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DEPARTMENT OF REVENUE

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

WASHINGTON COUNTY

NEBRASKA

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DEPARTMENT OF REVENUE

April 5, 2024



Jim Pillen, Governor

Commissioner Hotz :

The Property Tax Administrator has compiled the 2024 Reports and Opinions of the Property Tax Administrator for Washington 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 Washington 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: Robin Andreasen, Washington County Assessor

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

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

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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.

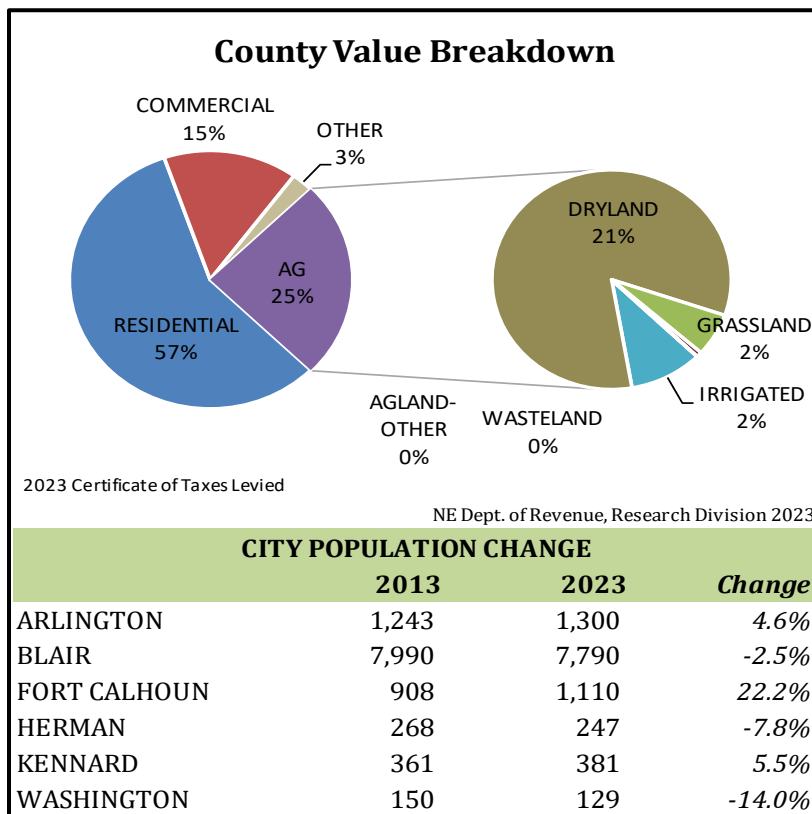
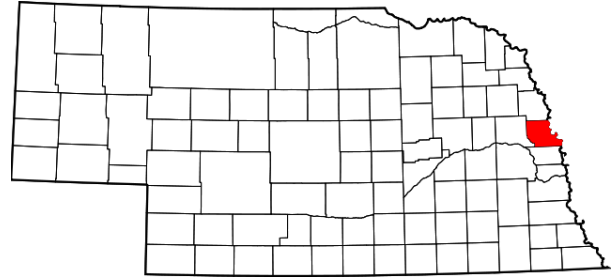
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors 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 390 square miles, Washington County has 21,167 residents, per the Census Bureau Quick Facts for 2024, a 1% population increase over the 2023 U.S. Census. Reports indicate that 81% of county residents are homeowners and 91% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$285,694 (2023 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Washington County are located in and around Blair, the county seat. According to the latest information available from the U.S. Census Bureau, there are 631 employer establishments with total employment of 6,441, for a 4% increase in employment since 2019.

Washington County is included in the Papio-Missouri River Natural Resources District (NRD).

An ethanol plant located in Blair also contributes to the local agricultural economy.

2024 Residential Correlation for Washington County

Assessment Actions

Residential properties within Blair were physically inspected for 2024, a lot study was also completed. A new depreciation table was implemented for the entire residential class. Additionally, Valuation Group 10 increased 6%, Valuation Group 15 and assessor location Lakeland increased 3%, the Village of Kennard was increased 10%, and rural residential parcels in Valuation Group 40 increased 15%. Pick-up work and routine maintenance were completed as warranted.

Assessment Practice Review

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

The sales qualification and verification processes are evaluated to determine if all arm's-length sales are made available for measurement. The usability percentage in Washington County is somewhat higher than the statewide average. Review of the qualified and non-qualified sales roster supports that sales qualification decisions have been correctly made, and that only arm's-length transactions have been utilized to measure the residential class.

The county assessor recognizes five valuation groups. Valuation Groups 1, 10, and 15 represent the largest cities and villages within Washington County. Valuation Group 50 includes platted subdivisions and unincorporated villages, while Valuation Group 40 includes all other rural parcels.

The required six-year inspection and review cycle is current for the residential class, having last been completed from 2020 to 2024 by the county assessor and staff. Lot studies have all been completed since 2022, depreciation tables were updated for the current assessment year, while the costing tables continue to be dated 2019 and should be updated in the next assessment year. The county assessor has a written valuation methodology on file.

Description of Analysis

Within the residential class, sales are stratified into five valuation groups.

Valuation Group	Description
1	Blair
10	Arlington
15	Ft Calhoun
40	Rural Residential
50	Rural Subdivisions, Herman, Kennard, Washington

2024 Residential Correlation for Washington County

Review of the statistical profile indicates that there are 452 residential sales, all three measures of central tendency correlate closely and support a level of value within the acceptable range. The COD and PRD are within the IAAO recommended ranges and suggest that values have been equitably applied.

All valuation groups have a sufficient sample of sales and have measures of central tendency within the acceptable range. The qualitative statistics of each individual valuation group also supports assessment uniformity.

Comparison of the 2024 County Abstract of Assessment for Real Property, Form 45 Compared to the 2023 Certificate of Taxes Levied Report (CTL) when compared with the changes to the sold properties supports that all values were uniformly applied.

Equalization and Quality of Assessment

Based on the review of the statistics and the assessment practice within Washington County, residential property values are equalized within the county. The quality of assessment of the residential class of property in Washington County complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	266	92.47	96.78	95.35	14.86	101.50
10	36	96.02	94.00	96.96	11.17	96.95
15	24	93.54	93.50	93.20	11.33	100.32
40	36	93.20	93.22	90.51	13.52	102.99
50	90	92.99	93.69	93.36	11.04	100.35
____ALL____	452	92.89	95.48	94.20	13.52	101.36

Level of Value

Based on analysis of all available information, the level of value for the residential property in Washington County is 93%.

2024 Commercial Correlation for Washington County

Assessment Actions

Lot values in seven commercial neighborhoods were updated for 2024. Pick-up work and routine maintenance were completed.

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.

Review of sales usability rates indicates that usability is near the state average, all arm's-length transactions have been used for measurement purposes.

Within the commercial class, three valuation groups are used to stratify property. Blair is the county seat and most competitive commercial market in the county, it is Valuation Group 1. Arlington is separated into Valuation Group 2, with some commercial activity each year. All other commercial properties make up Valuation Group 3.

Commercial properties were last inspected from 2019 to 2021, lot studies are dated 2018 to 2023, and cost and depreciation tables are dated 2019.

Description of Analysis

Within the commercial class of property, three valuation groups are used to stratify property.

Valuation Group	Description
1	Blair
2	Arlington
3	Ft Calhoun, Herman, Kennard and Rural

Review of the commercial indicates 32 sales within the class. The median and mean are near the low end of the acceptable range, while the weight mean is low. The COD is within the IAAO recommended range, while the PRD is slightly high. A single high dollar outlier is influencing both the weighted mean and the PRD, its hypothetical removal improves the weighted mean to 92% and the PRD is 101%.

Review of the valuation group substrata indicates that only Valuation Group 1 has a measurable sample of sales, although most display a median within the acceptable range. Valuation Group 10 with only five sales has a median well below the accepted range. The range around the median in the small samples is 81% to 96% supporting that the median is not meaningful for statistical analysis.

2024 Commercial Correlation for Washington County

Comparison of the sales file and the 2023 Certificate of Taxes Levied (CTL) Report to the 2024 Form 45, Abstract of Assessment supports that assessment actions were applied to all properties uniformly within the class.

Equalization and Quality of Assessment

Based on the assessment practices and the statistical analysis, commercial values in Washington County are believed to be equalized at an acceptable level of value. The quality of assessment of commercial property in Washington County meets generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	17	95.05	90.37	85.98	23.03	105.11
10	5	81.77	89.28	85.45	12.36	104.48
15	4	98.85	97.34	100.37	09.62	96.98
50	6	94.30	96.07	92.52	07.93	103.84
____ALL____	32	94.22	92.14	88.07	17.20	104.62

Level of Value

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

2024 Agricultural Correlation for Washington County

Assessment Actions

Irrigated and grassland values increased 7%, dryland increased 11%. Additionally, agricultural home sites and farm sites through out the county were increased. The pick-up work and other routine maintenance were completed timely.

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.

Review of qualified and non-qualified sales rosters confirmed that sales are qualified without a bias. Washington County is considered fully influenced; therefore, no agricultural land sales are used for the measurement of agricultural land within the county.

The Washington County Assessor has one market area for agricultural land in the county. Agricultural land throughout the county is subject to non-agricultural influences, particularly residential development, and special valuation applications have been filed throughout the county. The county establishes the special values by utilizing sales from Burt County, whose land most closely matches that of Washington County. Several market areas are maintained for monitoring the market value of agricultural properties.

Agricultural improvements are valued using the same process used for rural residential properties but will vary by market area. All improvements were last inspected in 2022 and 2023, farm home site and farm site values were adjusted this year. Costing and depreciation tables are dated 2019 and 2023 respectively, costing tables should be updated in the next assessment cycle.

The county has identified most of the acres enrolled in government programs. Intensive uses have been identified, but a market analysis to determine their actual market value has not been completed, currently the land is valued the same as excess farm site value. This should also be examined for the next assessment year.

Description of Analysis

Review of the statistical profile for Washington County indicates 43 sales for the measurement of the class. All sales are from Burt County, as Washington County is fully influenced. The measures of central tendency are all within the acceptable range, and the COD supports the use of the median as an indicator of the level of value.

Review of the 80% Majority Land Use (MLU) statistics indicates that only the dryland subclass has a measurable sample of sales and is within the acceptable range. Irrigated land is high with six sales, while the only grass sale displays a low ratio. Irrigated and grassland were increased seven percent this year and are equalized with surrounding county values. Based on the totality of the evidence, all agricultural land is assessed within the acceptable range.

2024 Agricultural Correlation for Washington County

Review of the 2023 Certificate of Taxes Levied (CTL) Report Compared to the Form 45, Abstract of Assessment reflects the reported actions of the county assessor and supports that agricultural land values have been uniformly applied.

Equalization and Quality of Assessment

Review of agricultural improved parcels support that all improvements are valued using the same processes that are utilized for rural residential properties and are equalized. The analysis of agricultural land sales also supports that agricultural land is equalized and is valued within the statutorily required assessment range. The quality of assessment of agricultural land within Washington County complies with generally accepted mass appraisal techniques.

<u>80%MLU By Market Area</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
<u> Irrigated </u>						
County	6	82.21	83.23	78.77	13.92	105.66
1	6	82.21	83.23	78.77	13.92	105.66
<u> Dry </u>						
County	36	70.41	70.10	68.27	17.92	102.68
1	36	70.41	70.10	68.27	17.92	102.68
<u> Grass </u>						
County	1	34.95	34.95	34.95		100.00
1	1	34.95	34.95	34.95		100.00
<u> ALL </u>						
10/01/2020 To 09/30/2023	43	72.14	71.11	69.38	19.28	102.49

Special Valuation Level of Value

Based on a review of all available information, the level of value for Special Valuation of agricultural land in Washington County is determined to be at the statutory level of 72% of market value.

2024 Opinions of the Property Tax Administrator for Washington 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	93	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	94	Meets generally accepted mass appraisal techniques.	No recommendation.
Special Valuation of Agricultural Land	72	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 5th day of April, 2024.



