

**NEBRASKA**

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**DEPARTMENT OF REVENUE**

**2020 REPORTS AND OPINIONS  
OF THE PROPERTY TAX ADMINISTRATOR**

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**CLAY COUNTY**



Pete Ricketts, Governor

April 7, 2020

Commissioner Hotz:

The Property Tax Administrator has compiled the 2020 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: Brenda Hansen, Clay County Assessor

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## **Introduction**

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

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

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

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

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

In 2019, [Neb. Rev. Stat. § 77-1363](#) was amended with the passage of LB 372. The bill became operative on August 31, 2019 and specified that Land Capability Group (LCG) classifications must be based on land-use specific productivity data from the Natural Resources Conservation Service (NRCS). The Division used the NRCS data to develop a new LCG structure to comply with the statutory change. Each county received the updated land capability group changes and applied them to the inventory of land in the 2020 assessment year.

### **Statistical Analysis:**

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

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

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

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

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

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

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

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

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

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

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

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

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

A COD under 5% indicates that the properties in the sample are either unusually homogenous, or possibly indicative of a non-representative sample due to the selective reappraisal of sold parcels. The reliability of the COD can be directly affected by extreme ratios.

The PRD range stated in IAAO standards is 98% to 103%. A perfect match in assessment level

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

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

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

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

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

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

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

are reviewed to ensure taxpayers are served with such transparency.

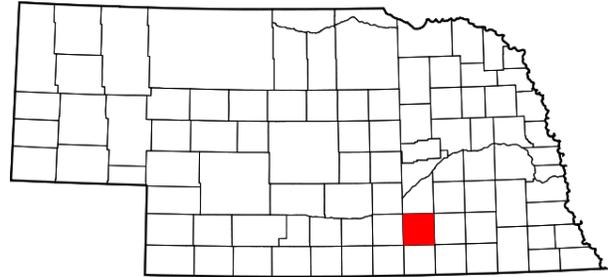
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, potential issues are identified they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures prior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

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

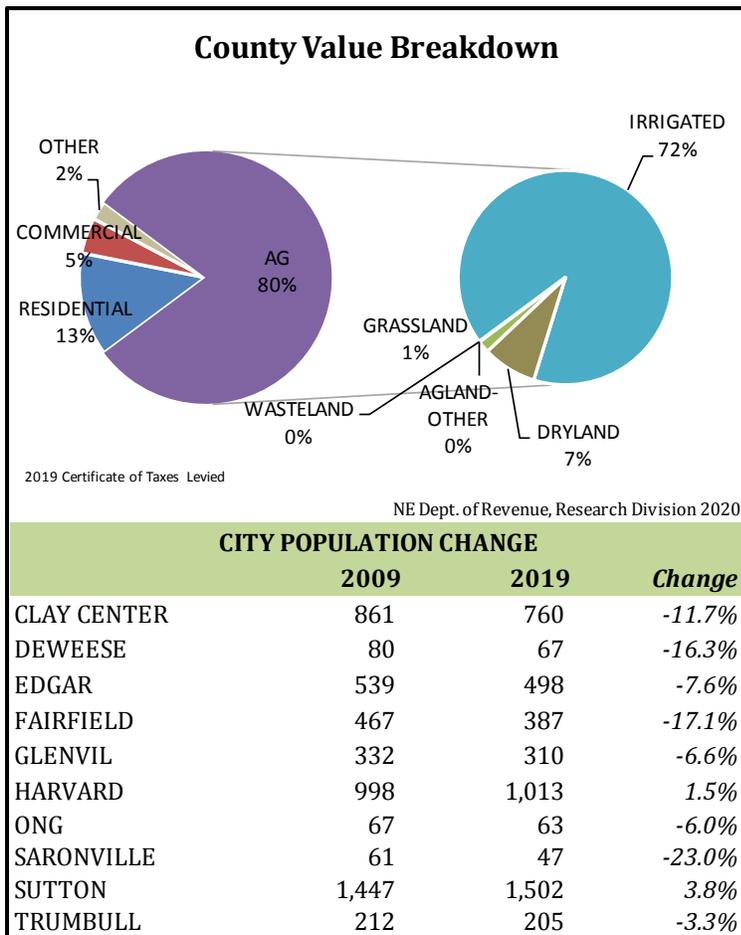
*\*Further information may be found in Exhibit 94*

## County Overview

With a total area of 572 square miles, Clay County had 6,214 residents, per the Census Bureau Quick Facts for 2018, a 5% population decline from the 2010 U.S. Census. Reports indicated that 69% of county residents were homeowners and 93% of residents occupied the same residence as in the prior year (Census Quick Facts). The average home value is \$84,020 (2019 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Clay County are located in and around Sutton, the largest town in the county. According to the latest information available from the U.S. Census Bureau, there were 185 employer establishments with total employment of 1,118.



Agricultural land accounts for the majority of the countywide valuation base. Irrigated land makes up the majority land in the county. Clay County is included in both the Little Blue and Upper Big Blue Natural Resource Districts (NRD). In top livestock inventory items, Clay County ranks first in sheep and lambs (USDA AgCensus).

## 2020 Residential Correlation for Clay County

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### *Assessment Actions*

The Clay County Assessor and contracted appraiser inspected and reviewed the residential properties in the assessor locations of Harvard, Harvard Courts, Ong and Verona. The county also modified some land values on residential in Harvard for 2020, for equality. Rural residential in townships 3757, 3759, 3761 and 3763 were also physically inspected. As assessor locations are reappraised, the date of costing is updated to December 2018 and depreciation tables updated to 2019.

The county assessor conducted a statistical analysis of the residential property class, which resulted in increases to Clay Center, Trumbull, Edgar, and Sutton in the range of 9-21% and Rural Residential properties were increased 3%.

A review of all parcels classified as rural residential in the county was completed. Questionnaires were sent to parcel owners to determine the best use of each of the individual parcels. Approximately 8% of the parcels reviewed showed that the primary use of those parcels was for agricultural purposes. Updates in the classification of these parcels were made to the parcels that justified a change to agricultural.

All residential pick-up and permit work was completed by the office staff.

### *Assessment Practice Review*

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

The review of sales verification and qualification indicates that the usability rate is comparable to state averages for the residential property class. The valuation groups were reviewed and the county has 14 valuation groups. The review suggests that some valuation groups could be combined due to economic characteristics. However, the county assessor annually reviews valuation groups for similar characteristics like proximity, size and amenities to ensure that similarities to the valuation groups reflect the movement of the residential market

The county's inspection and review cycle for all real property was discussed with the county assessor. The review is up-to-date with the six-year inspection and review cycle. Vacant lots are valued per square foot. The new assessor has started updating the depreciation and costing tables as the areas are inspected and reviewed. Stanard Appraisal along with the county assessor reviews the properties while the staff enters all the information into their Computer Assisted Mass Appraisal system.

The Clay County Assessor does have a written valuation methodology in place.

## 2020 Residential Correlation for Clay County

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### *Description of Analysis*

Residential parcels are analyzed utilizing 14 valuation groups that are based on the assessor locations in the county.

Valuation Group	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

The statistical profile for the residential class indicates 156 qualified sales. Two of the three measures of central tendency are within range, with the exception to the mean, which can be attributed to outlier sales. All 10 valuation groups are within the acceptable range and five of them have sufficient sales. Although the mean is only one point over the statutory range, the removal of the outliers brings the mean into range while the median and weighted mean remained the same.

A review of the 2020 County Abstract of Assessment for Real Property, Form 45 Compared with the 2019 Certificate of Taxes Levied Report (CTL) affirms the assessment action.

### *Equalization and Quality of Assessment*

A review of the statistics and assessment practices indicate the assessments appear to be uniform and proportionate across the residential class. Although five valuation groups have an insufficient number of sales for measurement, the areas are subject to the same appraisal techniques as the acceptable valuation groups with sufficient sales.

## 2020 Residential Correlation for Clay County

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The quality of assessment of the residential class complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	30	94.33	93.32	89.05	19.02	104.80
3	21	94.49	97.08	97.21	24.21	99.87
4	9	95.04	123.21	89.19	46.53	138.14
5	6	94.90	115.24	91.99	32.66	125.27
6	13	98.39	98.23	98.57	05.89	99.86
7	7	98.63	114.84	108.38	18.64	107.95
11	3	94.18	119.52	77.50	51.72	154.22
12	48	94.21	98.63	93.87	16.07	105.07
13	7	94.29	115.05	103.19	28.38	111.49
14	12	94.19	98.37	93.12	16.91	105.64
<u>    ALL    </u>	<u>156</u>	95.27	101.27	93.08	20.74	108.80

***Level of Value***

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

## 2020 Commercial Correlation for Clay County

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### *Assessment Actions*

The Clay County Assessor contracted with an appraiser to inspect and review properties in Harvard, Ong and Verona. Commercial properties were also physically inspected in townships 3557, 3759, 3761 and 3763. These areas have very few commercial properties and will not make a significant change to value in the commercial class of property. As assessor locations are reappraised, the date of costing will be updated to 2019 as well as the depreciation tables.

All pick-up and permit work was completed for the commercial class of properties.

A study was conducted on properties in Section 8 of the Glenvil Naval Ammunition Depot (NAD). The buildings, which are old naval ammunition bunkers that have been purchased by individual private owners in past years. These buildings are now being used for agricultural storage based on the information received from questionnaires sent to the owners. The use of these parcels was changed in 2020 to the agricultural land class of property.

### *Assessment Practice Review*

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

The review of sales verification and qualification indicates that the usability is comparable to state averages for the commercial property class. Based on the analysis it is determined that no apparent bias exists. The valuation groups are represented in four economic locations. These define distinct differences within the county.

The six-year inspection and review cycle was discussed with the county assessor. It is up-to-date. The process used to determine land values was reviewed. All lots are valued by square foot or by the acres for the larger parcels, based on any sales available. There are very few commercial lot sales in the county. Stanard Appraisal along with the county assessor. Depreciation and lot value studies vary from 2011 through 2016 while the costing is 2011. Depreciation tables are updated as the areas are inspected and reviewed.

## 2020 Commercial Correlation for Clay County

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### *Description of Analysis*

Commercial parcels are analyzed utilizing four valuation groups with the majority of the sales occurring in Sutton.

Valuation Group	Description
1	Clay Center.
2	Deweese, Edgar, Fairfield, Glenvil, Harvard, Ong, Saronville and Trumbull.
3	Naval Ammunition Depot (NAD). NAD B-1, B-2, NAD Glenvil and NAD Inland
12	Sutton

There are 21 qualified sales in the statistical profile for the commercial class of property. There are not enough sales in any of the four valuation groups to analyze. However, the overall number of sales provides a good base to examine for trends and outliers. The stratification by occupancy code reveals no occupancy code large enough to analyze further.

An analysis of the statistical profile shows that two of the three measures of central tendency are within the range with the exception of the mean, which is one point under the statutory range. The two qualitative measurements indicate that there is uniformity of assessment. Review of the historical movement of the commercial values, excluding growth, over time as demonstrated in Chart 2 of the appendixes, indicates that residential and commercial property in Clay County have both increased at an annual rate of 2% per year. As there are sufficient sales to measure the residential class, this lends support that commercial properties have been adjusted with the general market.

### *Equalization and Quality of Assessment*

Although the size of sales within the commercial class is considered insufficient for measurement, review of the assessment actions and historical value changes support that equalization has been achieved. Based on this information, the commercial class of property in Clay County meets generally accepted mass appraisal techniques.

VALUATION GROUP RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	5	98.90	104.44	100.84	09.18	103.57
2	4	95.48	96.62	108.59	13.64	88.98
3	3	75.33	76.91	72.16	19.14	106.58
12	9	88.03	85.71	92.17	20.71	92.99
<u>    ALL    </u>	21	93.57	90.99	92.64	17.38	98.22

## 2020 Commercial Correlation for Clay County

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### *Level of Value*

Based on analysis of all available information, Clay County has achieved the statutory level of 100% for the commercial class of property.

# 2020 Agricultural Correlation for Clay County

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## *Assessment Actions*

A market analysis was conducted for the current assessment year. The Irrigated land decreased 4%, dryland and grassland remained flat. These overall changes were achieved by various adjustments to the Land Capability Groups (LCG) due to the new LCG conversion. The county assessor completed the permit and pick-up work for agricultural improvements.

## *Assessment Practice Review*

As explained in the Introduction of this Report and Opinion, the review of the assessment practices to determine compliance and the review to ensure that all data submitted to the State sales file is timely and accurate, were completed. A review of sales verification and qualification indicates the usability rate is comparable to the state averages for the agricultural property class. All non-qualified sales have documentation for the disqualification reason.

Clay County has only one agricultural market area and currently there is no evidence that would indicate the need for additional market areas. The county does not recognize a special value influence and has not received any applications. Agricultural intensive use areas in the county are identified and valued at \$1500 per acre.

Agricultural improvements are priced according to the Marshall & Swift manual and reviewed by the county's contract appraiser. The county's inspection and review cycle for all real property was discussed with the county assessor. The county is up-to-date with the six-year inspection and review cycle. Land use is conducted using aerial imagery, certification from Farm Services Agency (FSA) maps, and questionnaires. Land use is inspected every two-years using aerial imagery and documented on the property record cards. The home site acres are valued at \$13,000 and building sites are valued at \$2,000 an acre.

The depreciation tables were last updated in 2014. Costing is being updated to 2019 as assessor locations are being reappraised in conjunction with the six-year inspection and review cycle. The county has a written valuation methodology on file.

## *Description of Analysis*

The agricultural statistical sample consists of 51 agricultural sales. Two of the three measures of central tendency for the overall sample are in the acceptable range; with all three measures being within three points of each other providing support of a level of value within the acceptable range. The qualitative statistics also indicate that the statistics are a reliable estimate of the level of value in the county.

A review of the preliminary statistical profile using the 2019 values compared to the R&O profile using 2020 values shows the sample decreased 4%. This coincides with the county assessment actions. A review of the 80% Majority Land Use (MLU) also demonstrates that the irrigated land

## 2020 Agricultural Correlation for Clay County

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in the county has been valued appropriately. There are a limited number of sales in the sample for analysis for the dryland and no grassland sales.

### *Equalization and Quality of Assessment*

Agricultural homes and outbuildings have been valued using the same valuation process as rural residential acreages and the rural residential improvements are believed to be equalized at the statutorily required assessment level.

Agricultural land values appear to be equalized at the uniform portions of market value; all values have been determined to be acceptable and are comparable to adjoining counties. The quality of assessment of agricultural land in Clay County complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
____Irrigated____						
County	38	71.71	74.49	72.20	12.01	103.17
1	38	71.71	74.49	72.20	12.01	103.17
____Dry____						
County	3	60.62	64.08	59.69	14.19	107.35
1	3	60.62	64.08	59.69	14.19	107.35
____ALL____	51	73.30	75.93	73.56	14.57	103.22

### *Level of Value*

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

## 2020 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 (Reissue 2018). While the median assessment sales ratio from the Qualified Statistical Reports for each class of real property is considered, my opinion of the level of value for a class of real property may be determined from other evidence contained within these Reports and Opinions of the Property Tax Administrator. My opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

Class	Level of Value	Quality of Assessment	Non-binding recommendation
<b>Residential Real Property</b>	<b>95</b>	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Commercial Real Property</b>	<b>100</b>	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Agricultural Land</b>	<b>73</b>	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 7th day of April, 2020.




