

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

**2024 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

HOWARD COUNTY

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

April 5, 2024



Jim Pillen, Governor

Commissioner Hotz :

The Property Tax Administrator has compiled the 2024 Reports and Opinions of the Property Tax Administrator for Howard 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 Howard 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

A handwritten signature in cursive script that reads "Sarah Scott".

Sincerely,
Sarah Scott
Property Tax Administrator
402-471-5962

cc: Neal Dethlefs, Howard County Assessor

Property Assessment Division
Sarah Scott, Administrator
revenue.nebraska.gov/PAD

PO Box 98919
Lincoln, Nebraska 68509-8919
FAX 402-471-5993

Table of Contents

2024 Reports and Opinions of the Property Tax Administrator:

- Certification to the Commission
- Introduction
- County Overview
- Residential Correlation
- Commercial Correlation
- Agricultural Land Correlation
- Property Tax Administrator's Opinion

Appendices:

- Commission Summary

Statistical Reports and Displays:

- Residential Statistics
- Commercial Statistics
- Chart of Net Sales Compared to Commercial Assessed Value
- Agricultural Land Statistics
- Table-Average Value of Land Capability Groups
- Special Valuation Statistics (if applicable)

- Market Area Map
- Valuation History Charts

County Reports:

- County Abstract of Assessment for Real Property, Form 45
- County Abstract of Assessment for Real Property Compared to the Prior Year
- Certificate of Taxes Levied (CTL)
- Assessor Survey
- Three-Year Plan of Assessment
- Special Value Methodology (if applicable)
- Ad Hoc Reports Submitted by County (if applicable)

Introduction

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

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

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

The analysis of assessment practices in each county is necessary to give proper context to the statistical inferences from the assessment sales ratio studies and the overall quality of assessment in the county. The assessment practices are evaluated in the county to ensure generally accepted mass appraisal techniques 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 for both the level of value and quality of assessment. The consideration of both the statistical indicators and assessment processes used to develop valuations is necessary to accurately determine the level of value and quality of assessment. Assessment practices that produce a biased sales file will generally produce a biased statistical indicator, which, on its face, would otherwise appear to be valid. Likewise, statistics produced on small, unrepresentative, or otherwise unreliable samples, may indicate issues with assessment uniformity and assessment level; however, a detailed review of the practices and valuation models may suggest otherwise. For these reasons, the detail of the PTA's analysis is presented and contained within the Residential, Commercial, and Agricultural land correlations of the R&O.

Statistical Analysis:

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

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

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

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

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

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

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

The mean ratio is used as a basis for other statistical calculations, such as the Price Related Differential (PRD) and Coefficient of Variation (COV). As a simple average of the ratios, the mean ratio has limited application in the analysis of the level of value because it assumes a normal

distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

The quality of assessment relies in part on statistical indicators as well. If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the mean ratio, it may be an indication of disproportionate assessments. Assessments are disproportionate when properties within a class are assessed at noticeably different levels of market value. The coefficient produced by this calculation is referred to as the PRD and measures the assessment level of lower-priced properties relative to the assessment level of higher-priced properties. The PRD range stated in IAAO standards is 98% to 103%. A perfect match in assessment level between the low-dollar properties and high-dollar properties indicates a PRD of 100%. The reason for the extended range on the high end is the recognition by IAAO of the inherent bias in assessment. The IAAO Standard on Ratio Studies notes that the PRD is sensitive to sales with higher prices even if the ratio on higher priced sales do not appear unusual relative to other sales, and that small samples, samples with high dispersion, or extreme ratios may not provide an accurate indication of assessment regressivity or progressivity, appraisal biases that occur when high-value properties are appraised higher or lower than low-value properties in relation to market values.

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

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

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

A COD under 5% indicates that the properties in the sample are either unusually homogenous, or possibly indicative of a non-representative sample due to the selective reappraisal of sold parcels. The IAAO utilizes varying upper bounds for the COD range to recognize that sample size, property type, variation of property ages and market conditions directly impact the COD. This chart and the analyses of factors impacting the COD are considered to determine whether the calculated COD is within an acceptable range. The reliability of the COD can also be directly affected by extreme ratios.

The confidence interval is another measure used to evaluate the reliability of the statistical indicators. The PTA primarily relies upon the median confidence interval, although the mean and weighted mean confidence intervals are calculated as well. While there are no formal standards regarding the acceptable width of such measure, the range established is often useful in determining the range in which the true level of value is expected to exist. Pursuant to [Neb. Rev. Stat. §77-5023](#), the acceptable range is 69% to 75% of actual value for agricultural land, except for taxes levied to pay school bonds passed after January 12, 2022 for which the acceptable range is 44% to 50% of actual value. For all other classes of real property, the acceptable range is 92% to 100% of actual value.

Analysis of Assessment Practices:

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

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

Comparison of valuation changes on sold and unsold properties is conducted to ensure that there is no bias in the assessment of sold parcels and that the sales file adequately represents the population of parcels in the county.

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

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

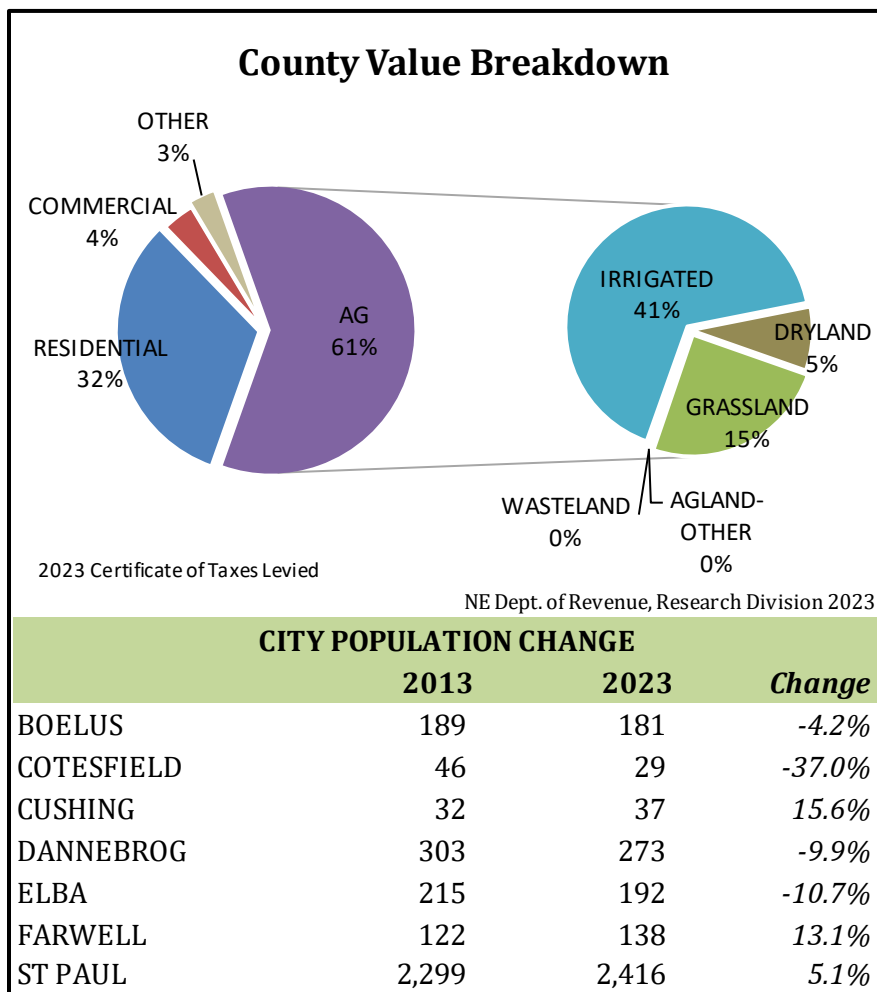
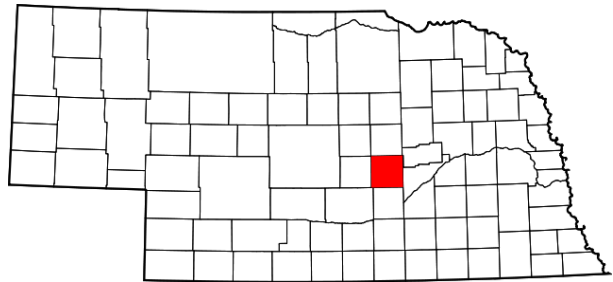
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors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

Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, if potential issues are identified, they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures prior to establishing assessed values. The PTA's conclusion that assessment quality either meets or does not meet generally accepted mass appraisal techniques 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 569 square miles, Howard County has 6,515 residents, per the Census Bureau Quick Facts for 2024, a 1% population increase over the 2023 U.S. Census. Reports indicate that 76% of county residents are homeowners and 95% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$149,203 (2023 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Howard County are located in and around the county seat of St. Paul. The most current information available from the U.S. Census Bureau shows there are 159 employer establishments with total employment of 1,036 for a 1% decrease in employment from 2019.

Agricultural land contributes the majority of value to the county's overall valuation base. A mix of grass and irrigated land makes up a majority of the land in the county. Howard County is included in both the Central Platte and Lower Loup Natural

Resource Districts (NRD). In top livestock inventory items, Howard County ranks fourth in sheep and lambs (USDA AgCensus).

2024 Residential Correlation for Howard County

Assessment Actions

Valuation groups 9, 10 and 13 were reviewed and updated depreciation tables were implemented for the 2024 assessment year. Economic depreciation was adjusted for Valuation groups 1 and 13.

The county assessor completed routine maintenance and pick-up work.

Assessment Practice Review

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

Sales qualification and verification processes are reviewed to determine if all arm's length sales are made available for measurement purposes. The sales usability rate for the residential class is near the statewide average. The review revealed that no apparent bias exists in the qualification determination and that all arm's length transactions have been made available for measurement purposes.

Valuation groups are reviewed to ensure that economic differences are adequately identified and stratified. Howard county consists of nine valuation groups. Valuation Group 1 is the largest town within the county. Valuation Group 2 consists of the small towns. Valuation Groups 7 through 12 include the rural residential in the county. Valuation Group 13 includes all properties in the subdivision of the Lake of the Woods.

The county assessor is current and in compliance with the six-year inspection and review cycle. The county assessor has a systematic review schedule, and a tracking file of the areas that are reviewed each year. Valuation data is collected by the county assessor and staff. Inspection dates range from 2020 to 2023. The land to building ratios support that land values have been adjusted to reflect market value. Lot values are reviewed and updated within the six-year review cycle, dated 2021 to 2022. Costing tables are dated 2020. Depreciation tables are dated 2020 through 2023.

The county assessor has a written methodology on file.

2024 Residential Correlation for Howard County

Description of Analysis

The residential class is analyzed utilizing nine valuation groups.

Valuation Group	Description
1	St. Paul
2	Small Towns
7	Single lot in Area 7100
8	Multiple lot Subdivision in Area 7100
9	Single lot in Area 7200
10	Multiple lot Subdivision in Area 7200
11	Single lot in Area 7300
12	Multiple lot Subdivision in Area 7300
13	Lake of the Woods-Subdivision north of St. Paul

The statistical sample in the residential class consists of 125 sales, with two of the three measures of central tendency within acceptable range, the weighted mean is low. The COD is within the acceptable range recommended by IAAO, and the PRD is high. Further analysis of the overall statistics shows the removal of four extreme outlier ratios will improve the PRD, bringing it just over 103%. These outliers occur at multiple price levels, supporting that assessments are not regressive.

Reviewing individual valuation groups, Valuation Group 1 and 2 are within the acceptable range. Valuation Groups 7 through 13 consist of a small sample of sales for analysis and several have low medians. There are too few sales to support an adjustment. These areas need to be revalued for 2025.

Review of the 2024 County Abstract of Assessment for Real Property, Form 45 compared with the 2023 Certificate of Taxes Levied Report (CTL) supports the reported actions of the county assessor.

Equalization and Quality of Assessment

A review of the statistics with sufficient sales, along with all other information available, and the assessment practices suggest that assessments within the county are valued within the acceptable range, and therefore considered equalized. The quality of assessment of the residential property in Howard County complies with generally accepted mass appraisal techniques.

2024 Residential Correlation for Howard County

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	62	96.11	93.97	92.05	10.70	102.09
2	41	96.25	99.92	91.43	17.27	109.29
7	4	89.11	86.31	84.08	08.98	102.65
8	2	89.53	89.53	89.50	00.40	100.03
9	6	78.52	79.27	77.36	10.83	102.47
10	4	84.21	83.47	82.72	11.60	100.91
11	1	95.81	95.81	95.81	00.00	100.00
13	5	93.12	100.30	94.48	14.88	106.16
____ALL____	125	94.33	94.83	89.76	13.47	105.65

Level of Value

Based on analysis of all available information, the level of value for the residential property in Howard County is 94%.

2024 Commercial Correlation for Howard County

Assessment Actions

Pick-up work and general maintenance were completed for the commercial class.

Assessment Practice Review

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

The sales usability rate for the commercial class is near the statewide average. A review of the sales roster shows a small number of total sales. The review revealed that no apparent bias exists in the qualification determination and that all arm's length transactions have been made available for measurement purposes.

There are three commercial valuation groups in Howard County. Valuation Group 1 is the largest town within the county. Valuation Group 2 consists of the small towns with limited trade and business. Valuation Group 3 includes the rural commercial in the county. The county assessor is current and in compliance with the six-year inspection and review cycle. The county assessor has a systematic review schedule, a tracking file of the areas that are reviewed each year with physical inspection by assessor and staff. Valuation data is collected by the county assessor and staff. The entire commercial class was inspected in 2020. Lot values were reviewed and updated in 2020, remaining within the six-year review cycle. Depreciation and costing tables are dated 2020.

Description of Analysis

Three evaluation groups have been established for the commercial property class.

Valuation Group	Description
1	St. Paul
2	Cotesfield, Elba, Farwell, Dannebrog, St. Libory, Cushing
3	Rural

The statistical sample in the commercial class consists of 12 sales. Two of the three measures of central tendency are within acceptable range, the mean is slightly high. The qualitative measures are above the acceptable range recommended by IAAO. A single low dollar outlier with a selling price of only \$1,500 impacts PRD and mean; its hypothetical removal would bring both within the acceptable range. The COD remains high and supports that there is too much dispersion in the sample to warrant the use of the median as a point estimate of the level of value. None of the individual valuation groups have sufficient samples for individual analysis.

Review of History Chart 2, Real Property & Growth Valuations indicates that valuation changes in the commercial class have followed the same trend that residential property have, although the rate of increase has been slower. This supports that valuation adjustments in the commercial class have kept pace with the general economy.

2024 Commercial Correlation for Howard County

Review of the 2024 County Abstract of Assessment for Real Property, Form 45 compared with the 2023 Certificate of Taxes Levied Report (CTL) supports the reported actions of the county assessor.

Equalization and Quality of Assessment

Based on the review of all available information and the statistical profile, commercial values within the class are uniformly applied. The quality of assessment complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	6	94.02	97.93	100.99	25.37	96.97
2	5	106.54	112.29	88.74	42.22	126.54
3	1	64.81	64.81	64.81	00.00	100.00
____ALL____	12	94.79	101.15	93.80	36.02	107.84

Level of Value

Based on analysis of all available information, the level of value for the commercial property in Howard County is determined to be at the statutory level of 100% of market value.

2024 Agricultural Correlation for Howard County

Assessment Actions

Rural residential in market area 7200 was physically inspected for 2024 assessment year. Values were not adjusted in the agricultural class for 2024 assessment year.

The county assessor completed routine maintenance and pick-up work.

Assessment Practice Review

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

The sales usability rate for the agricultural class is below the statewide average. A review of the non-qualified sales revealed the majority are adjacent landowners, 1031 exchanges, or family sales. The review revealed that no apparent bias exists in the qualification determination and that all arm's length transactions have been made available for measurement purposes.

