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DEPARTMENT OF REVENUE

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

RICHARDSON 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 Richardson 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 Richardson 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: Pam Vice, Richardson 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.

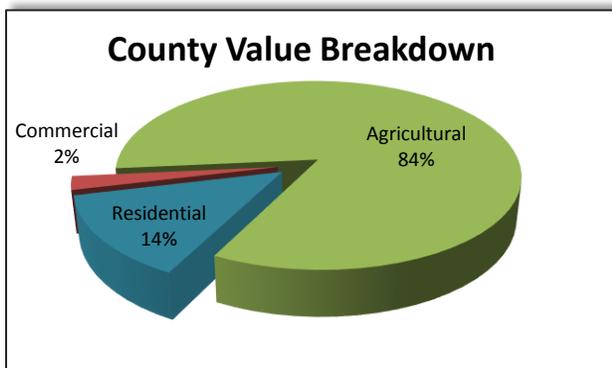
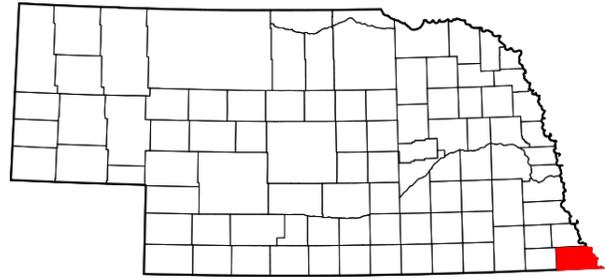
Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on 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 552 square miles, Richardson had 8,094 residents, per the Census Bureau Quick Facts for 2015, a 3% population decline from the 2010 US Census. In a review of the past fifty-five years, Richardson has seen a steady drop in population of 42% (Nebraska Department of Economic Development). Reports indicated that 75% 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
BARADA	28	24	-14%
DAWSON	209	146	-30%
FALLS CITY	4,671	4,325	-7%
HUMBOLDT	941	877	-7%
RULO	226	172	-24%
SALEM	138	112	-19%
SHUBERT	252	150	-40%
STELLA	220	152	-31%
VERDON	223	172	-23%

The majority of the commercial properties in Richardson convene in and around Falls City with some commercial contribution from Humboldt as well. Per the latest information available from the U.S. Census Bureau, there were 256 employer establishments in Richardson. County-wide employment was at 4,198 people, a 3% gain relative to the 2010 Census (Nebraska Department of Labor).

Simultaneously, the agricultural economy has remained another strong anchor for Richardson that has fortified the local rural area economies. Richardson is included in the Nemaha Natural Resources District (NRD). Dry land makes up the majority of the land in the county.

2017 Residential Correlation for Richardson County

Assessment Actions

For 2017, Richardson County has completed all residential pickup work and onsite inspections of any remodeling or additions. As part of the 6-year inspection and review cycle, the county finished reappraisal of Rural (4000 Class) & Rural-Residential (4500) in Franklin, Porter, East & West Muddy, Humboldt, Grant, Liberty, Speiser and Nemaha townships-totaling approximately 824 properties.

Description of Analysis

Residential parcels are valued utilizing seven valuation groupings that are based on the assessor locations or towns in the county, and one that consists of the rural residential properties.

Valuation Grouping	Assessor Location
01	Falls City
02	Dawson, Shubert & Stella
03	Humboldt
05	Salem
06	Rulo
07	Verdon
11	Rural Residential

For the residential property class, a review of Richardson County's statistical analysis profiles 230 residential sales, representing the valuation groupings. Valuation group 01 (Falls City) constitutes about 67% of the sales in the residential class of property and is the major trade center of the county. Valuation Group 02 consists of three small towns with populations of around 150 and limited services.

A review of the median for Valuation Grouping 02 demonstrates the unreliability of the statistical measures. The removal of two sales at the extreme high end of the array compared to the removal of the two sales at the low end of the array shows the median moves from 86% to 94%. The degree of variability in the statistics highlights the imprecision of the median as a measurement of the assessment level. A review of percent change in Valuation Group 02 over the past 5 years shows that the total valuation has increased approximately 1% each year since 2012. A 1% increase in assessment for these small towns is a reasonable expectation for this economic area, which has declined in population between 30% and 40% in the past 10 years.

Valuation Group 07 shows a median of 84% with a COD of 40%. The removal of two sales at the extreme high end of the array compared to the removal of the two sales at the low end of the array shows the median moves from 78% to 109%, highlighting extreme disparity. A comparison of valuation change over time suggests the annual valuation change in Verdon is consistent with the residential change in similar towns in the region, and are therefore considered acceptable.

2017 Residential Correlation for Richardson County

While individual subclasses with small numbers of sales may not be reliable, the collective group of residential sales do indicate a representative group overall. All three measures of central tendency for the residential class of properties are within the acceptable range. The median ratio for the sales in the file is 92%, and is considered a valid approximation of the level of value.

Assessment Practice Review

An annual comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine compliance for all activities that ultimately affect the uniform and proportionate valuation of all three-property classes. Any incongruities are noted and discussed with the county assessor for further action.

One of the areas addressed included sales qualification and verification. The Richardson County Assessor has developed a consistent procedure for both sales qualification and verification. The Division's review inspects the nonqualified sales to ensure that the grounds for disqualifying sales were supported and documented. The review includes a dialogue with the county assessor and a consideration of verification documentation. The review of Richardson County revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were made available for the measurement of real property.

The county's inspection and review cycle for all real property was discussed with the county assessor. The county has consistently stayed on schedule to comply with six-year inspection and review requirement as evidenced by the six-year inspection plan detailed in the reports and opinions. The county assessor has been aggressive in their approach to bring all the inspections up to date and have incorporated technology to aid in the assessment of the residential class. Valuation groups were examined to ensure that the groupings defined are equally subject to a set of economic forces that affect the value of properties within that geographic area. The review and analysis indicates that the County has adequately identified economic areas for the residential property class. The county typically bases the assessment decisions and review based on the individual towns and will adjust those with a separate economic depreciation if needed. Division reviews the transmission of data from the county to the sales file to see if it was done on a timely basis and for accuracy.

The review of Richardson County revealed that the data was transmitted accurately and in a timely manner. The sale verification process and the usability decisions resulted in the use of all arm's length sales. There is no apparent bias in the measurement of real property. Review cycle of the residential property appears to be on schedule to comply with the ongoing inspection and review requirements. The inspections are documented in the individual property record files.

2017 Residential Correlation for Richardson County

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

A review of both the statistics and the assessment practices suggest that assessments within the county are valued within the acceptable parameters, and therefore considered equalized.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	154	91.92	99.55	92.82	24.14	107.25
02	17	87.97	93.58	87.59	18.07	108.82
03	27	92.88	102.40	85.19	28.31	120.20
05	3	83.22	84.79	73.41	12.82	115.50
06	5	88.54	73.00	63.80	15.48	114.42
07	10	84.10	98.70	95.81	38.98	103.02
11	14	92.25	92.14	92.37	30.11	99.75
<u>ALL</u>	230	91.74	98.19	91.57	24.73	107.23

Level of Value

Based on analysis of all available information, the level of value of the residential class of real property in Richardson County is 92%.

2017 Commercial Correlation for Richardson County

Assessment Actions

For 2017, Richardson County completed all commercial pickup work. They have verified, reviewed, and analyzed the commercial sales throughout the county. After the sales analysis was done the county made a 10% increase to commercial properties. Some properties were adjusted down after a physical review and reduction of condition.

The county inspected, reviewed, and updated the commercial property of all valuation groupings.

Description of Analysis

Valuation Grouping	Assessor Location
01	Falls City
02	Humboldt
03	Remainder of County

For the commercial property class, a review of Richardson County's statistical profile includes 21 commercial sales, representing all three valuation groupings. Valuation group 01 constitutes about 67% of the sample and this accurately reflects the composition of the commercial population. None of the three measures of central tendency for this valuation group are within acceptable range. The qualitative statistics are outside the recommended range, bringing in to question the reliability of the statistics.

For the last two years, the medians were 85% with around 25 sales. The Division called them at the statutory level. For 2017, the County Assessor intended to increase commercial 10%, which put them at 95% based on the statistical tests evaluated in February. However, after implementing the new value, the change resulted in a median of 88%. With a relatively small sample size, there is a degree of variability inherent in the statistics. The hypothetical removal of two sales at the extreme high end of the array compared to the removal of the two sales at the low end of the array shows the median moves from 83% to 92%. The degree of variability in this small sample highlights the movement of the statistics, and explains why early attempts to move the median to 95% ultimately resulted in a median of 88%.

Further considering that the commercial class may be valued low, the Division considered the rate of change in assessments for the class as a whole. If truly low, comparisons to similar counties and the general market should suggest Richardson County has only minor change in the assessed base. However, since 2012 there has been a 6% increase in valuation for the commercial class within the county, while other counties changed between 2% and 8% during the same time period. This suggests that assessments in Richardson County have been on par with general movement of the market.

2017 Commercial Correlation for Richardson County

It appears that Richardson County has not systematically inspected commercial properties since 2011. This lag in inspection has potential to create inaccurate property descriptions necessary for accurate valuations. While the situation has not been confirmed by the county assessor, it may explain why the COD is above the acceptable range. It is important that the commercial property in Richardson County be inspected to ensure accurate values.

While the median suggest the sample is low, other information suggests values could be acceptable. Our conclusion is that while the commercial values could be at the low end of the range, there is not sufficient information to conclude the values are unacceptable.

Assessment Practice Review

An annual comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine compliance for all activities that ultimately affect the uniform and proportionate valuation of all three-property classes. The Division reviews the transmission of data from the county to the sales file to see if it was done on a timely basis and for accuracy. The Division reviews the verification the sales and usability decisions for each sale. The county's inspection and review cycle for all real property is annually reviewed with the county assessor.

One of the areas addressed included sales qualification and verification. The Richardson County Assessor has developed a consistent procedure for both sales qualification and verification. The Division's review inspects the non-qualified sales to ensure that the grounds for disqualifying sales were supported and documented. The review includes a dialogue with the county assessor and a consideration of verification documentation. The review of Richardson County revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were made available for the measurement of real property.

The county's inspection and review cycle for all real property was discussed with the county assessor. All commercial property in Richardson County will need a physical inspection to be current with their six-year review cycle. The county is timely in the submission of sales as well as other statutory reports.

Valuation groups were also examined to ensure that the group defined is equally subject to a set of economic forces that affect the value of properties within that geographic area. The review and analysis indicates that the County has adequately identified economic areas for the commercial property class. Based on all relevant information, the county adheres to professionally accepted mass appraisal standards and has been determined to be in general compliance.

2017 Commercial Correlation for Richardson County

Equalization

For measurement purposes the commercial sample is unreliable and does not represent the commercial class as a whole or by substrata.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	14	89.81	82.33	69.87	14.56	117.83
02	3	44.62	39.42	29.12	38.59	135.37
03	4	97.02	102.76	81.54	17.63	126.02
<u>ALL</u>	21	87.92	80.09	69.29	22.25	115.59

With the information available it was confirmed that the assessment practices are reliable and applied consistently. It is believed the commercial properties are being treated in a uniform and proportionated manner using professionally accepted mass appraisal techniques.

Level of Value

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

2017 Agricultural Correlation for Richardson County

Assessment Actions

For 2017, Richardson County continually verifies sales along with updating land use in the agricultural class of property. This review was primarily conducted using aerial imagery; when additional information was needed, the property owner was contacted to verify Farm Service Agency (FSA) certifications and/or a physical inspection was completed. The county also updated soil conversion. After a market analysis of the sales and a review of the statistics was completed, no values were changed throughout the county for 2017.

Description of Analysis

The majority of agricultural land in Richardson County is predominately dry land then grass with very little irrigated. Richardson County utilizes only one market area in the valuation of agricultural land. The county uses a schedule of values based generally on the LCG structure with some variations by soil type.

There are 53 agricultural sales in the statistical profile of the county. The county has only one market area for the county. The calculated median of the sample is rounded to 72%. A review of the statistical profile for the 80% MLU by Market Area indicates that the dry land is within the acceptable range by market area. The grassland uses have a very limited number of sales for accurate measurement.

