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DEPARTMENT OF REVENUE

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

RED WILLOW 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 Red Willow 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 Red Willow County.

The information contained within the County Reports of the Appendices was provided by the county assessor pursuant to [Neb. Rev. Stat. § 77-1514](#).

For the Tax Commissioner

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

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

cc: Kristi Korell, Red Willow 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.

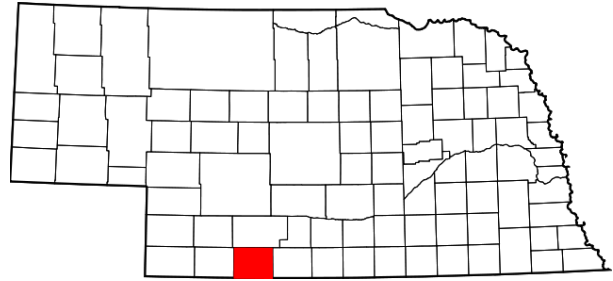
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors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

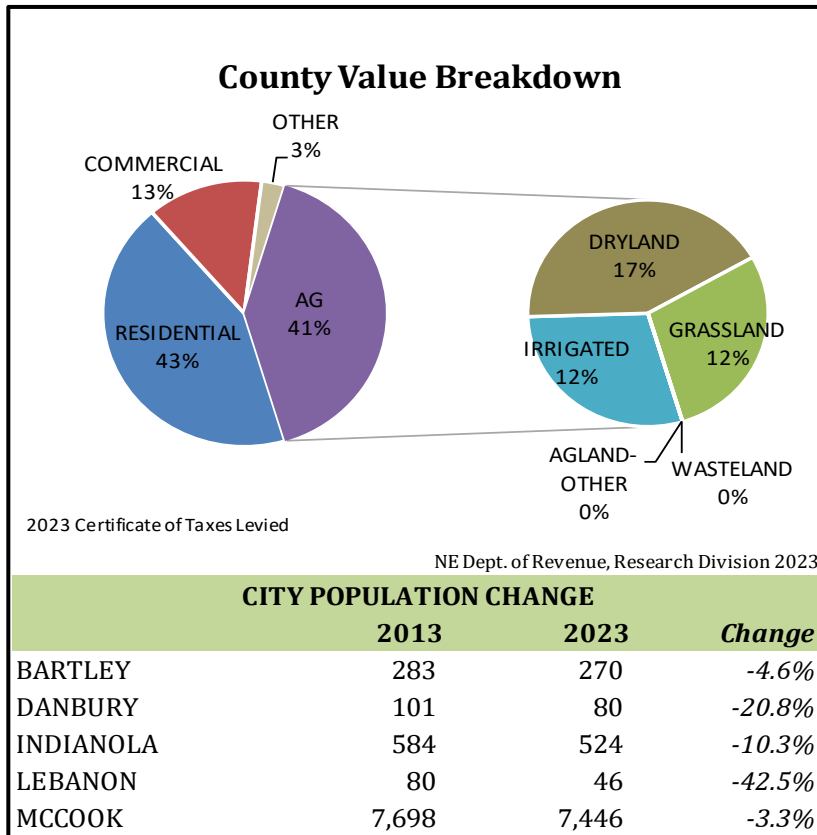
**Further information may be found in Exhibit 94*

County Overview

With a total area of 717 square miles, Red Willow County has 10,573 residents, per the Census Bureau Quick Facts for 2024, a 1% decline from the 2023 U.S. Census. Reports indicate that 71% of county residents are homeowners and 85% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$127,652 (2023 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Red Willow County are located in and around McCook, the county seat. According to the latest information available from the U.S. Census Bureau, there are 395 employer establishments with total employment of 3,479, for a 4% increase in employment from the year prior 2019.



Agricultural land makes up about half of the county's valuation base. A mix of grass and dry land makes up the majority of the land in the county and cattle and corn production are the primary agricultural activities. Red Willow County is included in the Middle Republican Natural Resources District (NRD).

2024 Residential Correlation for Red Willow County

Assessment Actions

The county assessor conducted physical reviews of all villages in Red Willow County, including Indianola, Bartley, Lebanon, Danbury, Marion, mobile homes on leased land and four neighborhoods in McCook. The county assessor factored costing for Indianola, Bartley, Rural, and Suburban areas and introduced new costing and depreciation tables for Lebanon, Danbury, Marion, and mobile homes on leased land. Four neighborhoods in McCook also have new costing. Rural and suburban land was updated this year. Danbury, Lebanon and Marion have new lot values.

Assessment Practice Review

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

The Red Willow County Assessor has established a pattern of high sales usability for qualified residential sales. Review of qualified and non-qualified sales supported that qualification determinations appear to have been made without bias. Questionnaires are sent from the assessor's office to both the buyer and seller if money is exchanged.

Residential properties in Red Willow County are identified by five valuation groups. McCook, the county seat, is the largest community and serves as a regional hub for job opportunities, services, and amenities. There is a housing shortage, and the limited number of vacant lots drives the market. The second valuation group is Indianola, a small village east of McCook with an agricultural-based economy and limited jobs. Bartley is the third valuation group and is even farther from McCook so the residential demand is less desirable. Lebanon and Danbury are very small villages in the county with no services or amenities, making up the fourth valuation group. The final valuation group is Rural and Suburban housing located outside the city and village boundaries. As is the case across the state, the demand for rural residential housing is strong.

Depreciation tables for residential properties in Red Willow are dated between 2019 and 2023. Costing is dated 2018 or newer and lot values for all residential properties in the county have been updated since 2022.

The county assessor is up-to-date with the six-year inspection and review cycle requirements. A written valuation methodology has been provided to the Property Assessment Division (Division.)

Description of Analysis

The Red Willow County Assessor has identified the following residential valuation groups:

2024 Residential Correlation for Red Willow County

Valuation Group	Description
1	McCook
2	Indianola
3	Bartley
4	Danbury, Lebanon
6	Rural and Suburban

The median, weighted mean and mean are all within the acceptable range for the overall residential class. The COD meets IAAO standards, while the PRD is high. The PRD is impacted by low dollar sales, as shown on the sales price substratum. The higher usability rates for the county result in more outliers included in the sales study. Thus, broader qualitative statistics are not unexpected..

When valuation groups are analyzed individually, the median is in range for all groups except for Valuation Group 4 which has few sales and while the median is slightly high, the mean and weighted mean are both within range for that valuation group.

Most of the sales in Red Willow occur in Valuation Group 1, with all three measures of central tendency within range, as well as the COD. The PRD is also high in Valuation Group 1 but improves with the hypothetical removed of sales with the lowest dollar amounts, which is less than \$10,000.

The only other valuation group with enough sales for statistical analysis is Valuation Group 6, where two of the three measures of central tendency are within range. The COD meets IAAO standards and the is PRD is only slightly high.

The statistical sample and the 2024 County Abstract of Assessment, Form 45 Compared with the 2023 Certificate of Taxes Levied Report (CTL) indicate that the population changed in a similar manner to the sales. Changes to both the population and the sample reflect the assessment actions of changes to value for all valuation groups.

Equalization and Quality of Assessment

A review of the statistics and assessment practices demonstrate the assessment practices in Red Willow County are uniform across the residential class. Although not all valuation groups have enough sales for statistical measurement, because all property is reviewed and appraised the same, the quality of assessment of all residential property complies with generally accepted mass appraisal techniques.

2024 Residential Correlation for Red Willow County

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	332	95.77	99.42	94.69	16.98	105.00
2	8	99.17	99.11	98.47	10.25	100.65
3	7	94.30	110.70	92.55	29.32	119.61
4	4	101.73	99.54	98.55	04.13	101.00
6	31	93.89	92.75	89.29	12.16	103.88
___ALL___	382	95.66	99.08	93.91	16.59	105.51

Level of Value

Based on analysis of all available information, the level of value for the residential property in Red Willow County is 96%.

2024 Commercial Correlation for Red Willow County

Assessment Actions

The pick-up work and routine maintenance were completed for this assessment year.

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.

Red Willow commercial property is in two valuation groups, with McCook being the first group and the rest of the county in the other. McCook is the largest community in the county and the only one with an active commercial market.

The commercial sales qualification process was reviewed and there was no indication of bias. The Red Willow County Assessor qualifies an average percentage of commercial sales for measurement purposes. All commercial properties were physically reviewed in 2021 through 2022 by a contract appraisal company. The commercial properties are valued with 2022 depreciation tables, 2021 costing and the lot values were reviewed and updated in 2022 as part of the reappraisal.

Data entry errors and errors in land calculations from the reappraisal were discovered by the assessor in March 2023; some errors were corrected prior to the submission of the 2023 Abstract of Real Property. Approximately 150 parcels were reviewed and corrected through the County Board of Equalization (CBOE) in June 2023, which represents about 25% of total commercial properties.

Description of Analysis

The commercial class has two valuation groups.

Valuation Group	Description
1	McCook
2	Indianola, Bartley, Danbury, Lebanon

The median and mean are within the acceptable range. The COD meets the IAAO standard and the PRD is high, but is strongly affected by one sale over \$2,000,000. Without that outlier, the PRD moves into the recommended range.

Most of the commercial sales occur in Valuation Group 1 and two of the three measures of central tendency are within range. The COD is in the recommended range and the PRD is high, impacted by the high dollar outlier.

2024 Commercial Correlation for Red Willow County

With a small sample in Valuation Group 2, all three measures of central tendency are low. The COD is slightly high and the PRD is slightly low. In this small sample, the low dollar properties appear to be under-valued and are affecting the statistics. A substat for Valuation Group 2 is included in this report. It clearly shows that as low dollar sales are removed, the median increases. An adjustment based on the small sample would overvalue the majority of the parcels in Valuation Group 2.

Analysis of the 2024 County Abstract of Assessment for Real Property, Form 45 Compared with the 2023 Certificate of Taxes Levied Report (CTL) supports the assessment actions of pick-up work with minimal changes to the sample and population.

Equalization and Quality of Assessment

A review of the assessment practices indicate that the assessments are uniform and proportionate across the commercial class in Red Willow County. The quality of assessment meets generally accepted mass appraisal techniques.

VALUATION GROUP RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	49	97.61	96.22	88.36	15.91	108.90
2	10	87.70	82.69	84.95	25.86	97.34
____ALL____	59	95.46	93.93	87.97	17.71	106.78

Level of Value

Based on analysis of all available information, the level of value for the commercial property in Red Willow County is 95%.

2024 Agricultural Correlation for Red Willow County

Assessment Actions

The county assessor conducted market analysis of agricultural land and all classes of agricultural land were raised by 12% including irrigated land, dryland, grassland, Conservation Resource Program (CRP), Conservation Reserve Enhancement Program (CREP), and Environmental Quality Incentives Program (EQIP). Land classified as waste was increased from \$25 to \$100 an acre based on market analysis.

Costing for agricultural dwellings was increased in 2023 the same as rural and suburban residential. Farm site land increased the same as its suburban or rural counterparts, based on location.

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.

Agricultural land sales in Red Willow have consistently been qualified at a lower-than-average rate for the last several years. Examination of the sales qualification process revealed no apparent bias in the qualification determination. All arm's length sales have been included in the state sales file for measurement of agricultural land property in the county. Only one market area is used for the agricultural land class as there are no identifiable characteristics that separate the county.

Agricultural homes and outbuildings were physically reviewed in 2020 through 2021. Depreciation tables are dated 2021 and land was updated that year, also. Agricultural homes are valued with 2029 costing. Agricultural land was reviewed using aerial imagery in 2020 to 2021.

Land enrolled in CRP is valued the same as dryland. Land enrolled in CREP is valued as irrigated land. Land enrolled in EQIP is valued as dryland. A contract appraiser was hired to help establish values for feed lots in the county.

Description of Analysis

The median and mean are within the acceptable range for the overall agricultural class. The COD is within the standard range. When stratified by 80% Majority Land Use, the county has few sales in the study period, explained by the high percentage of mixed-use sales. Statistically, with few sales, 80% MLU dryland is within the range and irrigated and grassland sales are high, yet the overall median is at the low end of the acceptable range. Review of agricultural land values in Red Willow County is best served by comparison to neighboring counties' values which demonstrates the values for each class of agricultural land are equalized.

The changes made to agricultural land as shown in the 2024 County Abstract of Assessment for Real Property, Form 45 Compared with the 2023 Certificate of Taxes Levied Report (CTL) supports the stated assessment actions.

2024 Agricultural Correlation for Red Willow County

Equalization and Quality of Assessment

Agricultural homes are inspected and valued the same as rural residential parcels in Red Willow County. Both groups had costing and land updates this year. Agricultural improvements are equalized at the statutory level. Agricultural land values are equalized, uniformly representing market value. The quality of assessment of agricultural land in Red Willow County complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u> Irrigated </u>						
County	5	79.49	69.92	59.82	19.03	116.88
1	5	79.49	69.92	59.82	19.03	116.88
<u> Dry </u>						
County	8	74.65	70.95	67.78	19.06	104.68
1	8	74.65	70.95	67.78	19.06	104.68
<u> Grass </u>						
County	5	78.36	80.50	75.94	14.01	106.00
1	5	78.36	80.50	75.94	14.01	106.00
<u> ALL </u>						
	35	69.03	71.42	65.94	20.56	108.31

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Red Willow County is 69%.

