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DEPARTMENT OF REVENUE

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

POLK COUNTY

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 Polk 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 Polk 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 black ink that reads "Sarah Scott".

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

cc: Jodi Krance, Polk County Assessor

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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.

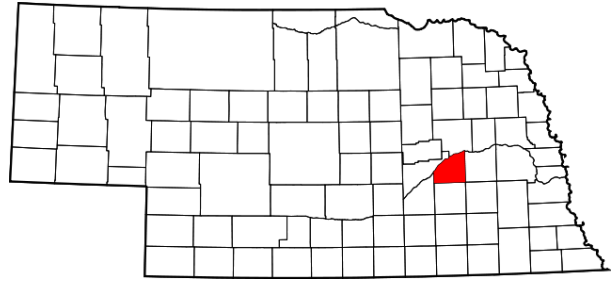
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors 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.

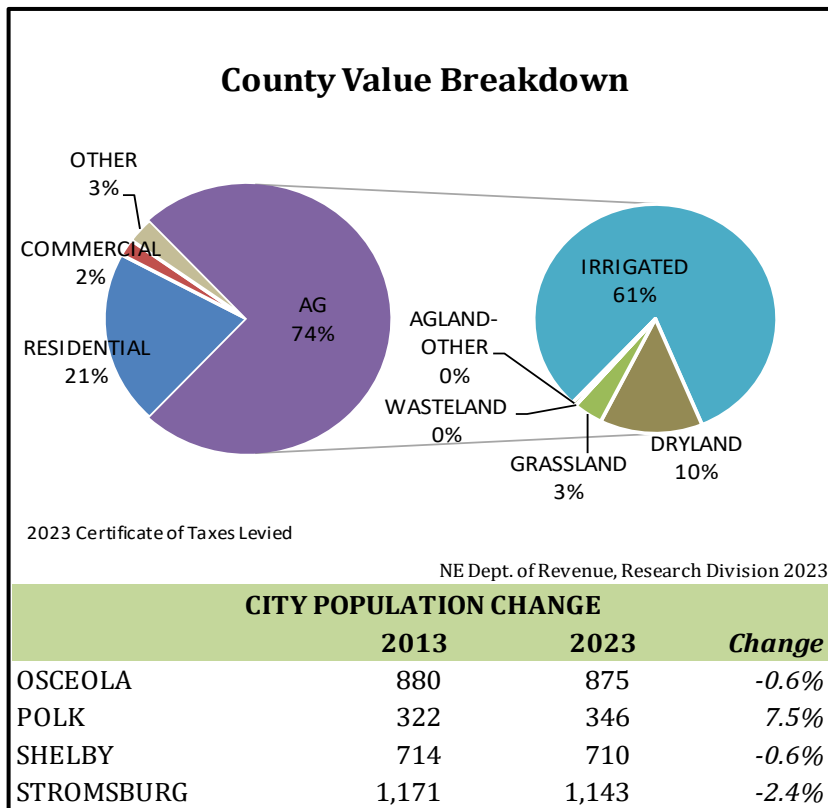
**Further information may be found in Exhibit 94*

County Overview

With a total area of 438 square miles, Polk County has 5,166 residents, per the Census Bureau Quick Facts for 2024, a 1% population decline from the 2023 U.S. Census. Reports indicate that 81% of county residents are homeowners and 92% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$147,513 (2023 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Polk County are located in and around Osceola and Stromsburg. According to the latest information available from the U.S. Census Bureau, there are 138 employer establishments with total employment of 830, a 6% decrease in employment from 2019.



Agricultural land is the single largest contributor to the county's valuation base by an overwhelming majority. Irrigated land makes up the majority of the land in the county. Polk County is included in both the Central Platte and Upper Big Blue Natural Resources Districts (NRD).

2024 Residential Correlation for Polk County

Assessment Actions

A portion of Valuation Group 1 was reviewed for the 2024 assessment year, a lot study was conducted for the properties that were reviewed. Updated costing and depreciation tables were applied to in Valuation Group 1. A leasehold interest was added to Tri-Lakes. A lot study was conducted for Valuation Groups 2 through 6 with new lot values applied. Updated depreciation tables were applied to Valuation Groups 2 through 6. Rural residential was reappraised by a contract appraiser; a lot study was conducted and updated depreciation and costing tables were applied.

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 slightly below the statewide average. A review of the non-qualified sales revealed the majority are substantially changed or family sales. The county assessor provides documented reasons for sales that are disqualified.

Valuation groups are reviewed to ensure that economic differences are adequately identified and stratified. Polk county consists of six Valuation Groups defined by assessor locations. Valuation Group 1 includes all lake properties in the county, Lake Area 1 and Lake Area 2. Valuation Groups 2, 3, 5, and 6 are defined by each individual town within the county; Osceola, Polk, Shelby, and Stromsburg. Valuation Group 4 consists of all rural properties not located within any of the towns or villages.

The county assessor has a six-year inspection and review cycle schedule on file. The county assessor has a systematic review schedule, and a tracking file of the areas that are reviewed each year. Lot values are reviewed and updated within the six-year review cycle, dated 2022-2023. The land to building ratio supports that lot values have been assessed near market value. Depreciation tables are dated 2023. Costing table dates range from 2019 through 2023.

The county assessor has a written methodology on file.

2024 Residential Correlation for Polk County

Description of Analysis

Six valuation groups have been established for the residential property class.

Valuation Group	Description
1	Lake Area 1, Lake Area 2
2	Osceola
3	Polk
4	Rural
5	Shelby
6	Stromsburg

The statistical sample in the residential class consists of 98 sales, with all three measures of central tendency within the acceptable range. The COD is within the range recommended by IAAO, the PRD is only slightly high.

All valuation groups have medians within the acceptable range, and most correlate to a level of value near 94% supporting that properties have been equalized.

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

The analysis of the overall statistics along with the assessment actions indicate that the residential class is equalized. The assessment of the residential class of property complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	13	94.45	97.45	94.64	16.57	102.97
2	18	93.56	94.87	91.18	15.95	104.05
3	6	97.59	96.30	91.34	12.67	105.43
4	11	96.01	91.17	89.95	10.71	101.36
5	16	92.97	96.99	94.24	18.77	102.92
6	34	92.79	98.07	94.14	15.50	104.17
<u>ALL</u>	98	94.22	96.34	92.71	15.55	103.92

Level of Value

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

2024 Commercial Correlation for Polk County

Assessment Actions

A desktop review of all parcels in the commercial class was completed. Updated depreciation and costing tables were implemented for 2024 assessment year. Lot values were increased for the commercial class. 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.

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 commercial class is below the statewide average. A review of the non-qualified sales revealed the majority are substantially changed or family sales. The county assessor provides documented reasons for sales that are disqualified.

Two valuation groups are recognized by the county assessor. Valuation Group 2 includes Osceola, Shelby, and Rural areas which consist of few ongoing businesses. Valuation Group 6 is Stromsburg, the hub of commercial activity. The county assessor has a six-year inspection and review cycle plan on file. 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 a contract appraiser. The commercial class was inspected in 2021 and reviewed by desk review in 2023. Lot values are reviewed and updated within the six-year review cycle, dated 2023. Depreciation tables and costing tables are dated 2023.

Description of Analysis

Two valuation groups have been established for the commercial property class.

Valuation Group	Description
2	Osceola, Polk, Shelby and Rural
6	Stromsburg

The statistical sample in the commercial class consists of 9 sales. All three measures of central tendency are within the acceptable range. The COD is within the range recommended by IAAO, the PRD is high, however, the sample is too small to be statistically reliable.

The assessment practices indicate the county assessor has kept the costing, land values and depreciation tables updated within the six-year inspection cycle. Historically, when comparing

2024 Commercial Correlation for Polk County

Polk County to the region, it appears the values have increased over the past decade at a similar rate.

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

Review of the statistics and the assessment practices suggest that assessments within the county are valued within the acceptable range and are therefore equalized. The quality of assessment of the commercial property in Polk County complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
2	4	95.46	86.49	77.35	17.91	111.82
6	5	106.04	104.97	103.23	05.22	101.69
____ALL____	9	99.88	96.76	92.00	12.10	105.17

Level of Value

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

2024 Agricultural Correlation for Polk County

Assessment Actions

Dryland was increased approximately 8% and irrigated land was increased 9%. Conservation Reserve Program (CRP) was increased based on the sales study. Feedlots were reviewed by a contract appraiser for the 2024 assessment year.

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.

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 agricultural class is within the statewide average. The county assessor provides documented reasons for all sales that are disqualified, and no apparent bias exists in the qualification of sales.

One agricultural market area is used in Polk County for analyzing agricultural sales. 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. The county assessor completed a land use review in 2019 using aerial imagery and continue to utilize the aerial imagery to update land use in an ongoing review. The depreciation for the agricultural dwellings and outbuildings is dated 2019, and costing is dated 2017. Intensive use consists of feedlots, hog confinements and chicken barns. Defining specifics for each category is still being studied by a contract appraiser. The county assessor is working on identifying acres in the Conservation Reserve Program (CRP).

Description of Analysis

The statistical sample for the agricultural class includes 44 qualified sales. Two of the three measures of central tendency are within the acceptable range, the mean is slightly high. The COD supports the use of the median as an indicator of market value.

A review of each class by 80% Majority Land Use (MLU) indicates that most sales are irrigated land sales and there are few sales of dryland for measurement purposes, however, both subclasses have medians within the acceptable range. The agricultural land values in Polk County are consistent with surrounding counties and are equalized. The overall trend in the agricultural market and the comparison to surrounding counties supports that Polk County is assessed within the acceptable range.

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.

2024 Agricultural Correlation for Polk County

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 Polk 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	29	75.46	74.22	68.31	17.41	108.65
1	29	75.46	74.22	68.31	17.41	108.65
<u> Dry </u>						
County	3	73.08	77.64	76.01	15.39	102.14
1	3	73.08	77.64	76.01	15.39	102.14
<u> ALL </u>						
	44	72.88	76.08	68.93	21.94	110.37

Level of Value

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

2024 Opinions of the Property Tax Administrator for Polk 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	73	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 Polk County

Residential Real Property - Current

Number of Sales	98	Median	94.22
Total Sales Price	\$17,974,850	Mean	96.34
Total Adj. Sales Price	\$17,974,850	Wgt. Mean	92.71
Total Assessed Value	\$16,664,290	Average Assessed Value of the Base	\$121,644
Avg. Adj. Sales Price	\$183,417	Avg. Assessed Value	\$170,044

Confidence Interval - Current

95% Median C.I	90.08 to 97.81
95% Wgt. Mean C.I	88.75 to 96.67
95% Mean C.I	92.23 to 100.45
% of Value of the Class of all Real Property Value in the County	18.19
% of Records Sold in the Study Period	3.17
% of Value Sold in the Study Period	4.43

Residential Real Property - History

Year	Number of Sales	LOV	Median
2023	119	94	93.95
2022	151	94	93.78
2021	146		93.99
2020	149	96	95.56

2024 Commission Summary for Polk County

Commercial Real Property - Current

Number of Sales	9	Median	99.88
Total Sales Price	\$851,490	Mean	96.76
Total Adj. Sales Price	\$851,490	Wgt. Mean	92.00
Total Assessed Value	\$783,360	Average Assessed Value of the Base	\$243,471
Avg. Adj. Sales Price	\$94,610	Avg. Assessed Value	\$87,040

Confidence Interval - Current

95% Median C.I	94.31 to 110.58
95% Wgt. Mean C.I	63.52 to 120.48
95% Mean C.I	80.65 to 112.87
% of Value of the Class of all Real Property Value in the County	3.52
% of Records Sold in the Study Period	3.01
% of Value Sold in the Study Period	1.08

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2023	9	100	98.04
2022	14	100	98.49
2021	12		99.74
2020	14	100	84.23

**72 Polk
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 : 98
 Total Sales Price : 17,974,850
 Total Adj. Sales Price : 17,974,850
 Total Assessed Value : 16,664,290
 Avg. Adj. Sales Price : 183,417
 Avg. Assessed Value : 170,044

MEDIAN : 94
 WGT. MEAN : 93
 MEAN : 96
 COD : 15.55
 PRD : 103.92

COV : 21.53
 STD : 20.74
 Avg. Abs. Dev : 14.65
 MAX Sales Ratio : 163.49
 MIN Sales Ratio : 50.31

95% Median C.I. : 90.08 to 97.81
 95% Wgt. Mean C.I. : 88.75 to 96.67
 95% Mean C.I. : 92.23 to 100.45

