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DEPARTMENT OF REVENUE

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

PIERCE COUNTY



Pete Ricketts, Governor

April 7, 2017

Commissioner Salmon:

The Property Tax Administrator has compiled the 2017 Reports and Opinions of the Property Tax Administrator for Pierce 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 Pierce 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: Peggy Wragge, Pierce County Assessor

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Introduction

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

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

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

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

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

Statistical Analysis:

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

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

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

The mean ratio is used as a basis for other statistical calculations, such as the price related differential and coefficient of variation. As a simple average of the ratios the mean ratio has limited application in the analysis of the level of value because it assumes a normal distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

The quality of assessment relies in part on statistical indicators as well. If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the mean ratio, it may be an indication of disproportionate assessments. The coefficient produced by this calculation is referred to as the Price Related Differential (PRD) and measures the assessment level of lower-priced properties relative to the assessment level of higher-priced properties.

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

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

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

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

Analysis of Assessment Practices:

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

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

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

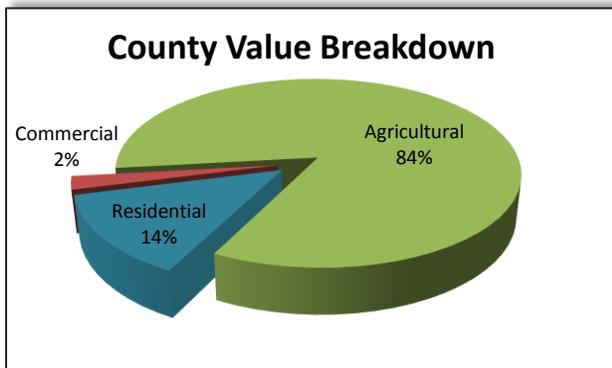
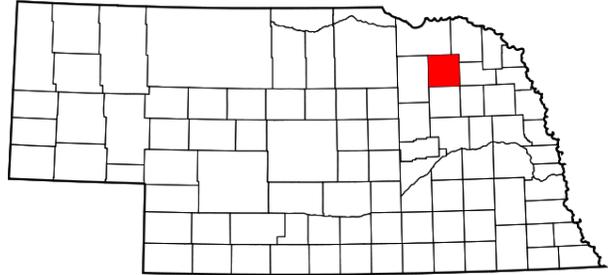
Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on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

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

**Further information may be found in Exhibit 94*

County Overview

With a total area of 573 square miles, Pierce had 7,208 residents, per the Census Bureau Quick Facts for 2015, a slight population decline from the 2010 US Census. In a review of the past fifty years, Pierce has seen a steady drop in population of 17% (Nebraska Department of Economic Development). Reports indicated that 77% of county residents were homeowners and 91% of residents occupied the same residence as in the prior year (Census Quick Facts).



2017 Abstract of Assessment, Form 45

U.S. CENSUS POPULATION CHANGE			
	2006	2016	Change
FOSTER	63	51	-19%
HADAR	312	293	-6%
MCLEAN	38	36	-5%
OSMOND	796	783	-2%
PIERCE	1,774	1,767	0%
PLAINVIEW	1,353	1,246	-8%

The majority of the commercial properties in Pierce convene in and around Pierce, the county seat. Per the latest information available from the U.S. Census Bureau, there were 226 employer establishments in Pierce. Countywide employment was at 4,092 people a 2% gain relative to the 2010 Census (Nebraska Department of Labor).

Simultaneously, the agricultural economy has remained another strong anchor for Pierce that has fortified the local rural area economies. Pierce is included in the Lower Elkhorn Natural Resources District (NRD). A mix of irrigated and dry land makes up the majority of the land in the county. In value of sales by commodity group, Pierce ranks second in poultry and eggs. In top livestock inventory items, Pierce ranks second for sheep and lambs

(USDA AgCensus).

The ethanol plant located in Plainview is another contributory factor to the economy.

2017 Residential Correlation for Pierce County

Assessment Actions

For the 2017 assessment year, the county reviewed the statistical analysis and adjusted the appraisal models in the towns of Pierce and Hadar. Adjustments were also made to the rural residential appraisal model.

The county has completed all pick-up work for the assessment year.

Description of Analysis

Residential parcels are valued utilizing nine valuation groupings that are based on the county assessor locations or towns in the county.

Valuation Grouping	Definition
01	Pierce
05	Plainview
10	Osmond
15	Hadar
20	Foster
25	McLean
30	Breslau
35	West Randolph
40	Rural Acreages

The residential class statistical profile has 187 qualified sales representing the majority of the valuation groupings. All the valuation groupings with an adequate number of sales are acceptable. The median and mean have a three point spread, while the weighted mean is six points below the median. The COD and PRD are both slightly unacceptable; however, removal of outliers on either end of the statistics does not alter the median.

Assessment Practice Review

A review of the assessment practices is conducted for the county to ensure that the county is reporting the assessed values accurately. For the values checked that did not match the AVU, the county explained the difference. Timely submission of the Real Estate Transfer statements were reviewed to assure the county is submitting all sales. The result being the transfer statements were submitted accurately.

2017 Residential Correlation for Pierce County

A review to determine if adequate samples of sales are used and the non-qualified sales are explained with proper documentation that the sale is not arm's-length was completed. Pierce County has developed a reliable process for both sales qualification and verification. The county utilizes a sales questionnaire to aid in the verification of all residential sales. A review of the sales file indicates good documentation and a reasonable percentage of qualified sales in the sales file.

Discussion of the valuation groupings defined by the county was held to determine if they are sufficient and identify the economic markets in the county. The county has nine valuation groups for the residential class. The review with the county assessor confirms that the valuation groups are defined by the geographic locations within the county and the economic forces. The assessment of vacant lots was discussed with the county. Vacant lot studies are completed when the reappraisal is done for each valuation grouping. The county is also reviewed to determine if the six-year review and inspections are current and up to date. Pierce County has been on schedule with the six-year review until recently. When the county was reviewing the rural, it took longer than expected. It appears that the valuation group of Pierce is lacking in the review and inspection process, however, the county has continued to monitor the market and adjust appraisal models accordingly.

The county meets all of the statutory reporting schedules as well as consistently transfers sales on a timely basis. Based on all relevant information, the quality of assessment of the residential class adheres to professionally accepted mass appraisal standards and has been determined to be in general compliance.

Equalization and Quality of Assessment

All valuation groupings with an adequate number of sales are within the acceptable level of value range.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	65	92.23	89.86	83.86	14.47	107.15
05	58	97.76	105.47	95.49	17.15	110.45
10	29	95.23	114.19	94.50	32.34	120.84
15	9	92.90	85.31	87.31	12.92	97.71
20	3	93.64	100.38	87.32	25.76	114.96
40	23	93.93	88.19	90.00	09.95	97.99
<u>ALL</u>	187	95.17	98.22	88.86	17.99	110.53

Level of Value

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

2017 Commercial Correlation for Pierce County

Assessment Actions

The county completed an inspection and review of the commercial properties for 2017. This included an onsite inspection, analysis of the market, and an analysis of the appraisal model used to establish values. Since the last review of the commercial class, there were minimal sales and the model did not change. Based on the findings of the review, deterioration or improvements to the parcel were calculated into the assessment value.

Description of Analysis

Pierce County has nine valuation groupings for the commercial class, which are defined by towns within the county, as shown below.

Valuation Grouping	Definition
01	Pierce
05	Plainview
10	Osmond
15	Hadar
20	Foster
25	McLean
30	Breslau
35	West Randolph
40	Rural Acreages

The commercial class statistical profile has nine qualified sales representing four of the valuation groupings. The statistical profile meets the standards of measures of central tendency and is within the acceptable parameters.

The 2017 County Abstract of Assessment as compared to the 2016 Certificate of Taxes Levied (CTL) notes a difference of .84% excluding growth for both commercial and industrial parcels and is reflective of the assessment actions.

Assessment Practice Review

A review of the assessment practices is conducted for the county to ensure that the county is reporting the assessed values accurately. For the values checked that did not match the AVU, the county explained the difference. Timely submission of the Real Estate Transfer statements were reviewed to assure the county is submitting all sales. The result being the transfer statements were submitted accurately.

2017 Commercial Correlation for Pierce County

A review to determine if an adequate sample of sales was used, and that the non-qualified sales were explained with proper documentation as to why the sale was not arm's-length was completed. Pierce County has developed a reliable process for both sales qualification and verification. The county utilizes a sales questionnaire to aid in the verification of all residential sales. A review of the sales file indicates good documentation and a reasonable percentage of qualified sales in the sales file.

Discussion of the valuation groupings defined by the county was held to determine if they are sufficient and identify the economic markets in the county. The county has nine valuation groups for the commercial class. The review with the county assessor confirms that the valuation groups are defined by the geographic locations within the county and the economic forces. The vacant lots were discussed with the county. Vacant lot studies are completed when the reappraisal is done for each valuation grouping. The county was reviewed to determine if the six-year review and inspections are current and up to date. Pierce County has been on schedule with the six-year review for the commercial class of property.

The county meets all of the statutory reporting schedules as well as consistently transfers sales on a timely basis. Based on all relevant information, the quality of assessment of the commercial class adheres to professionally accepted mass appraisal standards and has been determined to be in general compliance.

Equalization and Quality of Assessment

The remarkable statistics on the small sample are not uncommon after a reappraisal. However, confidence in the assessment practices of the county, and evaluation of the general movement of assessed values relative to the market, indicates that the county has uniformly valued the commercial class of property.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	1	94.00	94.00	94.00	00.00	100.00
05	4	102.64	102.28	99.29	02.29	103.01
10	3	98.33	97.04	98.28	01.39	98.74
15	1	91.81	91.81	91.81	00.00	100.00
____ALL____	9	98.45	98.45	98.00	03.45	100.46

Level of Value

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

2017 Agricultural Correlation for Pierce County

Assessment Actions

Based on sales information during the current study period, Pierce County implemented a decrease to the irrigated values of approximately six percent and a slight increase to the dryland values of approximately two percent.

Description of Analysis

An analysis of the sales for Pierce County determined that the sales within the county are reliable and sufficient. The sample reflects the current market conditions in the northeast portion of the state. The market is generally flat or slightly decreasing.

Review of the land values in neighboring counties of Knox, Cedar, Wayne, Madison and Antelope counties which all have similar characteristics to Pierce County also supports that the values of agricultural land is flat or slightly decreasing.

The statistical profile is within the acceptable range. Forty eight percent of the sales are irrigated and 40% of the sales are dryland and have a sufficient representation in the analysis. The 80% majority land use statistic also indicates that the irrigated and dryland is acceptable. The grass sales are limited, but comparison of values with adjoining counties suggests that the values are reasonably close.

Assessment Practice Review

A review of the assessment practices is conducted for the county to ensure that the county is reporting the assessed values accurately. Timely submission of the Real Estate Transfer statements were reviewed to assure the county is submitting all sales. The result being the transfer statements were submitted accurately. The supplemental data for the sales are also filed timely.

The county is reviewed to determine if adequate samples of sales are used and the non-qualified sales are explained with proper documentation for a sale that is not arm's-length. Pierce County has developed a reliable process for both sales qualification and verification. The county utilizes a sales questionnaire to aid in the verification of all agricultural sales. Review of the sales file indicates good documentation and reasonable samples of qualified sales and that the county has appropriately excluded sales with non-agricultural influences.

Discussion was held with the county assessor to determine the market area is sufficient to identify the economic markets in the county. The data supports the fact that one market area for the agricultural class is adequate for the county. The process for the agricultural values are discussed to determine land use verification and improvement assessments. The county is reviewed to determine if the six-year review and inspections are current and up to date. Pierce County has been on schedule with the six-year review until recently.

2017 Agricultural Correlation for Pierce County

Equalization

Agricultural homes and rural residential acreages have all been valued the same with the same depreciation and costing. The rural acreages indicates measures within an acceptable level of value and would reflect that the agricultural homes are also equalized.

The county majority land use supports that the irrigated and dryland class has a sufficient number of sales and supports the overall level of value. In conclusion, the values in Pierce County and the quality of assessment is acceptable and reasonable.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u> Irrigated </u>						
County	29	69.85	69.67	68.26	10.31	102.07
1	29	69.85	69.67	68.26	10.31	102.07
<u> Dry </u>						
County	24	71.44	80.11	74.21	23.71	107.95
1	24	71.44	80.11	74.21	23.71	107.95
<u> Grass </u>						
County	2	54.47	54.47	54.32	13.71	100.28
1	2	54.47	54.47	54.32	13.71	100.28
<u> ALL </u>	60	69.96	74.01	70.11	18.32	105.56

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Pierce County is 70%.