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Ruth A. Sorensen  
Property Tax Administrator

## APPENDICES

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## 2020 Commission Summary for Clay County

### Residential Real Property - Current

Number of Sales	156	Median	95.27
Total Sales Price	\$15,668,855	Mean	101.27
Total Adj. Sales Price	\$15,668,855	Wgt. Mean	93.08
Total Assessed Value	\$14,584,295	Average Assessed Value of the Base	\$67,987
Avg. Adj. Sales Price	\$100,441	Avg. Assessed Value	\$93,489

### Confidence Interval - Current

95% Median C.I	92.76 to 97.78
95% Wgt. Mean C.I	89.62 to 96.54
95% Mean C.I	95.95 to 106.59
% of Value of the Class of all Real Property Value in the County	12.84
% of Records Sold in the Study Period	4.40
% of Value Sold in the Study Period	6.05

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2019	164	97	96.71
2018	155	98	98.25
2017	118	98	97.76
2016	116	98	97.62

## 2020 Commission Summary for Clay County

### Commercial Real Property - Current

Number of Sales	21	Median	93.57
Total Sales Price	\$2,461,370	Mean	90.99
Total Adj. Sales Price	\$2,461,370	Wgt. Mean	92.64
Total Assessed Value	\$2,280,240	Average Assessed Value of the Base	\$132,459
Avg. Adj. Sales Price	\$117,208	Avg. Assessed Value	\$108,583

### Confidence Interval - Current

95% Median C.I	76.36 to 100.00
95% Wgt. Mean C.I	80.46 to 104.82
95% Mean C.I	81.45 to 100.53
% of Value of the Class of all Real Property Value in the County	4.65
% of Records Sold in the Study Period	3.19
% of Value Sold in the Study Period	2.62

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2019	32	99	99.12
2018	29	97	97.30
2017	23	96	95.88
2016	21	100	96.80

**18 Clay**  
**RESIDENTIAL**

**PAD 2020 R&O Statistics (Using 2020 Values)**

Qualified

Date Range: 10/1/2017 To 9/30/2019 Posted on: 1/31/2020

Number of Sales : 156  
 Total Sales Price : 15,668,855  
 Total Adj. Sales Price : 15,668,855  
 Total Assessed Value : 14,584,295  
 Avg. Adj. Sales Price : 100,441  
 Avg. Assessed Value : 93,489

MEDIAN : 95  
 WGT. MEAN : 93  
 MEAN : 101  
 COD : 20.74  
 PRD : 108.80

COV : 33.47  
 STD : 33.90  
 Avg. Abs. Dev : 19.76  
 MAX Sales Ratio : 314.56  
 MIN Sales Ratio : 43.33

95% Median C.I. : 92.76 to 97.78  
 95% Wgt. Mean C.I. : 89.62 to 96.54  
 95% Mean C.I. : 95.95 to 106.59

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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>Qrtrs</u>											
01-OCT-17 To 31-DEC-17	16	103.58	109.63	99.19	16.81	110.53	81.91	167.14	92.36 to 119.61	83,194	82,519
01-JAN-18 To 31-MAR-18	14	100.10	99.67	94.11	11.66	105.91	79.11	135.88	81.70 to 108.88	131,970	124,193
01-APR-18 To 30-JUN-18	17	97.78	112.10	100.35	22.85	111.71	65.14	314.56	92.92 to 109.26	91,050	91,372
01-JUL-18 To 30-SEP-18	19	93.84	101.49	91.56	25.35	110.85	65.30	186.25	75.00 to 116.63	118,149	108,176
01-OCT-18 To 31-DEC-18	21	91.57	103.85	92.39	23.18	112.40	60.07	237.40	86.91 to 103.20	93,905	86,758
01-JAN-19 To 31-MAR-19	15	93.71	98.97	88.91	26.71	111.31	43.33	194.23	75.29 to 118.08	92,066	81,860
01-APR-19 To 30-JUN-19	34	93.92	92.96	90.47	16.44	102.75	59.12	163.41	83.75 to 98.80	95,781	86,658
01-JUL-19 To 30-SEP-19	20	92.50	99.44	91.98	22.05	108.11	65.07	234.94	84.03 to 101.01	104,398	96,023
<u>Study Yrs</u>											
01-OCT-17 To 30-SEP-18	66	98.13	105.81	95.64	19.98	110.63	65.14	314.56	94.18 to 104.29	105,627	101,025
01-OCT-18 To 30-SEP-19	90	92.48	97.94	91.02	21.12	107.60	43.33	237.40	90.58 to 96.61	96,639	87,963
<u>Calendar Yrs</u>											
01-JAN-18 To 31-DEC-18	71	96.13	104.37	94.18	21.54	110.82	60.07	314.56	92.12 to 101.57	107,215	100,976
<u>ALL</u>	156	95.27	101.27	93.08	20.74	108.80	43.33	314.56	92.76 to 97.78	100,441	93,489

VALUATION GROUP										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	30	94.33	93.32	89.05	19.02	104.80	43.33	148.20	83.75 to 101.57	105,712	94,132
3	21	94.49	97.08	97.21	24.21	99.87	60.07	163.41	68.86 to 113.55	51,624	50,182
4	9	95.04	123.21	89.19	46.53	138.14	65.07	314.56	74.83 to 194.23	98,107	87,506
5	6	94.90	115.24	91.99	32.66	125.27	71.98	237.40	71.98 to 237.40	82,148	75,565
6	13	98.39	98.23	98.57	05.89	99.66	88.90	108.64	90.30 to 105.08	62,235	61,347
7	7	98.63	114.84	106.38	18.64	107.95	92.83	186.25	92.83 to 186.25	9,000	9,574
11	3	94.18	119.52	77.50	51.72	154.22	59.12	205.25	N/A	100,667	78,017
12	48	94.21	98.63	93.87	16.07	105.07	63.53	167.14	91.36 to 102.31	118,281	111,028
13	7	94.29	115.05	103.19	28.38	111.49	78.79	234.94	78.79 to 234.94	100,643	103,856
14	12	94.19	98.37	93.12	16.91	105.64	75.29	146.93	79.96 to 111.68	206,792	192,555
<u>ALL</u>	156	95.27	101.27	93.08	20.74	108.80	43.33	314.56	92.76 to 97.78	100,441	93,489

**18 Clay**  
**RESIDENTIAL**

**PAD 2020 R&O Statistics (Using 2020 Values)**

Qualified

Date Range: 10/1/2017 To 9/30/2019 Posted on: 1/31/2020

Number of Sales : 156  
 Total Sales Price : 15,668,855  
 Total Adj. Sales Price : 15,668,855  
 Total Assessed Value : 14,584,295  
 Avg. Adj. Sales Price : 100,441  
 Avg. Assessed Value : 93,489

MEDIAN : 95  
 WGT. MEAN : 93  
 MEAN : 101  
 COD : 20.74  
 PRD : 108.80

COV : 33.47  
 STD : 33.90  
 Avg. Abs. Dev : 19.76  
 MAX Sales Ratio : 314.56  
 MIN Sales Ratio : 43.33

95% Median C.I. : 92.76 to 97.78  
 95% Wgt. Mean C.I. : 89.62 to 96.54  
 95% Mean C.I. : 95.95 to 106.59

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**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	156	95.27	101.27	93.08	20.74	108.80	43.33	314.56	92.76 to 97.78	100,441	93,489
06											
07											
<u>ALL</u>	156	95.27	101.27	93.08	20.74	108.80	43.33	314.56	92.76 to 97.78	100,441	93,489

**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	3	186.25	173.69	168.96	13.54	102.80	129.58	205.25	N/A	3,200	5,407
Less Than 15,000	12	115.35	148.59	138.53	44.07	107.26	85.26	314.56	97.78 to 205.25	7,235	10,022
Less Than 30,000	22	106.09	133.76	119.53	39.19	111.90	60.07	314.56	93.71 to 167.14	13,269	15,860
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	153	95.00	99.85	93.03	19.59	107.33	43.33	314.56	92.24 to 97.70	102,348	95,216
Greater Than 14,999	144	94.24	97.33	92.83	17.82	104.85	43.33	234.94	91.76 to 97.11	108,209	100,445
Greater Than 29,999	134	94.24	95.93	92.58	16.77	103.62	43.33	234.94	91.74 to 96.61	114,753	106,234
<u>Incremental Ranges</u>											
0 TO 4,999	3	186.25	173.69	168.96	13.54	102.80	129.58	205.25	N/A	3,200	5,407
5,000 TO 14,999	9	100.00	140.23	134.75	44.81	104.07	85.26	314.56	97.70 to 237.40	8,579	11,561
15,000 TO 29,999	10	99.35	115.97	111.49	30.23	104.02	60.07	194.23	91.36 to 167.14	20,510	22,867
30,000 TO 59,999	33	98.80	102.74	101.83	22.84	100.89	43.33	234.94	90.16 to 109.26	44,264	45,076
60,000 TO 99,999	31	97.18	102.57	102.73	13.37	99.84	65.30	163.41	91.57 to 104.17	75,034	77,085
100,000 TO 149,999	32	89.33	88.10	87.79	15.02	100.35	63.91	146.93	76.23 to 96.03	120,959	106,185
150,000 TO 249,999	31	94.87	92.20	91.77	13.93	100.47	59.12	125.84	81.99 to 99.21	177,145	162,572
250,000 TO 499,999	6	86.99	88.12	88.47	14.06	99.60	63.53	104.65	63.53 to 104.65	281,333	248,890
500,000 TO 999,999	1	79.11	79.11	79.11	00.00	100.00	79.11	79.11	N/A	540,000	427,215
1,000,000 +											
<u>ALL</u>	156	95.27	101.27	93.08	20.74	108.80	43.33	314.56	92.76 to 97.78	100,441	93,489

**18 Clay**  
**COMMERCIAL**

**PAD 2020 R&O Statistics (Using 2020 Values)**

Qualified

Date Range: 10/1/2016 To 9/30/2019 Posted on: 1/31/2020

Number of Sales : 21  
Total Sales Price : 2,461,370  
Total Adj. Sales Price : 2,461,370  
Total Assessed Value : 2,280,240  
Avg. Adj. Sales Price : 117,208  
Avg. Assessed Value : 108,583

MEDIAN : 94  
WGT. MEAN : 93  
MEAN : 91  
COD : 17.38  
PRD : 98.22

COV : 23.04  
STD : 20.96  
Avg. Abs. Dev : 16.26  
MAX Sales Ratio : 134.79  
MIN Sales Ratio : 56.08

95% Median C.I. : 76.36 to 100.00  
95% Wgt. Mean C.I. : 80.46 to 104.82  
95% Mean C.I. : 81.45 to 100.53

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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>Qrtrs</u>											
01-OCT-16 To 31-DEC-16	2	85.08	85.08	86.15	07.73	98.76	78.50	91.66	N/A	43,000	37,045
01-JAN-17 To 31-MAR-17	1	93.57	93.57	93.57	00.00	100.00	93.57	93.57	N/A	300,000	280,720
01-APR-17 To 30-JUN-17	3	97.30	84.68	86.53	14.07	97.86	57.84	98.90	N/A	126,067	109,088
01-JUL-17 To 30-SEP-17	2	105.64	105.64	111.50	05.76	94.74	99.55	111.72	N/A	267,500	298,250
01-OCT-17 To 31-DEC-17											
01-JAN-18 To 31-MAR-18											
01-APR-18 To 30-JUN-18	2	75.85	75.85	75.77	00.69	100.11	75.33	76.36	N/A	105,000	79,563
01-JUL-18 To 30-SEP-18	2	108.18	108.18	112.41	08.18	96.24	99.33	117.03	N/A	115,000	129,273
01-OCT-18 To 31-DEC-18	1	88.70	88.70	88.70	00.00	100.00	88.70	88.70	N/A	5,000	4,435
01-JAN-19 To 31-MAR-19	4	75.51	87.07	74.04	32.23	117.60	62.48	134.79	N/A	86,750	64,231
01-APR-19 To 30-JUN-19	3	102.26	92.26	76.23	20.33	121.03	56.08	118.44	N/A	66,667	50,822
01-JUL-19 To 30-SEP-19	1	100.00	100.00	100.00	00.00	100.00	100.00	100.00	N/A	170,170	170,170
<u>Study Yrs</u>											
01-OCT-16 To 30-SEP-17	8	95.44	91.13	98.41	11.25	92.60	57.84	111.72	57.84 to 111.72	162,400	159,822
01-OCT-17 To 30-SEP-18	4	87.85	92.01	94.93	18.41	96.92	75.33	117.03	N/A	110,000	104,418
01-OCT-18 To 30-SEP-19	9	88.70	90.42	80.87	23.29	111.81	56.08	134.79	62.48 to 118.44	80,241	64,888
<u>Calendar Yrs</u>											
01-JAN-17 To 31-DEC-17	6	98.10	93.15	99.28	10.44	93.83	57.84	111.72	57.84 to 111.72	202,200	200,748
01-JAN-18 To 31-DEC-18	5	88.70	91.35	94.86	14.58	96.30	75.33	117.03	N/A	89,000	84,421
<u>ALL</u>	21	93.57	90.99	92.64	17.38	98.22	56.08	134.79	76.36 to 100.00	117,208	108,583

VALUATION GROUP										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	5	98.90	104.44	100.84	09.18	103.57	91.66	134.79	N/A	72,440	73,052
2	4	95.48	96.62	108.59	13.64	88.98	78.50	117.03	N/A	62,750	68,138
3	3	75.33	76.91	72.16	19.14	106.58	56.08	99.33	N/A	101,667	73,367
12	9	88.03	85.71	92.17	20.71	92.99	57.84	118.44	62.48 to 111.72	171,463	158,037
<u>ALL</u>	21	93.57	90.99	92.64	17.38	98.22	56.08	134.79	76.36 to 100.00	117,208	108,583

**18 Clay**  
**COMMERCIAL**

**PAD 2020 R&O Statistics (Using 2020 Values)**

Qualified

Date Range: 10/1/2016 To 9/30/2019 Posted on: 1/31/2020

Number of Sales : 21  
Total Sales Price : 2,461,370  
Total Adj. Sales Price : 2,461,370  
Total Assessed Value : 2,280,240  
Avg. Adj. Sales Price : 117,208  
Avg. Assessed Value : 108,583

MEDIAN : 94  
WGT. MEAN : 93  
MEAN : 91  
COD : 17.38  
PRD : 98.22

COV : 23.04  
STD : 20.96  
Avg. Abs. Dev : 16.26  
MAX Sales Ratio : 134.79  
MIN Sales Ratio : 56.08

95% Median C.I. : 76.36 to 100.00  
95% Wgt. Mean C.I. : 80.46 to 104.82  
95% Mean C.I. : 81.45 to 100.53

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**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	19	97.30	93.65	95.64	15.25	97.92	57.84	134.79	78.50 to 102.26	116,651	111,565
04	2	65.71	65.71	65.51	14.66	100.31	56.08	75.33	N/A	122,500	80,253
<u>ALL</u>	21	93.57	90.99	92.64	17.38	98.22	56.08	134.79	76.36 to 100.00	117,208	108,583

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	2	94.13	94.13	95.93	05.77	98.12	88.70	99.55	N/A	7,500	7,195
Less Than 30,000	2	94.13	94.13	95.93	05.77	98.12	88.70	99.55	N/A	7,500	7,195
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	21	93.57	90.99	92.64	17.38	98.22	56.08	134.79	76.36 to 100.00	117,208	108,583
Greater Than 14,999	19	93.57	90.66	92.62	18.60	97.88	56.08	134.79	75.33 to 102.26	128,756	119,255
Greater Than 29,999	19	93.57	90.66	92.62	18.60	97.88	56.08	134.79	75.33 to 102.26	128,756	119,255
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	2	94.13	94.13	95.93	05.77	98.12	88.70	99.55	N/A	7,500	7,195
15,000 TO 29,999											
30,000 TO 59,999	6	96.96	102.28	100.13	16.73	102.15	78.50	134.79	78.50 to 134.79	42,167	42,223
60,000 TO 99,999	2	87.85	87.85	85.55	13.08	102.69	76.36	99.33	N/A	75,000	64,160
100,000 TO 149,999	6	62.73	68.67	67.81	15.73	101.27	56.08	97.30	56.08 to 97.30	118,333	80,243
150,000 TO 249,999	3	100.00	105.31	105.33	06.04	99.98	98.90	117.03	N/A	169,457	178,490
250,000 TO 499,999	1	93.57	93.57	93.57	00.00	100.00	93.57	93.57	N/A	300,000	280,720
500,000 TO 999,999	1	111.72	111.72	111.72	00.00	100.00	111.72	111.72	N/A	525,000	586,545
1,000,000 +											
<u>ALL</u>	21	93.57	90.99	92.64	17.38	98.22	56.08	134.79	76.36 to 100.00	117,208	108,583