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-21 To 31-DEC-21	17	96.54	100.24	100.10	11.92	100.14	74.01	136.02	88.35 to 110.83	157,909	158,073
01-JAN-22 To 31-MAR-22	8	84.26	92.48	86.50	22.99	106.91	60.47	150.43	60.47 to 150.43	152,563	131,969
01-APR-22 To 30-JUN-22	10	93.02	96.56	88.94	18.82	108.57	63.32	149.02	72.44 to 133.15	202,690	180,282
01-JUL-22 To 30-SEP-22	5	104.87	109.29	104.30	09.87	104.78	91.60	126.65	N/A	226,200	235,920
01-OCT-22 To 31-DEC-22	7	85.36	84.20	82.20	14.07	102.43	50.31	119.56	50.31 to 119.56	148,357	121,956
01-JAN-23 To 31-MAR-23	11	96.01	98.81	95.89	13.44	103.05	61.03	163.49	87.17 to 101.97	155,500	149,104
01-APR-23 To 30-JUN-23	23	93.62	97.25	96.94	14.60	100.32	56.76	159.34	87.03 to 100.67	196,370	190,355
01-JUL-23 To 30-SEP-23	17	91.24	92.49	84.10	14.37	109.98	71.07	129.31	75.02 to 103.48	214,500	180,405
<u>Study Yrs</u>											
01-OCT-21 To 30-SEP-22	40	95.69	98.90	95.22	16.41	103.86	60.47	150.43	91.60 to 103.23	176,571	168,135
01-OCT-22 To 30-SEP-23	58	91.96	94.57	91.08	15.01	103.83	50.31	163.49	87.17 to 96.07	188,138	171,360
<u>Calendar Yrs</u>											
01-JAN-22 To 31-DEC-22	30	91.13	94.71	90.31	19.69	104.87	50.31	150.43	84.13 to 103.23	180,563	163,062
<u>ALL</u>	98	94.22	96.34	92.71	15.55	103.92	50.31	163.49	90.08 to 97.81	183,417	170,044

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	13	94.45	97.45	94.64	16.57	102.97	61.03	150.43	84.13 to 110.83	115,192	109,023
2	18	93.56	94.87	91.18	15.95	104.05	71.07	136.02	79.62 to 108.38	192,939	175,927
3	6	97.59	96.30	91.34	12.67	105.43	74.01	124.00	74.01 to 124.00	89,092	81,374
4	11	96.01	91.17	89.95	10.71	101.36	60.47	111.54	73.83 to 100.67	325,500	292,775
5	16	92.97	96.99	94.24	18.77	102.92	56.76	159.34	83.34 to 105.49	185,463	174,779
6	34	92.79	98.07	94.14	15.50	104.17	50.31	163.49	89.70 to 98.91	174,176	163,973
<u>ALL</u>	98	94.22	96.34	92.71	15.55	103.92	50.31	163.49	90.08 to 97.81	183,417	170,044

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	85	94.14	96.17	92.53	15.39	103.93	50.31	163.49	90.08 to 98.17	193,851	179,376
06	13	94.45	97.45	94.64	16.57	102.97	61.03	150.43	84.13 to 110.83	115,192	109,023
07											
<u>ALL</u>	98	94.22	96.34	92.71	15.55	103.92	50.31	163.49	90.08 to 97.81	183,417	170,044

**72 Polk
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 : 98
 Total Sales Price : 17,974,850
 Total Adj. Sales Price : 17,974,850
 Total Assessed Value : 16,664,290
 Avg. Adj. Sales Price : 183,417
 Avg. Assessed Value : 170,044

MEDIAN : 94
 WGT. MEAN : 93
 MEAN : 96
 COD : 15.55
 PRD : 103.92

COV : 21.53
 STD : 20.74
 Avg. Abs. Dev : 14.65
 MAX Sales Ratio : 163.49
 MIN Sales Ratio : 50.31

95% Median C.I. : 90.08 to 97.81
 95% Wgt. Mean C.I. : 88.75 to 96.67
 95% Mean C.I. : 92.23 to 100.45

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000											
Less Than 15,000	1	124.00	124.00	124.00	00.00	100.00	124.00	124.00	N/A	9,500	11,780
Less Than 30,000	1	124.00	124.00	124.00	00.00	100.00	124.00	124.00	N/A	9,500	11,780
Ranges Excl. Low \$											
Greater Than 4,999	98	94.22	96.34	92.71	15.55	103.92	50.31	163.49	90.08 to 97.81	183,417	170,044
Greater Than 14,999	97	94.14	96.06	92.69	15.39	103.64	50.31	163.49	90.08 to 96.54	185,210	171,675
Greater Than 29,999	97	94.14	96.06	92.69	15.39	103.64	50.31	163.49	90.08 to 96.54	185,210	171,675
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999	1	124.00	124.00	124.00	00.00	100.00	124.00	124.00	N/A	9,500	11,780
15,000 TO 29,999											
30,000 TO 59,999	2	118.57	118.57	119.28	25.68	99.40	88.12	149.02	N/A	53,750	64,113
60,000 TO 99,999	18	100.11	107.27	107.74	16.55	99.56	74.01	163.49	94.45 to 120.02	82,725	89,130
100,000 TO 149,999	26	89.81	93.62	93.35	13.77	100.29	61.03	132.21	85.36 to 101.97	127,885	119,377
150,000 TO 249,999	32	93.13	95.42	95.09	15.68	100.35	56.76	159.34	85.79 to 99.87	189,341	180,045
250,000 TO 499,999	16	92.69	89.31	89.49	11.17	99.80	50.31	111.54	84.59 to 99.74	333,431	298,373
500,000 TO 999,999	3	73.83	77.65	77.62	06.18	100.04	72.72	86.39	N/A	550,000	426,910
1,000,000 +											
ALL	98	94.22	96.34	92.71	15.55	103.92	50.31	163.49	90.08 to 97.81	183,417	170,044

**72 Polk
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 : 9
 Total Sales Price : 851,490
 Total Adj. Sales Price : 851,490
 Total Assessed Value : 783,360
 Avg. Adj. Sales Price : 94,610
 Avg. Assessed Value : 87,040

MEDIAN : 100
 WGT. MEAN : 92
 MEAN : 97
 COD : 12.10
 PRD : 105.17

COV : 21.66
 STD : 20.96
 Avg. Abs. Dev : 12.09
 MAX Sales Ratio : 116.30
 MIN Sales Ratio : 44.47

95% Median C.I. : 94.31 to 110.58
 95% Wgt. Mean C.I. : 63.52 to 120.48
 95% Mean C.I. : 80.65 to 112.87

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-20 To 31-DEC-20											
01-JAN-21 To 31-MAR-21											
01-APR-21 To 30-JUN-21	1	99.88	99.88	99.88	00.00	100.00	99.88	99.88	N/A	45,000	44,945
01-JUL-21 To 30-SEP-21											
01-OCT-21 To 31-DEC-21											
01-JAN-22 To 31-MAR-22	1	116.30	116.30	116.30	00.00	100.00	116.30	116.30	N/A	110,000	127,935
01-APR-22 To 30-JUN-22											
01-JUL-22 To 30-SEP-22	1	106.04	106.04	106.04	00.00	100.00	106.04	106.04	N/A	40,000	42,415
01-OCT-22 To 31-DEC-22	1	95.68	95.68	95.68	00.00	100.00	95.68	95.68	N/A	219,000	209,535
01-JAN-23 To 31-MAR-23	2	70.54	70.54	64.06	36.96	110.12	44.47	96.61	N/A	119,745	76,713
01-APR-23 To 30-JUN-23	2	100.64	100.64	100.55	06.29	100.09	94.31	106.96	N/A	69,000	69,378
01-JUL-23 To 30-SEP-23	1	110.58	110.58	110.58	00.00	100.00	110.58	110.58	N/A	60,000	66,350
<u>Study Yrs</u>											
01-OCT-20 To 30-SEP-21	1	99.88	99.88	99.88	00.00	100.00	99.88	99.88	N/A	45,000	44,945
01-OCT-21 To 30-SEP-22	2	111.17	111.17	113.57	04.61	97.89	106.04	116.30	N/A	75,000	85,175
01-OCT-22 To 30-SEP-23	6	96.15	91.44	86.53	13.81	105.67	44.47	110.58	44.47 to 110.58	109,415	94,678
<u>Calendar Yrs</u>											
01-JAN-21 To 31-DEC-21	1	99.88	99.88	99.88	00.00	100.00	99.88	99.88	N/A	45,000	44,945
01-JAN-22 To 31-DEC-22	3	106.04	106.01	102.95	06.48	102.97	95.68	116.30	N/A	123,000	126,628
<u>ALL</u>	9	99.88	96.76	92.00	12.10	105.17	44.47	116.30	94.31 to 110.58	94,610	87,040

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
2	4	95.46	86.49	77.35	17.91	111.82	44.47	110.58	N/A	92,373	71,449
6	5	106.04	104.97	103.23	05.22	101.69	95.68	116.30	N/A	96,400	99,513
<u>ALL</u>	9	99.88	96.76	92.00	12.10	105.17	44.47	116.30	94.31 to 110.58	94,610	87,040

**72 Polk
COMMERCIAL**

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

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

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 Total Adj. Sales Price : 851,490
 Total Assessed Value : 783,360
 Avg. Adj. Sales Price : 94,610
 Avg. Assessed Value : 87,040

MEDIAN : 100
 WGT. MEAN : 92
 MEAN : 97
 COD : 12.10
 PRD : 105.17

COV : 21.66
 STD : 20.96
 Avg. Abs. Dev : 12.09
 MAX Sales Ratio : 116.30
 MIN Sales Ratio : 44.47

95% Median C.I. : 94.31 to 110.58
 95% Wgt. Mean C.I. : 63.52 to 120.48
 95% Mean C.I. : 80.65 to 112.87

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	9	99.88	96.76	92.00	12.10	105.17	44.47	116.30	94.31 to 110.58	94,610	87,040
04											
<u>ALL</u>	<u>9</u>	<u>99.88</u>	<u>96.76</u>	<u>92.00</u>	<u>12.10</u>	<u>105.17</u>	<u>44.47</u>	<u>116.30</u>	<u>94.31 to 110.58</u>	<u>94,610</u>	<u>87,040</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											
Less Than 15,000											
Less Than 30,000											
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	9	99.88	96.76	92.00	12.10	105.17	44.47	116.30	94.31 to 110.58	94,610	87,040
Greater Than 14,999	9	99.88	96.76	92.00	12.10	105.17	44.47	116.30	94.31 to 110.58	94,610	87,040
Greater Than 29,999	9	99.88	96.76	92.00	12.10	105.17	44.47	116.30	94.31 to 110.58	94,610	87,040
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	2	102.96	102.96	102.78	02.99	100.18	99.88	106.04	N/A	42,500	43,680
60,000 TO 99,999	4	101.79	102.12	101.41	06.54	100.70	94.31	110.58	N/A	72,000	73,013
100,000 TO 149,999	2	80.39	80.39	74.92	44.68	107.30	44.47	116.30	N/A	129,745	97,208
150,000 TO 249,999	1	95.68	95.68	95.68	00.00	100.00	95.68	95.68	N/A	219,000	209,535
250,000 TO 499,999											
500,000 TO 999,999											
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>9</u>	<u>99.88</u>	<u>96.76</u>	<u>92.00</u>	<u>12.10</u>	<u>105.17</u>	<u>44.47</u>	<u>116.30</u>	<u>94.31 to 110.58</u>	<u>94,610</u>	<u>87,040</u>

**72 Polk
COMMERCIAL**

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

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

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 WGT. MEAN : 92
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 COD : 12.10
 PRD : 105.17

COV : 21.66
 STD : 20.96
 Avg. Abs. Dev : 12.09
 MAX Sales Ratio : 116.30
 MIN Sales Ratio : 44.47

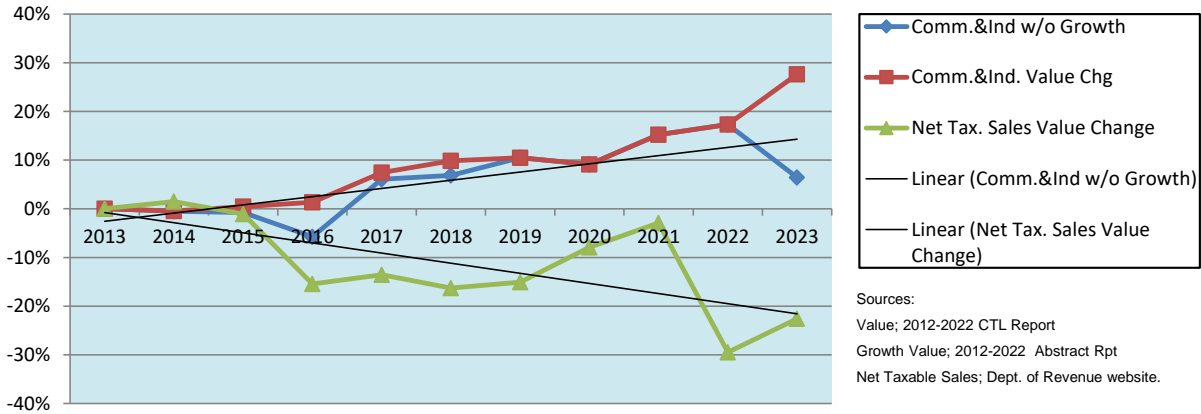
95% Median C.I. : 94.31 to 110.58
 95% Wgt. Mean C.I. : 63.52 to 120.48
 95% Mean C.I. : 80.65 to 112.87