Three agricultural market areas are used in Howard County for analyzing agricultural sales. The market areas are determined based on river boundaries, common geological characteristics, topography and market area characteristics. Although separate market areas are identified, the same value is currently being applied to all areas. The county assessor is actively monitoring the market for changes.

The county assessor is current and in compliance with the six-year inspection and review cycle. The county assessor has a systematic review schedule, a tracking file of the areas that are reviewed each year. Valuation data is collected by the county assessor and staff. The depreciation for the agricultural dwellings and outbuildings is dated 2023. The costing is dated 2020. Feedlots have been identified by the county assessor as intensive use. The county assessor is working on identifying enrolled acres in the Conservation Reserve Program (CRP). A land use study was conducted in 2020. The assessor utilizes questionnaires and discussions with sellers, buyers, and real estate agents to receive additional information to update land use and identify CRP or WRP.

No information exists that would meet the need for special value. All sales and surrounding areas are reviewed.

Description of Analysis

The statistical sample for the agricultural class includes 32 qualified sales. All three measures of central tendency are within the acceptable range. The COD is within acceptable range.

Review of sales by market area indicates two of the three market areas are outside the acceptable range; however, all market areas are valued with the same schedule of values, and most contain small sample of sales. The statistics of the overall sample should be solely relied upon.

2024 Agricultural Correlation for Howard County

A review of each class by 80% Majority Land Use (MLU) indicates that all subclasses are within the acceptable range, however, most sales are irrigated land and grassland sales and there are few sales of dryland for measurement purposes.

Comparison of the 2024 County Abstract of Assessment for Real Property, Form 45 compared with the 2023 Certificate of Taxes Levied Report (CTL) support that the values were uniformly applied to the agricultural class and accurately reflect the assessment actions reported by the County Assessor.

Equalization and Quality of Assessment

Agricultural land values are 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 Howard County complies with generally accepted mass appraisal techniques. Agricultural improvements are equalized and assessed at the statutory level.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	13	69.43	75.15	74.07	15.48	101.46
7100	5	69.43	81.78	84.08	19.85	97.26
7200	8	69.48	71.00	69.83	12.74	101.68
<u>Dry</u>						
County	1	71.96	71.96	71.96	00.00	100.00
7100	1	71.96	71.96	71.96	00.00	100.00
<u>Grass</u>						
County	9	68.87	68.31	68.23	10.37	100.12
7100	8	68.46	66.53	66.38	09.23	100.23
7200	1	82.54	82.54	82.54	00.00	100.00
<u>ALL</u>	32	71.94	74.44	74.20	14.25	100.32

Level of Value

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

2024 Opinions of the Property Tax Administrator for Howard 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 (R.R.S. 2011). 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	94	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	72	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 5th day of April, 2024.



Sarah Scott
Property Tax Administrator

APPENDICES

2024 Commission Summary for Howard County

Residential Real Property - Current

Number of Sales	125	Median	94.33
Total Sales Price	\$25,256,250	Mean	94.83
Total Adj. Sales Price	\$25,256,250	Wgt. Mean	89.76
Total Assessed Value	\$22,669,574	Average Assessed Value of the Base	\$128,564
Avg. Adj. Sales Price	\$202,050	Avg. Assessed Value	\$181,357

Confidence Interval - Current

95% Median C.I	92.04 to 96.65
95% Wgt. Mean C.I	87.30 to 92.22
95% Mean C.I	91.38 to 98.28
% of Value of the Class of all Real Property Value in the County	28.04
% of Records Sold in the Study Period	3.78
% of Value Sold in the Study Period	5.33

Residential Real Property - History

Year	Number of Sales	LOV	Median
2023	139	95	94.79
2022	158	97	97.28
2021	148	93	92.78
2020	146	93	92.73

2024 Commission Summary for Howard County

Commercial Real Property - Current

Number of Sales	12	Median	94.79
Total Sales Price	\$1,765,600	Mean	101.15
Total Adj. Sales Price	\$1,765,600	Wgt. Mean	93.80
Total Assessed Value	\$1,656,114	Average Assessed Value of the Base	\$141,586
Avg. Adj. Sales Price	\$147,133	Avg. Assessed Value	\$138,010

Confidence Interval - Current

95% Median C.I	64.81 to 134.88
95% Wgt. Mean C.I	59.82 to 127.78
95% Mean C.I	71.41 to 130.89
% of Value of the Class of all Real Property Value in the County	3.60
% of Records Sold in the Study Period	3.11
% of Value Sold in the Study Period	3.03

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2023	20	98	97.89
2022	20	99	98.53
2021	29	99	99.01
2020	25	100	94.17

**47 Howard
RESIDENTIAL**

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

Date Range: 10/1/2021 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 125
 Total Sales Price : 25,256,250
 Total Adj. Sales Price : 25,256,250
 Total Assessed Value : 22,669,574
 Avg. Adj. Sales Price : 202,050
 Avg. Assessed Value : 181,357

MEDIAN : 94
 WGT. MEAN : 90
 MEAN : 95
 COD : 13.47
 PRD : 105.65

COV : 20.74
 STD : 19.67
 Avg. Abs. Dev : 12.71
 MAX Sales Ratio : 202.91
 MIN Sales Ratio : 60.42

95% Median C.I. : 92.04 to 96.65
 95% Wgt. Mean C.I. : 87.30 to 92.22
 95% Mean C.I. : 91.38 to 98.28

Printed:3/14/2024 12:59:46PM

DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qrtrs</u>												
01-OCT-21 To 31-DEC-21	25	99.95	102.16	95.46	11.11	107.02	66.46	140.76	96.25 to 107.49	168,822	161,164	
01-JAN-22 To 31-MAR-22	9	100.74	92.68	91.99	13.15	100.75	60.71	119.20	74.09 to 103.98	175,833	161,753	
01-APR-22 To 30-JUN-22	19	91.28	100.04	91.18	18.38	109.72	70.25	202.91	86.17 to 98.46	228,405	208,269	
01-JUL-22 To 30-SEP-22	14	93.15	91.70	86.85	10.51	105.58	76.76	121.34	80.28 to 96.65	211,179	183,412	
01-OCT-22 To 31-DEC-22	22	95.94	92.95	88.14	09.19	105.46	69.10	108.90	86.93 to 100.11	180,686	159,264	
01-JAN-23 To 31-MAR-23	7	97.06	93.59	88.98	07.75	105.18	69.02	104.83	69.02 to 104.83	255,000	226,900	
01-APR-23 To 30-JUN-23	16	83.20	85.70	86.15	14.83	99.48	60.42	114.03	75.15 to 99.66	234,431	201,972	
01-JUL-23 To 30-SEP-23	13	93.12	93.07	88.29	14.54	105.41	67.21	164.41	79.61 to 98.84	203,538	179,706	
<u>Study Yrs</u>												
01-OCT-21 To 30-SEP-22	67	95.81	98.10	91.68	14.11	107.00	60.71	202.91	91.28 to 98.68	195,511	179,250	
01-OCT-22 To 30-SEP-23	58	92.92	91.05	87.68	12.53	103.84	60.42	164.41	86.93 to 97.06	209,603	183,790	
<u>Calendar Yrs</u>												
01-JAN-22 To 31-DEC-22	64	92.90	94.74	89.35	13.20	106.03	60.71	202.91	89.17 to 96.46	200,841	179,445	
<u>ALL</u>	125	94.33	94.83	89.76	13.47	105.65	60.42	202.91	92.04 to 96.65	202,050	181,357	

VALUATION GROUP											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	62	96.11	93.97	92.05	10.70	102.09	60.71	120.36	92.04 to 98.84	188,603	173,616	
2	41	96.25	99.92	91.43	17.27	109.29	60.42	202.91	91.08 to 100.74	137,528	125,738	
7	4	89.11	86.31	84.08	08.98	102.65	71.04	95.97	N/A	324,250	272,641	
8	2	89.53	89.53	89.50	00.40	100.03	89.17	89.89	N/A	431,500	386,175	
9	6	78.52	79.27	77.36	10.83	102.47	66.46	96.16	66.46 to 96.16	355,833	275,289	
10	4	84.21	83.47	82.72	11.60	100.91	69.02	96.46	N/A	418,375	346,069	
11	1	95.81	95.81	95.81	00.00	100.00	95.81	95.81	N/A	252,200	241,645	
13	5	93.12	100.30	94.48	14.88	106.16	80.44	121.34	N/A	340,700	321,909	
<u>ALL</u>	125	94.33	94.83	89.76	13.47	105.65	60.42	202.91	92.04 to 96.65	202,050	181,357	

**47 Howard
RESIDENTIAL**

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

Date Range: 10/1/2021 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 125
 Total Sales Price : 25,256,250
 Total Adj. Sales Price : 25,256,250
 Total Assessed Value : 22,669,574
 Avg. Adj. Sales Price : 202,050
 Avg. Assessed Value : 181,357

MEDIAN : 94
 WGT. MEAN : 90
 MEAN : 95
 COD : 13.47
 PRD : 105.65

COV : 20.74
 STD : 19.67
 Avg. Abs. Dev : 12.71
 MAX Sales Ratio : 202.91
 MIN Sales Ratio : 60.42

95% Median C.I. : 92.04 to 96.65
 95% Wgt. Mean C.I. : 87.30 to 92.22
 95% Mean C.I. : 91.38 to 98.28

Printed:3/14/2024 12:59:46PM

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	125	94.33	94.83	89.76	13.47	105.65	60.42	202.91	92.04 to 96.65	202,050	181,357
06											
07											
<u>ALL</u>	125	94.33	94.83	89.76	13.47	105.65	60.42	202.91	92.04 to 96.65	202,050	181,357

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	1	91.08	91.08	91.08	00.00	100.00	91.08	91.08	N/A	12,000	10,930
Less Than 30,000	4	128.31	137.65	135.99	35.86	101.22	91.08	202.91	N/A	18,750	25,498
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	125	94.33	94.83	89.76	13.47	105.65	60.42	202.91	92.04 to 96.65	202,050	181,357
Greater Than 14,999	124	94.47	94.86	89.76	13.53	105.68	60.42	202.91	92.04 to 97.06	203,583	182,731
Greater Than 29,999	121	94.33	93.41	89.62	12.31	104.23	60.42	176.36	91.28 to 96.65	208,110	186,509
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	1	91.08	91.08	91.08	00.00	100.00	91.08	91.08	N/A	12,000	10,930
15,000 TO 29,999	3	164.41	153.18	144.54	22.44	105.98	92.21	202.91	N/A	21,000	30,354
30,000 TO 59,999	6	104.56	107.18	106.28	07.23	100.85	96.65	129.89	96.65 to 129.89	42,583	45,259
60,000 TO 99,999	13	103.98	105.09	105.41	12.47	99.70	60.42	140.76	96.16 to 120.36	78,923	83,193
100,000 TO 149,999	24	99.59	99.39	98.66	12.24	100.74	60.71	176.36	92.91 to 102.61	118,350	116,765
150,000 TO 249,999	39	94.33	91.25	90.74	10.80	100.56	67.21	111.61	81.56 to 97.95	192,909	175,043
250,000 TO 499,999	38	87.39	86.04	85.80	09.18	100.28	66.46	117.52	84.47 to 90.43	342,655	294,002
500,000 TO 999,999	1	80.28	80.28	80.28	00.00	100.00	80.28	80.28	N/A	515,000	413,421
1,000,000 +											
<u>ALL</u>	125	94.33	94.83	89.76	13.47	105.65	60.42	202.91	92.04 to 96.65	202,050	181,357

47 Howard
COMMERCIAL

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

Date Range: 10/1/2020 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 12
Total Sales Price : 1,765,600
Total Adj. Sales Price : 1,765,600
Total Assessed Value : 1,656,114
Avg. Adj. Sales Price : 147,133
Avg. Assessed Value : 138,010

MEDIAN : 95
WGT. MEAN : 94
MEAN : 101
COD : 36.02
PRD : 107.84

COV : 46.28
STD : 46.81
Avg. Abs. Dev : 34.14
MAX Sales Ratio : 191.20
MIN Sales Ratio : 21.45

95% Median C.I. : 64.81 to 134.88
95% Wgt. Mean C.I. : 59.82 to 127.78
95% Mean C.I. : 71.41 to 130.89

Printed:3/14/2024 12:59:46PM

DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qrtrs</u>												
01-OCT-20 To 31-DEC-20	2	92.81	92.81	92.12	00.83	100.75	92.04	93.57	N/A	239,800	220,909	
01-JAN-21 To 31-MAR-21	1	134.88	134.88	134.88	00.00	100.00	134.88	134.88	N/A	39,000	52,603	
01-APR-21 To 30-JUN-21	1	106.54	106.54	106.54	00.00	100.00	106.54	106.54	N/A	18,000	19,178	
01-JUL-21 To 30-SEP-21	1	148.71	148.71	148.71	00.00	100.00	148.71	148.71	N/A	3,500	5,205	
01-OCT-21 To 31-DEC-21	4	76.20	77.08	104.81	44.55	73.54	21.45	134.46	N/A	233,025	244,239	
01-JAN-22 To 31-MAR-22	1	96.00	96.00	96.00	00.00	100.00	96.00	96.00	N/A	62,000	59,519	
01-APR-22 To 30-JUN-22												
01-JUL-22 To 30-SEP-22												
01-OCT-22 To 31-DEC-22												
01-JAN-23 To 31-MAR-23												
01-APR-23 To 30-JUN-23												
01-JUL-23 To 30-SEP-23	2	116.91	116.91	43.58	63.55	268.27	42.61	191.20	N/A	115,700	50,417	
<u>Study Yrs</u>												
01-OCT-20 To 30-SEP-21	5	106.54	115.15	96.06	18.40	119.87	92.04	148.71	N/A	108,020	103,761	
01-OCT-21 To 30-SEP-22	5	87.58	80.86	104.26	32.93	77.56	21.45	134.46	N/A	198,820	207,295	
01-OCT-22 To 30-SEP-23	2	116.91	116.91	43.58	63.55	268.27	42.61	191.20	N/A	115,700	50,417	
<u>Calendar Yrs</u>												
01-JAN-21 To 31-DEC-21	7	106.54	99.78	106.18	32.75	93.97	21.45	148.71	21.45 to 148.71	141,800	150,563	
01-JAN-22 To 31-DEC-22	1	96.00	96.00	96.00	00.00	100.00	96.00	96.00	N/A	62,000	59,519	
<u>ALL</u>	12	94.79	101.15	93.80	36.02	107.84	21.45	191.20	64.81 to 134.88	147,133	138,010	

VALUATION GROUP											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	6	94.02	97.93	100.99	25.37	96.97	42.61	134.88	42.61 to 134.88	228,917	231,186	
2	5	106.54	112.29	88.74	42.22	126.54	21.45	191.20	N/A	12,420	11,022	
3	1	64.81	64.81	64.81	00.00	100.00	64.81	64.81	N/A	330,000	213,887	
<u>ALL</u>	12	94.79	101.15	93.80	36.02	107.84	21.45	191.20	64.81 to 134.88	147,133	138,010	

**47 Howard
COMMERCIAL**

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

Date Range: 10/1/2020 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 12
 Total Sales Price : 1,765,600
 Total Adj. Sales Price : 1,765,600
 Total Assessed Value : 1,656,114
 Avg. Adj. Sales Price : 147,133
 Avg. Assessed Value : 138,010

MEDIAN : 95
 WGT. MEAN : 94
 MEAN : 101
 COD : 36.02
 PRD : 107.84

COV : 46.28
 STD : 46.81
 Avg. Abs. Dev : 34.14
 MAX Sales Ratio : 191.20
 MIN Sales Ratio : 21.45

95% Median C.I. : 64.81 to 134.88
 95% Wgt. Mean C.I. : 59.82 to 127.78
 95% Mean C.I. : 71.41 to 130.89