Sarah Scott
Property Tax Administrator

APPENDICES

2024 Commission Summary for Washington County

Residential Real Property - Current

Number of Sales	452	Median	92.89
Total Sales Price	\$140,464,041	Mean	95.48
Total Adj. Sales Price	\$140,464,041	Wgt. Mean	94.20
Total Assessed Value	\$132,310,220	Average Assessed Value of the Base	\$227,335
Avg. Adj. Sales Price	\$310,761	Avg. Assessed Value	\$292,722

Confidence Interval - Current

95% Median C.I	91.26 to 95.17
95% Wgt. Mean C.I	92.76 to 95.63
95% Mean C.I	93.67 to 97.29
% of Value of the Class of all Real Property Value in the County	42.86
% of Records Sold in the Study Period	5.51
% of Value Sold in the Study Period	7.10

Residential Real Property - History

Year	Number of Sales	LOV	Median
2023	619	93	93.43
2022	642	94	93.93
2021	612	94	93.54
2020	560	94	94.16

2024 Commission Summary for Washington County

Commercial Real Property - Current

Number of Sales	32	Median	94.22
Total Sales Price	\$9,048,985	Mean	92.14
Total Adj. Sales Price	\$9,048,985	Wgt. Mean	88.07
Total Assessed Value	\$7,969,085	Average Assessed Value of the Base	\$805,849
Avg. Adj. Sales Price	\$282,781	Avg. Assessed Value	\$249,034

Confidence Interval - Current

95% Median C.I	84.23 to 104.31
95% Wgt. Mean C.I	73.30 to 102.83
95% Mean C.I	84.47 to 99.81
% of Value of the Class of all Real Property Value in the County	14.58
% of Records Sold in the Study Period	4.07
% of Value Sold in the Study Period	1.26

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2023	46	94	94.29
2022	34	98	97.55
2021	23	100	93.67
2020	19	94	93.73

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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 : 452
 Total Sales Price : 140,464,041
 Total Adj. Sales Price : 140,464,041
 Total Assessed Value : 132,310,220
 Avg. Adj. Sales Price : 310,761
 Avg. Assessed Value : 292,722

MEDIAN : 93
 WGT. MEAN : 94
 MEAN : 95
 COD : 13.52
 PRD : 101.36

COV : 20.57
 STD : 19.64
 Avg. Abs. Dev : 12.56
 MAX Sales Ratio : 276.26
 MIN Sales Ratio : 59.07

95% Median C.I. : 91.26 to 95.17
 95% Wgt. Mean C.I. : 92.76 to 95.63
 95% Mean C.I. : 93.67 to 97.29

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-21 To 31-DEC-21	77	98.17	100.51	97.71	12.46	102.87	59.07	166.13	95.60 to 101.32	263,266	257,247
01-JAN-22 To 31-MAR-22	41	98.87	100.87	101.59	13.54	99.29	59.74	157.88	91.08 to 104.11	280,668	285,120
01-APR-22 To 30-JUN-22	79	91.02	93.99	93.83	13.29	100.17	65.02	198.33	87.53 to 96.51	304,310	285,519
01-JUL-22 To 30-SEP-22	71	91.95	93.98	94.43	14.78	99.52	61.10	241.83	86.44 to 97.46	326,711	308,515
01-OCT-22 To 31-DEC-22	26	91.35	100.08	91.39	17.53	109.51	65.84	276.26	86.82 to 97.14	347,846	317,890
01-JAN-23 To 31-MAR-23	38	93.06	92.28	93.79	10.41	98.39	64.12	116.04	89.17 to 97.34	327,395	307,051
01-APR-23 To 30-JUN-23	65	91.27	92.90	91.36	13.08	101.69	68.06	152.15	86.65 to 95.56	289,952	264,902
01-JUL-23 To 30-SEP-23	55	89.31	91.62	90.92	11.28	100.77	66.33	124.53	84.98 to 95.29	383,933	349,091
<u>Study Yrs</u>											
01-OCT-21 To 30-SEP-22	268	94.74	96.91	96.13	13.89	100.81	59.07	241.83	92.09 to 97.65	294,835	283,427
01-OCT-22 To 30-SEP-23	184	91.12	93.40	91.71	12.63	101.84	64.12	276.26	89.31 to 93.92	333,958	306,259
<u>Calendar Yrs</u>											
01-JAN-22 To 31-DEC-22	217	92.18	96.02	95.02	14.63	101.05	59.74	276.26	90.83 to 95.37	312,389	296,846
<u>ALL</u>	452	92.89	95.48	94.20	13.52	101.36	59.07	276.26	91.26 to 95.17	310,761	292,722

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	266	92.47	96.78	95.35	14.86	101.50	59.74	276.26	91.02 to 95.56	254,678	242,840
10	36	96.02	94.00	96.96	11.17	96.95	61.10	122.55	88.07 to 99.30	249,482	241,907
15	24	93.54	93.50	93.20	11.33	100.32	67.87	124.53	82.59 to 100.26	299,742	279,360
40	36	93.20	93.22	90.51	13.52	102.99	66.22	129.92	83.17 to 99.85	475,639	430,502
50	90	92.99	93.69	93.36	11.04	100.35	59.07	132.28	88.97 to 96.81	438,017	408,927
<u>ALL</u>	452	92.89	95.48	94.20	13.52	101.36	59.07	276.26	91.26 to 95.17	310,761	292,722

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	452	92.89	95.48	94.20	13.52	101.36	59.07	276.26	91.26 to 95.17	310,761	292,722
06											
07											
<u>ALL</u>	452	92.89	95.48	94.20	13.52	101.36	59.07	276.26	91.26 to 95.17	310,761	292,722

89 Washington

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 : 452
 Total Sales Price : 140,464,041
 Total Adj. Sales Price : 140,464,041
 Total Assessed Value : 132,310,220
 Avg. Adj. Sales Price : 310,761
 Avg. Assessed Value : 292,722

MEDIAN : 93
 WGT. MEAN : 94
 MEAN : 95
 COD : 13.52
 PRD : 101.36

COV : 20.57
 STD : 19.64
 Avg. Abs. Dev : 12.56
 MAX Sales Ratio : 276.26
 MIN Sales Ratio : 59.07

95% Median C.I. : 91.26 to 95.17
 95% Wgt. Mean C.I. : 92.76 to 95.63
 95% Mean C.I. : 93.67 to 97.29

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
Ranges Excl. Low \$											
Greater Than 4,999	452	92.89	95.48	94.20	13.52	101.36	59.07	276.26	91.26 to 95.17	310,761	292,722
Greater Than 14,999	452	92.89	95.48	94.20	13.52	101.36	59.07	276.26	91.26 to 95.17	310,761	292,722
Greater Than 29,999	452	92.89	95.48	94.20	13.52	101.36	59.07	276.26	91.26 to 95.17	310,761	292,722
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	2	189.18	189.18	166.78	46.04	113.43	102.09	276.26	N/A	43,750	72,968
60,000 TO 99,999	11	109.61	127.46	128.03	30.44	99.55	61.10	241.83	88.91 to 198.33	78,364	100,330
100,000 TO 149,999	46	98.21	101.13	100.24	17.12	100.89	64.12	166.13	89.83 to 102.06	127,083	127,388
150,000 TO 249,999	159	91.08	93.46	93.52	13.24	99.94	59.74	157.88	88.75 to 96.13	198,343	185,492
250,000 TO 499,999	167	92.48	93.69	94.10	10.62	99.56	59.07	130.81	90.95 to 95.29	333,814	314,111
500,000 TO 999,999	65	93.11	93.08	93.65	10.80	99.39	65.84	120.30	88.50 to 96.51	678,128	635,063
1,000,000 +	2	85.33	85.33	85.48	04.44	99.82	81.54	89.11	N/A	1,153,500	985,998
ALL	452	92.89	95.48	94.20	13.52	101.36	59.07	276.26	91.26 to 95.17	310,761	292,722

89 Washington

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 : 32
 Total Sales Price : 9,048,985
 Total Adj. Sales Price : 9,048,985
 Total Assessed Value : 7,969,085
 Avg. Adj. Sales Price : 282,781
 Avg. Assessed Value : 249,034

MEDIAN : 94
 WGT. MEAN : 88
 MEAN : 92
 COD : 17.20
 PRD : 104.62

COV : 24.03
 STD : 22.14
 Avg. Abs. Dev : 16.21
 MAX Sales Ratio : 138.66
 MIN Sales Ratio : 38.69

95% Median C.I. : 84.23 to 104.31
 95% Wgt. Mean C.I. : 73.30 to 102.83
 95% Mean C.I. : 84.47 to 99.81

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-20 To 31-DEC-20	2	100.30	100.30	95.54	11.07	104.98	89.20	111.39	N/A	105,000	100,318
01-JAN-21 To 31-MAR-21	3	110.60	105.88	106.17	04.41	99.73	96.19	110.84	N/A	68,333	72,548
01-APR-21 To 30-JUN-21	3	95.05	95.76	97.15	04.66	98.57	89.47	102.75	N/A	116,667	113,345
01-JUL-21 To 30-SEP-21	1	81.10	81.10	81.10	00.00	100.00	81.10	81.10	N/A	145,000	117,590
01-OCT-21 To 31-DEC-21	2	103.29	103.29	107.37	10.86	96.20	92.07	114.51	N/A	220,000	236,213
01-JAN-22 To 31-MAR-22	3	100.00	103.93	102.91	06.24	100.99	96.53	115.26	N/A	422,392	434,692
01-APR-22 To 30-JUN-22	4	98.85	95.48	103.45	10.95	92.30	75.93	108.27	N/A	485,000	501,736
01-JUL-22 To 30-SEP-22	4	76.02	77.50	81.55	30.36	95.03	48.58	109.38	N/A	377,500	307,850
01-OCT-22 To 31-DEC-22	3	84.78	101.74	92.36	22.36	110.16	81.77	138.66	N/A	182,270	168,352
01-JAN-23 To 31-MAR-23	1	84.23	84.23	84.23	00.00	100.00	84.23	84.23	N/A	100,000	84,225
01-APR-23 To 30-JUN-23	5	82.28	84.68	66.78	23.95	126.80	40.48	116.34	N/A	417,000	278,464
01-JUL-23 To 30-SEP-23	1	38.69	38.69	38.69	00.00	100.00	38.69	38.69	N/A	250,000	96,735
<u>Study Yrs</u>											
01-OCT-20 To 30-SEP-21	9	96.19	98.51	96.25	09.33	102.35	81.10	111.39	89.20 to 110.84	101,111	97,323
01-OCT-21 To 30-SEP-22	13	96.53	93.10	97.24	15.11	95.74	48.58	115.26	75.93 to 109.38	396,706	385,757
01-OCT-22 To 30-SEP-23	10	83.26	85.15	69.70	24.44	122.17	38.69	138.66	40.48 to 116.34	298,181	207,834
<u>Calendar Yrs</u>											
01-JAN-21 To 31-DEC-21	9	96.19	99.18	100.68	09.36	98.51	81.10	114.51	89.47 to 110.84	126,667	127,522
01-JAN-22 To 31-DEC-22	14	94.96	93.49	95.89	17.74	97.50	48.58	138.66	75.93 to 109.38	375,999	360,534
<u>ALL</u>	32	94.22	92.14	88.07	17.20	104.62	38.69	138.66	84.23 to 104.31	282,781	249,034

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	17	95.05	90.37	85.98	23.03	105.11	38.69	138.66	60.26 to 114.51	409,187	351,808
10	5	81.77	89.28	85.45	12.36	104.48	75.93	111.39	N/A	105,762	90,373
15	4	98.85	97.34	100.37	09.62	96.98	82.28	109.38	N/A	285,000	286,048
50	6	94.30	96.07	92.52	07.93	103.84	84.23	110.60	84.23 to 110.60	70,667	65,383
<u>ALL</u>	32	94.22	92.14	88.07	17.20	104.62	38.69	138.66	84.23 to 104.31	282,781	249,034

**89 Washington
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 : 32
 Total Sales Price : 9,048,985
 Total Adj. Sales Price : 9,048,985
 Total Assessed Value : 7,969,085
 Avg. Adj. Sales Price : 282,781
 Avg. Assessed Value : 249,034

MEDIAN : 94
 WGT. MEAN : 88
 MEAN : 92
 COD : 17.20
 PRD : 104.62

COV : 24.03
 STD : 22.14
 Avg. Abs. Dev : 16.21
 MAX Sales Ratio : 138.66
 MIN Sales Ratio : 38.69

95% Median C.I. : 84.23 to 104.31
 95% Wgt. Mean C.I. : 73.30 to 102.83
 95% Mean C.I. : 84.47 to 99.81

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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	1	109.38	109.38	109.38	00.00	100.00	109.38	109.38	N/A	465,000	508,630
03	31	93.39	91.58	86.91	17.37	105.37	38.69	138.66	84.23 to 103.49	276,903	240,660
04											
<u>ALL</u>	<u>32</u>	<u>94.22</u>	<u>92.14</u>	<u>88.07</u>	<u>17.20</u>	<u>104.62</u>	<u>38.69</u>	<u>138.66</u>	<u>84.23 to 104.31</u>	<u>282,781</u>	<u>249,034</u>

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	1	110.60	110.60	110.60	00.00	100.00	110.60	110.60	N/A	25,000	27,650
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	32	94.22	92.14	88.07	17.20	104.62	38.69	138.66	84.23 to 104.31	282,781	249,034
Greater Than 14,999	32	94.22	92.14	88.07	17.20	104.62	38.69	138.66	84.23 to 104.31	282,781	249,034
Greater Than 29,999	31	93.39	91.54	88.00	17.33	104.02	38.69	138.66	84.23 to 103.49	291,096	256,175
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	1	110.60	110.60	110.60	00.00	100.00	110.60	110.60	N/A	25,000	27,650
30,000 TO 59,999	2	100.01	100.01	100.51	03.48	99.50	96.53	103.49	N/A	42,000	42,213
60,000 TO 99,999	4	103.79	108.93	110.29	15.51	98.77	89.47	138.66	N/A	71,250	78,580
100,000 TO 149,999	7	84.23	88.71	88.47	10.03	100.27	75.93	110.84	75.93 to 110.84	126,259	111,702
150,000 TO 249,999	4	95.98	94.64	95.38	09.27	99.22	82.28	104.31	N/A	162,500	154,990
250,000 TO 499,999	11	91.77	86.70	88.74	23.35	97.70	38.69	116.34	48.58 to 115.26	337,727	299,710
500,000 TO 999,999	1	100.00	100.00	100.00	00.00	100.00	100.00	100.00	N/A	981,175	981,175
1,000,000 TO 1,999,999	2	74.38	74.38	76.82	45.58	96.82	40.48	108.27	N/A	1,212,500	931,415
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											
<u>ALL</u>	<u>32</u>	<u>94.22</u>	<u>92.14</u>	<u>88.07</u>	<u>17.20</u>	<u>104.62</u>	<u>38.69</u>	<u>138.66</u>	<u>84.23 to 104.31</u>	<u>282,781</u>	<u>249,034</u>

89 Washington

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 : 32
 Total Sales Price : 9,048,985
 Total Adj. Sales Price : 9,048,985
 Total Assessed Value : 7,969,085
 Avg. Adj. Sales Price : 282,781
 Avg. Assessed Value : 249,034

MEDIAN : 94
 WGT. MEAN : 88
 MEAN : 92
 COD : 17.20
 PRD : 104.62

COV : 24.03
 STD : 22.14
 Avg. Abs. Dev : 16.21
 MAX Sales Ratio : 138.66
 MIN Sales Ratio : 38.69