2017 Opinions of the Property Tax Administrator for Pierce County

My opinions and recommendations are stated as a conclusion based on all of the factors known to me regarding the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. § 77-5027 (Cum. Supp. 2016). While the median assessment sales ratio from the Qualified Statistical Reports for each class of real property is considered, my opinion of the level of value for a class of real property may be determined from other evidence contained within these Reports and Opinions of the Property Tax Administrator. My opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	95	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	70	Meets generally accepted mass appraisal practices.	No recommendation.

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

Dated this 7th day of April, 2017.



Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2017 Commission Summary for Pierce County

Residential Real Property - Current

Number of Sales	187	Median	95.17
Total Sales Price	\$20,356,095	Mean	98.22
Total Adj. Sales Price	\$20,356,095	Wgt. Mean	88.86
Total Assessed Value	\$18,089,335	Average Assessed Value of the Base	\$87,633
Avg. Adj. Sales Price	\$108,856	Avg. Assessed Value	\$96,734

Confidence Interval - Current

95% Median C.I	93.93 to 96.66
95% Wgt. Mean C.I	86.39 to 91.34
95% Mean C.I	92.07 to 104.37
% of Value of the Class of all Real Property Value in the County	13.14
% of Records Sold in the Study Period	6.50
% of Value Sold in the Study Period	7.18

Residential Real Property - History

Year	Number of Sales	LOV	Median
2016	193	96	96.00
2015	171	96	96.19
2014	163	95	94.71
2013	156	94	94.37

2017 Commission Summary for Pierce County

Commercial Real Property - Current

Number of Sales	9	Median	98.45
Total Sales Price	\$824,000	Mean	98.45
Total Adj. Sales Price	\$804,750	Wgt. Mean	98.00
Total Assessed Value	\$788,690	Average Assessed Value of the Base	\$223,523
Avg. Adj. Sales Price	\$89,417	Avg. Assessed Value	\$87,632

Confidence Interval - Current

95% Median C.I	94.00 to 103.95
95% Wgt. Mean C.I	96.12 to 99.89
95% Mean C.I	94.94 to 101.96
% of Value of the Class of all Real Property Value in the County	4.84
% of Records Sold in the Study Period	2.17
% of Value Sold in the Study Period	0.85

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2016	17	100	95.24
2015	24	100	92.37
2014	18	100	95.72
2013	18		92.85

**70 Pierce
RESIDENTIAL**

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

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

Number of Sales : 187
 Total Sales Price : 20,356,095
 Total Adj. Sales Price : 20,356,095
 Total Assessed Value : 18,089,335
 Avg. Adj. Sales Price : 108,856
 Avg. Assessed Value : 96,734

MEDIAN : 95
 WGT. MEAN : 89
 MEAN : 98
 COD : 17.99
 PRD : 110.53

COV : 43.70
 STD : 42.92
 Avg. Abs. Dev : 17.12
 MAX Sales Ratio : 469.86
 MIN Sales Ratio : 40.88

95% Median C.I. : 93.93 to 96.66
 95% Wgt. Mean C.I. : 86.39 to 91.34
 95% Mean C.I. : 92.07 to 104.37

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-14 To 31-DEC-14	28	97.01	95.91	96.17	03.58	99.73	78.51	106.18	95.07 to 98.04	92,005	88,478
01-JAN-15 To 31-MAR-15	13	98.16	97.33	97.16	01.65	100.17	94.48	99.33	94.89 to 99.23	89,488	86,944
01-APR-15 To 30-JUN-15	24	95.00	91.39	86.25	13.96	105.96	65.43	176.85	79.67 to 97.29	117,813	101,618
01-JUL-15 To 30-SEP-15	33	95.96	95.66	87.05	13.90	109.89	48.73	249.00	92.34 to 97.76	97,415	84,798
01-OCT-15 To 31-DEC-15	20	92.98	90.63	89.94	07.79	100.77	47.00	109.14	89.09 to 98.17	135,870	122,206
01-JAN-16 To 31-MAR-16	8	91.70	87.27	89.05	16.27	98.00	55.80	118.69	55.80 to 118.69	134,918	120,147
01-APR-16 To 30-JUN-16	29	93.15	108.48	86.15	32.78	125.92	44.45	469.86	81.28 to 100.13	112,433	96,858
01-JUL-16 To 30-SEP-16	32	84.21	106.54	86.16	41.18	123.65	40.88	340.83	77.21 to 99.78	109,909	94,698
<u>Study Yrs</u>											
01-OCT-14 To 30-SEP-15	98	96.22	94.91	90.42	09.40	104.97	48.73	249.00	94.95 to 97.49	99,813	90,253
01-OCT-15 To 30-SEP-16	89	92.23	101.86	87.42	27.80	116.52	40.88	469.86	85.78 to 95.23	118,813	103,871
<u>Calendar Yrs</u>											
01-JAN-15 To 31-DEC-15	90	95.20	93.64	88.80	11.03	105.45	47.00	249.00	93.85 to 97.15	110,255	97,906
<u>ALL</u>	187	95.17	98.22	88.86	17.99	110.53	40.88	469.86	93.93 to 96.66	108,856	96,734

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	65	92.23	89.86	83.86	14.47	107.15	47.00	249.00	85.10 to 94.89	118,778	99,604
05	58	97.76	105.47	95.49	17.15	110.45	55.80	340.83	96.00 to 98.56	59,041	56,377
10	29	95.23	114.19	94.50	32.34	120.84	44.45	469.86	89.86 to 100.48	72,045	68,081
15	9	92.90	85.31	87.31	12.92	97.71	48.73	100.45	66.20 to 98.33	148,167	129,358
20	3	93.64	100.38	87.32	25.76	114.96	67.58	139.93	N/A	32,500	28,380
40	23	93.93	88.19	90.00	09.95	97.99	40.88	105.63	83.64 to 96.88	247,428	222,676
<u>ALL</u>	187	95.17	98.22	88.86	17.99	110.53	40.88	469.86	93.93 to 96.66	108,856	96,734

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	186	95.20	98.53	88.96	17.77	110.76	44.45	469.86	93.99 to 96.66	109,226	97,167
06											
07	1	40.88	40.88	40.88	00.00	100.00	40.88	40.88	N/A	40,000	16,350
<u>ALL</u>	187	95.17	98.22	88.86	17.99	110.53	40.88	469.86	93.93 to 96.66	108,856	96,734

**70 Pierce
RESIDENTIAL**

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

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

Number of Sales : 187
 Total Sales Price : 20,356,095
 Total Adj. Sales Price : 20,356,095
 Total Assessed Value : 18,089,335
 Avg. Adj. Sales Price : 108,856
 Avg. Assessed Value : 96,734

MEDIAN : 95
 WGT. MEAN : 89
 MEAN : 98
 COD : 17.99
 PRD : 110.53

COV : 43.70
 STD : 42.92
 Avg. Abs. Dev : 17.12
 MAX Sales Ratio : 469.86
 MIN Sales Ratio : 40.88

95% Median C.I. : 93.93 to 96.66
 95% Wgt. Mean C.I. : 86.39 to 91.34
 95% Mean C.I. : 92.07 to 104.37

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000	1	249.63	249.63	249.63	00.00	100.00	249.63	249.63	N/A	4,000	9,985	
Less Than 15,000	16	110.89	165.01	152.22	64.59	108.40	75.10	469.86	95.60 to 249.00	9,406	14,318	
Less Than 30,000	28	98.72	140.00	124.28	48.40	112.65	75.10	469.86	96.00 to 123.32	13,679	17,000	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	186	95.12	97.40	88.83	17.23	109.65	40.88	469.86	93.93 to 96.53	109,420	97,201	
Greater Than 14,999	171	94.70	91.97	88.39	12.59	104.05	40.88	254.20	93.00 to 96.12	118,161	104,446	
Greater Than 29,999	159	94.48	90.86	88.19	12.18	103.03	40.88	254.20	92.25 to 95.84	125,617	110,776	
<u>Incremental Ranges</u>												
0 TO 4,999	1	249.63	249.63	249.63	00.00	100.00	249.63	249.63	N/A	4,000	9,985	
5,000 TO 14,999	15	98.45	159.37	149.56	67.36	106.56	75.10	469.86	95.60 to 176.85	9,767	14,607	
15,000 TO 29,999	12	98.72	106.66	106.20	16.19	100.43	78.72	224.78	94.11 to 100.48	19,375	20,576	
30,000 TO 59,999	32	97.80	102.58	100.79	16.15	101.78	40.88	254.20	95.07 to 100.60	45,648	46,008	
60,000 TO 99,999	44	96.90	92.01	91.41	07.29	100.66	44.45	108.44	92.20 to 98.16	78,772	72,006	
100,000 TO 149,999	33	87.39	83.51	83.98	16.50	99.44	47.00	118.98	75.45 to 95.47	123,177	103,445	
150,000 TO 249,999	39	86.68	87.13	87.24	10.16	99.87	63.46	106.30	81.28 to 93.05	185,591	161,906	
250,000 TO 499,999	10	93.96	87.70	86.98	08.33	100.83	54.63	99.76	74.78 to 95.17	322,850	280,827	
500,000 TO 999,999	1	84.77	84.77	84.77	00.00	100.00	84.77	84.77	N/A	515,000	436,545	
1,000,000 +												
<u>ALL</u>	187	95.17	98.22	88.86	17.99	110.53	40.88	469.86	93.93 to 96.66	108,856	96,734	

70 Pierce
COMMERCIAL

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

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

Number of Sales : 9
Total Sales Price : 824,000
Total Adj. Sales Price : 804,750
Total Assessed Value : 788,690
Avg. Adj. Sales Price : 89,417
Avg. Assessed Value : 87,632

MEDIAN : 98
WGT. MEAN : 98
MEAN : 98

COD : 03.45
PRD : 100.46

COV : 04.63
STD : 04.56
Avg. Abs. Dev : 03.40

MAX Sales Ratio : 105.30
MIN Sales Ratio : 91.81

95% Median C.I. : 94.00 to 103.95
95% Wgt. Mean C.I. : 96.12 to 99.89
95% Mean C.I. : 94.94 to 101.96

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qrtrs</u>												
01-OCT-13 To 31-DEC-13												
01-JAN-14 To 31-MAR-14	1	98.53	98.53	98.53	00.00	100.00	98.53	98.53	N/A	315,000	310,370	
01-APR-14 To 30-JUN-14												
01-JUL-14 To 30-SEP-14	1	98.45	98.45	98.45	00.00	100.00	98.45	98.45	N/A	110,750	109,035	
01-OCT-14 To 31-DEC-14	2	92.91	92.91	91.88	01.18	101.12	91.81	94.00	N/A	46,500	42,723	
01-JAN-15 To 31-MAR-15												
01-APR-15 To 30-JUN-15												
01-JUL-15 To 30-SEP-15	1	105.30	105.30	105.30	00.00	100.00	105.30	105.30	N/A	20,000	21,060	
01-OCT-15 To 31-DEC-15	2	99.14	99.14	101.33	04.85	97.84	94.33	103.95	N/A	13,750	13,933	
01-JAN-16 To 31-MAR-16	1	101.33	101.33	101.33	00.00	100.00	101.33	101.33	N/A	13,500	13,680	
01-APR-16 To 30-JUN-16	1	98.33	98.33	98.33	00.00	100.00	98.33	98.33	N/A	225,000	221,235	
01-JUL-16 To 30-SEP-16												
<u>Study Yrs</u>												
01-OCT-13 To 30-SEP-14	2	98.49	98.49	98.51	00.04	99.98	98.45	98.53	N/A	212,875	209,703	
01-OCT-14 To 30-SEP-15	3	94.00	97.04	94.25	04.79	102.96	91.81	105.30	N/A	37,667	35,502	
01-OCT-15 To 30-SEP-16	4	99.83	99.49	98.79	03.17	100.71	94.33	103.95	N/A	66,500	65,695	
<u>Calendar Yrs</u>												
01-JAN-14 To 31-DEC-14	4	96.23	95.70	97.32	02.90	98.34	91.81	98.53	N/A	129,688	126,213	
01-JAN-15 To 31-DEC-15	3	103.95	101.19	103.00	03.52	98.24	94.33	105.30	N/A	15,833	16,308	
<u>ALL</u>	9	98.45	98.45	98.00	03.45	100.46	91.81	105.30	94.00 to 103.95	89,417	87,632	