2024 Opinions of the Property Tax Administrator for Red Willow 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	96	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	95	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	69	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 Red Willow County

Residential Real Property - Current

Number of Sales	382	Median	95.66
Total Sales Price	\$61,415,014	Mean	99.08
Total Adj. Sales Price	\$61,415,014	Wgt. Mean	93.91
Total Assessed Value	\$57,674,216	Average Assessed Value of the Base	\$112,239
Avg. Adj. Sales Price	\$160,772	Avg. Assessed Value	\$150,980

Confidence Interval - Current

95% Median C.I	94.18 to 96.98
95% Wgt. Mean C.I	92.08 to 95.74
95% Mean C.I	96.33 to 101.83
% of Value of the Class of all Real Property Value in the County	38.97
% of Records Sold in the Study Period	7.36
% of Value Sold in the Study Period	9.90

Residential Real Property - History

Year	Number of Sales	LOV	Median
2023	462	96	96.43
2022	446	94	94.07
2021	393	93	93.48
2020	402	93	93.05

2024 Commission Summary for Red Willow County

Commercial Real Property - Current

Number of Sales	59	Median	95.46
Total Sales Price	\$17,723,484	Mean	93.93
Total Adj. Sales Price	\$17,723,484	Wgt. Mean	87.97
Total Assessed Value	\$15,591,851	Average Assessed Value of the Base	\$246,861
Avg. Adj. Sales Price	\$300,398	Avg. Assessed Value	\$264,269

Confidence Interval - Current

95% Median C.I	90.57 to 99.34
95% Wgt. Mean C.I	78.25 to 97.70
95% Mean C.I	86.91 to 100.95
% of Value of the Class of all Real Property Value in the County	12.36
% of Records Sold in the Study Period	7.89
% of Value Sold in the Study Period	8.44

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2023	59	0	99.57
2022	42	93	93.03
2021	25	94	94.34
2020	24	96	95.54

73 Red Willow

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 : 382
 Total Sales Price : 61,415,014
 Total Adj. Sales Price : 61,415,014
 Total Assessed Value : 57,674,216
 Avg. Adj. Sales Price : 160,772
 Avg. Assessed Value : 150,980

MEDIAN : 96
 WGT. MEAN : 94
 MEAN : 99
 COD : 16.59
 PRD : 105.51

COV : 27.69
 STD : 27.44
 Avg. Abs. Dev : 15.87
 MAX Sales Ratio : 312.02
 MIN Sales Ratio : 46.98

95% Median C.I. : 94.18 to 96.98
 95% Wgt. Mean C.I. : 92.08 to 95.74
 95% Mean C.I. : 96.33 to 101.83

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qrtrs</u>											
01-OCT-21 To 31-DEC-21	55	99.19	102.82	97.62	12.63	105.33	73.85	173.47	95.19 to 104.14	148,855	145,316
01-JAN-22 To 31-MAR-22	45	98.12	100.14	100.12	11.39	100.02	71.46	146.62	95.42 to 105.91	137,233	137,395
01-APR-22 To 30-JUN-22	52	94.46	94.69	92.87	09.46	101.96	68.09	129.02	89.98 to 98.50	177,821	165,141
01-JUL-22 To 30-SEP-22	59	94.64	96.33	92.72	11.87	103.89	58.22	174.55	91.72 to 97.26	161,320	149,579
01-OCT-22 To 31-DEC-22	42	97.67	105.04	99.30	22.29	105.78	53.39	245.32	91.71 to 104.68	151,816	150,749
01-JAN-23 To 31-MAR-23	32	96.63	103.78	95.85	21.39	108.27	58.46	304.35	90.65 to 108.56	156,813	150,307
01-APR-23 To 30-JUN-23	51	90.60	97.82	90.64	22.56	107.92	46.98	240.92	85.82 to 98.78	162,939	147,682
01-JUL-23 To 30-SEP-23	46	86.17	94.73	86.37	23.94	109.68	50.14	312.02	80.89 to 94.34	186,604	161,163
<u>Study Yrs</u>											
01-OCT-21 To 30-SEP-22	211	96.64	98.43	95.35	11.57	103.23	58.22	174.55	95.03 to 98.12	157,000	149,705
01-OCT-22 To 30-SEP-23	171	93.82	99.88	92.22	22.87	108.31	46.98	312.02	89.07 to 96.21	165,427	152,553
<u>Calendar Yrs</u>											
01-JAN-22 To 31-DEC-22	198	96.30	98.61	95.56	13.46	103.19	53.39	245.32	94.11 to 97.93	158,163	151,145
<u>ALL</u>	382	95.66	99.08	93.91	16.59	105.51	46.98	312.02	94.18 to 96.98	160,772	150,980

VALUATION GROUP										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	332	95.77	99.42	94.69	16.98	105.00	46.98	312.02	93.82 to 97.18	151,575	143,534
2	8	99.17	99.11	98.47	10.25	100.65	71.46	119.40	71.46 to 119.40	96,000	94,535
3	7	94.30	110.70	92.55	29.32	119.61	69.40	174.55	69.40 to 174.55	143,000	132,344
4	4	101.73	99.54	98.55	04.13	101.00	90.93	103.79	N/A	37,125	36,586
6	31	93.89	92.75	89.29	12.16	103.88	62.69	121.21	86.69 to 99.21	295,952	264,255
<u>ALL</u>	382	95.66	99.08	93.91	16.59	105.51	46.98	312.02	94.18 to 96.98	160,772	150,980

PROPERTY TYPE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	382	95.66	99.08	93.91	16.59	105.51	46.98	312.02	94.18 to 96.98	160,772	150,980
06											
07											
<u>ALL</u>	382	95.66	99.08	93.91	16.59	105.51	46.98	312.02	94.18 to 96.98	160,772	150,980

73 Red Willow

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 : 382
 Total Sales Price : 61,415,014
 Total Adj. Sales Price : 61,415,014
 Total Assessed Value : 57,674,216
 Avg. Adj. Sales Price : 160,772
 Avg. Assessed Value : 150,980

MEDIAN : 96
 WGT. MEAN : 94
 MEAN : 99
 COD : 16.59
 PRD : 105.51

COV : 27.69
 STD : 27.44
 Avg. Abs. Dev : 15.87
 MAX Sales Ratio : 312.02
 MIN Sales Ratio : 46.98

95% Median C.I. : 94.18 to 96.98
 95% Wgt. Mean C.I. : 92.08 to 95.74
 95% Mean C.I. : 96.33 to 101.83

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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	1	245.32	245.32	245.32	00.00	100.00	245.32	245.32	N/A	3,619	8,878
Less Than 15,000	3	155.73	172.61	156.44	27.52	110.34	116.78	245.32	N/A	5,873	9,188
Less Than 30,000	16	120.33	151.74	146.32	36.52	103.70	90.65	312.02	103.79 to 162.09	17,982	26,313
Ranges Excl. Low \$											
Greater Than 4,999	381	95.64	98.69	93.90	16.22	105.10	46.98	312.02	94.11 to 96.98	161,185	151,353
Greater Than 14,999	379	95.44	98.50	93.89	16.11	104.91	46.98	312.02	93.89 to 96.91	161,998	152,102
Greater Than 29,999	366	95.08	96.78	93.66	14.80	103.33	46.98	240.92	93.65 to 96.47	167,014	156,430
Incremental Ranges											
0 TO 4,999	1	245.32	245.32	245.32	00.00	100.00	245.32	245.32	N/A	3,619	8,878
5,000 TO 14,999	2	136.26	136.26	133.47	14.30	102.09	116.78	155.73	N/A	7,000	9,343
15,000 TO 29,999	13	118.48	146.92	145.66	34.88	100.87	90.65	312.02	103.69 to 162.09	20,777	30,265
30,000 TO 59,999	32	116.66	123.02	119.56	26.29	102.89	53.39	240.92	106.11 to 146.62	44,942	53,735
60,000 TO 99,999	62	97.76	99.29	98.75	12.83	100.55	58.46	197.31	94.18 to 101.96	79,690	78,692
100,000 TO 149,999	83	93.28	91.66	91.47	13.25	100.21	46.98	136.29	86.98 to 96.23	124,230	113,632
150,000 TO 249,999	120	94.50	94.79	95.00	11.48	99.78	50.14	147.16	91.39 to 96.39	187,166	177,816
250,000 TO 499,999	67	91.71	92.49	91.66	12.16	100.91	62.69	143.53	87.03 to 97.00	305,932	280,413
500,000 TO 999,999	2	74.15	74.15	74.18	00.28	99.96	73.94	74.36	N/A	740,000	548,899
1,000,000 +											
ALL	382	95.66	99.08	93.91	16.59	105.51	46.98	312.02	94.18 to 96.98	160,772	150,980

73 Red Willow

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 : 59
 Total Sales Price : 17,723,484
 Total Adj. Sales Price : 17,723,484
 Total Assessed Value : 15,591,851
 Avg. Adj. Sales Price : 300,398
 Avg. Assessed Value : 264,269

MEDIAN : 95
 WGT. MEAN : 88
 MEAN : 94
 COD : 17.71
 PRD : 106.78

COV : 29.29
 STD : 27.51
 Avg. Abs. Dev : 16.91
 MAX Sales Ratio : 230.56
 MIN Sales Ratio : 41.75

95% Median C.I. : 90.57 to 99.34
 95% Wgt. Mean C.I. : 78.25 to 97.70
 95% Mean C.I. : 86.91 to 100.95

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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	7	103.67	114.66	107.38	16.18	106.78	92.36	139.81	92.36 to 139.81	420,280	451,287
01-JAN-21 To 31-MAR-21	2	106.51	106.51	104.71	04.35	101.72	101.88	111.14	N/A	368,000	385,336
01-APR-21 To 30-JUN-21	5	101.49	106.53	105.44	13.21	101.03	88.65	141.53	N/A	147,020	155,019
01-JUL-21 To 30-SEP-21	5	97.61	96.52	95.25	02.49	101.33	90.95	100.03	N/A	414,880	395,163
01-OCT-21 To 31-DEC-21	8	98.07	96.46	98.23	06.52	98.20	85.50	111.93	85.50 to 111.93	281,625	276,643
01-JAN-22 To 31-MAR-22	2	91.37	91.37	85.76	08.11	106.54	83.96	98.78	N/A	213,500	183,108
01-APR-22 To 30-JUN-22	1	102.17	102.17	102.17	00.00	100.00	102.17	102.17	N/A	250,000	255,417
01-JUL-22 To 30-SEP-22	8	96.66	91.99	91.77	08.50	100.24	71.64	101.74	71.64 to 101.74	177,750	163,120
01-OCT-22 To 31-DEC-22	5	88.17	81.64	71.02	16.08	114.95	41.75	104.12	N/A	217,000	154,118
01-JAN-23 To 31-MAR-23	2	67.09	67.09	69.62	03.95	96.37	64.44	69.74	N/A	204,500	142,373
01-APR-23 To 30-JUN-23	5	78.75	81.23	79.39	05.85	102.32	75.33	93.74	N/A	281,800	223,729
01-JUL-23 To 30-SEP-23	9	57.22	85.55	65.25	59.68	131.11	45.37	230.56	47.41 to 103.62	442,336	288,616
<u>Study Yrs</u>											
01-OCT-20 To 30-SEP-21	19	100.94	106.89	102.98	11.52	103.80	88.65	141.53	95.46 to 111.14	341,445	351,610
01-OCT-21 To 30-SEP-22	19	98.14	94.34	95.12	07.28	99.18	71.64	111.93	86.54 to 101.37	229,053	217,881
01-OCT-22 To 30-SEP-23	21	76.85	81.83	69.31	29.33	118.06	41.75	230.56	57.22 to 91.33	327,811	227,216
<u>Calendar Yrs</u>											
01-JAN-21 To 31-DEC-21	20	98.50	100.00	98.90	07.63	101.11	85.50	141.53	93.41 to 101.69	289,925	286,736
01-JAN-22 To 31-DEC-22	16	93.31	89.31	84.71	11.60	105.43	41.75	104.12	82.81 to 101.37	199,000	168,574
<u>ALL</u>	59	95.46	93.93	87.97	17.71	106.78	41.75	230.56	90.57 to 99.34	300,398	264,269

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	49	97.61	96.22	88.36	15.91	108.90	45.37	230.56	90.95 to 100.94	320,236	282,976
2	10	87.70	82.69	84.95	25.86	97.34	41.75	139.81	53.06 to 99.57	203,190	172,604
<u>ALL</u>	59	95.46	93.93	87.97	17.71	106.78	41.75	230.56	90.57 to 99.34	300,398	264,269

**73 Red Willow
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 : 59
 Total Sales Price : 17,723,484
 Total Adj. Sales Price : 17,723,484
 Total Assessed Value : 15,591,851
 Avg. Adj. Sales Price : 300,398
 Avg. Assessed Value : 264,269

MEDIAN : 95
 WGT. MEAN : 88
 MEAN : 94
 COD : 17.71
 PRD : 106.78

COV : 29.29
 STD : 27.51
 Avg. Abs. Dev : 16.91
 MAX Sales Ratio : 230.56
 MIN Sales Ratio : 41.75

95% Median C.I. : 90.57 to 99.34
 95% Wgt. Mean C.I. : 78.25 to 97.70
 95% Mean C.I. : 86.91 to 100.95

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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	59	95.46	93.93	87.97	17.71	106.78	41.75	230.56	90.57 to 99.34	300,398	264,269
04											
<u>ALL</u>	59	95.46	93.93	87.97	17.71	106.78	41.75	230.56	90.57 to 99.34	300,398	264,269

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	2	77.94	77.94	78.65	17.32	99.10	64.44	91.43	N/A	9,500	7,472
Less Than 30,000	4	77.94	109.87	126.00	65.59	87.20	53.06	230.56	N/A	16,875	21,263
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	59	95.46	93.93	87.97	17.71	106.78	41.75	230.56	90.57 to 99.34	300,398	264,269
Greater Than 14,999	57	97.48	94.49	87.98	17.30	107.40	41.75	230.56	90.57 to 99.57	310,605	273,279
Greater Than 29,999	55	97.48	92.77	87.83	14.61	105.62	41.75	141.53	90.57 to 99.57	321,018	281,942
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	2	77.94	77.94	78.65	17.32	99.10	64.44	91.43	N/A	9,500	7,472
15,000 TO 29,999	2	141.81	141.81	144.56	62.58	98.10	53.06	230.56	N/A	24,250	35,055
30,000 TO 59,999	6	98.24	96.87	96.75	04.75	100.12	86.54	104.12	86.54 to 104.12	47,833	46,278
60,000 TO 99,999	8	95.61	93.53	94.15	09.46	99.34	76.82	111.93	76.82 to 111.93	74,263	69,915
100,000 TO 149,999	4	118.95	119.39	119.70	15.86	99.74	98.14	141.53	N/A	114,871	137,499
150,000 TO 249,999	13	90.57	91.92	92.52	21.14	99.35	47.41	139.81	72.95 to 111.14	203,077	187,880
250,000 TO 499,999	15	95.18	84.04	82.43	15.70	101.95	41.75	102.17	71.64 to 99.57	330,960	272,796
500,000 TO 999,999	6	100.16	96.68	96.21	06.37	100.49	81.50	103.67	81.50 to 103.67	585,167	562,990
1,000,000 TO 1,999,999	2	101.32	101.32	101.22	00.38	100.10	100.94	101.69	N/A	1,400,000	1,417,089
2,000,000 TO 4,999,999	1	57.22	57.22	57.22	00.00	100.00	57.22	57.22	N/A	2,400,000	1,373,318
5,000,000 TO 9,999,999											
10,000,000 +											
<u>ALL</u>	59	95.46	93.93	87.97	17.71	106.78	41.75	230.56	90.57 to 99.34	300,398	264,269