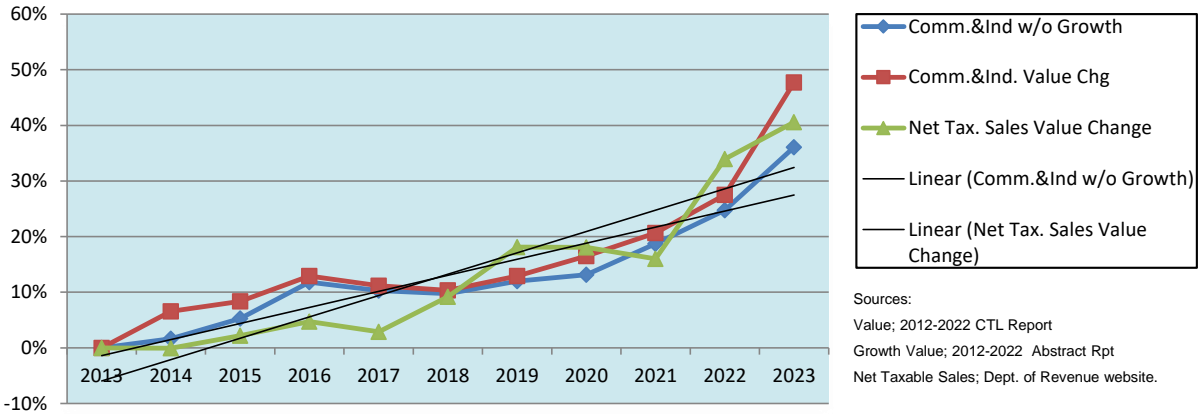
95% Median C.I. : 84.23 to 104.31
 95% Wgt. Mean C.I. : 73.30 to 102.83
 95% Mean C.I. : 84.47 to 99.81

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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
311	1	100.00	100.00	100.00	00.00	100.00	100.00	100.00	N/A	981,175	981,175
344	7	91.77	90.45	76.53	20.30	118.19	40.48	116.34	40.48 to 116.34	408,857	312,891
350	1	108.27	108.27	108.27	00.00	100.00	108.27	108.27	N/A	1,300,000	1,407,485
352	3	96.53	99.77	102.53	05.52	97.31	93.39	109.38	N/A	275,333	282,300
353	3	96.19	108.11	109.99	17.05	98.29	89.47	138.66	N/A	75,000	82,495
384	3	82.28	83.43	83.86	06.54	99.49	75.93	92.07	N/A	135,000	113,217
406	3	60.26	73.15	55.87	34.30	130.93	48.58	110.60	N/A	215,000	120,130
426	1	114.51	114.51	114.51	00.00	100.00	114.51	114.51	N/A	300,000	343,525
442	1	81.77	81.77	81.77	00.00	100.00	81.77	81.77	N/A	143,810	117,590
470	1	84.78	84.78	84.78	00.00	100.00	84.78	84.78	N/A	318,000	269,605
471	1	89.20	89.20	89.20	00.00	100.00	89.20	89.20	N/A	150,000	133,800
494	3	110.84	86.97	68.48	21.86	127.00	38.69	111.39	N/A	141,667	97,013
528	1	103.49	103.49	103.49	00.00	100.00	103.49	103.49	N/A	48,000	49,675
600	3	95.05	92.97	92.98	07.60	99.99	81.10	102.75	N/A	140,000	130,175
<u>ALL</u>	<u>32</u>	94.22	92.14	88.07	17.20	104.62	38.69	138.66	84.23 to 104.31	282,781	249,034

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	\$ 321,680,535	\$ 15,207,630	4.73%	\$ 306,472,905		\$ 147,838,236	
2013	\$ 342,798,585	\$ 15,899,155	4.64%	\$ 326,899,430	1.62%	\$ 147,748,169	-0.06%
2014	\$ 348,647,960	\$ 9,937,205	2.85%	\$ 338,710,755	-1.19%	\$ 151,101,572	2.27%
2015	\$ 363,225,290	\$ 3,559,400	0.98%	\$ 359,665,890	3.16%	\$ 154,818,376	2.46%
2016	\$ 357,651,290	\$ 2,879,310	0.81%	\$ 354,771,980	-2.33%	\$ 152,123,501	-1.74%
2017	\$ 354,991,435	\$ 1,956,205	0.55%	\$ 353,035,230	-1.29%	\$ 161,430,762	6.12%
2018	\$ 363,198,145	\$ 2,926,400	0.81%	\$ 360,271,745	1.49%	\$ 174,605,107	8.16%
2019	\$ 374,764,395	\$ 10,768,515	2.87%	\$ 363,995,880	0.22%	\$ 174,586,818	-0.01%
2020	\$ 388,051,555	\$ 6,153,675	1.59%	\$ 381,897,880	1.90%	\$ 171,475,269	-1.78%
2021	\$ 410,158,485	\$ 8,839,300	2.16%	\$ 401,319,185	3.42%	\$ 198,019,821	15.48%
2022	\$ 475,204,196	\$ 37,470,065	7.89%	\$ 437,734,131	6.72%	\$ 207,814,736	4.95%
2023	\$ 623,728,535	\$ 123,849,070	19.86%	\$ 499,879,465	5.19%	\$ 211,395,880	1.72%
Ann %chg	6.17%			Average	1.72%	3.65%	3.41%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2012	-	-	-
2013	1.62%	6.56%	-0.06%
2014	5.29%	8.38%	2.21%
2015	11.81%	12.91%	4.72%
2016	10.29%	11.18%	2.90%
2017	9.75%	10.36%	9.19%
2018	12.00%	12.91%	18.11%
2019	13.15%	16.50%	18.09%
2020	18.72%	20.63%	15.99%
2021	24.76%	27.50%	33.94%
2022	36.08%	47.73%	40.57%
2023	55.40%	93.90%	42.99%

County Number	89
County Name	Washington

Type : Qualified

Number of Sales :	43	Median :	72	COV :	23.67	95% Median C.I. :	61.83 to 79.70
Total Sales Price :	35,383,220	Wgt. Mean :	69	STD :	16.83	95% Wgt. Mean C.I. :	65.54 to 73.23
Total Adj. Sales Price :	35,383,220	Mean :	71	Avg. Abs.Dev :	13.91	95% Mean C.I. :	66.08 to 76.14
Total Assessed Value :	24,549,118						
Avg. Adj. Sales Price :	822,866	COD :	19.28	MAX Sales Ratio :	101.57		
Avg. Assessed Value :	570,910	PRD :	102.49	MIN Sales Ratio :	34.95		

Printed : 04/02/2024

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	5	78.62	82.53	79.75	08.10	103.49	72.52	99.92	N/A	924,322	737,153
01/01/2021 To 03/31/2021	7	79.48	76.23	75.12	12.52	101.48	55.06	98.61	55.06 to 98.61	1,000,264	751,358
04/01/2021 To 06/30/2021	4	82.42	78.48	70.27	20.17	111.68	51.16	97.93	N/A	714,702	502,208
07/01/2021 To 09/30/2021											
10/01/2021 To 12/31/2021	6	80.51	77.02	77.94	06.62	98.82	63.23	84.03	63.23 to 84.03	701,322	546,633
01/01/2022 To 03/31/2022	2	66.53	66.53	66.47	07.95	100.09	61.24	71.81	N/A	1,132,000	752,393
04/01/2022 To 06/30/2022	4	87.20	84.55	83.00	12.35	101.87	64.09	99.71	N/A	587,793	487,858
07/01/2022 To 09/30/2022	4	47.82	58.04	56.40	39.59	102.91	34.95	101.57	N/A	592,749	334,305
10/01/2022 To 12/31/2022	2	55.30	55.30	57.96	09.89	95.41	49.83	60.76	N/A	984,000	570,370
01/01/2023 To 03/31/2023	3	54.24	58.06	57.54	09.05	100.90	52.61	67.33	N/A	804,921	463,121
04/01/2023 To 06/30/2023	5	53.04	57.13	55.19	09.88	103.52	50.79	69.00	N/A	904,820	499,405
07/01/2023 To 09/30/2023	1	61.83	61.83	61.83		100.00	61.83	61.83	N/A	800,000	494,651
<u>Study Yrs</u>											
10/01/2020 To 09/30/2021	16	79.05	78.76	75.64	13.35	104.12	51.16	99.92	72.52 to 92.27	905,141	684,632
10/01/2021 To 09/30/2022	16	75.92	72.84	72.12	19.70	101.00	34.95	101.57	61.24 to 84.03	699,631	504,577
10/01/2022 To 09/30/2023	11	54.24	57.48	56.89	10.16	101.04	49.83	69.00	50.79 to 67.33	882,442	501,980
<u>Calendar Yrs</u>											
01/01/2021 To 12/31/2021	17	79.70	77.04	74.98	12.42	102.75	51.16	98.61	64.33 to 84.03	827,564	620,479
01/01/2022 To 12/31/2022	12	62.67	67.83	66.27	27.81	102.35	34.95	101.57	49.83 to 90.92	746,180	494,515

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1	43	72.14	71.11	69.38	19.28	102.49	34.95	101.57	61.83 to 79.70	822,866	570,910

Type : Qualified

Number of Sales :	43	Median :	72	COV :	23.67	95% Median C.I. :	61.83 to 79.70
Total Sales Price :	35,383,220	Wgt. Mean :	69	STD :	16.83	95% Wgt. Mean C.I. :	65.54 to 73.23
Total Adj. Sales Price :	35,383,220	Mean :	71	Avg. Abs.Dev :	13.91	95% Mean C.I. :	66.08 to 76.14
Total Assessed Value :	24,549,118						
Avg. Adj. Sales Price :	822,866	COD :	19.28	MAX Sales Ratio :	101.57		
Avg. Assessed Value :	570,910	PRD :	102.49	MIN Sales Ratio :	34.95		

Printed : 04/02/2024

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Irrigated</u>											
County	4	81.50	79.23	74.15	15.21	106.85	52.36	101.57	N/A	758,833	562,689
1	4	81.50	79.23	74.15	15.21	106.85	52.36	101.57	N/A	758,833	562,689
<u>Dry</u>											
County	32	70.57	70.08	68.05	17.53	102.98	43.28	99.92	61.24 to 79.48	866,012	589,295
1	32	70.57	70.08	68.05	17.53	102.98	43.28	99.92	61.24 to 79.48	866,012	589,295
<u>ALL</u>											
10/01/2020 To 09/30/2023	43	72.14	71.11	69.38	19.28	102.49	34.95	101.57	61.83 to 79.70	822,866	570,910

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Irrigated</u>											
County	6	82.21	83.23	78.77	13.92	105.66	52.36	101.57	52.36 to 101.57	752,555	592,758
1	6	82.21	83.23	78.77	13.92	105.66	52.36	101.57	52.36 to 101.57	752,555	592,758
<u>Dry</u>											
County	36	70.41	70.10	68.27	17.92	102.68	43.28	99.92	61.24 to 78.62	850,775	580,797
1	36	70.41	70.10	68.27	17.92	102.68	43.28	99.92	61.24 to 78.62	850,775	580,797
<u>Grass</u>											
County	1	34.95	34.95	34.95		100.00	34.95	34.95	N/A	240,000	83,888
1	1	34.95	34.95	34.95		100.00	34.95	34.95	N/A	240,000	83,888
<u>ALL</u>											
10/01/2020 To 09/30/2023	43	72.14	71.11	69.38	19.28	102.49	34.95	101.57	61.83 to 79.70	822,866	570,910

Washington County 2024 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Washington	1	7,935	7,155	7,155	7,005	-	4,655	4,295	2,925	6,422
Burt	1	6,150	5,125	5,125	4,814	n/a	4,300	3,860	3,250	5,229
Burt	2	6,300	5,925	5,925	5,690	n/a	5,375	4,350	3,475	5,781
Dodge	1	7,073	7,146	6,878	6,914	5,540	6,938	5,475	5,426	6,859
Dodge	2	7,337	7,319	7,191	7,192	7,150	6,935	7,050	6,987	7,197
Dodge	3	7,325	7,250	7,250	7,225	7,150	7,125	7,050	7,025	7,276
Douglas	1	n/a	6,000	6,000	5,675	n/a	5,050	4,725	4,425	5,897

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Washington	1	7,950	7,917	6,920	-	4,484	4,480	4,065	2,790	5,805
Burt	1	6,500	6,225	6,050	n/a	5,700	5,600	5,500	5,450	5,813
Burt	2	6,600	6,300	5,900	n/a	4,519	5,550	4,175	3,874	5,745
Dodge	1	5,328	5,494	5,180	-	4,825	5,092	4,854	5,093	5,220
Dodge	2	7,424	7,425	7,173	7,225	6,635	7,021	6,870	6,815	7,224
Dodge	3	7,475	7,425	7,275	7,225	7,075	7,025	6,875	6,825	7,264
Douglas	1	5,700	5,600	5,300	4,801	4,600	4,500	n/a	4,200	4,998