Assessment Practice Review

Richardson County has consistently stayed on schedule to comply with their six-year inspection and review. Annually, a comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine compliance for all activities that ultimately affect the uniform and proportionate valuation of all three-property classes. The Division reviews the transmission of data from the county to the sales file to see if it is received on a timely basis and for accuracy. The Division reviews the verification of the sales and usability decisions for each sale. The county's inspection and review cycle for all real property is annually reviewed with the county assessor. The sale verification process and the usability decisions resulted in the use of all arm's-length sales. There is no apparent bias in the measurement of real property due to the review of sales.

One assessment practice reviewed is that of sales qualification and verification. Richardson County's process consists of a mailed questionnaire sent to one or both parties of an agricultural transaction. The Division reviews the non-qualified sales to ensure that the reasons for disqualifying sales are supported and documented. The review also includes a dialogue with the county assessor and a consideration of verification documentation. It is the practice of the county Assessor to consider all sales qualified unless shown to be non-arm's-length. The review of the county revealed that no apparent bias existed in the qualification determination and that all arm's-

2017 Agricultural Correlation for Richardson County

length sales were made available for the measurement of agricultural land. The county's inspection and review cycle for all real property was also discussed with the county assessor. Within the agricultural class, rural dwellings and outbuildings are reviewed at the same time as the rural residential review. Land use was updated for this assessment year, via comparison of each record to the information supplied by aerial imagery. In addition, Conservation Reserve Program acres are confirmed on a yearly basis. The county has been aggressive in their approach to bring all the inspections up to date and have incorporated technology to aid in the assessment of the agricultural class.

The county's inspection and review cycle for all real property was also discussed with the county assessor. The county has been aggressive in their approach to bring all the inspections up to date and have incorporated technology to aid in the assessment of the agricultural class.

The review process also examines the agricultural market areas to ensure that the areas are equally subject to a set of economic forces that affect the value of land within the delineated areas. The summary of the market area analysis concluded that the county has adequately identified market areas for the agricultural land class. Another portion of the assessment practices relates to how rural residential and recreational land use is identified apart from agricultural land within the county. The county verifies and interviews buyer or seller to determine if there are influences other than agricultural affecting the sale. Followed up with a physical inspection to determine current land use.

Based on all relevant information, the quality of assessment of the agricultural class adheres to professionally accepted mass appraisal standards and has been determined to be in general compliance.

Equalization

All dwellings located on both agricultural and rural residential land are valued using the same cost index and depreciation schedule. Farm home sites do not carry the same value as rural residential home sites, because the county assessor believes there are market differences between them. Agricultural land values appear to be equalized at uniform portions of market value; all values have been determined to be acceptable and are reasonably comparable to adjoining counties.

The quality of assessment of agricultural land in Richardson County complies with professionally accepted mass appraisal standards.

2017 Agricultural Correlation for Richardson County

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
____ Dry ____						
County	31	73.33	76.62	70.89	22.95	108.08
50	31	73.33	76.62	70.89	22.95	108.08
____ Grass ____						
County	3	57.02	56.52	55.65	10.59	101.56
50	3	57.02	56.52	55.65	10.59	101.56
____ ALL ____	53	72.04	73.54	70.43	20.53	104.42

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Richardson County is 72%.

2017 Opinions of the Property Tax Administrator for Richardson 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	92	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	72	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 Richardson County

Residential Real Property - Current

Number of Sales	230	Median	91.74
Total Sales Price	\$12,593,075	Mean	98.19
Total Adj. Sales Price	\$12,593,075	Wgt. Mean	91.57
Total Assessed Value	\$11,531,919	Average Assessed Value of the Base	\$43,445
Avg. Adj. Sales Price	\$54,753	Avg. Assessed Value	\$50,139

Confidence Interval - Current

95% Median C.I	89.45 to 95.68
95% Wgt. Mean C.I	88.04 to 95.10
95% Mean C.I	93.87 to 102.51
% of Value of the Class of all Real Property Value in the County	13.73
% of Records Sold in the Study Period	5.34
% of Value Sold in the Study Period	6.16

Residential Real Property - History

Year	Number of Sales	LOV	Median
2016	250	96	95.82
2015	215	97	97.26
2014	186	98	97.81
2013	156	98	98.20

2017 Commission Summary for Richardson County

Commercial Real Property - Current

Number of Sales	21	Median	87.92
Total Sales Price	\$1,302,744	Mean	80.09
Total Adj. Sales Price	\$1,299,744	Wgt. Mean	69.29
Total Assessed Value	\$900,559	Average Assessed Value of the Base	\$60,457
Avg. Adj. Sales Price	\$61,893	Avg. Assessed Value	\$42,884

Confidence Interval - Current

95% Median C.I	70.68 to 94.83
95% Wgt. Mean C.I	51.35 to 87.22
95% Mean C.I	67.22 to 92.96
% of Value of the Class of all Real Property Value in the County	2.76
% of Records Sold in the Study Period	3.37
% of Value Sold in the Study Period	2.39

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2016	27	100	84.95
2015	19	100	84.56
2014	21	100	84.95
2013	18		94.18

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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 : 230
 Total Sales Price : 12,593,075
 Total Adj. Sales Price : 12,593,075
 Total Assessed Value : 11,531,919
 Avg. Adj. Sales Price : 54,753
 Avg. Assessed Value : 50,139

MEDIAN : 92
 WGT. MEAN : 92
 MEAN : 98
 COD : 24.73
 PRD : 107.23

COV : 34.05
 STD : 33.43
 Avg. Abs. Dev : 22.69
 MAX Sales Ratio : 277.82
 MIN Sales Ratio : 12.84

95% Median C.I. : 89.45 to 95.68
 95% Wgt. Mean C.I. : 88.04 to 95.10
 95% Mean C.I. : 93.87 to 102.51

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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>Qrtrs</u>											
01-OCT-14 To 31-DEC-14	33	91.72	94.25	91.12	25.32	103.44	51.03	192.76	76.96 to 101.99	53,966	49,172
01-JAN-15 To 31-MAR-15	20	91.12	94.26	93.92	25.20	100.36	12.84	162.75	78.27 to 109.37	47,120	44,254
01-APR-15 To 30-JUN-15	36	89.29	100.46	88.80	26.93	113.13	56.20	245.54	83.22 to 100.47	52,969	47,037
01-JUL-15 To 30-SEP-15	36	91.60	96.24	86.85	24.86	110.81	35.09	160.12	84.18 to 101.17	67,335	58,480
01-OCT-15 To 31-DEC-15	26	89.54	94.85	92.29	23.15	102.77	47.47	160.90	79.64 to 106.29	58,250	53,757
01-JAN-16 To 31-MAR-16	18	100.40	116.47	89.83	33.89	129.66	63.74	277.82	80.67 to 121.76	33,116	29,747
01-APR-16 To 30-JUN-16	32	90.27	93.53	89.28	18.74	104.76	29.43	164.45	83.67 to 98.42	49,058	43,797
01-JUL-16 To 30-SEP-16	29	97.54	101.74	101.75	19.71	99.99	55.89	196.84	90.61 to 111.78	64,083	65,205
<u>Study Yrs</u>											
01-OCT-14 To 30-SEP-15	125	91.22	96.61	89.40	25.55	108.06	12.84	245.54	85.67 to 94.91	56,434	50,451
01-OCT-15 To 30-SEP-16	105	93.47	100.06	94.34	23.43	106.06	29.43	277.82	89.63 to 100.57	52,751	49,767
<u>Calendar Yrs</u>											
01-JAN-15 To 31-DEC-15	118	89.95	96.89	89.59	25.31	108.15	12.84	245.54	85.50 to 94.91	57,524	51,537
<u>ALL</u>	230	91.74	98.19	91.57	24.73	107.23	12.84	277.82	89.45 to 95.68	54,753	50,139

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	154	91.92	99.55	92.82	24.14	107.25	12.84	277.82	89.58 to 98.09	58,747	54,530
02	17	87.97	93.56	87.59	18.07	106.82	51.03	132.07	79.98 to 117.04	31,931	27,969
03	27	92.66	102.40	85.19	26.31	120.20	52.53	220.35	84.65 to 109.50	34,569	29,449
05	3	83.22	84.79	73.41	12.82	115.50	69.56	101.58	N/A	25,667	18,843
06	5	66.54	73.00	63.80	15.46	114.42	61.54	100.00	N/A	35,417	22,596
07	10	84.10	98.70	95.81	38.98	103.02	55.89	196.84	59.74 to 164.45	49,240	47,176
11	14	92.25	92.14	92.37	30.11	99.75	29.43	172.76	56.20 to 133.97	94,529	87,315
<u>ALL</u>	230	91.74	98.19	91.57	24.73	107.23	12.84	277.82	89.45 to 95.68	54,753	50,139

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	221	91.72	98.50	91.81	24.71	107.29	12.84	277.82	89.45 to 95.42	56,197	51,594
06											
07	9	97.72	90.37	74.67	23.36	121.03	29.43	151.35	73.49 to 109.50	19,276	14,394
<u>ALL</u>	230	91.74	98.19	91.57	24.73	107.23	12.84	277.82	89.45 to 95.68	54,753	50,139

74 Richardson

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 : 230
 Total Sales Price : 12,593,075
 Total Adj. Sales Price : 12,593,075
 Total Assessed Value : 11,531,919
 Avg. Adj. Sales Price : 54,753
 Avg. Assessed Value : 50,139

MEDIAN : 92
 WGT. MEAN : 92
 MEAN : 98
 COD : 24.73
 PRD : 107.23

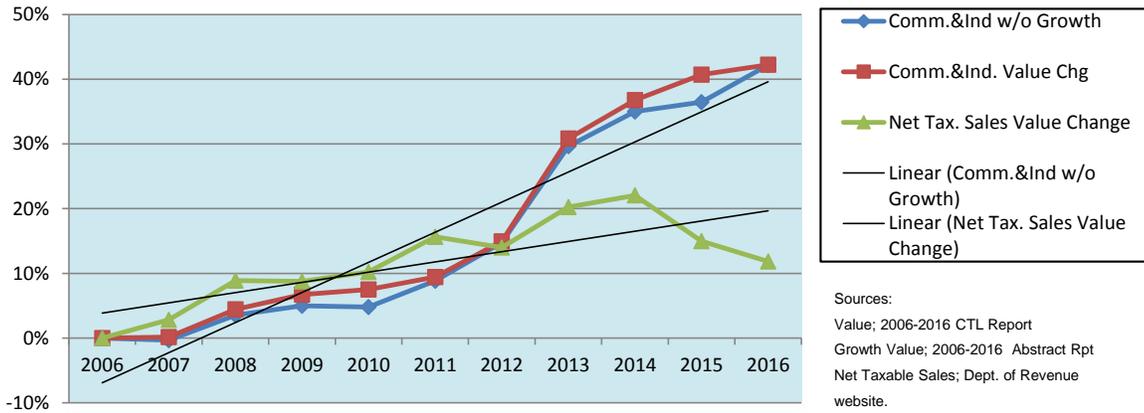
COV : 34.05
 STD : 33.43
 Avg. Abs. Dev : 22.69
 MAX Sales Ratio : 277.82
 MIN Sales Ratio : 12.84

95% Median C.I. : 89.45 to 95.68
 95% Wgt. Mean C.I. : 88.04 to 95.10
 95% Mean C.I. : 93.87 to 102.51