**18 Clay**  
**COMMERCIAL**

**PAD 2020 R&O Statistics (Using 2020 Values)**

Qualified

Date Range: 10/1/2016 To 9/30/2019 Posted on: 1/31/2020

Number of Sales : 21  
 Total Sales Price : 2,461,370  
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 Avg. Adj. Sales Price : 117,208  
 Avg. Assessed Value : 108,583

MEDIAN : 94  
 WGT. MEAN : 93  
 MEAN : 91  
 COD : 17.38  
 PRD : 98.22

COV : 23.04  
 STD : 20.96  
 Avg. Abs. Dev : 16.26  
 MAX Sales Ratio : 134.79  
 MIN Sales Ratio : 56.08

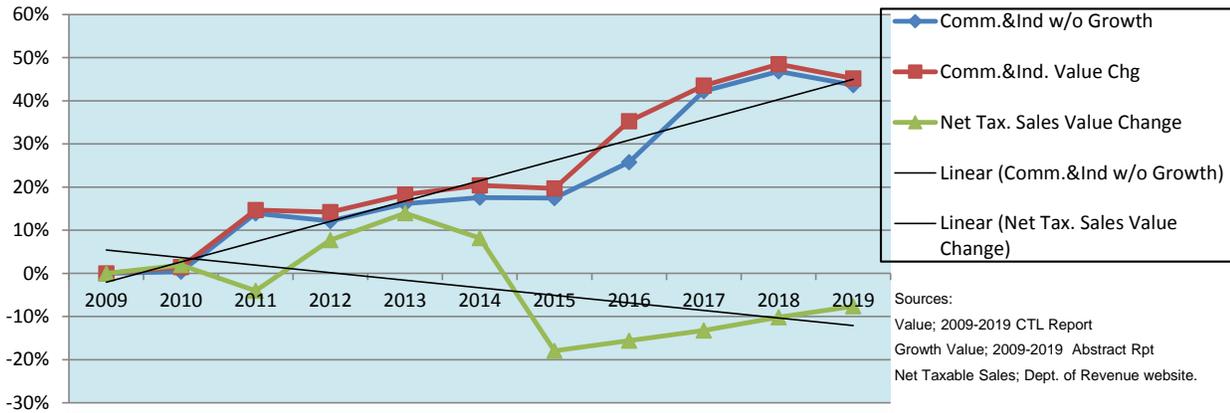
95% Median C.I. : 76.36 to 100.00  
 95% Wgt. Mean C.I. : 80.46 to 104.82  
 95% Mean C.I. : 81.45 to 100.53

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**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
344	2	88.80	88.80	82.07	15.17	108.20	75.33	102.26	N/A	80,000	65,653
350	2	113.23	113.23	109.12	19.05	103.77	91.66	134.79	N/A	42,000	45,830
352	2	98.10	98.10	98.30	00.82	99.80	97.30	98.90	N/A	134,100	131,823
353	1	100.00	100.00	100.00	00.00	100.00	100.00	100.00	N/A	170,170	170,170
406	6	94.02	87.51	72.86	19.42	120.11	56.08	118.44	56.08 to 118.44	63,333	46,143
408	1	78.50	78.50	78.50	00.00	100.00	78.50	78.50	N/A	36,000	28,260
442	3	76.36	85.29	90.92	23.81	93.81	62.48	117.03	N/A	123,333	112,133
528	3	88.03	85.86	101.19	20.40	84.85	57.84	111.72	N/A	231,000	233,740
531	1	93.57	93.57	93.57	00.00	100.00	93.57	93.57	N/A	300,000	280,720
<u>ALL</u>	21	93.57	90.99	92.64	17.38	98.22	56.08	134.79	76.36 to 100.00	117,208	108,583

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



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2008	\$ 58,538,800	\$ 6,081,770		\$ 52,457,030	--	\$ 27,907,467	--
2009	\$ 60,081,190	\$ 644,145	1.07%	\$ 59,437,045	--	\$ 28,036,662	--
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%
2017	\$ 86,217,540	\$ 751,720	0.87%	\$ 85,465,820	5.17%	\$ 24,329,811	2.80%
2018	\$ 89,215,625	\$ 1,004,405	1.13%	\$ 88,211,220	2.31%	\$ 25,187,408	3.52%
2019	\$ 87,213,010	\$ 897,425	1.03%	\$ 86,315,585	-3.25%	\$ 25,897,797	2.82%
<b>Ann %chg</b>	3.80%			<b>Average</b>	<b>1.84%</b>	-0.79%	<b>-0.31%</b>

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2009	-	-	-
2010	0.41%	1.45%	1.94%
2011	13.89%	14.68%	-4.04%
2012	12.13%	14.23%	7.72%
2013	16.17%	18.26%	13.95%
2014	17.59%	20.42%	8.18%
2015	17.46%	19.71%	-17.96%
2016	25.75%	35.26%	-15.59%
2017	42.25%	43.50%	-13.22%
2018	46.82%	48.49%	-10.16%
2019	43.66%	45.16%	-7.63%

County Number	18
County Name	Clay

**18 Clay**  
**AGRICULTURAL LAND**

**PAD 2020 R&O Statistics (Using 2020 Values)**

Qualified

Date Range: 10/1/2016 To 9/30/2019 Posted on: 1/31/2020

Number of Sales : 51  
 Total Sales Price : 45,266,212  
 Total Adj. Sales Price : 45,266,212  
 Total Assessed Value : 33,296,785  
 Avg. Adj. Sales Price : 887,573  
 Avg. Assessed Value : 652,878

MEDIAN : 73  
 WGT. MEAN : 74  
 MEAN : 76  
 COD : 14.57  
 PRD : 103.22

COV : 18.37  
 STD : 13.95  
 Avg. Abs. Dev : 10.68  
 MAX Sales Ratio : 109.97  
 MIN Sales Ratio : 52.91

95% Median C.I. : 68.24 to 76.67  
 95% Wgt. Mean C.I. : 70.40 to 76.72  
 95% Mean C.I. : 72.10 to 79.76

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<b>DATE OF SALE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qrtrs</u>												
01-OCT-16 To 31-DEC-16	7	67.30	77.63	76.65	19.02	101.28	63.07	105.72	63.07 to 105.72	678,797	520,330	
01-JAN-17 To 31-MAR-17	3	80.44	77.69	75.28	05.45	103.20	69.74	82.88	N/A	1,174,698	884,285	
01-APR-17 To 30-JUN-17	8	79.41	81.73	77.58	14.86	105.35	60.34	109.97	60.34 to 109.97	842,853	653,869	
01-JUL-17 To 30-SEP-17	1	76.48	76.48	76.48	00.00	100.00	76.48	76.48	N/A	537,800	411,330	
01-OCT-17 To 31-DEC-17	4	81.41	82.31	74.45	20.10	110.56	61.82	104.59	N/A	1,823,396	1,357,480	
01-JAN-18 To 31-MAR-18	5	70.03	75.35	73.64	13.61	102.32	60.39	100.54	N/A	645,725	475,482	
01-APR-18 To 30-JUN-18	6	75.79	77.63	76.36	11.94	101.66	64.27	104.53	64.27 to 104.53	711,554	543,326	
01-JUL-18 To 30-SEP-18	1	66.79	66.79	66.79	00.00	100.00	66.79	66.79	N/A	400,000	267,170	
01-OCT-18 To 31-DEC-18	2	66.44	66.44	65.82	02.71	100.94	64.64	68.24	N/A	1,010,000	664,760	
01-JAN-19 To 31-MAR-19	5	69.46	74.49	70.90	15.52	105.06	61.14	99.11	N/A	1,086,500	770,347	
01-APR-19 To 30-JUN-19	6	64.63	63.95	63.95	07.98	100.00	52.91	73.30	52.91 to 73.30	795,647	508,850	
01-JUL-19 To 30-SEP-19	3	78.59	79.36	78.12	04.62	101.59	74.29	85.19	N/A	764,000	596,843	
<u>Study Yrs</u>												
01-OCT-16 To 30-SEP-17	19	76.48	79.30	76.74	14.47	103.34	60.34	109.97	67.30 to 89.11	818,752	628,287	
01-OCT-17 To 30-SEP-18	16	72.44	77.41	74.61	15.54	103.75	60.39	104.59	66.65 to 92.73	949,471	708,403	
01-OCT-18 To 30-SEP-19	16	67.92	70.44	69.05	11.78	102.01	52.91	99.11	62.83 to 78.59	907,399	626,555	
<u>Calendar Yrs</u>												
01-JAN-17 To 31-DEC-17	16	78.46	80.79	75.84	14.10	106.53	60.34	109.97	70.08 to 90.87	1,131,144	857,816	
01-JAN-18 To 31-DEC-18	14	69.59	74.44	72.94	12.52	102.06	60.39	104.53	64.64 to 78.72	708,425	516,718	
<u>ALL</u>	51	73.30	75.93	73.56	14.57	103.22	52.91	109.97	68.24 to 76.67	887,573	652,878	

<b>AREA (MARKET)</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	51	73.30	75.93	73.56	14.57	103.22	52.91	109.97	68.24 to 76.67	887,573	652,878	
<u>ALL</u>	51	73.30	75.93	73.56	14.57	103.22	52.91	109.97	68.24 to 76.67	887,573	652,878	

**18 Clay**  
**AGRICULTURAL LAND**

**PAD 2020 R&O Statistics (Using 2020 Values)**

Qualified

Date Range: 10/1/2016 To 9/30/2019 Posted on: 1/31/2020

Number of Sales : 51  
 Total Sales Price : 45,266,212  
 Total Adj. Sales Price : 45,266,212  
 Total Assessed Value : 33,296,785  
 Avg. Adj. Sales Price : 887,573  
 Avg. Assessed Value : 652,878

MEDIAN : 73  
 WGT. MEAN : 74  
 MEAN : 76  
 COD : 14.57  
 PRD : 103.22

COV : 18.37  
 STD : 13.95  
 Avg. Abs. Dev : 10.68  
 MAX Sales Ratio : 109.97  
 MIN Sales Ratio : 52.91

95% Median C.I. : 68.24 to 76.67  
 95% Wgt. Mean C.I. : 70.40 to 76.72  
 95% Mean C.I. : 72.10 to 79.76

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**95%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>Irrigated</b>											
County	14	74.64	72.73	71.27	06.46	102.05	60.34	82.88	66.43 to 76.78	1,343,294	957,330
1	14	74.64	72.73	71.27	06.46	102.05	60.34	82.88	66.43 to 76.78	1,343,294	957,330
<b>Dry</b>											
County	3	60.62	64.08	59.69	14.19	107.35	52.91	78.72	N/A	430,000	256,652
1	3	60.62	64.08	59.69	14.19	107.35	52.91	78.72	N/A	430,000	256,652
<b>ALL</b>	<b>51</b>	<b>73.30</b>	<b>75.93</b>	<b>73.56</b>	<b>14.57</b>	<b>103.22</b>	<b>52.91</b>	<b>109.97</b>	<b>68.24 to 76.67</b>	<b>887,573</b>	<b>652,878</b>

**80%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>Irrigated</b>											
County	38	71.71	74.49	72.20	12.01	103.17	60.34	105.72	67.60 to 76.64	1,013,366	731,665
1	38	71.71	74.49	72.20	12.01	103.17	60.34	105.72	67.60 to 76.64	1,013,366	731,665
<b>Dry</b>											
County	3	60.62	64.08	59.69	14.19	107.35	52.91	78.72	N/A	430,000	256,652
1	3	60.62	64.08	59.69	14.19	107.35	52.91	78.72	N/A	430,000	256,652
<b>ALL</b>	<b>51</b>	<b>73.30</b>	<b>75.93</b>	<b>73.56</b>	<b>14.57</b>	<b>103.22</b>	<b>52.91</b>	<b>109.97</b>	<b>68.24 to 76.67</b>	<b>887,573</b>	<b>652,878</b>

## Clay County 2020 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Clay	1	5825	5825	5705	5705	n/a	5500	5370	5370	<b>5729</b>
Adams	4	5249	5198	5094	4991	4735	4795	4764	4582	<b>5131</b>
Hall	1	5498	5280	4000	3986	3868	3864	3651	3615	<b>4771</b>
Hamilton	1	6095	5923	5791	5599	n/a	5300	5100	5100	<b>5899</b>
Kearney	1	4800	4799	4750	4550	4000	3000	3000	3000	<b>4519</b>
Nuckolls	1	4915	4915	4380	4380	n/a	4200	4000	4000	<b>4573</b>
Thayer	1	6025	5875	5775	5625	5425	5275	5150	5150	<b>5688</b>

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Clay	1	2760	2525	2435	2360	2285	2285	2210	2210	<b>2484</b>
Adams	4	3260	3075	2890	2700	2700	2700	2515	2515	<b>2977</b>
Hall	1	2719	2738	2328	2328	2052	2052	1888	1888	<b>2392</b>
Hamilton	1	4900	4900	4800	4800	4700	4700	4600	4600	<b>4834</b>
Kearney	1	n/a	2770	2500	2500	2230	1785	1785	1785	<b>2593</b>
Nuckolls	1	2285	2285	2215	2000	2000	2000	1950	1950	<b>2152</b>
Thayer	1	3350	3350	3175	3175	2850	2850	2700	2700	<b>3134</b>

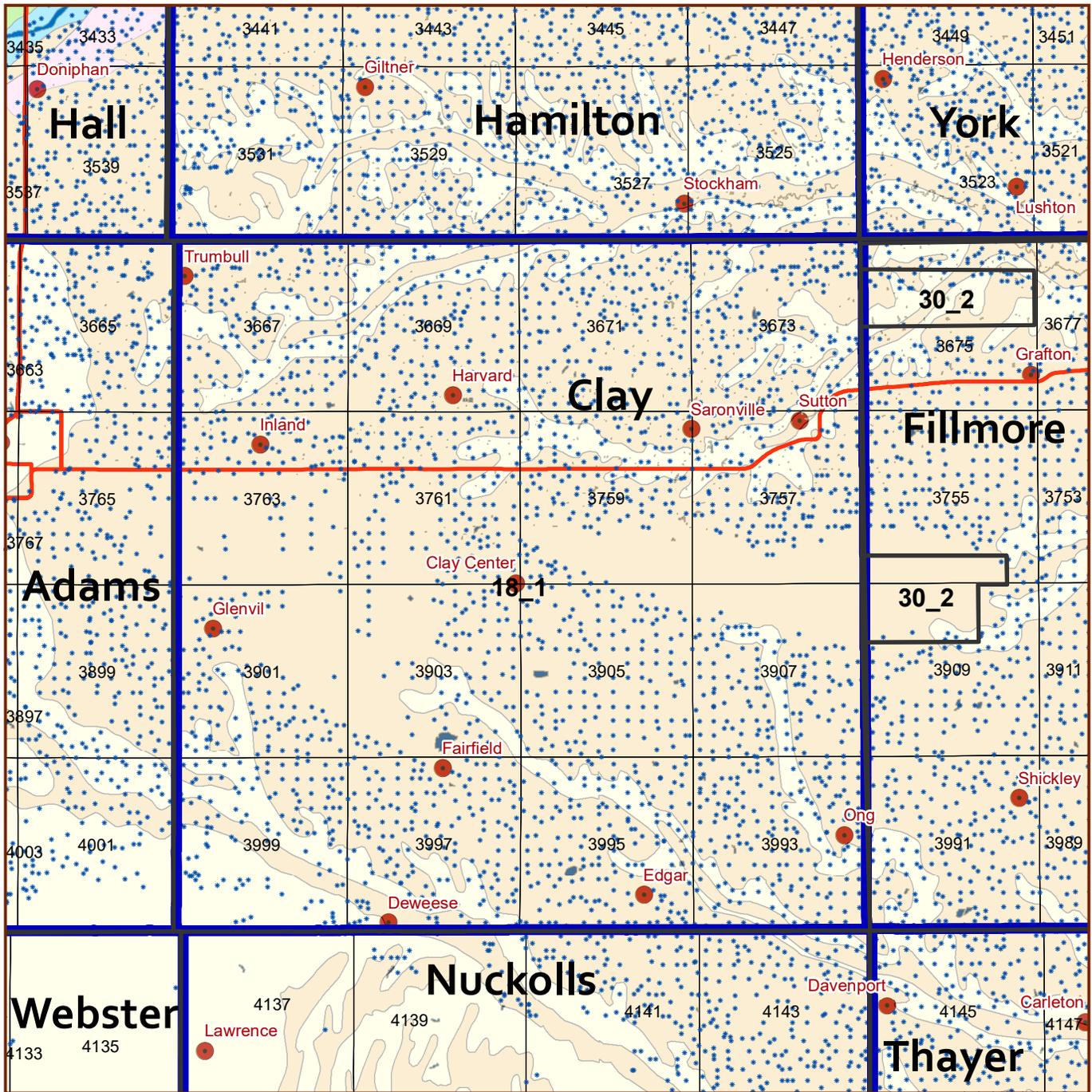
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Clay	1	1275	1275	1270	1270	n/a	n/a	n/a	1165	<b>1265</b>
Adams	4	1405	1405	1380	1380	1355	n/a	1355	1355	<b>1385</b>
Hall	1	1411	1408	1346	1349	1274	1275	1275	1275	<b>1377</b>
Hamilton	1	1750	1700	1650	1600	1550	1500	n/a	1300	<b>1698</b>
Kearney	1	1300	1300	1300	1300	1300	1300	1300	1300	<b>1300</b>
Nuckolls	1	1225	1225	1225	1225	n/a	1225	1224	1225	<b>1225</b>
Thayer	1	1370	1370	1370	n/a	1370	1370	n/a	1370	<b>1370</b>

County	Mkt	CRP	TIMBER	WASTE
Clay	1	n/a	n/a	500
Adams	4	n/a	n/a	202
Hall	1	n/a	n/a	107
Hamilton	1	n/a	n/a	900
Kearney	1	n/a	n/a	150
Nuckolls	1	1225	115	115
Thayer	1	2341	500	200

Source: 2020 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.