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
300	2	105.99	105.99	102.57	09.73	103.33	95.68	116.30	N/A	164,500	168,735
341	1	99.88	99.88	99.88	00.00	100.00	99.88	99.88	N/A	45,000	44,945
353	2	103.60	103.60	102.20	06.75	101.37	96.61	110.58	N/A	75,000	76,648
442	1	106.96	106.96	106.96	00.00	100.00	106.96	106.96	N/A	68,000	72,735
444	1	94.31	94.31	94.31	00.00	100.00	94.31	94.31	N/A	70,000	66,020
528	1	106.04	106.04	106.04	00.00	100.00	106.04	106.04	N/A	40,000	42,415
851	1	44.47	44.47	44.47	00.00	100.00	44.47	44.47	N/A	149,490	66,480
<u>ALL</u>	<u>9</u>	99.88	96.76	92.00	12.10	105.17	44.47	116.30	94.31 to 110.58	94,610	87,040

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	\$ 29,872,745	\$ 167,250	0.56%	\$ 29,705,495		\$ 38,525,517	
2013	\$ 29,737,430	\$ 18,545	0.06%	\$ 29,718,885	-0.52%	\$ 39,095,525	1.48%
2014	\$ 30,010,690	\$ 366,355	1.22%	\$ 29,644,335	-0.31%	\$ 38,101,331	-2.54%
2015	\$ 30,277,210	\$ 2,119,465	7.00%	\$ 28,157,745	-6.17%	\$ 32,570,754	-14.52%
2016	\$ 32,088,985	\$ 399,495	1.24%	\$ 31,689,490	4.66%	\$ 33,313,916	2.28%
2017	\$ 32,815,835	\$ 887,295	2.70%	\$ 31,928,540	-0.50%	\$ 32,243,915	-3.21%
2018	\$ 33,004,570	\$ -	0.00%	\$ 33,004,570	0.58%	\$ 32,712,873	1.45%
2019	\$ 32,594,395	\$ -	0.00%	\$ 32,594,395	-1.24%	\$ 35,474,738	8.44%
2020	\$ 34,421,283	\$ 3,110	0.01%	\$ 34,418,173	5.60%	\$ 37,399,896	5.43%
2021	\$ 35,046,206	\$ -	0.00%	\$ 35,046,206	1.82%	\$ 27,167,715	-27.36%
2022	\$ 38,132,259	\$ 6,337,807	16.62%	\$ 31,794,452	-9.28%	\$ 29,821,118	9.77%
2023	\$ 37,399,728	\$ 2,970,945	7.94%	\$ 34,428,783	-9.71%	\$ 31,570,962	5.87%
Ann %chg	2.32%			Average	-1.37%	-2.12%	-1.17%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2012	-	-	-
2013	-0.52%	-0.45%	1.48%
2014	-0.76%	0.46%	-1.10%
2015	-5.74%	1.35%	-15.46%
2016	6.08%	7.42%	-13.53%
2017	6.88%	9.85%	-16.31%
2018	10.48%	10.48%	-15.09%
2019	9.11%	9.11%	-7.92%
2020	15.22%	15.23%	-2.92%
2021	17.32%	17.32%	-29.48%
2022	6.43%	27.65%	-22.59%
2023	15.25%	25.20%	-18.05%

County Number	72
County Name	Polk

72 Polk
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 : 44
 Total Sales Price : 41,712,835
 Total Adj. Sales Price : 41,712,835
 Total Assessed Value : 28,752,675
 Avg. Adj. Sales Price : 948,019
 Avg. Assessed Value : 653,470

MEDIAN : 73
 WGT. MEAN : 69
 MEAN : 76
 COD : 21.94
 PRD : 110.37

COV : 32.05
 STD : 24.38
 Avg. Abs. Dev : 15.99
 MAX Sales Ratio : 170.96
 MIN Sales Ratio : 46.83

95% Median C.I. : 64.13 to 80.52
 95% Wgt. Mean C.I. : 63.44 to 74.42
 95% Mean C.I. : 68.88 to 83.28

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qrtrs</u>												
01-OCT-20 To 31-DEC-20	4	88.14	105.75	86.95	33.51	121.62	75.75	170.96	N/A	691,070	600,854	
01-JAN-21 To 31-MAR-21	5	81.70	92.85	90.62	14.52	102.46	80.52	124.13	N/A	746,367	676,346	
01-APR-21 To 30-JUN-21	5	81.60	83.86	84.56	10.72	99.17	69.36	102.78	N/A	699,831	591,808	
01-JUL-21 To 30-SEP-21												
01-OCT-21 To 31-DEC-21	7	72.50	70.47	68.34	12.06	103.12	55.73	83.65	55.73 to 83.65	1,137,327	777,251	
01-JAN-22 To 31-MAR-22	2	116.86	116.86	95.76	26.38	122.03	86.03	147.69	N/A	593,740	568,583	
01-APR-22 To 30-JUN-22	2	73.19	73.19	74.77	13.87	97.89	63.04	83.33	N/A	815,500	609,750	
01-JUL-22 To 30-SEP-22												
01-OCT-22 To 31-DEC-22	6	69.59	67.28	64.65	06.51	104.07	54.62	73.08	54.62 to 73.08	858,914	555,320	
01-JAN-23 To 31-MAR-23	9	56.97	58.58	57.66	10.76	101.60	46.83	77.26	52.56 to 66.71	1,323,257	762,998	
01-APR-23 To 30-JUN-23	3	57.57	62.21	59.86	17.79	103.93	49.16	79.89	N/A	251,667	150,655	
01-JUL-23 To 30-SEP-23	1	50.01	50.01	50.01	00.00	100.00	50.01	50.01	N/A	3,120,000	1,560,200	
<u>Study Yrs</u>												
01-OCT-20 To 30-SEP-21	14	81.65	93.32	87.48	19.36	106.68	69.36	170.96	76.66 to 102.78	713,948	624,585	
01-OCT-21 To 30-SEP-22	11	75.46	79.40	72.33	20.14	109.77	55.73	147.69	57.95 to 86.03	979,979	708,856	
01-OCT-22 To 30-SEP-23	19	58.84	61.45	58.32	14.04	105.37	46.83	79.89	53.46 to 69.67	1,101,989	642,688	
<u>Calendar Yrs</u>												
01-JAN-21 To 31-DEC-21	17	81.11	80.99	77.55	13.43	104.44	55.73	124.13	69.36 to 87.95	893,663	693,031	
01-JAN-22 To 31-DEC-22	10	71.17	78.38	71.36	19.92	109.84	54.62	147.69	63.04 to 86.03	797,197	568,859	
<u>ALL</u>	44	72.88	76.08	68.93	21.94	110.37	46.83	170.96	64.13 to 80.52	948,019	653,470	

AREA (MARKET)											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	44	72.88	76.08	68.93	21.94	110.37	46.83	170.96	64.13 to 80.52	948,019	653,470	
<u>ALL</u>	44	72.88	76.08	68.93	21.94	110.37	46.83	170.96	64.13 to 80.52	948,019	653,470	

72 Polk
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

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 STD : 24.38
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 MAX Sales Ratio : 170.96
 MIN Sales Ratio : 46.83

95% Median C.I. : 64.13 to 80.52
 95% Wgt. Mean C.I. : 63.44 to 74.42
 95% Mean C.I. : 68.88 to 83.28

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	21	75.75	74.75	67.02	20.21	111.53	46.83	147.69	58.84 to 81.87	1,120,853	751,150
1	21	75.75	74.75	67.02	20.21	111.53	46.83	147.69	58.84 to 81.87	1,120,853	751,150
Dry											
County	3	73.08	77.64	76.01	15.39	102.14	63.04	96.79	N/A	585,333	444,888
1	3	73.08	77.64	76.01	15.39	102.14	63.04	96.79	N/A	585,333	444,888
ALL	44	72.88	76.08	68.93	21.94	110.37	46.83	170.96	64.13 to 80.52	948,019	653,470

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	29	75.46	74.22	68.31	17.41	108.65	46.83	147.69	66.12 to 81.60	1,040,975	711,131
1	29	75.46	74.22	68.31	17.41	108.65	46.83	147.69	66.12 to 81.60	1,040,975	711,131
Dry											
County	3	73.08	77.64	76.01	15.39	102.14	63.04	96.79	N/A	585,333	444,888
1	3	73.08	77.64	76.01	15.39	102.14	63.04	96.79	N/A	585,333	444,888
ALL	44	72.88	76.08	68.93	21.94	110.37	46.83	170.96	64.13 to 80.52	948,019	653,470

Polk County 2024 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Polk	1	6,457	6,100	6,100	5,725	5,240	5,209	5,020	4,438	6,629
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
York	1	8,000	7,299	7,299	7,300	n/a	6,696	6,500	6,500	7,701
Platte	3	7,015	6,664	6,664	6,154	5,875	5,260	4,500	4,000	6,151
Butler	1	6,422	6,286	6,286	6,101	5,761	5,484	5,068	4,977	6,338
Seward	1	7,000	6,497	6,497	6,500	6,500	5,600	4,900	4,393	6,453

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Polk	1	5,710	5,410	4,160	4,150	3,740	3,620	3,490	3,510	5,037
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
York	1	5,399	5,393	4,850	4,849	4,742	n/a	4,750	4,749	5,134
Platte	3	5,200	5,050	4,783	4,700	4,304	3,871	3,300	2,800	4,439
Butler	1	6,700	6,100	5,850	5,750	5,500	5,000	3,950	3,825	5,398
Seward	1	5,950	5,875	5,425	5,425	5,425	4,300	4,300	3,200	5,326

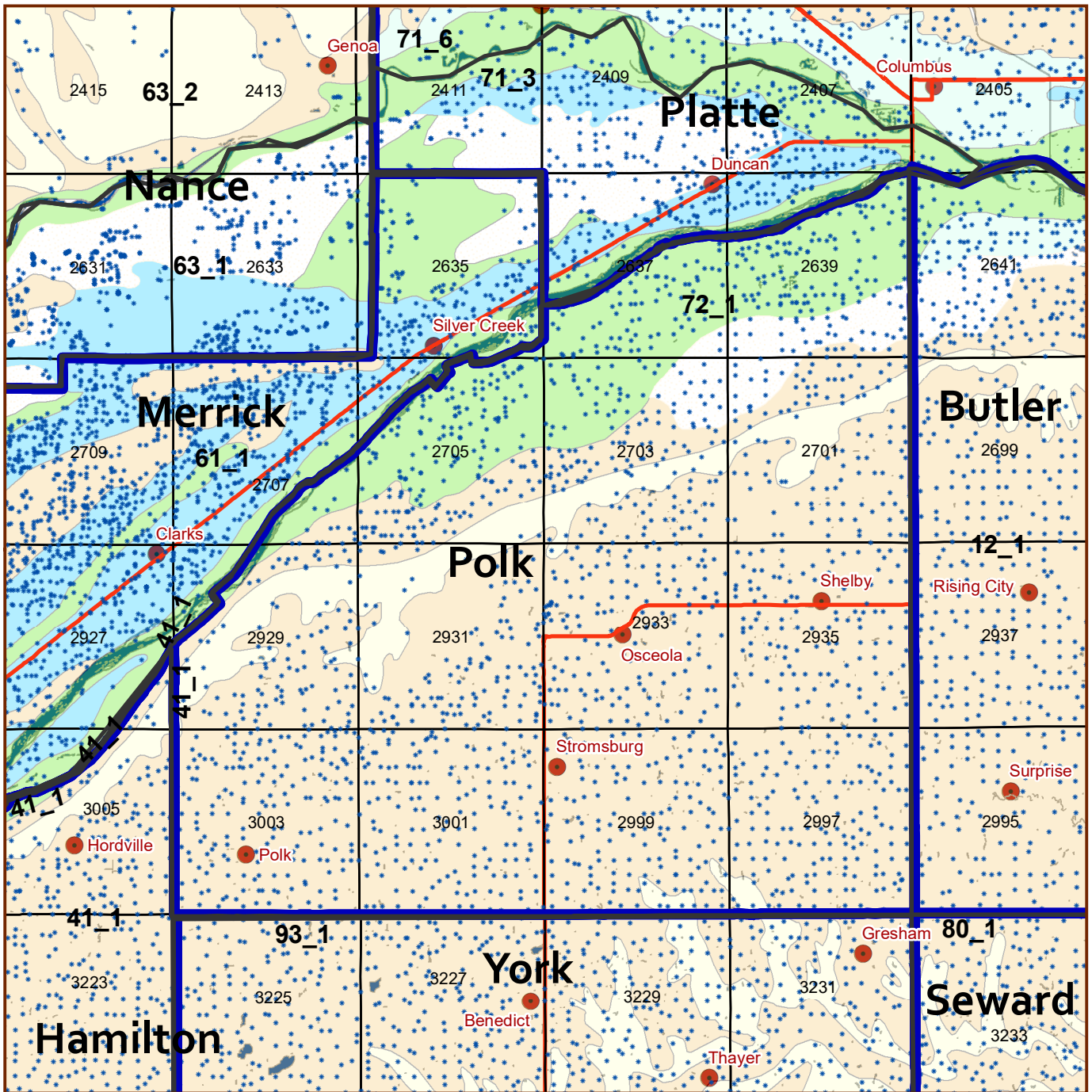
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Polk	1	1,600	1,595	1,590	1,585	1,580	n/a	1,510	1,500	1,591
Merrick	1	1,886	1,750	1,777	1,703	1,616	n/a	1,415	1,200	1,796
Hamilton	1	1,750	1,700	1,650	1,600	1,550	1,500	n/a	1,300	1,697
York	1	1,622	1,623	1,606	1,600	n/a	n/a	n/a	1,315	1,611
Platte	3	2,003	1,924	1,905	1,512	1,735	1,566	1,562	1,442	1,876
Butler	1	2,796	2,771	2,716	2,721	2,255	2,594	n/a	2,525	2,764
Seward	1	2,648	2,650	2,549	n/a	2,550	n/a	n/a	2,200	2,622

County	Mkt Area	CRP	TIMBER	WASTE
Polk	1	2,200	1,150	300
Merrick	1	1,583	500	550
Hamilton	1	n/a	n/a	900
York	1	800	n/a	601
Platte	3	1,933	1,674	200
Butler	1	3,183	1,725	755
Seward	1	2,748	804	100






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.