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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	10	132.15	125.30	123.08	15.93	101.80	73.49	159.28	100.00 to 151.35	3,439	4,232	
Less Than 15,000	43	105.20	116.64	113.12	29.27	103.11	12.84	277.82	98.34 to 132.22	8,000	9,050	
Less Than 30,000	85	100.00	110.70	107.28	29.91	103.19	12.84	277.82	93.47 to 110.49	14,345	15,389	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	220	91.43	96.95	91.49	24.09	105.97	12.84	277.82	87.32 to 94.82	57,085	52,225	
Greater Than 14,999	187	89.90	93.94	90.97	22.06	103.26	29.43	245.54	86.40 to 92.37	65,503	59,587	
Greater Than 29,999	145	88.53	90.85	89.89	19.74	101.07	29.43	177.11	85.50 to 91.69	78,440	70,509	
<u>Incremental Ranges</u>												
0 TO 4,999	10	132.15	125.30	123.08	15.93	101.80	73.49	159.28	100.00 to 151.35	3,439	4,232	
5,000 TO 14,999	33	101.58	114.02	112.02	31.11	101.79	12.84	277.82	92.92 to 121.76	9,382	10,510	
15,000 TO 29,999	42	94.01	104.62	104.99	29.26	99.65	47.47	245.54	85.39 to 106.67	20,840	21,879	
30,000 TO 59,999	66	89.77	93.68	94.60	22.17	99.03	29.43	177.11	85.67 to 100.00	44,019	41,643	
60,000 TO 99,999	46	86.78	92.47	92.70	19.42	99.75	51.03	172.76	83.03 to 95.68	77,250	71,613	
100,000 TO 149,999	19	85.20	79.98	80.69	15.73	99.12	35.09	115.19	69.04 to 91.38	120,289	97,061	
150,000 TO 249,999	13	89.97	85.62	86.53	13.20	98.95	54.19	106.29	73.04 to 99.78	175,346	151,721	
250,000 TO 499,999	1	104.20	104.20	104.20	00.00	100.00	104.20	104.20	N/A	350,000	364,716	
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	230	91.74	98.19	91.57	24.73	107.23	12.84	277.82	89.45 to 95.68	54,753	50,139	

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	\$ 24,721,045	\$ 160,494	0.65%	\$ 24,560,551	-	\$ 42,054,170	-
2007	\$ 24,757,212	\$ 118,018	0.48%	\$ 24,639,194	-0.33%	\$ 43,246,083	2.83%
2008	\$ 25,816,916	\$ 226,157	0.88%	\$ 25,590,759	3.37%	\$ 45,784,609	5.87%
2009	\$ 26,383,760	\$ 427,081	1.62%	\$ 25,956,679	0.54%	\$ 45,738,870	-0.10%
2010	\$ 26,573,036	\$ 665,621	2.50%	\$ 25,907,415	-1.81%	\$ 46,357,400	1.35%
2011	\$ 27,051,344	\$ 143,842	0.53%	\$ 26,907,502	1.26%	\$ 48,633,029	4.91%
2012	\$ 28,418,520	\$ 55,475	0.20%	\$ 28,363,045	4.85%	\$ 47,943,860	-1.42%
2013	\$ 32,346,663	\$ 296,596	0.92%	\$ 32,050,067	12.78%	\$ 50,569,199	5.48%
2014	\$ 33,812,753	\$ 438,620	1.30%	\$ 33,374,133	3.18%	\$ 51,324,680	1.49%
2015	\$ 34,786,495	\$ 1,053,315	3.03%	\$ 33,733,180	-0.24%	\$ 48,348,307	-5.80%
2016	\$ 35,160,406	\$ 8,268	0.02%	\$ 35,152,138	1.05%	\$ 47,030,296	-2.73%
Ann %chg	3.59%			Average	2.47%	1.56%	1.19%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2006	-	-	-
2007	-0.33%	0.15%	2.83%
2008	3.52%	4.43%	8.87%
2009	5.00%	6.73%	8.76%
2010	4.80%	7.49%	10.23%
2011	8.84%	9.43%	15.64%
2012	14.73%	14.96%	14.01%
2013	29.65%	30.85%	20.25%
2014	35.00%	36.78%	22.04%
2015	36.46%	40.72%	14.97%
2016	42.20%	42.23%	11.83%

County Number: 74
 County Name: Richardson

74 Richardson

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 : 21
 Total Sales Price : 1,302,744
 Total Adj. Sales Price : 1,299,744
 Total Assessed Value : 900,559
 Avg. Adj. Sales Price : 61,893
 Avg. Assessed Value : 42,884

MEDIAN : 88
 WGT. MEAN : 69
 MEAN : 80
 COD : 22.25
 PRD : 115.59

COV : 35.31
 STD : 28.28
 Avg. Abs. Dev : 19.56
 MAX Sales Ratio : 140.50
 MIN Sales Ratio : 10.99

95% Median C.I. : 70.68 to 94.83
 95% Wgt. Mean C.I. : 51.35 to 87.22
 95% Mean C.I. : 67.22 to 92.96

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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-13 To 31-DEC-13	2	92.33	92.33	91.85	00.65	100.52	91.73	92.93	N/A	50,250	46,157
01-JAN-14 To 31-MAR-14											
01-APR-14 To 30-JUN-14	2	81.19	81.19	77.38	12.94	104.92	70.68	91.69	N/A	23,500	18,185
01-JUL-14 To 30-SEP-14											
01-OCT-14 To 31-DEC-14	3	97.83	104.94	81.61	21.81	128.59	76.49	140.50	N/A	62,915	51,343
01-JAN-15 To 31-MAR-15	6	72.71	63.91	46.85	41.66	136.41	10.99	100.61	10.99 to 100.61	64,833	30,377
01-APR-15 To 30-JUN-15	2	81.59	81.59	81.25	01.14	100.42	80.66	82.51	N/A	95,000	77,184
01-JUL-15 To 30-SEP-15	1	94.43	94.43	94.43	00.00	100.00	94.43	94.43	N/A	105,000	99,152
01-OCT-15 To 31-DEC-15	1	87.92	87.92	87.92	00.00	100.00	87.92	87.92	N/A	55,000	48,354
01-JAN-16 To 31-MAR-16	3	53.03	64.16	52.58	31.57	122.02	44.62	94.83	N/A	63,500	33,390
01-APR-16 To 30-JUN-16	1	98.66	98.66	98.66	00.00	100.00	98.66	98.66	N/A	34,000	33,544
01-JUL-16 To 30-SEP-16											
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	4	91.71	86.76	87.24	06.07	99.45	70.68	92.93	N/A	36,875	32,171
01-OCT-14 To 30-SEP-15	12	82.65	79.66	67.58	27.71	117.88	10.99	140.50	62.64 to 99.21	72,729	49,151
01-OCT-15 To 30-SEP-16	5	87.92	75.81	65.14	21.80	116.38	44.62	98.66	N/A	55,900	36,414
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	5	91.69	95.44	80.76	19.88	118.18	70.68	140.50	N/A	47,149	38,080
01-JAN-15 To 31-DEC-15	10	82.65	72.90	65.51	24.31	111.28	10.99	100.61	27.22 to 99.21	73,900	48,413
<u>ALL</u>	21	87.92	80.09	69.29	22.25	115.59	10.99	140.50	70.68 to 94.83	61,893	42,884

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	14	89.81	82.33	69.87	14.56	117.83	27.22	100.61	70.68 to 97.83	74,393	51,980
02	3	44.62	39.42	29.12	38.59	135.37	10.99	62.64	N/A	24,000	6,990
03	4	97.02	102.76	81.54	17.63	126.02	76.49	140.50	N/A	46,561	37,966
<u>ALL</u>	21	87.92	80.09	69.29	22.25	115.59	10.99	140.50	70.68 to 94.83	61,893	42,884

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	21	87.92	80.09	69.29	22.25	115.59	10.99	140.50	70.68 to 94.83	61,893	42,884
04											
<u>ALL</u>	21	87.92	80.09	69.29	22.25	115.59	10.99	140.50	70.68 to 94.83	61,893	42,884

**74 Richardson
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 : 21
 Total Sales Price : 1,302,744
 Total Adj. Sales Price : 1,299,744
 Total Assessed Value : 900,559
 Avg. Adj. Sales Price : 61,893
 Avg. Assessed Value : 42,884

MEDIAN : 88
 WGT. MEAN : 69
 MEAN : 80
 COD : 22.25
 PRD : 115.59

COV : 35.31
 STD : 28.28
 Avg. Abs. Dev : 19.56
 MAX Sales Ratio : 140.50
 MIN Sales Ratio : 10.99

95% Median C.I. : 70.68 to 94.83
 95% Wgt. Mean C.I. : 51.35 to 87.22
 95% Mean C.I. : 67.22 to 92.96

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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	2	117.67	117.67	121.59	19.41	96.78	94.83	140.50	N/A	3,622	4,404	
Less Than 15,000	4	93.88	97.73	90.50	21.24	107.99	62.64	140.50	N/A	6,686	6,051	
Less Than 30,000	7	92.93	89.49	80.96	20.84	110.54	44.62	140.50	44.62 to 140.50	13,392	10,843	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	19	82.78	76.14	68.99	22.01	110.36	10.99	100.61	62.64 to 94.43	68,026	46,934	
Greater Than 14,999	17	82.78	75.94	68.84	22.45	110.31	10.99	100.61	53.03 to 97.83	74,882	51,550	
Greater Than 29,999	14	82.65	75.40	68.38	21.81	110.27	10.99	100.61	53.03 to 97.83	86,143	58,904	
<u>Incremental Ranges</u>												
0 TO 4,999	2	117.67	117.67	121.59	19.41	96.78	94.83	140.50	N/A	3,622	4,404	
5,000 TO 14,999	2	77.79	77.79	78.95	19.48	98.53	62.64	92.93	N/A	9,750	7,698	
15,000 TO 29,999	3	91.69	78.51	77.16	19.85	101.75	44.62	99.21	N/A	22,333	17,232	
30,000 TO 59,999	7	87.92	78.50	78.97	21.55	99.40	10.99	100.61	10.99 to 100.61	40,929	32,323	
60,000 TO 99,999	2	87.12	87.12	88.04	05.29	98.96	82.51	91.73	N/A	75,000	66,030	
100,000 TO 149,999	2	87.55	87.55	86.81	07.87	100.85	80.66	94.43	N/A	117,500	102,008	
150,000 TO 249,999	3	53.03	52.25	49.08	30.96	106.46	27.22	76.49	N/A	178,167	87,442	
250,000 TO 499,999												
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	21	87.92	80.09	69.29	22.25	115.59	10.99	140.50	70.68 to 94.83	61,893	42,884	

OCCUPANCY CODE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
Blank	3	87.92	78.46	72.46	15.70	108.28	53.03	94.43	N/A	107,500	77,892	
304	1	94.83	94.83	94.83	00.00	100.00	94.83	94.83	N/A	3,000	2,845	
306	1	80.66	80.66	80.66	00.00	100.00	80.66	80.66	N/A	130,000	104,863	
344	4	90.31	89.08	82.70	10.45	107.71	76.49	99.21	N/A	66,625	55,096	
351	1	70.68	70.68	70.68	00.00	100.00	70.68	70.68	N/A	32,000	22,616	
353	5	82.51	67.48	70.37	34.82	95.89	10.99	100.61	N/A	39,400	27,724	
406	2	101.57	101.57	87.59	38.33	115.96	62.64	140.50	N/A	6,622	5,801	
444	1	91.73	91.73	91.73	00.00	100.00	91.73	91.73	N/A	90,000	82,556	
476	1	92.93	92.93	92.93	00.00	100.00	92.93	92.93	N/A	10,500	9,758	
494	1	27.22	27.22	27.22	00.00	100.00	27.22	27.22	N/A	220,000	59,886	
528	1	91.69	91.69	91.69	00.00	100.00	91.69	91.69	N/A	15,000	13,753	
<u>ALL</u>	21	87.92	80.09	69.29	22.25	115.59	10.99	140.50	70.68 to 94.83	61,893	42,884	

74 Richardson
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 : 53
Total Sales Price : 33,011,032
Total Adj. Sales Price : 33,011,032
Total Assessed Value : 23,249,711
Avg. Adj. Sales Price : 622,850
Avg. Assessed Value : 438,674

MEDIAN : 72
WGT. MEAN : 70
MEAN : 74
COD : 20.53
PRD : 104.42

COV : 33.86
STD : 24.90
Avg. Abs. Dev : 14.79
MAX Sales Ratio : 209.94
MIN Sales Ratio : 35.19

95% Median C.I. : 65.86 to 76.88
95% Wgt. Mean C.I. : 64.18 to 76.68
95% Mean C.I. : 66.84 to 80.24