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

# CLAY COUNTY



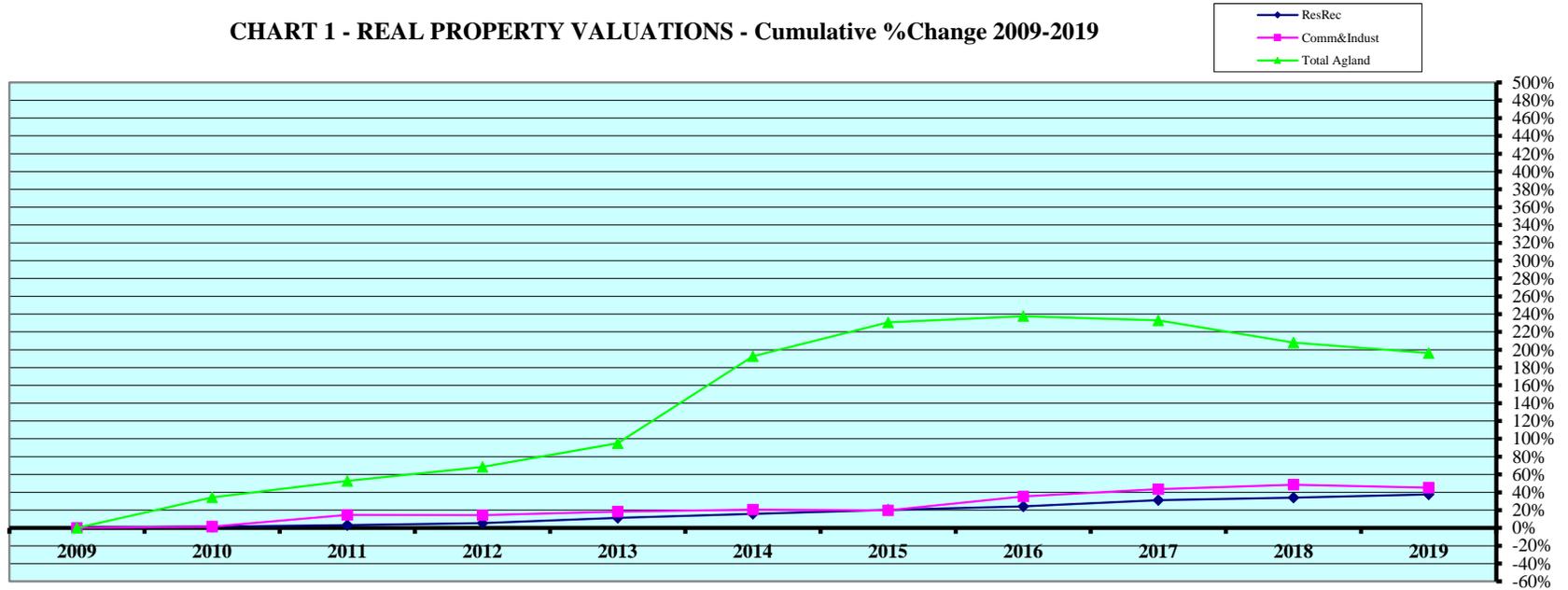
**Legend**

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

**Soils  
CLASS**

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

**CHART 1 - REAL PROPERTY VALUATIONS - Cumulative %Change 2009-2019**



Tax Year	Residential & Recreational <sup>(1)</sup>				Commercial & Industrial <sup>(1)</sup>				Total Agricultural Land <sup>(1)</sup>			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2009	160,366,130	--	--	--	60,081,190	--	--	--	512,038,885	--	--	--
2010	162,792,065	2,425,935	1.51%	1.51%	60,950,435	869,245	1.45%	1.45%	687,910,815	175,871,930	34.35%	34.35%
2011	165,496,375	2,704,310	1.66%	3.20%	68,900,365	7,949,930	13.04%	14.68%	781,644,925	93,734,110	13.63%	52.65%
2012	168,873,325	3,376,950	2.04%	5.30%	68,630,835	-269,530	-0.39%	14.23%	862,463,460	80,818,535	10.34%	68.44%
2013	178,398,365	9,525,040	5.64%	11.24%	71,052,295	2,421,460	3.53%	18.26%	999,496,850	137,033,390	15.89%	95.20%
2014	185,421,505	7,023,140	3.94%	15.62%	72,347,915	1,295,620	1.82%	20.42%	1,498,931,305	499,434,455	49.97%	192.74%
2015	192,821,550	7,400,045	3.99%	20.24%	71,922,400	-425,515	-0.59%	19.71%	1,693,093,650	194,162,345	12.95%	230.66%
2016	199,306,025	6,484,475	3.36%	24.28%	81,266,430	9,344,030	12.99%	35.26%	1,728,755,515	35,661,865	2.11%	237.62%
2017	210,416,245	11,110,220	5.57%	31.21%	86,217,540	4,951,110	6.09%	43.50%	1,704,326,015	-24,429,500	-1.41%	232.85%
2018	214,813,030	4,396,785	2.09%	33.95%	89,215,625	2,998,085	3.48%	48.49%	1,576,679,720	-127,646,295	-7.49%	207.92%
2019	220,672,640	5,859,610	2.73%	37.61%	87,213,010	-2,002,615	-2.24%	45.16%	1,516,793,105	-59,886,615	-3.80%	196.23%

Rate Annual %chg: Residential & Recreational **3.24%**

Commercial & Industrial **3.80%**

Agricultural Land **11.47%**

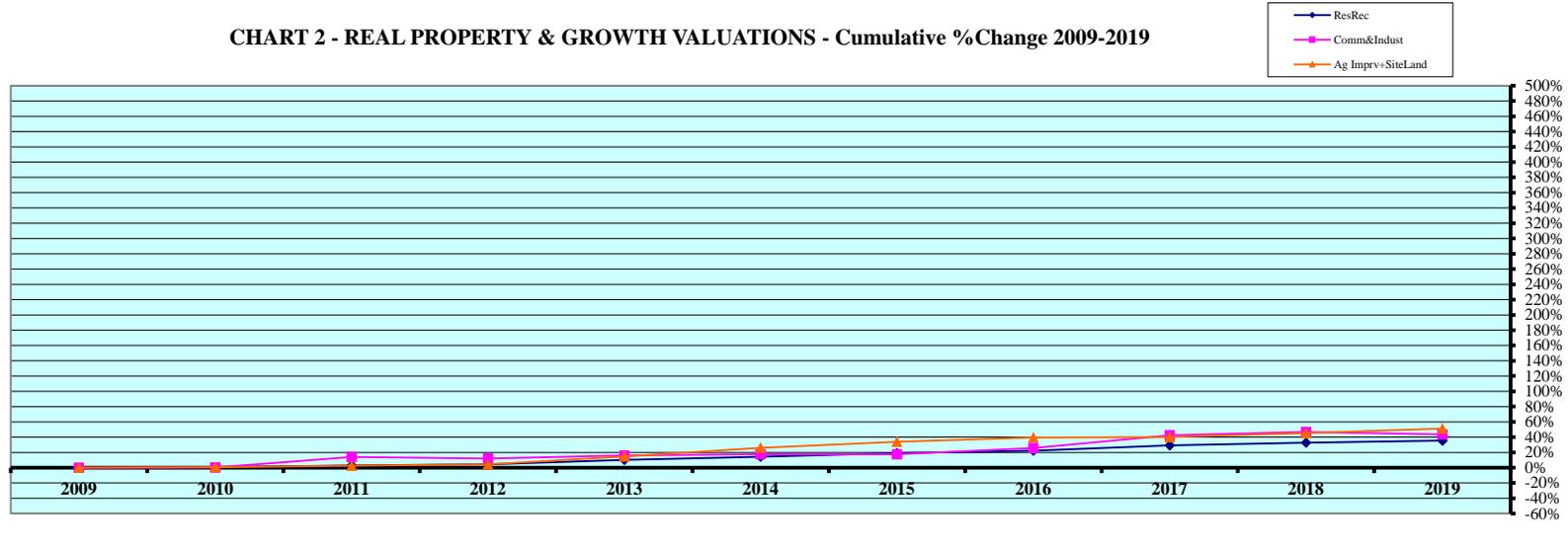
Cnty# **18**  
County **CLAY**

**CHART 1**

(1) Residential & Recreational excludes Agric. dwelling & farm home site land. Commercial & Industrial excludes minerals. Agricultural land includes irrigated, dry, grass, waste, & other agland, excludes farm site land.

Source: 2009 - 2019 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2020

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2009-2019



Tax Year	Residential & Recreational <sup>(1)</sup>						Commercial & Industrial <sup>(1)</sup>					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2009	160,366,130	1,812,331	1.13%	158,553,799	--	--	60,081,190	644,145	1.07%	59,437,045	--	--
2010	162,792,065	1,406,524	0.86%	161,385,541	0.64%	0.64%	60,950,435	624,731	1.02%	60,325,704	0.41%	0.41%
2011	165,496,375	659,528	0.40%	164,836,847	1.26%	2.79%	68,900,365	472,245	0.69%	68,428,120	12.27%	13.89%
2012	168,873,325	1,425,755	0.84%	167,447,570	1.18%	4.42%	68,630,835	1,260,455	1.84%	67,370,380	-2.22%	12.13%
2013	178,398,365	1,484,760	0.83%	176,913,605	4.76%	10.32%	71,052,295	1,254,885	1.77%	69,797,410	1.70%	16.17%
2014	185,421,505	2,294,315	1.24%	183,127,190	2.65%	14.19%	72,347,915	1,697,925	2.35%	70,649,990	-0.57%	17.59%
2015	192,821,550	2,092,415	1.09%	190,729,135	2.86%	18.93%	71,922,400	1,351,320	1.88%	70,571,080	-2.46%	17.46%
2016	199,306,025	3,165,180	1.59%	196,140,845	1.72%	22.31%	81,266,430	5,715,100	7.03%	75,551,330	5.05%	25.75%
2017	210,416,245	3,105,885	1.48%	207,310,360	4.02%	29.27%	86,217,540	751,720	0.87%	85,465,820	5.17%	42.25%
2018	214,813,030	2,119,225	0.99%	212,693,805	1.08%	32.63%	89,215,625	1,004,405	1.13%	88,211,220	2.31%	46.82%
2019	220,672,640	3,421,390	1.55%	217,251,250	1.14%	35.47%	87,213,010	897,425	1.03%	86,315,585	-3.25%	43.66%
Rate Ann%chg	3.24%			2.13%			3.80%			C & I w/o growth 1.84%		

Tax Year	Ag Improvements & Site Land <sup>(1)</sup>							
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2009	25,812,280	25,357,870	51,170,150	3,785,289	7.40%	47,384,861	--	--
2010	26,242,605	26,335,305	52,577,910	1,036,204	1.97%	51,541,706	0.73%	0.73%
2011	26,523,180	27,769,190	54,292,370	1,822,400	3.36%	52,469,970	-0.21%	2.54%
2012	26,203,710	30,050,075	56,253,785	2,899,585	5.15%	53,354,200	-1.73%	4.27%
2013	28,517,750	32,491,415	61,009,165	2,387,380	3.91%	58,621,785	4.21%	14.56%
2014	30,755,265	38,615,065	69,370,330	4,943,670	7.13%	64,426,660	5.60%	25.91%
2015	31,548,995	40,416,630	71,965,625	3,437,600	4.78%	68,528,025	-1.21%	33.92%
2016	31,601,455	41,926,135	73,527,590	2,108,665	2.87%	71,418,925	-0.76%	39.57%
2017	30,782,345	41,600,110	72,382,455	739,558	1.02%	71,642,897	-2.56%	40.01%
2018	31,853,445	44,251,670	76,105,115	1,754,095	2.30%	74,351,020	2.72%	45.30%
2019	32,670,000	46,880,745	79,550,745	2,166,713	2.72%	77,384,032	1.68%	51.23%
Rate Ann%chg	2.38%	6.34%	4.51%	Ag Imprv+Site w/o growth			0.85%	

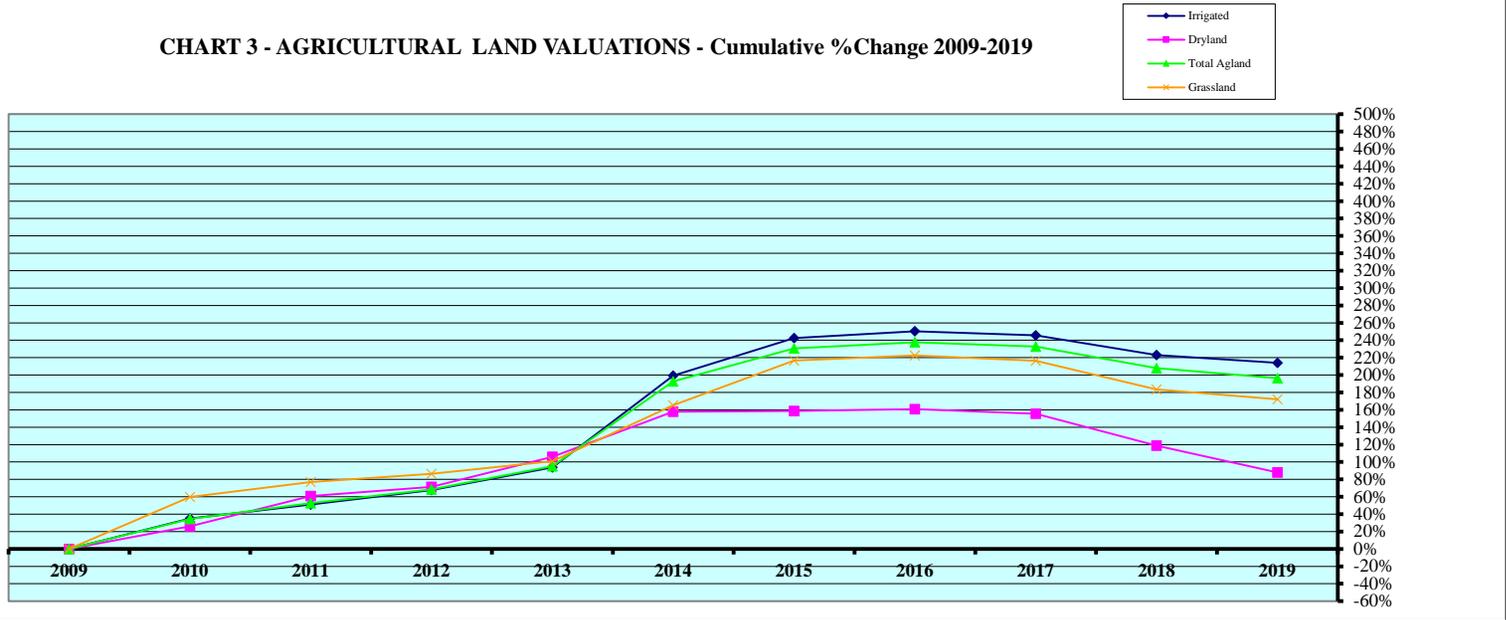
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property. Sources: Value; 2009 - 2019 CTL Growth Value; 2009-2019 Abstract of Asmnt Rpt.