VALUATION GROUPING											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
01	1	94.00	94.00	94.00	00.00	100.00	94.00	94.00	N/A	3,000	2,820	
05	4	102.64	102.28	99.29	02.29	103.01	98.53	105.30	N/A	92,125	91,475	
10	3	98.33	97.04	98.28	01.39	98.74	94.33	98.45	N/A	114,417	112,448	
15	1	91.81	91.81	91.81	00.00	100.00	91.81	91.81	N/A	90,000	82,625	
<u>ALL</u>	9	98.45	98.45	98.00	03.45	100.46	91.81	105.30	94.00 to 103.95	89,417	87,632	

PROPERTY TYPE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
02												
03	9	98.45	98.45	98.00	03.45	100.46	91.81	105.30	94.00 to 103.95	89,417	87,632	
04												
<u>ALL</u>	9	98.45	98.45	98.00	03.45	100.46	91.81	105.30	94.00 to 103.95	89,417	87,632	

**70 Pierce
COMMERCIAL**

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

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

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 Total Assessed Value : 788,690
 Avg. Adj. Sales Price : 89,417
 Avg. Assessed Value : 87,632

MEDIAN : 98
 WGT. MEAN : 98
 MEAN : 98
 COD : 03.45
 PRD : 100.46

COV : 04.63
 STD : 04.56
 Avg. Abs. Dev : 03.40
 MAX Sales Ratio : 105.30
 MIN Sales Ratio : 91.81

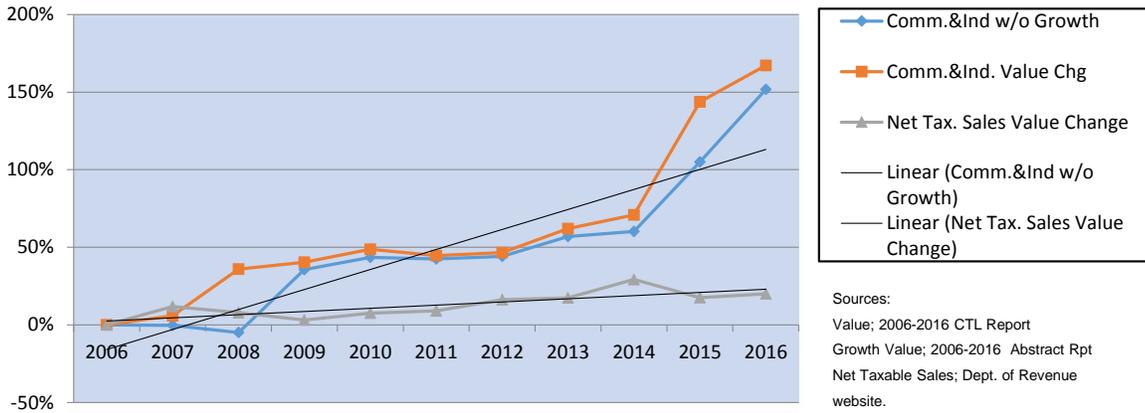
95% Median C.I. : 94.00 to 103.95
 95% Wgt. Mean C.I. : 96.12 to 99.89
 95% Mean C.I. : 94.94 to 101.96

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000	1	94.00	94.00	94.00	00.00	100.00	94.00	94.00	N/A	3,000	2,820	
Less Than 15,000	3	94.33	96.55	98.23	02.59	98.29	94.00	101.33	N/A	8,000	7,858	
Less Than 30,000	4	97.83	98.40	100.83	04.33	97.59	94.00	103.95	N/A	11,000	11,091	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	8	98.49	99.00	98.02	03.32	101.00	91.81	105.30	91.81 to 105.30	100,219	98,234	
Greater Than 14,999	6	98.49	99.40	98.00	03.25	101.43	91.81	105.30	91.81 to 105.30	130,125	127,519	
Greater Than 29,999	5	98.45	98.48	97.84	02.78	100.65	91.81	105.30	N/A	152,150	148,865	
<u>Incremental Ranges</u>												
0 TO 4,999	1	94.00	94.00	94.00	00.00	100.00	94.00	94.00	N/A	3,000	2,820	
5,000 TO 14,999	2	97.83	97.83	98.83	03.58	98.99	94.33	101.33	N/A	10,500	10,378	
15,000 TO 29,999	1	103.95	103.95	103.95	00.00	100.00	103.95	103.95	N/A	20,000	20,790	
30,000 TO 59,999	1	105.30	105.30	105.30	00.00	100.00	105.30	105.30	N/A	20,000	21,060	
60,000 TO 99,999	1	91.81	91.81	91.81	00.00	100.00	91.81	91.81	N/A	90,000	82,625	
100,000 TO 149,999	1	98.45	98.45	98.45	00.00	100.00	98.45	98.45	N/A	110,750	109,035	
150,000 TO 249,999	1	98.33	98.33	98.33	00.00	100.00	98.33	98.33	N/A	225,000	221,235	
250,000 TO 499,999	1	98.53	98.53	98.53	00.00	100.00	98.53	98.53	N/A	315,000	310,370	
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	9	98.45	98.45	98.00	03.45	100.46	91.81	105.30	94.00 to 103.95	89,417	87,632	

OCCUPANCY CODE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
297	1	105.30	105.30	105.30	00.00	100.00	105.30	105.30	N/A	20,000	21,060	
353	4	94.17	95.37	93.16	02.61	102.37	91.81	101.33	N/A	28,500	26,550	
406	3	98.53	100.27	98.64	01.90	101.65	98.33	103.95	N/A	186,667	184,132	
426	1	98.45	98.45	98.45	00.00	100.00	98.45	98.45	N/A	110,750	109,035	
<u>ALL</u>	9	98.45	98.45	98.00	03.45	100.46	91.81	105.30	94.00 to 103.95	89,417	87,632	

Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2006	\$ 32,251,550	\$ 409,875	1.27%	\$ 31,841,675	-	\$ 30,069,826	-
2007	\$ 34,176,765	\$ 2,019,840	5.91%	\$ 32,156,925	-0.29%	\$ 33,608,798	11.77%
2008	\$ 43,838,750	\$ 13,182,725	30.07%	\$ 30,656,025	-10.30%	\$ 32,457,396	-3.43%
2009	\$ 45,284,505	\$ 1,544,080	3.41%	\$ 43,740,425	-0.22%	\$ 30,989,819	-4.52%
2010	\$ 47,946,295	\$ 1,656,345	3.45%	\$ 46,289,950	2.22%	\$ 32,342,825	4.37%
2011	\$ 46,629,460	\$ 674,120	1.45%	\$ 45,955,340	-4.15%	\$ 32,786,133	1.37%
2012	\$ 47,257,170	\$ 744,635	1.58%	\$ 46,512,535	-0.25%	\$ 34,979,250	6.69%
2013	\$ 52,232,265	\$ 1,623,150	3.11%	\$ 50,609,115	7.09%	\$ 35,306,748	0.94%
2014	\$ 55,107,225	\$ 3,436,685	6.24%	\$ 51,670,540	-1.08%	\$ 38,878,857	10.12%
2015	\$ 78,572,250	\$ 12,469,340	15.87%	\$ 66,102,910	19.95%	\$ 35,358,452	-9.05%
2016	\$ 86,174,125	\$ 4,998,232	5.80%	\$ 81,175,893	3.31%	\$ 36,101,714	2.10%
Ann %chg	10.33%			Average	1.63%	1.82%	2.03%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2006	-	-	-
2007	-0.29%	5.97%	11.77%
2008	-4.95%	35.93%	7.94%
2009	35.62%	40.41%	3.06%
2010	43.53%	48.66%	7.56%
2011	42.49%	44.58%	9.03%
2012	44.22%	46.53%	16.33%
2013	56.92%	61.95%	17.42%
2014	60.21%	70.87%	29.30%
2015	104.96%	143.62%	17.59%
2016	151.70%	167.19%	20.06%

County Number: 70
 County Name: Pierce

70 Pierce
AGRICULTURAL LAND

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

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

Number of Sales : 60
Total Sales Price : 55,999,641
Total Adj. Sales Price : 55,825,191
Total Assessed Value : 39,139,530
Avg. Adj. Sales Price : 930,420
Avg. Assessed Value : 652,326

MEDIAN : 70
WGT. MEAN : 70
MEAN : 74
COD : 18.32
PRD : 105.56

COV : 28.29
STD : 20.94
Avg. Abs. Dev : 12.82
MAX Sales Ratio : 146.90
MIN Sales Ratio : 39.37

95% Median C.I. : 64.07 to 73.18
95% Wgt. Mean C.I. : 67.02 to 73.20
95% Mean C.I. : 68.71 to 79.31

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Qtrrs											
01-OCT-13 To 31-DEC-13	12	66.76	76.65	71.61	28.30	107.04	47.00	146.90	58.78 to 87.34	791,577	566,819
01-JAN-14 To 31-MAR-14	3	76.77	77.73	77.39	04.70	100.44	72.80	83.62	N/A	1,208,533	935,253
01-APR-14 To 30-JUN-14	6	65.64	67.84	68.09	06.26	99.63	62.39	76.35	62.39 to 76.35	872,269	593,970
01-JUL-14 To 30-SEP-14	2	73.25	73.25	73.35	00.76	99.86	72.69	73.81	N/A	911,125	668,330
01-OCT-14 To 31-DEC-14	4	77.22	93.26	80.07	24.38	116.47	73.18	145.41	N/A	844,197	675,975
01-JAN-15 To 31-MAR-15	5	65.29	60.47	61.19	12.02	98.82	39.37	71.80	N/A	1,333,736	816,074
01-APR-15 To 30-JUN-15	10	63.13	71.39	66.50	18.22	107.35	55.27	142.76	59.17 to 70.12	1,124,110	747,540
01-JUL-15 To 30-SEP-15											
01-OCT-15 To 31-DEC-15	5	84.83	83.01	74.52	19.49	111.39	53.73	108.20	N/A	718,745	535,601
01-JAN-16 To 31-MAR-16	9	66.49	71.46	72.30	14.15	98.84	59.03	105.52	61.93 to 75.82	835,554	604,121
01-APR-16 To 30-JUN-16	3	70.19	74.07	72.77	06.23	101.79	69.45	82.57	N/A	681,667	496,065
01-JUL-16 To 30-SEP-16	1	64.07	64.07	64.07	00.00	100.00	64.07	64.07	N/A	1,199,520	768,515
Study Yrs											
01-OCT-13 To 30-SEP-14	23	72.69	74.20	71.89	16.93	103.21	47.00	146.90	62.41 to 76.35	877,408	630,785
01-OCT-14 To 30-SEP-15	19	66.35	73.12	66.99	21.30	109.15	39.37	145.41	60.40 to 73.18	1,120,346	750,509
01-OCT-15 To 30-SEP-16	18	70.13	74.70	72.24	16.23	103.41	53.73	108.20	62.60 to 82.57	797,680	576,211
Calendar Yrs											
01-JAN-14 To 31-DEC-14	15	73.18	77.32	74.05	12.23	104.42	62.39	145.41	66.50 to 76.77	937,217	694,009
01-JAN-15 To 31-DEC-15	20	65.82	71.56	66.19	20.46	108.11	39.37	142.76	60.40 to 70.12	1,075,175	711,689
ALL	60	69.96	74.01	70.11	18.32	105.56	39.37	146.90	64.07 to 73.18	930,420	652,326

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	60	69.96	74.01	70.11	18.32	105.56	39.37	146.90	64.07 to 73.18	930,420	652,326
ALL	60	69.96	74.01	70.11	18.32	105.56	39.37	146.90	64.07 to 73.18	930,420	652,326

70 Pierce
AGRICULTURAL LAND

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 95% Wgt. Mean C.I. : 67.02 to 73.20
 95% Mean C.I. : 68.71 to 79.31