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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>Qtrts</u>											
01-OCT-13 To 31-DEC-13	4	69.75	62.26	49.81	15.68	124.99	35.19	74.34	N/A	632,938	315,278
01-JAN-14 To 31-MAR-14	8	70.49	86.48	79.11	42.70	109.32	42.62	209.94	42.62 to 209.94	470,750	372,388
01-APR-14 To 30-JUN-14	2	65.90	65.90	69.25	11.84	95.16	58.10	73.70	N/A	489,500	338,986
01-JUL-14 To 30-SEP-14	2	69.54	69.54	76.70	18.00	90.66	57.02	82.05	N/A	826,825	634,163
01-OCT-14 To 31-DEC-14	3	76.88	68.52	56.32	16.16	121.66	45.71	82.96	N/A	675,400	380,416
01-JAN-15 To 31-MAR-15	6	75.38	70.80	74.61	32.05	94.89	36.55	103.02	36.55 to 103.02	856,379	638,906
01-APR-15 To 30-JUN-15	9	75.01	74.72	72.54	16.46	103.01	54.96	98.63	55.75 to 95.76	592,128	429,506
01-JUL-15 To 30-SEP-15											
01-OCT-15 To 31-DEC-15	11	73.33	72.79	69.88	11.11	104.16	54.52	87.21	60.51 to 82.25	765,755	535,097
01-JAN-16 To 31-MAR-16	5	66.12	69.55	69.06	08.14	100.71	62.39	81.12	N/A	362,540	250,366
01-APR-16 To 30-JUN-16	2	84.74	84.74	82.84	13.17	102.29	73.58	95.89	N/A	578,000	478,837
01-JUL-16 To 30-SEP-16	1	65.33	65.33	65.33	00.00	100.00	65.33	65.33	N/A	195,000	127,394
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	16	70.49	75.73	69.27	28.83	109.33	35.19	209.94	57.02 to 79.99	558,150	386,657
01-OCT-14 To 30-SEP-15	18	75.85	72.38	70.76	21.62	102.29	36.55	103.02	55.75 to 89.51	694,090	491,124
01-OCT-15 To 30-SEP-16	19	73.15	72.80	70.97	11.13	102.58	54.52	95.89	65.33 to 81.12	609,842	432,787
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	15	71.14	77.88	72.01	30.40	108.15	42.62	209.94	57.02 to 82.05	561,657	404,444
01-JAN-15 To 31-DEC-15	26	74.17	73.00	71.91	18.01	101.52	36.55	103.02	63.79 to 82.25	726,567	522,502
<u>ALL</u>	53	72.04	73.54	70.43	20.53	104.42	35.19	209.94	65.86 to 76.88	622,850	438,674

AREA (MARKET)										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
50	53	72.04	73.54	70.43	20.53	104.42	35.19	209.94	65.86 to 76.88	622,850	438,674
<u>ALL</u>	53	72.04	73.54	70.43	20.53	104.42	35.19	209.94	65.86 to 76.88	622,850	438,674

95%MLU By Market Area										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Dry</u>											
County	11	65.86	65.63	62.73	17.42	104.62	36.55	95.76	45.71 to 82.25	743,621	466,480
50	11	65.86	65.63	62.73	17.42	104.62	36.55	95.76	45.71 to 82.25	743,621	466,480
<u>Grass</u>											
County	3	57.02	56.52	55.65	10.59	101.56	47.20	65.33	N/A	276,217	153,726
50	3	57.02	56.52	55.65	10.59	101.56	47.20	65.33	N/A	276,217	153,726
<u>ALL</u>	53	72.04	73.54	70.43	20.53	104.42	35.19	209.94	65.86 to 76.88	622,850	438,674

74 Richardson
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 : 53
 Total Sales Price : 33,011,032
 Total Adj. Sales Price : 33,011,032
 Total Assessed Value : 23,249,711
 Avg. Adj. Sales Price : 622,850
 Avg. Assessed Value : 438,674

MEDIAN : 72
 WGT. MEAN : 70
 MEAN : 74
 COD : 20.53
 PRD : 104.42

COV : 33.86
 STD : 24.90
 Avg. Abs. Dev : 14.79
 MAX Sales Ratio : 209.94
 MIN Sales Ratio : 35.19

95% Median C.I. : 65.86 to 76.88
 95% Wgt. Mean C.I. : 64.18 to 76.68
 95% Mean C.I. : 66.84 to 80.24

Printed:3/28/2017 2:01:40PM

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
<u> Dry </u>											
County	31	73.33	76.62	70.89	22.95	108.08	36.55	209.94	65.73 to 82.03	635,726	450,697
50	31	73.33	76.62	70.89	22.95	108.08	36.55	209.94	65.73 to 82.03	635,726	450,697
<u> Grass </u>											
County	3	57.02	56.52	55.65	10.59	101.56	47.20	65.33	N/A	276,217	153,726
50	3	57.02	56.52	55.65	10.59	101.56	47.20	65.33	N/A	276,217	153,726
<u> ALL </u>	53	72.04	73.54	70.43	20.53	104.42	35.19	209.94	65.86 to 76.88	622,850	438,674

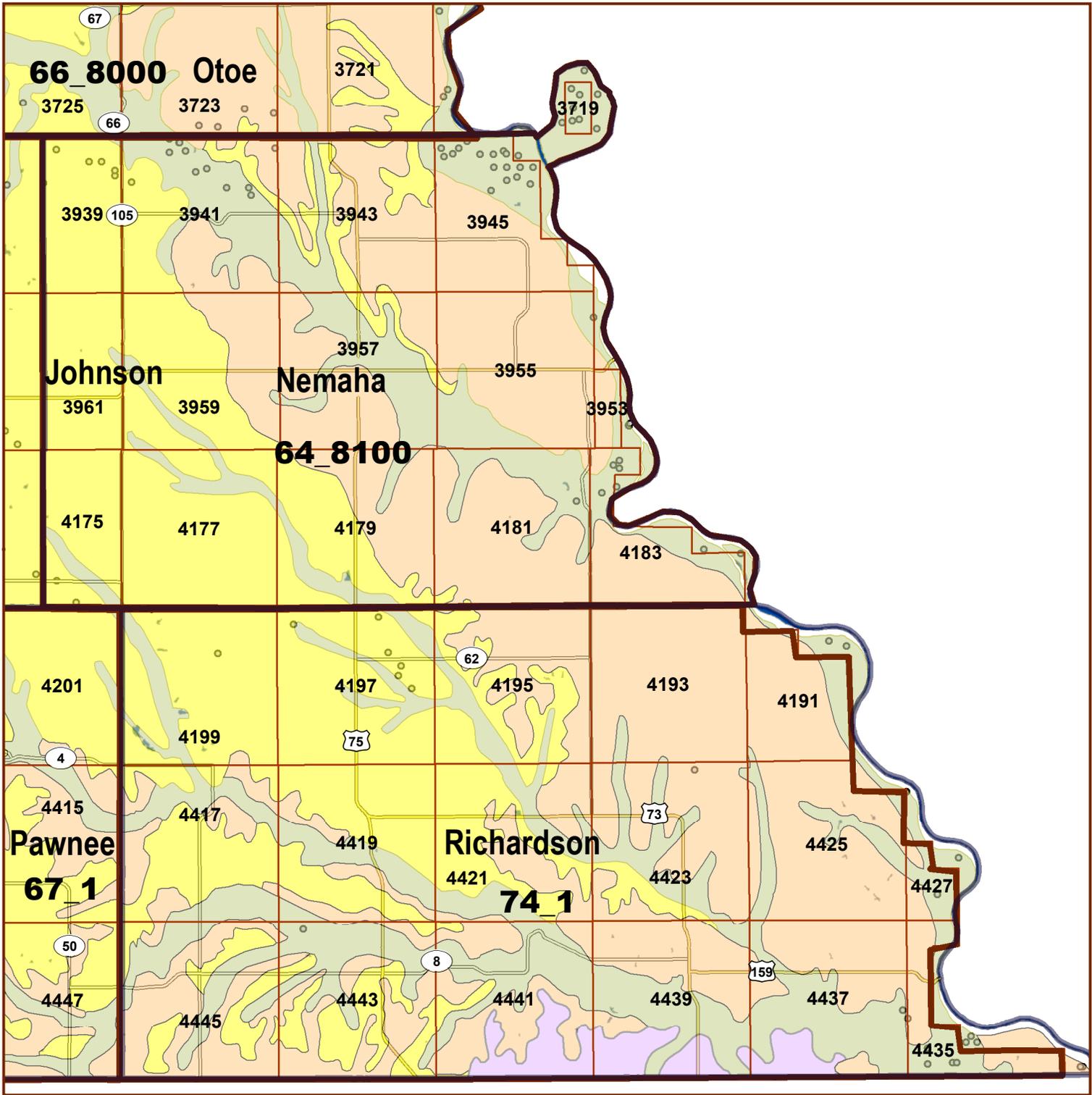
Richardson County 2017 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Richardson	50	5450	5325	4153	4845	4715	4615	3145	3195	4743
Nemaha	1	5675	5450	5150	5050	4950	4850	4050	3950	5021
Pawnee	1	4450	4450	3860	3860	3130	3005	2885	2885	3738

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Richardson	50	4675	4585	4247	4209	4062	3965	2916	2770	4046
Nemaha	1	4820	4669	4369	4120	3820	3669	2770	2520	3844
Pawnee	1	3710	3710	3215	3215	2605	2505	2405	2405	2942

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Richardson	50	2365	2275	2030	1950	1871	1760	1722	1498	1790
Nemaha	1	2200	2050	1875	1775	1725	1675	1525	1400	1622
Pawnee	1	2425	2425	2107	2110	1900	1875	1845	1845	1943

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



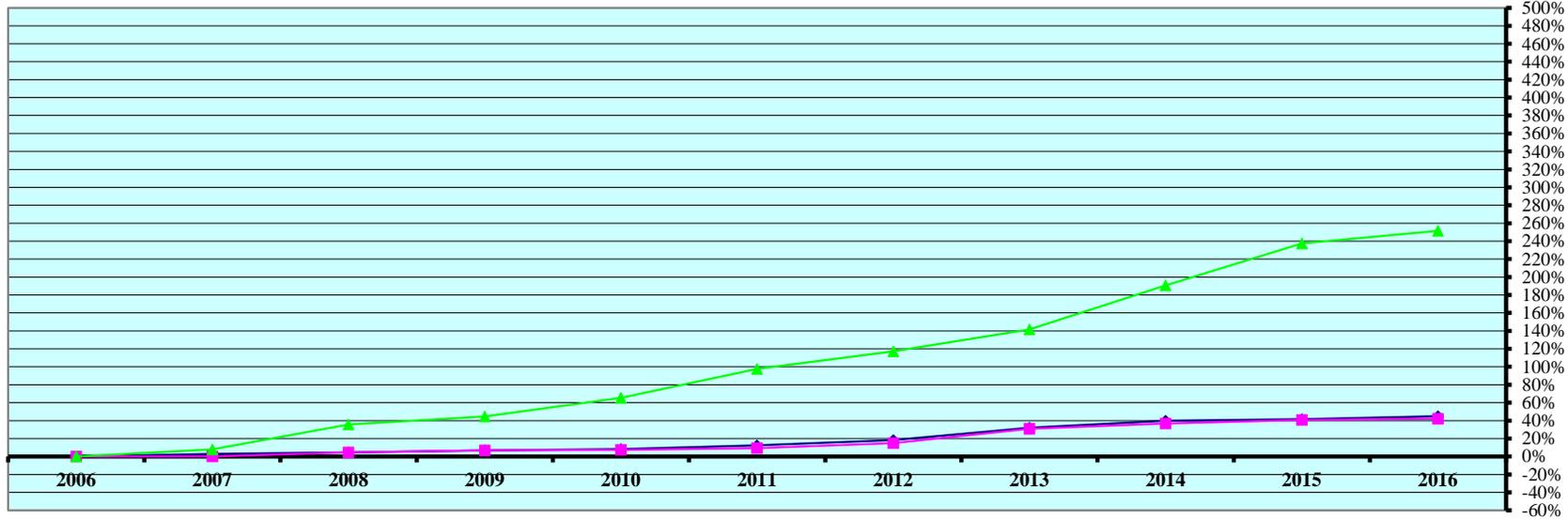
Legend

- 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 subsoils 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