Cnty# 18  
County CLAY

CHART 2

NE Dept. of Revenue, Property Assessment Division  
Prepared as of 03/01/2020

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative %Change 2009-2019



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
2009	434,320,355	--	--	--	65,917,110	--	--	--	10,338,615	--	--	--
2010	586,685,695	152,365,340	35.08%	35.08%	83,011,380	17,094,270	25.93%	25.93%	16,507,995	6,169,380	59.67%	59.67%
2011	655,570,475	68,884,780	11.74%	50.94%	105,974,460	22,963,080	27.66%	60.77%	18,287,555	1,779,560	10.78%	76.89%
2012	728,413,225	72,842,750	11.11%	67.71%	112,919,080	6,944,620	6.55%	71.30%	19,270,570	983,015	5.38%	86.39%
2013	841,041,835	112,628,610	15.46%	93.65%	135,645,580	22,726,500	20.13%	105.78%	20,777,275	1,506,705	7.82%	100.97%
2014	1,299,208,940	458,167,105	54.48%	199.14%	170,036,780	34,391,200	25.35%	157.96%	27,407,210	6,629,935	31.91%	165.10%
2015	1,487,557,385	188,348,445	14.50%	242.50%	170,506,500	469,720	0.28%	158.67%	32,729,215	5,322,005	19.42%	216.57%
2016	1,521,380,235	33,822,850	2.27%	250.29%	171,908,165	1,401,665	0.82%	160.79%	33,346,415	617,200	1.89%	222.54%
2017	1,501,179,235	-20,201,000	-1.33%	245.64%	168,312,395	-3,595,770	-2.09%	155.34%	32,714,265	-632,150	-1.90%	216.43%
2018	1,403,116,825	-98,062,410	-6.53%	223.06%	144,212,040	-24,100,355	-14.32%	118.78%	29,295,120	-3,419,145	-10.45%	183.36%
2019	1,364,336,395	-38,780,430	-2.76%	214.13%	123,850,960	-20,361,080	-14.12%	87.89%	28,126,495	-1,168,625	-3.99%	172.05%

Rate Ann.%chg: Irrigated **12.13%** Dryland **6.51%** Grassland **10.53%**

Tax Year	Waste Land <sup>(1)</sup>				Other Agland <sup>(1)</sup>				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2009	921,080	--	--	--	541,725	--	--	--	512,038,885	--	--	--
2010	0	-921,080	-100.00%	-100.00%	1,705,745	1,164,020	214.87%	214.87%	687,910,815	175,871,930	34.35%	34.35%
2011	0	0	-100.00%	-100.00%	1,812,435	106,690	6.25%	234.57%	781,644,925	93,734,110	13.63%	52.65%
2012	0	0	-100.00%	-100.00%	1,860,585	48,150	2.66%	243.46%	862,463,460	80,818,535	10.34%	68.44%
2013	0	0	-100.00%	-100.00%	2,032,160	171,575	9.22%	275.13%	999,496,850	137,033,390	15.89%	95.20%
2014	0	0	-100.00%	-100.00%	2,278,375	246,215	12.12%	320.58%	1,498,931,305	499,434,455	49.97%	192.74%
2015	0	0	-100.00%	-100.00%	2,300,550	22,175	0.97%	324.67%	1,693,093,650	194,162,345	12.95%	230.66%
2016	0	0	-100.00%	-100.00%	2,120,700	-179,850	-7.82%	291.47%	1,728,755,515	35,661,865	2.11%	237.62%
2017	0	0	-100.00%	-100.00%	2,120,120	-580	-0.03%	291.36%	1,704,326,015	-24,429,500	-1.41%	232.85%
2018	0	0	-100.00%	-100.00%	55,735	-2,064,385	-97.37%	-89.71%	1,576,679,720	-127,646,295	-7.49%	207.92%
2019	0	0	-100.00%	-100.00%	479,255	423,520	759.88%	-11.53%	1,516,793,105	-59,886,615	-3.80%	196.23%

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

Rate Ann.%chg: Total Agric Land **11.47%**

**CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2009-2019** (from County Abstract Reports)<sup>(1)</sup>

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2009	434,407,590	211,229	2,057			66,548,750	60,277	1,104			9,973,550	23,218	430		
2010	589,395,065	213,621	2,759	34.16%	34.16%	81,693,750	59,023	1,384	25.37%	25.37%	16,458,695	25,445	647	50.58%	50.58%
2011	654,027,455	213,163	3,068	11.20%	49.19%	105,721,870	59,531	1,776	28.31%	60.86%	18,176,310	25,252	720	11.28%	67.56%
2012	728,440,770	214,992	3,388	10.43%	64.75%	112,921,130	58,930	1,916	7.90%	73.56%	19,278,730	24,778	778	8.10%	81.13%
2013	840,640,555	218,193	3,853	13.71%	87.34%	135,411,545	56,912	2,379	24.17%	115.51%	20,782,390	23,606	880	13.15%	104.95%
2014	1,300,047,640	222,010	5,856	51.99%	184.74%	169,727,610	53,944	3,146	32.24%	184.99%	27,281,580	22,943	1,189	35.07%	176.82%
2015	1,488,956,660	225,574	6,601	12.72%	220.96%	169,864,995	50,901	3,337	6.06%	202.27%	32,699,155	22,591	1,447	21.73%	236.96%
2016	1,521,763,570	226,001	6,733	2.01%	227.41%	171,905,635	50,510	3,403	1.98%	208.27%	33,330,335	22,562	1,477	2.06%	243.89%
2017	1,501,446,970	228,102	6,582	-2.24%	220.06%	168,272,000	49,414	3,405	0.06%	208.45%	32,703,025	22,136	1,477	0.01%	243.92%
2018	1,403,619,840	228,287	6,148	-6.59%	198.97%	143,954,780	49,264	2,922	-14.19%	164.67%	29,346,490	22,037	1,332	-9.86%	210.01%
2019	1,364,427,045	227,528	5,997	-2.47%	191.59%	124,041,535	49,859	2,488	-14.86%	125.34%	28,183,180	22,210	1,269	-4.71%	195.40%

Rate Annual %chg Average Value/Acre: **11.30%**

**8.46%**

**11.44%**

Tax Year	WASTE LAND <sup>(2)</sup>					OTHER AGLAND <sup>(2)</sup>					TOTAL AGRICULTURAL LAND <sup>(1)</sup>				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2009	926,505	3,706	250			377,990	392	963			512,234,385	298,822	1,714		
2010	0	0				1,172,575	1,381	849	-11.84%	-11.84%	688,720,085	299,470	2,300	34.16%	34.16%
2011	0	0				1,172,650	1,381	849	-0.01%	-11.85%	779,098,285	299,327	2,603	13.18%	51.84%
2012	0	0				1,244,780	1,461	852	0.31%	-11.58%	861,885,410	300,161	2,871	10.32%	67.51%
2013	0	0				1,329,605	1,459	911	6.97%	-5.42%	998,164,095	300,170	3,325	15.81%	93.99%
2014	0	0				1,730,110	1,465	1,181	29.61%	22.59%	1,498,786,940	300,362	4,990	50.06%	191.10%
2015	0	0				2,022,990	1,462	1,384	17.20%	43.67%	1,693,543,800	300,527	5,635	12.93%	228.74%
2016	0	0				2,063,170	1,462	1,411	1.99%	46.53%	1,729,062,710	300,535	5,753	2.09%	235.63%
2017	0	0				2,120,120	1,500	1,414	0.15%	46.75%	1,704,542,115	301,152	5,660	-1.62%	230.19%
2018	0	0				55,735	111	500	-64.63%	-48.10%	1,576,976,845	299,699	5,262	-7.04%	206.96%
2019	0	0				479,255	391	1,227	145.41%	27.38%	1,517,131,015	299,987	5,057	-3.89%	195.03%

**18**  
**CLAY**

Rate Annual %chg Average Value/Acre: **11.43%**

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2009 - 2019 County Abstract Reports  
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2020

**CHART 4**

CHART 5 - 2019 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	79,260,180	28,047,568	86,224,669	220,445,550	67,613,565	19,599,445	227,090	1,516,793,105	32,670,000	46,880,745	0	2,097,761,917
cnty sectorvalue % of total value:		3.78%	1.34%	4.11%	10.51%	3.22%	0.93%	0.01%	72.31%	1.56%	2.23%		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	904,308	534,035	52,382	25,912,595	6,427,790	0	0	33,525	0	0	0	33,864,635
11.62%	%sector of county sector	1.14%	1.90%	0.06%	11.75%	9.51%			0.00%				1.61%
	%sector of municipality	2.67%	1.58%	0.15%	76.52%	18.98%			0.10%				100.00%
67	DEWEESE	188,706	48,872	2,614	1,901,570	786,960	0	0	5,500	0	0	0	2,934,222
1.02%	%sector of county sector	0.24%	0.17%	0.00%	0.86%	1.16%			0.00%				0.14%
	%sector of municipality	6.43%	1.67%	0.09%	64.81%	26.82%			0.19%				100.00%
498	EDGAR	606,509	812,736	1,941,566	10,866,025	3,521,440	0	0	336,610	99,295	57,700	0	18,241,881
7.61%	%sector of county sector	0.77%	2.90%	2.25%	4.93%	5.21%			0.02%	0.30%	0.12%		0.87%
	%sector of municipality	3.32%	4.46%	10.64%	59.57%	19.30%			1.85%	0.54%	0.32%		100.00%
387	FAIRFIELD	1,414,579	1,233,354	3,945,955	11,374,580	4,090,780	0	0	270,595	0	8,665	0	22,338,508
5.92%	%sector of county sector	1.78%	4.40%	4.58%	5.16%	6.05%			0.02%		0.02%		1.06%
	%sector of municipality	6.33%	5.52%	17.66%	50.92%	18.31%			1.21%		0.04%		100.00%
310	GLENVIL	9,384	709,956	3,026,934	8,171,185	397,370	0	0	16,920	0	0	0	12,331,749
4.74%	%sector of county sector	0.01%	2.53%	3.51%	3.71%	0.59%			0.00%				0.59%
	%sector of municipality	0.08%	5.76%	24.55%	66.26%	3.22%			0.14%				100.00%
1,013	HARVARD	526,855	693,065	921,642	16,198,065	2,892,515	0	0	102,705	0	5,775	0	21,340,622
15.48%	%sector of county sector	0.66%	2.47%	1.07%	7.35%	4.28%			0.01%		0.01%		1.02%
	%sector of municipality	2.47%	4.46%	4.32%	75.90%	13.55%			0.48%		0.03%		100.00%
63	ONG	14,674	41,716	2,231	971,110	779,080	0	0	103,295	0	7,940	0	1,920,046
0.96%	%sector of county sector	0.02%	0.15%	0.00%	0.44%	1.15%			0.01%		0.02%		0.09%
	%sector of municipality	0.76%	2.17%	0.12%	50.58%	40.58%			5.38%		0.41%		100.00%
47	SARONVILLE	268,042	92,435	265,466	1,366,020	3,625,220	0	0	103,020	0	0	0	5,720,203
0.72%	%sector of county sector	0.34%	0.33%	0.31%	0.62%	5.36%			0.01%				0.27%
	%sector of municipality	4.69%	1.62%	4.64%	23.88%	63.38%			1.80%				100.00%
1502	SUTTON	8,269,058	1,319,016	1,366,584	58,287,140	23,583,270	0	0	279,985	66,805	17,870	0	93,189,728
22.96%	%sector of county sector	10.43%	4.70%	1.58%	26.44%	34.88%			0.02%	0.20%	0.04%		4.44%
	%sector of municipality	8.87%	1.42%	1.47%	62.55%	25.31%			0.30%	0.07%	0.02%		100.00%
205	TRUMBULL	706,176	323,181	578,715	7,797,710	3,645,225	0	0	558,020	0	102,245	0	13,711,272
3.13%	%sector of county sector	0.89%	1.15%	0.67%	3.54%	5.39%			0.04%		0.22%		0.65%
	%sector of municipality	5.15%	2.36%	4.22%	56.87%	26.59%			4.07%		0.75%		100.00%
4,852	Total Municipalities	12,908,291	5,808,366	12,104,089	142,846,000	49,749,650	0	0	1,810,175	166,100	200,195	0	225,592,866
74.17%	%all municip.sectors of cnty	16.29%	20.71%	14.04%	64.80%	73.58%			0.12%	0.51%	0.43%		10.75%

Sources: 2019 Certificate of Taxes Levied CTL, 2010 US Census; Dec. 2019 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2020

<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 7,565</b>	<b>Value : 1,875,944,150</b>	<b>Growth 3,230,520</b>	<b>Sum Lines 17, 25, &amp; 41</b>
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	410	1,350,970	0	0	449	226,715	859	1,577,685	
<b>02. Res Improve Land</b>	2,203	7,761,670	0	0	435	8,161,620	2,638	15,923,290	
<b>03. Res Improvements</b>	2,225	151,622,635	0	0	452	71,548,865	2,677	223,171,500	
<b>04. Res Total</b>	2,635	160,735,275	0	0	901	79,937,200	3,536	240,672,475	1,734,830
<b>% of Res Total</b>	74.52	66.79	0.00	0.00	25.48	33.21	46.74	12.83	53.70
<b>05. Com UnImp Land</b>	122	270,945	0	0	15	78,570	137	349,515	
<b>06. Com Improve Land</b>	371	1,185,430	0	0	59	3,276,300	430	4,461,730	
<b>07. Com Improvements</b>	371	47,918,585	0	0	61	14,828,620	432	62,747,205	
<b>08. Com Total</b>	493	49,374,960	0	0	76	18,183,490	569	67,558,450	272,100
<b>% of Com Total</b>	86.64	73.08	0.00	0.00	13.36	26.92	7.52	3.60	8.42
<b>09. Ind UnImp Land</b>	0	0	0	0	13	90,965	13	90,965	
<b>10. Ind Improve Land</b>	0	0	0	0	76	722,010	76	722,010	
<b>11. Ind Improvements</b>	0	0	0	0	76	18,786,470	76	18,786,470	
<b>12. Ind Total</b>	0	0	0	0	89	19,599,445	89	19,599,445	0
<b>% of Ind Total</b>	0.00	0.00	0.00	0.00	100.00	100.00	1.18	1.04	0.00
<b>13. Rec UnImp Land</b>	0	0	0	0	7	243,715	7	243,715	
<b>14. Rec Improve Land</b>	0	0	0	0	1	26,465	1	26,465	
<b>15. Rec Improvements</b>	0	0	0	0	1	4,545	1	4,545	
<b>16. Rec Total</b>	0	0	0	0	8	274,725	8	274,725	0
<b>% of Rec Total</b>	0.00	0.00	0.00	0.00	100.00	100.00	0.11	0.01	0.00
<b>Res &amp; Rec Total</b>	2,635	160,735,275	0	0	909	80,211,925	3,544	240,947,200	1,734,830
<b>% of Res &amp; Rec Total</b>	74.35	66.71	0.00	0.00	25.65	33.29	46.85	12.84	53.70
<b>Com &amp; Ind Total</b>	493	49,374,960	0	0	165	37,782,935	658	87,157,895	272,100
<b>% of Com &amp; Ind Total</b>	74.92	56.65	0.00	0.00	25.08	43.35	8.70	4.65	8.42
<b>17. Taxable Total</b>	3,128	210,110,235	0	0	1,074	117,994,860	4,202	328,105,095	2,006,930
<b>% of Taxable Total</b>	74.44	64.04	0.00	0.00	25.56	35.96	55.55	17.49	62.12