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	1	63.58	63.58	63.58	00.00	100.00	63.58	63.58	N/A	1,347,500	856,775
1	1	63.58	63.58	63.58	00.00	100.00	63.58	63.58	N/A	1,347,500	856,775
_____Dry_____											
County	15	70.19	75.15	71.85	18.32	104.59	53.73	142.76	62.41 to 82.57	751,726	540,097
1	15	70.19	75.15	71.85	18.32	104.59	53.73	142.76	62.41 to 82.57	751,726	540,097
_____Grass_____											
County	2	54.47	54.47	54.32	13.71	100.28	47.00	61.93	N/A	255,000	138,520
1	2	54.47	54.47	54.32	13.71	100.28	47.00	61.93	N/A	255,000	138,520
_____ALL_____	60	69.96	74.01	70.11	18.32	105.56	39.37	146.90	64.07 to 73.18	930,420	652,326

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	29	69.85	69.67	68.26	10.31	102.07	55.27	105.52	63.58 to 73.59	1,206,461	823,567
1	29	69.85	69.67	68.26	10.31	102.07	55.27	105.52	63.58 to 73.59	1,206,461	823,567
_____Dry_____											
County	24	71.44	80.11	74.21	23.71	107.95	53.73	146.90	62.60 to 82.57	724,659	537,747
1	24	71.44	80.11	74.21	23.71	107.95	53.73	146.90	62.60 to 82.57	724,659	537,747
_____Grass_____											
County	2	54.47	54.47	54.32	13.71	100.28	47.00	61.93	N/A	255,000	138,520
1	2	54.47	54.47	54.32	13.71	100.28	47.00	61.93	N/A	255,000	138,520
_____ALL_____	60	69.96	74.01	70.11	18.32	105.56	39.37	146.90	64.07 to 73.18	930,420	652,326

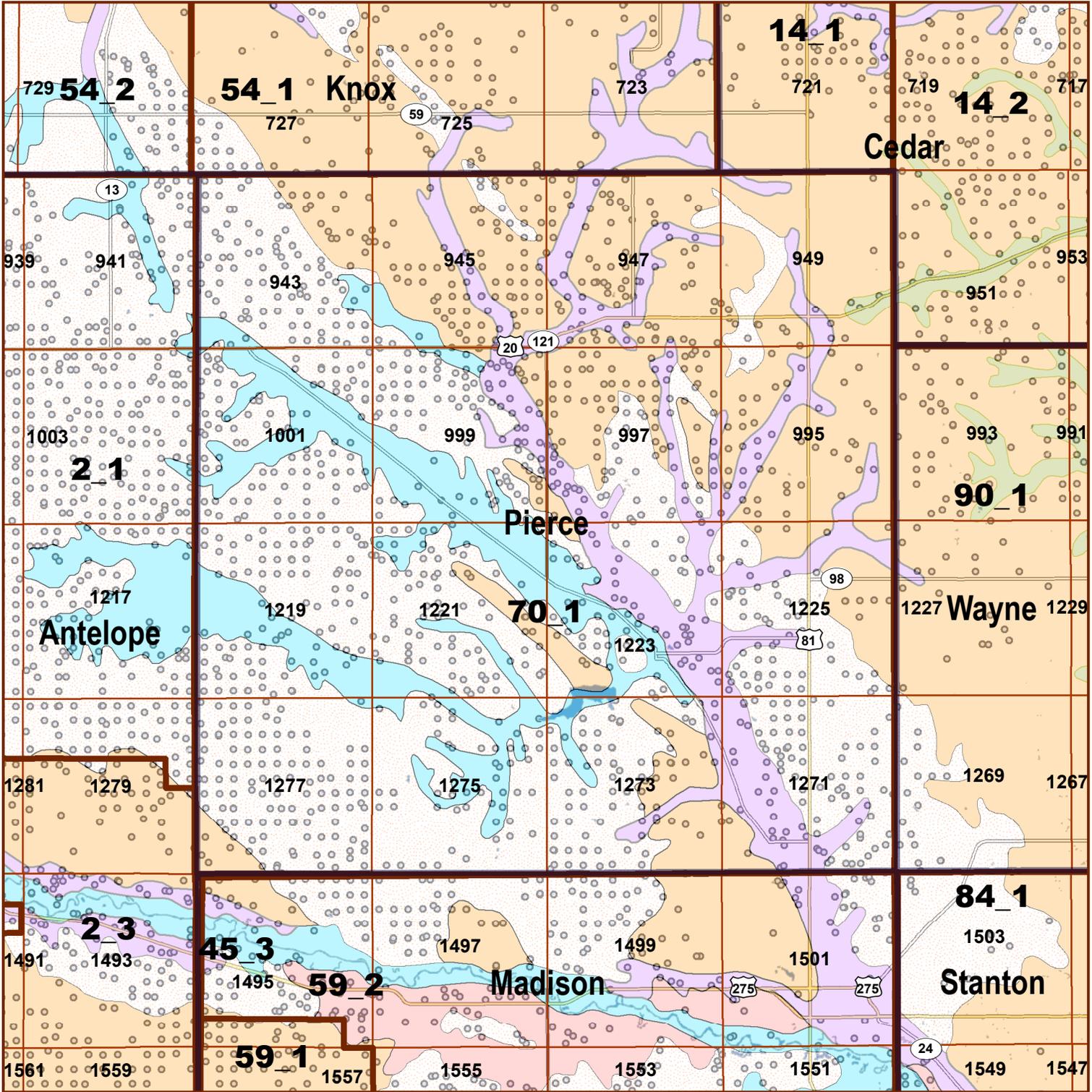
Pierce County 2017 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Pierce	1	6106	5894	5520	5423	5328	5158	4112	3889	5326
Knox	1	5810	5803	5604	5604	5450	5465	5363	5380	5560
Cedar	1	5970	5970	5910	5910	5300	5300	4685	4685	5339
Cedar	2	6365	6365	6135	6135	6050	6050	4895	4895	5791
Wayne	1	6025	6000	5950	5900	5800	5650	5500	4900	5801
Madison	2	6745	6460	6018	5798	5550	5335	4421	3725	5624
Antelope	1	5016	5016	4985	4985	4850	4850	3925	3658	4745

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Pierce	1	5680	5505	5185	4945	4295	4165	2895	2530	4591
Knox	1	5060	5060	4860	4650	4535	4245	3970	3970	4534
Cedar	1	5220	5220	5185	5185	5169	5167	4029	4029	4770
Cedar	2	5710	5710	5520	5520	5485	5485	4295	4295	5265
Wayne	1	5700	5650	5550	5450	5400	5000	4400	4100	5284
Madison	2	5569	5382	5089	4843	4229	3926	3011	2500	4448
Antelope	1	3150	3050	2765	2765	2450	2450	1860	1530	2529

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Pierce	1	2275	2105	2050	1920	1855	1600	1465	1295	1640
Knox	1	1695	1695	1695	1695	1680	1680	1680	1681	1686
Cedar	1	2230	2230	2030	2030	1845	1845	1645	1645	1768
Cedar	2	2230	2230	2030	2030	1845	1845	1645	1645	1887
Wayne	1	2400	2260	2120	1980	1870	1590	1410	1270	1906
Madison	2	2246	2150	2050	1992	1898	1860	1537	1396	1794
Antelope	1	1500	1475	1475	1475	1475	1475	1350	1285	1382

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



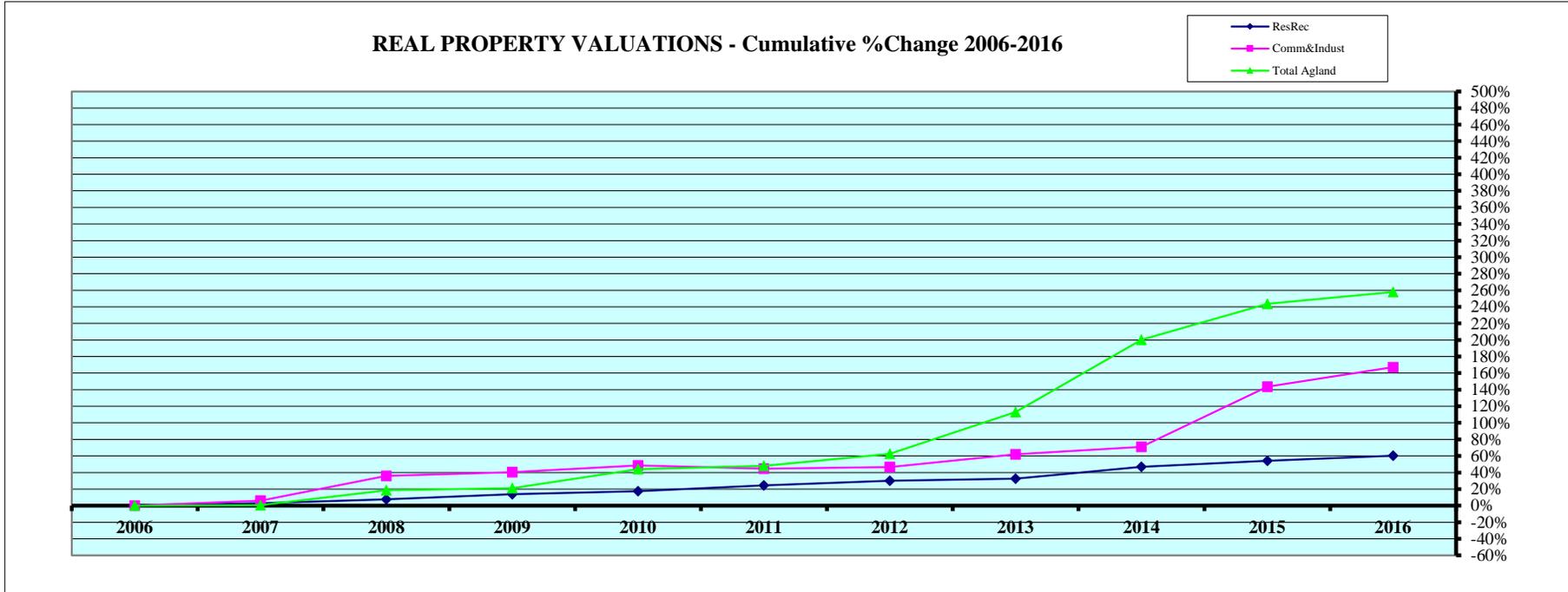
Legend

- County Lines
- Market Areas
- Geo Codes
- Moderately well drained silty soils on uplands and in depressions formed in loess
- Moderately well drained silty soils with clayey subsols on uplands
- 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
- Excessively 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
- Somewhat poorly drained soils formed in alluvium on bottom lands
- Lakes and Ponds
- Irrigation Wells

Pierce County Map



REAL PROPERTY VALUATIONS - Cumulative %Change 2006-2016



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2006	152,090,365	--	--	--	32,251,550	--	--	--	426,027,600	--	--	--
2007	156,391,880	4,301,515	2.83%	2.83%	34,176,765	1,925,215	5.97%	5.97%	429,217,455	3,189,855	0.75%	0.75%
2008	163,614,810	7,222,930	4.62%	7.58%	43,838,750	9,661,985	28.27%	35.93%	505,511,360	76,293,905	17.78%	18.66%
2009	172,884,080	9,269,270	5.67%	13.67%	45,284,505	1,445,755	3.30%	40.41%	515,352,115	9,840,755	1.95%	20.97%
2010	178,780,135	5,896,055	3.41%	17.55%	47,946,295	2,661,790	5.88%	48.66%	614,065,325	98,713,210	19.15%	44.14%
2011	189,288,070	10,507,935	5.88%	24.46%	46,629,460	-1,316,835	-2.75%	44.58%	631,066,835	17,001,510	2.77%	48.13%
2012	197,771,360	8,483,290	4.48%	30.04%	47,257,170	627,710	1.35%	46.53%	692,177,305	61,110,470	9.68%	62.47%
2013	201,571,425	3,800,065	1.92%	32.53%	52,232,265	4,975,095	10.53%	61.95%	907,930,410	215,753,105	31.17%	113.12%
2014	223,371,065	21,799,640	10.81%	46.87%	55,107,225	2,874,960	5.50%	70.87%	1,279,210,530	371,280,120	40.89%	200.26%
2015	234,496,330	11,125,265	4.98%	54.18%	78,572,250	23,465,025	42.58%	143.62%	1,463,861,320	184,650,790	14.43%	243.61%
2016	243,816,830	9,320,500	3.97%	60.31%	86,174,125	7,601,875	9.68%	167.19%	1,524,934,300	61,072,980	4.17%	257.94%