73 Red Willow

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 : 59
 Total Sales Price : 17,723,484
 Total Adj. Sales Price : 17,723,484
 Total Assessed Value : 15,591,851
 Avg. Adj. Sales Price : 300,398
 Avg. Assessed Value : 264,269

MEDIAN : 95
 WGT. MEAN : 88
 MEAN : 94
 COD : 17.71
 PRD : 106.78

COV : 29.29
 STD : 27.51
 Avg. Abs. Dev : 16.91
 MAX Sales Ratio : 230.56
 MIN Sales Ratio : 41.75

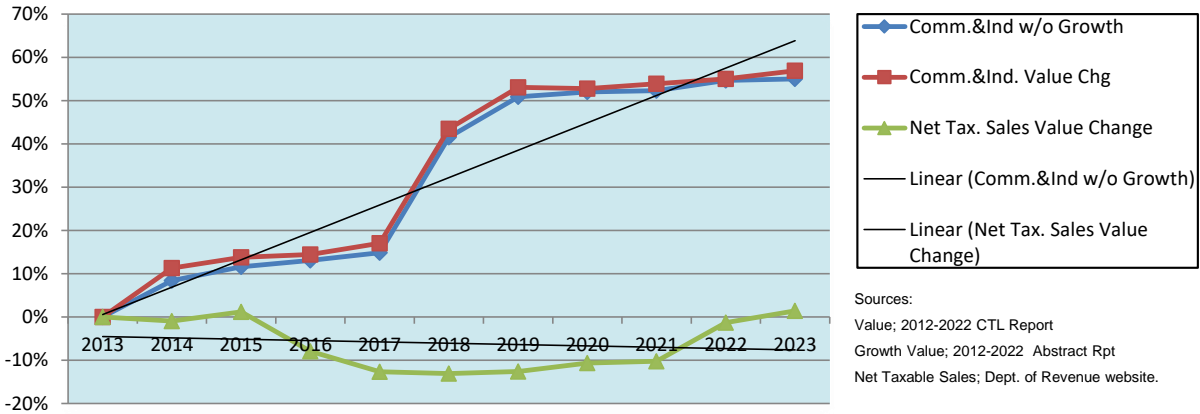
95% Median C.I. : 90.57 to 99.34
 95% Wgt. Mean C.I. : 78.25 to 97.70
 95% Mean C.I. : 86.91 to 100.95

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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	1	141.53	141.53	141.53	00.00	100.00	141.53	141.53	N/A	110,000	155,683
304	1	93.41	93.41	93.41	00.00	100.00	93.41	93.41	N/A	240,000	224,173
309	1	104.12	104.12	104.12	00.00	100.00	104.12	104.12	N/A	40,000	41,647
319	1	100.94	100.94	100.94	00.00	100.00	100.94	100.94	N/A	1,750,000	1,766,401
326	1	97.48	97.48	97.48	00.00	100.00	97.48	97.48	N/A	75,000	73,110
344	5	101.88	95.41	98.61	10.97	96.75	76.82	111.93	N/A	289,200	285,166
350	2	95.34	95.34	93.54	04.21	101.92	91.33	99.34	N/A	145,000	135,634
352	10	86.04	85.57	71.51	16.04	119.66	57.22	111.14	69.74 to 101.37	473,400	338,519
353	3	102.17	83.48	75.77	18.77	110.18	45.37	102.90	N/A	235,508	178,444
380	1	101.69	101.69	101.69	00.00	100.00	101.69	101.69	N/A	1,050,000	1,067,776
381	1	139.81	139.81	139.81	00.00	100.00	139.81	139.81	N/A	219,000	306,179
384	1	86.54	86.54	86.54	00.00	100.00	86.54	86.54	N/A	48,000	41,539
386	3	88.65	76.66	71.40	21.74	107.37	41.75	99.57	N/A	283,333	202,292
406	19	92.36	88.79	91.99	14.42	96.52	47.41	134.99	76.85 to 98.44	209,872	193,058
444	1	97.61	97.61	97.61	00.00	100.00	97.61	97.61	N/A	340,000	331,873
470	1	98.55	98.55	98.55	00.00	100.00	98.55	98.55	N/A	369,400	364,040
483	1	133.36	133.36	133.36	00.00	100.00	133.36	133.36	N/A	165,000	220,037
528	5	101.74	119.84	89.33	35.16	134.15	75.33	230.56	N/A	225,400	201,349
582	1	56.85	56.85	56.85	00.00	100.00	56.85	56.85	N/A	176,000	100,056
<u> </u> ALL <u> </u>	59	95.46	93.93	87.97	17.71	106.78	41.75	230.56	90.57 to 99.34	300,398	264,269

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	\$ 100,154,552	\$ 6,784,018	6.77%	\$ 93,370,534		\$ 170,283,813	
2013	\$ 111,470,754	\$ 2,918,361	2.62%	\$ 108,552,393	8.38%	\$ 168,662,334	-0.95%
2014	\$ 113,939,586	\$ 2,160,165	1.90%	\$ 111,779,421	0.28%	\$ 172,340,573	2.18%
2015	\$ 114,639,412	\$ 1,416,737	1.24%	\$ 113,222,675	-0.63%	\$ 156,764,965	-9.04%
2016	\$ 117,217,623	\$ 2,186,347	1.87%	\$ 115,031,276	0.34%	\$ 148,726,094	-5.13%
2017	\$ 143,737,151	\$ 2,007,684	1.40%	\$ 141,729,467	20.91%	\$ 148,009,778	-0.48%
2018	\$ 153,296,500	\$ 2,192,433	1.43%	\$ 151,104,067	5.13%	\$ 148,814,017	0.54%
2019	\$ 153,042,337	\$ 793,749	0.52%	\$ 152,248,588	-0.68%	\$ 152,158,950	2.25%
2020	\$ 154,150,825	\$ 1,630,328	1.06%	\$ 152,520,497	-0.34%	\$ 152,844,632	0.45%
2021	\$ 155,244,081	\$ 321,746	0.21%	\$ 154,922,335	0.50%	\$ 168,099,766	9.98%
2022	\$ 157,147,641	\$ 1,888,043	1.20%	\$ 155,259,598	0.01%	\$ 172,687,794	2.73%
2023	\$ 183,336,193	\$ 4,756,510	2.59%	\$ 178,579,683	13.64%	\$ 175,714,635	1.75%
Ann %chg	5.10%			Average	4.32%	0.41%	0.39%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2012	-	-	-
2013	8.38%	11.30%	-0.95%
2014	11.61%	13.76%	1.21%
2015	13.05%	14.46%	-7.94%
2016	14.85%	17.04%	-12.66%
2017	41.51%	43.52%	-13.08%
2018	50.87%	53.06%	-12.61%
2019	52.01%	52.81%	-10.64%
2020	52.29%	53.91%	-10.24%
2021	54.68%	55.00%	-1.28%
2022	55.02%	56.91%	1.41%
2023	78.30%	83.05%	3.19%

County Number	73
County Name	Red Willow

PAD 2024 R&O Statistics 2024 Values

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	10	Median :	88	COV :	35.26	95% Median C.I. :	53.06 to 99.57
Total Sales Price :	2,031,900	Wgt. Mean :	85	STD :	29.16	95% Wgt. Mean C.I. :	58.08 to 111.82
Total Adj. Sales Price :	2,031,900	Mean :	83	Avg. Abs.Dev :	22.68	95% Mean C.I. :	61.83 to 103.55
Total Assessed Value :	1,726,035						
Avg. Adj. Sales Price :	203,190	COD :	25.86	MAX Sales Ratio :	139.81		
Avg. Assessed Value :	172,604	PRD :	97.34	MIN Sales Ratio :	41.75		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2020 To 12/31/2020	2	118.65	118.65	129.01	17.84	91.97	97.48	139.81	N/A	147,000	189,645
01/01/2021 To 03/31/2021											
04/01/2021 To 06/30/2021											
07/01/2021 To 09/30/2021	1	98.55	98.55	98.55		100.00	98.55	98.55	N/A	369,400	364,040
10/01/2021 To 12/31/2021											
01/01/2022 To 03/31/2022	1	83.96	83.96	83.96		100.00	83.96	83.96	N/A	375,000	314,850
04/01/2022 To 06/30/2022											
07/01/2022 To 09/30/2022	2	95.50	95.50	99.36	04.26	96.12	91.43	99.57	N/A	192,500	191,265
10/01/2022 To 12/31/2022	1	41.75	41.75	41.75		100.00	41.75	41.75	N/A	400,000	167,000
01/01/2023 To 03/31/2023	1	64.44	64.44	64.44		100.00	64.44	64.44	N/A	9,000	5,800
04/01/2023 To 06/30/2023											
07/01/2023 To 09/30/2023	2	54.96	54.96	56.40	03.46	97.45	53.06	56.85	N/A	99,750	56,263
<u>Study Yrs</u>											
10/01/2020 To 09/30/2021	3	98.55	111.95	112.05	14.32	99.91	97.48	139.81	N/A	221,133	247,776
10/01/2021 To 09/30/2022	3	91.43	91.65	91.76	05.69	99.88	83.96	99.57	N/A	253,333	232,460
10/01/2022 To 09/30/2023	4	54.96	54.03	46.89	12.05	115.23	41.75	64.44	N/A	152,125	71,332
<u>Calendar Yrs</u>											
01/01/2021 To 12/31/2021	1	98.55	98.55	98.55		100.00	98.55	98.55	N/A	369,400	364,040
01/01/2022 To 12/31/2022	4	87.70	79.18	74.52	18.61	106.25	41.75	99.57	N/A	290,000	216,095

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	10	Median :	88	COV :	35.26	95% Median C.I. :	53.06 to 99.57
Total Sales Price :	2,031,900	Wgt. Mean :	85	STD :	29.16	95% Wgt. Mean C.I. :	58.08 to 111.82
Total Adj. Sales Price :	2,031,900	Mean :	83	Avg. Abs. Dev :	22.68	95% Mean C.I. :	61.83 to 103.55
Total Assessed Value :	1,726,035						
Avg. Adj. Sales Price :	203,190	COD :	25.86	MAX Sales Ratio :	139.81		
Avg. Assessed Value :	172,604	PRD :	97.34	MIN Sales Ratio :	41.75		

What IF

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
2	10	87.70	82.69	84.95	25.86	97.34	41.75	139.81	53.06 to 99.57	203,190	172,604

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
02											
03	10	87.70	82.69	84.95	25.86	97.34	41.75	139.81	53.06 to 99.57	203,190	172,604
04											

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	10	Median :	88	COV :	35.26	95% Median C.I. :	53.06 to 99.57
Total Sales Price :	2,031,900	Wgt. Mean :	85	STD :	29.16	95% Wgt. Mean C.I. :	58.08 to 111.82
Total Adj. Sales Price :	2,031,900	Mean :	83	Avg. Abs. Dev :	22.68	95% Mean C.I. :	61.83 to 103.55
Total Assessed Value :	1,726,035						
Avg. Adj. Sales Price :	203,190	COD :	25.86	MAX Sales Ratio :	139.81		
Avg. Assessed Value :	172,604	PRD :	97.34	MIN Sales Ratio :	41.75		

What IF

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Less Than 5,000											
Less Than 15,000	2	77.94	77.94	78.65	17.32	99.10	64.44	91.43	N/A	9,500	7,472
Less Than 30,000	3	64.44	69.64	64.50	19.85	107.97	53.06	91.43	N/A	14,167	9,138
<u>__ Ranges Excl. Low \$ __</u>											
Greater Than 4,999	10	87.70	82.69	84.95	25.86	97.34	41.75	139.81	53.06 to 99.57	203,190	172,604
Greater Than 15,000	8	90.72	83.88	85.01	27.52	98.67	41.75	139.81	41.75 to 139.81	251,613	213,887
Greater Than 30,000	7	97.48	88.28	85.38	22.77	103.40	41.75	139.81	41.75 to 139.81	284,200	242,660
<u>__ Incremental Ranges __</u>											
0 TO 4,999											
5,000 TO 14,999	2	77.94	77.94	78.65	17.32	99.10	64.44	91.43	N/A	9,500	7,472
15,000 TO 29,999	1	53.06	53.06	53.06		100.00	53.06	53.06	N/A	23,500	12,470
30,000 TO 59,999											
60,000 TO 99,999	1	97.48	97.48	97.48		100.00	97.48	97.48	N/A	75,000	73,110
100,000 TO 149,999											
150,000 TO 249,999	2	98.33	98.33	102.84	42.18	95.61	56.85	139.81	N/A	197,500	203,118
250,000 TO 499,999	4	91.26	80.96	80.25	19.83	100.88	41.75	99.57	N/A	379,850	304,819
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 +											

PAD 2024 R&O Statistics 2024 Values

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	10	Median :	88	COV :	35.26	95% Median C.I. :	53.06 to 99.57
Total Sales Price :	2,031,900	Wgt. Mean :	85	STD :	29.16	95% Wgt. Mean C.I. :	58.08 to 111.82
Total Adj. Sales Price :	2,031,900	Mean :	83	Avg. Abs. Dev :	22.68	95% Mean C.I. :	61.83 to 103.55
Total Assessed Value :	1,726,035						
Avg. Adj. Sales Price :	203,190	COD :	25.86	MAX Sales Ratio :	139.81		
Avg. Assessed Value :	172,604	PRD :	97.34	MIN Sales Ratio :	41.75		