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	273	0	118	391

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	109	1,580,020	0	0	2,541	1,181,373,645	2,650	1,182,953,665
28. Ag-Improved Land	15	303,305	0	0	622	283,474,570	637	283,777,875
29. Ag Improvements	16	475,230	0	0	697	80,632,285	713	81,107,515

30. Ag Total					3,363	1,547,839,055
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	5	5.00	65,000	0	0.00	0	
33. HomeSite Improvements	5	0.00	288,355	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	1	0.34	680	0	0.00	0	
36. FarmSite Improv Land	11	7.19	14,390	0	0.00	0	
37. FarmSite Improvements	16	0.00	186,875	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	7	2.13	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	6	6.00	78,000	6	6.00	78,000	
32. HomeSite Improv Land	309	329.12	4,278,495	314	334.12	4,343,495	
33. HomeSite Improvements	315	0.00	35,404,045	320	0.00	35,692,400	379,340
34. HomeSite Total				<b>326</b>	<b>340.12</b>	<b>40,113,895</b>	
35. FarmSite UnImp Land	35	38.12	76,235	36	38.46	76,915	
36. FarmSite Improv Land	596	1,622.17	3,244,195	607	1,629.36	3,258,585	
37. FarmSite Improvements	683	0.00	45,228,240	699	0.00	45,415,115	844,250
38. FarmSite Total				<b>735</b>	<b>1,667.82</b>	<b>48,750,615</b>	
39. Road & Ditches	2,946	8,073.76	0	2,953	8,075.89	0	
40. Other- Non Ag Use	29	1,593.52	2,319,270	29	1,593.52	2,319,270	
41. Total Section VI				<b>1,061</b>	<b>11,677.35</b>	<b>91,183,780</b>	<b>1,223,590</b>

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	26	1,476.75	4,457,315	26	1,476.75	4,457,315

Schedule VIII : Agricultural Records : Special Value

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	63,789.54	28.03%	371,573,610	28.50%	5,824.99
46. 1A	43,899.19	19.29%	255,711,620	19.61%	5,824.97
47. 2A1	74,440.29	32.71%	424,679,880	32.57%	5,704.97
48. 2A	20,700.96	9.10%	118,097,735	9.06%	5,704.94
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	7,082.73	3.11%	38,954,340	2.99%	5,499.90
51. 4A1	10,532.94	4.63%	56,561,240	4.34%	5,369.94
52. 4A	7,139.12	3.14%	38,336,475	2.94%	5,369.92
53. Total	227,584.77	100.00%	1,303,914,900	100.00%	5,729.36
<b>Dry</b>					
54. 1D1	9,643.24	19.31%	26,615,240	21.45%	2,759.99
55. 1D	13,616.92	27.26%	34,382,460	27.71%	2,524.98
56. 2D1	13,184.78	26.40%	32,104,660	25.87%	2,434.98
57. 2D	6,887.59	13.79%	16,254,575	13.10%	2,359.98
58. 3D1	1,195.34	2.39%	2,731,300	2.20%	2,284.96
59. 3D	332.81	0.67%	760,470	0.61%	2,285.00
60. 4D1	3,165.00	6.34%	6,994,520	5.64%	2,209.96
61. 4D	1,924.57	3.85%	4,253,030	3.43%	2,209.86
62. Total	49,950.25	100.00%	124,096,255	100.00%	2,484.40
<b>Grass</b>					
63. 1G1	11,323.53	50.89%	14,437,745	51.28%	1,275.02
64. 1G	2,622.54	11.79%	3,343,680	11.88%	1,274.98
65. 2G1	6,576.14	29.56%	8,351,830	29.66%	1,270.02
66. 2G	81.66	0.37%	103,715	0.37%	1,270.08
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	1,645.60	7.40%	1,917,115	6.81%	1,164.99
71. Total	22,249.47	100.00%	28,154,085	100.00%	1,265.38
<b>Irrigated Total</b>					
	227,584.77	75.81%	1,303,914,900	89.51%	5,729.36
<b>Dry Total</b>					
	49,950.25	16.64%	124,096,255	8.52%	2,484.40
<b>Grass Total</b>					
	22,249.47	7.41%	28,154,085	1.93%	1,265.38
72. Waste	21.53	0.01%	10,765	0.00%	500.00
73. Other	390.58	0.13%	479,270	0.03%	1,227.07
74. Exempt	7,654.17	2.55%	0	0.00%	0.00
75. Market Area Total	300,196.60	100.00%	1,456,655,275	100.00%	4,852.34

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	143.69	829,250	0.00	0	227,441.08	1,303,085,650	227,584.77	1,303,914,900
<b>77. Dry Land</b>	337.17	873,910	0.00	0	49,613.08	123,222,345	49,950.25	124,096,255
<b>78. Grass</b>	78.60	100,095	0.00	0	22,170.87	28,053,990	22,249.47	28,154,085
<b>79. Waste</b>	0.00	0	0.00	0	21.53	10,765	21.53	10,765
<b>80. Other</b>	0.00	0	0.00	0	390.58	479,270	390.58	479,270
<b>81. Exempt</b>	9.13	0	0.00	0	7,645.04	0	7,654.17	0
<b>82. Total</b>	<b>559.46</b>	<b>1,803,255</b>	<b>0.00</b>	<b>0</b>	<b>299,637.14</b>	<b>1,454,852,020</b>	<b>300,196.60</b>	<b>1,456,655,275</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	227,584.77	75.81%	1,303,914,900	89.51%	5,729.36
<b>Dry Land</b>	49,950.25	16.64%	124,096,255	8.52%	2,484.40
<b>Grass</b>	22,249.47	7.41%	28,154,085	1.93%	1,265.38
<b>Waste</b>	21.53	0.01%	10,765	0.00%	500.00
<b>Other</b>	390.58	0.13%	479,270	0.03%	1,227.07
<b>Exempt</b>	7,654.17	2.55%	0	0.00%	0.00
<b>Total</b>	<b>300,196.60</b>	<b>100.00%</b>	<b>1,456,655,275</b>	<b>100.00%</b>	<b>4,852.34</b>

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 N/a Or Error	1	45,520	0	0	0	0	1	45,520	0
83.2 Clay Center	44	294,830	337	1,344,230	338	26,599,055	382	28,238,115	347,525
83.3 Deweese	18	21,455	49	74,235	50	1,811,585	68	1,907,275	3,925
83.4 Edgar	68	125,745	267	515,390	270	12,552,145	338	13,193,280	91,625
83.5 Fairfield	32	131,665	199	1,031,370	199	10,072,055	231	11,235,090	49,340
83.6 Glenvil	15	40,285	135	448,040	136	7,722,325	151	8,210,650	20,540
83.7 Harvard	57	152,825	294	928,440	298	16,284,010	355	17,365,275	69,725
83.8 Harvard Courts	8	10,340	102	102,635	102	913,645	110	1,026,620	0
83.9 Nad Glenvil	3	0	7	72,140	9	353,625	12	425,765	18,840
83.10 Ong	37	48,690	62	141,075	63	1,036,240	100	1,226,005	0
83.11 Rural	7	198,195	1	26,465	2	95,615	9	320,275	0
83.12 Rural Res	445	226,715	428	8,089,480	442	71,104,170	887	79,420,365	669,700
83.13 Saronville	16	11,385	32	42,300	32	1,312,335	48	1,366,020	0
83.14 Sutton	102	459,140	640	2,668,910	646	65,044,290	748	68,172,340	400,570
83.15 Trumbull	13	54,610	86	465,045	91	8,274,950	104	8,794,605	63,040
84 Residential Total	866	1,821,400	2,639	15,949,755	2,678	223,176,045	3,544	240,947,200	1,734,830

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	40,340	56	170,250	56	6,237,650	77	6,448,240	23,215
85.2	Deweese	5	8,595	14	33,680	14	744,685	19	786,960	0
85.3	Edgar	16	26,145	58	75,115	58	3,404,675	74	3,505,935	0
85.4	Fairfield	5	6,655	39	88,490	39	3,995,060	44	4,090,205	3,925
85.5	Glenvil	3	3,755	14	21,925	14	389,925	17	415,605	0
85.6	Harvard	22	25,310	40	60,735	40	2,959,840	62	3,045,885	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	2,508,925	28	2,602,675	0
85.10	Nad Glenvil	1	3,290	16	83,190	16	799,180	17	885,660	0
85.11	Nad Inland	3	66,885	17	3,459,315	17	15,679,705	20	19,205,905	0
85.12	Nad Lynn	0	0	1	89,370	1	1,295,960	1	1,385,330	0
85.13	Ong	10	7,245	12	15,425	12	693,940	22	716,610	0
85.14	Rural	14	75,280	30	134,070	32	8,386,665	46	8,596,015	0
85.15	Saronville	8	2,945	5	7,230	5	3,615,045	13	3,625,220	0
85.16	Sutton	28	144,430	118	642,040	118	22,303,180	146	23,089,650	244,960
85.17	Trumbull	4	5,525	14	68,115	14	3,571,585	18	3,645,225	0
86	Commercial Total	150	440,480	506	5,183,740	508	81,533,675	658	87,157,895	272,100

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	11,323.53	50.89%	14,437,745	51.28%	1,275.02
88. 1G	2,622.54	11.79%	3,343,680	11.88%	1,274.98
89. 2G1	6,576.14	29.56%	8,351,830	29.66%	1,270.02
90. 2G	81.66	0.37%	103,715	0.37%	1,270.08
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	1,645.60	7.40%	1,917,115	6.81%	1,164.99
95. Total	22,249.47	100.00%	28,154,085	100.00%	1,265.38
<b>CRP</b>					
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
<b>Timber</b>					
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	22,249.47	100.00%	28,154,085	100.00%	1,265.38
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	22,249.47	100.00%	28,154,085	100.00%	1,265.38

**2020 County Abstract of Assessment for Real Property, Form 45  
Compared with the 2019 Certificate of Taxes Levied Report (CTL)**

18 Clay

	2019 CTL County Total	2020 Form 45 County Total	Value Difference (2020 form 45 - 2019 CTL)	Percent Change	2020 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	220,445,550	240,672,475	20,226,925	9.18%	1,734,830	8.39%
02. Recreational	227,090	274,725	47,635	20.98%	0	20.98%
03. Ag-Homesite Land, Ag-Res Dwelling	32,670,000	40,113,895	7,443,895	22.79%	379,340	21.62%
<b>04. Total Residential (sum lines 1-3)</b>	<b>253,342,640</b>	<b>281,061,095</b>	<b>27,718,455</b>	<b>10.94%</b>	<b>2,114,170</b>	<b>10.11%</b>
05. Commercial	67,613,565	67,558,450	-55,115	-0.08%	272,100	-0.48%
06. Industrial	19,599,445	19,599,445	0	0.00%	0	0.00%
<b>07. Total Commercial (sum lines 5-6)</b>	<b>87,213,010</b>	<b>87,157,895</b>	<b>-55,115</b>	<b>-0.06%</b>	<b>272,100</b>	<b>-0.38%</b>
08. Ag-Farmsite Land, Outbuildings	44,613,565	48,750,615	4,137,050	9.27%	844,250	7.38%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	2,267,180	2,319,270	52,090	2.30%		
<b>11. Total Non-Agland (sum lines 8-10)</b>	<b>46,880,745</b>	<b>51,069,885</b>	<b>4,189,140</b>	<b>8.94%</b>	<b>844,250</b>	<b>7.13%</b>
12. Irrigated	1,364,336,395	1,303,914,900	-60,421,495	-4.43%		
13. Dryland	123,850,960	124,096,255	245,295	0.20%		
14. Grassland	28,126,495	28,154,085	27,590	0.10%		
15. Wasteland	0	10,765	10,765			
16. Other Agland	479,255	479,270	15	0.00%		
<b>17. Total Agricultural Land</b>	<b>1,516,793,105</b>	<b>1,456,655,275</b>	<b>-60,137,830</b>	<b>-3.96%</b>		
<b>18. Total Value of all Real Property</b> (Locally Assessed)	<b>1,904,229,500</b>	<b>1,875,944,150</b>	<b>-28,285,350</b>	<b>-1.49%</b>	<b>3,230,520</b>	<b>-1.66%</b>

## 2020 Assessment Survey for Clay County

### A. Staffing and Funding Information

<b>1.</b>	<b>Deputy(ies) on staff:</b>
	None
<b>2.</b>	<b>Appraiser(s) on staff:</b>
	None
<b>3.</b>	<b>Other full-time employees:</b>
	Two
<b>4.</b>	<b>Other part-time employees:</b>
	0
<b>5.</b>	<b>Number of shared employees:</b>
	0
<b>6.</b>	<b>Assessor's requested budget for current fiscal year:</b>
	\$291,247
<b>7.</b>	<b>Adopted budget, or granted budget if different from above:</b>
	\$291,247
<b>8.</b>	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	\$91,500
<b>9.</b>	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	N/A
<b>10.</b>	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	\$26,200
<b>11.</b>	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$6,220
<b>12.</b>	<b>Other miscellaneous funds:</b>
	\$0
<b>13.</b>	<b>Amount of last year's assessor's budget not used:</b>
	\$0

## B. Computer, Automation Information and GIS

1.	<b>Administrative software:</b>
	MIPS - County Solutions
2.	<b>CAMA software:</b>
	MIPS - County Solutions
3.	<b>Are cadastral maps currently being used?</b>
	Yes
4.	<b>If so, who maintains the Cadastral Maps?</b>
	Assessor and staff
5.	<b>Does the county have GIS software?</b>
	Yes
6.	<b>Is GIS available to the public? If so, what is the web address?</b>
	Yes <a href="https://clay.gworks.com">https://clay.gworks.com</a>
7.	<b>Who maintains the GIS software and maps?</b>
	Office staff and gWorks.
8.	<b>What type of aerial imagery is used in the cyclical review of properties?</b>
	Aerial imagery from gWorks.
9.	<b>When was the aerial imagery last updated?</b>
	2018
10.	<b>Personal Property software:</b>
	MIPS - County Solutions

## C. Zoning Information

1.	<b>Does the county have zoning?</b>
	Yes
2.	<b>If so, is the zoning countywide?</b>
	No. The City of Sutton has their own zoning. The Village of Ong has no zoning.

<b>3.</b>	<b>What municipalities in the county are zoned?</b>
	All municipalities except Ong are zoned.
<b>4.</b>	<b>When was zoning implemented?</b>
	In 1975, with updated rules and permit requirements in 2004.

**D. Contracted Services**

<b>1.</b>	<b>Appraisal Services:</b>
	Stanard Appraisal for commercial and township reviews. They are currently in year five of our six year rotation to review the cities and villages as well.
<b>2.</b>	<b>GIS Services:</b>
	gWorks
<b>3.</b>	<b>Other services:</b>
	MIPS - County Solutions

**E. Appraisal /Listing Services**

<b>1.</b>	<b>Does the county employ outside help for appraisal or listing services?</b>
	Yes
<b>2.</b>	<b>If so, is the appraisal or listing service performed under contract?</b>
	Yes
<b>3.</b>	<b>What appraisal certifications or qualifications does the County require?</b>
	Must be licensed and approved by State Appraisal Board.
<b>4.</b>	<b>Have the existing contracts been approved by the PTA?</b>
	Yes, along with approval by the County Board and County Attorney.
<b>5.</b>	<b>Does the appraisal or listing service providers establish assessed values for the county?</b>
	Yes for commercial parcels only. Provides recommendations to the county assessor for use in establishing final value estimates on residential and agricultural improvements. For 2020 the appraisers will establish the values for the county on most improvements in the county, based on new depreciation tables created by the appraisers.