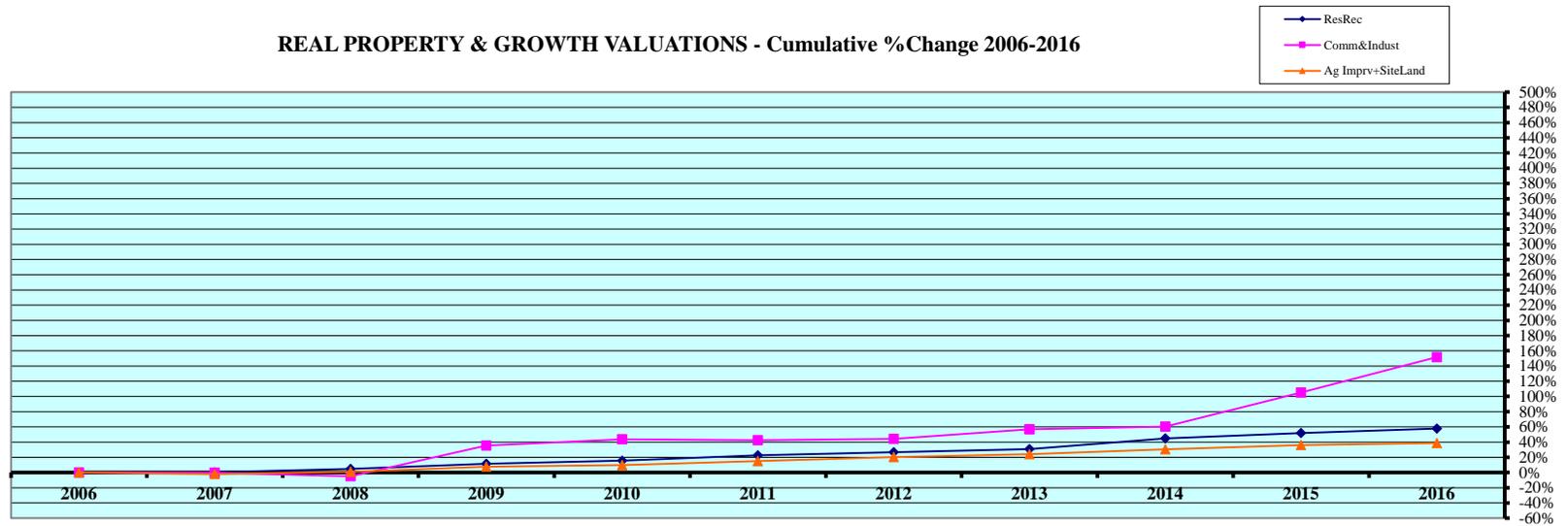
Rate Annual %chg: Residential & Recreational 4.83% Commercial & Industrial 10.33% Agricultural Land 13.60%

Cnty# 70
 County PIERCE

CHART 1 EXHIBIT 70B Page 1

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

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



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾						
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	
2006	152,090,365	4,533,605	2.98%	147,556,760	--	--	32,251,550	409,875	1.27%	31,841,675	--	--	
2007	156,391,880	3,868,645	2.47%	152,523,235	0.28%	0.28%	34,176,765	2,019,840	5.91%	32,156,925	-0.29%	-0.29%	
2008	163,614,810	4,087,156	2.50%	159,527,654	2.01%	4.89%	43,838,750	13,182,725	30.07%	30,656,025	-10.30%	-4.95%	
2009	172,884,080	3,323,975	1.92%	169,560,105	3.63%	11.49%	45,284,505	1,544,080	3.41%	43,740,425	-0.22%	35.62%	
2010	178,780,135	3,039,975	1.70%	175,740,160	1.65%	15.55%	47,946,295	1,656,345	3.45%	46,289,950	2.22%	43.53%	
2011	189,288,070	2,761,593	1.46%	186,526,477	4.33%	22.64%	46,629,460	674,120	1.45%	45,955,340	-4.15%	42.49%	
2012	197,771,360	5,187,320	2.62%	192,584,040	1.74%	26.62%	47,257,170	744,635	1.58%	46,512,535	-0.25%	44.22%	
2013	201,571,425	2,775,055	1.38%	198,796,370	0.52%	30.71%	52,232,265	1,623,150	3.11%	50,609,115	7.09%	56.92%	
2014	223,371,065	3,050,945	1.37%	220,320,120	9.30%	44.86%	55,107,225	3,436,685	6.24%	51,670,540	-1.08%	60.21%	
2015	234,496,330	3,579,283	1.53%	230,917,047	3.38%	51.83%	78,572,250	12,469,340	15.87%	66,102,910	19.95%	104.96%	
2016	243,816,830	3,861,220	1.58%	239,955,610	2.33%	57.77%	86,174,125	4,998,232	5.80%	81,175,893	3.31%	151.70%	
Rate Ann%chg	4.83%					2.92%	10.33%					C & I w/o growth	1.63%

Tax Year	Ag Improvements & Site Land ⁽¹⁾					Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value		
2006	43,908,255	25,603,775	69,512,030	1,820,620	2.62%	67,691,410	--
2007	44,294,985	26,622,155	70,917,140	2,772,425	3.91%	68,144,715	-1.97%
2008	44,701,880	27,846,850	72,548,730	2,281,179	3.14%	70,267,551	-0.92%
2009	49,077,180	28,540,325	77,617,505	2,846,209	3.67%	74,771,296	3.06%
2010	49,212,910	29,680,590	78,893,500	2,596,473	3.29%	76,297,027	-1.70%
2011	49,579,330	33,026,235	82,605,565	2,711,410	3.28%	79,894,155	1.27%
2012	49,892,130	36,851,960	86,744,090	3,204,906	3.69%	83,539,184	1.13%
2013	46,212,510	43,468,150	89,680,660	3,385,010	3.77%	86,295,650	-0.52%
2014	53,739,970	41,272,450	95,012,420	4,204,526	4.43%	90,807,894	1.26%
2015	53,821,120	42,689,990	96,511,110	1,983,585	2.06%	94,527,525	-0.51%
2016	54,425,940	45,492,700	99,918,640	3,492,960	3.50%	96,425,680	-0.09%
Rate Ann%chg	2.17%	5.92%	3.70%	Ag Imprv+Site w/o growth		0.10%	

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

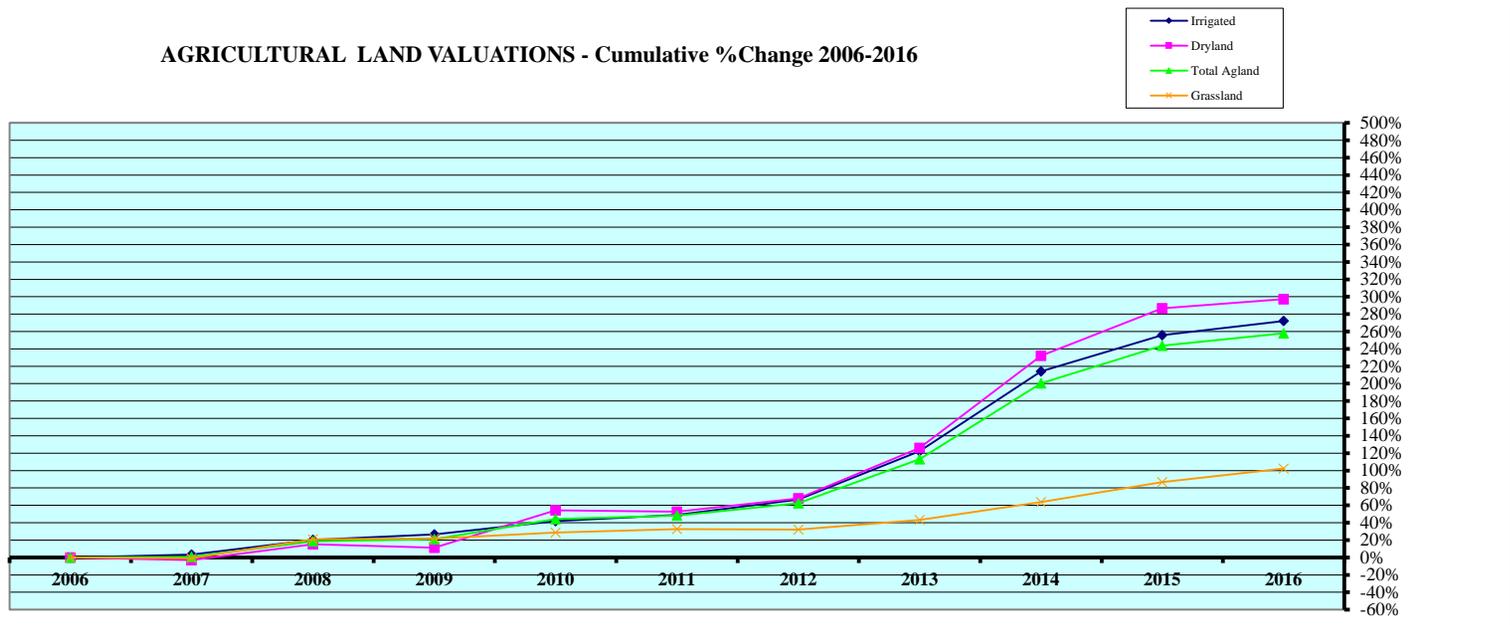
Sources:
Value; 2006 - 2016 CTL
Growth Value; 2006-2016 Abstract of Asmnt Rpt.

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

Cnty# **70**
County **PIERCE**

CHART 2

AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2006-2016



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2006	231,563,070	--	--	--	138,551,525	--	--	--	55,730,955	--	--	--
2007	239,431,875	7,868,805	3.40%	3.40%	134,401,080	-4,150,445	-3.00%	-3.00%	55,202,100	-528,855	-0.95%	-0.95%
2008	278,298,620	38,866,745	16.23%	20.18%	159,520,750	25,119,670	18.69%	15.13%	67,508,980	12,306,880	22.29%	21.13%
2009	292,961,770	14,663,150	5.27%	26.51%	154,249,660	-5,271,090	-3.30%	11.33%	67,957,010	448,030	0.66%	21.94%
2010	328,449,405	35,487,635	12.11%	41.84%	213,649,930	59,400,270	38.51%	54.20%	71,781,860	3,824,850	5.63%	28.80%
2011	345,326,560	16,877,155	5.14%	49.13%	211,587,965	-2,061,965	-0.97%	52.71%	73,959,305	2,177,445	3.03%	32.71%
2012	385,699,130	40,372,570	11.69%	66.56%	232,579,880	20,991,915	9.92%	67.87%	73,684,365	-274,940	-0.37%	32.21%
2013	514,820,415	129,121,285	33.48%	122.32%	313,008,845	80,428,965	34.58%	125.92%	79,856,170	6,171,805	8.38%	43.29%
2014	727,401,115	212,580,700	41.29%	214.13%	460,208,255	147,199,410	47.03%	232.16%	91,342,075	11,485,905	14.38%	63.90%
2015	823,739,870	96,338,755	13.24%	255.73%	535,808,785	75,600,530	16.43%	286.72%	104,017,235	12,675,160	13.88%	86.64%
2016	861,471,910	37,732,040	4.58%	272.02%	550,361,060	14,552,275	2.72%	297.22%	112,773,865	8,756,630	8.42%	102.35%