Printed:3/14/2024 12:59:46PM

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	12	94.79	101.15	93.80	36.02	107.84	21.45	191.20	64.81 to 134.88	147,133	138,010
04											
<u>ALL</u>	<u>12</u>	<u>94.79</u>	<u>101.15</u>	<u>93.80</u>	<u>36.02</u>	<u>107.84</u>	<u>21.45</u>	<u>191.20</u>	<u>64.81 to 134.88</u>	<u>147,133</u>	<u>138,010</u>

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000	2	169.96	169.96	161.46	12.50	105.26	148.71	191.20	N/A	2,500	4,037
Less Than 15,000	3	148.71	120.45	62.39	38.05	193.06	21.45	191.20	N/A	5,700	3,556
Less Than 30,000	5	106.54	112.29	88.74	42.22	126.54	21.45	191.20	N/A	12,420	11,022
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	10	92.81	87.39	93.61	27.69	93.36	21.45	134.88	42.61 to 134.46	176,060	164,804
Greater Than 14,999	9	93.57	94.72	94.11	21.95	100.65	42.61	134.88	64.81 to 134.46	194,278	182,827
Greater Than 29,999	7	92.04	93.20	93.98	26.43	99.17	42.61	134.88	42.61 to 134.88	243,357	228,715
<u>Incremental Ranges</u>											
0 TO 4,999	2	169.96	169.96	161.46	12.50	105.26	148.71	191.20	N/A	2,500	4,037
5,000 TO 14,999	1	21.45	21.45	21.45	00.00	100.00	21.45	21.45	N/A	12,100	2,596
15,000 TO 29,999	2	100.06	100.06	98.76	06.49	101.32	93.57	106.54	N/A	22,500	22,221
30,000 TO 59,999	1	134.88	134.88	134.88	00.00	100.00	134.88	134.88	N/A	39,000	52,603
60,000 TO 99,999	2	91.79	91.79	91.53	04.59	100.28	87.58	96.00	N/A	66,000	60,412
100,000 TO 149,999											
150,000 TO 249,999	1	42.61	42.61	42.61	00.00	100.00	42.61	42.61	N/A	229,900	97,966
250,000 TO 499,999	2	78.43	78.43	80.56	17.37	97.36	64.81	92.04	N/A	391,300	315,221
500,000 TO 999,999	1	134.46	134.46	134.46	00.00	100.00	134.46	134.46	N/A	520,000	699,169
1,000,000 TO 1,999,999											
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											
<u>ALL</u>	<u>12</u>	<u>94.79</u>	<u>101.15</u>	<u>93.80</u>	<u>36.02</u>	<u>107.84</u>	<u>21.45</u>	<u>191.20</u>	<u>64.81 to 134.88</u>	<u>147,133</u>	<u>138,010</u>

47 Howard
COMMERCIAL

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

Date Range: 10/1/2020 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 12
 Total Sales Price : 1,765,600
 Total Adj. Sales Price : 1,765,600
 Total Assessed Value : 1,656,114
 Avg. Adj. Sales Price : 147,133
 Avg. Assessed Value : 138,010

MEDIAN : 95
 WGT. MEAN : 94
 MEAN : 101
 COD : 36.02
 PRD : 107.84

COV : 46.28
 STD : 46.81
 Avg. Abs. Dev : 34.14
 MAX Sales Ratio : 191.20
 MIN Sales Ratio : 21.45

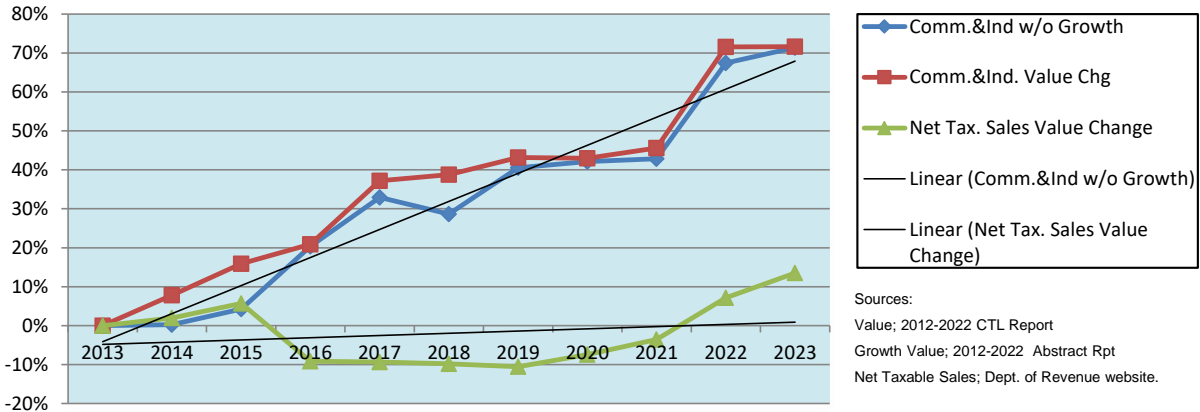
95% Median C.I. : 64.81 to 134.88
 95% Wgt. Mean C.I. : 59.82 to 127.78
 95% Mean C.I. : 71.41 to 130.89

Printed:3/14/2024 12:59:46PM

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
300	1	42.61	42.61	42.61	00.00	100.00	42.61	42.61	N/A	229,900	97,966
304	1	191.20	191.20	191.20	00.00	100.00	191.20	191.20	N/A	1,500	2,868
308	1	87.58	87.58	87.58	00.00	100.00	87.58	87.58	N/A	70,000	61,305
323	1	96.00	96.00	96.00	00.00	100.00	96.00	96.00	N/A	62,000	59,519
343	1	134.46	134.46	134.46	00.00	100.00	134.46	134.46	N/A	520,000	699,169
344	1	92.04	92.04	92.04	00.00	100.00	92.04	92.04	N/A	452,600	416,555
353	1	134.88	134.88	134.88	00.00	100.00	134.88	134.88	N/A	39,000	52,603
381	1	64.81	64.81	64.81	00.00	100.00	64.81	64.81	N/A	330,000	213,887
406	2	85.08	85.08	50.01	74.79	170.13	21.45	148.71	N/A	7,800	3,901
418	1	106.54	106.54	106.54	00.00	100.00	106.54	106.54	N/A	18,000	19,178
999	1	93.57	93.57	93.57	00.00	100.00	93.57	93.57	N/A	27,000	25,263
<u>ALL</u>	12	94.79	101.15	93.80	36.02	107.84	21.45	191.20	64.81 to 134.88	147,133	138,010

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
2012	\$ 30,940,991	\$ 478,739	1.55%	\$ 30,462,252		\$ 38,159,288	
2013	\$ 33,346,953	\$ 2,320,952	6.96%	\$ 31,026,001	0.27%	\$ 38,894,787	1.93%
2014	\$ 35,857,594	\$ 3,594,306	10.02%	\$ 32,263,288	-3.25%	\$ 40,332,970	3.70%
2015	\$ 37,395,066	\$ 148,974	0.40%	\$ 37,246,092	3.87%	\$ 34,660,599	-14.06%
2016	\$ 42,445,569	\$ 1,318,709	3.11%	\$ 41,126,860	9.98%	\$ 34,583,777	-0.22%
2017	\$ 42,935,611	\$ 3,134,538	7.30%	\$ 39,801,073	-6.23%	\$ 34,410,344	-0.50%
2018	\$ 44,308,548	\$ 815,533	1.84%	\$ 43,493,015	1.30%	\$ 34,129,680	-0.82%
2019	\$ 44,248,624	\$ 271,376	0.61%	\$ 43,977,248	-0.75%	\$ 35,319,560	3.49%
2020	\$ 45,052,230	\$ 846,064	1.88%	\$ 44,206,166	-0.10%	\$ 36,787,980	4.16%
2021	\$ 53,095,859	\$ 1,289,800	2.43%	\$ 51,806,059	14.99%	\$ 40,883,938	11.13%
2022	\$ 53,107,670	\$ 71,166	0.13%	\$ 53,036,504	-0.11%	\$ 43,309,540	5.93%
2023	\$ 53,661,294	\$ 506,654	0.94%	\$ 53,154,640	0.09%	\$ 45,119,285	4.18%
Ann %chg	4.87%			Average	1.82%	1.50%	1.72%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2012	-	-	-
2013	0.27%	7.78%	1.93%
2014	4.27%	15.89%	5.70%
2015	20.38%	20.86%	-9.17%
2016	32.92%	37.18%	-9.37%
2017	28.64%	38.77%	-9.82%
2018	40.57%	43.20%	-10.56%
2019	42.13%	43.01%	-7.44%
2020	42.87%	45.61%	-3.59%
2021	67.44%	71.60%	7.14%
2022	71.41%	71.64%	13.50%
2023	71.79%	73.43%	18.24%

County Number	47
County Name	Howard

47 Howard
AGRICULTURAL LAND

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

Date Range: 10/1/2020 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 32
Total Sales Price : 21,747,060
Total Adj. Sales Price : 21,747,060
Total Assessed Value : 16,137,029
Avg. Adj. Sales Price : 679,596
Avg. Assessed Value : 504,282

MEDIAN : 72
WGT. MEAN : 74
MEAN : 74
COD : 14.25
PRD : 100.32

COV : 18.50
STD : 13.77
Avg. Abs. Dev : 10.25
MAX Sales Ratio : 108.69
MIN Sales Ratio : 51.52

95% Median C.I. : 68.21 to 80.58
95% Wgt. Mean C.I. : 68.81 to 79.59
95% Mean C.I. : 69.67 to 79.21

Printed:3/14/2024 12:59:47PM

DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qrtrs</u>											
01-OCT-20 To 31-DEC-20	4	94.98	90.73	87.44	17.87	103.76	64.26	108.69	N/A	905,680	791,919
01-JAN-21 To 31-MAR-21	5	71.91	71.16	70.88	02.11	100.40	68.21	73.79	N/A	658,920	467,065
01-APR-21 To 30-JUN-21	3	78.93	75.72	75.42	05.94	100.40	67.08	81.16	N/A	695,092	524,249
01-JUL-21 To 30-SEP-21	1	80.58	80.58	80.58	00.00	100.00	80.58	80.58	N/A	300,000	241,744
01-OCT-21 To 31-DEC-21	9	69.02	74.18	77.78	14.21	95.37	54.86	95.48	63.36 to 87.31	605,809	471,189
01-JAN-22 To 31-MAR-22	1	68.87	68.87	68.87	00.00	100.00	68.87	68.87	N/A	448,000	308,551
01-APR-22 To 30-JUN-22	1	69.43	69.43	69.43	00.00	100.00	69.43	69.43	N/A	843,500	585,612
01-JUL-22 To 30-SEP-22											
01-OCT-22 To 31-DEC-22	5	72.02	70.18	67.56	18.52	103.88	51.52	92.89	N/A	643,363	434,668
01-JAN-23 To 31-MAR-23											
01-APR-23 To 30-JUN-23	1	81.74	81.74	81.74	00.00	100.00	81.74	81.74	N/A	176,000	143,863
01-JUL-23 To 30-SEP-23	2	58.59	58.59	59.25	08.89	98.89	53.38	63.80	N/A	1,153,936	683,735
<u>Study Yrs</u>											
01-OCT-20 To 30-SEP-21	13	73.79	78.96	78.66	13.13	100.38	64.26	108.69	68.21 to 83.26	715,584	562,884
01-OCT-21 To 30-SEP-22	11	69.02	73.26	76.14	11.71	96.22	54.86	95.48	63.36 to 87.31	613,071	466,806
01-OCT-22 To 30-SEP-23	8	67.91	68.73	64.64	19.01	106.33	51.52	92.89	51.52 to 92.89	712,586	460,584
<u>Calendar Yrs</u>											
01-JAN-21 To 31-DEC-21	18	71.94	73.95	75.37	09.92	98.12	54.86	95.48	68.21 to 80.58	618,453	466,140
01-JAN-22 To 31-DEC-22	7	69.43	69.89	68.04	14.37	102.72	51.52	92.89	51.52 to 92.89	644,045	438,215
<u>ALL</u>	32	71.94	74.44	74.20	14.25	100.32	51.52	108.69	68.21 to 80.58	679,596	504,282

AREA (MARKET)										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
7100	18	69.15	74.34	76.34	16.36	97.38	53.38	108.69	67.08 to 81.74	481,808	367,804
7200	13	78.12	74.12	72.60	09.92	102.09	51.52	87.31	64.26 to 82.54	982,654	713,447
7300	1	80.58	80.58	80.58	00.00	100.00	80.58	80.58	N/A	300,000	241,744
<u>ALL</u>	32	71.94	74.44	74.20	14.25	100.32	51.52	108.69	68.21 to 80.58	679,596	504,282

47 Howard
AGRICULTURAL LAND

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

Date Range: 10/1/2020 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 32
 Total Sales Price : 21,747,060
 Total Adj. Sales Price : 21,747,060
 Total Assessed Value : 16,137,029
 Avg. Adj. Sales Price : 679,596
 Avg. Assessed Value : 504,282

MEDIAN : 72
 WGT. MEAN : 74
 MEAN : 74
 COD : 14.25
 PRD : 100.32

COV : 18.50
 STD : 13.77
 Avg. Abs. Dev : 10.25
 MAX Sales Ratio : 108.69
 MIN Sales Ratio : 51.52

95% Median C.I. : 68.21 to 80.58
 95% Wgt. Mean C.I. : 68.81 to 79.59
 95% Mean C.I. : 69.67 to 79.21

Printed:3/14/2024 12:59:47PM

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	4	66.85	73.24	71.18	13.78	102.89	63.80	95.48	N/A	953,150	678,448
7100	2	82.46	82.46	81.47	15.80	101.22	69.43	95.48	N/A	784,000	638,694
7200	2	64.03	64.03	63.99	00.36	100.06	63.80	64.26	N/A	1,122,300	718,203
Dry											
County	1	71.96	71.96	71.96	00.00	100.00	71.96	71.96	N/A	269,600	194,007
7100	1	71.96	71.96	71.96	00.00	100.00	71.96	71.96	N/A	269,600	194,007
Grass											
County	9	68.87	68.31	68.23	10.37	100.12	54.58	82.54	54.86 to 81.74	281,698	192,210
7100	8	68.46	66.53	66.38	09.23	100.23	54.58	81.74	54.58 to 81.74	280,660	186,315
7200	1	82.54	82.54	82.54	00.00	100.00	82.54	82.54	N/A	290,000	239,365
ALL	32	71.94	74.44	74.20	14.25	100.32	51.52	108.69	68.21 to 80.58	679,596	504,282

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	13	69.43	75.15	74.07	15.48	101.46	51.52	108.69	64.26 to 87.31	932,460	690,656
7100	5	69.43	81.78	84.08	19.85	97.26	67.08	108.69	N/A	720,887	606,090
7200	8	69.48	71.00	69.83	12.74	101.68	51.52	87.31	51.52 to 87.31	1,064,694	743,511
Dry											
County	1	71.96	71.96	71.96	00.00	100.00	71.96	71.96	N/A	269,600	194,007
7100	1	71.96	71.96	71.96	00.00	100.00	71.96	71.96	N/A	269,600	194,007
Grass											
County	9	68.87	68.31	68.23	10.37	100.12	54.58	82.54	54.86 to 81.74	281,698	192,210
7100	8	68.46	66.53	66.38	09.23	100.23	54.58	81.74	54.58 to 81.74	280,660	186,315
7200	1	82.54	82.54	82.54	00.00	100.00	82.54	82.54	N/A	290,000	239,365
ALL	32	71.94	74.44	74.20	14.25	100.32	51.52	108.69	68.21 to 80.58	679,596	504,282