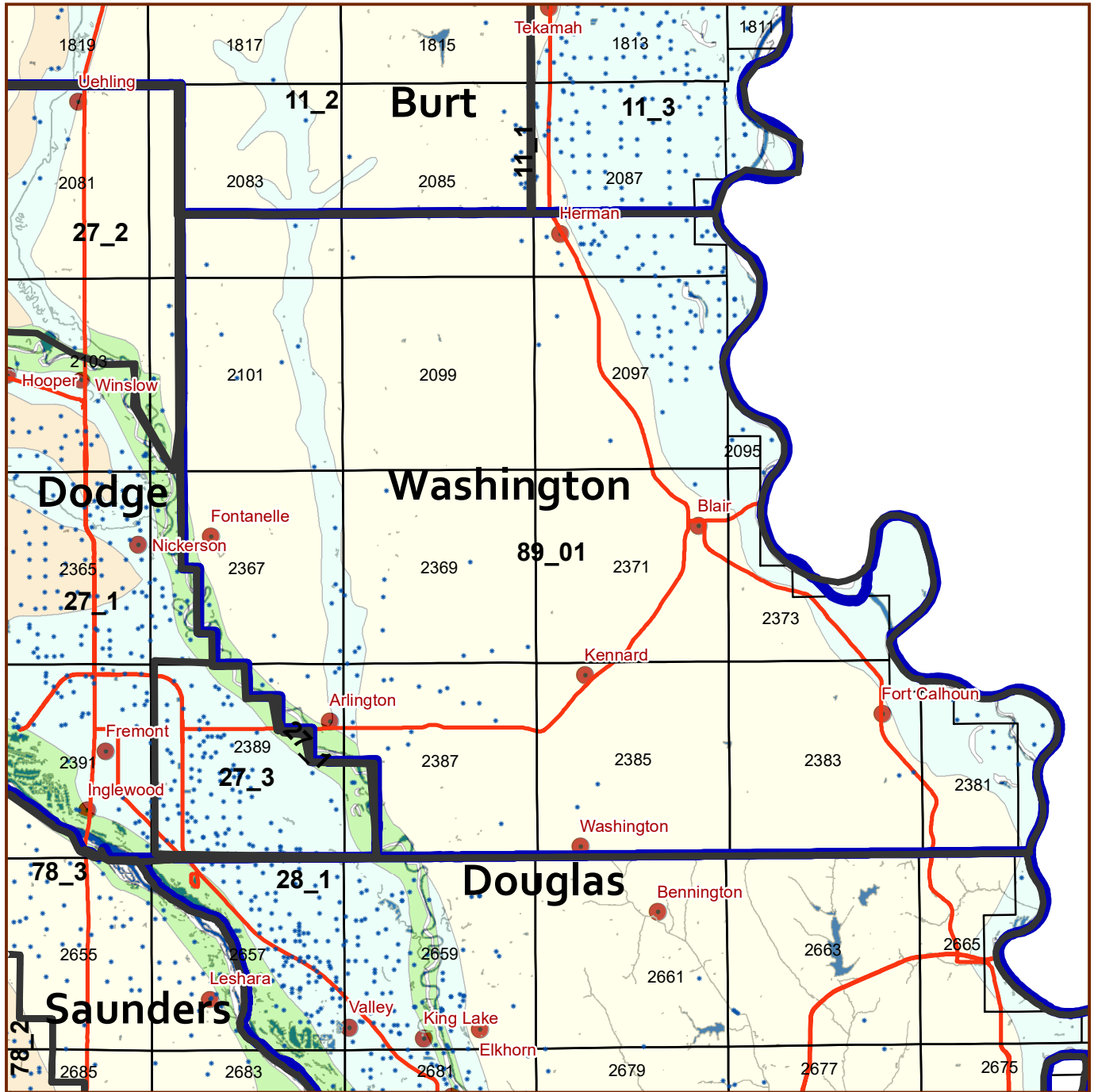
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Washington	1	2,555	2,350	2,005	1,930	n/a	1,835	1,780	1,606	2,424
Burt	1	2,200	2,100	2,000	1,900	n/a	n/a	n/a	1,500	2,089
Burt	2	2,850	2,350	2,100	2,080	n/a	n/a	n/a	1,770	2,475
Dodge	1	2,534	2,520	2,459	2,450	n/a	n/a	n/a	2,220	2,509
Dodge	2	2,341	2,260	2,205	2,151	n/a	n/a	n/a	n/a	2,288
Dodge	3	2,300	2,250	2,200	2,150	n/a	n/a	n/a	n/a	2,262
Douglas	1	2,144	1,693	1,710	1,648	900	825	809	858	1,943

County	Mkt Area	CRP	TIMBER	WASTE
Washington	1	4,080	n/a	460
Burt	1	3,863	n/a	254
Burt	2	3,596	n/a	273
Dodge	1	3,210	n/a	293
Dodge	2	3,210	n/a	296
Dodge	3	3,210	n/a	193
Douglas	1		n/a	150

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.

WASHINGTON COUNTY



Legend

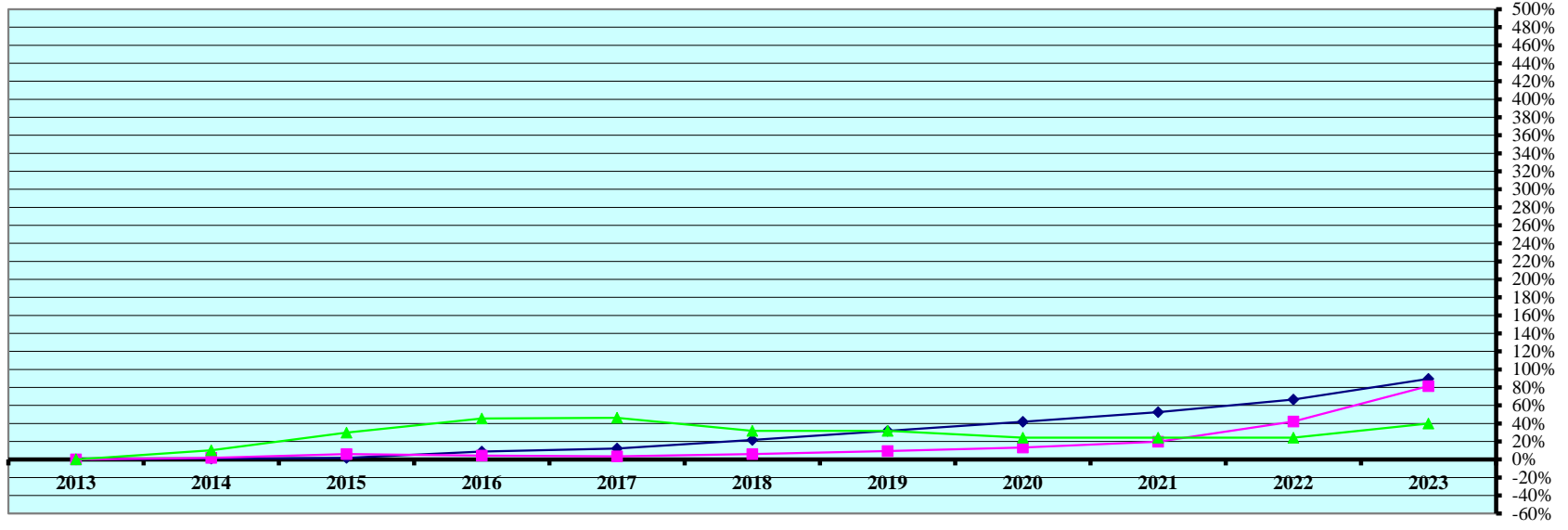
- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

**Soils
CLASS**

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

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

ResRec
Comm&Indust
Total Agland



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2013	902,909,865	-	-	-	342,798,585	-	-	-	710,537,205	-	-	-
2014	911,254,315	8,344,450	0.92%	0.92%	348,647,960	5,849,375	1.71%	1.71%	782,480,890	71,943,685	10.13%	10.13%
2015	920,078,520	8,824,205	0.97%	1.90%	363,225,290	14,577,330	4.18%	5.96%	922,466,665	139,985,775	17.89%	29.83%
2016	983,191,105	63,112,585	6.86%	8.89%	357,651,290	-5,574,000	-1.53%	4.33%	1,033,561,635	111,094,970	12.04%	45.46%
2017	1,013,206,740	30,015,635	3.05%	12.22%	354,991,435	-2,659,855	-0.74%	3.56%	1,039,139,720	5,578,085	0.54%	46.25%
2018	1,097,806,380	84,599,640	8.35%	21.59%	363,198,145	8,206,710	2.31%	5.95%	936,660,795	-102,478,925	-9.86%	31.82%
2019	1,189,464,040	91,657,660	8.35%	31.74%	374,764,395	11,566,250	3.18%	9.32%	935,894,395	-766,400	-0.08%	31.72%
2020	1,280,247,090	90,783,050	7.63%	41.79%	388,051,555	13,287,160	3.55%	13.20%	882,959,240	-52,935,155	-5.66%	24.27%
2021	1,377,584,370	97,337,280	7.60%	52.57%	410,158,485	22,106,930	5.70%	19.65%	883,018,865	59,625	0.01%	24.27%
2022	1,502,810,235	125,225,865	9.09%	66.44%	487,568,795	77,410,310	18.87%	42.23%	883,197,690	178,825	0.02%	24.30%
2023	1,711,581,760	208,771,525	13.89%	89.56%	622,305,480	134,736,685	27.63%	81.54%	994,706,940	111,509,250	12.63%	39.99%

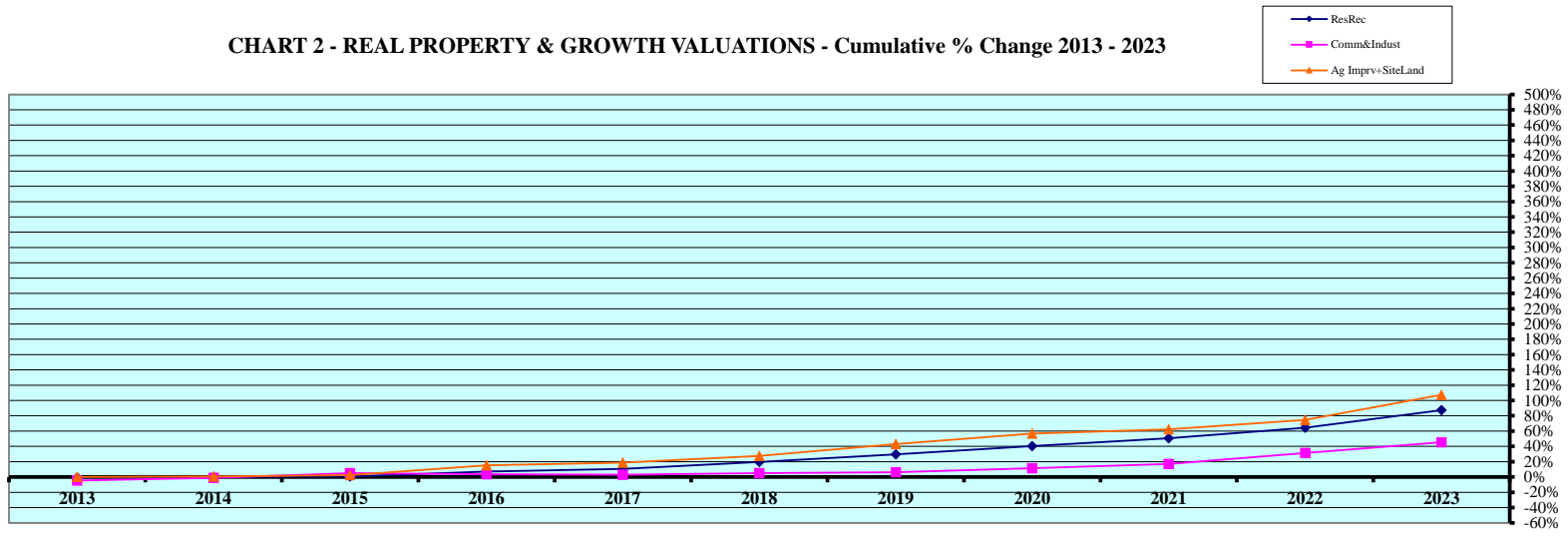
Rate Annual %chg: Residential & Recreational **6.60%** Commercial & Industrial **6.14%** Agricultural Land **3.42%**

Cnty# **89**
County **WASHINGTON**

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	902,909,865	7,640,845	0.85%	895,269,020	-	-0.85%	342,798,585	15,899,155	4.64%	326,899,430	-	-4.64%						
2014	911,254,315	8,974,000	0.98%	902,280,315	-0.07%	-0.07%	348,647,960	9,937,205	2.85%	338,710,755	-1.19%	-1.19%						
2015	920,078,520	11,588,138	1.26%	908,490,382	-0.30%	0.62%	363,225,290	3,559,400	0.98%	359,665,890	3.16%	4.92%						
2016	983,191,105	15,494,546	1.58%	967,696,559	5.18%	7.18%	357,651,290	2,879,310	0.81%	354,771,980	-2.33%	3.49%						
2017	1,013,206,740	15,029,820	1.48%	998,176,920	1.52%	10.55%	354,991,435	1,956,205	0.55%	353,035,230	-1.29%	2.99%						
2018	1,097,806,380	18,134,870	1.65%	1,079,671,510	6.56%	19.58%	363,198,145	2,926,400	0.81%	360,271,745	1.49%	5.10%						
2019	1,189,464,040	20,228,591	1.70%	1,169,235,449	6.51%	29.50%	374,764,395	10,768,515	2.87%	363,995,880	0.22%	6.18%						
2020	1,280,247,090	13,640,239	1.07%	1,266,606,851	6.49%	40.28%	388,051,555	6,153,675	1.59%	381,897,880	1.90%	11.41%						
2021	1,377,584,370	18,560,714	1.35%	1,359,023,656	6.15%	50.52%	410,158,485	8,839,300	2.16%	401,319,185	3.42%	17.07%						
2022	1,502,810,235	18,760,606	1.25%	1,484,049,629	7.73%	64.36%	487,568,795	37,470,065	7.69%	450,098,730	9.74%	31.30%						
2023	1,711,581,760	19,934,912	1.16%	1,691,646,848	12.57%	87.36%	622,305,480	123,849,070	19.90%	498,456,410	2.23%	45.41%						
Rate Ann%chg	6.60%			Resid & Recreat w/o growth			5.23%			6.14%			C & I w/o growth			1.74%		

Tax Year	Ag Improvements & Site Land ⁽¹⁾							
	Agric. Dwelling & Homesite Value	Ag Outblgd & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2013	278,074,080	53,728,460	331,802,540	3,331,920	1.00%	328,470,620	--	--
2014	284,613,485	54,641,955	339,255,440	4,888,760	1.44%	334,366,680	0.77%	0.77%
2015	291,564,305	55,958,805	347,523,110	8,165,890	2.35%	339,357,220	0.03%	2.28%
2016	331,971,735	58,462,460	390,434,195	8,119,840	2.08%	382,314,355	10.01%	15.22%
2017	338,200,555	56,126,895	394,327,450	287,170	0.07%	394,040,280	0.92%	18.76%
2018	373,213,140	57,665,510	430,878,650	7,809,250	1.81%	423,069,400	7.29%	27.51%
2019	405,020,400	80,453,810	485,474,210	11,370,940	2.34%	474,103,270	10.03%	42.89%
2020	452,703,510	77,662,210	530,365,720	10,493,003	1.98%	519,872,717	7.09%	56.68%
2021	466,040,595	82,371,505	548,412,100	10,119,362	1.85%	538,292,738	1.49%	62.23%
2022	507,448,075	86,459,660	593,907,735	14,937,368	2.52%	578,970,367	5.57%	74.49%
2023	599,481,550	101,085,790	700,567,340	12,225,565	1.75%	688,341,775	15.90%	107.46%
Rate Ann%chg	7.98%	6.52%	7.76%	Ag Imprv+Site w/o growth			5.91%	