What IF

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
326	1	97.48	97.48	97.48		100.00	97.48	97.48	N/A	75,000	73,110
381	1	139.81	139.81	139.81		100.00	139.81	139.81	N/A	219,000	306,179
386	2	70.66	70.66	69.73	40.91	101.33	41.75	99.57	N/A	387,500	270,194
406	3	64.44	69.64	64.50	19.85	107.97	53.06	91.43	N/A	14,167	9,138
470	1	98.55	98.55	98.55		100.00	98.55	98.55	N/A	369,400	364,040
528	1	83.96	83.96	83.96		100.00	83.96	83.96	N/A	375,000	314,850
582	1	56.85	56.85	56.85		100.00	56.85	56.85	N/A	176,000	100,056

COMMERCIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	2	Total	Increase	0%

What IF

73 Red Willow
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 : 35
Total Sales Price : 24,599,164
Total Adj. Sales Price : 24,599,164
Total Assessed Value : 16,220,212
Avg. Adj. Sales Price : 702,833
Avg. Assessed Value : 463,435

MEDIAN : 69
WGT. MEAN : 66
MEAN : 71
COD : 20.56
PRD : 108.31

COV : 24.78
STD : 17.70
Avg. Abs. Dev : 14.19
MAX Sales Ratio : 123.95
MIN Sales Ratio : 46.95

95% Median C.I. : 60.50 to 79.49
95% Wgt. Mean C.I. : 59.29 to 72.59
95% Mean C.I. : 65.56 to 77.28

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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											
01-JAN-21 To 31-MAR-21	1	69.03	69.03	69.03	00.00	100.00	69.03	69.03	N/A	1,290,000	890,460
01-APR-21 To 30-JUN-21	3	84.29	79.57	81.85	06.00	97.21	69.62	84.79	N/A	550,267	450,376
01-JUL-21 To 30-SEP-21	1	78.36	78.36	78.36	00.00	100.00	78.36	78.36	N/A	1,200,000	940,329
01-OCT-21 To 31-DEC-21	4	64.44	66.22	64.04	13.10	103.40	55.05	80.93	N/A	656,990	420,762
01-JAN-22 To 31-MAR-22	7	64.31	76.61	67.16	28.21	114.07	54.45	123.95	54.45 to 123.95	654,962	439,885
01-APR-22 To 30-JUN-22	2	66.46	66.46	53.23	24.35	124.85	50.28	82.63	N/A	2,200,000	1,170,951
01-JUL-22 To 30-SEP-22	4	83.57	76.09	77.69	15.40	97.94	46.95	90.25	N/A	542,350	421,328
01-OCT-22 To 31-DEC-22	4	64.58	66.71	61.76	15.86	108.01	55.55	82.13	N/A	387,555	239,349
01-JAN-23 To 31-MAR-23	3	54.95	71.12	59.55	34.19	119.43	51.01	107.39	N/A	374,633	223,101
01-APR-23 To 30-JUN-23	5	65.02	68.17	67.83	16.63	100.50	49.05	85.77	N/A	664,131	450,453
01-JUL-23 To 30-SEP-23	1	54.27	54.27	54.27	00.00	100.00	54.27	54.27	N/A	681,499	369,877
<u>Study Yrs</u>											
01-OCT-20 To 30-SEP-21	5	78.36	77.22	76.84	07.77	100.49	69.03	84.79	N/A	828,160	636,384
01-OCT-21 To 30-SEP-22	17	68.38	72.85	63.77	23.30	114.24	46.95	123.95	55.05 to 87.65	810,711	517,027
01-OCT-22 To 30-SEP-23	13	61.85	67.33	63.64	21.02	105.80	49.05	107.39	54.27 to 82.13	513,559	326,834
<u>Calendar Yrs</u>											
01-JAN-21 To 31-DEC-21	9	69.62	72.33	71.87	12.04	100.64	55.05	84.79	60.50 to 84.29	752,085	540,552
01-JAN-22 To 31-DEC-22	17	71.76	72.96	63.47	22.52	114.95	46.95	123.95	55.55 to 87.65	747,315	474,341
<u>ALL</u>	35	69.03	71.42	65.94	20.56	108.31	46.95	123.95	60.50 to 79.49	702,833	463,435

AREA (MARKET)										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	35	69.03	71.42	65.94	20.56	108.31	46.95	123.95	60.50 to 79.49	702,833	463,435
<u>ALL</u>	35	69.03	71.42	65.94	20.56	108.31	46.95	123.95	60.50 to 79.49	702,833	463,435

73 Red Willow
AGRICULTURAL LAND

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

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 Avg. Adj. Sales Price : 702,833
 Avg. Assessed Value : 463,435

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 WGT. MEAN : 66
 MEAN : 71
 COD : 20.56
 PRD : 108.31

COV : 24.78
 STD : 17.70
 Avg. Abs. Dev : 14.19
 MAX Sales Ratio : 123.95
 MIN Sales Ratio : 46.95

95% Median C.I. : 60.50 to 79.49
 95% Wgt. Mean C.I. : 59.29 to 72.59
 95% Mean C.I. : 65.56 to 77.28

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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	3	79.49	69.69	70.49	14.96	98.87	46.95	82.63	N/A	495,933	349,594
1	3	79.49	69.69	70.49	14.96	98.87	46.95	82.63	N/A	495,933	349,594
Dry											
County	4	66.30	66.48	64.96	21.76	102.34	49.05	84.29	N/A	478,218	310,630
1	4	66.30	66.48	64.96	21.76	102.34	49.05	84.29	N/A	478,218	310,630
Grass											
County	4	80.25	83.23	76.90	14.38	108.23	65.02	107.39	N/A	493,875	379,802
1	4	80.25	83.23	76.90	14.38	108.23	65.02	107.39	N/A	493,875	379,802
ALL	35	69.03	71.42	65.94	20.56	108.31	46.95	123.95	60.50 to 79.49	702,833	463,435

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	5	79.49	69.92	59.82	19.03	116.88	46.95	90.25	N/A	1,243,880	744,085
1	5	79.49	69.92	59.82	19.03	116.88	46.95	90.25	N/A	1,243,880	744,085
Dry											
County	8	74.65	70.95	67.78	19.06	104.68	49.05	97.98	49.05 to 97.98	403,556	273,539
1	8	74.65	70.95	67.78	19.06	104.68	49.05	97.98	49.05 to 97.98	403,556	273,539
Grass											
County	5	78.36	80.50	75.94	14.01	106.00	65.02	107.39	N/A	455,100	345,610
1	5	78.36	80.50	75.94	14.01	106.00	65.02	107.39	N/A	455,100	345,610
ALL	35	69.03	71.42	65.94	20.56	108.31	46.95	123.95	60.50 to 79.49	702,833	463,435

Red Willow County 2024 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Red Willow	1	3,330	3,149	3,149	3,090	2,960	1,953	2,523	2,500	3,245
Frontier	1	3,649	3,573	3,573	3,603	3,555	3,555	3,500	3,443	3,623
Furnas	1	4,075	3,300	3,300	3,105	n/a	2,280	2,185	2,185	3,661
Hayes	1	3,230	3,120	3,120	3,120	3,005	3,005	2,890	2,890	3,123
Hitchcock	1	3,190	3,040	3,040	3,040	2,940	2,940	2,835	2,835	3,150

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Red Willow	1	1,495	1,495	1,440	1,440	1,330	1,330	1,245	1,245	1,461
Frontier	1	1,400	1,400	1,350	1,350	1,300	n/a	1,250	1,250	1,377
Furnas	1	2,330	2,330	1,600	1,600	1,600	n/a	1,460	1,460	2,045
Hayes	1	n/a	1,145	1,030	1,030	1,000	1,000	950	950	1,105
Hitchcock	1	1,305	1,305	1,220	1,220	1,140	1,140	1,010	1,010	1,269

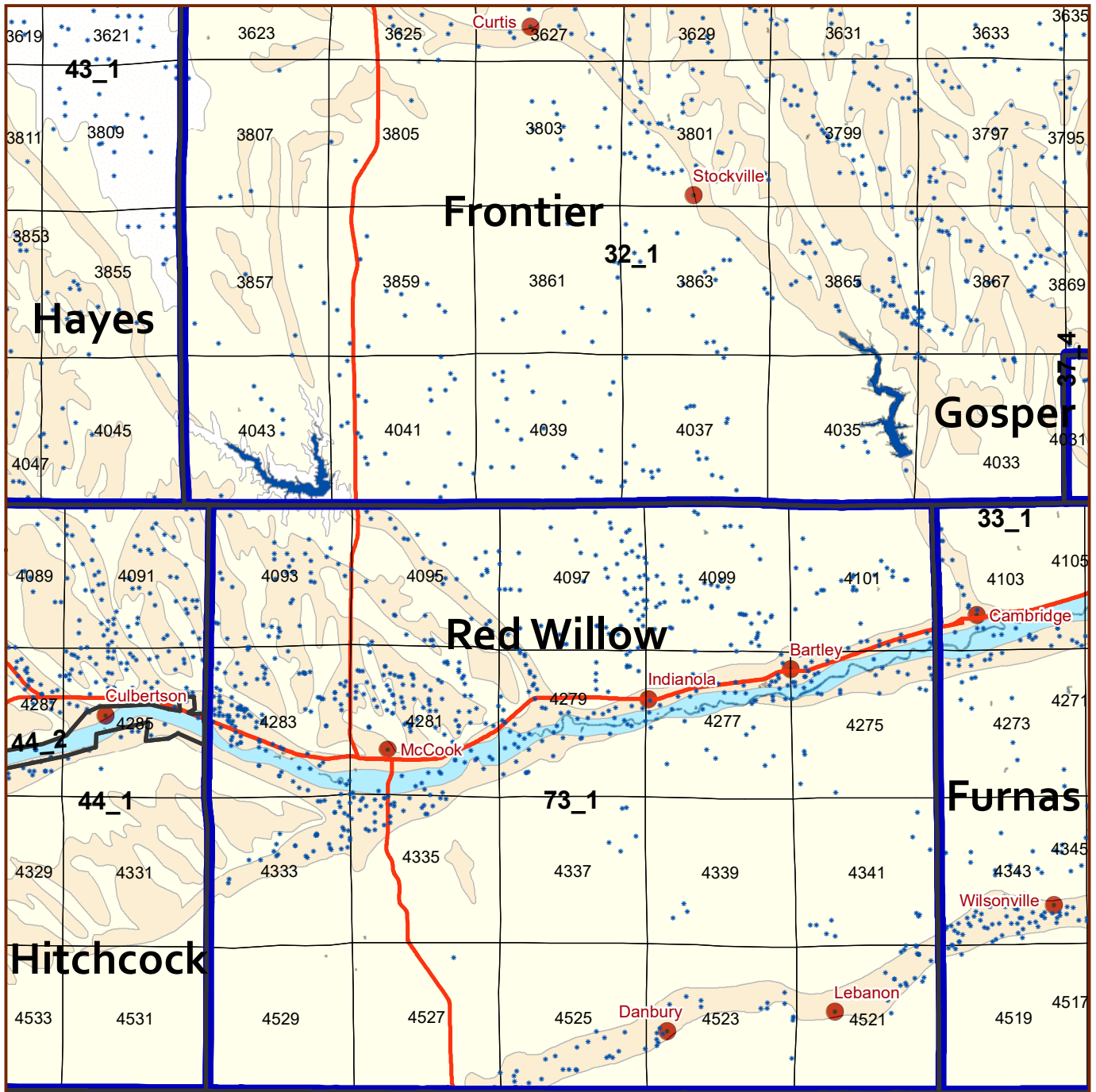
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Red Willow	1	1,162	1,077	849	839	835	843	847	961	885
Frontier	1	730	730	730	n/a	730	730	730	730	730
Furnas	1	974	975	975	975	975	n/a	975	n/a	975
Hayes	1	585	585	n/a	585	585	585	585	585	585
Hitchcock	1	600	600	600	600	n/a	600	600	600	600

County	Mkt Area	CRP	TIMBER	WASTE
Red Willow	1	1,444	835	100
Frontier	1	1,305	n/a	n/a
Furnas	1	975	975	75
Hayes	1	739	n/a	25
Hitchcock	1	1,297	n/a	n/a

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.