Rate Ann.%chg: Irrigated **14.04%** Dryland **14.79%** Grassland **7.30%**

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2006	57,825	--	--	--	124,225	--	--	--	426,027,600	--	--	--
2007	56,210	-1,615	-2.79%	-2.79%	126,190	1,965	1.58%	1.58%	429,217,455	3,189,855	0.75%	0.75%
2008	57,530	1,320	2.35%	-0.51%	125,480	-710	-0.56%	1.01%	505,511,360	76,293,905	17.78%	18.66%
2009	58,465	935	1.63%	1.11%	125,210	-270	-0.22%	0.79%	515,352,115	9,840,755	1.95%	20.97%
2010	59,210	745	1.27%	2.40%	124,920	-290	-0.23%	0.56%	614,065,325	98,713,210	19.15%	44.14%
2011	63,470	4,260	7.19%	9.76%	129,535	4,615	3.69%	4.27%	631,066,835	17,001,510	2.77%	48.13%
2012	65,435	1,965	3.10%	13.16%	148,495	18,960	14.64%	19.54%	692,177,305	61,110,470	9.68%	62.47%
2013	83,545	18,110	27.68%	44.48%	161,435	12,940	8.71%	29.95%	907,930,410	215,753,105	31.17%	113.12%
2014	91,955	8,410	10.07%	59.02%	167,130	5,695	3.53%	34.54%	1,279,210,530	371,280,120	40.89%	200.26%
2015	104,700	12,745	13.86%	81.06%	190,730	23,600	14.12%	53.54%	1,463,861,320	184,650,790	14.43%	243.61%
2016	116,325	11,625	11.10%	101.17%	211,140	20,410	10.70%	69.97%	1,524,934,300	61,072,980	4.17%	257.94%

Cnty# **70**
County **PIERCE**

Rate Ann.%chg: Total Agric Land **13.60%**

AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2006-2016 (from County Abstract Reports)⁽¹⁾

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2006	230,472,020	129,394	1,781			139,085,740	129,573	1,073			55,856,400	79,632	701		
2007	236,862,315	132,924	1,782	0.04%	0.04%	135,879,510	126,632	1,073	-0.04%	-0.04%	55,276,320	78,815	701	-0.01%	-0.01%
2008	276,457,810	134,856	2,050	15.05%	15.09%	161,089,965	125,016	1,289	20.09%	20.04%	67,470,035	78,531	859	22.50%	22.49%
2009	290,501,690	137,754	2,109	2.87%	18.40%	155,881,575	122,320	1,274	-1.10%	18.72%	67,838,485	77,783	872	1.51%	24.34%
2010	324,828,900	140,552	2,311	9.59%	29.75%	216,213,340	120,212	1,799	41.14%	67.56%	72,048,405	76,998	936	7.29%	33.40%
2011	342,905,930	144,327	2,376	2.80%	33.39%	211,454,970	117,582	1,798	-0.01%	67.54%	75,364,015	75,679	996	6.42%	41.97%
2012	385,721,415	148,152	2,604	9.58%	46.17%	232,958,730	116,356	2,002	11.33%	86.52%	73,382,245	73,048	1,005	0.88%	43.22%
2013	513,870,025	151,699	3,387	30.11%	90.18%	307,815,020	113,932	2,702	34.94%	151.70%	84,861,570	71,578	1,186	18.02%	69.02%
2014	727,965,355	152,651	4,769	40.78%	167.74%	460,746,515	117,012	3,938	45.74%	266.83%	91,119,675	66,342	1,373	15.85%	95.81%
2015	822,781,705	152,634	5,391	13.04%	202.64%	534,890,860	118,324	4,521	14.81%	321.14%	104,921,760	64,905	1,617	17.70%	130.46%
2016	861,585,825	152,601	5,646	4.74%	216.98%	550,519,895	118,661	4,639	2.63%	332.21%	112,684,365	64,387	1,750	8.26%	149.50%

Rate Annual %chg Average Value/Acre: 12.23%

15.76%

9.57%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2006	55,985	1,336	42			132,770	3,126	42			425,602,915	343,061	1,241		
2007	56,585	1,351	42	-0.05%	-0.05%	136,470	3,166	43	1.49%	1.49%	428,211,200	342,888	1,249	0.66%	0.66%
2008	56,990	1,348	42	0.97%	0.92%	134,890	3,179	42	-1.57%	-0.10%	505,209,690	342,930	1,473	17.97%	18.75%
2009	57,825	1,361	43	0.50%	1.43%	136,485	3,153	43	2.03%	1.94%	514,416,060	342,371	1,503	1.99%	21.11%
2010	59,005	1,372	43	1.22%	2.67%	135,685	3,143	43	-0.27%	1.66%	613,285,335	342,276	1,792	19.25%	44.43%
2011	60,110	1,399	43	-0.13%	2.54%	127,265	3,182	40	-7.36%	-5.82%	629,912,290	342,170	1,841	2.74%	48.39%
2012	64,755	1,619	40	-6.89%	-4.52%	137,905	3,448	40	0.01%	-5.81%	692,265,050	342,622	2,020	9.75%	62.86%
2013	64,595	1,615	40	0.00%	-4.52%	139,090	3,477	40	0.00%	-5.81%	906,750,300	342,301	2,649	31.11%	113.52%
2014	89,900	2,255	40	-0.33%	-4.84%	164,635	4,116	40	-0.02%	-5.82%	1,280,086,080	342,376	3,739	41.14%	201.37%
2015	103,810	2,315	45	12.45%	7.01%	188,965	4,199	45	12.52%	5.97%	1,462,887,100	342,377	4,273	14.28%	244.41%
2016	116,360	2,328	50	11.45%	19.26%	210,850	4,211	50	11.26%	17.90%	1,525,117,295	342,189	4,457	4.31%	259.26%

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PIERCE

Rate Annual %chg Average Value/Acre: 13.64%

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

2016 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
7,266	PIERCE	85,647,582	9,245,148	8,919,024	243,622,890	40,469,690	45,704,435	193,940	1,524,934,300	54,425,940	45,492,700	0	2,058,655,649
cnty sectorvalue % of total value:		4.16%	0.45%	0.43%	11.83%	1.97%	2.22%	0.01%	74.07%	2.64%	2.21%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
51	FOSTER	47,260	31,515	1,852	1,173,305	441,155	0	0	6,455	0	0	0	1,701,542
0.70%	%sector of county sector	0.06%	0.34%	0.02%	0.48%	1.09%			0.00%				0.08%
	%sector of municipality	2.78%	1.85%	0.11%	68.96%	25.93%			0.38%				100.00%
293	HADAR	216,635	1,056	524	11,136,070	1,515,560	0	0	0	0	0	0	12,869,845
4.03%	%sector of county sector	0.25%	0.01%	0.01%	4.57%	3.74%							0.63%
	%sector of municipality	1.68%	0.01%	0.00%	86.53%	11.78%							100.00%
36	MCLEAN	1,611	32,239	129,828	898,655	30,765	0	0	0	0	0	0	1,093,098
0.50%	%sector of county sector	0.00%	0.35%	1.46%	0.37%	0.08%							0.05%
	%sector of municipality	0.15%	2.95%	11.88%	82.21%	2.81%							100.00%
783	OSMOND	2,621,303	451,281	323,198	25,517,600	10,989,235	0	0	49,715	0	0	0	39,952,332
10.78%	%sector of county sector	3.06%	4.88%	3.62%	10.47%	27.15%			0.00%				1.94%
	%sector of municipality	6.56%	1.13%	0.81%	63.87%	27.51%			0.12%				100.00%
1,767	PIERCE	1,329,909	545,894	20,927	57,158,355	9,203,585	0	0	0	0	0	0	68,258,670
24.32%	%sector of county sector	1.55%	5.90%	0.23%	23.46%	22.74%							3.32%
	%sector of municipality	1.95%	0.80%	0.03%	83.74%	13.48%							100.00%
1,246	PLAINVIEW	1,298,648	2,207,709	502,780	33,476,485	5,658,625	0	0	0	0	0	0	43,144,247
17.15%	%sector of county sector	1.52%	23.88%	5.64%	13.74%	13.98%							2.10%
	%sector of municipality	3.01%	5.12%	1.17%	77.59%	13.12%							100.00%
4,176	Total Municipalities	5,515,366	3,269,694	979,109	129,360,470	27,838,925	0	0	56,170	0	0	0	167,019,734
57.47%	%all municip.sect of cnty	6.44%	35.37%	10.98%	53.10%	68.79%			0.00%				8.11%

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

Cnty#	County
70	PIERCE

CHART 5

EXHIBIT

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Page 5

Total Real Property Sum Lines 17, 25, & 30	Records : 6,240	Value : 1,918,012,818	Growth 12,529,116	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	273	1,289,155	29	440,930	73	2,141,505	375	3,871,590	
02. Res Improve Land	1,831	10,978,515	104	2,805,375	516	13,718,760	2,451	27,502,650	
03. Res Improvements	1,868	122,763,445	104	14,766,290	527	82,844,770	2,499	220,374,505	
04. Res Total	2,141	135,031,115	133	18,012,595	600	98,705,035	2,874	251,748,745	3,454,561
% of Res Total	74.50	53.64	4.63	7.15	20.88	39.21	46.06	13.13	27.57
05. Com UnImp Land	43	162,680	8	68,475	13	239,095	64	470,250	
06. Com Improve Land	262	1,479,165	35	388,555	37	1,235,930	334	3,103,650	
07. Com Improvements	267	27,037,803	36	3,801,195	45	7,268,750	348	38,107,748	
08. Com Total	310	28,679,648	44	4,258,225	58	8,743,775	412	41,681,648	871,665
% of Com Total	75.24	68.81	10.68	10.22	14.08	20.98	6.60	2.17	6.96
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	2	962,300	2	962,300	
11. Ind Improvements	0	0	0	0	3	50,118,135	3	50,118,135	
12. Ind Total	0	0	0	0	3	51,080,435	3	51,080,435	5,376,000
% of Ind Total	0.00	0.00	0.00	0.00	100.00	100.00	0.05	2.66	42.91
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	1	146,115	1	146,115	
15. Rec Improvements	0	0	0	0	1	49,680	1	49,680	
16. Rec Total	0	0	0	0	1	195,795	1	195,795	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.02	0.01	0.00
Res & Rec Total	2,141	135,031,115	133	18,012,595	601	98,900,830	2,875	251,944,540	3,454,561
% of Res & Rec Total	74.47	53.60	4.63	7.15	20.90	39.26	46.07	13.14	27.57
Com & Ind Total	310	28,679,648	44	4,258,225	61	59,824,210	415	92,762,083	6,247,665
% of Com & Ind Total	74.70	30.92	10.60	4.59	14.70	64.49	6.65	4.84	49.87
17. Taxable Total	2,451	163,710,763	177	22,270,820	662	158,725,040	3,290	344,706,623	9,702,226
% of Taxable Total	74.50	47.49	5.38	6.46	20.12	46.05	52.72	17.97	77.44

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	13	13,320	973,140	0	0	0
19. Commercial	1	2,020	205,410	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	13	13,320	973,140
19. Commercial	0	0	0	1	2,020	205,410
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				14	15,340	1,178,550

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	169	0	8	177

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	5	68,335	1,861	915,606,770	1,866	915,675,105
28. Ag-Improved Land	0	0	3	113,935	975	567,098,715	978	567,212,650
29. Ag Improvements	0	0	3	22,450	1,081	90,395,990	1,084	90,418,440
30. Ag Total							2,950	1,573,306,195

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	0	0.00	0	
37. FarmSite Improvements	0	0.00	0	3	0.00	22,450	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	1.23	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	2	2.03	20,300	2	2.03	20,300	
32. HomeSite Improv Land	40	43.26	432,600	40	43.26	432,600	
33. HomeSite Improvements	648	43.26	54,044,265	648	43.26	54,044,265	2,826,890
34. HomeSite Total				650	45.29	54,497,165	
35. FarmSite UnImp Land	7	383.37	157,725	7	383.37	157,725	
36. FarmSite Improv Land	45	220.85	293,405	45	220.85	293,405	
37. FarmSite Improvements	994	0.00	36,351,725	997	0.00	36,374,175	0
38. FarmSite Total				1,004	604.22	36,825,305	
39. Road & Ditches	0	7,343.33	0	0	7,344.56	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				1,654	7,994.07	91,322,470	2,826,890

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Recapture Value N/A	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Market Value	0	0	0	0	0	0