POLK COUNTY



Legend

-  Market_Area
-  County
-  Registered_WellsDNR
-  geocode
-  Federal Roads

Soils

CLASS










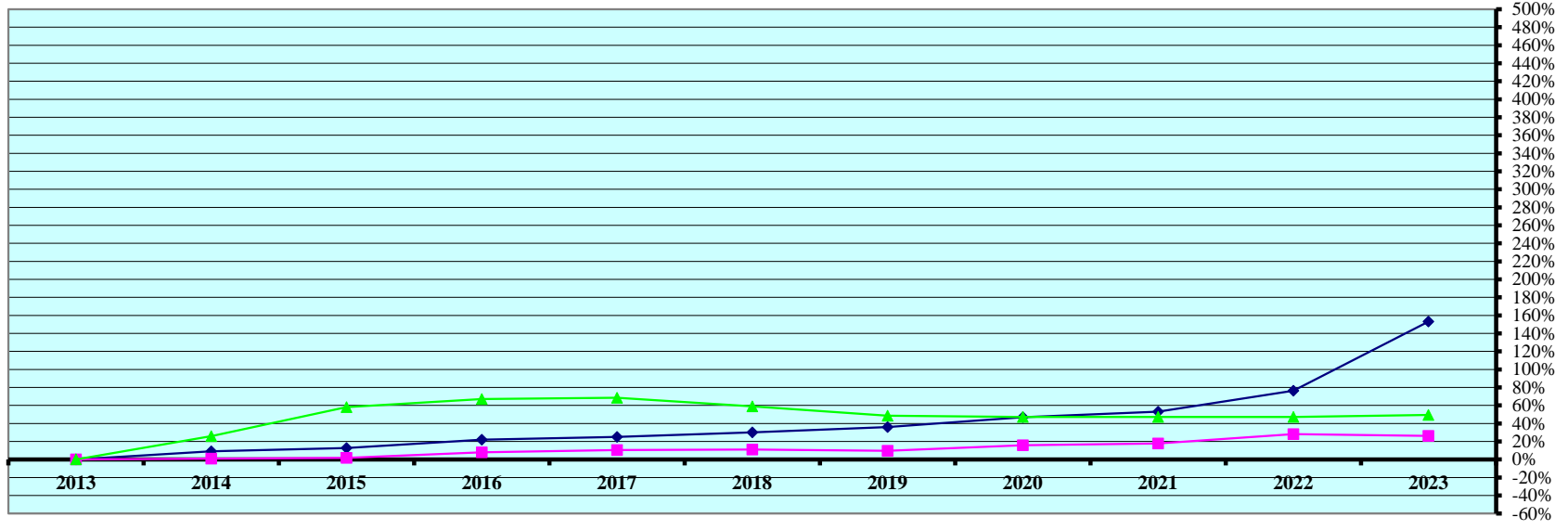
-  Excessive drained sandy soils formed in alluvium in valleys and eolian sand on uplands in sandhills
-  Excessively drained sandy soils formed in eolian sands on uplands in sandhills
-  Moderately well drained silty soils on uplands and in depressions formed in loess
-  Well drained silty soils formed 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	132,422,746	-	-	-	29,737,430	-	-	-	912,827,215	-	-	-
2014	144,504,735	12,081,989	9.12%	9.12%	30,010,690	273,260	0.92%	0.92%	1,149,858,485	237,031,270	25.97%	25.97%
2015	149,381,720	4,876,985	3.37%	12.81%	30,277,210	266,520	0.89%	1.82%	1,443,578,520	293,720,035	25.54%	58.14%
2016	161,367,785	11,986,065	8.02%	21.86%	32,088,985	1,811,775	5.98%	7.91%	1,524,235,895	80,657,375	5.59%	66.98%
2017	165,459,490	4,091,705	2.54%	24.95%	32,815,835	726,850	2.27%	10.35%	1,538,472,080	14,236,185	0.93%	68.54%
2018	172,367,715	6,908,225	4.18%	30.16%	33,004,570	188,735	0.58%	10.99%	1,452,338,295	-86,133,785	-5.60%	59.10%
2019	180,034,307	7,666,592	4.45%	35.95%	32,594,395	-410,175	-1.24%	9.61%	1,355,792,725	-96,545,570	-6.65%	48.53%
2020	194,518,460	14,484,153	8.05%	46.89%	34,421,283	1,826,888	5.60%	15.75%	1,343,469,838	-12,322,887	-0.91%	47.18%
2021	202,908,540	8,390,080	4.31%	53.23%	35,046,206	624,923	1.82%	17.85%	1,342,502,597	-967,241	-0.07%	47.07%
2022	233,615,687	30,707,147	15.13%	76.42%	38,112,786	3,066,580	8.75%	28.16%	1,342,576,542	73,945	0.01%	47.08%
2023	335,229,731	101,614,044	43.50%	153.15%	37,555,770	-557,016	-1.46%	26.29%	1,363,784,835	21,208,293	1.58%	49.40%

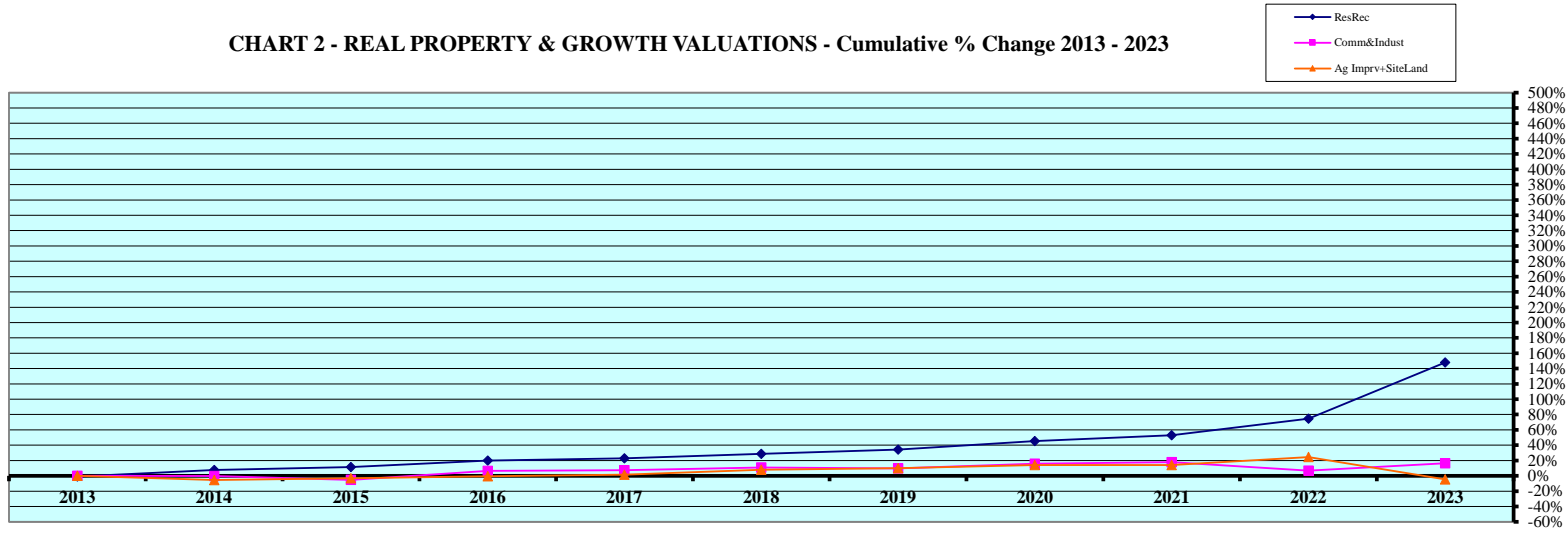
Rate Annual %chg: Residential & Recreational **9.73%** Commercial & Industrial **2.36%** Agricultural Land **4.10%**

Cnty# **72**
County **POLK**

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	132,422,746	1,196,965	0.90%	131,225,781	-	-0.90%	29,737,430	18,545	0.06%	29,718,885	-	-0.06%	
2014	144,504,735	1,964,545	1.36%	142,540,190	7.64%	7.64%	30,010,690	366,355	1.22%	29,644,335	-0.31%	-0.31%	
2015	149,381,720	1,606,730	1.08%	147,774,990	2.26%	11.59%	30,277,210	2,119,465	7.00%	28,157,745	-6.17%	-5.31%	
2016	161,367,785	2,519,390	1.56%	158,848,395	6.34%	19.96%	32,088,985	399,495	1.24%	31,689,490	4.66%	6.56%	
2017	165,459,490	2,788,920	1.69%	162,670,570	0.81%	22.84%	32,815,835	887,295	2.70%	31,928,540	-0.50%	7.37%	
2018	172,367,715	2,085,735	1.21%	170,281,980	2.91%	28.59%	33,004,570	0	0.00%	33,004,570	0.58%	10.99%	
2019	180,034,307	2,120,380	1.18%	177,913,927	3.22%	34.35%	32,594,395	0	0.00%	32,594,395	-1.24%	9.61%	
2020	194,518,460	2,037,568	1.05%	192,480,892	6.91%	45.35%	34,421,283	3,110	0.01%	34,418,173	5.60%	15.74%	
2021	202,908,540	244,027	0.12%	202,664,513	4.19%	53.04%	35,046,206	0	0.00%	35,046,206	1.82%	17.85%	
2022	233,615,687	2,411,731	1.03%	231,203,956	13.94%	74.60%	38,112,786	6,337,807	16.63%	31,774,979	-9.33%	6.85%	
2023	335,229,731	6,878,956	2.05%	328,350,775	40.55%	147.96%	37,555,770	2,970,945	7.91%	34,584,825	-9.26%	16.30%	
Rate Ann%chg	9.73%			Resid & Recreat w/o growth			2.36%			C & I w/o growth			-1.42%

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	68,685,210	44,304,940	112,990,150	3,928,955	3.48%	109,061,195	-	-
2014	67,032,385	41,450,700	108,483,085	1,642,085	1.51%	106,841,000	-5.44%	-5.44%
2015	68,703,275	43,606,885	112,310,160	3,043,535	2.71%	109,266,625	0.72%	-3.30%
2016	69,299,345	45,138,515	114,437,860	2,142,320	1.87%	112,295,540	-0.01%	-0.61%
2017	72,416,000	44,396,020	116,812,020	2,231,335	1.91%	114,580,685	0.12%	1.41%
2018	75,503,660	47,324,385	122,828,045	869,665	0.71%	121,958,380	4.41%	7.94%
2019	77,319,355	48,413,755	125,733,110	1,330,550	1.06%	124,402,560	1.28%	10.10%
2020	80,639,396	48,572,289	129,211,685	255,375	0.20%	128,956,310	2.56%	14.13%
2021	76,790,534	52,180,755	128,971,289	214,015	0.17%	128,757,274	-0.35%	13.95%
2022	85,093,416	57,265,976	142,359,392	1,712,915	1.20%	140,646,477	9.05%	24.48%
2023	51,841,084	57,704,368	109,545,452	1,641,150	1.50%	107,904,302	-24.20%	-4.50%
Rate Ann%chg	-2.77%	2.68%	-0.31%	Ag Imprv+Site w/o growth			-1.19%	