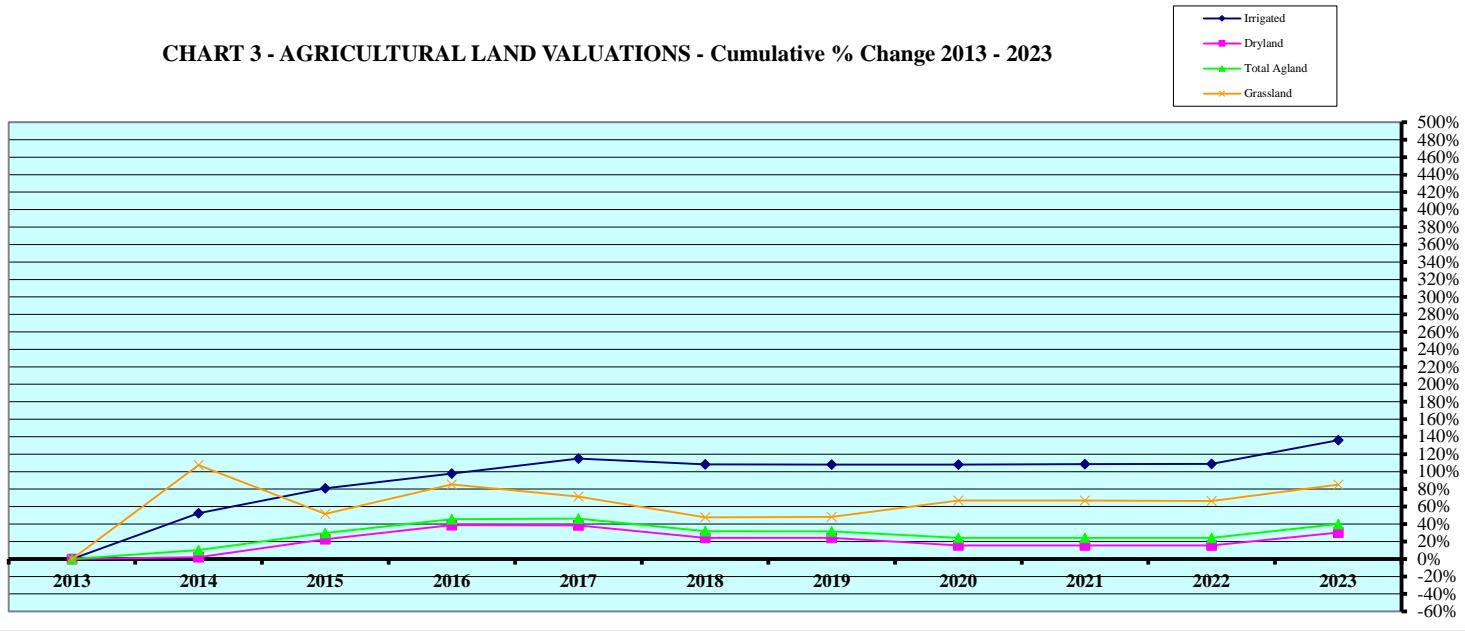
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 89
County WASHINGTON

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	41,842,845	-	-	-	634,316,105	-	-	-	33,929,415	-	-	-
2014	63,794,145	21,951,300	52.46%	52.46%	647,551,865	13,235,760	2.09%	2.09%	70,404,750	36,475,335	107.50%	107.50%
2015	75,643,835	11,849,690	18.57%	80.78%	778,065,965	130,514,100	20.16%	22.66%	51,437,940	-18,966,810	-26.94%	51.60%
2016	82,762,680	7,118,845	9.41%	97.79%	880,470,510	102,404,545	13.16%	38.81%	62,926,145	11,488,205	22.33%	85.46%
2017	89,943,175	7,180,495	8.68%	114.95%	878,471,210	-1,999,300	-0.23%	38.49%	58,139,895	-4,786,250	-7.61%	71.36%
2018	87,224,070	-2,719,105	-3.02%	108.46%	787,935,535	-90,535,675	-10.31%	24.22%	50,081,025	-8,058,870	-13.86%	47.60%
2019	87,081,700	-142,370	-0.16%	108.12%	787,129,535	-806,000	-0.10%	24.09%	50,258,940	177,915	0.36%	48.13%
2020	87,071,440	-10,260	-0.01%	108.09%	732,157,245	-54,972,290	-6.98%	15.42%	56,678,505	6,419,565	12.77%	67.05%
2021	87,281,905	210,465	0.24%	108.59%	731,965,470	-191,775	-0.03%	15.39%	56,622,850	-55,655	-0.10%	66.88%
2022	87,348,370	66,465	0.08%	108.75%	732,213,255	247,785	0.03%	15.43%	56,447,050	-175,800	-0.31%	66.37%
2023	98,745,945	11,397,575	13.05%	135.99%	825,632,385	93,419,130	12.76%	30.16%	62,775,635	6,328,585	11.21%	85.02%

Rate Ann.%chg: Irrigated **8.97%** Dryland **2.67%** Grassland **6.35%**

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	447,710	-	-	-	1,130	-	-	-	710,537,205	-	-	-
2014	724,035	276,325	61.72%	61.72%	6,095	4,965	439.38%	439.38%	782,480,890	71,943,685	10.13%	10.13%
2015	17,317,180	16,593,145	2291.76%	3767.95%	1,745	-4,350	-71.37%	54.42%	922,466,665	139,985,775	17.89%	29.83%
2016	7,402,300	-9,914,880	-57.25%	1553.37%	0	-1,745	-100.00%	-100.00%	1,033,561,635	111,094,970	12.04%	45.46%
2017	7,836,610	434,310	5.87%	1650.38%	4,748,830	4,748,830	420150.44%	420150.44%	1,039,139,720	5,578,085	0.54%	46.25%
2018	7,154,960	-681,650	-8.70%	1498.12%	4,265,205	-483,625	-10.18%	377351.77%	936,660,795	-102,478,925	-9.86%	31.82%
2019	7,216,525	61,565	0.86%	1511.87%	4,207,695	-57,510	-1.35%	372262.39%	935,894,395	-766,400	-0.08%	31.72%
2020	6,995,945	-220,580	-3.06%	1462.61%	56,105	-4,151,590	-98.67%	4865.04%	882,959,240	-52,935,155	-5.66%	24.27%
2021	7,071,210	75,265	1.08%	1479.42%	77,430	21,325	38.01%	6752.21%	883,018,865	59,625	0.01%	24.27%
2022	7,111,200	39,990	0.57%	1488.35%	77,815	385	0.50%	6786.28%	883,197,690	178,825	0.02%	24.30%
2023	7,514,555	403,355	5.67%	1578.44%	38,420	-39,395	-50.63%	3300.00%	994,706,940	111,509,250	12.63%	39.99%

Cnty# **89**
County **WASHINGTON**

Rate Ann.%chg: Total Agric Land **3.42%**

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	41,474,835	10,884	3,811			633,452,135	173,946	3,642			17,192,920	13,145	1,308		
2014	63,357,540	14,200	4,462	17.09%	17.09%	645,681,195	152,684	4,229	16.13%	16.13%	48,821,360	28,919	1,688	29.07%	29.07%
2015	76,256,890	14,199	5,371	20.37%	40.94%	775,676,915	152,682	5,080	20.13%	39.51%	39,991,385	26,472	1,511	-10.51%	15.50%
2016	83,008,920	14,377	5,774	7.50%	51.51%	877,725,940	152,445	5,758	13.33%	58.11%	62,691,185	28,968	2,164	43.25%	65.46%
2017	89,943,175	15,547	5,785	0.20%	51.81%	876,001,815	152,268	5,753	-0.08%	57.98%	57,821,935	26,922	2,148	-0.76%	64.21%
2018	87,224,035	16,762	5,204	-10.05%	36.55%	786,284,795	151,674	5,184	-9.89%	42.35%	49,929,630	25,954	1,924	-10.43%	47.08%
2019	87,201,460	16,759	5,203	0.00%	36.55%	784,969,635	151,561	5,179	-0.09%	42.22%	50,167,585	26,139	1,919	-0.23%	46.74%
2020	87,750,555	16,778	5,230	0.51%	37.25%	726,957,710	151,216	4,807	-7.18%	32.01%	55,692,640	26,054	2,138	11.38%	63.43%
2021	87,281,905	16,921	5,158	-1.38%	35.36%	732,009,445	151,959	4,817	0.20%	32.28%	56,661,730	26,534	2,135	-0.10%	63.26%
2022	87,348,370	16,913	5,165	0.12%	35.53%	732,126,695	151,955	4,818	0.02%	32.30%	56,509,460	26,465	2,135	-0.01%	63.25%
2023	98,697,380	16,910	5,837	13.02%	53.17%	826,937,550	151,978	5,441	12.93%	49.42%	62,577,440	26,234	2,385	11.71%	82.37%

Rate Annual %chg Average Value/Acre: 4.36%

4.10%

6.19%

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	447,470	2,063	217			18,533,245	12,818	1,446			711,100,605	212,857	3,341		
2014	722,255	2,682	269	24.18%	24.18%	23,878,630	14,418	1,656	14.54%	14.54%	782,460,980	212,902	3,675	10.01%	10.01%
2015	17,813,915	16,555	1,076	299.58%	396.19%	13,932,335	3,171	4,393	165.27%	203.85%	923,671,440	213,078	4,335	17.95%	29.76%
2016	7,390,045	16,583	446	-58.58%	105.50%	3,291,440	600	5,482	24.79%	279.18%	1,034,107,530	212,973	4,856	12.01%	45.34%
2017	7,839,185	17,519	447	0.41%	106.34%	3,280,440	594	5,520	0.68%	281.77%	1,034,886,550	212,851	4,862	0.13%	45.54%
2018	7,137,700	17,765	402	-10.21%	85.27%	7,200,810	1,621	4,442	-19.53%	207.22%	937,776,970	213,776	4,387	-9.78%	31.31%
2019	7,154,685	17,807	402	0.00%	85.27%	7,165,940	1,613	4,443	0.02%	207.26%	936,659,305	213,878	4,379	-0.17%	31.09%
2020	6,974,095	17,938	389	-3.24%	79.28%	7,170,485	1,605	4,468	0.58%	209.05%	884,545,485	213,591	4,141	-5.44%	23.96%
2021	7,078,450	17,934	395	1.52%	82.00%	75,890	79	961	-78.50%	-33.54%	883,107,420	213,427	4,138	-0.09%	23.86%
2022	7,109,970	17,948	396	0.37%	82.67%	77,430	83	933	-2.89%	-35.46%	883,171,925	213,364	4,139	0.04%	23.90%
2023	7,469,755	17,768	420	6.12%	93.85%	37,985	87	435	-53.39%	-69.92%	995,720,110	212,977	4,675	12.95%	39.95%

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WASHINGTON

Rate Annual %chg Average Value/Acre: 3.42%

(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
20,865	WASHINGTON	235,713,197	52,018,260	46,200,374	1,705,214,375	358,508,525	263,796,955	6,367,385	994,706,940	599,481,550	101,085,790	100	4,363,093,451
cnty sectorvalue % of total value:		5.40%	1.19%	1.06%	39.08%	8.22%	6.05%	0.15%	22.80%	13.74%	2.32%	0.00%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
1,300	ARLINGTON	499,966	1,892,673	1,000,825	109,056,190	6,196,455	0	0	0	0	0	0	118,646,109
6.23%	%sector of county sector	0.21%	3.64%	2.17%	6.40%	1.73%							2.72%
	%sector of municipality	0.42%	1.60%	0.84%	91.92%	5.22%							100.00%
7,790	BLAIR	16,788,030	26,412,202	9,965,712	577,399,605	307,042,020	7,286,295	0	0	0	0	100	944,893,964
37.34%	%sector of county sector	7.12%	50.77%	21.57%	33.86%	85.64%	2.76%					100.00%	21.66%
	%sector of municipality	1.78%	2.80%	1.05%	61.11%	32.49%	0.77%					0.00%	100.00%
1,110	FORT CALHOUN	2,126,203	1,415,415	13,535	95,109,945	15,013,625	7,010,660	0	0	0	0	0	120,689,383
5.32%	%sector of county sector	0.90%	2.72%	0.03%	5.58%	4.19%	2.66%						2.77%
	%sector of municipality	1.76%	1.17%	0.01%	78.81%	12.44%	5.81%						100.00%
247	HERMAN	57,114	650,533	101,257	13,872,095	2,078,185	0	0	0	0	0	0	16,759,184
1.18%	%sector of county sector	0.02%	1.25%	0.22%	0.81%	0.58%							0.38%
	%sector of municipality	0.34%	3.88%	0.60%	82.77%	12.40%							100.00%
381	KENNARD	598,442	809,739	1,714,964	25,572,400	932,470	0	0	0	0	0	0	29,628,015
1.83%	%sector of county sector	0.25%	1.56%	3.71%	1.50%	0.26%							0.68%
	%sector of municipality	2.02%	2.73%	5.79%	86.31%	3.15%							100.00%
129	WASHINGTON	106,988	1,063	240	11,366,150	391,060	0	0	0	0	0	0	11,865,501
0.62%	%sector of county sector	0.05%	0.00%	0.00%	0.67%	0.11%							0.27%
	%sector of municipality	0.90%	0.01%	0.00%	95.79%	3.30%							100.00%
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
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	%sector of county sector												
	%sector of municipality												
10,958	Total Municipalities	20,176,743	31,181,626	12,796,533	832,376,390	331,653,817	14,296,955	0	0	0	0	101	1,242,482,162
52.52%	%all municip.sectors of cnty	8.56%	59.94%	27.70%	48.81%	92.51%	5.42%					101.00%	28.48%