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	14,520.27	9.51%	88,662,970	10.90%	6,106.15
46. 1A	19,734.15	12.92%	116,311,355	14.30%	5,893.91
47. 2A1	17,593.01	11.52%	97,116,160	11.94%	5,520.16
48. 2A	22,377.46	14.65%	121,361,860	14.92%	5,423.40
49. 3A1	20,877.59	13.67%	111,243,540	13.67%	5,328.37
50. 3A	40,698.12	26.64%	209,921,200	25.80%	5,158.01
51. 4A1	13,495.09	8.83%	55,497,145	6.82%	4,112.40
52. 4A	3,459.62	2.26%	13,455,165	1.65%	3,889.20
53. Total	152,755.31	100.00%	813,569,395	100.00%	5,325.96
Dry					
54. 1D1	12,245.92	10.33%	69,556,865	12.78%	5,680.00
55. 1D	25,769.29	21.74%	141,860,020	26.06%	5,505.00
56. 2D1	10,010.52	8.44%	51,904,580	9.54%	5,185.00
57. 2D	15,803.76	13.33%	78,149,610	14.36%	4,945.00
58. 3D1	18,005.73	15.19%	77,334,705	14.21%	4,295.01
59. 3D	15,615.07	13.17%	65,036,825	11.95%	4,165.00
60. 4D1	19,377.04	16.35%	56,096,565	10.31%	2,895.00
61. 4D	1,721.32	1.45%	4,354,920	0.80%	2,529.99
62. Total	118,548.65	100.00%	544,294,090	100.00%	4,591.31
Grass					
63. 1G1	1,508.81	2.34%	3,397,340	3.02%	2,251.67
64. 1G	2,408.29	3.74%	5,745,820	5.10%	2,385.85
65. 2G1	3,311.76	5.14%	7,309,890	6.49%	2,207.25
66. 2G	4,994.09	7.76%	10,413,355	9.25%	2,085.14
67. 3G1	5,714.81	8.87%	11,712,195	10.40%	2,049.45
68. 3G	30,242.21	46.96%	51,389,080	45.63%	1,699.25
69. 4G1	6,732.93	10.46%	10,561,975	9.38%	1,568.70
70. 4G	9,483.44	14.73%	12,094,150	10.74%	1,275.29
71. Total	64,396.34	100.00%	112,623,805	100.00%	1,748.92
Irrigated Total					
Irrigated Total	152,755.31	43.91%	813,569,395	54.90%	5,325.96
Dry Total					
Dry Total	118,548.65	34.07%	544,294,090	36.73%	4,591.31
Grass Total					
Grass Total	64,396.34	18.51%	112,623,805	7.60%	1,748.92
72. Waste	2,341.07	0.67%	117,215	0.01%	50.07
73. Other	9,868.62	2.84%	11,379,220	0.77%	1,153.07
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	347,909.99	100.00%	1,481,983,725	100.00%	4,259.68

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	0.00	0	152,755.31	813,569,395	152,755.31	813,569,395
77. Dry Land	0.00	0	29.35	123,765	118,519.30	544,170,325	118,548.65	544,294,090
78. Grass	0.00	0	32.62	53,160	64,363.72	112,570,645	64,396.34	112,623,805
79. Waste	0.00	0	0.34	15	2,340.73	117,200	2,341.07	117,215
80. Other	0.00	0	8.04	5,330	9,860.58	11,373,890	9,868.62	11,379,220
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	0.00	0	70.35	182,270	347,839.64	1,481,801,455	347,909.99	1,481,983,725

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	152,755.31	43.91%	813,569,395	54.90%	5,325.96
Dry Land	118,548.65	34.07%	544,294,090	36.73%	4,591.31
Grass	64,396.34	18.51%	112,623,805	7.60%	1,748.92
Waste	2,341.07	0.67%	117,215	0.01%	50.07
Other	9,868.62	2.84%	11,379,220	0.77%	1,153.07
Exempt	0.00	0.00%	0	0.00%	0.00
Total	347,909.99	100.00%	1,481,983,725	100.00%	4,259.68

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 Acreages	97	2,806,260	617	16,857,480	630	98,668,520	727	118,332,260	2,032,390
83.2 Breslau	5	4,880	7	5,375	7	306,140	12	316,395	0
83.3 Foster	21	123,190	32	23,310	32	1,028,830	53	1,175,330	0
83.4 Hadar	17	87,925	126	768,635	127	11,007,130	144	11,863,690	294,395
83.5 Mclean	10	10,195	27	31,495	27	890,775	37	932,465	0
83.6 Osmond	68	262,085	329	2,063,630	337	23,376,740	405	25,702,455	267,255
83.7 Pierce	44	359,755	690	5,835,870	716	53,284,285	760	59,479,910	556,496
83.8 Plainview	108	206,835	618	2,050,910	618	31,496,845	726	33,754,590	304,025
83.9 West Randolph	5	10,465	6	12,060	6	364,920	11	387,445	0
84 Residential Total	375	3,871,590	2,452	27,648,765	2,500	220,424,185	2,875	251,944,540	3,454,561

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u> <u>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 Acreages	21	307,570	69	2,547,190	79	60,792,230	100	63,646,990	5,624,800
85.2 Breslau	0	0	1	1,095	1	31,465	1	32,560	0
85.3 Foster	2	3,405	8	15,790	8	431,955	10	451,150	0
85.4 Hadar	6	46,885	16	107,095	17	1,361,905	23	1,515,885	0
85.5 Mclean	1	350	4	2,920	5	25,700	6	28,970	0
85.6 Osmond	6	30,060	60	370,810	63	10,644,440	69	11,045,310	12,430
85.7 Pierce	10	30,695	80	530,960	80	9,225,210	90	9,786,865	543,320
85.8 Plainview	18	51,285	94	451,590	94	5,348,593	112	5,851,468	67,115
85.9 West Randolph	0	0	4	38,500	4	364,385	4	402,885	0
86 Commercial Total	64	470,250	336	4,065,950	351	88,225,883	415	92,762,083	6,247,665

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	1,316.86	2.28%	2,995,880	3.16%	2,275.02
88. 1G	2,036.36	3.53%	4,286,550	4.53%	2,105.01
89. 2G1	2,712.13	4.70%	5,559,960	5.87%	2,050.03
90. 2G	4,419.96	7.65%	8,486,320	8.96%	1,920.00
91. 3G1	4,846.66	8.39%	8,990,585	9.50%	1,855.01
92. 3G	27,604.58	47.81%	44,167,265	46.65%	1,600.00
93. 4G1	6,030.02	10.44%	8,834,065	9.33%	1,465.01
94. 4G	8,776.92	15.20%	11,366,165	12.00%	1,295.01
95. Total	57,743.49	100.00%	94,686,790	100.00%	1,639.78
CRP					
96. 1C1	39.71	1.07%	225,550	1.46%	5,679.93
97. 1C	240.20	6.50%	1,322,305	8.56%	5,505.02
98. 2C1	279.14	7.56%	1,447,345	9.36%	5,185.01
99. 2C	344.79	9.33%	1,704,965	11.03%	4,944.94
100. 3C1	569.43	15.41%	2,445,710	15.82%	4,295.01
101. 3C	1,520.68	41.16%	6,333,655	40.98%	4,165.01
102. 4C1	560.86	15.18%	1,623,720	10.51%	2,895.05
103. 4C	139.38	3.77%	352,625	2.28%	2,529.95
104. Total	3,694.19	100.00%	15,455,875	100.00%	4,183.83
Timber					
105. 1T1	152.24	5.15%	175,910	7.09%	1,155.48
106. 1T	131.73	4.45%	136,965	5.52%	1,039.74
107. 2T1	320.49	10.83%	302,585	12.20%	944.13
108. 2T	229.34	7.75%	222,070	8.95%	968.30
109. 3T1	298.72	10.10%	275,900	11.12%	923.61
110. 3T	1,116.95	37.75%	888,160	35.80%	795.17
111. 4T1	142.05	4.80%	104,190	4.20%	733.47
112. 4T	567.14	19.17%	375,360	15.13%	661.85
113. Total	2,958.66	100.00%	2,481,140	100.00%	838.60
<hr/>					
Grass Total	57,743.49	89.67%	94,686,790	84.07%	1,639.78
CRP Total	3,694.19	5.74%	15,455,875	13.72%	4,183.83
Timber Total	2,958.66	4.59%	2,481,140	2.20%	838.60
<hr/>					
114. Market Area Total	64,396.34	100.00%	112,623,805	100.00%	1,748.92

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

70 Pierce

	2016 CTL County Total	2017 Form 45 County Total	Value Difference (2017 form 45 - 2016 CTL)	Percent Change	2017 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	243,622,890	251,748,745	8,125,855	3.34%	3,454,561	1.92%
02. Recreational	193,940	195,795	1,855	0.96%	0	0.96%
03. Ag-Homesite Land, Ag-Res Dwelling	54,425,940	54,497,165	71,225	0.13%	2,826,890	-5.06%
04. Total Residential (sum lines 1-3)	298,242,770	306,441,705	8,198,935	2.75%	6,281,451	0.64%
05. Commercial	40,469,690	41,681,648	1,211,958	2.99%	871,665	0.84%
06. Industrial	45,704,435	51,080,435	5,376,000	11.76%	5,376,000	0.00%
07. Total Commercial (sum lines 5-6)	86,174,125	92,762,083	6,587,958	7.64%	6,247,665	0.39%
08. Ag-Farmsite Land, Outbuildings	45,492,700	36,825,305	-8,667,395	-19.05%	0	-19.05%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	0	0	0			
11. Total Non-Agland (sum lines 8-10)	45,492,700	36,825,305	-8,667,395	-19.05%	0	-19.05%
12. Irrigated	861,471,910	813,569,395	-47,902,515	-5.56%		
13. Dryland	550,361,060	544,294,090	-6,066,970	-1.10%		
14. Grassland	112,773,865	112,623,805	-150,060	-0.13%		
15. Wasteland	116,325	117,215	890	0.77%		
16. Other Agland	211,140	11,379,220	11,168,080	5,289.42%		
17. Total Agricultural Land	1,524,934,300	1,481,983,725	-42,950,575	-2.82%		
18. Total Value of all Real Property (Locally Assessed)	1,954,843,895	1,918,012,818	-36,831,077	-1.88%	12,529,116	-2.53%

2017 Assessment Survey for Pierce County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	2
4.	Other part-time employees:
	1
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$161,295.00
7.	Adopted budget, or granted budget if different from above:
	\$161,295.00
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$0
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	\$50,545.00
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$10,920.00
11.	Amount of the assessor's budget set aside for education/workshops:
	\$600.00
12.	Other miscellaneous funds:
	\$0
13.	Amount of last year's assessor's budget not used:
	\$5,148.58

B. Computer, Automation Information and GIS

1.	Administrative software:
	Terra Scan
2.	CAMA software:
	Terra Scan
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	Assessor's office
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes. www.pierce.assessor.gisworkshop.com
7.	Who maintains the GIS software and maps?
	Staff
8.	Personal Property software:
	Terra Scan

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes
3.	What municipalities in the county are zoned?
	Hadar, Pierce, Plainview and Osmond
4.	When was zoning implemented?
	Unknown

D. Contracted Services

1.	Appraisal Services:
	CAMASS Appraisal, Residential Reappraisal
2.	GIS Services:
	GIS Workshop, GIS and Assessor Website
3.	Other services:
	None

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Yes
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	That the appraiser is currently certified and has experience in the valuation grouping that we are reappraising.
4.	Have the existing contracts been approved by the PTA?
	Yes
5.	Does the appraisal or listing service providers establish assessed values for the county?
	The appraisal service develops a model using the current sales data for each valuation grouping for our office staff to use to establish assessed values.