RED WILLOW COUNTY



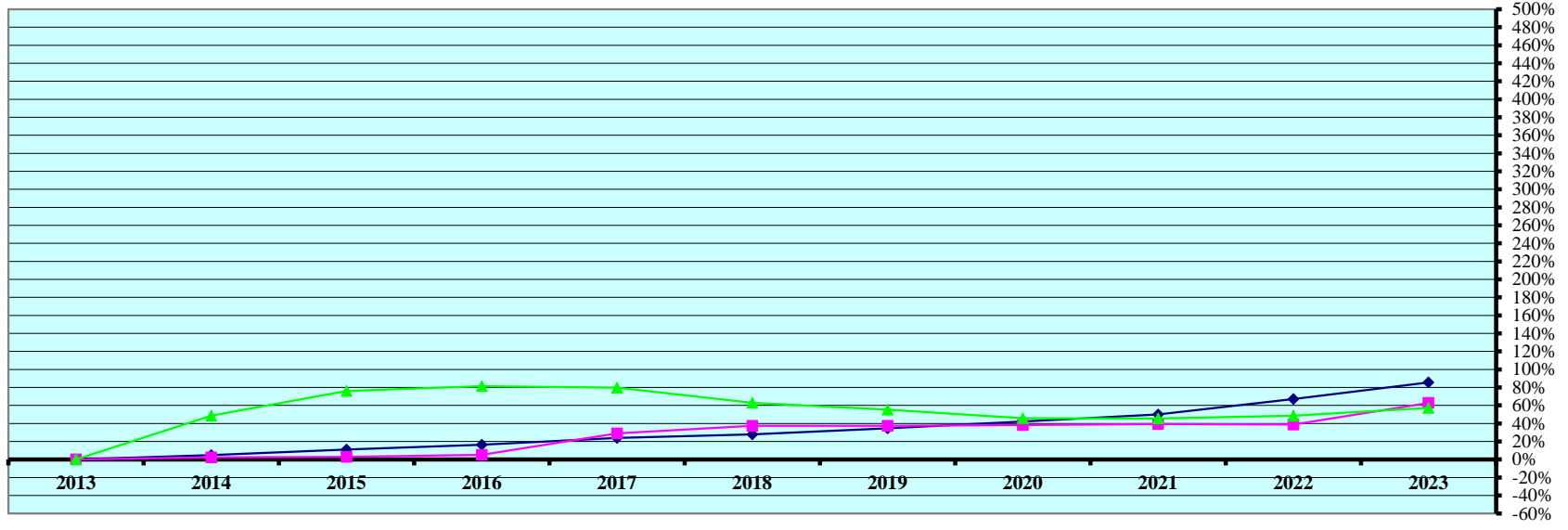
Legend

- 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



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	287,235,047	-	-	-	111,470,754	-	-	-	352,982,469	-	-	-
2014	301,022,409	13,787,362	4.80%	4.80%	113,939,586	2,468,832	2.21%	2.21%	524,779,268	171,796,799	48.67%	48.67%
2015	319,107,327	18,084,918	6.01%	11.10%	114,639,412	699,826	0.61%	2.84%	622,011,497	97,232,229	18.53%	76.22%
2016	334,058,979	14,951,652	4.69%	16.30%	117,217,623	2,578,211	2.25%	5.16%	640,281,707	18,270,210	2.94%	81.39%
2017	355,774,313	21,715,334	6.50%	23.86%	143,737,151	26,519,528	22.62%	28.95%	634,878,192	-5,403,515	-0.84%	79.86%
2018	367,199,567	11,425,254	3.21%	27.84%	153,296,500	9,559,349	6.65%	37.52%	575,067,853	-59,810,339	-9.42%	62.92%
2019	386,254,099	19,054,532	5.19%	34.47%	153,042,337	-254,163	-0.17%	37.29%	548,650,387	-26,417,466	-4.59%	55.43%
2020	408,246,913	21,992,814	5.69%	42.13%	154,150,825	1,108,488	0.72%	38.29%	514,879,449	-33,770,938	-6.16%	45.87%
2021	430,560,424	22,313,511	5.47%	49.90%	155,244,081	1,093,256	0.71%	39.27%	513,847,009	-1,032,440	-0.20%	45.57%
2022	480,201,815	49,641,391	11.53%	67.18%	154,592,145	-651,936	-0.42%	38.68%	525,027,968	11,180,959	2.18%	48.74%
2023	532,937,487	52,735,672	10.98%	85.54%	181,468,388	26,876,243	17.39%	62.79%	555,701,540	30,673,572	5.84%	57.43%

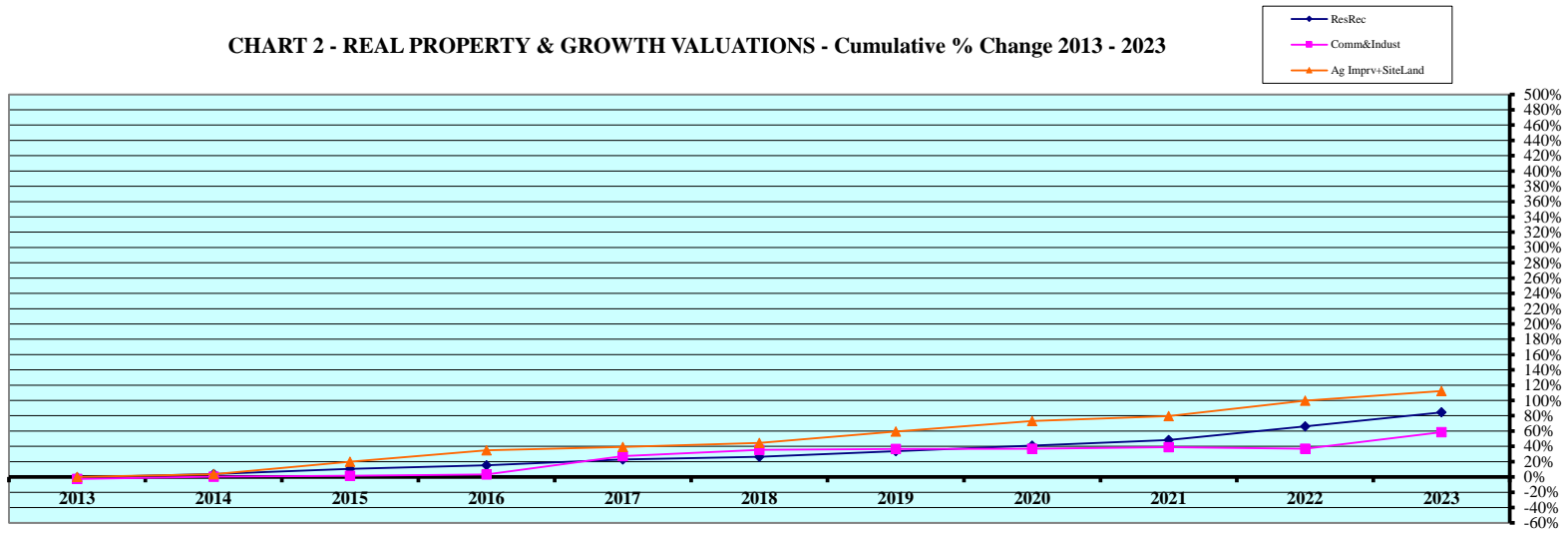
Rate Annual %chg: Residential & Recreational **6.38%** Commercial & Industrial **4.99%** Agricultural Land **4.64%**

Cnty# **73**
County **RED WILLOW**

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	287,235,047	1,657,294	0.58%	285,577,753	-	-0.58%	111,470,754	2,918,361	2.62%	108,552,393	-	-2.62%	
2014	301,022,409	2,815,850	0.94%	298,206,559	3.82%	3.82%	113,939,586	2,160,165	1.90%	111,779,421	0.28%	0.28%	
2015	319,107,327	1,774,780	0.56%	317,332,547	5.42%	10.48%	114,639,412	1,416,737	1.24%	113,222,675	-0.63%	1.57%	
2016	334,058,979	2,792,331	0.84%	331,266,648	3.81%	15.33%	117,217,623	2,186,347	1.87%	115,031,276	0.34%	3.19%	
2017	355,774,313	3,304,131	0.93%	352,470,182	5.51%	22.71%	143,737,151	2,007,684	1.40%	141,729,467	20.91%	27.14%	
2018	367,199,567	4,242,757	1.16%	362,956,810	2.02%	26.36%	153,296,500	2,192,433	1.43%	151,104,067	5.13%	35.55%	
2019	386,254,099	2,603,204	0.67%	383,650,895	4.48%	33.57%	153,042,337	793,749	0.52%	152,248,588	-0.68%	36.58%	
2020	408,246,913	3,393,936	0.83%	404,852,977	4.82%	40.95%	154,150,825	1,630,328	1.06%	152,520,497	-0.34%	36.83%	
2021	430,560,424	4,404,974	1.02%	426,155,450	4.39%	48.36%	155,244,081	321,746	0.21%	154,922,335	0.50%	38.98%	
2022	480,201,815	3,015,795	0.63%	477,186,020	10.83%	66.13%	154,592,145	1,888,043	1.22%	152,704,102	-1.64%	36.99%	
2023	532,937,487	3,291,418	0.62%	529,646,069	10.30%	84.39%	181,468,388	4,756,510	2.62%	176,711,878	14.31%	58.53%	
Rate Ann%chg	6.38%			Resid & Recreat w/o growth			4.99%			C & I w/o growth			3.82%

Tax Year	Ag Improvements & Site Land ⁽¹⁾							
	Agric. Dwelling & Homesite Value	Ag Outbldg & 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	25,815,671	13,144,474	38,960,145	1,252,852	3.22%	37,707,293	-	-
2014	27,058,815	14,002,170	41,060,985	758,935	1.85%	40,302,050	3.44%	3.44%
2015	32,870,611	15,908,306	48,778,917	2,058,742	4.22%	46,720,175	13.78%	19.92%
2016	36,899,702	17,650,362	54,550,064	2,054,473	3.77%	52,495,591	7.62%	34.74%
2017	37,956,647	17,602,780	55,559,427	1,315,803	2.37%	54,243,624	-0.56%	39.23%
2018	39,215,862	18,468,003	57,683,865	1,385,245	2.40%	56,298,620	1.33%	44.50%
2019	43,488,005	20,642,606	64,130,611	2,016,525	3.14%	62,114,086	7.68%	59.43%
2020	46,275,296	22,741,281	69,016,577	1,587,216	2.30%	67,429,361	5.14%	73.07%
2021	47,776,716	24,041,873	71,818,589	1,815,107	2.53%	70,003,482	1.43%	79.68%
2022	54,913,704	24,874,130	79,787,834	1,942,535	2.43%	77,845,299	8.39%	99.81%
2023	59,092,737	25,508,786	84,601,523	1,878,251	2.22%	82,723,272	3.68%	112.33%
Rate Ann%chg	8.63%	6.85%	8.06%	Ag Imprv+Site w/o growth			5.19%	

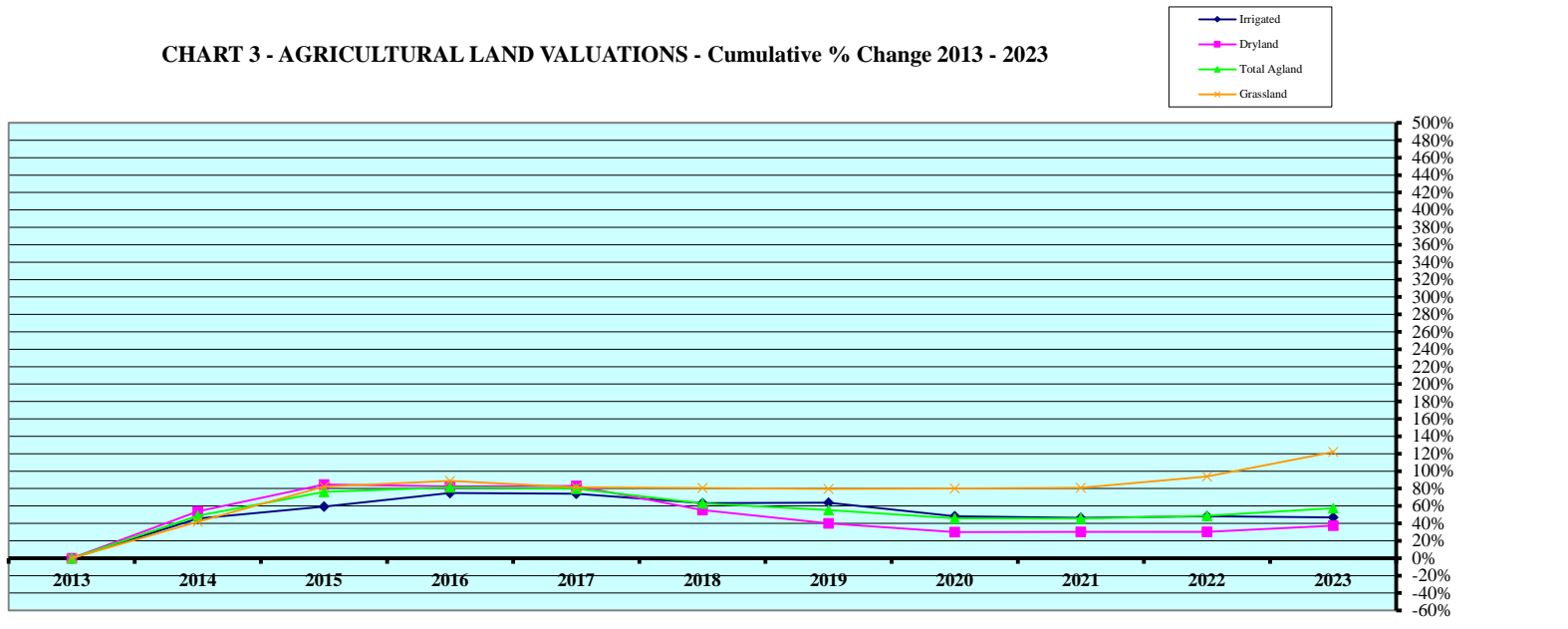
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 73
County RED WILLOW

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	110,394,588	-	-	-	171,061,809	-	-	-	71,504,469	-	-	-
2014	160,581,344	50,186,756	45.46%	45.46%	262,795,487	91,733,678	53.63%	53.63%	101,380,791	29,876,322	41.78%	41.78%
2015	175,779,317	15,197,973	9.46%	59.23%	315,916,260	53,120,773	20.21%	84.68%	130,294,445	28,913,654	28.52%	82.22%
2016	193,102,607	17,323,290	9.86%	74.92%	312,101,293	-3,814,967	-1.21%	82.45%	135,056,590	4,762,145	3.65%	88.88%
2017	192,213,081	-889,526	-0.46%	74.11%	312,905,687	804,394	0.26%	82.92%	129,738,232	-5,318,358	-3.94%	81.44%
2018	180,286,195	-11,926,886	-6.21%	63.31%	265,632,431	-47,273,256	-15.11%	55.28%	129,128,036	-610,196	-0.47%	80.59%
2019	180,706,577	420,382	0.23%	63.69%	239,562,910	-26,069,521	-9.81%	40.04%	128,359,504	-768,532	-0.60%	79.51%
2020	163,752,141	-16,954,436	-9.38%	48.33%	222,402,963	-17,159,947	-7.16%	30.01%	128,702,960	343,456	0.27%	79.99%
2021	161,513,377	-2,238,764	-1.37%	46.31%	222,992,165	589,202	0.26%	30.36%	129,320,179	617,219	0.48%	80.86%
2022	163,531,105	2,017,728	1.25%	48.13%	222,821,286	-170,879	-0.08%	30.26%	138,654,997	9,334,818	7.22%	93.91%
2023	162,145,370	-1,385,735	-0.85%	46.88%	234,819,734	11,998,448	5.38%	37.27%	158,715,858	20,060,861	14.47%	121.97%