Howard County 2024 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Howard	7100	4,700	4,300	4,300	4,200	3,800	3,700	3,500	3,400	4,016
Howard	7200	4,700	4,300	4,300	4,200	3,800	3,700	3,500	3,400	4,284
Howard	7300	4,700	4,300	4,300	4,200	3,800	3,700	3,500	3,400	4,277
Sherman	1	4,220	4,070	4,070	4,070	3,925	3,925	3,840	3,836	3,991
Valley	1	4,950	4,950	4,950	4,255	4,025	4,025	3,545	3,545	4,479
Greeley	2	4,995	4,935	4,935	4,875	4,835	4,775	4,715	4,635	4,838
Merrick	1	5,400	5,200	5,200	4,900	4,600	4,500	4,200	3,620	5,053
Hamilton	1	8,086	7,970	7,970	7,999	2,200	7,700	7,500	7,500	8,011
Hall	1	5,820	4,402	4,402	4,394	4,260	4,260	3,925	3,925	5,245
Buffalo	1	5,812	5,614	5,614	5,476	4,237	5,125	4,763	4,763	5,373

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Howard	7100	2,500	2,500	2,400	2,400	2,300	2,100	2,000	2,000	2,266
Howard	7200	2,500	2,500	2,400	2,400	2,300	2,100	2,000	2,000	2,194
Howard	7300	2,500	2,500	2,400	2,400	2,300	2,100	2,000	1,996	2,251
Sherman	1	n/a	2,195	2,080	2,080	1,964	1,965	1,855	1,855	1,964
Valley	1	n/a	2,195	2,195	2,195	2,155	2,155	2,155	2,010	2,138
Greeley	2	n/a	2,550	2,500	2,450	2,400	2,350	2,300	2,250	2,390
Merrick	1	2,800	2,575	2,475	2,400	2,175	2,075	1,900	1,840	2,315
Hamilton	1	5,300	5,300	5,200	5,000	4,800	4,800	4,600	4,600	5,149
Hall	1	2,800	2,811	2,400	2,400	2,115	2,115	1,888	1,897	2,452
Buffalo	1	2,445	2,444	2,280	2,279	2,120	2,110	1,980	1,980	2,178

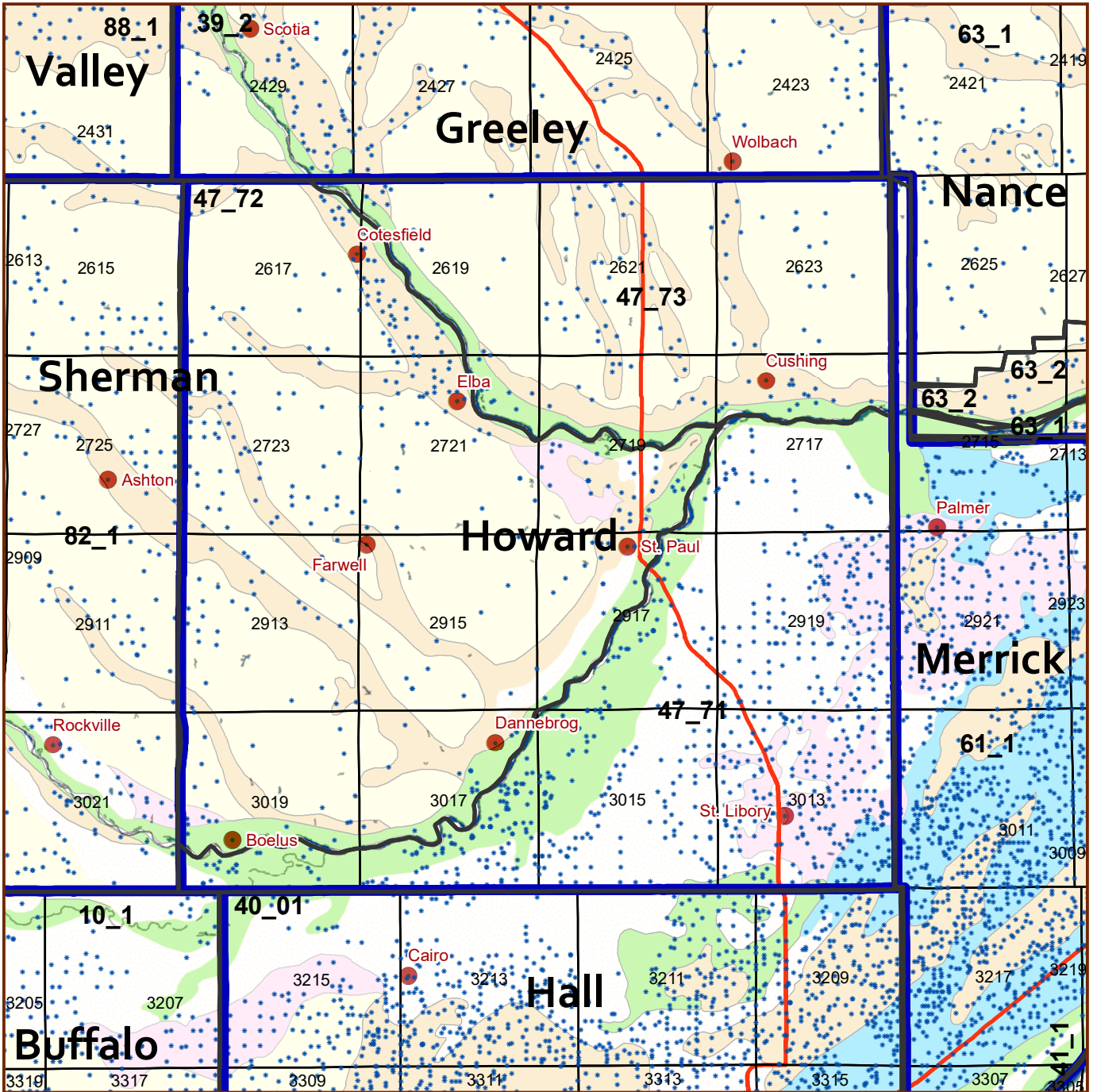
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Howard	7100	2,000	2,000	1,175	1,175	1,175	1,175	1,175	n/a	1,710
Howard	7200	2,000	2,000	1,175	1,175	1,175	1,175	1,175	n/a	1,305
Howard	7300	2,000	2,000	1,175	1,175	1,175	1,175	1,175	n/a	1,237
Sherman	1	1,495	1,495	1,435	1,435	1,305	n/a	n/a	1,062	1,427
Valley	1	1,330	1,330	1,210	1,206	1,210	1,207	835	866	1,202
Greeley	2	1,750	1,720	1,690	1,660	1,580	1,556	n/a	1,540	1,669
Merrick	1	1,886	1,750	1,777	1,703	1,616	n/a	1,415	1,200	1,796
Hamilton	1	1,750	1,700	1,650	1,600	1,550	1,500	n/a	1,300	1,697
Hall	1	1,455	1,459	1,390	1,390	1,315	1,315	1,275	1,275	1,421
Buffalo	1	1,499	1,499	1,468	1,445	1,423	1,395	1,365	n/a	1,449

County	Mkt Area	CRP	TIMBER	WASTE
Howard	7100	1,832	n/a	750
Howard	7200	1,224	n/a	776
Howard	7300	1,430	n/a	780
Sherman	1	1,530	n/a	90
Valley	1	1,221	1,266	325
Greeley	2	1,773	n/a	400
Merrick	1	1,583	500	550
Hamilton	1	n/a	n/a	900
Hall	1	n/a	n/a	500
Buffalo	1	1,314	541	490






Source: 2024 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.

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

HOWARD COUNTY



Legend

-  Market_Area
-  County
-  Registered_WellsDNR
-  geocode
-  Federal Roads

**Soils
CLASS**










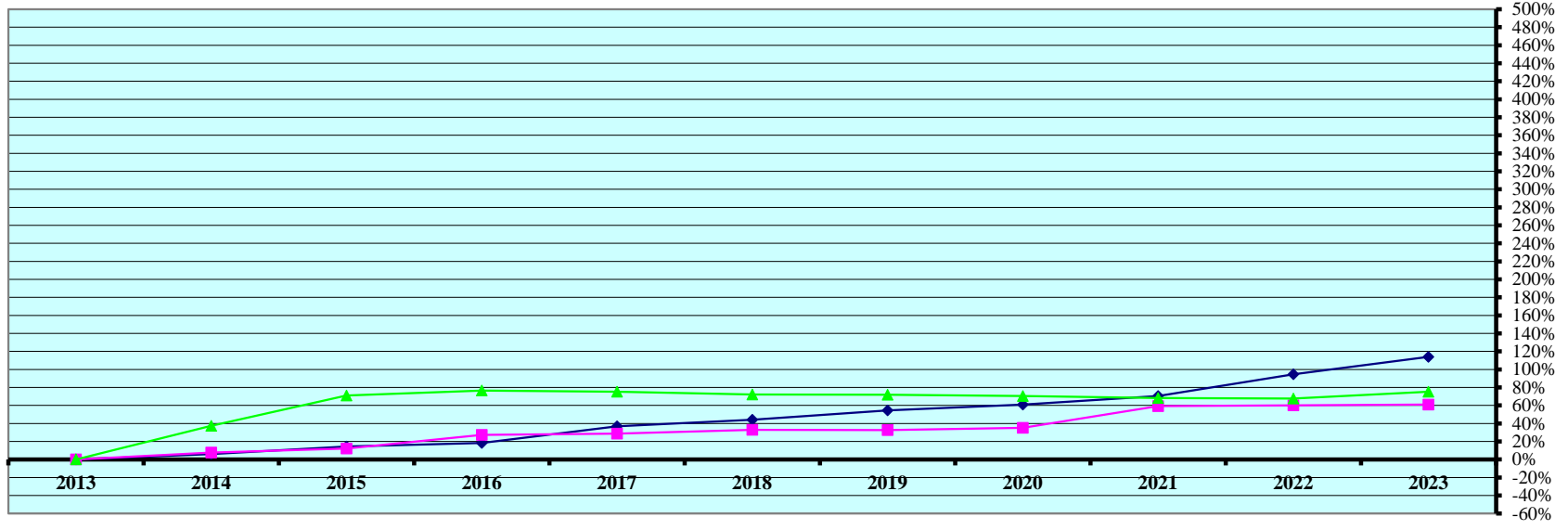
-  Excessive drained sandy soils formed in alluvium in valleys and eolian sand on uplands in sandhills
-  Excessively drained sandy soils formed in eolian sands on uplands in sandhills
-  Moderately well drained silty soils on uplands and in depressions formed in loess
-  Well drained silty soils formed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

CHART 1 - REAL PROPERTY VALUATIONS - Cumulative % Change 2013 - 2023

ResRec
Comm&Indust
Total Agland



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
2013	178,579,326	-	-	-	33,346,953	-	-	-	507,036,796	-	-	-
2014	189,176,901	10,597,575	5.93%	5.93%	35,857,594	2,510,641	7.53%	7.53%	696,405,034	189,368,238	37.35%	37.35%
2015	204,444,175	15,267,274	8.07%	14.48%	37,395,066	1,537,472	4.29%	12.14%	866,831,944	170,426,910	24.47%	70.96%
2016	211,522,217	7,078,042	3.46%	18.45%	42,445,569	5,050,503	13.51%	27.28%	894,949,900	28,117,956	3.24%	76.51%
2017	244,532,836	33,010,619	15.61%	36.93%	42,935,611	490,042	1.15%	28.75%	888,295,102	-6,654,798	-0.74%	75.19%
2018	257,600,841	13,068,005	5.34%	44.25%	44,308,548	1,372,937	3.20%	32.87%	873,283,535	-15,011,567	-1.69%	72.23%
2019	275,995,470	18,394,629	7.14%	54.55%	44,248,624	-59,924	-0.14%	32.69%	871,576,502	-1,707,033	-0.20%	71.90%
2020	287,531,968	11,536,498	4.18%	61.01%	45,052,230	803,606	1.82%	35.10%	864,756,150	-6,820,352	-0.78%	70.55%
2021	304,521,644	16,989,676	5.91%	70.52%	53,095,859	8,043,629	17.85%	59.22%	852,465,029	-12,291,121	-1.42%	68.13%
2022	347,272,617	42,750,973	14.04%	94.46%	53,396,469	300,610	0.57%	60.12%	849,713,543	-2,751,486	-0.32%	67.58%
2023	382,105,349	34,832,732	10.03%	113.97%	53,685,977	289,508	0.54%	60.99%	887,938,641	38,225,098	4.50%	75.12%

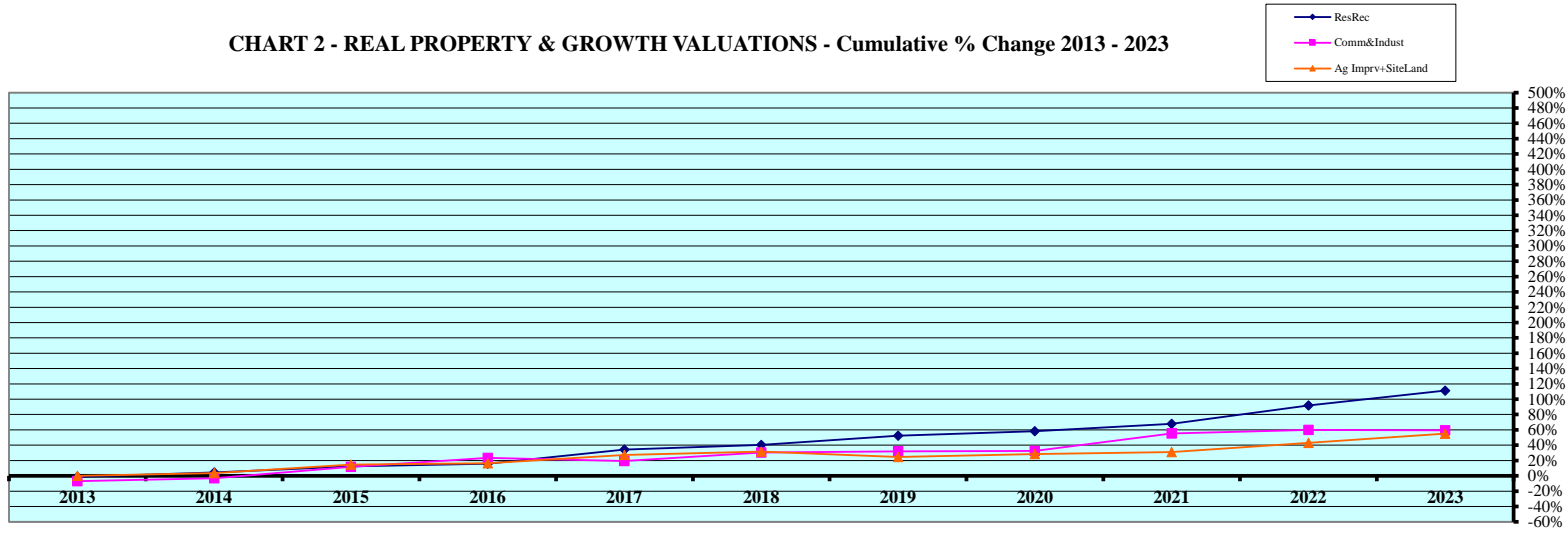
Rate Annual %chg: Residential & Recreational **7.90%** Commercial & Industrial **4.88%** Agricultural Land **5.76%**