2017 Residential Assessment Survey for Pierce County

1.	Valuation data collection done by:																						
	Assessor and Staff																						
2.	List the valuation groupings recognized by the County and describe the unique characteristics of each:																						
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Grouping</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>Pierce - County seat, located on Hwy. 13 and northwesterly of the city of Norfolk. K-12 school system and approximate population of 1,767</td> </tr> <tr> <td style="text-align: center;">05</td> <td>Plainview - Located in the northwest corner of the county on Hwy. 20. K-12 school system and approximate population of 1,246</td> </tr> <tr> <td style="text-align: center;">10</td> <td>Osmond - Located in the northern portion of the county on Hwy. 20. K-12 school system and approximate population of 783.</td> </tr> <tr> <td style="text-align: center;">15</td> <td>Hadar - small village closest to Norfolk, approximate population of 293</td> </tr> <tr> <td style="text-align: center;">20</td> <td>Foster - small village located between Plainview and Pierce on Hwy. 13. Approximate population of 51.</td> </tr> <tr> <td style="text-align: center;">25</td> <td>McLean - Located in the northeast corner, north of Hwy. 20. Approximate population of 36</td> </tr> <tr> <td style="text-align: center;">30</td> <td>Breslau</td> </tr> <tr> <td style="text-align: center;">35</td> <td>West Randolph - Total of 11 parcels bordering the Cedar County line. The majority of the parcels are located in Cedar County</td> </tr> <tr> <td style="text-align: center;">40</td> <td>Rural Acreages</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Agricultural homes and outbuildings</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	01	Pierce - County seat, located on Hwy. 13 and northwesterly of the city of Norfolk. K-12 school system and approximate population of 1,767	05	Plainview - Located in the northwest corner of the county on Hwy. 20. K-12 school system and approximate population of 1,246	10	Osmond - Located in the northern portion of the county on Hwy. 20. K-12 school system and approximate population of 783.	15	Hadar - small village closest to Norfolk, approximate population of 293	20	Foster - small village located between Plainview and Pierce on Hwy. 13. Approximate population of 51.	25	McLean - Located in the northeast corner, north of Hwy. 20. Approximate population of 36	30	Breslau	35	West Randolph - Total of 11 parcels bordering the Cedar County line. The majority of the parcels are located in Cedar County	40	Rural Acreages	AG	Agricultural homes and outbuildings
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AG	Agricultural homes and outbuildings																						
3.	List and describe the approach(es) used to estimate the market value of residential properties.																						
	Market Approach																						
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?																						
	Uses the tables provided by the CAMA vendor																						
5.	Are individual depreciation tables developed for each valuation grouping?																						
	Yes, models are developed by the appraiser when reappraising each valuation group.																						
6.	Describe the methodology used to determine the residential lot values?																						
	Vacant lot sales.																						
7.	Describe the methodology used to determine value for vacant lots being held for sale or resale?																						
	N/A																						

8.

<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
01	2010	2010	2010	2010
05	2015	2015	2015	2015
10	2014	2014	2014	2014
15	2010	2010	2010	2010
20	2015	2015	2015	2015
25	2015	2015	2015	2015
30	2015	2015	2015	2015
35	2015	2015	2015	2015
40	2014	2014	2014	2014
AG	2014	2014	2014	2014

2017 Commercial Assessment Survey for Pierce County

1.	Valuation data collection done by:																				
	Assessor and Staff																				
2.	List the valuation groupings recognized in the County and describe the unique characteristics of each:																				
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30	Breslau																				
35	West Randolph - minimal commercial																				
40	Rural Acreages																				
3.	List and describe the approach(es) used to estimate the market value of commercial properties.																				
	Market approach																				
3a.	Describe the process used to determine the value of unique commercial properties.																				
	Check with other counties - use existing model, sales and Marshall and Swift																				
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?																				
	Yes																				
5.	Are individual depreciation tables developed for each valuation grouping?																				
	The whole county is valued the same.																				
6.	Describe the methodology used to determine the commercial lot values.																				
	Vacant lot sales																				

7.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	01	2016	2016	2016	2016
	05	2016	2016	2016	2016
	10	2016	2016	2016	2016
	15	2016	2016	2016	2016
	20	2016	2016	2016	2016
	25	2016	2016	2016	2016
	30	2016	2016	2016	2016
	35	2016	2016	2016	2016
	40	2016	2016	2016	2016

2017 Agricultural Assessment Survey for Pierce County

1.	Valuation data collection done by:						
	Assessor and staff.						
2.	List each market area, and describe the location and the specific characteristics that make each unique.						
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center; width: 15%;"><u>Market Area</u></th> <th style="text-align: center; width: 65%;"><u>Description of unique characteristics</u></th> <th style="text-align: center; width: 20%;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>The entire county is one market area.</td> <td style="text-align: center;">2016</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	The entire county is one market area.	2016
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>					
1	The entire county is one market area.	2016					
3.	Describe the process used to determine and monitor market areas.						
	Class or subclass includes, but not limited to, the classification of agricultural land listed in section 77-1363, parcel use, parcel type, location, geographic characteristics, zoning, city size, parcel size, and market characteristics. Each year the sales are analyzed and all aspects of the valuation process are considered to determine if there is enough information to create a market area. To date Pierce County is considered one market area.						
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.						
	There is a 20 acre consideration for those parcels to be identified as residential.						
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?						
	They are valued the same.						
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.						
	The value we have was determined by sales from nearby counties because we have no sales of WRP.						

PIERCE COUNTY 3-YEAR PLAN

June 15, 2016

COUNTY DESCRIPTION

Per the 2016 County Abstract, Pierce County consists of the following real property types:

	Parcel/ Acre Count	% Parcel	Total Value	% Value	Land Only	Improvements
Residential	2881	46.10%	\$244,174,580	12.50%	\$31,284,430	\$212,890,150
Recreation	1	0.02%	\$193,940	0.01%	\$144,260	\$49,680
Commercial	411	6.58%	\$40,338,355	2.07%	\$3,354,310	\$36,984,045
Industrial	3	0.05%	\$43,127,305	2.21%	\$962,300	\$42,165,005
Agricultural	2,953 / \$342,189.39	47.25%	\$1,624,683,660	83.21%	\$1,537,235,810	\$87,447,850
Total	6,249	100%	\$1,952,517,840	100%	\$1,572,981,110	\$379,536,730

BUDGET, STAFFING, & TRAINING

<u>BUDGET</u>	<u>OFFICE BUDGET</u>	<u>APPRAISAL BUDGET</u>
2014-2015 Requested Budget	\$151,265.00	\$45,540.00
2014-2015 Adopted Budget	\$151,265.00	\$45,540.00
2015-2016 Requested Budget	\$158,190.00	\$38,820.00
2015-2016 Adopted Budget	\$158,190.00	\$38,820.00
2016-2017 Requested Budget	\$161,295.00	\$50,545.00
2016-2017 Adopted Budget	\$161,295.00	\$50,545.00

STAFF

- 1 Assessor
- 1 Deputy Assessor
- 2 Full-Time Clerks (7-Hour Day)
- 1 Part-Time Clerk

NEW PROPERTY: For assessment year 2016, there were 135 building permits filed for new property construction/additions in the county.

OTHER FUNCTIONS PERFORMED BY THE ASSESSOR'S OFFICE, BUT NOT LIMITED TO:

1. Record Maintenance, Splits, and Ownership changes
2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
 - a. Abstract (Real Property)
 - b. Assessor Survey
 - c. Sales information to PA&T rosters and annual Assessed Value Update w/Abstract
 - d. Certification of Value to Political Subdivisions
 - e. School District Taxable Value Report
 - f. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
 - g. Certificate of Taxes Levied Report

- h. Report of current values for properties owned by Board of Education Lands and Funds
 - i. Report of all Exempt Property and Taxable Government Owned Property
 - j. Annual Plan of Assessment Report
3. Personal Property: administer annual filing of 1,063 schedules; prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.
 4. Permissive Exemptions: administer annual filings of 42 applications for new or continued exempt use, review and make recommendations to county board.
 5. Taxable Government Owned Property – annual review of 33 government owned properties not used for public purpose, send notices of intent to tax, etc.
 6. Homestead Exemptions: administer 309 annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance.
 7. Centrally Assessed – review of valuations as certified by PA&T for railroads and public service entities, establish assessment records and tax billing for tax list.
 8. Tax Increment Financing – management of record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax.
 9. Tax Districts and Tax Rates – management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.
 10. Tax Lists: prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.
 11. Tax List Corrections – prepare tax list correction documents for county board approval.
 12. County Board of Equalization – attend the county board of equalization meetings for valuation protests – assemble and provide information.
 13. TERC Appeals – prepare information and attend taxpayer appeal hearings before TERC, defend valuation.
 14. TERC Statewide Equalization – attend hearings if applicable to county; defend values, and/or implements orders of the TERC.
 15. Review Mobile Home Court Reports annually.
 16. Review Beginning Farmer or Livestock Producer Applications.
 17. File Improvements on Leased Land Assessment Applications.
 18. File annual inventory statement of all county personal property in custody of the office.
 19. Education: Assessor and/or Appraisal Education – attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification. The current requirement is 60 hours of continuing education per four-year term.

CONTRACT APPRAISER

The contract appraiser's responsibilities are to inspect the properties assigned, verify the property record to determine if it is accurate (size, quality, condition, type of siding and roof, basement finish, etc.), take new pictures and place in the property record card, and review the sales of like properties and make recommendations of the values assigned to properties.

TRAINING

For 2015 the assessor and deputy attended training on Permissive Exemptions at Norfolk in February, the assessor attended County Board of Equalization Workshop at Kearney in May and Assessors Workshop at Kearney in August. For 2016 the assessor and deputy attended training on Personal Property Changes Due to LB259 in February, and training on TERC Proceedings in April, both at Norfolk.

The assessor and deputy attended training on Valuation of Rent-Restricted Housing in May at Wayne. The assessor attended training on Cell Towers and Renewable Energy in July at Norfolk. The assessor and deputy attended Assessor's Workshop in August at Kearney, and the Residential Data Listing Class and Basic Depreciation Class at Stanton in September.

2016 R&O STATISTICS

<u>PROPERTY CLASS</u>	<u>MEDIAN</u>	<u>COD</u>	<u>PRD</u>
Residential	96.00	10.13	103.56
Commercial	100.00	21.75	101.43
Agricultural Unimproved	70.00	21.61	106.22

3 YEAR APPRAISAL PLAN

2017

Residential

Only pick up and sales reviews are planned for this property class for 2017.

Commercial

The county plans to reappraise all commercial properties (360+ parcels) for implementation for 2017. They were last appraised in 2010. Market analysis and pick up work will be scheduled for this year as well.

Agricultural

The only tasks required should be a market analysis of land and pick up work.

2018

Residential

The county plans to reappraise the towns of Pierce and Hadar (800+ parcels) for implementation for 2018. They were last appraised for 2011. Market analysis and pick up work will be scheduled for this year as well.

Commercial

Only pick up work and sales reviews are planned for this property class for 2018.

Agricultural

The only tasks required should be a market analysis of land and pick up work.

2019

Residential

The county plans to reappraise the rural residential properties (550+ improved parcels) for implementation for 2019. They were last appraised for 2012, with an exterior review for 2015. Market analysis and pick up work will be scheduled for this year as well.

Commercial

Only pick up work and sales reviews are planned for this property class for 2019.

Agricultural

The only tasks required should be a market analysis of land and pick up work.

The following is a time line table to give and overview of accomplishments and the next three-year plan schedule.

CLASS	2011	2012	2013	2014	2015
RESIDENTIAL	Reappraise Pierce and Hadar (800+ parcels). Appraisal maintenance.	Reappraise the rural residential properties (550+ improved parcels). Appraisal maintenance.	Review agricultural homes and outbuildings (1,100+ parcels). Review and reappraise rural residential properties that have been split off since 2011. Appraisal maintenance.	Complete review and reappraise all agricultural homes and outbuildings (1,100+ parcels). Appraisal maintenance.	Reappraise Osmond (320+ parcels). Do an exterior review and revalue the rural residential properties (600+ improved parcels). Appraisal maintenance.
COMMERCIAL	Appraisal maintenance.	Appraisal maintenance.	Appraisal maintenance.	Appraisal maintenance.	Appraisal maintenance.
AGRICULTURAL	Appraisal maintenance.	Appraisal maintenance.	Review agricultural outbuildings (1,100+ parcels and reappraise rural residential properties that have been split off since 2011. Appraisal maintenance.	Complete review and reappraise all agricultural outbuildings (1,100+ parcels). Appraisal maintenance.	Appraisal maintenance.
	2016	2017	2018	2019	2020
RESIDENTIAL	Reappraise Plainview, Foster, McLean, Breslau and West Randolph (690+ parcels). Appraisal Maintenance.	Appraisal Maintenance.	Reappraise Pierce and Hadar (800+ parcels). Appraisal Maintenance.	Reappraise Rural Residential (500+ parcels). Appraisal Maintenance.	
COMMERCIAL	Appraisal Maintenance.	Reappraise all commercial properties (360+ parcels). Appraisal Maintenance.	Appraisal Maintenance.	Appraisal Maintenance.	
AGRICULTURAL	Appraisal Maintenance.	Appraisal Maintenance.	Appraisal Maintenance.	Appraisal Maintenance.	

The above information is intended to demonstrate the need for the following requested 2015-2016 budgets:

Office Budget	\$161,295.00
Appraisal Budget	\$50,545.00

Respectfully submitted –

Peggy Wragge
Pierce County Assessor