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

CHART 5

Total Real Property Sum Lines 17, 25, & 30	Records : 13,684	Value : 4,350,655,382	Growth 39,679,525	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	466	10,082,087	307	8,280,250	1,158	33,498,530	1,931	51,860,867	
02. Res Improve Land	3,850	81,247,565	456	29,840,565	1,709	100,596,535	6,015	211,684,665	
03. Res Improvements	3,886	816,371,425	604	145,059,735	1,766	633,633,340	6,256	1,595,064,500	
04. Res Total	4,352	907,701,077	911	183,180,550	2,924	767,728,405	8,187	1,858,610,032	20,295,709
% of Res Total	53.16	48.84	11.13	9.86	35.72	41.31	59.83	42.72	51.15
05. Com UnImp Land	121	6,623,665	19	998,465	8	279,860	148	7,901,990	
06. Com Improve Land	504	22,903,215	26	2,790,840	35	2,295,995	565	27,990,050	
07. Com Improvements	505	163,170,585	29	150,788,465	44	20,526,515	578	334,485,565	
08. Com Total	626	192,697,465	48	154,577,770	52	23,102,370	726	370,377,605	1,455,425
% of Com Total	86.23	52.03	6.61	41.74	7.16	6.24	5.31	8.51	3.67
09. Ind UnImp Land	8	389,330	3	486,555	8	270,230	19	1,146,115	
10. Ind Improve Land	20	1,519,480	7	5,197,365	4	1,233,525	31	7,950,370	
11. Ind Improvements	20	9,077,285	17	192,923,115	5	52,728,590	42	254,728,990	
12. Ind Total	28	10,986,095	20	198,607,035	13	54,232,345	61	263,825,475	23,125
% of Ind Total	45.90	4.16	32.79	75.28	21.31	20.56	0.45	6.06	0.06
13. Rec UnImp Land	0	0	0	0	1	10,350	1	10,350	
14. Rec Improve Land	0	0	0	0	7	1,302,145	7	1,302,145	
15. Rec Improvements	0	0	0	0	14	4,682,155	14	4,682,155	
16. Rec Total	0	0	0	0	15	5,994,650	15	5,994,650	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.11	0.14	0.00
Res & Rec Total	4,352	907,701,077	911	183,180,550	2,939	773,723,055	8,202	1,864,604,682	20,295,709
% of Res & Rec Total	53.06	48.68	11.11	9.82	35.83	41.50	59.94	42.86	51.15
Com & Ind Total	654	203,683,560	68	353,184,805	65	77,334,715	787	634,203,080	1,478,550
% of Com & Ind Total	83.10	32.12	8.64	55.69	8.26	12.19	5.75	14.58	3.73
17. Taxable Total	5,006	1,111,384,637	979	536,365,355	3,004	851,057,770	8,989	2,498,807,762	21,774,259
% of Taxable Total	55.69	44.48	10.89	21.46	33.42	34.06	65.69	57.44	54.88

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	45	909,750	11,552,345	0	0	0
19. Commercial	4	666,720	7,768,260	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	45	909,750	11,552,345
19. Commercial	0	0	0	4	666,720	7,768,260
20. Industrial	6	213,640	3,744,450	6	213,640	3,744,450
21. Other	0	0	0	0	0	0
22. Total Sch II				55	1,790,110	23,065,055

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	0	0	0	0	0	0	0	0	0
24. Non-Producing	1	100	0	0	0	0	1	100	0
25. Total	1	100	0	0	0	0	1	100	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	309	37	265	611

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	2	166,880	262	48,018,210	2,371	662,506,225	2,635	710,691,315
28. Ag-Improved Land	0	0	217	41,524,270	1,813	427,385,730	2,030	468,910,000
29. Ag Improvements	0	0	217	77,819,590	1,842	594,426,615	2,059	672,246,205

30. Ag Total				4,694	1,851,847,520
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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	3	3.00	185,000	
32. HomeSite Improv Land	0	0.00	0	174	182.00	10,615,000	
33. HomeSite Improvements	0	0.00	0	179	0.00	71,328,305	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	2	2.00	20,000	
36. FarmSite Improv Land	0	0.00	0	135	142.50	1,331,000	
37. FarmSite Improvements	0	0.00	0	176	0.00	6,491,285	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	169	208.64	0	
40. Other- Non Ag Use	1	0.57	500	69	379.18	3,107,255	
	Records	Rural Acres	Value	Records	Total Acres	Value	
31. HomeSite UnImp Land	22	22.00	1,210,000	25	25.00	1,395,000	
32. HomeSite Improv Land	1,447	1,493.00	85,397,000	1,621	1,675.00	96,012,000	
33. HomeSite Improvements	1,473	0.00	523,452,865	1,652	0.00	594,781,170	1,091,500
34. HomeSite Total				1,677	1,700.00	692,188,170	
35. FarmSite UnImp Land	26	30.00	270,000	28	32.00	290,000	
36. FarmSite Improv Land	1,443	1,563.83	14,155,665	1,578	1,706.33	15,486,665	
37. FarmSite Improvements	1,630	0.00	70,973,750	1,806	0.00	77,465,035	16,813,766
38. FarmSite Total				1,834	1,738.33	93,241,700	
39. Road & Ditches	2,310	3,262.04	0	2,479	3,470.68	0	
40. Other- Non Ag Use	219	411.95	3,120,215	289	791.70	6,227,970	
41. Total Section VI				3,511	7,700.71	791,657,840	17,905,266

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	1	35.93	166,380	450	15,053.10	74,277,040
44. Market Value	1	35.93	334,345	450	15,053.10	143,632,195
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	4,102	198,263.93	985,719,980	4,553	213,352.96	1,060,163,400
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	1,384.04	8.28%	11,044,635	10.29%	7,980.00
46. 1A	966.66	5.78%	7,670,435	7.14%	7,934.99
47. 2A1	5,006.66	29.95%	35,822,670	33.36%	7,155.00
48. 2A	5,437.44	32.53%	38,089,245	35.48%	7,005.00
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	82.35	0.49%	383,340	0.36%	4,655.01
51. 4A1	2,281.36	13.65%	9,798,455	9.13%	4,295.01
52. 4A	1,558.52	9.32%	4,558,670	4.25%	2,925.00
53. Total	16,717.03	100.00%	107,367,450	100.00%	6,422.64
Dry					
54. 1D1	6,669.79	4.40%	53,024,785	6.03%	7,949.99
55. 1D	51,129.41	33.76%	404,805,260	46.04%	7,917.27
56. 2D1	19,310.64	12.75%	133,634,430	15.20%	6,920.25
57. 2D	0.00	0.00%	0	0.00%	0.00
58. 3D1	6,111.85	4.04%	27,410,995	3.12%	4,484.89
59. 3D	40,762.70	26.91%	182,619,175	20.77%	4,480.06
60. 4D1	906.30	0.60%	3,684,130	0.42%	4,065.02
61. 4D	26,566.29	17.54%	74,122,435	8.43%	2,790.09
62. Total	151,456.98	100.00%	879,301,210	100.00%	5,805.62
Grass					
63. 1G1	16,266.74	62.65%	41,728,280	64.27%	2,565.25
64. 1G	5,113.27	19.69%	13,080,300	20.15%	2,558.11
65. 2G1	2,451.95	9.44%	4,916,735	7.57%	2,005.23
66. 2G	468.47	1.80%	904,200	1.39%	1,930.11
67. 3G1	21.50	0.08%	96,430	0.15%	4,485.12
68. 3G	353.10	1.36%	1,228,270	1.89%	3,478.53
69. 4G1	178.43	0.69%	317,600	0.49%	1,779.97
70. 4G	1,111.06	4.28%	2,651,085	4.08%	2,386.09
71. Total	25,964.52	100.00%	64,922,900	100.00%	2,500.45
Irrigated Total					
	16,717.03	7.84%	107,367,450	10.13%	6,422.64
Dry Total					
	151,456.98	70.99%	879,301,210	82.94%	5,805.62
Grass Total					
	25,964.52	12.17%	64,922,900	6.12%	2,500.45
72. Waste	19,216.95	9.01%	8,594,865	0.81%	447.25
73. Other	7.00	0.00%	3,255	0.00%	465.00
74. Exempt	12.36	0.01%	0	0.00%	0.00
75. Market Area Total	213,362.48	100.00%	1,060,189,680	100.00%	4,968.96

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	1,164.15	7,900,195	15,552.88	99,467,255	16,717.03	107,367,450
77. Dry Land	29.68	159,965	10,240.64	60,973,870	141,186.66	818,167,375	151,456.98	879,301,210
78. Grass	1.75	4,320	1,866.94	4,625,130	24,095.83	60,293,450	25,964.52	64,922,900
79. Waste	4.50	2,095	1,781.89	784,100	17,430.56	7,808,670	19,216.95	8,594,865
80. Other	0.00	0	2.00	930	5.00	2,325	7.00	3,255
81. Exempt	0.00	0	0.00	0	12.36	0	12.36	0
82. Total	35.93	166,380	15,055.62	74,284,225	198,270.93	985,739,075	213,362.48	1,060,189,680

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	16,717.03	7.84%	107,367,450	10.13%	6,422.64
Dry Land	151,456.98	70.99%	879,301,210	82.94%	5,805.62
Grass	25,964.52	12.17%	64,922,900	6.12%	2,500.45
Waste	19,216.95	9.01%	8,594,865	0.81%	447.25
Other	7.00	0.00%	3,255	0.00%	465.00
Exempt	12.36	0.01%	0	0.00%	0.00
Total	213,362.48	100.00%	1,060,189,680	100.00%	4,968.96

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 N/a Or Error	13	318,085	16	653,020	34	4,628,690	47	5,599,795	0
83.2 133 Estates	4	134,850	12	1,333,800	14	4,823,445	18	6,292,095	0
83.3 Al-bets	0	0	2	181,800	2	183,010	2	364,810	0
83.4 Allen Hills	7	176,600	59	4,613,300	59	28,980,305	66	33,770,205	52,755
83.5 Arlington	46	839,300	487	7,868,480	487	107,292,965	533	116,000,745	570,885
83.6 Blair	342	8,539,252	2,672	60,326,775	2,641	572,880,090	2,983	641,746,117	8,260,772
83.7 Blues Spirit Acres	1	500	0	0	0	0	1	500	0
83.8 Brierbrooke	0	0	3	343,245	3	624,380	3	967,625	0
83.9 Bur-ridge	2	53,435	9	907,200	9	3,937,985	11	4,898,620	0
83.10 C & C	1	79,560	2	89,200	2	893,820	3	1,062,580	0
83.11 Cedar Springs	1	500	0	0	0	0	1	500	0
83.12 Circle K	1	500	0	0	0	0	1	500	0
83.13 Clearwater Creek	8	152,630	17	1,070,100	17	10,200,785	25	11,423,515	101,960
83.14 Commercial	1	4,950	0	0	0	0	1	4,950	0
83.15 Cooper Woods	2	1,000	19	1,475,900	19	8,814,845	21	10,291,745	532,460
83.16 Cottonwood Creek	3	106,000	64	6,205,000	64	41,773,265	67	48,084,265	123,885
83.17 Country Air	1	500	5	355,240	5	633,735	6	989,475	0
83.18 Countryland	5	64,865	21	1,754,100	21	6,669,655	26	8,488,620	27,145
83.19 Crest Ridge	8	260,000	25	1,311,500	25	11,070,165	33	12,641,665	37,270
83.20 Crystal Lake	4	74,590	17	1,325,960	17	7,945,180	21	9,345,730	370,395
83.21 Deer Run	0	0	1	91,090	1	379,480	1	470,570	0
83.22 Deerson Acres	1	20,200	2	160,850	2	416,195	3	597,245	0
83.23 Du Du Dunes	1	72,160	1	163,360	1	409,575	2	645,095	0
83.24 Eagle View	3	69,000	39	2,896,100	39	20,794,615	42	23,759,715	26,850
83.25 Elkhorn Oaks	1	1,860	3	234,000	3	1,554,520	4	1,790,380	0
83.26 Elkhorn Riverview	11	142,915	8	174,900	8	457,555	19	775,370	0
83.27 Exempt	7	16,700	2	37,800	2	354,810	9	409,310	0
83.28 Fawn Ridge	4	145,200	7	629,800	7	2,223,820	11	2,998,820	0
83.29 Fontanelle	9	311,325	24	1,209,280	24	5,237,465	33	6,758,070	0
83.30 Four Pine	0	0	1	105,000	1	255,170	1	360,170	0
83.31 Frenchs	0	0	2	167,600	2	341,680	2	509,280	0
83.32 Ft Calhoun	35	803,625	351	9,681,660	351	88,013,330	386	98,498,615	981,030
83.33 Ft Calhoun Replat 2	1	49,520	1	115,240	1	405,035	2	569,795	0
83.34 Garryowen	1	500	2	159,680	2	323,620	3	483,800	16,130
83.35 Glen Oaks	19	1,306,570	34	2,483,500	34	17,695,150	53	21,485,220	2,077,035
83.36 Golden Pond	0	0	2	281,800	2	1,331,635	2	1,613,435	0
83.37 Gottsch	0	0	1	75,000	1	187,590	1	262,590	10,000