Cnty# **47**
County **HOWARD**

CHART 1

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

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative % Change 2013 - 2023



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						
2013	178,579,326	2,438,651	1.37%	176,140,675	-	-1.37%	33,346,953	2,320,952	6.96%	31,026,001	-	-6.96%						
2014	189,176,901	2,833,190	1.50%	186,343,711	4.35%	4.35%	35,857,594	3,594,306	10.02%	32,263,288	-3.25%	-3.25%						
2015	204,444,175	3,712,607	1.82%	200,731,568	6.11%	12.40%	37,395,066	148,974	0.40%	37,246,092	3.87%	11.69%						
2016	211,522,217	4,853,424	2.29%	206,668,793	1.09%	15.73%	42,445,569	1,318,709	3.11%	41,126,860	9.98%	23.33%						
2017	244,532,836	4,891,657	2.00%	239,641,179	13.29%	34.19%	42,935,611	3,134,538	7.30%	39,801,073	-6.23%	19.35%						
2018	257,600,841	6,789,868	2.64%	250,810,973	2.57%	40.45%	44,308,548	815,533	1.84%	43,493,015	1.30%	30.43%						
2019	275,995,470	4,073,266	1.48%	271,922,204	5.56%	52.27%	44,248,624	271,376	0.61%	43,977,248	-0.75%	31.88%						
2020	287,531,968	4,942,872	1.72%	282,589,096	2.39%	58.24%	45,052,230	846,064	1.88%	44,206,166	-0.10%	32.56%						
2021	304,521,644	4,489,538	1.47%	300,032,106	4.35%	68.01%	53,095,859	1,289,800	2.43%	51,806,059	14.99%	55.35%						
2022	347,272,617	4,541,555	1.31%	342,731,062	12.55%	91.92%	53,396,469	71,166	0.13%	53,325,303	0.43%	59.91%						
2023	382,105,349	4,824,977	1.26%	377,280,372	8.64%	112.27%	53,685,977	506,654	0.94%	53,179,323	-0.41%	59.47%						
Rate Ann%chg	7.90%			Resid & Recreat w/o growth			6.09%			4.88%			C & I w/o growth			1.98%		

Tax Year	Ag Improvements & Site Land ⁽¹⁾									
	Agric. Dwelling & Homesite Value	Ag Outblgd & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth		
2013	56,596,889	29,399,145	85,996,034	1,702,503	1.98%	84,293,531	-	-		
2014	60,422,489	30,612,568	91,035,057	2,080,936	2.29%	88,954,121	3.44%	3.44%		
2015	66,436,653	35,119,980	101,556,633	2,837,793	2.79%	98,718,840	8.44%	14.79%		
2016	66,531,323	34,967,929	101,499,252	1,392,750	1.37%	100,106,502	-1.43%	16.41%		
2017	76,146,290	35,354,794	111,501,084	2,122,806	1.90%	109,378,278	7.76%	27.19%		
2018	79,474,142	35,782,607	115,256,749	2,103,044	1.82%	113,153,705	1.48%	31.58%		
2019	74,439,541	34,620,960	109,060,501	1,918,499	1.76%	107,142,002	-7.04%	24.59%		
2020	76,830,051	35,233,432	112,063,483	1,572,555	1.40%	110,490,928	1.31%	28.48%		
2021	78,336,059	36,367,486	114,703,545	1,972,153	1.72%	112,731,392	0.60%	31.09%		
2022	83,761,431	41,746,093	125,507,524	2,449,825	1.95%	123,057,699	7.28%	43.10%		
2023	89,776,271	45,715,087	135,491,358	2,119,261	1.56%	133,372,097	6.27%	55.09%		
Rate Ann%chg	4.72%		4.51%		4.65%		Ag Imprv+Site w/o growth		2.81%	

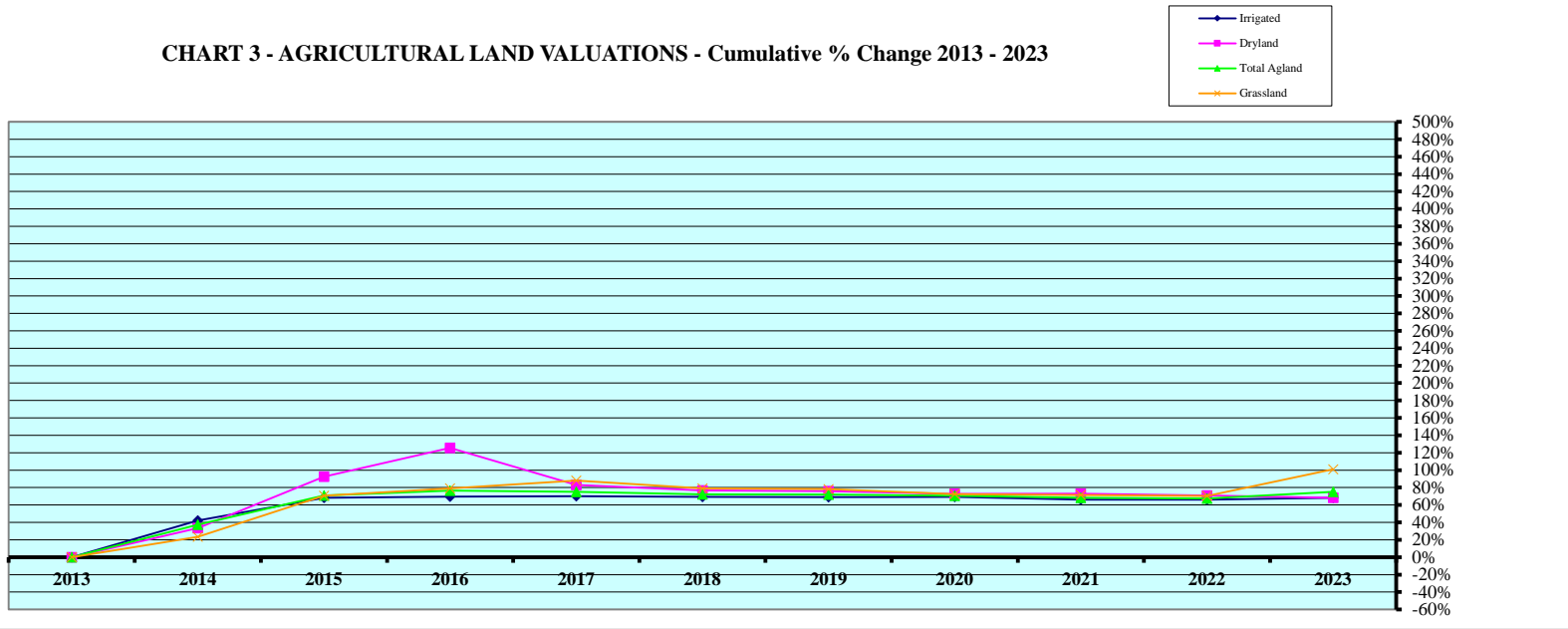
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property. Sources: Value; 2013 - 2023 CTL Growth Value; 2013 - 2023 Abstract of Asmnt Rpt. Prepared as of 12/29/2023

Cnty# 47
County HOWARD

CHART 2

NE Dept. of Revenue, Property Assessment Division

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2013 - 2023



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
2013	350,969,293	-	-	-	44,826,167	-	-	-	109,802,599	-	-	-
2014	499,243,266	148,273,973	42.25%	42.25%	59,847,264	15,021,097	33.51%	33.51%	135,653,900	25,851,301	23.54%	23.54%
2015	590,929,597	91,686,331	18.37%	68.37%	86,263,975	26,416,711	44.14%	92.44%	187,217,417	51,563,517	38.01%	70.50%
2016	595,421,815	4,492,218	0.76%	69.65%	101,119,138	14,855,163	17.22%	125.58%	196,632,837	9,415,420	5.03%	79.08%
2017	596,946,008	1,524,193	0.26%	70.08%	82,000,812	-19,118,326	-18.91%	82.93%	206,348,232	9,715,395	4.94%	87.93%
2018	594,339,718	-2,606,290	-0.44%	69.34%	79,211,328	-2,789,484	-3.40%	76.71%	196,515,487	-9,832,745	-4.77%	78.97%
2019	593,663,937	-675,781	-0.11%	69.15%	78,834,496	-376,832	-0.48%	75.87%	195,861,740	-653,747	-0.33%	78.38%
2020	594,461,323	797,386	0.13%	69.38%	77,445,938	-1,388,558	-1.76%	72.77%	189,317,394	-6,544,346	-3.34%	72.42%
2021	583,279,300	-11,182,023	-1.88%	66.19%	77,578,998	133,060	0.17%	73.07%	188,200,980	-1,116,414	-0.59%	71.40%
2022	582,751,507	-527,793	-0.09%	66.04%	76,659,272	-919,726	-1.19%	71.01%	186,944,913	-1,256,067	-0.67%	70.26%
2023	590,095,260	7,343,753	1.26%	68.13%	75,424,301	-1,234,971	-1.61%	68.26%	220,723,379	33,778,466	18.07%	101.02%

Rate Ann.%chg: Irrigated **5.33%** Dryland **5.34%** Grassland **7.23%**

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
2013	1,260,473	-	-	-	178,264	-	-	-	507,036,796	-	-	-
2014	1,417,850	157,377	12.49%	12.49%	242,754	64,490	36.18%	36.18%	696,405,034	189,368,238	37.35%	37.35%
2015	2,075,534	657,684	46.39%	64.66%	345,421	102,667	42.29%	93.77%	866,831,944	170,426,910	24.47%	70.96%
2016	1,531,119	-544,415	-26.23%	21.47%	244,991	-100,430	-29.07%	37.43%	894,949,900	28,117,956	3.24%	76.51%
2017	1,388,259	-142,860	-9.33%	10.14%	1,611,791	1,366,800	557.90%	804.16%	888,295,102	-6,654,798	-0.74%	75.19%
2018	1,389,360	1,101	0.08%	10.23%	1,827,642	215,851	13.39%	925.24%	873,283,535	-15,011,567	-1.69%	72.23%
2019	1,389,850	490	0.04%	10.26%	1,826,479	-1,163	-0.06%	924.59%	871,576,502	-1,707,033	-0.20%	71.90%
2020	1,671,004	281,154	20.23%	32.57%	1,860,491	34,012	1.86%	943.67%	864,756,150	-6,820,352	-0.78%	70.55%
2021	1,558,634	-112,370	-6.72%	23.65%	1,847,117	-13,374	-0.72%	936.17%	852,465,029	-12,291,121	-1.42%	68.13%
2022	1,500,234	-58,400	-3.75%	19.02%	1,857,617	10,500	0.57%	942.06%	849,713,543	-2,751,486	-0.32%	67.58%
2023	1,492,184	-8,050	-0.54%	18.38%	203,517	-1,654,100	-89.04%	14.17%	887,938,641	38,225,098	4.50%	75.12%

Cnty# **47**
County **HOWARD**

Rate Ann.%chg: Total Agric Land **5.76%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2013 - 2023 (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
2013	351,066,456	135,663	2,588			44,986,700	37,180	1,210			109,683,503	159,301	689		
2014	499,118,856	136,625	3,653	41.17%	41.17%	59,847,768	36,645	1,633	34.98%	34.98%	135,653,714	159,488	851	23.53%	23.53%
2015	590,882,003	137,029	4,312	18.04%	66.63%	86,822,326	37,766	2,299	40.77%	90.00%	186,797,297	157,772	1,184	39.20%	71.96%
2016	595,399,864	137,603	4,327	0.34%	67.21%	102,324,301	43,620	2,346	2.04%	93.87%	195,869,698	152,711	1,283	8.33%	86.28%
2017	596,812,268	137,979	4,325	-0.04%	67.15%	82,325,258	34,863	2,361	0.66%	95.16%	206,087,066	160,708	1,282	-0.02%	86.25%
2018	594,364,306	138,224	4,300	-0.59%	66.17%	79,193,771	34,462	2,298	-2.68%	89.92%	196,323,368	160,858	1,220	-4.83%	77.26%
2019	593,852,318	138,791	4,279	-0.49%	65.34%	78,774,117	34,293	2,297	-0.04%	89.85%	195,834,125	160,470	1,220	-0.01%	77.24%
2020	596,941,405	138,859	4,299	0.47%	66.12%	77,525,501	34,289	2,261	-1.57%	86.86%	189,319,491	159,885	1,184	-2.97%	71.97%
2021	583,288,570	139,301	4,187	-2.60%	61.81%	77,692,122	34,422	2,257	-0.17%	86.54%	188,067,002	158,821	1,184	0.00%	71.98%
2022	582,460,921	140,221	4,154	-0.80%	60.52%	76,852,938	34,025	2,259	0.07%	86.67%	186,972,442	157,919	1,184	-0.01%	71.96%
2023	590,095,260	140,672	4,195	0.99%	62.10%	75,415,245	33,836	2,229	-1.32%	84.21%	220,711,559	157,515	1,401	18.35%	103.51%

Rate Annual %chg Average Value/Acre: 4.95%

6.30%

7.36%

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
2013	1,260,273	3,136	402			170,608	427	400			507,167,540	335,706	1,511		
2014	1,441,000	2,865	503	25.14%	25.14%	200,220	400	500	25.00%	25.00%	696,261,558	336,024	2,072	37.15%	37.15%
2015	2,093,722	2,763	758	50.66%	88.54%	289,969	387	750	50.00%	87.50%	866,885,317	335,717	2,582	24.62%	70.92%
2016	1,529,521	1,993	768	1.31%	91.01%	238,241	318	750	0.00%	87.50%	895,361,625	336,244	2,663	3.12%	76.26%
2017	1,390,009	1,808	769	0.17%	91.33%	1,616,291	781	2,070	176.02%	417.54%	888,230,892	336,139	2,642	-0.77%	74.91%
2018	1,381,112	1,790	772	0.33%	91.97%	1,827,641	757	2,414	16.60%	503.46%	873,090,198	336,092	2,598	-1.69%	71.95%
2019	1,389,850	1,802	771	-0.02%	91.94%	1,826,479	756	2,417	0.14%	504.31%	871,676,889	336,112	2,593	-0.17%	71.66%
2020	1,668,738	2,174	768	-0.47%	91.03%	1,860,491	762	2,440	0.95%	510.04%	867,315,626	335,968	2,582	-0.46%	70.88%
2021	1,552,634	2,022	768	0.04%	91.10%	1,847,117	741	2,493	2.16%	523.23%	852,447,445	335,307	2,542	-1.52%	68.28%
2022	1,500,234	1,956	767	-0.15%	90.80%	1,857,617	744	2,497	0.16%	524.24%	849,644,152	334,866	2,537	-0.20%	67.95%
2023	1,498,184	1,954	767	-0.01%	90.78%	2,198,867	841	2,613	4.65%	553.30%	889,919,115	334,818	2,658	4.76%	75.93%

47
HOWARD

Rate Annual %chg Average Value/Acre: 5.81%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2013 - 2023 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 12/29/2023

CHART 4

CHART 5 - 2023 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
6,475	HOWARD	56,047,570	9,634,417	25,617,013	369,313,111	53,685,977	0	12,792,238	887,938,641	89,776,271	45,715,087	0	1,550,520,325
cnty sectorvalue % of total value:		3.61%	0.62%	1.65%	23.82%	3.46%		0.83%	57.27%	5.79%	2.95%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
181	BOELUS	62,345	154,363	2,228	6,743,007	1,096,016	0	0	0	0	0	0	8,057,959
2.80%	%sector of county sector	0.11%	1.60%	0.01%	1.83%	2.04%							0.52%
	%sector of municipality	0.77%	1.92%	0.03%	83.68%	13.60%							100.00%
29	COTESFIELD	4,867	222,025	713,386	1,136,771	37,555	0	0	388,348	53,808	23,555	0	2,580,315
0.45%	%sector of county sector	0.01%	2.30%	2.78%	0.31%	0.07%			0.04%	0.06%	0.05%		0.17%
	%sector of municipality	0.19%	8.60%	27.65%	44.06%	1.46%			15.05%	2.09%	0.91%		100.00%
37	CUSHING	186,709	272	61	901,054	24,551	0	0	377,108	0	0	0	1,489,755
0.57%	%sector of county sector	0.33%	0.00%	0.00%	0.24%	0.05%			0.04%				0.10%
	%sector of municipality	12.53%	0.02%	0.00%	60.48%	1.65%			25.31%				100.00%
273	DANNEBROG	146,773	779,261	23,677	12,619,032	1,540,392	0	0	0	0	0	0	15,109,135
4.22%	%sector of county sector	0.26%	8.09%	0.09%	3.42%	2.87%							0.97%
	%sector of municipality	0.97%	5.16%	0.16%	83.52%	10.20%							100.00%
192	ELBA	289,216	201,167	473,932	6,897,271	1,256,122	0	0	217,814	0	13,300	0	9,348,822
2.97%	%sector of county sector	0.52%	2.09%	1.85%	1.87%	2.34%			0.02%		0.03%		0.60%
	%sector of municipality	3.09%	2.15%	5.07%	73.78%	13.44%			2.33%		0.14%		100.00%
138	FARWELL	1,362,375	44,313	9,995	4,768,248	1,283,458	0	0	0	0	0	0	7,468,389
2.13%	%sector of county sector	2.43%	0.46%	0.04%	1.29%	2.39%							0.48%
	%sector of municipality	18.24%	0.59%	0.13%	63.85%	17.19%							100.00%
2,416	ST PAUL	2,262,828	1,786,231	1,737,290	127,212,046	36,149,506	0	0	18,250	0	0	0	169,166,151
37.31%	%sector of county sector	4.04%	18.54%	6.78%	34.45%	67.34%			0.00%				10.91%
	%sector of municipality	1.34%	1.06%	1.03%	75.20%	21.37%			0.01%				100.00%
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
3,267	Total Municipalities	4,315,113	3,187,633	2,960,569	160,277,434	41,387,602	0	0	1,001,520	53,808	36,855	0	213,220,533
50.45%	%all municip.sectors of cnty	7.70%	33.09%	11.56%	43.40%	77.09%			0.11%	0.06%	0.08%		13.75%