Rate Ann.%chg: Irrigated **3.92%** Dryland **3.22%** Grassland **8.30%**

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2013	21,603	-	-	-	0	-	-	-	352,982,469	-	-	-
2014	21,646	43	0.20%	0.20%	0	0	-	-	524,779,268	171,796,799	48.67%	48.67%
2015	21,475	-171	-0.79%	-0.59%	0	0	-	-	622,011,497	97,232,229	18.53%	76.22%
2016	21,217	-258	-1.20%	-1.79%	0	0	-	-	640,281,707	18,270,210	2.94%	81.39%
2017	21,192	-25	-0.12%	-1.90%	0	0	-	-	634,878,192	-5,403,515	-0.84%	79.86%
2018	21,191	-1	0.00%	-1.91%	0	0	-	-	575,067,853	-59,810,339	-9.42%	62.92%
2019	21,396	205	0.97%	-0.96%	0	0	-	-	548,650,387	-26,417,466	-4.59%	55.43%
2020	21,385	-11	-0.05%	-1.01%	0	0	-	-	514,879,449	-33,770,938	-6.16%	45.87%
2021	21,288	-97	-0.45%	-1.46%	0	0	-	-	513,847,009	-1,032,440	-0.20%	45.57%
2022	20,580	-708	-3.33%	-4.74%	0	0	-	-	525,027,968	11,180,959	2.18%	48.74%
2023	20,578	-2	-0.01%	-4.74%	0	0	-	-	555,701,540	30,673,572	5.84%	57.43%

Cnty# **73**
County **RED WILLOW**

Rate Ann.%chg: Total Agric Land **4.64%**

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	110,755,285	61,855	1,791			171,012,239	180,743	946			71,511,874	193,274	370		
2014	161,078,114	61,793	2,607	45.58%	45.58%	262,447,381	181,014	1,450	53.24%	53.24%	101,411,193	193,162	525	41.89%	41.89%
2015	175,861,661	61,343	2,867	9.98%	60.11%	315,814,867	181,514	1,740	20.00%	83.89%	130,314,483	193,056	675	28.57%	82.43%
2016	192,765,404	60,650	3,178	10.86%	77.50%	312,293,257	179,327	1,741	0.09%	84.06%	135,060,681	195,707	690	2.24%	86.52%
2017	192,394,248	60,562	3,177	-0.05%	77.42%	312,825,956	179,655	1,741	-0.01%	84.03%	129,805,555	195,450	664	-3.76%	79.50%
2018	180,646,193	60,722	2,975	-6.35%	66.15%	265,441,055	179,359	1,480	-15.01%	56.42%	129,119,430	195,535	660	-0.57%	78.47%
2019	180,708,173	60,751	2,975	-0.01%	66.13%	239,656,069	179,406	1,336	-9.74%	41.18%	128,311,756	195,465	656	-0.59%	77.42%
2020	163,752,141	56,488	2,899	-2.54%	61.90%	222,402,965	179,146	1,241	-7.06%	31.21%	128,702,962	199,894	644	-1.92%	74.01%
2021	161,148,672	55,604	2,898	-0.02%	61.86%	223,150,422	179,745	1,241	0.00%	31.21%	129,301,829	200,210	646	0.31%	74.55%
2022	162,960,320	56,226	2,898	0.01%	61.87%	222,690,630	179,368	1,242	0.00%	31.22%	140,017,393	200,104	700	8.34%	89.11%
2023	163,756,287	56,492	2,899	0.01%	61.89%	234,103,498	179,496	1,304	5.05%	37.84%	158,717,208	199,588	795	13.65%	114.92%

Rate Annual %chg Average Value/Acre: 4.94%

3.26%

7.95%

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	21,730	867	25			12,170	12	1,000			353,313,298	436,752	809		
2014	21,687	866	25	0.00%	0.00%	0	0				524,958,375	436,834	1,202	48.55%	48.55%
2015	21,633	863	25	0.00%	0.00%	0	0				622,012,644	436,777	1,424	18.50%	76.04%
2016	21,219	847	25	0.00%	0.00%	0	0				640,140,561	436,531	1,466	2.97%	81.27%
2017	21,192	846	25	0.00%	0.00%	0	0				635,046,951	436,513	1,455	-0.79%	79.84%
2018	21,192	846	25	0.00%	0.00%	0	0				575,227,870	436,462	1,318	-9.41%	62.92%
2019	21,181	845	25	0.00%	-0.01%	0	0				548,697,179	436,467	1,257	-4.61%	55.40%
2020	21,385	854	25	0.00%	0.00%	0	0				514,879,453	436,382	1,180	-6.15%	45.85%
2021	21,287	850	25	0.00%	0.00%	0	0				513,622,210	436,408	1,177	-0.25%	45.49%
2022	20,627	823	25	0.00%	0.00%	0	0				525,688,970	436,520	1,204	2.32%	48.87%
2023	20,577	821	25	0.00%	0.00%	0	0				556,597,570	436,397	1,275	5.91%	57.66%

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RED WILLOW

Rate Annual %chg Average Value/Acre: 4.66%

(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
10,702	RED WILLOW	80,734,770	22,355,340	33,687,391	532,937,487	181,468,388	0	0	555,701,540	59,092,737	25,508,786	11,048,130	1,502,534,569
cnty sectorvalue % of total value:		5.37%	1.49%	2.24%	35.47%	12.08%			36.96%	3.93%	1.70%	0.74%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
270	BARTLEY	749,870	603,805	1,268,225	11,902,082	3,529,739	0	0	168,543	0	9,548	0	18,231,812
2.52%	%sector of county sector	0.93%	2.70%	3.76%	2.23%	1.95%			0.03%		0.04%		1.21%
	%sector of municipality	4.11%	3.31%	6.96%	65.28%	19.36%			0.92%		0.05%		100.00%
80	DANBURY	7,282	112,130	36,661	1,588,041	936,220	0	0	18,570	0	0	0	2,698,904
0.75%	%sector of county sector	0.01%	0.50%	0.11%	0.30%	0.52%			0.00%				0.18%
	%sector of municipality	0.27%	4.15%	1.36%	58.84%	34.69%			0.69%				100.00%
524	INDIANOLA	603,046	2,252,791	1,970,199	19,842,846	4,820,413	0	0	550,137	0	691	0	30,040,123
4.90%	%sector of county sector	0.75%	10.08%	5.85%	3.72%	2.66%			0.10%		0.00%		2.00%
	%sector of municipality	2.01%	7.50%	6.56%	66.05%	16.05%			1.83%		0.00%		100.00%
46	LEBANON	136,793	50,231	20,393	867,993	39,338	0	0	0	0	0	0	1,114,748
0.43%	%sector of county sector	0.17%	0.22%	0.06%	0.16%	0.02%							0.07%
	%sector of municipality	12.27%	4.51%	1.83%	77.86%	3.53%							100.00%
7,446	MCCOOK	19,112,040	9,977,366	8,113,355	370,410,084	149,275,942	0	0	4,611	0	0	0	556,893,398
69.58%	%sector of county sector	23.67%	44.63%	24.08%	69.50%	82.26%			0.00%				37.06%
	%sector of municipality	3.43%	1.79%	1.46%	66.51%	26.81%			0.00%				100.00%
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
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	%sector of municipality												
8,367	Total Municipalities	20,609,031	12,996,324	11,408,834	404,611,050	158,601,654	0	0	741,861	0	10,239	0	608,978,990
78.18%	%all municip.sectors of cnty	25.53%	58.14%	33.87%	75.92%	87.40%			0.13%		0.04%		40.53%

73 RED WILLOW

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 : 8,693	Value : 1,494,372,262	Growth 6,718,467	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	429	2,631,046	243	6,693,532	307	6,916,431	979	16,241,009	
02. Res Improve Land	3,487	35,049,497	287	10,228,397	297	9,061,271	4,071	54,339,165	
03. Res Improvements	3,572	401,151,309	315	60,722,495	323	49,956,530	4,210	511,830,334	
04. Res Total	4,001	438,831,852	558	77,644,424	630	65,934,232	5,189	582,410,508	2,644,426
% of Res Total	77.11	75.35	10.75	13.33	12.14	11.32	59.69	38.97	39.36
05. Com UnImp Land	120	2,672,694	12	129,741	1	30,000	133	2,832,435	
06. Com Improve Land	541	19,640,457	34	1,162,126	21	2,312,791	596	23,115,374	
07. Com Improvements	543	137,584,317	37	10,743,936	35	10,375,759	615	158,704,012	
08. Com Total	663	159,897,468	49	12,035,803	36	12,718,550	748	184,651,821	1,858,810
% of Com Total	88.64	86.59	6.55	6.52	4.81	6.89	8.60	12.36	27.67
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	0	0	0	0	0
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	4,001	438,831,852	558	77,644,424	630	65,934,232	5,189	582,410,508	2,644,426
% of Res & Rec Total	77.11	75.35	10.75	13.33	12.14	11.32	59.69	38.97	39.36
Com & Ind Total	663	159,897,468	49	12,035,803	36	12,718,550	748	184,651,821	1,858,810
% of Com & Ind Total	88.64	86.59	6.55	6.52	4.81	6.89	8.60	12.36	27.67
17. Taxable Total	4,664	598,729,320	607	89,680,227	666	78,652,782	5,937	767,062,329	4,503,236
% of Taxable Total	78.56	78.05	10.22	11.69	11.22	10.25	68.30	51.33	67.03

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	7	123,145	2,524,390	0	0	0
19. Commercial	24	1,132,403	30,883,065	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	7	123,145	2,524,390
19. Commercial	0	0	0	24	1,132,403	30,883,065
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				31	1,255,548	33,407,455

Schedule III : Mineral Interest Records

Mineral Interest	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
23. Producing	0	0	0	0	55	9,616,900	55	9,616,900	0
24. Non-Producing	0	0	0	0	0	0	0	0	0
25. Total	0	0	0	0	55	9,616,900	55	9,616,900	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	473	128	204	805

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	38	705,057	384	69,326,264	1,685	409,004,137	2,107	479,035,458
28. Ag-Improved Land	2	155,905	148	35,512,870	421	127,772,498	571	163,441,273
29. Ag Improvements	2	4,923	149	19,496,951	443	55,714,428	594	75,216,302

30. Ag Total				2,701	717,693,033
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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	4	4.00	120,000	
32. HomeSite Improv Land	0	0.00	0	82	81.99	2,739,650	
33. HomeSite Improvements	0	0.00	0	84	0.00	14,551,903	
34. HomeSite Total							
35. FarmSite UnImp Land	1	4.11	14,385	32	187.53	484,060	
36. FarmSite Improv Land	0	0.00	0	111	397.07	2,072,920	
37. FarmSite Improvements	2	0.00	4,923	130	0.00	4,945,048	
38. FarmSite Total							
39. Road & Ditches	8	5.90	0	339	993.06	0	
40. Other- Non Ag Use	0	0.00	0	1	1.99	1,990	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	28	28.00	850,000	32	32.00	970,000	
32. HomeSite Improv Land	275	277.99	8,639,700	357	359.98	11,379,350	
33. HomeSite Improvements	283	0.00	39,738,601	367	0.00	54,290,504	2,215,231
34. HomeSite Total				399	391.98	66,639,854	
35. FarmSite UnImp Land	77	503.69	915,290	110	695.33	1,413,735	
36. FarmSite Improv Land	336	1,388.11	5,011,986	447	1,785.18	7,084,906	
37. FarmSite Improvements	397	0.00	15,975,827	529	0.00	20,925,798	0
38. FarmSite Total				639	2,480.51	29,424,439	
39. Road & Ditches	1,682	5,856.68	0	2,029	6,855.64	0	
40. Other- Non Ag Use	5	29.96	60,590	6	31.95	62,580	
41. Total Section VI				1,038	9,760.08	96,126,873	2,215,231

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

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

Schedule VIII : Agricultural Records : Special Value

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	21,479.56	38.44%	71,526,270	39.45%	3,329.97
46. 1A	24,068.77	43.08%	80,143,109	44.20%	3,329.76
47. 2A1	3,557.02	6.37%	11,201,392	6.18%	3,149.09
48. 2A	2,470.59	4.42%	7,633,937	4.21%	3,089.92
49. 3A1	62.78	0.11%	185,828	0.10%	2,959.99
50. 3A	8.10	0.01%	15,820	0.01%	1,953.09
51. 4A1	1,841.88	3.30%	4,646,547	2.56%	2,522.72
52. 4A	2,387.28	4.27%	5,968,450	3.29%	2,500.10
53. Total	55,875.98	100.00%	181,321,353	100.00%	3,245.07
Dry					
54. 1D1	450.16	0.25%	672,991	0.26%	1,495.00
55. 1D	132,769.05	73.75%	198,489,802	75.47%	1,495.00
56. 2D1	4,710.28	2.62%	6,782,799	2.58%	1,440.00
57. 2D	23,712.84	13.17%	34,146,499	12.98%	1,440.00
58. 3D1	268.65	0.15%	357,305	0.14%	1,330.00
59. 3D	46.95	0.03%	62,445	0.02%	1,330.03
60. 4D1	11,017.77	6.12%	13,717,169	5.22%	1,245.00
61. 4D	7,039.46	3.91%	8,764,151	3.33%	1,245.00
62. Total	180,015.16	100.00%	262,993,161	100.00%	1,460.95
Grass					
63. 1G1	14,681.71	7.37%	16,050,534	9.06%	1,093.23
64. 1G	19,651.01	9.86%	21,167,242	11.95%	1,077.16
65. 2G1	37,888.20	19.01%	32,650,033	18.43%	861.75
66. 2G	95,109.39	47.71%	80,044,156	45.18%	841.60
67. 3G1	366.78	0.18%	306,265	0.17%	835.01
68. 3G	5,064.51	2.54%	4,295,916	2.42%	848.24
69. 4G1	25,408.17	12.75%	21,572,622	12.18%	849.04
70. 4G	1,169.53	0.59%	1,082,929	0.61%	925.95
71. Total	199,339.30	100.00%	177,169,697	100.00%	888.78
Irrigated Total					
	55,875.98	12.81%	181,321,353	29.17%	3,245.07
Dry Total					
	180,015.16	41.28%	262,993,161	42.31%	1,460.95
Grass Total					
	199,339.30	45.71%	177,169,697	28.50%	888.78
72. Waste	819.49	0.19%	81,949	0.01%	100.00
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	436,049.93	100.00%	621,566,160	100.00%	1,425.45