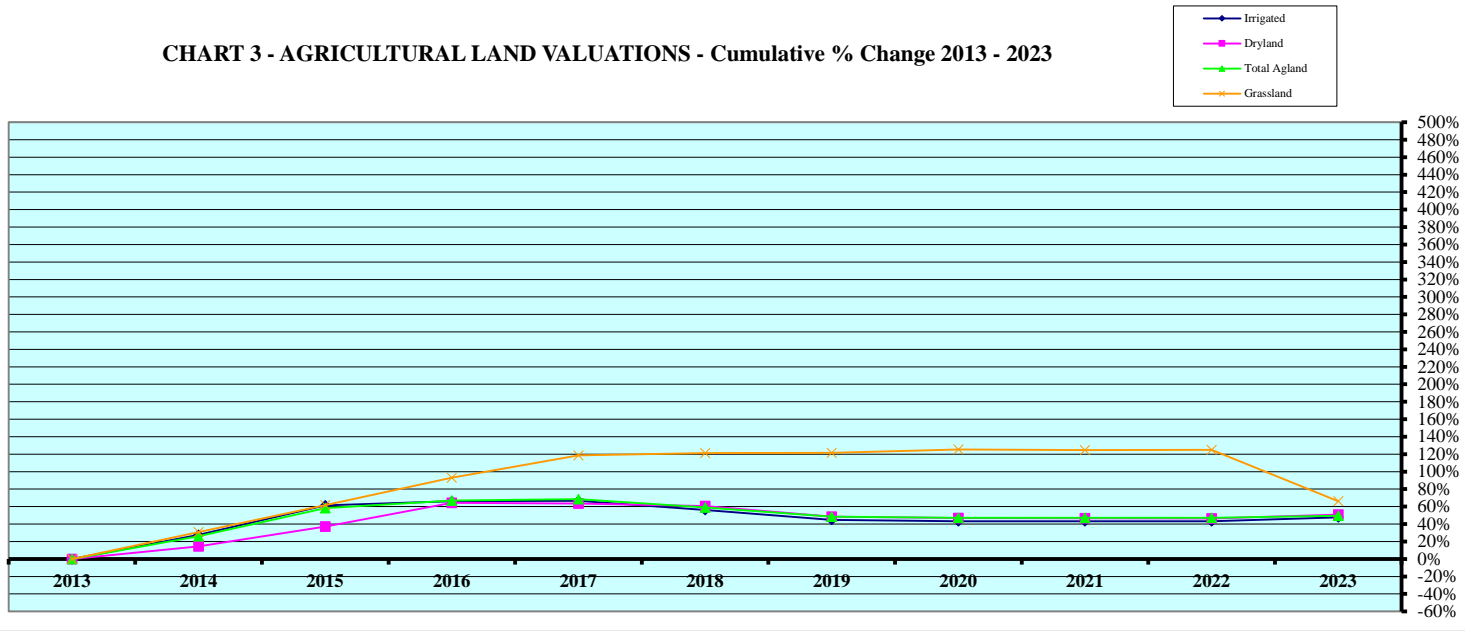
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 72
County POLK

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	755,105,485	-	-	-	123,531,925	-	-	-	32,524,850	-	-	-
2014	963,709,185	208,603,700	27.63%	27.63%	141,413,495	17,881,570	14.48%	14.48%	42,545,215	10,020,365	30.81%	30.81%
2015	1,218,844,860	255,135,675	26.47%	61.41%	169,403,505	27,990,010	19.79%	37.13%	52,581,940	10,036,725	23.59%	61.67%
2016	1,255,196,520	36,351,660	2.98%	66.23%	202,964,040	33,560,535	19.81%	64.30%	62,774,995	10,193,055	19.39%	93.01%
2017	1,258,062,775	2,866,255	0.23%	66.61%	201,861,850	-1,102,190	-0.54%	63.41%	71,124,405	8,349,410	13.30%	118.68%
2018	1,179,709,385	-78,353,390	-6.23%	56.23%	198,247,345	-3,614,505	-1.79%	60.48%	71,935,095	810,690	1.14%	121.17%
2019	1,092,965,845	-86,743,540	-7.35%	44.74%	183,381,510	-14,865,835	-7.50%	48.45%	72,044,840	109,745	0.15%	121.51%
2020	1,081,462,334	-11,503,511	-1.05%	43.22%	181,292,580	-2,088,930	-1.14%	46.76%	73,300,737	1,255,897	1.74%	125.37%
2021	1,081,012,385	-449,949	-0.04%	43.16%	180,989,766	-302,814	-0.17%	46.51%	73,086,243	-214,494	-0.29%	124.71%
2022	1,081,209,722	197,337	0.02%	43.19%	180,758,577	-231,189	-0.13%	46.33%	73,185,707	99,464	0.14%	125.01%
2023	1,115,513,250	34,303,528	3.17%	47.73%	186,443,555	5,684,978	3.15%	50.93%	54,074,360	-19,111,347	-26.11%	66.26%

Rate Ann.%chg: Irrigated **3.98%** Dryland **4.20%** Grassland **5.21%**

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	2,000	-	-	-	1,662,955	-	-	-	912,827,215	-	-	-
2014	1,835	-165	-8.25%	-8.25%	2,188,755	525,800	31.62%	31.62%	1,149,858,485	237,031,270	25.97%	25.97%
2015	1,035	-800	-43.60%	-48.25%	2,747,180	558,425	25.51%	65.20%	1,443,578,520	293,720,035	25.54%	58.14%
2016	720	-315	-30.43%	-64.00%	3,299,620	552,440	20.11%	98.42%	1,524,235,895	80,657,375	5.59%	66.98%
2017	720	0	0.00%	-64.00%	7,422,330	4,122,710	124.94%	346.33%	1,538,472,080	14,236,185	0.93%	68.54%
2018	720	0	0.00%	-64.00%	2,445,750	-4,976,580	-67.05%	47.07%	1,452,338,295	-86,133,785	-5.60%	59.10%
2019	1,080	360	50.00%	-46.00%	7,399,450	4,953,700	202.54%	344.96%	1,355,792,725	-96,545,570	-6.65%	48.53%
2020	14,745	13,665	1265.28%	637.25%	7,399,442	-8	0.00%	344.96%	1,343,469,838	-12,322,887	-0.91%	47.18%
2021	14,761	16	0.11%	638.05%	7,399,442	0	0.00%	344.96%	1,342,502,597	-967,241	-0.07%	47.07%
2022	14,760	-1	-0.01%	638.00%	7,407,776	8,334	0.11%	345.46%	1,342,576,542	73,945	0.01%	47.08%
2023	255,860	241,100	1633.47%	12693.00%	7,497,810	90,034	1.22%	350.87%	1,363,784,835	21,208,293	1.58%	49.40%

Cnty# **72**
County **POLK**

Rate Ann.%chg: Total Agric Land **4.10%**

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	754,935,790	176,364	4,281			123,660,525	46,949	2,634			32,526,100	36,876	882		
2014	963,322,120	180,672	5,332	24.56%	24.56%	141,556,890	43,056	3,288	24.82%	24.82%	42,505,010	36,451	1,166	32.20%	32.20%
2015	1,219,361,880	183,050	6,661	24.93%	55.62%	169,085,600	41,237	4,100	24.72%	55.67%	52,589,575	36,028	1,460	25.18%	65.49%
2016	1,255,193,130	183,356	6,846	2.77%	59.92%	202,958,295	41,273	4,918	19.93%	86.70%	62,782,140	35,810	1,753	20.11%	98.77%
2017	1,258,044,670	183,738	6,847	0.02%	59.96%	201,820,225	41,072	4,914	-0.07%	86.56%	71,055,620	35,387	2,008	14.53%	127.65%
2018	1,181,351,240	183,524	6,437	-5.99%	50.38%	198,548,015	41,195	4,820	-1.91%	82.99%	71,530,040	35,608	2,009	0.04%	127.75%
2019	1,093,718,230	183,291	5,967	-7.30%	39.40%	183,779,275	40,941	4,489	-6.87%	70.42%	71,793,985	36,009	1,994	-0.75%	126.04%
2020	1,082,599,637	183,532	5,899	-1.15%	37.80%	181,225,354	40,811	4,441	-1.07%	68.59%	72,102,243	35,455	2,034	2.00%	130.56%
2021	1,076,447,521	183,243	5,874	-0.41%	37.24%	178,441,004	40,808	4,373	-1.53%	66.01%	72,056,408	35,998	2,002	-1.57%	126.94%
2022	1,081,358,107	183,204	5,902	0.48%	37.89%	180,752,187	40,680	4,443	1.61%	68.69%	73,107,587	35,928	2,035	1.66%	130.70%
2023	1,115,699,740	183,177	6,091	3.19%	42.29%	186,617,905	40,292	4,632	4.24%	75.84%	54,036,240	35,364	1,528	-24.91%	73.24%

Rate Annual %chg Average Value/Acre: 3.59%

5.81%

5.65%

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	2,000	50	40			1,662,955	2,772	600			912,787,370	263,011	3,471		
2014	2,000	50	40	0.00%	0.00%	2,188,755	2,771	790	31.67%	31.67%	1,149,574,775	262,999	4,371	25.95%	25.95%
2015	1,035	26	40	-0.14%	-0.14%	2,747,180	2,775	990	25.32%	65.00%	1,443,785,270	263,116	5,487	25.54%	58.11%
2016	720	18	40	0.14%	0.00%	3,299,620	2,773	1,190	20.20%	98.33%	1,524,233,905	263,229	5,791	5.53%	66.85%
2017	720	18	40	0.00%	0.00%	7,432,045	3,957	1,878	57.83%	213.03%	1,538,353,280	264,171	5,823	0.57%	67.79%
2018	720	18	40	0.00%	0.00%	7,422,330	3,954	1,877	-0.06%	212.84%	1,458,852,345	264,298	5,520	-5.21%	59.05%
2019	1,080	27	40	0.00%	0.00%	7,399,450	4,055	1,825	-2.78%	204.13%	1,356,692,020	264,324	5,133	-7.01%	47.89%
2020	14,745	369	40	0.00%	0.00%	7,399,442	4,055	1,825	0.00%	204.13%	1,343,341,421	264,221	5,084	-0.95%	46.50%
2021	14,745	369	40	0.00%	0.00%	7,299,967	4,055	1,800	-1.34%	200.04%	1,334,259,645	264,473	5,045	-0.77%	45.37%
2022	14,760	369	40	0.00%	0.00%	7,408,786	4,062	1,824	1.30%	203.95%	1,342,641,427	264,244	5,081	0.72%	46.41%
2023	244,995	817	300	649.97%	649.99%	7,497,695	4,103	1,828	0.21%	204.59%	1,364,096,575	263,753	5,172	1.79%	49.02%

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POLK

Rate Annual %chg Average Value/Acre: 4.07%

(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
5,214	POLK	72,364,581	8,524,061	24,627,760	313,522,215	36,251,863	1,303,907	21,707,516	1,363,784,835	51,841,084	57,704,368	0	1,951,632,190
cnty sectorvalue % of total value:		3.71%	0.44%	1.26%	16.06%	1.86%	0.07%	1.11%	69.88%	2.66%	2.96%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
875	OSCEOLA	1,625,549	785,825	1,172,047	41,183,086	6,088,201	340,250	0	120,455	0	0	0	51,315,413
16.78%	%sector of county sector	2.25%	9.22%	4.76%	13.14%	16.79%	26.09%		0.01%				2.63%
	%sector of municipality	3.17%	1.53%	2.28%	80.25%	11.86%	0.66%		0.23%				100.00%
346	POLK	1,184,721	418,307	1,100,527	10,549,225	4,237,573	0	0	183,630	0	0	0	17,673,983
6.64%	%sector of county sector	1.64%	4.91%	4.47%	3.36%	11.69%			0.01%				0.91%
	%sector of municipality	6.70%	2.37%	6.23%	59.69%	23.98%			1.04%				100.00%
710	SHELBY	2,160,542	506,591	795,529	38,161,230	7,501,136	0	0	79,465	0	0	0	49,204,493
13.62%	%sector of county sector	2.99%	5.94%	3.23%	12.17%	20.69%			0.01%				2.52%
	%sector of municipality	4.39%	1.03%	1.62%	77.56%	15.24%			0.16%				100.00%
1,143	STROMSBURG	1,552,790	728,915	1,439,006	61,348,450	5,719,765	0	0	6,485	0	0	0	70,795,411
21.92%	%sector of county sector	2.15%	8.55%	5.84%	19.57%	15.78%			0.00%				3.63%
	%sector of municipality	2.19%	1.03%	2.03%	86.66%	8.08%			0.01%				100.00%
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
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	%sector of municipality												
3,075	Total Municipalities	6,523,602	2,439,638	4,507,109	151,241,995	23,546,676	340,250	0	390,035	0	0	0	188,989,304
58.97%	%all municip.sectors of cnty	9.01%	28.62%	18.30%	48.24%	64.95%	26.09%		0.03%				9.68%

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Sources: 2023 Certificate of Taxes Levied CTL, 2020 US Census; Dec. 2023 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 12/29/2023