Total Real Property Sum Lines 17, 25, & 30	Records : 6,385	Value : 1,517,961,046	Growth 10,536,991	Sum Lines 17, 25, & 41
--	------------------------	------------------------------	--------------------------	-----------------------------------

Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	143	1,691,738	0	0	821	32,521,926	964	34,213,664	
02. Res Improve Land	1,344	25,422,337	0	0	852	22,178,097	2,196	47,600,434	
03. Res Improvements	1,335	149,770,435	0	0	955	180,656,410	2,290	330,426,845	
04. Res Total	1,478	176,884,510	0	0	1,776	235,356,433	3,254	412,240,943	5,745,581
% of Res Total	45.42	42.91	0.00	0.00	54.58	57.09	50.96	27.16	54.53
05. Com UnImp Land	50	605,480	0	0	5	221,511	55	826,991	
06. Com Improve Land	281	4,575,324	0	0	37	2,926,082	318	7,501,406	
07. Com Improvements	284	36,569,494	0	0	47	9,754,291	331	46,323,785	
08. Com Total	334	41,750,298	0	0	52	12,901,884	386	54,652,182	506,318
% of Com Total	86.53	76.39	0.00	0.00	13.47	23.61	6.05	3.60	4.81
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	0	0	27	3,636,727	27	3,636,727	
14. Rec Improve Land	0	0	0	0	30	5,156,266	30	5,156,266	
15. Rec Improvements	0	0	0	0	30	4,640,327	30	4,640,327	
16. Rec Total	0	0	0	0	57	13,433,320	57	13,433,320	123,795
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.89	0.88	1.17
Res & Rec Total	1,478	176,884,510	0	0	1,833	248,789,753	3,311	425,674,263	5,869,376
% of Res & Rec Total	44.64	41.55	0.00	0.00	55.36	58.45	51.86	28.04	55.70
Com & Ind Total	334	41,750,298	0	0	52	12,901,884	386	54,652,182	506,318
% of Com & Ind Total	86.53	76.39	0.00	0.00	13.47	23.61	6.05	3.60	4.81
17. Taxable Total	1,812	218,634,808	0	0	1,885	261,691,637	3,697	480,326,445	6,375,694
% of Taxable Total	49.01	45.52	0.00	0.00	50.99	54.48	57.90	31.64	60.51

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	20	297,775	6,745,858	0	0	0
19. Commercial	1	10,846	225,108	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	20	297,775	6,745,858
19. Commercial	0	0	0	1	10,846	225,108
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				21	308,621	6,970,966

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	137	0	310	447

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	7	206,103	0	0	1,691	533,980,270	1,698	534,186,373
28. Ag-Improved Land	0	0	0	0	945	388,221,168	945	388,221,168
29. Ag Improvements	0	0	0	0	990	115,227,060	990	115,227,060

30. Ag Total				2,688	1,037,634,601
--------------	--	--	--	-------	---------------

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	1	3.80	13,300	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	0	0.00	0	
37. FarmSite Improvements	0	0.00	0	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	32	32.00	800,000	32	32.00	800,000	
32. HomeSite Improv Land	568	591.00	14,775,000	568	591.00	14,775,000	
33. HomeSite Improvements	583	0.00	80,651,609	583	0.00	80,651,609	1,813,116
34. HomeSite Total				615	623.00	96,226,609	
35. FarmSite UnImp Land	44	134.00	556,125	45	137.80	569,425	
36. FarmSite Improv Land	846	3,956.99	17,764,153	846	3,956.99	17,764,153	
37. FarmSite Improvements	962	0.00	34,575,451	962	0.00	34,575,451	2,348,181
38. FarmSite Total				1,007	4,094.79	52,909,029	
39. Road & Ditches	2,130	5,623.91	0	2,130	5,623.91	0	
40. Other- Non Ag Use	75	337.69	195,173	75	337.69	195,173	
41. Total Section VI				1,622	10,679.39	149,330,811	4,161,297

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	3	588.50	979,465	3	588.50	979,465

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Market Value	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	7	107.02	278,287	7	107.02	278,287
44. Market Value	0	0	0	0	0	0

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 7100

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	4,955.24	10.52%	23,289,628	12.31%	4,700.00
46. 1A	3,882.47	8.24%	18,247,609	9.64%	4,700.00
47. 2A1	3,031.71	6.43%	13,036,353	6.89%	4,300.00
48. 2A	14,920.57	31.66%	62,666,398	33.12%	4,200.00
49. 3A1	3,246.54	6.89%	12,336,852	6.52%	3,800.00
50. 3A	1,046.04	2.22%	3,870,348	2.05%	3,700.00
51. 4A1	12,388.91	26.29%	43,361,185	22.92%	3,500.00
52. 4A	3,648.69	7.74%	12,405,549	6.56%	3,400.00
53. Total	47,120.17	100.00%	189,213,922	100.00%	4,015.56
Dry					
54. 1D1	51.35	0.62%	128,375	0.68%	2,500.00
55. 1D	1,260.82	15.16%	3,152,055	16.73%	2,500.00
56. 2D1	766.67	9.22%	1,840,010	9.76%	2,400.00
57. 2D	2,045.56	24.59%	4,909,344	26.05%	2,400.00
58. 3D1	1,330.07	15.99%	3,059,161	16.23%	2,300.00
59. 3D	308.53	3.71%	647,913	3.44%	2,100.00
60. 4D1	141.35	1.70%	282,700	1.50%	2,000.00
61. 4D	2,413.23	29.01%	4,826,460	25.61%	2,000.00
62. Total	8,317.58	100.00%	18,846,018	100.00%	2,265.81
Grass					
63. 1G1	10,481.21	22.98%	20,962,420	26.84%	2,000.00
64. 1G	19,210.43	42.11%	38,420,862	49.20%	2,000.00
65. 2G1	4,332.70	9.50%	5,090,963	6.52%	1,175.01
66. 2G	4,481.06	9.82%	5,265,301	6.74%	1,175.01
67. 3G1	5,792.37	12.70%	6,806,061	8.72%	1,175.00
68. 3G	31.78	0.07%	37,342	0.05%	1,175.02
69. 4G1	1,286.37	2.82%	1,511,490	1.94%	1,175.00
70. 4G	0.00	0.00%	0	0.00%	0.00
71. Total	45,615.92	100.00%	78,094,439	100.00%	1,712.00
Irrigated Total					
	47,120.17	46.04%	189,213,922	65.90%	4,015.56
Dry Total					
	8,317.58	8.13%	18,846,018	6.56%	2,265.81
Grass Total					
	45,615.92	44.57%	78,094,439	27.20%	1,712.00
72. Waste	1,061.39	1.04%	796,052	0.28%	750.01
73. Other	238.80	0.23%	151,241	0.05%	633.34
74. Exempt	313.56	0.31%	582,562	0.20%	1,857.90
75. Market Area Total	102,353.86	100.00%	287,101,672	100.00%	2,804.99

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 7200

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	25,466.41	32.45%	119,692,127	35.60%	4,700.00
46. 1A	18,450.82	23.51%	86,718,854	25.79%	4,700.00
47. 2A1	3,633.40	4.63%	15,623,620	4.65%	4,300.00
48. 2A	7,053.05	8.99%	29,622,810	8.81%	4,200.00
49. 3A1	219.59	0.28%	834,442	0.25%	3,800.00
50. 3A	7,580.96	9.66%	28,049,552	8.34%	3,700.00
51. 4A1	9,911.37	12.63%	34,689,795	10.32%	3,500.00
52. 4A	6,163.36	7.85%	20,955,424	6.23%	3,400.00
53. Total	78,478.96	100.00%	336,186,624	100.00%	4,283.78
Dry					
54. 1D1	93.58	0.62%	233,950	0.70%	2,500.00
55. 1D	3,644.93	23.96%	9,112,325	27.31%	2,500.00
56. 2D1	537.87	3.54%	1,290,888	3.87%	2,400.00
57. 2D	1,330.48	8.75%	3,193,152	9.57%	2,400.00
58. 3D1	267.80	1.76%	615,940	1.85%	2,300.00
59. 3D	2,536.90	16.68%	5,327,490	15.96%	2,100.00
60. 4D1	4,226.14	27.78%	8,452,280	25.33%	2,000.00
61. 4D	2,572.73	16.91%	5,145,462	15.42%	2,000.00
62. Total	15,210.43	100.00%	33,371,487	100.00%	2,193.99
Grass					
63. 1G1	8,345.56	14.36%	16,689,020	22.01%	1,999.75
64. 1G	802.90	1.38%	1,605,800	2.12%	2,000.00
65. 2G1	19,625.53	33.77%	23,060,293	30.41%	1,175.02
66. 2G	21,779.27	37.47%	25,590,766	33.74%	1,175.01
67. 3G1	6,723.83	11.57%	7,900,568	10.42%	1,175.01
68. 3G	12.48	0.02%	14,666	0.02%	1,175.16
69. 4G1	831.94	1.43%	977,539	1.29%	1,175.01
70. 4G	0.00	0.00%	0	0.00%	0.00
71. Total	58,121.51	100.00%	75,838,652	100.00%	1,304.83
Irrigated Total					
Irrigated Total	78,478.96	51.40%	336,186,624	75.38%	4,283.78
Dry Total					
Dry Total	15,210.43	9.96%	33,371,487	7.48%	2,193.99
Grass Total					
Grass Total	58,121.51	38.07%	75,838,652	17.00%	1,304.83
72. Waste	722.21	0.47%	560,665	0.13%	776.32
73. Other	154.04	0.10%	53,079	0.01%	344.58
74. Exempt	517.23	0.34%	850,959	0.19%	1,645.22
75. Market Area Total	152,687.15	100.00%	446,010,507	100.00%	2,921.07

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 7300

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	5,903.11	38.00%	27,744,617	41.75%	4,700.00
46. 1A	2,755.75	17.74%	12,952,025	19.49%	4,700.00
47. 2A1	1,153.98	7.43%	4,962,114	7.47%	4,300.00
48. 2A	1,237.44	7.96%	5,197,248	7.82%	4,200.00
49. 3A1	58.59	0.38%	222,642	0.34%	3,800.00
50. 3A	503.35	3.24%	1,862,395	2.80%	3,700.00
51. 4A1	1,658.31	10.67%	5,804,085	8.73%	3,500.00
52. 4A	2,265.53	14.58%	7,702,802	11.59%	3,400.00
53. Total	15,536.06	100.00%	66,447,928	100.00%	4,277.01
Dry					
54. 1D1	34.44	0.34%	86,100	0.38%	2,500.00
55. 1D	4,196.94	42.03%	10,492,350	46.67%	2,500.00
56. 2D1	510.01	5.11%	1,224,024	5.44%	2,400.00
57. 2D	308.52	3.09%	740,448	3.29%	2,400.00
58. 3D1	89.02	0.89%	204,746	0.91%	2,300.00
59. 3D	495.08	4.96%	1,039,668	4.62%	2,100.00
60. 4D1	2,091.19	20.94%	4,182,380	18.61%	2,000.00
61. 4D	2,260.04	22.63%	4,510,080	20.06%	1,995.58
62. Total	9,985.24	100.00%	22,479,796	100.00%	2,251.30
Grass					
63. 1G1	3,838.56	7.19%	7,677,126	11.63%	2,000.00
64. 1G	200.95	0.38%	401,900	0.61%	2,000.00
65. 2G1	5,512.55	10.33%	6,477,330	9.81%	1,175.02
66. 2G	23,969.47	44.93%	28,164,183	42.66%	1,175.00
67. 3G1	18,905.31	35.44%	22,213,866	33.65%	1,175.01
68. 3G	903.38	1.69%	1,061,475	1.61%	1,175.00
69. 4G1	21.63	0.04%	25,416	0.04%	1,175.03
70. 4G	0.00	0.00%	0	0.00%	0.00
71. Total	53,351.85	100.00%	66,021,296	100.00%	1,237.47
Irrigated Total					
Irrigated Total	15,536.06	19.62%	66,447,928	42.82%	4,277.01
Dry Total					
Dry Total	9,985.24	12.61%	22,479,796	14.49%	2,251.30
Grass Total					
Grass Total	53,351.85	67.38%	66,021,296	42.54%	1,237.47
72. Waste	310.95	0.39%	242,591	0.16%	780.16
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	33.85	0.04%	40,591	0.03%	1,199.14
75. Market Area Total	79,184.10	100.00%	155,191,611	100.00%	1,959.88

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	35.40	165,936	0.00	0	141,099.79	591,682,538	141,135.19	591,848,474
77. Dry Land	9.50	23,750	0.00	0	33,503.75	74,673,551	33,513.25	74,697,301
78. Grass	3.00	3,117	0.00	0	157,086.28	219,951,270	157,089.28	219,954,387
79. Waste	0.00	0	0.00	0	2,094.55	1,599,308	2,094.55	1,599,308
80. Other	0.00	0	0.00	0	392.84	204,320	392.84	204,320
81. Exempt	0.00	0	0.00	0	864.64	1,474,112	864.64	1,474,112
82. Total	47.90	192,803	0.00	0	334,177.21	888,110,987	334,225.11	888,303,790

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	141,135.19	42.23%	591,848,474	66.63%	4,193.49
Dry Land	33,513.25	10.03%	74,697,301	8.41%	2,228.89
Grass	157,089.28	47.00%	219,954,387	24.76%	1,400.19
Waste	2,094.55	0.63%	1,599,308	0.18%	763.56
Other	392.84	0.12%	204,320	0.02%	520.11
Exempt	864.64	0.26%	1,474,112	0.17%	1,704.89
Total	334,225.11	100.00%	888,303,790	100.00%	2,657.80

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 7100	20	2,081,295	13	2,465,547	17	3,490,789	37	8,037,631	354,963
83.2 7200	17	2,558,124	13	1,137,695	16	2,188,233	33	5,884,052	201,298
83.3 7300	6	470,175	5	631,058	5	757,223	11	1,858,456	0
83.4 Lake Of The Woods	34	825,350	76	3,115,000	76	17,024,712	110	20,965,062	627,635
83.5 Multi Lot (7100)	74	3,448,500	50	1,250,000	55	14,242,049	129	18,940,549	603,608
83.6 Multi Lot (7200)	87	3,465,327	63	1,575,000	69	17,967,463	156	23,007,790	779,012
83.7 Multi Lot (7300)	4	116,355	4	100,000	4	1,213,718	8	1,430,073	0
83.8 Rural	2	61,200	1	25,000	36	1,177,949	38	1,264,149	0
83.9 Single Lot (7100)	271	10,774,317	264	7,127,345	278	53,109,345	549	71,011,007	769,761
83.10 Single Lot (7200)	256	9,854,935	226	5,964,730	254	47,970,967	510	63,790,632	1,030,422
83.11 Single Lot (7300)	57	2,253,585	55	1,555,066	61	10,433,776	118	14,242,427	171,080
83.12 Small Town	116	553,222	583	5,208,237	589	45,320,748	705	51,082,207	575,304
83.13 St Paul	47	1,388,006	873	22,602,022	860	120,170,200	907	144,160,228	756,293
84 Residential Total	991	37,850,391	2,226	52,756,700	2,320	335,067,172	3,311	425,674,263	5,869,376