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	122.71	406,916	16,251.82	52,704,251	39,501.45	128,210,186	55,875.98	181,321,353
77. Dry Land	176.79	258,584	17,214.94	25,043,809	162,623.43	237,690,768	180,015.16	262,993,161
78. Grass	143.55	181,077	21,800.47	21,656,138	177,395.28	155,332,482	199,339.30	177,169,697
79. Waste	0.00	0	163.16	16,316	656.33	65,633	819.49	81,949
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	443.05	846,577	55,430.39	99,420,514	380,176.49	521,299,069	436,049.93	621,566,160

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	55,875.98	12.81%	181,321,353	29.17%	3,245.07
Dry Land	180,015.16	41.28%	262,993,161	42.31%	1,460.95
Grass	199,339.30	45.71%	177,169,697	28.50%	888.78
Waste	819.49	0.19%	81,949	0.01%	100.00
Other	0.00	0.00%	0	0.00%	0.00
Exempt	0.00	0.00%	0	0.00%	0.00
Total	436,049.93	100.00%	621,566,160	100.00%	1,425.45

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 Bartley (3)	53	216,117	173	753,847	177	13,254,049	230	14,224,013	183,523
83.2 Danbury (5)	38	97,305	60	66,042	63	2,129,953	101	2,293,300	20,156
83.3 Indianola (2)	54	147,879	284	1,068,467	293	21,462,466	347	22,678,812	176,285
83.4 Lebanon (4)	47	50,329	45	53,671	48	1,149,713	95	1,253,713	18,163
83.5 Mccook (1)	237	2,119,416	2,925	33,107,470	2,991	363,155,128	3,228	398,382,014	1,610,952
83.6 Rural (7)	282	5,983,354	244	7,436,892	267	37,837,877	549	51,258,123	34,764
83.7 Suburban (6)	268	7,626,609	340	11,852,776	371	72,841,148	639	92,320,533	600,583
84 Residential Total	979	16,241,009	4,071	54,339,165	4,210	511,830,334	5,189	582,410,508	2,644,426

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line# I</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Bartley (3)	5	29,242	19	425,022	20	3,078,655	25	3,532,919	0
85.2	Danbury (5)	7	7,622	15	19,083	15	905,185	22	931,890	0
85.3	Indianola (2)	19	117,312	40	268,854	42	4,444,307	61	4,830,473	3,006
85.4	Lebanon (4)	4	1,047	8	2,234	8	39,520	12	42,801	0
85.5	Mccook (1)	86	2,550,032	459	18,925,264	458	129,116,650	544	150,591,946	1,128,003
85.6	Rural (7)	2	30,300	18	2,211,621	32	7,540,044	34	9,781,965	0
85.7	Suburban (6)	10	96,880	37	1,263,296	40	13,579,651	50	14,939,827	727,801
86	Commercial Total	133	2,832,435	596	23,115,374	615	158,704,012	748	184,651,821	1,858,810

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	10,896.02	5.80%	12,656,216	7.62%	1,161.54
88. 1G	18,549.93	9.88%	19,970,438	12.02%	1,076.58
89. 2G1	36,367.25	19.37%	30,881,943	18.59%	849.17
90. 2G	91,843.58	48.92%	77,037,692	46.37%	838.79
91. 3G1	259.50	0.14%	216,684	0.13%	835.01
92. 3G	3,814.74	2.03%	3,216,140	1.94%	843.08
93. 4G1	25,185.07	13.41%	21,335,115	12.84%	847.13
94. 4G	841.46	0.45%	808,989	0.49%	961.41
95. Total	187,757.55	100.00%	166,123,217	100.00%	884.78
CRP					
96. 1C1	353.41	15.66%	528,349	16.21%	1,495.00
97. 1C	420.31	18.62%	628,363	19.27%	1,495.00
98. 2C1	823.30	36.48%	1,185,551	36.36%	1,440.00
99. 2C	462.00	20.47%	665,278	20.41%	1,440.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	73.14	3.24%	97,276	2.98%	1,330.00
102. 4C1	124.91	5.53%	155,513	4.77%	1,245.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	2,257.07	100.00%	3,260,330	100.00%	1,444.50
Timber					
105. 1T1	3,432.28	36.81%	2,865,969	36.81%	835.00
106. 1T	680.77	7.30%	568,441	7.30%	835.00
107. 2T1	697.65	7.48%	582,539	7.48%	835.00
108. 2T	2,803.81	30.07%	2,341,186	30.07%	835.00
109. 3T1	107.28	1.15%	89,581	1.15%	835.02
110. 3T	1,176.63	12.62%	982,500	12.62%	835.01
111. 4T1	98.19	1.05%	81,994	1.05%	835.05
112. 4T	328.07	3.52%	273,940	3.52%	835.00
113. Total	9,324.68	100.00%	7,786,150	100.00%	835.00
<hr/>					
Grass Total	187,757.55	94.19%	166,123,217	93.77%	884.78
CRP Total	2,257.07	1.13%	3,260,330	1.84%	1,444.50
Timber Total	9,324.68	4.68%	7,786,150	4.39%	835.00
<hr/>					
114. Market Area Total	199,339.30	100.00%	177,169,697	100.00%	888.78

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

73 Red Willow

	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	532,937,487	582,410,508	49,473,021	9.28%	2,644,426	8.79%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	59,092,737	66,639,854	7,547,117	12.77%	2,215,231	9.02%
04. Total Residential (sum lines 1-3)	592,030,224	649,050,362	57,020,138	9.63%	4,859,657	8.81%
05. Commercial	181,468,388	184,651,821	3,183,433	1.75%	1,858,810	0.73%
06. Industrial	0	0	0		0	
07. Total Commercial (sum lines 5-6)	181,468,388	184,651,821	3,183,433	1.75%	1,858,810	0.73%
08. Ag-Farmsite Land, Outbuildings	25,442,206	29,424,439	3,982,233	15.65%	0	15.65%
09. Minerals	11,048,130	9,616,900	-1,431,230	-12.95	0	-12.95%
10. Non Ag Use Land	66,580	62,580	-4,000	-6.01%		
11. Total Non-Agland (sum lines 8-10)	36,556,916	39,103,919	2,547,003	6.97%	0	6.97%
12. Irrigated	162,145,370	181,321,353	19,175,983	11.83%		
13. Dryland	234,819,734	262,993,161	28,173,427	12.00%		
14. Grassland	158,715,858	177,169,697	18,453,839	11.63%		
15. Wasteland	20,578	81,949	61,371	298.24%		
16. Other Agland	0	0	0			
17. Total Agricultural Land	555,701,540	621,566,160	65,864,620	11.85%		
18. Total Value of all Real Property (Locally Assessed)	1,365,757,068	1,494,372,262	128,615,194	9.42%	6,718,467	8.93%

2024 Assessment Survey for Red Willow County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	3
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$307,904
7.	Adopted budget, or granted budget if different from above:
	same
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$20,000
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	n/a
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$60,000 computer and GIS
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:
	\$174,566

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
3.	Personal Property software:
	MIPS
4.	Are cadastral maps currently being used?
	Yes
5.	If so, who maintains the Cadastral Maps?
	Office Staff
6.	Does the county have GIS software?
	Yes
7.	Is GIS available to the public? If so, what is the web address?
	Yes, redwillow.gworks.com
8.	Who maintains the GIS software and maps?
	Office staff
9.	What type of aerial imagery is used in the cyclical review of properties?
	GIS to verify land use
10.	When was the aerial imagery last updated?
	2022

C. Zoning Information

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

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

D. Contracted Services

1.	Appraisal Services:
	Pritchard & Abbott and Central Plains Valuation
2.	GIS Services:
	gWorks, Inc
3.	Other services:
	Applied Connective (IT)

E. Appraisal /Listing Services

1.	List any outside appraisal or listing services employed by the county for the current assessment year
	Yes, for both the commercial and oil and gas mineral appraisals
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	The county requires that the commercial appraiser be licensed in Nebraska; Pritchard and Abbott are contracted with because they are experts in the field of oil and gas mineral appraisal.
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 Red Willow County

1.	Valuation data collection done by:																
	The county assessor and staff																
2.	List the valuation group recognized by the County and describe the unique characteristics of each:																
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>McCook - largest community with a population of nearly 8,000 residents. McCook serves as a regional hub for job opportunities, services and amenities. The housing market is active; currently there is a housing shortage, but with a limited number of vacant lots available there is minimal new construction at this time. The community has been active in researching ways to improve the housing shortage.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Indianola - small village East of McCook. The economy is agricultural based with limited jobs available; the majority of residents will commute to surrounding towns for employment.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Bartley - small village East of McCook, there is some residential activity each year; however, it is somewhat less desirable as it is a farther commute to jobs and services.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Lebanon and Danbury - very small villages with populations less than 100. There are no services or amenities in these communities and the market is not organized.</td> </tr> <tr> <td style="text-align: center;">6</td> <td>Rural and Suburban includes all residential parcels outside of the City and Village boundaries. The market is strong for properties in this area as buyers find rural living with a short commute desirable.</td> </tr> <tr> <td style="text-align: center;">AG DW</td> <td>Agricultural dwellings</td> </tr> <tr> <td style="text-align: center;">AG OB</td> <td>Agricultural outbuildings</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	McCook - largest community with a population of nearly 8,000 residents. McCook serves as a regional hub for job opportunities, services and amenities. The housing market is active; currently there is a housing shortage, but with a limited number of vacant lots available there is minimal new construction at this time. The community has been active in researching ways to improve the housing shortage.	2	Indianola - small village East of McCook. The economy is agricultural based with limited jobs available; the majority of residents will commute to surrounding towns for employment.	3	Bartley - small village East of McCook, there is some residential activity each year; however, it is somewhat less desirable as it is a farther commute to jobs and services.	4	Lebanon and Danbury - very small villages with populations less than 100. There are no services or amenities in these communities and the market is not organized.	6	Rural and Suburban includes all residential parcels outside of the City and Village boundaries. The market is strong for properties in this area as buyers find rural living with a short commute desirable.	AG DW	Agricultural dwellings	AG OB	Agricultural outbuildings
<u>Valuation Group</u>	<u>Description of unique characteristics</u>																
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AG DW	Agricultural dwellings																
AG OB	Agricultural outbuildings																
3.	List and describe the approach(es) used to estimate the market value of residential properties.																
	The cost approach and the sales comparison approach are both used to estimate the market value of residential property.																
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?																
	Yes, depreciation tables are established using local market information.																
5.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.																
	Yes, for each neighborhood in McCook. The rest are by valuation group.																
6.	Describe the methodology used to determine the residential lot values?																
	Sales studies of vacant lots are conducted and values are established by the square foot.																
7.	How are rural residential site values developed?																

	Costs to improve the sites with sewer, water and electricity were studied along with vacant land sales.																																												
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?																																												
	N/A, Currently there are no applications on file.																																												
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	*Costing was rolled up in 2023 for Indianola, Bartley, Rural, Suburban and Agricultural dwellings.																																												

2024 Commercial Assessment Survey for Red Willow County

1.	Valuation data collection done by:																		
	The county assessor and staff, and by the contracted appraisal service.																		
2.	List the valuation group recognized in the County and describe the unique characteristics of each:																		
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2	Bartley, Danbury, Indianola, and Lebanon - all small villages in the county. Each have few basic services and amenities with little commercial activity.																		
3.	List and describe the approach(es) used to estimate the market value of commercial properties.																		
	All three approaches to value are used where applicable. Income data is not always available and the sales approach is limited by having few sales within similar occupancy codes.																		
3a.	Describe the process used to determine the value of unique commercial properties.																		
	Contract appraisers are relied upon to assist in valuing unique commercial properties when necessary.																		
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?																		
	Yes, the depreciation tables are developed using local market information varying by occupancy codes.																		
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																		
6.	Describe the methodology used to determine the commercial lot values.																		
	Sales analysis is conducted and values are applied by the square foot, front foot or per acre value.																		
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2	2022	2021	2022	2021-2022															
	All commercial properties were inspected by Central Plains Valuation in 2021-2022. Pickup work for 2024 has been completed by Central Plains Valuation. New values and new costing were implemented for 2023 assessment year.																		

2024 Agricultural Assessment Survey for Red Willow County

1.	Valuation data collection done by:							
	The county assessor and staff							
2.	List each market area, and describe the location and the specific characteristics that make each unique.							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Market Area</u></th> <th style="width: 65%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 20%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>There are no discernible differences throughout the county to warrant establishing market areas.</td> <td style="text-align: center;">2020-2022</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	01	There are no discernible differences throughout the county to warrant establishing market areas.	2020-2022
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>						
01	There are no discernible differences throughout the county to warrant establishing market areas.	2020-2022						
3.	Describe the process used to determine and monitor market areas.							
	<p>Spreadsheets and maps are developed to monitor sales of each land class to determine if there is any evidence of a need for market areas.</p> <p>Mailed out new GIS maps and letters to the farmers asking for new FSA maps or updated land use.</p>							
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.							
	Sales studies have been conducted to determine influences and characteristics typical for rural residential tracts. Based on the information from the study, tracts that are 20 acres or less are valued as a residential site unless other evidence is available to show that the land is actively being used for agricultural purposes. Sales are also monitored for any recreational use.							
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?							
	Farm home sites and rural residential home sites are valued the same.							
6.	What separate market analysis has been conducted where intensive use is identified in the county?							
	A contract appraiser was hired to help establish values for the feed lots.							
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.							
	N/A							
7a.	Are any other agricultural subclasses used? If yes, please explain.							
	CREP, CRP, and EQUIP							
	<i><u>If your county has special value applications, please answer the following</u></i>							
8a.	How many parcels have a special valuation application on file?							
	N/A							
8b.	What process was used to determine if non-agricultural influences exist in the county?							

