this county has one market area consisting of moderately well drained silt loam soils on uplands.	2014						
3.	Describe the process used to determine and monitor market areas.							
	Annually, sales are plotted, NRD restrictions are reviewed, and sales are reviewed							
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.							
	Sales verification, reviewing sales, and checking real estate listings. Currently there are no identified areas							
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?							
	No, differences have been determined based on the proximity to amenities, size and physical inspection. This county starts with the acre size of a rural home site, then reviews for location and use.							
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.							
	Annually, recreational land and wetlands are reviewed to determine what differences exist. The land is assessed at 100% of market value.							

CLAY COUNTY
3-YEAR PLAN OF ASSESSMENT
AS FOLLOWS FOR THE TAX YEAR:

For Tax Year 2018 (reviewed in 2017) Beginning of Cycle

Residential-the following residential properties will be up for review in our rotation of residential properties:

Clay Center-507 parcels
Glenvil-188 parcels

Rural residential and Agricultural land—the following townships will be up for review in our rotation of rural properties:

Sheridan Twp-226 parcels
Marshall Twp-224 parcels
Lonetree Twp-147 parcels
Glenvil Twp-175 parcels

Commercial-Stanard Appraisal will be contracted to review commercial properties in the above. The assessor and staff will do the pickup work for the commercial whenever possible. Stanard Appraisal will be consulted with new assessments.

For Tax Year 2019 (reviewed in 2018)

Residential- the following residential will be up for review in our rotation schedule:

Fairfield-318 parcels
Trumbull-145 parcels
Inland Village-42 parcels
Spring Ranch Village-37 parcels

Commercial-Stanard Appraisal will be contracted to review commercial properties in the above. The assessor and staff will do the pickup work for the commercial whenever possible. Stanard Appraisal will be consulted with the new assessments.

Rural residential and Agricultural land-the following townships will be up for review in our rotation of rural properties:

Spring Ranch Twp-237 parcels
Fairfield Twp-303 parcels
Edgar Twp-257 parcels
Logan Twp-237 parcels

For Tax Year 2020 (reviewed in 2019)

Residential-the following residential property parcels will be up for review in our rotation of residential parcels. Stanard Appraisal has been contracted to review. All residential parcels will be on new costing and Stanard Appraisal will be consulted with new assessments.

Edgar-498 parcels
Saronville-85 parcels
Eldorado Village-48 parcels

Rural Residential and Agricultural land-the following properties will be up for review:

School Creek Twp-323 parcels
Eldorado Twp-258 parcels
Harvard Twp-307 parcels
Leicester Twp-254 parcels

Commercial-Stanard Appraisal will be contracted to review commercial properties in the above. The assessor and staff will do the pickup work for the commercial whenever possible. Stanard Appraisal will be consulted with the new assessments.