CHART 5

Total Real Property Sum Lines 17, 25, & 30	Records : 6,237	Value : 2,069,050,627	Growth 16,211,496
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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	152	1,702,845	21	238,145	593	18,463,630	766	20,404,620	
02. Res Improve Land	1,367	23,661,007	12	358,740	554	20,285,190	1,933	44,304,937	
03. Res Improvements	1,388	145,123,566	18	2,985,910	655	138,119,065	2,061	286,228,541	
04. Res Total	1,540	170,487,418	39	3,582,795	1,248	176,867,885	2,827	350,938,098	3,690,585
% of Res Total	54.47	48.58	1.38	1.02	44.15	50.40	45.33	16.96	22.77
05. Com UnImp Land	45	527,661	2	17,675	1	16,305	48	561,641	
06. Com Improve Land	195	1,758,458	16	506,305	16	1,652,520	227	3,917,283	
07. Com Improvements	208	19,607,688	17	17,579,210	23	29,564,800	248	66,751,698	
08. Com Total	253	21,893,807	19	18,103,190	24	31,233,625	296	71,230,622	9,703,685
% of Com Total	85.47	30.74	6.42	25.41	8.11	43.85	4.75	3.44	59.86
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	2	64,520	0	0	1	69,445	3	133,965	
11. Ind Improvements	2	375,745	0	0	1	1,057,400	3	1,433,145	
12. Ind Total	2	440,265	0	0	1	1,126,845	3	1,567,110	0
% of Ind Total	66.67	28.09	0.00	0.00	33.33	71.91	0.05	0.08	0.00
13. Rec UnImp Land	0	0	0	0	21	501,335	21	501,335	
14. Rec Improve Land	0	0	7	105,000	239	8,025,650	246	8,130,650	
15. Rec Improvements	0	0	7	433,400	239	16,361,520	246	16,794,920	
16. Rec Total	0	0	7	538,400	260	24,888,505	267	25,426,905	463,285
% of Rec Total	0.00	0.00	2.62	2.12	97.38	97.88	4.28	1.23	2.86
Res & Rec Total	1,540	170,487,418	46	4,121,195	1,508	201,756,390	3,094	376,365,003	4,153,870
% of Res & Rec Total	49.77	45.30	1.49	1.09	48.74	53.61	49.61	18.19	25.62
Com & Ind Total	255	22,334,072	19	18,103,190	25	32,360,470	299	72,797,732	9,703,685
% of Com & Ind Total	85.28	30.68	6.35	24.87	8.36	44.45	4.79	3.52	59.86
17. Taxable Total	1,795	192,821,490	65	22,224,385	1,533	234,116,860	3,393	449,162,735	13,857,555
% of Taxable Total	52.90	42.93	1.92	4.95	45.18	52.12	54.40	21.71	85.48

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	177	8,598,735	10,255,563	0	0	0
19. Commercial	79	4,634,538	9,172,767	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	177	8,598,735	10,255,563
19. Commercial	0	0	0	79	4,634,538	9,172,767
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				256	13,233,273	19,428,330

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	183	9	230	422

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	12	424,945	146	68,484,495	1,791	938,310,300	1,949	1,007,219,740
28. Ag-Improved Land	0	0	84	24,828,660	738	480,408,645	822	505,237,305
29. Ag Improvements	0	0	88	14,515,745	807	92,915,102	895	107,430,847

30. Ag Total				2,844	1,619,887,892
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	1	1.00	30,000	
32. HomeSite Improv Land	0	0.00	0	45	44.88	1,346,400	
33. HomeSite Improvements	0	0.00	0	49	0.00	9,049,835	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	7	8.10	72,800	
36. FarmSite Improv Land	0	0.00	0	78	225.60	1,885,910	
37. FarmSite Improvements	0	0.00	0	87	0.00	5,465,910	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	175	300.65	0	
40. Other- Non Ag Use	0	0.00	0	2	18.70	37,400	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	42	43.17	1,295,100	43	44.17	1,325,100	
32. HomeSite Improv Land	303	308.79	9,263,670	348	353.67	10,610,070	
33. HomeSite Improvements	314	0.00	46,405,620	363	0.00	55,455,455	996,111
34. HomeSite Total				406	397.84	67,390,625	
35. FarmSite UnImp Land	81	135.85	1,169,905	88	143.95	1,242,705	
36. FarmSite Improv Land	702	2,112.24	17,642,625	780	2,337.84	19,528,535	
37. FarmSite Improvements	799	0.00	46,509,482	886	0.00	51,975,392	1,357,830
38. FarmSite Total				974	2,481.79	72,746,632	
39. Road & Ditches	2,216	5,062.33	0	2,391	5,362.98	0	
40. Other- Non Ag Use	11	368.64	714,440	13	387.34	751,840	
41. Total Section VI				1,380	8,629.95	140,889,097	2,353,941

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	1	79.45	424,845	1	79.45	424,845

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	2	273.50	846,690	2	273.50	846,690
44. Market Value	0	0	0	0	0	0

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	107,279.99	58.47%	772,415,270	63.51%	7,199.99
46. 1A	30,138.80	16.43%	194,612,845	16.00%	6,457.22
47. 2A1	7,991.65	4.36%	48,749,045	4.01%	6,100.00
48. 2A	10,958.45	5.97%	62,732,540	5.16%	5,724.58
49. 3A1	3,362.88	1.83%	17,621,375	1.45%	5,239.97
50. 3A	11,111.66	6.06%	57,882,685	4.76%	5,209.18
51. 4A1	10,669.52	5.82%	53,560,725	4.40%	5,019.98
52. 4A	1,965.27	1.07%	8,722,140	0.72%	4,438.14
53. Total	183,478.22	100.00%	1,216,296,625	100.00%	6,629.11
Dry					
54. 1D1	18,891.35	47.36%	107,869,275	53.69%	5,709.98
55. 1D	8,201.39	20.56%	44,369,150	22.08%	5,409.95
56. 2D1	1,812.49	4.54%	7,539,865	3.75%	4,159.95
57. 2D	3,172.03	7.95%	13,163,820	6.55%	4,149.97
58. 3D1	2,608.03	6.54%	9,754,005	4.85%	3,739.99
59. 3D	294.93	0.74%	1,067,625	0.53%	3,619.93
60. 4D1	3,542.32	8.88%	12,362,655	6.15%	3,489.99
61. 4D	1,365.18	3.42%	4,791,615	2.38%	3,509.88
62. Total	39,887.72	100.00%	200,918,010	100.00%	5,037.09
Grass					
63. 1G1	18,901.83	53.45%	29,182,655	53.99%	1,543.91
64. 1G	4,117.45	11.64%	6,245,100	11.55%	1,516.74
65. 2G1	674.58	1.91%	1,024,770	1.90%	1,519.12
66. 2G	8,607.64	24.34%	12,903,635	23.87%	1,499.09
67. 3G1	2,015.43	5.70%	3,126,720	5.78%	1,551.39
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	668.29	1.89%	1,003,110	1.86%	1,501.01
70. 4G	378.53	1.07%	564,270	1.04%	1,490.69
71. Total	35,363.75	100.00%	54,050,260	100.00%	1,528.41
Irrigated Total					
	183,478.22	69.58%	1,216,296,625	82.24%	6,629.11
Dry Total					
	39,887.72	15.13%	200,918,010	13.58%	5,037.09
Grass Total					
	35,363.75	13.41%	54,050,260	3.65%	1,528.41
72. Waste	858.40	0.33%	257,520	0.02%	300.00
73. Other	4,095.94	1.55%	7,476,380	0.51%	1,825.31
74. Exempt	21.13	0.01%	10,905	0.00%	516.09
75. Market Area Total	263,684.03	100.00%	1,478,998,795	100.00%	5,608.98

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	50.83	315,760	11,314.47	75,946,515	172,112.92	1,140,034,350	183,478.22	1,216,296,625
77. Dry Land	23.68	109,185	2,575.33	12,945,265	37,288.71	187,863,560	39,887.72	200,918,010
78. Grass	0.00	0	539.92	787,160	34,823.83	53,263,100	35,363.75	54,050,260
79. Waste	0.00	0	9.13	2,740	849.27	254,780	858.40	257,520
80. Other	0.00	0	74.63	258,965	4,021.31	7,217,415	4,095.94	7,476,380
81. Exempt	18.60	0	0.06	290	2.47	10,615	21.13	10,905
82. Total	74.51	424,945	14,513.48	89,940,645	249,096.04	1,388,633,205	263,684.03	1,478,998,795

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	183,478.22	69.58%	1,216,296,625	82.24%	6,629.11
Dry Land	39,887.72	15.13%	200,918,010	13.58%	5,037.09
Grass	35,363.75	13.41%	54,050,260	3.65%	1,528.41
Waste	858.40	0.33%	257,520	0.02%	300.00
Other	4,095.94	1.55%	7,476,380	0.51%	1,825.31
Exempt	21.13	0.01%	10,905	0.00%	516.09
Total	263,684.03	100.00%	1,478,998,795	100.00%	5,608.98

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 Lake Area 1	12	367,350	57	5,938,605	58	13,597,000	70	19,902,955	298,655
83.2 Lake Area 2	71	2,638,165	225	7,399,510	286	28,663,800	357	38,701,475	544,440
83.3 Osceola	40	523,565	375	6,974,845	383	40,410,745	423	47,909,155	876,675
83.4 Polk	24	169,290	175	1,383,410	175	13,473,985	199	15,026,685	70,995
83.5 Rural	551	16,180,595	529	15,406,465	574	115,183,630	1,125	146,770,690	928,635
83.6 Shelby	25	381,925	315	5,904,645	317	35,647,420	342	41,933,990	482,580
83.7 Stromsburg	64	645,065	503	9,428,107	514	56,046,881	578	66,120,053	951,890
84 Residential Total	787	20,905,955	2,179	52,435,587	2,307	303,023,461	3,094	376,365,003	4,153,870

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	Osceola	12	119,310	57	586,304	62	6,162,070	74	6,867,684	0
85.2	Polk	4	3,195	23	65,540	27	4,268,245	31	4,336,980	2,465
85.3	Rural	3	33,980	31	2,110,620	39	35,037,085	42	37,181,685	652,510
85.4	Shelby	8	107,905	44	499,415	46	17,307,645	54	17,914,965	8,834,735
85.5	Stromsburg	21	297,251	75	789,369	77	5,409,798	98	6,496,418	213,975
86	Commercial Total	48	561,641	230	4,051,248	251	68,184,843	299	72,797,732	9,703,685

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

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	16,339.50	54.27%	26,142,845	54.56%	1,599.98
88. 1G	3,393.29	11.27%	5,412,360	11.30%	1,595.02
89. 2G1	565.94	1.88%	899,835	1.88%	1,589.98
90. 2G	6,907.19	22.94%	10,947,785	22.85%	1,584.98
91. 3G1	1,881.43	6.25%	2,972,650	6.20%	1,580.00
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	651.66	2.16%	983,990	2.05%	1,509.97
94. 4G	368.43	1.22%	552,645	1.15%	1,500.00
95. Total	30,107.44	100.00%	47,912,110	100.00%	1,591.37
CRP					
96. 1C1	88.72	99.65%	195,170	99.65%	2,199.84
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.31	0.35%	685	0.35%	2,209.68
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	89.03	100.00%	195,855	100.00%	2,199.88
Timber					
105. 1T1	2,473.61	47.87%	2,844,640	47.87%	1,150.00
106. 1T	724.16	14.01%	832,740	14.01%	1,149.94
107. 2T1	108.64	2.10%	124,935	2.10%	1,149.99
108. 2T	1,700.14	32.90%	1,955,165	32.90%	1,150.00
109. 3T1	134.00	2.59%	154,070	2.59%	1,149.78
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	16.63	0.32%	19,120	0.32%	1,149.73
112. 4T	10.10	0.20%	11,625	0.20%	1,150.99
113. Total	5,167.28	100.00%	5,942,295	100.00%	1,149.99
<hr/>					
Grass Total	30,107.44	85.14%	47,912,110	88.64%	1,591.37
CRP Total	89.03	0.25%	195,855	0.36%	2,199.88
Timber Total	5,167.28	14.61%	5,942,295	10.99%	1,149.99
<hr/>					
114. Market Area Total	35,363.75	100.00%	54,050,260	100.00%	1,528.41

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

72 Polk

	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	313,522,215	350,938,098	37,415,883	11.93%	3,690,585	10.76%
02. Recreational	21,707,516	25,426,905	3,719,389	17.13%	463,285	15.00%
03. Ag-Homesite Land, Ag-Res Dwelling	51,841,084	67,390,625	15,549,541	29.99%	996,111	28.07%
04. Total Residential (sum lines 1-3)	387,070,815	443,755,628	56,684,813	14.64%	5,149,981	13.31%
05. Commercial	36,251,863	71,230,622	34,978,759	96.49%	9,703,685	69.72%
06. Industrial	1,303,907	1,567,110	263,203	20.19%	0	20.19%
07. Total Commercial (sum lines 5-6)	37,555,770	72,797,732	35,241,962	93.84%	9,703,685	68.00%
08. Ag-Farmsite Land, Outbuildings	57,091,678	72,746,632	15,654,954	27.42%	1,357,830	25.04%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	612,690	751,840	139,150	22.71%		
11. Total Non-Agland (sum lines 8-10)	57,704,368	73,498,472	15,794,104	27.37%	1,357,830	25.02%
12. Irrigated	1,115,513,250	1,216,296,625	100,783,375	9.03%		
13. Dryland	186,443,555	200,918,010	14,474,455	7.76%		
14. Grassland	54,074,360	54,050,260	-24,100	-0.04%		
15. Wasteland	255,860	257,520	1,660	0.65%		
16. Other Agland	7,497,810	7,476,380	-21,430	-0.29%		
17. Total Agricultural Land	1,363,784,835	1,478,998,795	115,213,960	8.45%		
18. Total Value of all Real Property (Locally Assessed)	1,846,115,788	2,069,050,627	222,934,839	12.08%	16,211,496	11.20%