## 2020 Residential Assessment Survey for Clay County

<b>1.</b>	<b>Valuation data collection done by:</b>																
	Assessor, Staff, Appraiser																
<b>2.</b>	<b>List the valuation group recognized by the County and describe the unique characteristics of each:</b>																
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Clay Center (population 732 - 2014). County seat located in the center of the county. Clay Center has a somewhat of an active real estate market; some influence with the Meat Animal Research Center just west of town and consolidated school to the south. The newest subdivision on the north side of town has seen the construction of many new homes in the last couple of years. Clay Center no longer has a school but is consolidated with the South Central Unified District #5 in rural Clay County. A bond issue passed during the 2019 election for a new swimming pool that is geared at keeping the many young families living in Clay Center, in the community.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Deweese (population 65 – 2014). Located on the south central border of the county and sits along the south bank of the Little Blue River. Deweese is a weekend home for several who enjoy the recreational lifestyle and a weekend away from the city. Older buildings have been refurbished, new building constructed &amp; several camping spots made for these weekend getaways. There has not been a new home erected in over a decade. Deweese is part of the South Central Unified District #5 in rural Clay County also.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Edgar (population 481 – 2014). Located just 4 miles off Hwy 14 in the southeast quarter of our county. Residential houses mostly consist of older homes, with very few new homes built in the last 20 years. Edgar is the home of Sugar Shack Candles, which draws many outsiders to visit the little city. Edgar too is a part of the South Central Unified District #5 in rural Clay County.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Fairfield (population 373 – 2014). Located just 3 miles east of the junction of Hwy 14 &amp; Hwy 74, two major Highways in the county. Fairfield hosts one of the three remaining Clay County Schools, the South Central Unified District #5, which is 3 miles east of town. Residential housing is mostly older homes, with only a few built since the late 80's. Fairfield is home to many that commute outside of town for employment.</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Glenvil (population 298 – 2014). Located on the western central border of Clay County, and only 10 miles from the city of Hastings is a bedroom community. Mostly older homes, but a few built in the past 30 years. Glenvil is also a part of the South Central Unified District #5 in rural Clay County.</td> </tr> <tr> <td style="text-align: center;">6</td> <td>Harvard (population 979 – 2014). Located in the north half of the county, just a few miles to the north of Highway 6. Residential properties include some new homes. There is a growing school, one of the three remaining in Clay County.</td> </tr> <tr> <td style="text-align: center;">7</td> <td>Harvard Courts A unique area located on the north edge of Harvard. The Courts served as a barracks for the Naval Ammunition Depot and the Harvard Army Airfield during World War II. Each property is the same, with some changing the original flat roof to pitched, and single car garages attached to a few. Some of the properties, which originally housed 2 families in each unit, have remodeled two units into one larger unit by removing interior walls.</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Clay Center (population 732 - 2014). County seat located in the center of the county. Clay Center has a somewhat of an active real estate market; some influence with the Meat Animal Research Center just west of town and consolidated school to the south. The newest subdivision on the north side of town has seen the construction of many new homes in the last couple of years. Clay Center no longer has a school but is consolidated with the South Central Unified District #5 in rural Clay County. A bond issue passed during the 2019 election for a new swimming pool that is geared at keeping the many young families living in Clay Center, in the community.	2	Deweese (population 65 – 2014). Located on the south central border of the county and sits along the south bank of the Little Blue River. Deweese is a weekend home for several who enjoy the recreational lifestyle and a weekend away from the city. Older buildings have been refurbished, new building constructed & several camping spots made for these weekend getaways. There has not been a new home erected in over a decade. Deweese is part of the South Central Unified District #5 in rural Clay County also.	3	Edgar (population 481 – 2014). Located just 4 miles off Hwy 14 in the southeast quarter of our county. Residential houses mostly consist of older homes, with very few new homes built in the last 20 years. Edgar is the home of Sugar Shack Candles, which draws many outsiders to visit the little city. Edgar too is a part of the South Central Unified District #5 in rural Clay County.	4	Fairfield (population 373 – 2014). Located just 3 miles east of the junction of Hwy 14 & Hwy 74, two major Highways in the county. Fairfield hosts one of the three remaining Clay County Schools, the South Central Unified District #5, which is 3 miles east of town. Residential housing is mostly older homes, with only a few built since the late 80's. Fairfield is home to many that commute outside of town for employment.	5	Glenvil (population 298 – 2014). Located on the western central border of Clay County, and only 10 miles from the city of Hastings is a bedroom community. Mostly older homes, but a few built in the past 30 years. Glenvil is also a part of the South Central Unified District #5 in rural Clay County.	6	Harvard (population 979 – 2014). Located in the north half of the county, just a few miles to the north of Highway 6. Residential properties include some new homes. There is a growing school, one of the three remaining in Clay County.	7	Harvard Courts A unique area located on the north edge of Harvard. The Courts served as a barracks for the Naval Ammunition Depot and the Harvard Army Airfield during World War II. Each property is the same, with some changing the original flat roof to pitched, and single car garages attached to a few. Some of the properties, which originally housed 2 families in each unit, have remodeled two units into one larger unit by removing interior walls.
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3	Edgar (population 481 – 2014). Located just 4 miles off Hwy 14 in the southeast quarter of our county. Residential houses mostly consist of older homes, with very few new homes built in the last 20 years. Edgar is the home of Sugar Shack Candles, which draws many outsiders to visit the little city. Edgar too is a part of the South Central Unified District #5 in rural Clay County.																
4	Fairfield (population 373 – 2014). Located just 3 miles east of the junction of Hwy 14 & Hwy 74, two major Highways in the county. Fairfield hosts one of the three remaining Clay County Schools, the South Central Unified District #5, which is 3 miles east of town. Residential housing is mostly older homes, with only a few built since the late 80's. Fairfield is home to many that commute outside of town for employment.																
5	Glenvil (population 298 – 2014). Located on the western central border of Clay County, and only 10 miles from the city of Hastings is a bedroom community. Mostly older homes, but a few built in the past 30 years. Glenvil is also a part of the South Central Unified District #5 in rural Clay County.																
6	Harvard (population 979 – 2014). Located in the north half of the county, just a few miles to the north of Highway 6. Residential properties include some new homes. There is a growing school, one of the three remaining in Clay County.																
7	Harvard Courts A unique area located on the north edge of Harvard. The Courts served as a barracks for the Naval Ammunition Depot and the Harvard Army Airfield during World War II. Each property is the same, with some changing the original flat roof to pitched, and single car garages attached to a few. Some of the properties, which originally housed 2 families in each unit, have remodeled two units into one larger unit by removing interior walls.																

8	NAD B-1, B-2 Located along Highway 6 also. The former Naval Ammunition Depot (NAD) is one of Nebraska's former four major ammunition plants built between 1942 & 1943. Properties consist of bunkers that are now used for light industrial manufacturing or storage.
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 inhabitable and/or in need of repair. There is not a school located in the community, but Ong is a member of the Shickley School District located in neighboring Fillmore County.
11	Saronville (population 45 – 2014). Located on the north half of the county, just off Hwy 6. Residential parcels are mostly well maintained. It is five miles from the city of Sutton and is part of Sutton's school district.
12	Sutton (population 1445 – 2014). The largest town in the county located in the northeast quarter of the county along Highway 6. Good commercial businesses and services, medical facilities, school, good community infrastructure and social structure.
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. These parcels consist of all the improved rural parcels sitting on 25 acres or less. We do not have a rural subdivision.
AG	Agricultural outbuildings and improvements

<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>
	Cost Approach and Sales Comparison
<b>4.</b>	<b>For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?</b>
	The appraisers contracted by the county develops depreciation studies based on sales comparison.
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation group?</b>
	Yes
<b>6.</b>	<b>Describe the methodology used to determine the residential lot values?</b>
	Currently on square foot-previouslly on front foot pricing
<b>7.</b>	<b>How are rural residential site values developed?</b>
	Values are the same for all rural sites. \$13,000 for the first acre home site, and \$2,000 per acre for either the building site on agricultural properties, or the remaining acres for the single family rural locations.
<b>8.</b>	<b>Are there form 191 applications on file?</b>
	N/A
<b>9.</b>	<b>Describe the methodology used to determine value for vacant lots being held for sale or resale?</b>

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.

10.

<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
1	2011	2011	2012	2017
2	2015	2011	2014	2015
3	2014	2011	2015	2014
4	2012	2011	2012	2018
5	2011	2011	2012	2017
6	2019	12/2018	2019	2019
7	2019	12/2018	2019	2019
8	2012	2011	2012	2015
9	2011	2011	2012	2015 & 2017
10	2019	12/2018	2019	2019
11	2014	2011	2014	2014
12	2016	2011	2016	2016
13	2012	2011	2012	2018
14	2011-2019	2011 & 12/2018	2019	2014-2019
AG	2014	2011 & 12/2018	2019	2014-2019

## 2020 Commercial Assessment Survey for Clay County

<b>1.</b>	<b>Valuation data collection done by:</b>										
	Assessor, Staff, and Appraiser.										
<b>2.</b>	<b>List the valuation group recognized in the County and describe the unique characteristics of each:</b>										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Clay Center. County seat located in the center of the county. Commercial properties include the grain elevator, a trucking business, car wash, dentist, variety store, attorney's office, flower &amp; gift shop, health clinic, post office, 2 banks and convenience store. Clay Center is also home to a Farm Service Agency office &amp; Crooked Creek Golf Course, with a new medical clinic that opened in the summer of 2019. There is some economic growth.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Deweese, Edgar, Fairfield, Glenvil, Harvard, Ong, Saronville and Trumbull. This valuation grouping includes all our small villages throughout the county. These villages consist of limited businesses, services and commercial activities with little to no economic growth.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Naval Ammunition Depot (NAD). This area was the largest United States World War II naval munitions plant operating from 1942 to 1946 and produced over 40% of the U.S. Navy's munitions. Today, referred to as NAD B-1, B-2, NAD Glenvil and NAD Inland, the buildings and bunkers are used for various types of manufacturing, storage and commercial businesses. Scattered throughout the area you will find some agricultural and a few residential properties.</td> </tr> <tr> <td style="text-align: center;">12</td> <td>Sutton. Clay County residents tend to support all the businesses in Sutton, that continues to have a very active downtown business district along with a few manufacturing properties. Various medical clinics, pharmacy, attorneys, grocery store, insurance agencies, grain facilities, agricultural supply businesses, golf course, nursing home, car dealership and a motel are among the many commercial properties. Sutton has the most economic growth in Clay County.</td> </tr> </tbody> </table>	<u>Valuation Group</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, variety store, attorney's office, flower & gift shop, health clinic, post office, 2 banks and convenience store. Clay Center is also home to a Farm Service Agency office & Crooked Creek Golf Course, with a new medical clinic that opened in the summer of 2019. There is some economic growth.	2	Deweese, Edgar, Fairfield, Glenvil, Harvard, Ong, Saronville and Trumbull. This valuation grouping includes all our small villages throughout the county. These villages consist of limited businesses, services and commercial activities with little to no economic growth.	3	Naval Ammunition Depot (NAD). This area was the largest United States World War II naval munitions plant operating from 1942 to 1946 and produced over 40% of the U.S. Navy's munitions. Today, referred to as NAD B-1, B-2, NAD Glenvil and NAD Inland, the buildings and bunkers are used for various types of manufacturing, storage and commercial businesses. Scattered throughout the area you will find some agricultural and a few residential properties.	12	Sutton. Clay County residents tend to support all the businesses in Sutton, that continues to have a very active downtown business district along with a few manufacturing properties. Various medical clinics, pharmacy, attorneys, grocery store, insurance agencies, grain facilities, agricultural supply businesses, golf course, nursing home, car dealership and a motel are among the many commercial properties. Sutton has the most economic growth in Clay County.
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<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>										
	Cost Approach, Income Approach, and Sales Comparison.										
<b>3a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>										
	The contract appraiser utilizes sales of similar properties from the across the state and adjusting for local market.										
<b>4.</b>	<b>For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?</b>										
	The contract appraiser develops the depreciation studies										
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>										
	Yes										
<b>6.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>										

All lots are valued per square foot or by the acres for the larger parcels, based on any sales comparisons there may be. There are very few commercial lot sales in the county.

7.

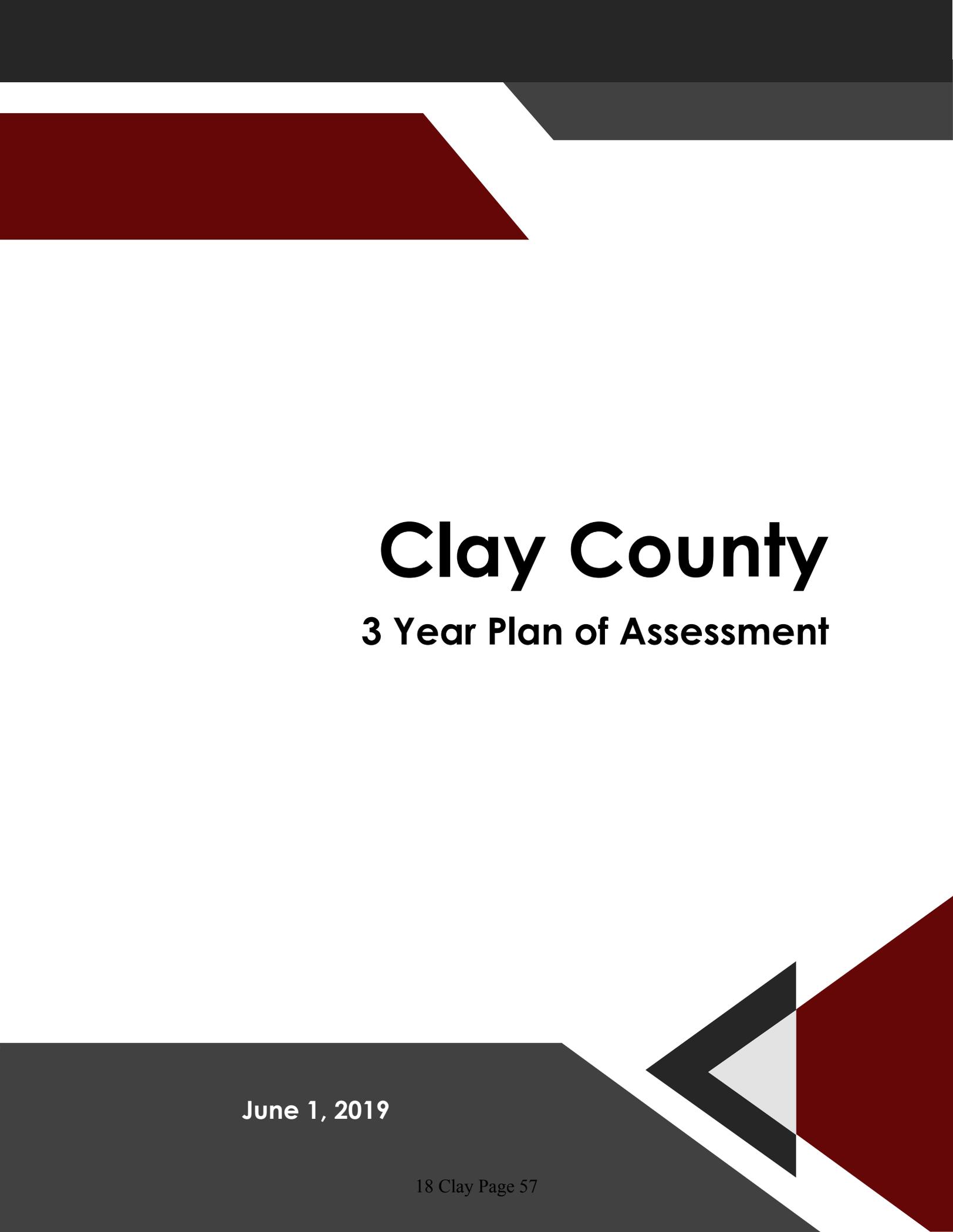
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1	2011	2011	2011	2017
2	2011-2019	2011 & 2019	2014	2014-2019
3	2015	2011	2015	2015
12	2016	2011	2016	2016

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.