Schedule XI : Residential Records - Assessor Location Detail

Line#	Assessor Location	Unimproved Land		Improved Land		Improvements		Total		Growth
		Records	Value	Records	Value	Records	Value	Records	Value	
83.38	Gottsch 2	0	0	3	286,500	3	1,858,185	3	2,144,685	48,640
83.39	Gylden Bakke	0	0	9	675,000	9	3,625,790	9	4,300,790	0
83.40	Hallberg	0	0	2	210,100	2	782,430	2	992,530	0
83.41	Heidi Hollo	4	90,610	20	757,100	20	7,432,165	24	8,279,875	8,050
83.42	Heidi Hollo West	20	384,990	34	1,919,700	34	18,202,630	54	20,507,320	10,970
83.43	Herman	33	136,135	127	679,645	128	13,696,310	161	14,512,090	0
83.44	High Point	0	0	3	414,000	3	1,024,895	3	1,438,895	0
83.45	Highland	0	0	7	504,100	7	1,973,990	7	2,478,090	0
83.46	Hillview	0	0	3	186,960	3	1,180,580	3	1,367,540	0
83.47	Hwy 133 Hilltop Acre	1	500	0	0	0	0	1	500	0
83.48	Imp On Lease Land	0	0	0	0	220	7,072,480	220	7,072,480	829,835
83.49	Jensen Acres	2	80,570	2	152,030	2	833,400	4	1,066,000	0
83.50	Kaers	1	15,840	5	428,100	5	777,145	6	1,221,085	0
83.51	Kameo	0	0	17	1,414,600	17	7,743,565	17	9,158,165	0
83.52	Karas	0	0	1	75,270	1	260,450	1	335,720	0
83.53	Kennard	20	427,045	163	2,331,605	163	26,565,415	183	29,324,065	37,205
83.54	Lakeland	132	870,220	328	7,088,145	328	83,414,495	460	91,372,860	1,426,470
83.55	Lakeview	0	0	5	345,100	5	1,547,970	5	1,893,070	0
83.56	Lakeview 2	0	0	6	306,060	6	1,595,130	6	1,901,190	0
83.57	Lakeview 2	3	31,130	0	0	0	0	3	31,130	0
83.58	Locust Creek	4	73,275	4	361,210	5	1,432,760	9	1,867,245	0
83.59	Long Creek	5	31,720	7	812,430	7	2,850,115	12	3,694,265	2,040
83.60	Longview	2	154,200	7	584,700	7	3,671,685	9	4,410,585	0
83.61	Looking Glass Hills	88	366,400	43	1,008,310	43	12,077,305	131	13,452,015	193,015
83.62	Lorenzen Estates	2	180,200	2	222,700	2	1,037,465	4	1,440,365	0
83.63	Millstone	2	100,950	21	1,942,400	21	10,427,240	23	12,470,590	0
83.64	Nashville	2	51,415	20	860,520	20	3,883,790	22	4,795,725	46,205
83.65	Nieto Valley	0	0	1	84,300	1	303,415	1	387,715	0
83.66	North Creek	0	0	2	146,180	2	754,970	2	901,150	0
83.67	Northwoods	18	773,800	18	2,256,500	18	18,687,995	36	21,718,295	227,340
83.68	Oak Park 1	44	467,535	39	1,244,275	39	10,777,890	83	12,489,700	176,095
83.69	Oak Park 2	3	104,295	13	956,240	13	4,175,325	16	5,235,860	0
83.70	Oak Park 3	6	151,390	10	631,370	10	3,266,425	16	4,049,185	10,915
83.71	Oak Park 4	4	336,050	14	999,510	14	6,033,590	18	7,369,150	0
83.72	Oak Park 5	6	156,045	1	55,000	1	452,255	7	663,300	0
83.73	Oak Point Farms	0	0	2	154,480	2	455,425	2	609,905	0
83.74	Oak Point Farms 1	0	0	1	137,520	1	271,000	1	408,520	0

Schedule XI : Residential Records - Assessor Location Detail

Line# Assessor Location	Unimproved Land		Improved Land		Improvements		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
83.75 Ok Sub	0	0	1	82,100	1	334,225	1	416,325	0
83.76 Oleson	0	0	1	100,000	1	265,560	1	365,560	0
83.77 Owakonze Acres	0	0	3	262,970	3	962,545	3	1,225,515	0
83.78 Owen	1	18,415	2	255,800	2	729,500	3	1,003,715	0
83.79 Papio View	0	0	2	191,400	2	656,055	2	847,455	0
83.80 Pioneer Hills	1	84,700	7	675,000	7	2,116,150	8	2,875,850	3,575
83.81 Pushs	8	119,860	10	851,600	10	3,661,315	18	4,632,775	0
83.82 Quail Ridge	6	17,800	19	1,093,400	19	10,378,735	25	11,489,935	380,550
83.83 Quick Hill	0	0	4	226,280	4	639,235	4	865,515	22,310
83.84 Recreation	0	0	5	743,885	5	2,570,380	5	3,314,265	0
83.85 Richland	0	0	5	535,900	5	2,686,430	5	3,222,330	0
83.86 Riverbend Acres	1	51,280	8	578,400	8	2,205,310	9	2,834,990	0
83.87 Rivershores	0	0	1	557,760	1	2,035,900	1	2,593,660	0
83.88 Riverside	2	50,500	4	240,000	4	2,103,905	6	2,394,405	0
83.89 Rolland	1	17,105	3	166,080	3	668,150	4	851,335	0
83.90 Rolling Acres	8	176,405	34	3,531,900	34	10,913,295	42	14,621,600	0
83.91 Rolling Hills	0	0	5	275,000	5	1,343,315	5	1,618,315	0
83.92 Rosalyn Ridge	1	20,060	4	401,150	4	1,844,880	5	2,266,090	0
83.93 Roseann	1	12,000	2	137,500	2	363,960	3	513,460	0
83.94 Rosenbaum Acres	1	1,675	2	97,680	2	325,680	3	425,035	0
83.95 Rural Res	901	31,355,440	844	49,770,400	880	269,099,050	1,781	350,224,890	3,448,700
83.96 Ruths Nashville	0	0	6	234,315	6	1,158,970	6	1,393,285	0
83.97 Schmidt	0	0	1	103,900	1	563,305	1	667,205	0
83.98 Schmidts Sub	0	0	2	164,000	2	512,510	2	676,510	0
83.99 Schulz Farm	0	0	2	195,100	2	944,295	2	1,139,395	0
83.100 Shannon Estates	0	0	13	1,245,400	13	5,324,555	13	6,569,955	20,405
83.101 Sheets Hilltop Acres	1	16,080	1	50,000	1	172,655	2	238,735	0
83.102 Sherwood Acres	2	46,400	16	1,169,190	16	7,407,000	18	8,622,590	0
83.103 Siemer	1	74,700	0	0	0	0	1	74,700	0
83.104 Sorensens	0	0	4	433,700	4	1,120,240	4	1,553,940	0
83.105 South Creek	0	0	1	85,330	1	172,065	1	257,395	0
83.106 Spracklin Acres	0	0	3	265,000	3	489,970	3	754,970	0
83.107 Spring Ridge	6	108,400	29	2,449,400	29	17,811,810	35	20,369,610	26,852
83.108 Spring Valley	3	186,775	22	2,293,500	22	8,822,295	25	11,302,570	3,645
83.109 Stoops	0	0	1	65,000	1	176,180	1	241,180	3,120
83.110 Sunrise Estates	1	22,060	8	591,070	8	3,071,460	9	3,684,590	0
83.111 Surrey Hills	6	117,340	19	1,800,000	20	7,832,615	26	9,749,955	0

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>	
83.112 Surrey Hills 1	0	0	3	388,300	3	1,439,245	3	1,827,545	0
83.113 Thomson Timbers	2	128,500	4	363,500	4	1,318,535	6	1,810,535	0
83.114 Valley View	3	101,980	6	477,700	6	2,284,225	9	2,863,905	0
83.115 Washington	17	175,060	61	948,010	61	10,827,785	78	11,950,855	52,950
83.116 Welchert Acres	2	135,320	2	150,050	2	368,360	4	653,730	128,250
83.117 Wildwood	11	102,355	1	27,200	1	145,765	12	275,320	0
84 Residential Total	1,932	51,871,217	6,022	212,986,810	6,270	1,599,746,655	8,202	1,864,604,682	20,295,709

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	N/a Or Error	1	44,005	8	254,035	12	48,280,755	13	48,578,795	101,720
85.2	Arlington	8	183,690	41	664,270	41	5,285,165	49	6,133,125	0
85.3	Blair	119	6,209,870	386	23,712,055	384	290,412,435	503	320,334,360	1,367,225
85.4	Cargill	0	0	2	263,175	2	658,230	2	921,405	0
85.5	Cole Nashville	0	0	1	44,540	1	500	1	45,040	0
85.6	Commercial	12	1,435,345	34	7,848,270	34	101,498,605	46	110,782,220	0
85.7	Ericksen	2	26,570	1	21,670	1	70,010	3	118,250	0
85.8	Exempt	1	8,275	5	246,835	5	1,874,455	6	2,129,565	0
85.9	Fontanelle	0	0	3	62,400	3	290,780	3	353,180	0
85.10	Ft Calhoun	6	424,195	62	1,959,325	62	20,496,290	68	22,879,810	0
85.11	Herman	4	21,570	28	325,950	28	2,047,205	32	2,394,725	0
85.12	Imp On Lease Land	1	5,625	0	0	22	112,758,615	23	112,764,240	0
85.13	Kennard	2	17,550	14	117,645	14	797,275	16	932,470	0
85.14	Oak Park 1	7	146,400	2	166,815	2	700,210	9	1,013,425	0
85.15	Rural Res	3	517,030	2	150,170	2	3,091,680	5	3,758,880	9,605
85.16	State	1	7,980	1	3,700	1	500	2	12,180	0
85.17	Stoops	0	0	1	65,000	1	597,845	1	662,845	0
85.18	Washington	0	0	5	34,565	5	354,000	5	388,565	0
86	Commercial Total	167	9,048,105	596	35,940,420	620	589,214,555	787	634,203,080	1,478,550

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

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	16,237.07	65.55%	41,492,405	69.09%	2,555.41
88. 1G	4,922.20	19.87%	11,567,930	19.26%	2,350.15
89. 2G1	2,451.95	9.90%	4,916,735	8.19%	2,005.23
90. 2G	468.47	1.89%	904,200	1.51%	1,930.11
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	133.70	0.54%	245,380	0.41%	1,835.30
93. 4G1	178.43	0.72%	317,600	0.53%	1,779.97
94. 4G	378.90	1.53%	608,345	1.01%	1,605.56
95. Total	24,770.72	100.00%	60,052,595	100.00%	2,424.34
CRP					
96. 1C1	29.67	2.49%	235,875	4.84%	7,949.95
97. 1C	191.07	16.01%	1,512,370	31.05%	7,915.27
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	21.50	1.80%	96,430	1.98%	4,485.12
101. 3C	219.40	18.38%	982,890	20.18%	4,479.90
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	732.16	61.33%	2,042,740	41.94%	2,790.02
104. Total	1,193.80	100.00%	4,870,305	100.00%	4,079.67
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	24,770.72	95.40%	60,052,595	92.50%	2,424.34
CRP Total	1,193.80	4.60%	4,870,305	7.50%	4,079.67
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	25,964.52	100.00%	64,922,900	100.00%	2,500.45

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

89 Washington

	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	1,705,214,375	1,858,610,032	153,395,657	9.00%	20,295,709	7.81%
02. Recreational	6,367,385	5,994,650	-372,735	-5.85%	0	-5.85%
03. Ag-Homesite Land, Ag-Res Dwelling	599,481,550	692,188,170	92,706,620	15.46%	1,091,500	15.28%
04. Total Residential (sum lines 1-3)	2,311,063,310	2,556,792,852	245,729,542	10.63%	21,387,209	9.71%
05. Commercial	358,508,525	370,377,605	11,869,080	3.31%	1,455,425	2.90%
06. Industrial	263,796,955	263,825,475	28,520	0.01%	23,125	0.00%
07. Total Commercial (sum lines 5-6)	622,305,480	634,203,080	11,897,600	1.91%	1,478,550	1.67%
08. Ag-Farmsite Land, Outbuildings	95,080,840	93,241,700	-1,839,140	-1.93%	16,813,766	-19.62%
09. Minerals	100	100	0	0.00	0	0.00%
10. Non Ag Use Land	6,004,950	6,227,970	223,020	3.71%		
11. Total Non-Agland (sum lines 8-10)	101,085,890	99,469,770	-1,616,120	-1.60%	16,813,766	-18.23%
12. Irrigated	98,745,945	107,367,450	8,621,505	8.73%		
13. Dryland	825,632,385	879,301,210	53,668,825	6.50%		
14. Grassland	62,775,635	64,922,900	2,147,265	3.42%		
15. Wasteland	7,514,555	8,594,865	1,080,310	14.38%		
16. Other Agland	38,420	3,255	-35,165	-91.53%		
17. Total Agricultural Land	994,706,940	1,060,189,680	65,482,740	6.58%		
18. Total Value of all Real Property (Locally Assessed)	4,029,161,620	4,350,655,382	321,493,762	7.98%	39,679,525	6.99%

2024 Assessment Survey for Washington County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	Assessor and 1 commercial appraiser
3.	Other full-time employees:
	4
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$403,100
7.	Adopted budget, or granted budget if different from above:
	N/A
8.	Amount of the total assessor's budget set aside for appraisal work:
	N/A
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:
	N/A
11.	Amount of the assessor's budget set aside for education/workshops:
	\$5,000
12.	Amount of last year's assessor's budget not used:
	Unknown

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?
	Assessor's 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, http://washington.gworks.com/
8.	Who maintains the GIS software and maps?
	Assessor office staff and surveyor staff
9.	What type of aerial imagery is used in the cyclical review of properties?
	EagleView/Pictometry
10.	When was the aerial imagery last updated?
	Spring 2024

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?
	Arlington, Blair, Ft. Calhoun, Herman, Kennard and Washington
4.	When was zoning implemented?
	1970; an updated comprehensive plan was implemented June, 2005

D. Contracted Services

1.	Appraisal Services:
	N/A
2.	GIS Services:
	gWorks; Calvin Paulsen
3.	Other services:
	website hosted by gWorks

E. Appraisal /Listing Services

1.	List any outside appraisal or listing services employed by the county for the current assessment year
	N/A
2.	If so, is the appraisal or listing service performed under contract?
	N/A
3.	What appraisal certifications or qualifications does the County require?
	None
4.	Have the existing contracts been approved by the PTA?
	N/A
5.	Does the appraisal or listing service providers establish assessed values for the county?
	N/A

2024 Residential Assessment Survey for Washington County

1.	Valuation data collection done by:																
	Appraisal staff																
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3.	List and describe the approach(es) used to estimate the market value of residential properties.																
	Sales comparison approach is used with costing data from the same costing year being used for all valuation groups so that equalization is achieved within valuation groupings.																
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?																
	The county uses depreciation cost tables provided by their CAMA system.																
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 residential lot values?																
	The county utilizes a sales comparison approach relying on vacant land sales.																
7.	How are rural residential site values developed?																
	Site values are derived from vacant land sales of 38 acres and below for bare land and then additional costs are added for well, septic and electrical amenities.																
8.	Are there form 191 applications on file?																
	Yes, 7																

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

The county looks at the income stream for all lots within the combined parcel and applies a discount for the whole.