2024 Assessment Survey for Polk County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	1
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$174,765
7.	Adopted budget, or granted budget if different from above:
8.	Amount of the total assessor's budget set aside for appraisal work:
	0
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	\$175,000
10.	Part of the assessor's budget that is dedicated to the computer system:
	0
11.	Amount of the assessor's budget set aside for education/workshops:
	\$1,500
12.	Amount of last year's assessor's budget not used:
	\$21,674.30

B. Computer, Automation Information and GIS

1.	Administrative software:
	Converted to MIPS 2/12/2020
2.	CAMA software:
	Converted to MIPS 2/12/2020
3.	Personal Property software:
	Converted to MIPS 2/12/2020
4.	Are cadastral maps currently being used?
	Yes.
5.	If so, who maintains the Cadastral Maps?
	County Assessor and Staff.
6.	Does the county have GIS software?
	Yes.
7.	Is GIS available to the public? If so, what is the web address?
	Yes. https://polk.gworks.com/
8.	Who maintains the GIS software and maps?
	County assessor, staff, and GIS.
9.	What type of aerial imagery is used in the cyclical review of properties?
	Pictometry - Eagle View
10.	When was the aerial imagery last updated?
	11/2022

C. Zoning Information

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

3.	What municipalities in the county are zoned?
	All municipalities are zoned.
4.	When was zoning implemented?
	2001

D. Contracted Services

1.	Appraisal Services:
	Central Plains Valuation
2.	GIS Services:
	gWorks
3.	Other services:
	Eagle View Pictometry

E. Appraisal /Listing Services

1.	List any outside appraisal or listing services employed by the county for the current assessment year
	Central Plains Valuation
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	Appraiser designation
4.	Have the existing contracts been approved by the PTA?
	Yes
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Yes

2024 Residential Assessment Survey for Polk County

1.	Valuation data collection done by:																		
	County assessor and contract appraiser.																		
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="width: 15%; text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Lake: This is a grouping of all lake properties in the county. A quarter of the parcels are seasonal dwellings.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Osceola: County hospital and the county seat are both located in this town.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Polk: The town is limited in commerce and has limited residential sales activity. Parcels in this location has basically seen many lower income families moving in and out.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Rural: This valuation group consists of all parcels outside the city limits of any incorporated town.</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Shelby: Many residents commute to larger communities for employment. The local economy has a small number of commercial businesses.</td> </tr> <tr> <td style="text-align: center;">6</td> <td>Stromsburg: The town of Stromsburg is the largest town in the county and has the largest commercial district.</td> </tr> <tr> <td style="text-align: center;">AG DW</td> <td>Agricultural dwelling</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	Lake: This is a grouping of all lake properties in the county. A quarter of the parcels are seasonal dwellings.	2	Osceola: County hospital and the county seat are both located in this town.	3	Polk: The town is limited in commerce and has limited residential sales activity. Parcels in this location has basically seen many lower income families moving in and out.	4	Rural: This valuation group consists of all parcels outside the city limits of any incorporated town.	5	Shelby: Many residents commute to larger communities for employment. The local economy has a small number of commercial businesses.	6	Stromsburg: The town of Stromsburg is the largest town in the county and has the largest commercial district.	AG DW	Agricultural dwelling	AG OB	Agricultural outbuildings
<u>Valuation Group</u>	<u>Description of unique characteristics</u>																		
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6	Stromsburg: The town of Stromsburg is the largest town in the county and has the largest commercial district.																		
AG DW	Agricultural dwelling																		
AG OB	Agricultural outbuildings																		
3.	List and describe the approach(es) used to estimate the market value of residential properties.																		
	Cost approach with market derived depreciation is used to estimate the market value of residential properties.																		
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?																		
	The county starts with the County generated depreciation which is driven by quality and condition observations. Then the local market information is used to develop locational factors for each valuation group set up in appraisal zones																		
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.																		
	Yes; Depreciation tables are initially prepared on a countywide basis and then are modified with economic depreciation developed for each individual valuation group.																		

6.	Describe the methodology used to determine the residential lot values?
	A vacant lot study is used to determine residential lot values. Lot sales are continuously monitored to determine if land values are stable or changing and values would be updated if needed.
7.	How are rural residential site values developed?
	Sales and comparison to neighboring counties with similar characteristics.
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?
	Presently there is one Stromsburg subdivision that uses a discounted cash flow (DCF) methodology to value the undeveloped lots. All of these procedures were in place prior to this year and are reviewed and updated annually. The county has used these techniques to estimate the present market value of all of the lots in a development that remain for sale. There have been no individual applications for DCF valuation as provided for in LB 191. Cost approach, sales, and trending.

10.	<table border="1"> <thead> <tr> <th><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>1</td> <td>2023</td> <td>2023</td> <td>2022-2023</td> <td>2021-2023</td> </tr> <tr> <td>2</td> <td>2023</td> <td>2019</td> <td>2023</td> <td>2019</td> </tr> <tr> <td>3</td> <td>2023</td> <td>2019</td> <td>2023</td> <td>2020</td> </tr> <tr> <td>4</td> <td>2023</td> <td>2023</td> <td>2023</td> <td>2022-2023</td> </tr> <tr> <td>5</td> <td>2023</td> <td>2019</td> <td>2023</td> <td>2019</td> </tr> <tr> <td>6</td> <td>2023</td> <td>2019</td> <td>2023</td> <td>2020</td> </tr> <tr> <td>AG DW</td> <td>2019</td> <td>2017</td> <td>2018-19</td> <td>2020</td> </tr> <tr> <td>AG OB</td> <td>2019</td> <td>2017</td> <td>2018-19</td> <td>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	2023	2023	2022-2023	2021-2023	2	2023	2019	2023	2019	3	2023	2019	2023	2020	4	2023	2023	2023	2022-2023	5	2023	2019	2023	2019	6	2023	2019	2023	2020	AG DW	2019	2017	2018-19	2020	AG OB	2019	2017	2018-19	2020
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2024 Commercial Assessment Survey for Polk County

1.	Valuation data collection done by:						
	Contract Appraiser.						
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="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;">2</td> <td>Osceola and Shelby. The commercial parcels in this group are similar with few on going businesses. The main activity includes 1 bank, small grocery store. Rural and Polk commercial, very few properties consist of body shop and seed corn building</td> </tr> <tr> <td style="text-align: center;">6</td> <td>Stromsburg is the main hub of the commercial activity and has a variety of commercial properties, there are two banks in the town and several active businesses</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	2	Osceola and Shelby. The commercial parcels in this group are similar with few on going businesses. The main activity includes 1 bank, small grocery store. Rural and Polk commercial, very few properties consist of body shop and seed corn building	6	Stromsburg is the main hub of the commercial activity and has a variety of commercial properties, there are two banks in the town and several active businesses
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6	Stromsburg is the main hub of the commercial activity and has a variety of commercial properties, there are two banks in the town and several active businesses						
3.	List and describe the approach(es) used to estimate the market value of commercial properties.						
	The cost approach is used on all commercial parcels. The income and sales comparison approaches are rarely used because of the scarcity of rental data and the lack of sufficient sales to produce documented results.						
3a.	Describe the process used to determine the value of unique commercial properties.						
	Unique commercial property appraisal is usually done by the contract appraiser. They use the cost approach on all parcels and do additional sales research beyond Polk County. Polk County studies the methodologies, approaches to values and values of similar parcels in other counties. This is done to address uniformity as well as develop the best estimate of market value that they can.						
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?						
	The county bases their depreciation off of the Marshall and Swift depreciation in the CAMA program and then modifies the result for locational differences.						
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.						
	There is only one commercial valuation group but depreciation tables are developed on a countywide basis and then are modified with economic depreciation developed for each individual assessor location. Depreciation tables are sometimes modified based on an occupancy code or groupings of similar occupancy codes.						
6.	Describe the methodology used to determine the commercial lot values.						
	Vacant lot sales were analyzed to determine values. The land values are continuously monitored and updated or affirmed.						

7.	<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>
	2	2023	2023	2023	2021
	6	2023	2023	2023	2021

2024 Agricultural Assessment Survey for Polk County

1.	Valuation data collection done by:							
	County Assessor and field listing 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;">1</td> <td>The county verifies sales and reviews that information for changing market trends. The county has not identified any characteristics that impact value differently in various regions of the county. They also monitor any market differences between NRDs. The Central Platte NRD in the north part of the county is fully appropriated while the Upper Big Blue NRD in the south part is not. Even this has not demonstrated a measureable difference in values. As a result, they only value agricultural land using one market area.</td> <td style="text-align: center;">2019-2023</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	The county verifies sales and reviews that information for changing market trends. The county has not identified any characteristics that impact value differently in various regions of the county. They also monitor any market differences between NRDs. The Central Platte NRD in the north part of the county is fully appropriated while the Upper Big Blue NRD in the south part is not. Even this has not demonstrated a measureable difference in values. As a result, they only value agricultural land using one market area.	2019-2023
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	Polk County did a complete review of the GIS aerial photo base for all agricultural land during 2018-19 for use in tax year 2020.							
3.	Describe the process used to determine and monitor market areas.							
	The county annually verifies and analyzes all agricultural sales. They do this to establish land values each year but also to see if there are differing value trends that would indicate the need to establish separate market areas. In Polk County, there are 2 separate Natural Resource Districts with separate water policies and the county is careful to monitor any effect on value.							
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.							
	The determination of predominant use is the key to the identification of the classified use. If a parcel is predominantly used for the production of an ag product it is an agricultural parcel. If the predominant use of a parcel is not agricultural, it may be residential or it may be recreational, based on the characteristics of the buildings and the surrounding amenities of the parcel. At this time, the county has not recognized any recreational property beyond the lake properties and they are all surveyed, platted and well established.							
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?							
	The two sites are valued the same throughout the county as there are no recognized differences. Currently, the first acre is valued at \$30,000; first building site acre if no homesite \$9,500; acres 2-4 are valued at \$8,500; and the fifth and any additional site acres are valued at \$7,500.							
6.	What separate market analysis has been conducted where intensive use is identified in the county?							
	The county is currently working on identifying intensive use and analyzing the intensive use.							
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.							

	The county has less than 250 acres of WRP. They are identified when a Warranty Easement Deed is filed by the USDA, and are usually divided off into a separate parcel. The county values them with a schedule of values based on grass values since the most likely residual use for WRP acres is grazing. Market activity for WRP acres is scarce. WRP acres are not considered to be agricultural land and currently have a value of \$2,200.
7a.	Are any other agricultural subclasses used? If yes, please explain.
	Corrected CRP - raised from \$1,150 to \$2,000
	<i>If your county has special value applications, please answer the following</i>
8a.	How many parcels have a special valuation application on file?
	Two
8b.	What process was used to determine if non-agricultural influences exist in the county?
	All sales are continually reviewed to determine if non-agricultural influences exist in the county.
	<i>If your county recognizes a special value, please answer the following</i>
8c.	Describe the non-agricultural influences recognized within the county.
	To date there are two applications on file but the county is unable to discern any non-agricultural influence affecting the value of these properties.
8d.	Where is the influenced area located within the county?
	There are no influenced areas in the county.
8e.	Describe in detail how the special values were arrived at in the influenced area(s).
	Beyond the sales review described in 8b; there is no model or approach developed or needed.

**2023 Plan of Assessment for Polk County
Assessment Years 2024, 2025 and 2026
Date: July 25, 2023**

Plan of Assessment Requirements:

Pursuant to Neb. Rev. Stat. §77-1311.02, 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 or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31 each year, the assessor shall present the plan to the County Board of Equalization. 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 Revenue, Property Assessment Division, 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.” Neb. Rev. Stat. §77-112.

Assessment levels required for real property are:

- 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 horticultural land.

Reference, Neb. Rev. Stat. §77-201.

General Description of Real Property in Polk County:

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

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	2764	44%	17.06%
Commercial	295	4.80%	1.95%
Industrial	3	0.05%	0.07%
Recreational	261	4.24%	1.17%
Agricultural	2,827	46.91%	79.75%
Total Parcels	6,150		

Agricultural Land: Polk County consists of 263,752.84 Ag land acres. Of those acres, 69.45% are irrigated cropland, 15.28% are dry cropland, 13.41% are grass/pasture and 1.86% is used for other agricultural purposes.

Current Resources:

- A) *Staff/Budget/Training* – The office staff consists of the assessor, and one deputy assessor and one clerk that also double as field listers. Our budget for FY 2022-2023 was \$163,858.00. Funding for reappraisal projects, have been paid through Inheritance Tax funds. Employee benefits, such as FICA, health insurance, etc., are funded through a general source, rather than through the assessor’s budget. The majority of 2022-2023 budget was used.
- B) *Maps and Aerial Photos* – The cadastral maps currently in use were purchased in 1973 and are showing a great deal of wear. Aerial photos will be updated this year using Eagleview.
- C) *Ownership changes* are kept current with each group of transfer statements received. Our GIS is linked with the MIPS system, however the cadastral maps are still maintained. GIS has various years of aerial imagery to choose from as well.
- D) *Property Record Cards* – The office maintains a hard copy of the property record card, listing ownership and assessment information. For improved properties, each card has a photo of the main improvement. The computerized Property Record Card contains ownership and assessment information, scanned & digital photos, sketches, and assessment data, building permits, 521 Transfer Statements, parent and child information, and any additional ownership or parcel information.
- E) *Computerization* - Our assessment records are computerized and networked with the County Treasurer’s office. We currently contract with MIPS. We also contract with gWorks for GIS applications, splits and transfers. In 2020 Pictometry was also purchased to assist with mostly rural property measuring, building permits and other pick up work but as well as new aerials. Staff members have access to MIPS, word processing, spreadsheet and internet software through a PC terminal and WiFi. The county continues to support the web site by paying the annual maintenance fees through inheritance tax funds.