	N/A
	<i><u>If your county recognizes a special value, please answer the following</u></i>
8c.	Describe the non-agricultural influences recognized within the county.
	N/A
8d.	Where is the influenced area located within the county?
	N/A
8e.	Describe in detail how the special values were arrived at in the influenced area(s).
	N/A

2023 AMENDED PLAN OF ASSESSMENT FOR RED WILLOW COUNTY
ASSESSMENT YEARS 2024, 2025 AND 2026

DATE: October 3, 2023

Pursuant to Neb. Laws 2005, LB263, Section 9, on or before June 15 each year, the assessor shall prepare a plan of assessment which describes the assessment actions planned for the next assessment year and two years thereafter. On or before July 31 each year, the assessor shall present the plan to the county board of equalization and the assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Property Assessment and Taxation on or before October 31 each year.

General Description of Real Property in Red Willow County:

	<u>Parcels</u>	<u>% of Total Parcels</u>	<u>% of Taxable Value Base</u>
Residential	5,199	59.86%	38.96%
Commercial	741	08.53%	13.39%
Agricultural	2,690	30.97%	46.84%
Mineral Interest	56	00.64%	00.81%

Agricultural Land – taxable acres:

Irrigated	56,492.36	12.94%
Dry	179,495.74	41.13%
Grass	199,588.12	45.74%
Waste	821.23	00.19%

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

Current Resources:

A. Staff/Budget/Training

The Red Willow County Assessor provides general supervision over the staff and directs the assessment of all property in Red Willow County. The county assessor prepares the assessment roll according to section 77-129 and described in section 77-303. The assessor follows all the rules and regulations made under Chapter 77 and supervises all reappraisals in the county. Other duties of the assessor include managing the staff, preparing the budget, filing claims for payment of the expenses for the assessor’s office. Hiring new employees is handled by the assessor including interviews, setting the salary and preparing the job description for that employee. The assessor meets with the liaison on surveys and reports and completes all reports as required by the statutes in a timely manner. The assessor prepares information for protests & attends the hearings before the county board of equalization. The evidence for Tax Equalization and Review Commission hearings are prepared by the assessor and the commercial appraiser, if necessary. They also attend with hearings with the deputy

county attorney. The centrally assessed values are checked and certified to the political subdivisions by the assessor. The assessor studies the statistics to determine which areas need a review or reappraisal. The assessor also oversees the six-year physical inspection of real estate.

The Deputy Assessor handles the real estate transfers, including changing ownership on the record cards and computer records. She files the sales electronically with the state and prepares sales books for our office's use and the public's use. The sales books include sales sheets with the purchase price and date, general information and pictures of the property. Real estate splits are done by the deputy including splitting out the parcel on GIS and creating new parcel information in the computer. The deputy also prepares questionnaires for mailing to the buyer and seller to verify sold properties. She maintains the GIS maps and keeps them current. When necessary, the deputy assists the assessor with personnel matters, including interviewing applicants for employment.

One of the Assessor's Clerks are in charge of data collection and 6-year physical inspections for appraisal work and new construction. She takes measurements and gathers the information necessary to appraise the property, takes pictures and does some of the data entry in the CAMA program. This clerk is currently training other girls in the office to help with data collection. She also keeps the files up to date on the building permits from the city, other villages and the county zoning administrator.

Another of the Assessor's Clerks is in charge of preparing and mailing out personal property returns and also the reminder notices that are sent out in April. She is in training to assist the deputy with real estate transfers and also to work on homestead exemptions. She processes the homestead applications, enters them in the Centurion database, and prepares them for mailing to the Dept. of Revenue.

We have one new clerk that started this year. She will assist with data collection and reappraisal work. She will review the realtor site and print out information on properties that are listed for sale. She will also help with homestead exemptions and personal property returns.

The entire staff is trained to handle personal property returns including reviewing the taxpayer's depreciation worksheets. The staff helps the public with completing their homestead exemption applications and income forms. They also do data entry on the CAMA program. We work together to print and mail notice of valuation changes. Various staff members serve on personnel and safety committees that were set up by the county board.

The County Assessor and Deputy Assessor both hold an assessor's certificate with the State of Nebraska. The assessor attends the Assessor's workshops, IAAO courses, as well as other meetings to keep informed about new legislation and changes. The required hours of education are completed in order to retain the assessor's certificate. Red Willow County has a procedure manual in place to guide the staff in the process of pick-up work, reappraisals, real

estate transfers, homestead exemptions and all major functions of the assessor's office. The manual describes and explains these operations in detail.

Our current budget includes a line item for reappraisals. This covers expenses for the oil and gas appraisal and assistance with commercial appraisals and pickup work. It also includes expenses for fuel costs for sales reviews and on-site inspections. The budget contains a line item for the geographical information system and computer expenses.

The 2023/2024 budget for the Red Willow County Assessor's office is \$307,904.

B. Cadastral Maps

The Red Willow County Assessor's office has identified all ag parcels and land classifications on GIS. We use the most current soil conversion. The staff maintains and keeps the data current by updating the information from current surveys and transfers. Our city and village maps were made in 1967. We have maps drawn when a new subdivision is filed. The county surveyor assists us with questions concerning surveys.

C. Property Record Cards

Property record cards in the assessor's office include owner's name and mailing address, the address of the property, legal description, classification codes, tax district codes and lot size. Information in the record card includes square feet of the improvement, quality, condition, year built, number of bathrooms, basement information, sketches and photos. The record cards are updated from information recorded with the county clerk, clerk of the district court and county court.

D. Software for CAMA, Assessment Administration, GIS

We use the MIPS computer system for our assessment and CAMA programs. We have a contract with Gworks for technical support & the GIS website. The county contracts with Applied Connective Technologies for our IT support.

Current Assessment Procedures for Real Property

Real property in Red Willow County is divided into three groups: residential, commercial and agricultural.

Residential Property: We review the residential statistics for the roster period and begin with the areas that are falling below the acceptable median of 92-100% of market value. The assessor's clerks conduct the residential physical inspections. Current data is checked for accuracy, notes are made about the quality and condition and a new photograph is taken of the

improvements. New structures or items that are discovered when doing the inspections are measured and the necessary information is collected. Full reappraisals are done as needed. Pickup work on real property is done annually using information from building permits and other sources. Building permits are provided by the McCook city office, the village of Indianola and the county zoning administrator. The smaller villages have no offices so permits are not available. If the property is not entirely done upon inspection, a follow-up review takes place at the end of the year. The owner is then contacted by phone or letter to confirm the percent of completion. The Marshall-Swift table of completion is used to determine the percent finished. Residential properties are all valued using the cost approach. The characteristics of houses and outbuildings are entered into the MIPS CAMA system. Some of the information entered includes the square foot of the house, quality, condition, year built, number of bathrooms, basements and basement finish. The system will then calculate the replacement cost as if the structure were to be built new.

Depreciation tables are developed by analyzing the sales in each neighborhood. This depreciation is applied to the RCN (replacement cost new) to determine the final market value for each property.

Commercial Property: We contracted with Central Plains Valuation to conduct the commercial physical inspections and reappraisal starting in 2021 and finishing up in 2022. They checked measurements, made notes about the quality and condition, took new photographs and visited with owners when possible. Central Plains Valuation finalized the values around March 14, 2023 then the Assessor and her staff began reviewing the information that was completed. When reviewing the commercial parcels many mistakes were discovered and the assessor’s office could not complete the review prior to the abstract being filed on March 19th. So far, the assessor’s office has taken at least 150 parcels to the county board of equalization to be approved as undervalued and overvalued property. Unfortunately, our current ratio for commercial property is listed in the reports and opinions as NEI (Not Enough Information) because of the problems with commercial for this year.

Agricultural: A market analysis of agricultural land by land class is done annually by the assessor. We keep a spreadsheet with all the agland sales to help us determine the values. We put the most emphasis on the sales that are predominately one land class, such as irrigated, dry or grass. We use our GIS imagery or physical inspections to meet the six-year review on agland.

Level of Value for assessment year 2023

<u>Property Class</u>	<u>Median</u>
Residential	96.00%
Commercial	NEI
Agricultural	69.00%

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

All reports are completed and filed in a timely manner usually being completed by the assessor with the assistance of the deputy assessor. These reports include the real property abstract, assessed value update (AVU), the certification of values, the school district taxable value report, homestead exemption average assessed value report, 3-year plan of assessment, homestead exemption summary certificate, personal property tax loss summary and certificate of taxes levied. The assessor certifies taxable valuations and growth value to political subdivisions by August 20th. The assessor's office prepares the tax list and delivers it to the treasurer before the deadline. There are also tax list corrections filed throughout the year.

The Red Willow County Assessor's office accepts homestead exemption applications from February 1st thru June 30th of each year. We refer to statute 77-3510 thru 77-3528 as a guideline when questions arise. We prepare the applications prior to mailing them out in February, checking for sold property, deceased individuals and making sure information on the application is complete and correct. We assist the applicants with the homestead application and income forms that are provided by the department. We are entering the current homestead exemptions into the Centurion file online. We mail the applications to the Nebraska Department of Revenue by August 1st of each year.

Personal property returns are to be filed with our office between January 1st and May 1st of each year. Personal property regulation 20 is used for assistance when questions arise. Schedules are mailed to each individual or company that filed the previous year and any new businesses or farmers we are aware of. The middle of April we send out a reminder postcard to anyone that has not yet filed. Penalties on personal property are applied to late filings as the law requires.

Our real estate transfers are timely completed and electronically filed with the Property Assessment Division. A questionnaire is sent to both the buyer and seller for all classes of property to help determine if the sale was an arms length transaction.

Assessment Actions Planned for Assessment Year 2024

Residential (and/or subclasses):

In 2023 we will begin the physical inspections on homes in Indianola, Bartley, Danbury, Lebanon, and the mobile homes in the county. We will finish these inspections in 2024 and continue the inspections in McCook neighborhoods to comply with the 6-year review cycle. We will begin working on a reappraisal for Danbury & Lebanon residential property. We will use new costing and develop new depreciation tables. We recently sent out questionnaires to the residential property owners in Indianola, Bartley, Danbury & Lebanon. We will review the information collected and make any necessary changes on those properties. We will review the statistics and identify any other problem areas that we need to address for 2024. All pickup work will be completed in-house based on the information gathered from building permits, realtor sites, and inspections.

Commercial (and/or subclasses):

An outside appraisal company will assist us with commercial pickup work. The statistics will be reviewed and spreadsheets will be developed to support any changes required. Our office will continue to review the current sales of each occupancy as well as gathering rent and expense information.

Agricultural Land (and/or subclasses):

The assessor will update the agland spreadsheet with sales from the past year. Our office will continue to study all land sales to determine the market value. All sales are reviewed for land use on GIS. We will continue to verify CREP and CRP land when it is available.

Assessment Actions Planned for Assessment Year 2025

Residential (and/or subclasses):

We will study mobile home sales to see if we need to apply new costing and develop new depreciation schedules. Information will be reviewed and any mobile homes that are not on MIPS costing will be put on for 2025. We will continue physical inspections in the City of McCook neighborhoods to comply with the 6-year review cycle. The statistics will be studied on all areas to determine if any other reviews or updates are needed.

Commercial (and/or subclasses):

An outside appraisal company will assist us with pickup work. Individual commercial occupancies will be studied to see if any adjustments are needed based on the market. The statistics will be reviewed and updates will be made based on the current market.

Agricultural Land (and/or subclasses):

Values will be determined based on current sales. We will continue to update GIS as current surveys are filed. I plan to continue to verify the land classification of sales by contacting the buyer and the seller. The assessor will update the agland spreadsheet with sales from the past year.

Assessment Actions planned for Assessment Year 2026

Residential (and/or subclasses):

We will continue to complete physical inspections on residential properties to meet the required 6-year inspections. Statistics for all residential neighborhoods will be generated and sales information will be studied. All residential appraisal work will be completed in-house.

Commercial (and/or subclasses):

An outside appraisal company will assist us with pickup work. The statistics will be reviewed and updates will be made based on the current market.

Agricultural (and/or subclasses):

A study of all land sales will be completed and values will be determined annually. The assessor will update the agland spreadsheet with sales for the past year.

Other duties performed by the assessor's office:

1. Record maintenance, mapping updates and ownership changes
2. Annually prepare and file Assessor Administrative reports required by law:
 - a. Real Property Abstract
 - b. Assessed Value Update (AVU)
 - c. School District Taxable Value Report
 - d. Certification of Value to Political Subdivisions
 - e. Homestead Exemption Average Assessed Value
 - f. 3-Year Plan of Assessment
 - g. Homestead Exemption Summary Certificate
 - h. Personal Property Tax Loss Summary
 - i. Certificate of Taxes Levied Report (CTL)
 - j. Report of all Exempt Property and Taxable Government Owned Property
3. Personal Property: The assessor's office oversees the annual filing of 1121 schedules; prepare notices for incomplete filings or failure to file and penalties are applied, as required.
4. Permissive Exemptions: The assessor's office oversees the annual filing of applications for new or continued exempt use, reviews the use and makes recommendations to the county board.
5. Taxable Government Owned Property: annual review of government owned property not used for public purpose and send notices of intent to tax.
6. Homestead Exemptions: The assessor's office manages 500 annual filings of exemption applications, reviews the applications to approve or disapprove, sends reminder notices and provides taxpayer assistance.

7. Centrally Assessed Property: The assessor reviews the valuations that have been certified by PTA for railroads and public service entities, creates a parcel for each record and verifies the value.
8. Tax Increment Financing: The assessor verifies the base and excess value for parcels that are in community redevelopment projects. They also process any new TIF projects and notice to divide paperwork.
9. Tax Districts and Tax Rates: The assessor's office oversees the school district and other tax entity boundary changes and reviews the tax rates prior to being certified.
10. Tax Lists: The assessor's office prepares and certifies the tax lists to the county treasurer.
11. Tax List Corrections: The assessor prepares tax list corrections when necessary, to file with the county treasurer.
12. County Board of Equalization: The assessor prepares information for protests and attends the hearings of the county board of equalization.
13. TERC Appeals: The assessor prepares information for TERC hearings and attends the hearings with TERC to defend the county's valuation.
14. TERC Statewide Equalization: The assessor attends statewide equalization hearings before TERC and provides explanations of the county's actions.
15. Education: The assessor and deputy assessor attend meetings, workshops and educational classes to obtain required hours of continuing education to maintain assessor certification.

Respectfully submitted,

Kristi Korell
Kristi Korell
Red Willow County Assessor

10/3/23
Date