Richardson 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	126,032,180	--	--	--	24,721,045	--	--	--	304,599,933	--	--	--
2007	129,643,125	3,610,945	2.87%	2.87%	24,757,212	36,167	0.15%	0.15%	328,706,544	24,106,611	7.91%	7.91%
2008	131,836,603	2,193,478	1.69%	4.61%	25,816,916	1,059,704	4.28%	4.43%	412,803,556	84,097,012	25.58%	35.52%
2009	134,579,056	2,742,453	2.08%	6.78%	26,383,760	566,844	2.20%	6.73%	440,872,576	28,069,020	6.80%	44.74%
2010	136,290,470	1,711,414	1.27%	8.14%	26,573,036	189,276	0.72%	7.49%	503,508,645	62,636,069	14.21%	65.30%
2011	141,819,530	5,529,060	4.06%	12.53%	27,051,344	478,308	1.80%	9.43%	601,650,364	98,141,719	19.49%	97.52%
2012	149,109,091	7,289,561	5.14%	18.31%	28,418,520	1,367,176	5.05%	14.96%	661,303,067	59,652,703	9.91%	117.11%
2013	166,290,545	17,181,454	11.52%	31.94%	32,346,663	3,928,143	13.82%	30.85%	735,764,896	74,461,829	11.26%	141.55%
2014	176,187,837	9,897,292	5.95%	39.80%	33,812,753	1,466,090	4.53%	36.78%	885,282,531	149,517,635	20.32%	190.64%
2015	178,555,913	2,368,076	1.34%	41.67%	34,786,495	973,742	2.88%	40.72%	1,028,239,794	142,957,263	16.15%	237.57%
2016	182,618,043	4,062,130	2.27%	44.90%	35,160,406	373,911	1.07%	42.23%	1,070,732,923	42,493,129	4.13%	251.52%

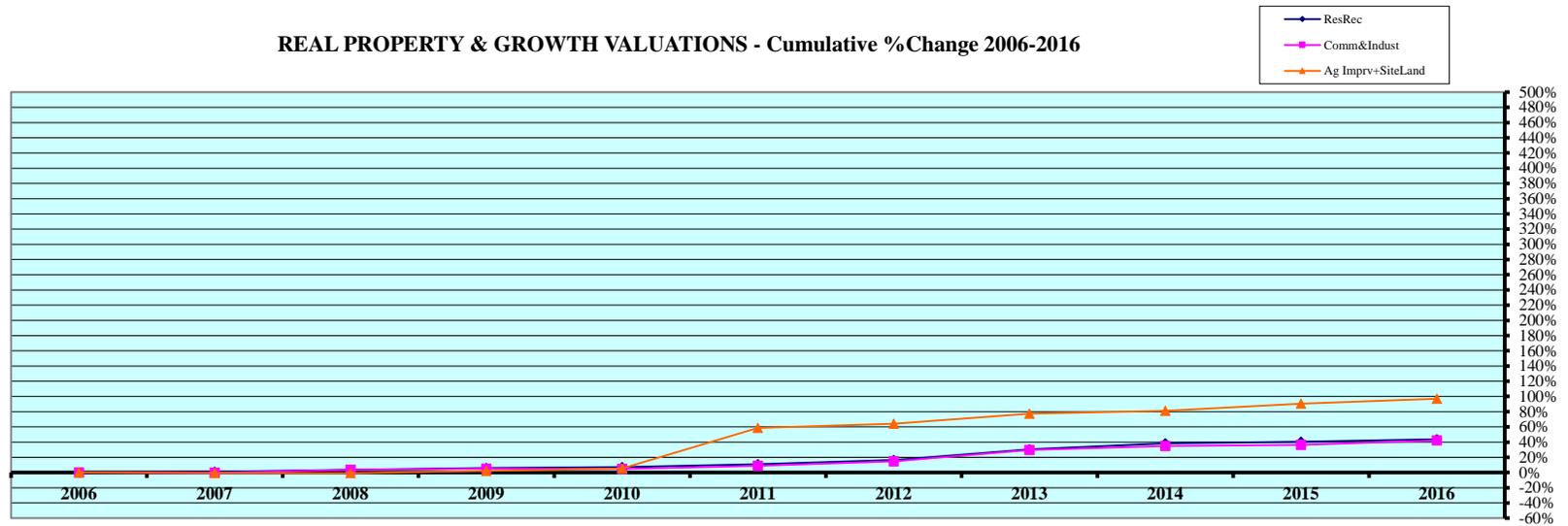
Rate Annual %chg: Residential & Recreational 3.78% Commercial & Industrial 3.59% Agricultural Land 13.40%

Cnty# 74
 County RICHARDSON

CHART 1 EXHIBIT 74B 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	126,032,180	1,285,055	1.02%	124,747,125	--	--	24,721,045	160,494	0.65%	24,560,551	--	--
2007	129,643,125	2,338,125	1.80%	127,305,000	1.01%	1.01%	24,757,212	118,018	0.48%	24,639,194	-0.33%	-0.33%
2008	131,836,603	1,208,650	0.92%	130,627,953	0.76%	3.65%	25,816,916	226,157	0.88%	25,590,759	3.37%	3.52%
2009	134,579,056	1,055,534	0.78%	133,523,522	1.28%	5.94%	26,383,760	427,081	1.62%	25,956,679	0.54%	5.00%
2010	136,290,470	1,231,028	0.90%	135,059,442	0.36%	7.16%	26,573,036	665,621	2.50%	25,907,415	-1.81%	4.80%
2011	141,819,530	1,886,956	1.33%	139,932,574	2.67%	11.03%	27,051,344	143,842	0.53%	26,907,502	1.26%	8.84%
2012	149,109,091	2,211,244	1.48%	146,897,847	3.58%	16.56%	28,418,520	55,475	0.20%	28,363,045	4.85%	14.73%
2013	166,290,545	1,710,328	1.03%	164,580,217	10.38%	30.59%	32,346,663	296,596	0.92%	32,050,067	12.78%	29.65%
2014	176,187,837	1,867,334	1.06%	174,320,503	4.83%	38.31%	33,812,753	438,620	1.30%	33,374,133	3.18%	35.00%
2015	178,555,913	1,703,746	0.95%	176,852,167	0.38%	40.32%	34,786,495	1,053,315	3.03%	33,733,180	-0.24%	36.46%
2016	182,618,043	1,498,096	0.82%	181,119,947	1.44%	43.71%	35,160,406	8,268	0.02%	35,152,138	1.05%	42.20%
Rate Ann%chg	3.78%				2.67%		3.59%			C & I w/o growth	2.47%	

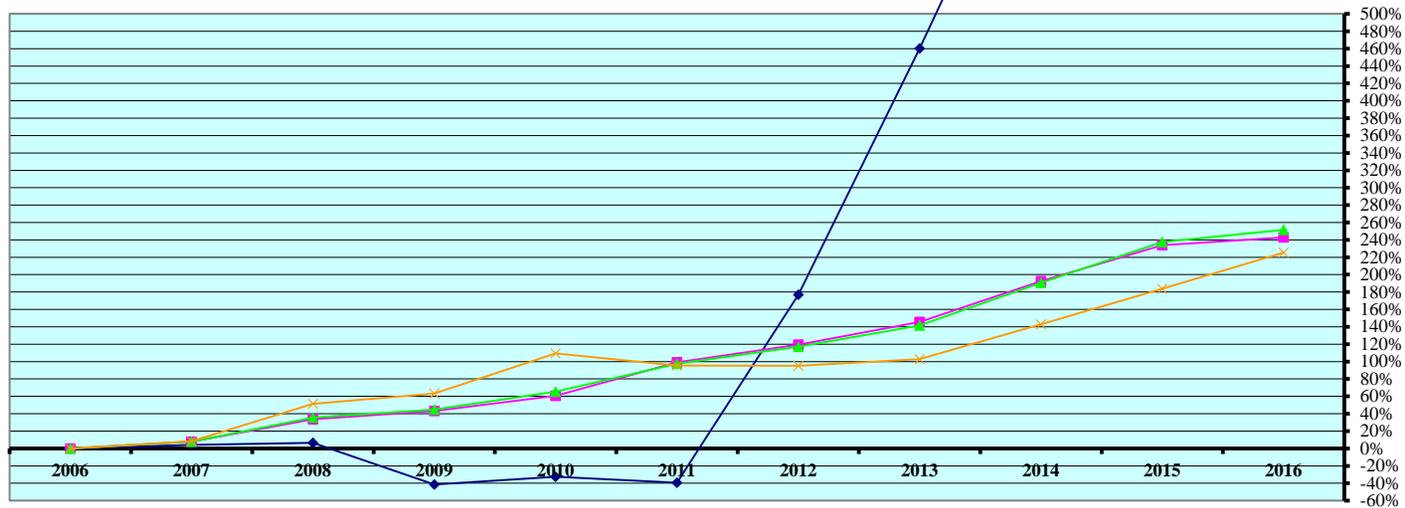
Tax Year	Ag Improvements & Site Land ⁽¹⁾				% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value				
2006	18,517,737	10,639,547	29,157,284	650,783	2.23%	28,506,501	--	--
2007	18,529,104	10,869,849	29,398,953	452,435	1.54%	28,946,518	-0.72%	-0.72%
2008	18,874,251	11,076,294	29,950,545	1,001,434	3.34%	28,949,111	-1.53%	-0.71%
2009	19,556,979	11,401,201	30,958,180	1,140,791	3.68%	29,817,389	-0.44%	2.26%
2010	20,190,021	11,766,170	31,956,191	1,205,011	3.77%	30,751,180	-0.67%	5.47%
2011	28,531,882	19,259,218	47,791,100	1,518,027	3.18%	46,273,073	44.80%	58.70%
2012	29,063,117	21,462,816	50,525,933	2,636,429	5.22%	47,889,504	0.21%	64.25%
2013	30,852,441	22,885,660	53,738,101	2,024,356	3.77%	51,713,745	2.35%	77.36%
2014	29,407,143	25,350,280	54,757,423	1,957,915	3.58%	52,799,508	-1.75%	81.09%
2015	31,237,544	25,644,484	56,882,028	1,342,483	2.36%	55,539,545	1.43%	90.48%
2016	34,656,294	25,720,326	60,376,620	2,944,033	4.88%	57,432,587	0.97%	96.98%
Rate Ann%chg	6.47%	9.23%	7.55%			Ag Imprv+Site w/o growth	4.46%	

(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.