Current Assessment Procedures for Real Property:

- A) *Discover, List & Inventory All Property* – The assessor supervises maintenance of the real estate file. Ownership changes are made by the assessor’s office staff, when Real Estate Transfer Statements (Form 521) are received from the County Clerk. When building permits or other information is received regarding potential changes in property, a notation is made in the “building permits” section in the computer. Cards for pick-up work are given to the appraiser or in house field listers, who review the property and list the changes. Our goal is to systematically reappraise all improved parcels in a 6-year cycle, with 2 years allotted for rural improved properties, 1 year for the towns of Shelby & Osceola, 1 year for Stromsburg & Polk, 1 year for recreational properties and 1 year for commercial properties.
- B) *Data Collection* – Information for reappraisals or general pick-up work is done under the direction of the assessor and the contract appraiser. Questionnaires and interviews may be used to gather preliminary data. Field visits and inspection of the property are the primary method used to obtain, update and confirm assessment data.
- C) *Review Assessment/Sales Ratio Studies Before Assessment Actions* – The MIPS System has a program to process the sales file. Running sales file ratio figures periodically, assists in identifying areas that may need attention. When problem areas show up, various solutions can be worked into the file to determine

- the appropriate action to take. Excel spreadsheets are maintained for all agricultural land sales to review assessment/sales ratios. All these statistics are compared with those in the State Sales File for accuracy.
- D) *Sales File* – The assessor supervises maintenance of the real estate sales file. After ownership changes have been made by the office staff, transfer statements are then given to the assessor for sales review, and for electronic transfer of the data to the state sales file. A questionnaire is sent to most buyers and sellers on agricultural, residential, commercial and recreational sales. If no response is received from the questionnaire, and questions exist, verification is conducted through a phone call or personal visit
- E) *Approaches to Value Market information* – A sales file is maintained on improved properties, both in a paper copy and in the computer. Six sub-class divisions in the file coincide with the “Assessor Location” reported in the sales file maintained by the Property Assessment Division of the Nebraska Department of Revenue (Shelby, Osceola, Stromsburg, Polk, Rural, and Lake). Economic depreciation for each assessor location is derived from this sales file. A sales file is also maintained for Ag land sales, with the valuation process being explained in #4 below.
- 1) *Market Approach* – The market approach to value is predominantly used in the valuation of unimproved agricultural land as explained in #4 below. There has been no market-approach-to-value process set up for the residential and commercial appraisal process in the current MIPS appraisal package.
 - 2) *Cost Approach* – We have updated to the 06/2017 Marshall & Swift cost manual for pricing all rural residential/ag improved properties in Polk County. Updated pricing is applied through the reappraisal cycle. Currently, Shelby, Osceola, Stromsburg, and Polk are on 6/2019 pricing. Commercial, Industrial and Recreational properties are currently being reviewed, and will be priced from the 6/2021 Marshall & Swift manual, using a current depreciation study. All depreciation studies have been prepared by a contracted certified general appraiser.
 - 3) *Income Approach* – Income and expense data collection and analysis is all done by a Certified General Appraiser. The income approach to value is not conducive to many properties in Polk County, with its use being limited to select commercial and industrial properties. That value is then reconciled with figures obtained using the cost approach.
 - 4) *Ag Land Valuation Studies* – Spread sheets are prepared annually by the assessor, to study sales of agricultural land in the county. Updates are made to adjust values to the market trends. Currently the county has not seen a need to establish different ag land market areas, nor has the need for special value been identified, though these possibilities are studied annually.
- F) *Reconciliation of Final Value and Documentation* – Residential, commercial and industrial properties are predominately priced using the cost approach, with economic depreciation being derived from the market. When other approaches are used, the contract appraiser reconciles the values. Ag land is predominately priced using the market approach to value.
- G) *Review Assessment/Sales Ratio Studies After Assessment Actions* – Statistics are reviewed in the MIPS sales file and in the State sales file, to assure that the actions taken were the most appropriate.
- H) *Notices and Public Relations* – Per Neb. Rev. Stat. §77-1315, on or before June 1st, a “Notice of Valuation Change” is sent to owners of real property for all parcels which have been assessed at a value different than in the previous year. Real Estate Transfer Statements filed through May 20th are reviewed to assure notification to the proper owner of record of each affected parcel. Property owners with questions about their valuation change are encouraged to visit with personnel in the assessor’s office. The property record card is reviewed with the owner and explanations are given regarding the change.

- I) *Commercial Properties* – The Commercial Properties complete revaluation was done in 2021. This was contracted and completed by Stanard Appraisal.

Further explanation of the assessment process can be found in the regulations issued by the Nebraska Department Revenue, Property Assessment Division, Title 350, and Chapter 50.

Level of Value, Quality and Uniformity for Assessment Year 2023

Residential	94%
Commercial	100%
Agricultural Land	74%

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

Real Estate Assessment Actions Planned for Assessment Year 2024

Residential:

- Reappraisal project of rural improved parcels, with new values to be established for 2024.
- Sales will be reviewed for any necessary adjustments to comply with statistical measures.
- Complete pick-up work.
- Request funds for reappraisal of the towns, which are the next group in our 6-year inspection cycle.

Commercial:

- Sales will be reviewed for any necessary adjustments to comply with statistical measures.
- Complete pick-up work.

Agricultural Land:

- Continue to study land use through aerial photography, Eagleview, personal inspection and working with property owners.
- Sales will be reviewed for any necessary adjustments to comply with statistical measures.
- Continue to work with the Natural Resource Districts regarding land use.
- Complete pick-up work

Real Estate Assessment Actions Planned for Assessment Year 2025:

Residential:

- Sales will be reviewed for any necessary adjustments to comply with statistical measures.
- Complete pick-up work.
- Request funds for reappraisal of the Lakes, which are the next group in our 6-year inspection cycle.

Commercial:

- Sales will be reviewed for any necessary adjustments to comply with statistical measures.
- Complete pick-up work.

Agricultural Land:

- Continue to study land use through aerial photography, Eagleview, personal inspection and working with property owners.
- Sales will be reviewed for any necessary adjustments to comply with statistical measures.
- Continue to work with the Natural Resource Districts regarding land use.
- Complete pick-up work.

Real Estate Assessment Actions Planned for Assessment Year 2026:

Residential:

- Sales will be reviewed for any necessary adjustments to comply with statistical measures.
- Complete pick-up work.

Commercial:

- Request funds for reappraisal of commercial properties, which are the next group in our 6-year inspection cycle.
- Sales will be reviewed for any necessary adjustments to comply with statistical measures.
- Complete pick-up work.

Agricultural Land:

- Continue to study land use through aerial photography, Eagleview, personal inspection and working with property owners.
- Sales will be reviewed for any necessary adjustments to comply with statistical measures.
- Continue to work with the Natural Resource Districts regarding land use.
- Review sales for possible economic depreciation adjustments.
- Complete pick-up work.
-

Additional Assessment Actions:

- 1) *Record Maintenance, Mapping Updates and Ownership Changes* – Maintain assessment records for changes in real estate ownership.
- 2) *Annual Administrative Reports* required by law and/or regulation –
 - a. Real Property and Personal Property Abstracts
 - b. Assessor Survey (included in the Property Tax Administrator’s annual Reports & Opinions)
 - c. Sales information to PAD for rosters and Assessed Value Update
 - d. Annual Plan of Assessment Report
 - e. Certification of Value to Political Subdivisions

- f. School District Taxable Value Report
 - g. Report of values for Board of Educational Lands & Funds properties
 - h. Annual Inventory Statement
 - i. Certification of Average Assessed Residential Value
 - j. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
 - k. Certificate of Taxes Levied Report
- 3) *Personal Property* – Administer annual filing of schedules, prepare subsequent notices for incomplete filings or failure to file and apply penalties as required. Review Beginning Farmer Exemption applications and issue notices of approval or denial for exemption of personal property.
 - 4) *Permissive Exemptions* – Administer annual filings of applications for new or continued exempt use, review and make recommendations to the county board.
 - 5) *Taxable Government Owned Property* – Review government owned property not used for a public purpose and send notices of intent to tax. Facilitate publishing the list in the county newspaper.
 - 6) *Homestead Exemptions* – Administer annual filings of applications. Review each application for approval or denial and send taxpayer notifications for denials when necessary. Send in house printed applications to all who applied the pervious year. Maintain a list of those who inquire after the filing deadlines, to send a form for next year. Continue to visit homes of those needing assistance in completing the form, but who cannot make it to the courthouse.
 - 7) *Centrally Assessed Property* – Review valuations as certified by Department of Revenue for railroads and public service entities and establishes assessment records for tax list purposes.
 - 8) *Tax Increment Financing* – Maintain 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* – Maintain records of taxing entity boundaries, and review for changes necessary for proper taxation of all property. Input and review tax rates, and export to the county treasurer.
 - 10) *Certify Tax Roll* – The tax roll is maintained and certified to the County Board of Equalization, with a “Notice of Valuation Change” being sent to all owners of properties with a change in value from the previous year.
 - 11) *Tax List & Tax Statements* – Prepare and certify the tax list to the county treasurer for real property, personal property and centrally assessed property. Prepare and deliver tax statements to the county treasurer for mailing, along with a second “drawer copy” for the treasurer’s office use.
 - 12) *Tax List Corrections* – Prepare correction documents for approval by the county board.
 - 13) *Over and Under* – Prepare the over under report for Board of Equalization

- 14) *County Board of Equalization* – Attend all meetings pertaining to property valuation. Assemble and provide information for protest hearings.
- 15) *TERC Appeals* – With the assistance of the County Attorney, prepare and submit information and attend taxpayer appeal hearings to defend valuation before the Tax Equalization and Review Commission.
- 16) *TERC Statewide Equalization* – Attend hearings if applicable to our county, defend values and implement any orders received from the Tax Equalization and Review Commission.
- 17) *Education* – Maintain certification for assessor by attending meetings, workshops, and educational classes to obtain continuing education as outlined in Title 350, Neb. Admin. Code, REG-71.

Conclusion:

In order to achieve assessment actions, \$176,000 is requested to be budgeted for the office including wages for assessor staff along with GIS Mapping Online and GIS maintenance.



Jodi Krance
Polk County Assessor
July 25, 2023

Presented to
Polk County Board of Equalization
07/25/2023

Polk County - 6 Year Inspection Plan 2023 - 2029

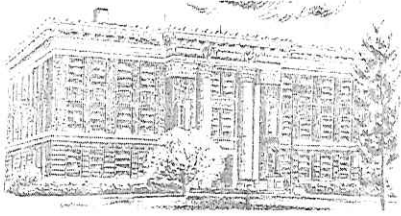
<i>For Assessment Year</i>		2023	2024	2025	2026	2027	2028	2029
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Residential								
<i>Valuation Grouping</i>	# of parcels	2022	2023	2024	2025	2026	2027	2028
1 - Lakes	367	Pick up	Pick Up	Pick up	All Lakes	Pick up	Pick up	Pick up
2 - Osceola	573	Pick up	Pick Up	Osceola	Pick up	Pick up	Pick up	Pick up
3 - Polk	260	Pick up	Pick Up	Polk	Pick up	Pick up	Pick up	Pick up
4 - Rural Res/Ag Homes	3662	1/2 County	1/2 County	Pick up	Pick up	Pick up	1/2 County	1/2 County
5 - Shelby	432	Pick up	Pick Up	Shelby	Pick up	Pick up	Pick up	Pick up
6 - Stromsburg	739	Pick up	Pick Up	Stromsburg	Pick up	Pick up	Pick up	Pick up

Commercial								
<i>Valuation Grouping</i>		2022	2023	2024	2025	2026	2027	2028
1 - All Commercial	300					All Comm.		
Pick-up work		Pick up	Pick up	Pick up	Pick up		Pick up	Pick up

Agricultural Land								
<i>Market Area</i>		2022	2023	2024	2025	2026	2027	2028
1		All	All	All	All	All	All	All

Office of the
POLK COUNTY ASSESSOR
P.O. Box 375
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assessor@polkcountyne.gov

Special Valuation Methodology

Currently, Polk County has two applications on file for Special Value. Both parcels meet the criteria for special valuation, so they have been approved and remain on file.

Presently, we are unable to discern a non-agricultural influence affecting the value of these properties. The taxable value is calculated in the same manner on these parcels as it is on all other agricultural land in Polk County.

We continue to analyze the sales market, and if a difference is noted, Special Valuation will be implemented.

Jodi Krance
Polk County Assessor
March 12, 2024