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	7100	0	0	1	1,237,046	1	523,915	1	1,760,961	0
85.2	7200	1	141,200	2	567,136	2	741,179	3	1,449,515	0
85.3	Rural	3	79,745	22	976,367	27	5,980,081	30	7,036,193	0
85.4	Small Town	28	54,981	127	346,003	134	7,273,504	162	7,674,488	202,076
85.5	St Paul	23	551,065	166	4,374,854	167	31,805,106	190	36,731,025	304,242
86	Commercial Total	55	826,991	318	7,501,406	331	46,323,785	386	54,652,182	506,318

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

Market Area 7100

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	10,381.29	23.10%	20,762,580	27.02%	2,000.00
88. 1G	18,769.96	41.77%	37,539,922	48.85%	2,000.00
89. 2G1	4,300.28	9.57%	5,052,869	6.57%	1,175.01
90. 2G	4,411.58	9.82%	5,183,660	6.75%	1,175.01
91. 3G1	5,757.93	12.81%	6,765,593	8.80%	1,175.00
92. 3G	31.78	0.07%	37,342	0.05%	1,175.02
93. 4G1	1,284.62	2.86%	1,509,434	1.96%	1,175.00
94. 4G	0.00	0.00%	0	0.00%	0.00
95. Total	44,937.44	100.00%	76,851,400	100.00%	1,710.19
CRP					
96. 1C1	99.92	14.73%	199,840	16.08%	2,000.00
97. 1C	440.47	64.92%	880,940	70.87%	2,000.00
98. 2C1	32.42	4.78%	38,094	3.06%	1,175.02
99. 2C	69.48	10.24%	81,641	6.57%	1,175.03
100. 3C1	34.44	5.08%	40,468	3.26%	1,175.03
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	1.75	0.26%	2,056	0.17%	1,174.86
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	678.48	100.00%	1,243,039	100.00%	1,832.09
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	44,937.44	98.51%	76,851,400	98.41%	1,710.19
CRP Total	678.48	1.49%	1,243,039	1.59%	1,832.09
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	45,615.92	100.00%	78,094,439	100.00%	1,712.00

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

Market Area 7200

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	8,326.40	14.41%	16,650,700	22.07%	1,999.75
88. 1G	802.65	1.39%	1,605,300	2.13%	2,000.00
89. 2G1	19,510.25	33.76%	22,924,837	30.39%	1,175.02
90. 2G	21,702.79	37.55%	25,500,901	33.80%	1,175.01
91. 3G1	6,606.01	11.43%	7,762,127	10.29%	1,175.01
92. 3G	12.48	0.02%	14,666	0.02%	1,175.16
93. 4G1	831.94	1.44%	977,539	1.30%	1,175.01
94. 4G	0.00	0.00%	0	0.00%	0.00
95. Total	57,792.52	100.00%	75,436,070	100.00%	1,305.29
CRP					
96. 1C1	19.16	5.82%	38,320	9.52%	2,000.00
97. 1C	0.25	0.08%	500	0.12%	2,000.00
98. 2C1	115.28	35.04%	135,456	33.65%	1,175.02
99. 2C	76.48	23.25%	89,865	22.32%	1,175.01
100. 3C1	117.82	35.81%	138,441	34.39%	1,175.02
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	328.99	100.00%	402,582	100.00%	1,223.69
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	57,792.52	99.43%	75,436,070	99.47%	1,305.29
CRP Total	328.99	0.57%	402,582	0.53%	1,223.69
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	58,121.51	100.00%	75,838,652	100.00%	1,304.83

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

Market Area 7300

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	3,838.56	7.21%	7,677,126	11.66%	2,000.00
88. 1G	161.34	0.30%	322,680	0.49%	2,000.00
89. 2G1	5,501.46	10.34%	6,464,299	9.82%	1,175.02
90. 2G	23,954.96	45.01%	28,147,133	42.75%	1,175.00
91. 3G1	18,842.14	35.40%	22,139,641	33.63%	1,175.01
92. 3G	903.38	1.70%	1,061,475	1.61%	1,175.00
93. 4G1	21.63	0.04%	25,416	0.04%	1,175.03
94. 4G	0.00	0.00%	0	0.00%	0.00
95. Total	53,223.47	100.00%	65,837,770	100.00%	1,237.01
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	39.61	30.85%	79,220	43.17%	2,000.00
98. 2C1	11.09	8.64%	13,031	7.10%	1,175.02
99. 2C	14.51	11.30%	17,050	9.29%	1,175.05
100. 3C1	63.17	49.21%	74,225	40.44%	1,175.00
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	128.38	100.00%	183,526	100.00%	1,429.55
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	53,223.47	99.76%	65,837,770	99.72%	1,237.01
CRP Total	128.38	0.24%	183,526	0.28%	1,429.55
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	53,351.85	100.00%	66,021,296	100.00%	1,237.47

**2024 County Abstract of Assessment for Real Property, Form 45
Compared with the 2023 Certificate of Taxes Levied Report (CTL)**

47 Howard

	2023 CTL County Total	2024 Form 45 County Total	Value Difference (2024 form 45 - 2023 CTL)	Percent Change	2024 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	369,313,111	412,240,943	42,927,832	11.62%	5,745,581	10.07%
02. Recreational	12,792,238	13,433,320	641,082	5.01%	123,795	4.04%
03. Ag-Homesite Land, Ag-Res Dwelling	89,776,271	96,226,609	6,450,338	7.18%	1,813,116	5.17%
04. Total Residential (sum lines 1-3)	471,881,620	521,900,872	50,019,252	10.60%	7,682,492	8.97%
05. Commercial	53,685,977	54,652,182	966,205	1.80%	506,318	0.86%
06. Industrial	0	0	0		0	
07. Total Commercial (sum lines 5-6)	53,685,977	54,652,182	966,205	1.80%	506,318	0.86%
08. Ag-Farmsite Land, Outbuildings	45,553,914	52,909,029	7,355,115	16.15%	2,348,181	10.99%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	161,173	195,173	34,000	21.10%		
11. Total Non-Agland (sum lines 8-10)	45,715,087	53,104,202	7,389,115	16.16%	2,348,181	11.03%
12. Irrigated	590,095,260	591,848,474	1,753,214	0.30%		
13. Dryland	75,424,301	74,697,301	-727,000	-0.96%		
14. Grassland	220,723,379	219,954,387	-768,992	-0.35%		
15. Wasteland	1,492,184	1,599,308	107,124	7.18%		
16. Other Agland	203,517	204,320	803	0.39%		
17. Total Agricultural Land	887,938,641	888,303,790	365,149	0.04%		
18. Total Value of all Real Property (Locally Assessed)	1,459,221,325	1,517,961,046	58,739,721	4.03%	10,536,991	3.30%

2024 Assessment Survey for Howard County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	None
3.	Other full-time employees:
	1
4.	Other part-time employees:
	1 - summer help to assist with property reviews
5.	Number of shared employees:
	None
6.	Assessor's requested budget for current fiscal year:
	\$187,256
7.	Adopted budget, or granted budget if different from above:
	same as above
8.	Amount of the total assessor's budget set aside for appraisal work:
	None
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	None
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$13,704
11.	Amount of the assessor's budget set aside for education/workshops:
	\$4,000
12.	Amount of last year's assessor's budget not used:
	\$11,000

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
3.	Personal Property software:
	MIPS
4.	Are cadastral maps currently being used?
	No
5.	If so, who maintains the Cadastral Maps?
	None
6.	Does the county have GIS software?
	Yes
7.	Is GIS available to the public? If so, what is the web address?
	Yes howard.gworks.com
8.	Who maintains the GIS software and maps?
	gWorks, assessor, and staff
9.	What type of aerial imagery is used in the cyclical review of properties?
	gworks
10.	When was the aerial imagery last updated?
	2022

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes, adopted 2015

3.	What municipalities in the county are zoned?
	St. Paul, Boelus, Cotesfield, Cushing, Dannebrog, Elba, St. Libory, and Farwell are zoned.
4.	When was zoning implemented?
	1973 for St. Paul and Boelus. 2015 for everything else

D. Contracted Services

1.	Appraisal Services:
	Yes, as needed.
2.	GIS Services:
	gWorks Inc.
3.	Other services:
	None

E. Appraisal /Listing Services

1.	List any outside appraisal or listing services employed by the county for the current assessment year
	Stanard did some commercial in 2021.
2.	If so, is the appraisal or listing service performed under contract?
	was
3.	What appraisal certifications or qualifications does the County require?
	Recommendation of the assessor
4.	Have the existing contracts been approved by the PTA?
	was
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Yes, on the properties they reviewed.

2024 Residential Assessment Survey for Howard County

1.	Valuation data collection done by:																								
	Assessor and staff																								
2.	List the valuation group recognized by the County and describe the unique characteristics of each:																								
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>St. Paul - City and county seat located on US Highway 281; population of 2,299; K-12 public school system; active trade center for an agricultural area located 20 miles north of Grand Island. The residential housing market is active and stable.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Small Towns - communities consisting of Boelus, Cotesfield, Cushing, Dannebrog, Elba, St. Libory, and Farwell; limited trade and business; stable housing markets</td> </tr> <tr> <td style="text-align: center;">7</td> <td>Residential property on a single lot in Area 7100</td> </tr> <tr> <td style="text-align: center;">8</td> <td>Residential property in a Multiple Lot Subdivision in Area 7100</td> </tr> <tr> <td style="text-align: center;">9</td> <td>Residential property on a single lot in Area 7200</td> </tr> <tr> <td style="text-align: center;">10</td> <td>Residential property in a Multiple Lot Subdivision in Area 7200</td> </tr> <tr> <td style="text-align: center;">11</td> <td>Residential property on a single lot in Area 7300</td> </tr> <tr> <td style="text-align: center;">12</td> <td>Residential property in a Multiple Lot Subdivision in Area 7300</td> </tr> <tr> <td style="text-align: center;">13</td> <td>Lake of the Woods, a unique Subdivision located North of St. Paul</td> </tr> <tr> <td style="text-align: center;">AG DW</td> <td>Agricultural Dwellings</td> </tr> <tr> <td style="text-align: center;">AG OB</td> <td>Agricultural Outbuildings</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	St. Paul - City and county seat located on US Highway 281; population of 2,299; K-12 public school system; active trade center for an agricultural area located 20 miles north of Grand Island. The residential housing market is active and stable.	2	Small Towns - communities consisting of Boelus, Cotesfield, Cushing, Dannebrog, Elba, St. Libory, and Farwell; limited trade and business; stable housing markets	7	Residential property on a single lot in Area 7100	8	Residential property in a Multiple Lot Subdivision in Area 7100	9	Residential property on a single lot in Area 7200	10	Residential property in a Multiple Lot Subdivision in Area 7200	11	Residential property on a single lot in Area 7300	12	Residential property in a Multiple Lot Subdivision in Area 7300	13	Lake of the Woods, a unique Subdivision located North of St. Paul	AG DW	Agricultural Dwellings	AG OB	Agricultural Outbuildings
<u>Valuation Group</u>	<u>Description of unique characteristics</u>																								
1	St. Paul - City and county seat located on US Highway 281; population of 2,299; K-12 public school system; active trade center for an agricultural area located 20 miles north of Grand Island. The residential housing market is active and stable.																								
2	Small Towns - communities consisting of Boelus, Cotesfield, Cushing, Dannebrog, Elba, St. Libory, and Farwell; limited trade and business; stable housing markets																								
7	Residential property on a single lot in Area 7100																								
8	Residential property in a Multiple Lot Subdivision in Area 7100																								
9	Residential property on a single lot in Area 7200																								
10	Residential property in a Multiple Lot Subdivision in Area 7200																								
11	Residential property on a single lot in Area 7300																								
12	Residential property in a Multiple Lot Subdivision in Area 7300																								
13	Lake of the Woods, a unique Subdivision located North of St. Paul																								
AG DW	Agricultural Dwellings																								
AG OB	Agricultural Outbuildings																								
3.	List and describe the approach(es) used to estimate the market value of residential properties.																								
	Cost and sales comparison approaches are used to value the residential class in the county.																								
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?																								
	A combination of tables provided by the CAMA vendor and depreciation studies based on local market information are used.																								
5.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.																								
	Depreciation tables are developed on a county-wide basis and then modified with economic depreciation developed for individual valuation groups.																								
6.	Describe the methodology used to determine the residential lot values?																								
	Sales comparison and availability determine residential lot values.																								

7. How are rural residential site values developed?

A land value is developed with the cost of each of the amenities studied and applied to the land value.

8. Are there form 191 applications on file?

No

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

All lots are treated the same; no applications to combine lots have been received.

<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
1	2021	2020	2021	2021
2	2022	2020	2022	2022
7	2020	2020	2021	2020
8	2020	2020	2021	2020
9	2023	2020	2021	2023
10	2023	2020	2021	2023
11	2022	2020	2021	2022
12	2022	2020	2021	2022
13	2023	2020	2021	2023
AG DW	2023	2020	2019	2023
AG OB	2023	2020	2019	2023

2024 Commercial Assessment Survey for Howard County

1.	Valuation data collection done by:																							
	Assessor and staff																							
2.	List the valuation group recognized in the County and describe the unique characteristics of each:																							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Group</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>St Paul - Village and county seat located on US Highway 281; population of 2,290; K-12 public school system; active trade center for an agricultural area located 20 miles north of Grand Island</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Small Towns - communities consisting of Boelus, Cotesfield, Cushing, Dannebrog, Elba, St. Libory, and Farwell; limited trade and business</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Rural - all commercial parcels not located within the boundaries of a town</td> </tr> </tbody> </table>				<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	St Paul - Village and county seat located on US Highway 281; population of 2,290; K-12 public school system; active trade center for an agricultural area located 20 miles north of Grand Island	2	Small Towns - communities consisting of Boelus, Cotesfield, Cushing, Dannebrog, Elba, St. Libory, and Farwell; limited trade and business	3	Rural - all commercial parcels not located within the boundaries of a town												
<u>Valuation Group</u>	<u>Description of unique characteristics</u>																							
1	St Paul - Village and county seat located on US Highway 281; population of 2,290; K-12 public school system; active trade center for an agricultural area located 20 miles north of Grand Island																							
2	Small Towns - communities consisting of Boelus, Cotesfield, Cushing, Dannebrog, Elba, St. Libory, and Farwell; limited trade and business																							
3	Rural - all commercial parcels not located within the boundaries of a town																							
3.	List and describe the approach(es) used to estimate the market value of commercial properties.																							
	All three approaches to value are used for commercial property: sales comparison, income, and cost approaches.																							
3a.	Describe the process used to determine the value of unique commercial properties.																							
	Physical inspection, joint review with commercial appraiser, and state sales file query.																							
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?																							
	A combination of tables provided by the CAMA vendor and depreciation studies based on local market information																							
5.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.																							
	Depreciation tables are developed on a county-wide bases and modified with economic depreciation developed for each valuation group																							
6.	Describe the methodology used to determine the commercial lot values.																							
	Sales comparison																							
7.	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Group</u></th> <th><u>Date of Depreciation Tables</u></th> <th><u>Date of Costing</u></th> <th><u>Date of Lot Value Study</u></th> <th><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">2020</td> <td style="text-align: center;">2020</td> <td style="text-align: center;">2020</td> <td style="text-align: center;">2020</td> </tr> <tr> <td style="text-align: center;">2</td> <td style="text-align: center;">2020</td> <td style="text-align: center;">2020</td> <td style="text-align: center;">2020</td> <td style="text-align: center;">2020</td> </tr> <tr> <td style="text-align: center;">3</td> <td style="text-align: center;">2020</td> <td style="text-align: center;">2020</td> <td style="text-align: center;">2020</td> <td style="text-align: center;">2020</td> </tr> </tbody> </table>				<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>	1	2020	2020	2020	2020	2	2020	2020	2020	2020	3	2020	2020	2020	2020
<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>																				
1	2020	2020	2020	2020																				
2	2020	2020	2020	2020																				
3	2020	2020	2020	2020																				