Cnty# **74**
County **RICHARDSON**

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	2,087,399	--	--	--	267,885,409	--	--	--	34,040,231	--	--	--
2007	2,173,829	86,430	4.14%	4.14%	289,017,023	21,131,614	7.89%	7.89%	36,934,267	2,894,036	8.50%	8.50%
2008	2,223,518	49,689	2.29%	6.52%	358,386,829	69,369,806	24.00%	33.78%	51,508,800	14,574,533	39.46%	51.32%
2009	1,222,864	-1,000,654	-45.00%	-41.42%	383,399,822	25,012,993	6.98%	43.12%	55,556,611	4,047,811	7.86%	63.21%
2010	1,409,639	186,775	15.27%	-32.47%	430,147,544	46,747,722	12.19%	60.57%	71,262,759	15,706,148	28.27%	109.35%
2011	1,265,749	-143,890	-10.21%	-39.36%	533,045,562	102,898,018	23.92%	98.98%	66,519,102	-4,743,657	-6.66%	95.41%
2012	5,777,673	4,511,924	356.46%	176.79%	587,625,007	54,579,445	10.24%	119.36%	66,390,910	-128,192	-0.19%	95.04%
2013	11,694,843	5,917,170	102.41%	460.26%	657,442,042	69,817,035	11.88%	145.42%	69,034,738	2,643,828	3.98%	102.80%
2014	17,901,384	6,206,541	53.07%	757.59%	783,789,630	126,347,588	19.22%	192.58%	82,676,924	13,642,186	19.76%	142.88%
2015	36,257,952	18,356,568	102.54%	1636.99%	894,425,683	110,636,053	14.12%	233.88%	96,620,192	13,943,268	16.86%	183.84%
2016	40,687,176	4,429,224	12.22%	1849.18%	918,310,386	23,884,703	2.67%	242.80%	110,753,735	14,133,543	14.63%	225.36%

Rate Ann.%chg: Irrigated **34.58%** Dryland **13.11%** Grassland **12.52%**

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	582,754	--	--	--	4,140	--	--	--	304,599,933	--	--	--
2007	577,285	-5,469	-0.94%	-0.94%	4,140	0	0.00%	0.00%	328,706,544	24,106,611	7.91%	7.91%
2008	678,889	101,604	17.60%	16.50%	5,520	1,380	33.33%	33.33%	412,803,556	84,097,012	25.58%	35.52%
2009	687,759	8,870	1.31%	18.02%	5,520	0	0.00%	33.33%	440,872,576	28,069,020	6.80%	44.74%
2010	683,184	-4,575	-0.67%	17.23%	5,519	-1	-0.02%	33.31%	503,508,645	62,636,069	14.21%	65.30%
2011	787,643	104,459	15.29%	35.16%	32,308	26,789	485.40%	680.39%	601,650,364	98,141,719	19.49%	97.52%
2012	1,621,955	834,312	105.93%	178.33%	(112,478)	-144,786	-448.14%	-2816.86%	661,303,067	59,652,703	9.91%	117.11%
2013	1,283,555	-338,400	-20.86%	120.26%	(3,690,282)	-3,577,804		-89237.25%	735,764,896	74,461,829	11.26%	141.55%
2014	904,593	-378,962	-29.52%	55.23%	10,000	3,700,282		141.55%	885,282,531	149,517,635	20.32%	190.64%
2015	925,967	21,374	2.36%	58.90%	10,000	0	0.00%	141.55%	1,028,239,794	142,957,263	16.15%	237.57%
2016	971,626	45,659	4.93%	66.73%	10,000	0	0.00%	141.55%	1,070,732,923	42,493,129	4.13%	251.52%

Cnty# **74**
County **RICHARDSON**

Rate Ann.%chg: Total Agric Land **13.40%**

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	2,087,399	1,884	1,108			267,897,898	233,410	1,148			34,042,224	76,349	446		
2007	2,342,342	1,884	1,243	12.21%	12.21%	289,463,412	233,157	1,241	8.17%	8.17%	36,881,309	76,275	484	8.45%	8.45%
2008	2,223,518	1,546	1,438	15.66%	29.79%	358,628,878	233,405	1,537	23.76%	33.87%	51,531,061	76,349	675	39.58%	51.37%
2009	2,292,645	1,546	1,483	3.11%	33.82%	381,966,247	233,384	1,637	6.52%	42.60%	55,520,846	76,360	727	7.73%	63.07%
2010	1,409,639	616	2,288	54.34%	106.54%	431,330,288	234,151	1,842	12.55%	60.50%	71,194,371	76,632	929	27.77%	108.36%
2011	1,265,749	616	2,055	-10.21%	85.46%	535,127,163	233,717	2,290	24.29%	99.49%	66,533,214	76,876	865	-6.84%	94.10%
2012	4,614,764	1,586	2,910	41.62%	162.65%	589,898,161	232,674	2,535	10.73%	120.89%	66,537,591	77,033	864	-0.20%	93.72%
2013	7,485,261	2,405	3,113	6.97%	180.95%	653,920,546	231,415	2,826	11.46%	146.20%	72,764,276	76,589	950	9.99%	113.08%
2014	18,014,233	4,524	3,982	27.92%	259.40%	786,189,082	232,190	3,386	19.83%	195.01%	82,353,179	78,828	1,045	9.96%	134.31%
2015	36,257,952	7,892	4,594	15.37%	314.65%	895,007,250	227,809	3,929	16.03%	242.30%	96,511,292	78,990	1,222	16.95%	174.03%
2016	40,687,176	8,615	4,723	2.81%	326.28%	918,453,238	226,962	4,047	3.00%	252.58%	111,128,568	78,838	1,410	15.37%	216.14%

Rate Annual %chg Average Value/Acre: 15.60%

13.43%

12.20%

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	582,754	16,782	35			4,140	138	30			304,614,415	328,564	927		
2007	577,353	16,745	34	-0.71%	-0.71%	4,140	138	30	0.00%	0.00%	329,268,556	328,200	1,003	8.21%	8.21%
2008	678,933	16,739	41	17.64%	16.81%	5,520	138	40	33.33%	33.33%	413,067,910	328,177	1,259	25.46%	35.76%
2009	679,086	16,742	41	0.00%	16.80%	5,520	138	40	0.00%	33.33%	440,464,344	328,170	1,342	6.63%	44.77%
2010	696,266	16,548	42	3.73%	21.17%	6,850	171	40	-0.02%	33.30%	504,637,414	328,118	1,538	14.59%	65.89%
2011	794,988	16,276	49	16.09%	40.66%	7,864	185	43	6.49%	41.95%	603,728,978	327,670	1,842	19.80%	98.74%
2012	1,621,753	16,224	100	104.65%	187.86%	46,861	206	227	433.93%	657.94%	662,719,130	327,722	2,022	9.75%	118.12%
2013	1,617,677	16,183	100	0.00%	187.86%	45,205	190	239	4.89%	695.04%	735,832,965	326,782	2,252	11.35%	142.88%
2014	800,875	8,015	100	-0.03%	187.77%	115,718	1,058	109	-54.15%	264.52%	887,473,087	324,615	2,734	21.41%	194.89%
2015	909,321	9,100	100	0.00%	187.76%	119,790	1,099	109	-0.33%	263.31%	1,028,805,605	324,890	3,167	15.83%	241.56%
2016	935,734	9,364	100	0.00%	187.77%	122,467	1,126	109	-0.20%	262.60%	1,071,327,183	324,904	3,297	4.13%	255.66%

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RICHARDSON

Rate Annual %chg Average Value/Acre: 13.53%

(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
8,363	RICHARDSON	55,119,514	21,918,317	48,655,887	181,030,434	28,712,921	6,447,485	1,587,609	1,070,732,923	34,656,294	25,720,326	3,163,490	1,477,745,200
cnty sectorvalue % of total value:		3.73%	1.48%	3.29%	12.25%	1.94%	0.44%	0.11%	72.46%	2.35%	1.74%	0.21%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
24	BARADA	0	5,248	343	435,257	8,645	0	0	0	0	0	0	449,493
0.29%	%sector of county sector		0.02%	0.00%	0.24%	0.03%							0.03%
	%sector of municipality		1.17%	0.08%	96.83%	1.92%							100.00%
146	DAWSON	18,159	128,301	309,813	2,086,063	424,968	0	0	0	0	0	0	2,967,304
1.75%	%sector of county sector	0.03%	0.59%	0.64%	1.15%	1.48%							0.20%
	%sector of municipality	0.61%	4.32%	10.44%	70.30%	14.32%							100.00%
4,325	FALLS CITY	11,183,547	5,146,930	2,246,955	105,265,805	20,558,491	6,102,450	0	63,302	29,027	48,257	0	150,644,764
51.72%	%sector of county sector	20.29%	23.48%	4.62%	58.15%	71.60%	94.65%		0.01%	0.08%	0.19%		10.19%
	%sector of municipality	7.42%	3.42%	1.49%	69.88%	13.65%	4.05%		0.04%	0.02%	0.03%		100.00%
877	HUMBOLDT	566,773	632,375	1,072,639	13,537,758	2,736,622	345,035	0	0	0	12,900	0	18,904,102
10.49%	%sector of county sector	1.03%	2.89%	2.20%	7.48%	9.53%	5.35%				0.05%		1.28%
	%sector of municipality	3.00%	3.35%	5.67%	71.61%	14.48%	1.83%				0.07%		100.00%
28	PRESTON	0	0	0	572,892	0	0	0	0	0	0	0	572,892
0.33%	%sector of county sector				0.32%								0.04%
	%sector of municipality				100.00%								100.00%
172	RULO	43,418	401,419	851,183	2,537,299	546,783	0	0	0	0	1,025	0	4,381,127
2.06%	%sector of county sector	0.08%	1.83%	1.75%	1.40%	1.90%					0.00%		0.30%
	%sector of municipality	0.99%	9.16%	19.43%	57.91%	12.48%					0.02%		100.00%
112	SALEM	5,380	133,102	8,702	1,292,038	33,481	0	0	0	0	0	0	1,472,703
1.34%	%sector of county sector	0.01%	0.61%	0.02%	0.71%	0.12%							0.10%
	%sector of municipality	0.37%	9.04%	0.59%	87.73%	2.27%							100.00%
150	SHUBERT	14,920	78,196	5,113	3,201,653	150,986	0	0	0	0	0	0	3,450,868
1.79%	%sector of county sector	0.03%	0.36%	0.01%	1.77%	0.53%							0.23%
	%sector of municipality	0.43%	2.27%	0.15%	92.78%	4.38%							100.00%
152	STELLA	88,019	238,262	266,950	3,085,504	745,413	0	0	0	0	0	0	4,424,148
1.82%	%sector of county sector	0.16%	1.09%	0.55%	1.70%	2.60%							0.30%
	%sector of municipality	1.99%	5.39%	6.03%	69.74%	16.85%							100.00%
172	VERDON	835,271	219,641	459,926	2,277,050	372,471	0	0	0	0	0	0	4,164,359
2.06%	%sector of county sector	1.52%	1.00%	0.95%	1.26%	1.30%							0.28%
	%sector of municipality	20.06%	5.27%	11.04%	54.66%	8.94%							100.00%
6,158	Total Municipalities	12,755,487	6,983,474	5,221,624	134,291,319	25,577,860	6,447,485	0	63,302	29,027	62,182	0	191,431,760
73.63%	%all municip.sect of cnty	23.14%	31.86%	10.73%	74.18%	89.08%	100.00%		0.01%	0.08%	0.24%		12.95%

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
74	RICHARDSON

CHART 5

EXHIBIT

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Total Real Property Sum Lines 17, 25, & 30	Records : 9,037	Value : 1,362,518,010	Growth 5,245,543	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	782	2,686,630	11	29,389	24	192,802	817	2,908,821	
02. Res Improve Land	3,000	8,336,826	73	1,544,798	349	7,047,075	3,422	16,928,699	
03. Res Improvements	3,027	126,816,705	73	6,350,091	359	32,477,269	3,459	165,644,065	
04. Res Total	3,809	137,840,161	84	7,924,278	383	39,717,146	4,276	185,481,585	1,826,008
% of Res Total	89.08	74.31	1.96	4.27	8.96	21.41	47.32	13.61	34.81
05. Com UnImp Land	117	741,499	23	668,968	11	135,549	151	1,546,016	
06. Com Improve Land	395	3,199,701	22	600,223	18	346,897	435	4,146,821	
07. Com Improvements	407	21,998,759	23	1,966,579	22	1,208,433	452	25,173,771	
08. Com Total	524	25,939,959	46	3,235,770	33	1,690,879	603	30,866,608	181,961
% of Com Total	86.90	84.04	7.63	10.48	5.47	5.48	6.67	2.27	3.47
09. Ind UnImp Land	1	30,400	9	1,115,000	0	0	10	1,145,400	
10. Ind Improve Land	3	102,715	6	655,100	0	0	9	757,815	
11. Ind Improvements	4	1,291,596	6	3,603,385	0	0	10	4,894,981	
12. Ind Total	5	1,424,711	15	5,373,485	0	0	20	6,798,196	0
% of Ind Total	25.00	20.96	75.00	79.04	0.00	0.00	0.22	0.50	0.00
13. Rec UnImp Land	0	0	4	89,781	13	323,325	17	413,106	
14. Rec Improve Land	0	0	0	0	12	350,049	12	350,049	
15. Rec Improvements	0	0	0	0	14	872,753	14	872,753	
16. Rec Total	0	0	4	89,781	27	1,546,127	31	1,635,908	0
% of Rec Total	0.00	0.00	12.90	5.49	87.10	94.51	0.34	0.12	0.00
Res & Rec Total	3,809	137,840,161	88	8,014,059	410	41,263,273	4,307	187,117,493	1,826,008
% of Res & Rec Total	88.44	73.67	2.04	4.28	9.52	22.05	47.66	13.73	34.81
Com & Ind Total	529	27,364,670	61	8,609,255	33	1,690,879	623	37,664,804	181,961
% of Com & Ind Total	84.91	72.65	9.79	22.86	5.30	4.49	6.89	2.76	3.47
17. Taxable Total	4,338	165,204,831	149	16,623,314	443	42,954,152	4,930	224,782,297	2,007,969
% of Taxable Total	87.99	73.50	3.02	7.40	8.99	19.11	54.55	16.50	38.28