## 2020 Agricultural Assessment Survey for Clay County

<b>1.</b>	<b>Valuation data collection done by:</b>							
	Assessor, Staff, and Appraiser.							
<b>2.</b>	<b>List each market area, and describe the location and the specific characteristics that make each unique.</b>							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Market Area</u></th> <th style="width: 65%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 20%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>With no apparent differences in selling price or soil associations identified, Clay County has only one market area.</td> <td style="text-align: center;">2019</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	With no apparent differences in selling price or soil associations identified, Clay County has only one market area.	2019
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>						
1	With no apparent differences in selling price or soil associations identified, Clay County has only one market area.	2019						
	<p>It is the county's practice to update the land use on an ongoing basis. Clay County has always updated land use whenever a change is reported or discovered. New well permits and registrations are monitored as they are reported by the NRD's, with letters of requests for land use changes due to these registrations &amp; permits. The county has updated the soil codes to reflect the latest State NRCS soil coding changes and we continue to conduct a countywide review of all ag land as new imagery is obtained on our gWorks system dividing it in half and reviewing the entire county in a two year period.</p>							
<b>3.</b>	<b>Describe the process used to determine and monitor market areas.</b>							
	Annually, sales are plotted, the available sales are verified and analyzed. Any changes in value statistics are noted and incorporated into the valuation process if necessary.							
<b>4.</b>	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>							
	Sales verification from questionnaires received, reviewed sales, and checking real estate listings.							
<b>5.</b>	<b>Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?</b>							
	Yes, the first acre, for farm homes and the rural residential home sites are valued at \$13,000 for the first acre and the outbuilding site acres are valued at \$2,000 per acre. The acre of the site is determined on a parcel by parcel basis using GIS data.							
<b>6.</b>	<b>What separate market analysis has been conducted where intensive use is identified in the county?</b>							
	<p>A separate land classification for feedlots was established in Clay County for 2019. There were no sales of feedlots in the area for a conclusive market analysis. The value was arrived at by taking the average price per acre for feedlots in the surrounding area and applying it to the feedlots in Clay County.</p> <p>For 2020 all Rural Residential parcels in the county were reviewed for primary land use. Questionnaires and requests for FSA certifications were sent to all rural residential landowners in the county. Many parcels were found to be agricultural use rather than rural residential.</p>							
<b>7.</b>	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>							
	Sale verification; information obtained from buyers and sellers is the methods used. The land is assessed at 100% of market value.							

	<b><u>If your county has special value applications, please answer the following</u></b>
<b>8a.</b>	<b>How many parcels have a special valuation application on file?</b>
	N/A
<b>8b.</b>	<b>What process was used to determine if non-agricultural influences exist in the county?</b>
	N/A
	<b><u>If your county recognizes a special value, please answer the following</u></b>
<b>8c.</b>	<b>Describe the non-agricultural influences recognized within the county.</b>
	N/A
<b>8d.</b>	<b>Where is the influenced area located within the county?</b>
	N/A
<b>8e.</b>	<b>Describe in detail how the special values were arrived at in the influenced area(s).</b>
	N/A



# **Clay County**

## **3 Year Plan of Assessment**

**June 1, 2019**

To: Clay County Board of Equalization  
Nebraska Department of Revenue – Property Assessment Division

Pursuant to Neb. Revised Statute, 77-1311.02, the county assessor shall, on or before June 15 each year, prepare a plan of assessment which shall describe the assessment actions the county assessor plans to make for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law and the resources necessary to complete those actions. The plan shall be presented to the county board of equalization on or before July 31 of each year. The county assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments shall be forwarded to the Department of Revenue on or before October 31 of each year.

The Clay County Assessor's office staff consists of the assessor, 1 certified clerk and 2 assessor clerks. All staff works in the areas of real estate, personal property, homestead exemptions and GIS mapping. The assessor and certified clerk attend continuing education classes as required to remain certified.

### **Real Property Assessment Requirements**

All property in the State of Nebraska is subject to property tax unless expressly exempt by Nebraska Constitution, Article VIII, or is permitted by the constitution and enabling legislation adopted by the legislature. The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by law as "the market value of real property in the ordinary course of trade." Neb. Rev. Stat. 77-112 (Reissue 2003). Assessment date for all real property is January 1 of each year.

Acceptable assessment range required for real property are as follows:

- 1) 92% to 100% of actual value for all classes of real property excluding agricultural and horticultural land.
- 2) 69% to 75% of actual value for agricultural land and horticultural land.
- 3) 75% of special value for agricultural and horticultural land which meets the qualifications for special value under Nebraska §77-1344.

Based on analysis of all available information, the Clay County level of value for 2019 was:

- 1) 97% for residential property
- 2) 99% for commercial property
- 3) 74% for agricultural property

The quality of Clay County's assessment meeting the generally accepted mass appraisal techniques in each class.

## **Real Property Assessment Review Process**

The Clay County Assessor's Office has the duty to value all real property in Clay County in accordance with current state statutes and regulations. In Clay County, Stanard Appraisal Services has been contracted to complete a county-wide mass appraisal, to concur with our 6-year rotation, as required under Nebraska §77-1311.03. The appraisal process is a systematic analysis and documentation of the factors that affect the value of real property. This review is for the purpose of achieving uniform and proportionate valuations and that the real property record data accurately reflects the property. Exempt properties, flat-valued buildings and vacant lots are reviewed by the office staff.

Residential property assessment procedures are strictly followed by both contracted and office personnel and include, but are not limited to the following:

- Locating the property owner is always the priority when arriving at the site. The property owner, if available, is informed that personnel is on site and what our procedures will be once we begin the review. A questionnaire, relating to the interior of the home and garage, is left with the owner, when available, with a request to complete and return to our office at their earliest convenience or an offer to help them complete the questionnaire.
- All structures are reviewed, conditions are checked, measurements are verified, new photos of the front and back of the house and all outbuildings are taken. If it is a rural property, aerial photos are used to account for all outbuildings. Site plans/maps are updated, if necessary. Changes are recorded on worksheets and any questions we may have are noted.
- Once the review is completed, if the property owner was unavailable, the questionnaire is left at the door, along with a note with any questions we may have that are not addressed in the questionnaire and request that they return it to our office at their earliest convenience.
- Once the questionnaires are returned to the office, staff enters information on any updates to the property in the MIPS CAMA system, which calculates the replacement cost as if the structure were to be built new. These values are reviewed by the assessor and appraiser and the appropriate depreciation is applied based on the characteristics of each of the improvements.
- Information is updated on the parcels that the requested questionnaires have been returned first. Property owners that did not return the questionnaires are mailed another with a request to complete and return to our office as soon as possible and completed upon return of requested information.
- Unimproved parcels, exempt and certain residential, commercial and agricultural properties are reviewed in the same manner strictly by county office staff.

Commercial property assessment procedures are also followed by both contracted and office personnel and include, but are not limited to the following:

- The priority when arriving at the property is locating the property owner or manager. If neither is available, employees are left a call back number for either of them to call.
- If employees allow the physical review of the property, it is completed at that time. Photos are updated, measurements are verified, and all buildings are accounted for. In instances where employees do not allow the review, contact numbers are left with them to have the owner or manager call to set an appointment time to review the property.
- Once the review is completed, information is updated in the MIPS CAMA system if necessary, by office staff. The calculated replacement cost as if the structure were to be built new is reviewed by the appraiser and assessor, and appropriate depreciation is applied based on the characteristics of the property.

Agricultural parcel land use in Clay County is reviewed by using the county geographical information system (GIS), when possible, or physical review, where necessary. We currently review each agricultural property every two years as the information system imagery is updated. Splitting the county in half and reviewing each half in alternating years. Any parcels, out of review status, that we have received information on changes that need to be applied are reviewed as they are received in our office. Agricultural land use assessment is done by the assessor and staff. Procedures include, but are not limited to:

- Requests for current year Farm Service Agency (FSA) certifications and corresponding maps are sent in late April to the landowner of record for parcels being reviewed that year and to any landowners that the Little Blue and Upper Big Blue Natural Resource Districts have sent information regarding changes to us. This allows landowners and/or producers to supply us with the most current information on the land use as they are certifying their acres for the year and gives the office 5 months to collect requested information before beginning the review process.
- Parcels are individually reviewed, changes in land use are made based on the FSA certifications and maps, if available, and the current imagery.
- Questionable parcels, that certifications were not received and imagery is inconclusive as to use, are physically reviewed to obtain the most accurate information.
- As reviewing certifications, GIS acres are documented on each land use type on the corresponding maps for reference as GIS and FSA certification acres are usually a little different. Land use is then exported into the MIPS system using the land use calculator in the GIS system and then transferred in the MIPS system to the appropriate valuation year. FSA certifications and all maps are scanned and attached to the property record for easy access for reference later.

### Assessment Plans for 2020 – Tax Year 2021

The Clay County Assessor plans to continue to budget for contract with Stanard Appraisal Service (for the continuation of the reappraisal of real property in Clay County), assessor staff reviews of exempt, certain residential, commercial and agricultural improved parcels, and agricultural land use. This is to ensure that the following properties are reappraised in 2020 to remain within the required six year cycle:

	<b>Parcel Count</b>
<b>Edgar City</b>	513
<b>Saronville</b>	101
<b>Eldorado Village</b>	39
<b>School Creek Township</b>	97
<b>Eldorado Township</b>	69
<b>Harvard Township</b>	96
<b>Leicester Township</b>	71
<b>Sheridan Township (Land Use)</b>	202
<b>Marshall Township (Land Use)</b>	170
<b>Lonetree Township (Land Use)</b>	147
<b>Glenvil Township (Land Use)</b>	127
<b>Glenvil NAD (Land Use)</b>	12
<b>Spring Ranch Township (Land Use)</b>	167
<b>Fairfield Township (Land Use)</b>	240
<b>Edgar Township (Land Use)</b>	211
<b>Logan Township (Land Use)</b>	214

### Assessment Plans for 2021 – Tax Year 2022

The Clay County Assessor plans to continue to budget for contract with Stanard Appraisal Service (for the continuation of the reappraisal of real property in Clay County), assessor staff reviews of exempt, certain residential, commercial and agricultural improved parcels, and agricultural land use. This is to ensure that the following properties are reappraised in 2021 to remain within the required six year cycle:

	<b>Parcel Count</b>
<b>Deweese</b>	104
<b>NAD Inland</b>	49
<b>NAD Lynn</b>	5
<b>NAD Area B-1</b>	55
<b>NAD Area B-2</b>	29
<b>NAD Glenvil (Commercial Only)</b>	24
<b>School Creek Township (Land Use)</b>	270
<b>Eldorado Township (Land Use)</b>	223
<b>Harvard Township (Land Use)</b>	238
<b>Leicester Township (Land Use)</b>	208
<b>Lewis Township (Land Use)</b>	223

<i>(2021 – For Tax Year 2022 cont.)</i>	<b>Parcel Count</b>
<b>Lynn Township (Land Use)</b>	132
<b>Inland Township (Land Use)</b>	60

**Assessment Plans for 2022 – For Tax Year 2023**

The Clay County Assessor plans to continue to budget for contract with Stanard Appraisal Service (for the continuation of the reappraisal of real property in Clay County), assessor staff reviews of exempt, certain residential, commercial and agricultural improved parcels, and agricultural land use. This is to ensure that the following properties are reappraised in 2022 to remain within the required six year cycle:

	<b>Parcel Count</b>
<b>Sutton City</b>	989

In addition to the above real property reviews, the Clay County Assessor and staff is responsible for, but not limited to the following duties:

- Mailing notices to taxpayers after January 1, that personal property schedules are available online and must be filed on or before May 1, to avoid penalties. Reminder notices are sent to non-filers around April 15. Assessor and staff process and verify schedules as they come. After May 1, a Notice of Failure to File is sent to those who did not file, along with a Notice of Unsigned Personal Property Schedule and Notice of Penalty and Interest on Personal Property. Beginning in 2019 the personal property schedules were placed on a county website. The property owners can now adjust the schedules and electronically send them or print them and bring them to the office. Verification is achieved from depreciation worksheets. On or before June 15 the assessor and staff will send, by certified mail, subpoenas to anyone who has not sent their requested Federal Depreciation worksheet for personal property verification.
- Make recommendations on permissive applications (Form 451) to the County Board of Equalization on or before February 1.
- Issue notice of approval or denial to applicants of the beginning farmer exemption on or before February 1.
- Applications for Homestead Exemption are accepted February 1 through June 30, according to statute. Applications are mailed on or before April 1 to previous filers if applicants have not yet filed for that year. Newspaper ads are prepared to alert property owners of the time period in which to file, and to summarize qualifications. Information guides prepared by the Department of Revenue are made available to the public. Approved Homestead Exemption applications are sent to the Department of Revenue by August 1 for income verification. Notice of rejection is sent when the applicant does not meet the requirement of owner/occupant through August 15th. The State returns a roster in October of approved (with a percentage) and disapproved for final processing. Property record cards are pulled and the Homestead Exemption percentage and amount is notated on them with a follow up of the data entered in the computer.

- By March 1, after a review, governmental subdivisions are notified of the intent to tax property if not used for a public purpose, and the entity does not pay an in-lieu-of tax.
- Complete the assessment of Real Property and certify the County Abstract of Assessment for Real Property with the Property Tax Administrator on or before March 19.
- Submit Tax List Corrections to the County Board of Equalization for approval, showing reasons for said corrections, when necessary. Meetings of the County Board of Equalization are attended by the County Assessor, or her representative.
- Maintain and assure that all property record cards contain all information required by Reg. 10-004, including legal description, property owner, classification codes and supporting documentation.
- On or before June 1, certification of the real estate assessment roll is made and published in the local newspapers. Notices of Valuation Change are mailed by first-class mail to owners of any real property that has changed in value from the previous year. By June 6, assessment/sales ratio statistics (as determined by the Tax Equalization and Review Commission) are mailed to media and posted in the Assessor's Office.
- June 1 to July 25 the County Assessor assists the County Board of Equalization when they meet and decide action for current year real property assessment that are overvalued or undervalued, and for omitted property that was properly reported to the county assessor for the current year.
- Personal property abstract is electronically submitted by July 20 to the Property Tax Administrator.
- A report on the review of ownership and use of all cemetery real property is to be presented to the county board of equalization on or before August 1.
- County assessor certifies taxable valuations and growth value, if applicable, to political subdivisions by August 20. County assessor certifies current valuations for each TIF project to the city or community redevelopment authority (CRA) and to the county treasurer.
- Prepare and certify the tax lists to the county treasurer for real property, personal property and centrally assessed properties on or before November 22.
- Process the real estate transfer statements, form 521, are processed on a continual basis.
- Maintain a cadastral map and GIS system. The current cadastral maps were done in 2014 and 2017. They have been kept up to date with name changes, separations and new subdivisions.
- Report of current values for properties owned by Board of Education Lands & Funds.
- Review the valuations of centrally assessed parcels as certified by the Department of Revenue, Property Assessment Division. Establish and maintain assessment records and tax billing for the tax list.
- Maintain school district and other tax entity boundary changes necessary for correct assessment and tax information including the input of tax rates used for tax billing.
- Prepare and certify the tax lists to the county treasurer for real property, personal property and centrally assessed properties on or before November 22.

- Pickup work, the collection of data relating to new construction, remodeling, additions, alterations and removals of existing buildings or structures along with zoning and annexation is done on a continuous year-round basis. Parcels are flagged if the value is to be added for the following year to be changed during the appropriate time frame.
- The real estate transfer statements, form 521, are processed on a continual basis. Questionnaires will continue to be sent to buyers and sellers of real estate in Clay County. The questionnaires are used to determine if adjustments need to be made to either the sale price or the information about the parcel. If a questionnaire is not returned or there is a question about a sale, an attempt is made to contact the buyer and seller to ask questions about the sale.
- Review and analyze sales for residential, commercial and agricultural properties.
- The assessor and all certified clerks plan to obtain additional hours toward renewal of their assessor certificate.

I respectfully submit this plan of assessment and request the resources needed to continue with maintaining up-to-date, fair and equitable assessments in achieving the statutory required statistics.

*Brenda Hansen*  
Clay County Assessor