2024 Agricultural Assessment Survey for Howard 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;">7100</td> <td>This area includes the southerly portion of the county lying south of the Middle Loup and Loup Rivers. This area is characterized by the sandy soils common in the Sandhills of Nebraska, with significant groundwater irrigation development utilizing center pivot systems. The southeast portion of the area is included in the Central Platte Natural Resource District (Platte River drainage area). The northwest portion of the area is included in the Lower Loup Natural Resource District (Loup River drainage area).</td> <td style="text-align: center;">2020</td> </tr> <tr> <td style="text-align: center;">7200</td> <td>This area includes the westerly portion of the county located west of the Middle Loup and North Loup Rivers. The topography ranges from near level along the river valley to rolling uplands, much of which is suitable for center pivot irrigation. The soils in this area are silty. The area is nearly an equal mix of irrigated land and grassland, with a small amount of dry cropland. The area is included in the Lower Loup Natural Resource District (Loup River drainage area).</td> <td style="text-align: center;">2020</td> </tr> <tr> <td style="text-align: center;">7300</td> <td>This area includes the area located north and east of the North Loup and Loup Rivers. The area is transitional from the sandy soils to the southeast and the silty soils to the southwest. The area consists of more uplands with a limited amount of irrigation and dry cropland. The area is primarily grassland, with most of the irrigation close to the river. Most of the area is utilized as grassland due to topography not suitable for dryland or irrigated cropping. The area is included in the Lower Loup Natural Resource District (Loup River drainage area).</td> <td style="text-align: center;">2020</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	7100	This area includes the southerly portion of the county lying south of the Middle Loup and Loup Rivers. This area is characterized by the sandy soils common in the Sandhills of Nebraska, with significant groundwater irrigation development utilizing center pivot systems. The southeast portion of the area is included in the Central Platte Natural Resource District (Platte River drainage area). The northwest portion of the area is included in the Lower Loup Natural Resource District (Loup River drainage area).	2020	7200	This area includes the westerly portion of the county located west of the Middle Loup and North Loup Rivers. The topography ranges from near level along the river valley to rolling uplands, much of which is suitable for center pivot irrigation. The soils in this area are silty. The area is nearly an equal mix of irrigated land and grassland, with a small amount of dry cropland. The area is included in the Lower Loup Natural Resource District (Loup River drainage area).	2020	7300	This area includes the area located north and east of the North Loup and Loup Rivers. The area is transitional from the sandy soils to the southeast and the silty soils to the southwest. The area consists of more uplands with a limited amount of irrigation and dry cropland. The area is primarily grassland, with most of the irrigation close to the river. Most of the area is utilized as grassland due to topography not suitable for dryland or irrigated cropping. The area is included in the Lower Loup Natural Resource District (Loup River drainage area).	2020
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>												
7100	This area includes the southerly portion of the county lying south of the Middle Loup and Loup Rivers. This area is characterized by the sandy soils common in the Sandhills of Nebraska, with significant groundwater irrigation development utilizing center pivot systems. The southeast portion of the area is included in the Central Platte Natural Resource District (Platte River drainage area). The northwest portion of the area is included in the Lower Loup Natural Resource District (Loup River drainage area).	2020												
7200	This area includes the westerly portion of the county located west of the Middle Loup and North Loup Rivers. The topography ranges from near level along the river valley to rolling uplands, much of which is suitable for center pivot irrigation. The soils in this area are silty. The area is nearly an equal mix of irrigated land and grassland, with a small amount of dry cropland. The area is included in the Lower Loup Natural Resource District (Loup River drainage area).	2020												
7300	This area includes the area located north and east of the North Loup and Loup Rivers. The area is transitional from the sandy soils to the southeast and the silty soils to the southwest. The area consists of more uplands with a limited amount of irrigation and dry cropland. The area is primarily grassland, with most of the irrigation close to the river. Most of the area is utilized as grassland due to topography not suitable for dryland or irrigated cropping. The area is included in the Lower Loup Natural Resource District (Loup River drainage area).	2020												
	Although separate market areas have been identified, the same value is currently being applied to all areas; will continue to monitor the market for changes													
3.	Describe the process used to determine and monitor market areas.													
	River boundaries, common geographic characteristics, topography, and market characteristics													
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.													
	Through review of 521's, questionnaires and discussions with owner help differentiate agricultural land from recreational and residential land.													
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?													
	Yes													

6.	What separate market analysis has been conducted where intensive use is identified in the county?
	Feedlots are valued the same as farm sites based on a sales study that was done involving three feedlot sales that took place in Howard County.
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.
	Through review of questionnaires, discussions with sellers, buyers, and real estate agents. It is now valued as a flat rate, 1500 per acre based on sales outside of the county, but in the surrounding area.
7a.	Are any other agricultural subclasses used? If yes, please explain.
	No
	<i>If your county has special value applications, please answer the following</i>
8a.	How many parcels have a special valuation application on file?
	8
8b.	What process was used to determine if non-agricultural influences exist in the county?
	No information exists that would meet the need for special value. All sales and surrounding areas are reviewed.
	<i>If your county recognizes a special value, please answer the following</i>
8c.	Describe the non-agricultural influences recognized within the county.
	There are no areas of influence.
8d.	Where is the influenced area located within the county?
	The parcels with applications on file are scattered throughout the county.
8e.	Describe in detail how the special values were arrived at in the influenced area(s).
	Analysis of agricultural sales; parcels are valued as ag land as there is no indication of non-agricultural influence present in the market.

2023 Plan of Assessment for Howard County

Assessment years 2024, 2025, 2026

Date: June 15, 2023

Plan of Assessment Requirements:

Pursuant to Neb. Laws 2005, LB 263, Section 9, on or before June 15 each year, the assessor shall prepare a plan of assessment, (herein after referred to as the “plan”), which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes and subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31 each year, the assessor shall present the plan to the county board of equalization and the assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Property Assessment and Taxation on or before October 31 each year.

Real Property Assessment Requirements:

All property in the State of Nebraska is subject to property tax unless expressly exempt by Nebraska Constitution, Article VIII, or is permitted by the constitution and enabling legislation adopted by the legislature. The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by law as “the market value of real property in the ordinary course of trade.”

Assessment levels required for real property are as follows:

- 1) 100% of actual value for all classes of real property excluding agricultural and horticultural land.
- 2) 75% of actual value for agricultural land and horticulture land

General Description of Real Property in Howard County

Per the 2023 County Abstract, Howard County consists of the following real property types:

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	2609	46%	26%
Commercial	388	7%	4%
Agricultural	2709	47%	70%

Agricultural land – value for taxable acres for 2023 assessment was \$889,919,115

Agricultural land is 61% of the real property valuation base in Howard County and of that 66% is assessed as irrigated, 25% is assessed as grass and 8.5% is assessed as dry.

For assessment year 2023, an estimated 120 permits were filed for new property construction/additions in the county.

For more information see 2023 Reports & Opinions, Abstract and Assessor Survey.

Current Resources

There are currently three full time employees on staff including the assessor. Also, there is one part-time summer help. The assessor and deputy are certified by the Property Tax Administrator.

The certificate holders will continue to keep their certifications current by attending continuing education and obtaining the number of hours required by the Property Tax Division. At least part of these hours will be courses offered by IAAO or the equivalent. The assessor or a staff member will attend all the district meetings and workshops provided. Current statutes and regulations will continue to be followed to the best of our ability and the office will keep current on any changes that may be made to them.

The county started a GIS project in 2005, which was greatly needed as Howard County does not have Cadastral Maps. The Howard County Assessor's office is currently working on correcting and completing the county map. GIS Workshop completed our land use conversion prior to January 1, 2010 and also put Howard County Assessor data on line. Our website is <http://howard.gworks.com>. The Howard County Board accepted GIS Workshop's proposal for maintenance for the mapping and the website. With the GIS Workshop completion of the mapping information, maps will be printed in the future when the information is available.

Office Budget for July 1, 2022 – June 30, 2023 was \$175,320. Office Budget for July 1, 2023 –June 30, 2024 is approximately \$187,256.

MIPS is the vendor for the assessment administration and CAMA. Howard County has the GIS mapping on a public website, which has the mapping and assessment information available.

Current Assessment Procedures for Real Property

Real Estate transfer statements are handled weekly. Depending on the number of transfers filed, there is a 2-4 week turnaround time. Ownership changes are made as sales are processed. All Residential, Agricultural and Commercial sales are verified by sales questionnaires by telephone calls to sellers, buyers and realtors involved in the sale. Physical inspections are performed if deemed necessary to confirm any corrections to the parcel information. Most residential sales are inspected and new photos taken if necessary. Six-year cycle review and building permits are checked yearly beginning in July. Pickup work is to be completed by March 1 each year.

2020 Marshall & Swift costing was implemented for 2021 for Residential properties.

It is the goal of the office to review at approximately 20 percent of the properties yearly. Market data is gathered and reviewed yearly.

Ratio studies are done on all the sales after September 30 each year. These studies are used to determine the areas that are out of compliance and need reviewing for the next assessment cycle.

Continual market analysis will be conducted in all categories of properties to ensure that the level of value and quality of assessment in Howard County is in compliance with state statutes to facilitate equalization within the classes and subclasses of Howard County.

By approximately March 1 of each year, ratio studies are run using the newly established values to see if the areas out of compliance will now meet the guidelines.

Notices of Valuation Changes are mailed to the property owners on or before June 1.

Level of Value, Quality, and Uniformity for assessment year 2023:

<u>Property Class</u>	<u>Median</u>	<u>COD</u>	<u>PRD</u>
Residential	95	12.48	105.05
Commercial	98	14.69	98.19
Agricultural Land	73	12.34	98.98

For more information regarding statistical measures see 2023 Reports & Opinions.

Assessment Actions Planned for Assessment Year 2024:

Residential:

A physical review will be completed for all improved parcels in Market Area 7200. This review will be of all improvements, including homes, garages and outbuildings. A ratio study will be done on all residential properties and adjustments will be made if they are out of compliance. All residential pick-up work and

building permits will be reviewed and completed by March 1, 2024. Corrections of listing errors will be done when information is obtained.

Commercial:

A ratio study will be completed for 2024 to see if any commercial properties are out of compliance. Corrections of listing errors will be done when correct information is obtained. All pick-up work and building permits will be reviewed and completed by March 1, 2024.

Agricultural Land:

A market analysis will be conducted for 2024 and agricultural land values will be assessed by the market values. Corrections of listing errors will be done when correct information is obtained. Also, with changes to irrigated acres or the transfer of irrigated acres will be corrected when the information is obtained. Land use and acres were reviewed and updated for 2021. The use of agricultural land use for recreational purposes will be reviewed and possibly reclassified as recreational property.

Assessment actions planned for assessment year 2025:

Residential:

A physical review will be completed for all improved parcels in Market Area 7100. This review will be of all improvements, including homes, garages and outbuildings. A ratio study will be done on all residential properties and adjustments will be made if they are out of compliance. All residential pick-up work and building permits will be reviewed and completed by March 1, 2025. Corrections of listing errors will be done when information is obtained.

Commercial:

A ratio study will be completed for 2025 to see if any commercial properties are out of compliance. Corrections of listing errors will be done when correct information is obtained. All pick-up work and building permits will be reviewed and completed by March 1, 2025.

Agricultural:

A market analysis will be conducted for 2025 and agricultural land values will be assessed by market values and market areas will be reviewed. Corrections of listing errors will be done when information is obtained. We will continue to do a land use study to update our property record cards with possible changes.

Assessment actions planned for assessment year 2026:

Residential:

All residential pick-up work and building permits will be reviewed and completed by March 1, 2026. A ratio study will be done on all residential properties and adjustments will be made if they are out of compliance. Corrections of listing errors will be done when correct information is obtained.

Commercial:

A physical review of all commercial properties in the county will be completed for 2026. The Commercial appraisal will be done by Stanard Appraisal and Assessor's staff. The review and market study will be completed for adjusting values for 2026. Corrections of listing errors will be done when information is obtained. All pick-up work and building permits will be reviewed and completed by March 1, 2026

Agricultural Land:

A market analysis will be conducted for 2026 and agricultural land values will be assessed by market values and market areas will be reviewed. Corrections of listing errors will be done when information is obtained. We will continue to do a land use study to update our property record cards with possible changes.

Other functions performed by the Assessor's Office, but not limited to:

1. Appraisal cards are updated yearly. Ownership changes are made as the transfers are given to the assessor's office from the register of deeds and the sales are worked and forwarded to the property tax division electronically on a monthly basis. Splits and subdivision changes are made as they become available to the assessor's office from the county clerk. These will be updated in the GIS system at the same time they are changed on the appraisal cards and in the computer administrative package. Assessor's website is updated daily by gWorks.
2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
 - a. Abstract for Real & Personal property
 - b. Assessor Survey
 - c. Sales information to PAD rosters & annual Assessed Value Update & w/Abstract
 - d. Certification of Value to Political Subdivision
 - e. School District Taxable Value Report
 - f. Homestead Exemption Tax Loss Report
 - g. Certificate of Taxes Levied Report

- h. Report of all exempt property and taxable government owned property
 - i. Annual Plan of Assessment Report
3. Personal Property: administer annual filing of approximately 720 schedules; prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.
 4. Permissive Exemptions: administer annual filings of applications for new or continued exempt use, review and make recommendations to county board.
 5. Taxable Government Owned Property – annual review of government owned property not used for public purpose, send notices of intent to tax, etc.
 6. Homestead Exemptions: administer approximately 309 annual filings of applications, approval/denial process, taxpayer notifications and taxpayer assistance.
 7. Centrally Assessed – review of valuations as certified by PAD for railroads and public service entities, establish assessment records and tax billing for tax list.
 8. Tax Increment Financing – management of record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax.
 9. Tax Districts and Tax Rates – management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.
 10. Tax Lists – prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.
 11. Tax List Corrections – prepare tax list correction documents for county board approval.
 12. County Board of Equalization – attend county board of equalization meetings for valuation protests – assemble and provide information.
 13. TERC Appeals – prepare information and attend taxpayer appeal hearings before TERC, defend valuation.
 14. TERC Statewide Equalization – attend hearings if applicable to county, defend values, and/or implement orders of the TERC.
 15. Education: Assessor and Appraisal Education – attend meetings, workshops and education classes to obtain required hours of continuing education to maintain assessor certification. The staff of the assessor’s office with an assessor’s certificate will meet their 60 hours of education in the 4-year period to maintain it.

Conclusion:

The Howard County Assessor’s Office will strive for a uniform and proportionate valuing of property throughout the county.

Amendment

The county board approved \$ for the 2023-24 budget.

Neal Dethlefs
Howard County Assessor
(308)754-4261

February 26, 2024

Re: Special Value for 2024

I have reviewed the Special Valuation parcels for Howard County for the 2024 tax year. We currently have eight parcels.

The highest and best use for these parcels is agricultural. They are not suburban in nature and are not within any town or village's zoning jurisdiction. There are not any residential or commercial influences in regard to value. They are all currently used for agriculture.

They are being valued as agland, based on land use and soil type, which is derived from the three year agland sales file.

The income approach to value does not apply at this time.

Sincerely,

Neal Dethlefs
Howard County Assessor