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	6	189,957	964,368	3	403,721	16,096,279
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	9	593,678	17,060,647
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				9	593,678	17,060,647

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	55	1,743,440	55	1,743,440	0
24. Non-Producing	0	0	5	0	87	1,567,100	92	1,567,100	0
25. Total	0	0	5	0	142	3,310,540	147	3,310,540	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	388	76	342	806

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	1	12,900	351	66,135,005	2,491	653,534,372	2,843	719,682,277
28. Ag-Improved Land	0	0	124	33,819,347	978	332,230,418	1,102	366,049,765
29. Ag Improvements	1	1,025	124	5,319,670	992	43,372,436	1,117	48,693,131
30. Ag Total							3,960	1,134,425,173

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	2	1.95	19,500	
32. HomeSite Improv Land	0	0.00	0	64	64.96	651,860	
33. HomeSite Improvements	0	0.00	0	67	62.96	3,212,118	
34. HomeSite Total							
35. FarmSite UnImp Land	1	4.30	12,900	24	43.05	113,276	
36. FarmSite Improv Land	0	0.00	0	101	211.81	655,199	
37. FarmSite Improvements	1	0.00	1,025	117	0.00	2,107,552	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	446.71	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	32	32.93	310,865	34	34.88	330,365	
32. HomeSite Improv Land	585	602.91	5,958,395	649	667.87	6,610,255	
33. HomeSite Improvements	554	531.53	26,302,925	621	594.49	29,515,043	3,237,574
34. HomeSite Total				655	702.75	36,455,663	
35. FarmSite UnImp Land	180	1,851.73	1,559,039	205	1,899.08	1,685,215	
36. FarmSite Improv Land	845	1,734.98	5,184,493	946	1,946.79	5,839,692	
37. FarmSite Improvements	925	0.00	17,069,511	1,043	0.00	19,178,088	0
38. FarmSite Total				1,248	3,845.87	26,702,995	
39. Road & Ditches	0	5,099.12	0	0	5,545.83	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				1,903	10,094.45	63,158,658	3,237,574

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	14	691.48	278,337	14	691.48	278,337

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	0.00	0.00%	0	0.00%	0.00
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	0.00	0.00%	0	0.00%	0.00
48. 2A	0.00	0.00%	0	0.00%	0.00
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	0.00	0.00%	0	0.00%	0.00
52. 4A	0.00	0.00%	0	0.00%	0.00
53. Total	0.00	0.00%	0	0.00%	0.00
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	2.63	30.33%	12,059	38.82%	4,585.17
56. 2D1	0.00	0.00%	0	0.00%	0.00
57. 2D	0.00	0.00%	0	0.00%	0.00
58. 3D1	0.12	1.38%	488	1.57%	4,066.67
59. 3D	1.18	13.61%	4,679	15.06%	3,965.25
60. 4D1	4.74	54.67%	13,841	44.55%	2,920.04
61. 4D	0.00	0.00%	0	0.00%	0.00
62. Total	8.67	100.00%	31,067	100.00%	3,583.28
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	0.88	27.41%	2,002	42.19%	2,275.00
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	0.00	0.00%	0	0.00%	0.00
67. 3G1	0.15	4.67%	281	5.92%	1,873.33
68. 3G	0.28	8.72%	493	10.39%	1,760.71
69. 4G1	1.90	59.19%	1,969	41.50%	1,036.32
70. 4G	0.00	0.00%	0	0.00%	0.00
71. Total	3.21	100.00%	4,745	100.00%	1,478.19
Irrigated Total					
	0.00	0.00%	0	0.00%	0.00
Dry Total					
	8.67	72.98%	31,067	86.75%	3,583.28
Grass Total					
	3.21	27.02%	4,745	13.25%	1,478.19
72. Waste	0.00	0.00%	0	0.00%	0.00
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	11.88	100.00%	35,812	100.00%	3,014.48

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 50

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	1,365.18	14.43%	7,440,247	16.58%	5,450.01
46. 1A	970.01	10.26%	5,165,315	11.51%	5,325.01
47. 2A1	1,308.63	13.84%	5,434,446	12.11%	4,152.78
48. 2A	1,538.39	16.26%	7,453,519	16.61%	4,845.01
49. 3A1	3,230.15	34.15%	15,230,165	33.95%	4,715.00
50. 3A	578.21	6.11%	2,668,442	5.95%	4,615.00
51. 4A1	442.61	4.68%	1,392,219	3.10%	3,145.48
52. 4A	25.38	0.27%	81,091	0.18%	3,195.07
53. Total	9,458.56	100.00%	44,865,444	100.00%	4,743.37
Dry					
54. 1D1	17,594.39	7.78%	82,261,533	9.00%	4,675.44
55. 1D	35,980.74	15.92%	164,971,119	18.04%	4,584.98
56. 2D1	15,567.97	6.89%	66,111,252	7.23%	4,246.62
57. 2D	14,200.29	6.28%	59,767,452	6.54%	4,208.89
58. 3D1	67,308.92	29.78%	273,388,415	29.89%	4,061.70
59. 3D	46,554.29	20.60%	184,587,855	20.18%	3,965.00
60. 4D1	24,913.49	11.02%	72,643,199	7.94%	2,915.82
61. 4D	3,895.03	1.72%	10,788,344	1.18%	2,769.77
62. Total	226,015.12	100.00%	914,519,169	100.00%	4,046.27
Grass					
63. 1G1	5,548.03	7.06%	7,913,870	7.15%	1,426.43
64. 1G	6,700.60	8.53%	11,324,247	10.23%	1,690.03
65. 2G1	3,164.73	4.03%	3,940,452	3.56%	1,245.11
66. 2G	3,077.95	3.92%	4,970,462	4.49%	1,614.86
67. 3G1	17,114.83	21.78%	28,065,744	25.34%	1,639.85
68. 3G	5,811.90	7.40%	8,859,824	8.00%	1,524.43
69. 4G1	12,660.51	16.11%	18,355,001	16.57%	1,449.78
70. 4G	24,507.33	31.19%	27,317,118	24.67%	1,114.65
71. Total	78,585.88	100.00%	110,746,718	100.00%	1,409.24
Irrigated Total	9,458.56	2.91%	44,865,444	4.19%	4,743.37
Dry Total	226,015.12	69.55%	914,519,169	85.37%	4,046.27
Grass Total	78,585.88	24.18%	110,746,718	10.34%	1,409.24
72. Waste	9,766.58	3.01%	975,985	0.09%	99.93
73. Other	1,135.02	0.35%	123,387	0.01%	108.71
74. Exempt	3,289.37	1.01%	0	0.00%	0.00
75. Market Area Total	324,961.16	100.00%	1,071,230,703	100.00%	3,296.49

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	684.42	3,415,795	8,774.14	41,449,649	9,458.56	44,865,444
77. Dry Land	0.00	0	20,820.61	84,461,092	205,203.18	830,089,144	226,023.79	914,550,236
78. Grass	0.00	0	7,252.90	10,556,056	71,336.19	100,195,407	78,589.09	110,751,463
79. Waste	0.00	0	695.25	69,525	9,071.33	906,460	9,766.58	975,985
80. Other	0.00	0	120.49	12,049	1,014.53	111,338	1,135.02	123,387
81. Exempt	0.00	0	28.10	0	3,261.27	0	3,289.37	0
82. Total	0.00	0	29,573.67	98,514,517	295,399.37	972,751,998	324,973.04	1,071,266,515

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	9,458.56	2.91%	44,865,444	4.19%	4,743.37
Dry Land	226,023.79	69.55%	914,550,236	85.37%	4,046.26
Grass	78,589.09	24.18%	110,751,463	10.34%	1,409.25
Waste	9,766.58	3.01%	975,985	0.09%	99.93
Other	1,135.02	0.35%	123,387	0.01%	108.71
Exempt	3,289.37	1.01%	0	0.00%	0.00
Total	324,973.04	100.00%	1,071,266,515	100.00%	3,296.48

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 Acreage	1	8,350	28	609,749	28	1,892,909	29	2,511,008	0
83.2 Barada	16	45,813	16	81,377	17	297,788	33	424,978	0
83.3 Dawson	41	69,303	88	185,716	90	1,883,633	131	2,138,652	0
83.4 Falls City	237	1,297,010	1,922	6,031,889	1,938	101,207,170	2,175	108,536,069	554,575
83.5 Humboldt	96	618,076	423	1,170,006	423	11,734,995	519	13,523,077	0
83.6 Preston	16	8,250	22	24,077	22	540,565	38	572,892	0
83.7 Rulo	146	215,500	113	154,083	116	2,099,875	262	2,469,458	0
83.8 Rural	48	626,282	404	8,254,358	412	37,394,388	460	46,275,028	1,185,502
83.9 Salem	131	182,340	88	159,961	88	927,348	219	1,269,649	9,390
83.10 Shubert	27	119,864	112	206,680	114	2,767,178	141	3,093,722	0
83.11 Shubert	4	8,380	2	4,269	3	85,044	7	97,693	0
83.12 Stella	39	81,158	109	206,116	111	3,003,267	150	3,290,541	0
83.13 Verdon	27	37,447	103	104,825	103	2,387,182	130	2,529,454	76,541
83.14 [none]	5	4,154	4	85,642	8	295,476	13	385,272	0
84 Residential Total	834	3,321,927	3,434	17,278,748	3,473	166,516,818	4,307	187,117,493	1,826,008

Schedule XII : Commercial 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>	
85.1	Barada	0	0	2	1,425	2	7,942	2	9,367	0
85.2	Dawson	6	2,250	11	28,610	11	400,650	17	431,510	0
85.3	Falls City	69	2,364,510	256	3,766,962	261	22,515,658	330	28,647,130	42,106
85.4	Humboldt	19	61,931	72	318,668	77	2,867,424	96	3,248,023	0
85.5	Rulo	23	38,478	13	33,448	14	520,614	37	592,540	0
85.6	Rural	21	164,966	30	700,138	35	2,325,337	56	3,190,441	66,175
85.7	Salem	3	456	7	2,372	7	32,880	10	35,708	0
85.8	Shubert	4	3,870	15	17,163	15	137,754	19	158,787	0
85.9	Shubert	0	0	1	1,225	1	3,745	1	4,970	0
85.10	Stella	9	5,455	21	18,214	22	793,897	31	817,566	0
85.11	Verdon	4	1,512	16	16,411	17	462,851	21	480,774	73,680
85.12	[none]	3	47,988	0	0	0	0	3	47,988	0
86	Commercial Total	161	2,691,416	444	4,904,636	462	30,068,752	623	37,664,804	181,961

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	0.00	0.00%	0	0.00%	0.00
88. 1G	0.88	47.31%	2,002	53.74%	2,275.00
89. 2G1	0.00	0.00%	0	0.00%	0.00
90. 2G	0.00	0.00%	0	0.00%	0.00
91. 3G1	0.15	8.06%	281	7.54%	1,873.33
92. 3G	0.28	15.05%	493	13.23%	1,760.71
93. 4G1	0.55	29.57%	949	25.48%	1,725.45
94. 4G	0.00	0.00%	0	0.00%	0.00
95. Total	1.86	100.00%	3,725	100.00%	2,002.69
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	1.35	100.00%	1,020	100.00%	755.56
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	1.35	100.00%	1,020	100.00%	755.56
<hr/>					
Grass Total	1.86	57.94%	3,725	78.50%	2,002.69
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	1.35	42.06%	1,020	21.50%	755.56
114. Market Area Total	3.21	100.00%	4,745	100.00%	1,478.19

Schedule XIII : Agricultural Records : Grass Land Detail By Market Area

Market Area 50

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	1,719.16	3.63%	4,065,843	4.80%	2,365.02
88. 1G	3,696.86	7.81%	8,410,525	9.92%	2,275.05
89. 2G1	888.03	1.88%	1,802,735	2.13%	2,030.04
90. 2G	2,085.97	4.41%	4,067,742	4.80%	1,950.05
91. 3G1	13,119.58	27.71%	24,549,901	28.96%	1,871.24
92. 3G	4,307.08	9.10%	7,580,463	8.94%	1,760.00
93. 4G1	9,096.34	19.22%	15,663,993	18.48%	1,722.01
94. 4G	12,425.74	26.25%	18,618,365	21.97%	1,498.37
95. Total	47,338.76	100.00%	84,759,567	100.00%	1,790.49
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	3,828.87	12.25%	3,848,027	14.81%	1,005.00
106. 1T	3,003.74	9.61%	2,913,722	11.21%	970.03
107. 2T1	2,276.70	7.29%	2,137,717	8.23%	938.95
108. 2T	991.98	3.17%	902,720	3.47%	910.02
109. 3T1	3,995.25	12.79%	3,515,843	13.53%	880.01
110. 3T	1,504.82	4.82%	1,279,361	4.92%	850.18
111. 4T1	3,564.17	11.41%	2,691,008	10.36%	755.02
112. 4T	12,081.59	38.66%	8,698,753	33.47%	720.00
113. Total	31,247.12	100.00%	25,987,151	100.00%	831.67
<hr/>					
Grass Total	47,338.76	60.24%	84,759,567	76.53%	1,790.49
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	31,247.12	39.76%	25,987,151	23.47%	831.67
<hr/>					
114. Market Area Total	78,585.88	100.00%	110,746,718	100.00%	1,409.24

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

74 Richardson

	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	181,030,434	185,481,585	4,451,151	2.46%	1,826,008	1.45%
02. Recreational	1,587,609	1,635,908	48,299	3.04%	0	3.04%
03. Ag-Homesite Land, Ag-Res Dwelling	34,656,294	36,455,663	1,799,369	5.19%	3,237,574	-4.15%
04. Total Residential (sum lines 1-3)	217,274,337	223,573,156	6,298,819	2.90%	5,063,582	0.57%
05. Commercial	28,712,921	30,866,608	2,153,687	7.50%	181,961	6.87%
06. Industrial	6,447,485	6,798,196	350,711	5.44%	0	5.44%
07. Total Commercial (sum lines 5-6)	35,160,406	37,664,804	2,504,398	7.12%	181,961	6.61%
08. Ag-Farmsite Land, Outbuildings	25,720,326	26,702,995	982,669	3.82%	0	3.82%
09. Minerals	3,163,490	3,310,540	147,050	4.65	0	4.65%
10. Non Ag Use Land	0	0	0			
11. Total Non-Agland (sum lines 8-10)	28,883,816	30,013,535	1,129,719	3.91%	0	3.91%
12. Irrigated	40,687,176	44,865,444	4,178,268	10.27%		
13. Dryland	918,310,386	914,550,236	-3,760,150	-0.41%		
14. Grassland	110,753,735	110,751,463	-2,272	0.00%		
15. Wasteland	971,626	975,985	4,359	0.45%		
16. Other Agland	10,000	123,387	113,387	1,133.87%		
17. Total Agricultural Land	1,070,732,923	1,071,266,515	533,592	0.05%		
18. Total Value of all Real Property (Locally Assessed)	1,352,051,482	1,362,518,010	10,466,528	0.77%	5,245,543	0.39%

2017 Assessment Survey for Richardson County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	2
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$183,285
7.	
8.	Amount of the total assessor's budget set aside for appraisal work:
	1,700 is for the Pritchard & Abbott for mineral appraisal.
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	0
10.	Part of the assessor's budget that is dedicated to the computer system:
	Data processing 7,200 web site 5,000 GIS 11,000
11.	Amount of the assessor's budget set aside for education/workshops:
	Funded out of County General
12.	Other miscellaneous funds:
	0
13.	Amount of last year's assessor's budget not used:
	\$10,850

B. Computer, Automation Information and GIS

1.	Administrative software:
	Thompsen Reuter
2.	CAMA software:
	Thompsen Reuter
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	Assessor and staff
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes, http://www.richardson.assessor.gisworkshop.com/
7.	Who maintains the GIS software and maps?
	GIS Workshop
8.	Personal Property software:
	Thompsen Reuter

C. Zoning Information

1.	Does the county have zoning?
	No
2.	If so, is the zoning countywide?
	No
3.	What municipalities in the county are zoned?
	Falls City, and Humboldt
4.	When was zoning implemented?
	Unsure of date,

D. Contracted Services

1.	Appraisal Services:
	Prichard & Abbott- mineral interests
2.	GIS Services:
	GIS Workshop
3.	Other services:
	Thompsen Reuter

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Yes, for minerals.
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	No requirement
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?
	Yes

2017 Residential Assessment Survey for Richardson 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; width: 15%;"><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>Falls City- County seat and largest community, trade center for county</td> </tr> <tr> <td style="text-align: center;">02</td> <td>Dawson-population of 150 limited services limited retail Shubert-population 149- limited services Stella-population 151, limited retail and services</td> </tr> <tr> <td style="text-align: center;">03</td> <td>Humboldt-population 877 Retail, HTRS High School. retail</td> </tr> <tr> <td style="text-align: center;">05</td> <td>Salem- population 111, limited services. Preston</td> </tr> <tr> <td style="text-align: center;">06</td> <td>Rulo-population 112, cafe, limited retail and services</td> </tr> <tr> <td style="text-align: center;">07</td> <td>Verdon-population 170- limited services and retail</td> </tr> <tr> <td style="text-align: center;">11</td> <td>Rural Residential</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	01	Falls City- County seat and largest community, trade center for county	02	Dawson-population of 150 limited services limited retail Shubert-population 149- limited services Stella-population 151, limited retail and services	03	Humboldt-population 877 Retail, HTRS High School. retail	05	Salem- population 111, limited services. Preston	06	Rulo-population 112, cafe, limited retail and services	07	Verdon-population 170- limited services and retail	11	Rural Residential
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05	Salem- population 111, limited services. Preston																
06	Rulo-population 112, cafe, limited retail and services																
07	Verdon-population 170- limited services and retail																
11	Rural Residential																
3.	List and describe the approach(es) used to estimate the market value of residential properties.																
	Cost Approach and Market Analysis. The county uses the Cost approach and arrives at market value by making adjustments for items of depreciation.																
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?																
	The County utilizes local market information in developing the depreciation tables.																
5.	Are individual depreciation tables developed for each valuation grouping?																
	Yes, They are reviewed during the reappraisal cycle.																
6.	Describe the methodology used to determine the residential lot values?																
	The County completes a market analysis on the vacant land sales and uses an allocation procedure on improved sales to verify the results of the vacant land analysis.																
7.	Describe the methodology used to determine value for vacant lots being held for sale or resale?																
	The vacant lots are being valued at market value.																

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	2012	2012	2012	2013
	02	2011	2011	2011	2012
	03	2014	2014	2014	2015
	05	2013	2013	2013	2014
	06	2013	2013	2013	2014
	07	2014	2014	2014	2015
	11	2014	2014	2014	2015

The County feels that each town has its own unique market and each offer distinct amenities that affect the market values of the residential properties. They also have an appraisal cycle set up to review each location. In their analysis a market study is set up to follow these valuation groups.

2017 Commercial Assessment Survey for Richardson County

1.	Valuation data collection done by:																							
	Assessor staff																							
2.	List the valuation groupings recognized in the County and describe the unique characteristics of each:																							
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03	Remainder of the county- comprised of smaller communities without an organized commercial market,																							
3.	List and describe the approach(es) used to estimate the market value of commercial properties.																							
	The cost approach is a basis for value with adjustments in depreciation to arrive at market value.																							
3a.	Describe the process used to determine the value of unique commercial properties.																							
	Along with the cost approach the county relies on sales of similar property outside the county. The county then applies multipliers to adjust to the local market of commercial properties.																							
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?																							
	The County develops depreciation tables based on the local market.																							
5.	Are individual depreciation tables developed for each valuation grouping?																							
	The County develops depreciations tables for each valuation group as they are reviewed and re-appraised.																							
6.	Describe the methodology used to determine the commercial lot values.																							
	The county uses a sq. ft method derived from vacant lot sales.																							
7.	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th> <th style="width: 20%;"><u>Date of Depreciation Tables</u></th> <th style="width: 20%;"><u>Date of Costing</u></th> <th style="width: 20%;"><u>Date of Lot Value Study</u></th> <th style="width: 25%;"><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td style="text-align: center;">2012</td> <td style="text-align: center;">2012</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2016</td> </tr> <tr> <td style="text-align: center;">02</td> <td style="text-align: center;">2012</td> <td style="text-align: center;">2012</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2016</td> </tr> <tr> <td style="text-align: center;">03</td> <td style="text-align: center;">2012</td> <td style="text-align: center;">2012</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2016</td> </tr> </tbody> </table>				<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	2012	2012	2016	2016	02	2012	2012	2016	2016	03	2012	2012	2016	2016
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01	2012	2012	2016	2016																				
02	2012	2012	2016	2016																				
03	2012	2012	2016	2016																				
	Groups 01 and 02 comprise the more populated communities in the county, with each reflecting their own unique market. Grouping 03 is a grouping of convenience where the remainder of the county is combined. The market in this group varies substantially with limited sales to array any statistical data that would provide any confidence in any statistical analysis.																							

2017 Agricultural Assessment Survey for Richardson 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="width: 15%; text-align: center;"><u>Market Area</u></th> <th style="width: 65%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 20%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">50</td> <td>The entire county is considered as one market area.</td> <td style="text-align: center;">2013</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	50	The entire county is considered as one market area.	2013
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>					
50	The entire county is considered as one market area.	2013					
	The counties agricultural land is considered as one market area.						
3.	Describe the process used to determine and monitor market areas.						
	They review all areas in the county to determine if there is enough information available to determine if there are characteristics that affect the market differently from one location to the next. Typically they will review the sales /assessment ratio on sales in the various townships in the county to see if the market value is different or tends to trend in one direction or the other. During the review the county remains cognizant of the time frame of the sales as well as the impact of different land uses.						
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.						
	The county puts the most weight on the present use of the parcel. The county uses a sales verification system to inquire of any anticipated changes to the parcel, and the motivation of the buyers.						
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?						
	No, farm home site 10,000, rural res 11,130.						
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.						
	A thorough sales verification process is in place. The county sends out questionnaires on the transfers and asks for the motivation of the buyer in purchasing the property. The county uses similar sales within the county to arrive at the market value for the parcels enrolled.						
	<i><u>If your county has special value applications, please answer the following</u></i>						
7a.	How many special valuation applications are on file?						
	None						
7b.	What process was used to determine if non-agricultural influences exist in the county?						
	Sales Study						
	<i><u>If your county recognizes a special value, please answer the following</u></i>						
7c.	Describe the non-agricultural influences recognized within the county.						
	None						

7d.	Where is the influenced area located within the county?
	NA
7e.	Describe in detail how the special values were arrived at in the influenced area(s).
	NA

RICHARDSON County Assessor

Pamela G. Vice

1700 Stone St.

Falls City, NE 68355

Phone (402) 245-4012

Fax (402) 245-4899

richcoassessor@sentco.net

2016

Finish reappraisal of rural (4000 class) & rural-res (4500 class) in Franklin, Porter, East & West Muddy, Humboldt, Grant, Liberty, Speiser and Nemaha townships-totaling approximately 824 properties.

Start reappraisal of all-county commercial and industrial properties.

Review all classes for level of assessment.

Do all-county new construction (pick-up work) valuation.

Do sales review-all classes.

2017

Reappraise residential properties in villages of Dawson, Stella, & Shubert.

Review all classes for level of assessment.

Do sales review-all classes.

Do all-county new construction (pick-up work) valuation.

2018

Reappraise Falls City residential.

Do all-county new construction (pick-up work) valuation.

Review all classes for level of assessment.

Do sales review-all classes.

Do all-county new construction (pick-up work) valuation.

A handwritten signature in blue ink that reads "Pamela G. Vice". The signature is written in a cursive style with a large initial 'P' and 'V'.

Pamela G. Vice

Richardson County Assessor