10.

<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
1	2023	2019	2024	2024
10	2023	2019	2022	2020
15	2023	2019	2022	2020
40	2023	2019	2022/2023	2022/2023
50	2023	2019	2023	2021
AG OB	2023	2019	2022/2023	2022/2023
AG DW	2023	2019	2022/2023	2022/2023

These valuation groups represent the county's appraisal cycle. The county has set up all residential parcels in all valuation groups to be reviewed on a five year inspection cycle to ensure that the six year inspection requirement is fulfilled. The rural parcels, rural subdivision parcels and parcels located in the incorporated villages of Herman, Kennard and Washington may be reviewed on a two year cycle. For valuation group 40, rural residential and agricultural homes south of Highway 30 were inspected in 2022, the homes north of Highway 30 were inspected in 2023.

2024 Commercial Assessment Survey for Washington County

1.	Valuation data collection done by:																							
	County Assessor Office Staff																							
2.	List the valuation group recognized in the County and describe the unique characteristics of each:																							
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3	Fort Calhoun and Herman--both located on Hwy 75; Kennard--located on Hwy 30; and Rural																							
3.	List and describe the approach(es) used to estimate the market value of commercial properties.																							
	The County correlates a final value from the Income, Cost, and Sales Comparison approaches to value.																							
3a.	Describe the process used to determine the value of unique commercial properties.																							
	The County relies on the experience and expertise of the appraisal staff and will rely on sales of similar properties throughout the area and adjust those to the local market.																							
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?																							
	The county develops their own depreciation tables to arrive at an effective age for the property. The effective age is then used to arrive at an equalized initial value. Once an entire group has been equalized, the new values are correlated with the market values and an overall macro factor cost adjustment is applied if needed to achieve compliance in the sales file.																							
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, the county develops depreciation tables for each valuation group. An economic factor is applied by location if necessary to adjust values by valuation group.																							
6.	Describe the methodology used to determine the commercial lot values.																							
	Lot value studies are completed at least every six years. A sales review process is used to determine if a study needs to be completed more frequently. The county will review the lot values at the same time as the properties are reviewed.																							
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2	2019	2019	2018	2021																				
3	2019	2019	2019	2019																				

The County feels these valuation groupings have unique market influences due to the size and location of the communities. The County is on a five-year inspection cycle for the commercial class of property to ensure the six year inspection cycle requirement is met. However, per Bill, in 2023 it was necessary to walk through every parcel and reassess as part of MIPS convincing them to do away with their neighborhoods.

2024 Agricultural Assessment Survey for Washington County

1.	Valuation data collection done by:							
	Assessor Office Appraisal 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: 60%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 25%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>The entire county is considered as one market area for special value. The County abstract still accounts for 16 market areas but there are areas where the county analyzes for other than agricultural influences.</td> <td style="text-align: center;">Annually</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	The entire county is considered as one market area for special value. The County abstract still accounts for 16 market areas but there are areas where the county analyzes for other than agricultural influences.	Annually
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>						
1	The entire county is considered as one market area for special value. The County abstract still accounts for 16 market areas but there are areas where the county analyzes for other than agricultural influences.	Annually						
	The county is considered to be fully influenced by other influences than agricultural influences. Land use review was completed in 2023. ARC map is reviewed annually.							
3.	Describe the process used to determine and monitor market areas.							
	The county continually verifies sales to establish the market areas in the county. The process involves reviewing these sales to determine the market value to establish values for agricultural land. The county also uses the information to determine the market value of land associated with rural residential parcels where the land not associated with buildings or land is determined to be of an agricultural use.							
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.							
	The county relies on the present use of the parcel, presently improved parcels under 38 acres are considered as rural residential. If the county determines that the primary use is agricultural for parcels under 38 acres and an application for special value has been filed then the land will be assessed at its special value or that value that represents the agricultural market. Recreational land is land which is not used for an agricultural or residential purposes.							
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?							
	Rural home sites and rural residential are valued in the same manner, but rural subdivisions may be valued higher reflecting sales of comparable properties.							
6.	What separate market analysis has been conducted where intensive use is identified in the county?							
	Since there were no sales to identify market value, the excess farm site value seemed the most logical as the land could be turned into crop land.							
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.							
	N/A, The county reviews the sales of similar parcels in adjoining counties.							
7a.	Are any other agricultural subclasses used? If yes, please explain.							
	N/A							
	<i>If your county has special value applications, please answer the following</i>							

8a.	How many parcels have a special valuation application on file?
	5,000
8b.	What process was used to determine if non-agricultural influences exist in the county?
	Sales were reviewed in the county as well as sales in neighboring Burt county. The county reviews comparable cash rents and expenses from Burt and Washington Counties. The assumption is if the operating income is comparable, then the market value for agricultural purposes should also be comparable. Any difference between the two counties' operating income would likely indicate a corresponding difference in the market value. The county then compares the market value in the various areas within the counties to those that are different to determine if these are influenced by economic forces other than those recognized in the agricultural market.
	<u>If your county recognizes a special value, please answer the following</u>
8c.	Describe the non-agricultural influences recognized within the county.
	Residential, new construction and commercial development.
8d.	Where is the influenced area located within the county?
	The entire county has a non-agricultural influence with a lesser degree of influence in the northern part of the county.
8e.	Describe in detail how the special values were arrived at in the influenced area(s).
	Sales from neighboring Burt County's ag Market Area 2 are used as basis for their special valuation as it is believed that the highest and best use for agricultural use is North of the county in neighboring counties. The county utilizes an income approach based on a comparison of cash rents and expenses in their county with those of Burt County.

**2023 PLAN OF ASSESSMENT
FOR
WASHINGTON COUTNY
ASSESSMENT YEARS 2024,2025 AND 2026
Date: MAY 10, 2023**

PLAN OF ASSESSMENT REQUIREMENTS:

Pursuant to Nebraska State Statute 77-1311.02, the county assessor shall, on or before June 15 each year, prepare a plan of assessment which shall describe the assessment actions the county assessor plans to make for the next assessment year and two years thereafter, the plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law and the resources necessary to complete those actions, The plan shall be presented to the county board of equalization on or before July 31 each year. The county assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of revenue on or before October 31 each year.

DISCLAIMER:

This Plan of Assessment was developed to meet the requirements of Nebraska State Statute 77-1311.02. The reader should note that at the time this document is being prepared, the 2023 numbers are not available for State assessed personal property and State assessed real estate. In addition, homestead exemption applications are still being received, special valuation applications are being accepted and determinations on Nebraska Advantage exemptions are not finalized by the Property Assessment Division.

For the reasons stated above, it is difficult on June 15th, to describe and determine all the assessment actions necessary to achieve the levels of value required by law, and the resources necessary to complete those actions.

Thank you to the reader for your time and understanding.

RECEIVED
MAY 17 2023
NEBRASKA DEPT. OF REVENUE
PROPERTY ASSESSMENT DIVISION

REAL PROPERTY ASSESSMENT REQUIREMENTS:

All property in the State of Nebraska is subject to property tax unless expressly exempt by Nebraska Constitution, Article VIII, or is permitted by the constitution and enabling legislation adopted by the legislature. The uniform standard for the assessed value of real property for tax purposes is actual value which is defined by law as "the marked value of real property in the ordinary course of trade." Nebraska Revised Statute 77-112 (Reissue 2003).

Assessment levels required for real property are as follows:

- 1) 100% of actual value for all classes of real property excluding agricultural and horticultural land;
- 2) 75% of actual value for agricultural land and horticultural land; and
- 3) 75% of special value for agricultural and horticultural land which meets the qualifications for special valuation under 77-1344.

Reference, Nebraska Revised Statute 77-201.

RECORD MAINTENANCE:

MAPPING

Washington County's cadastral maps were completed in 1989. They are currently being maintained in the County Surveyor's Office for the Assessor's Office. All parcel splits, new subdivisions and ownership changes are kept up to date by the Assessor's Staff and Surveyor's Staff.

OWNERSHIP

Real estate transfer statements are received from the Register of Deeds on an ongoing basis. Ownership transfers are made on the property record cards and in our CAMA system along with the sale information.

REPORT GENERATION

Nebraska State Statutes require the production of many reports. In Washington County, report generation is the responsibility of the Deputy Assessor and staff with final approval of all data by the County Assessor. The following reports are required by statute and completed each year:

- Abstract-Real Estate
- Abstract –Personal Property
- Certification of Values
- School District Taxable Value Report
- Certificate of Taxes Levied

From time to time, corrections to the tax list are required. If appropriate, the Assessor's Office presents the correction book to the County Board for approval. Once approved, the online computer correction is completed by the Assessor's Office, the property record card is updated, and the information is forwarded to the Treasurer's Office via Washington County's CAMA system.

ADMINISTER HOMESTEAD EXEMPTION:

The Assessment Specialists and the Assessor work on the administration of the homestead exemption worksheets, documentation, mailing of all forms, finding the median average of the county totals, and updating of documents and computer records to reflect exemption values and taxes.

For the year of 2022 (payable in 2023) we had a total of 585 applicants and a value exempted of \$90,379,127.00 with a tax loss of \$1,695,145.46. The average median value for 2023 is not available currently. The 2022 average medium was \$252,142.

ADMINISTER PERSONAL PROPERTY:

The Assessment Specialists works with the County Assessor in the administration of personal property. New business is obtained through following up on local and county building permits and discovery.

The County Assessor requested that personal property returns be accompanied with a copy of the federal depreciation worksheet as part of the updating process.

The 2023 value of centrally assessed and the final determination of Nebraska Advantage personal property is not available at this time.

ADMINISTER SPECIAL VALUATION:

The Assessor's Office administrates the filing of all special valuation applications for Washington County. This includes assisting the taxpayer in the completion of the application and verifying the information on the form for approval.

Corrections to the tax rolls for homestead exemption, personal property and special valuation are reviewed and approved by the County Assessor and the County Board in accordance with State rules, regulations, and guidelines.

GENERATE TAX ROLL:

The Assessor's Office generates tax rolls for real estate, personal property, railroads, and public services. Homestead exemption credits are included on parcels approved for exemption. The tax rolls are generated by the Assessor's office. Collection of taxes is the responsibility of the County Treasurer.

RESPONSIBILITIES OF APPRAISAL:

VALUE ALL REAL PROPERTY

The Assessor with the assistance of the Residential Appraisers, Commercial Appraiser and the Deputy Assessor are the core team. This is the team that identifies the value of real property for Washington County.

DEVELOP PLAN OF REVIEW

This core team also develops a yearly plan as to what needs to be reviewed, audited, and updated for the upcoming year. As required by statute, the plan of review includes a physical inspection of property at least once every six years. This will include a spot check of measurements for accuracy, re-assessment of quality and condition scores, and the addition or subtraction of any physical improvements.

In 2019, new Marshall and Swift costing tables were loaded on our CAMA system with appropriate adjustments to the depreciation schedules. In addition, unimproved rural sites were reviewed, improved procedures for developer's adjustments have been implemented, and adjustments to rural market areas that more accurately reflect the current market value.

ESTABLISH PROCEDURE FOR PICKUP WORK

The requirement for pickup work is determined monthly. The Assessor's Office acquires building permits from planning and zoning, and the city and villages on an ongoing basis. The researching of building permits and market areas with current sales and discovery are used to identify potential pickup work. If the project is incomplete at the time of inspection, the property will be revisited on a date that is as close to December 31st as possible. The project will be assigned a partial value for the amount of construction completed based off the inspection completed closest to January 1st as possible. The value will be based off our own physical measurements, and not off the contractor's plans of specifications.

Pick up work is completed by the Commercial Appraiser, Residential Property Appraisers, and the Deputy Assessor with the approval of the County Assessor. A filing system by legal description is comprised of a property record card with a permanent picture, footprint sketch, and complete site and improvement information.

REVIEW SALES

The Assessor's Office reviews sales that occur in Washington County. Residential lot sales are reviewed by the Assessment Specialists. Residential improved and agriculture improved, and unimproved sales are being completed by another Assessment Specialist. Commercial sales are reviewed by the Commercial Appraiser with final review being performed by the County Assessor and Deputy Assessor.

Sales are audited and reviewed by the Assessor. Updates to values are performed on an annual basis. The Assessor with the assistance of the Residential Appraisers, Commercial Appraiser and the Deputy Assessor are the core team who value all real property for Washington County.

PERSONNEL COUNT:

Position: Assessor/Deputy Assessor (2)

Position Description:

The Assessor administrates all the assessment duties as required by Nebraska State Statutes. He/she is responsible for completing many reports during the year within the statutory deadlines. The Assessor works with the County Board of Supervisors as well as other elected officials and supervises the assessment and appraisal staff.

Continuing Education Requirements:

The Assessor and Deputy are required to obtain 60 hours of continuing education every 4 years. The Assessor/Deputy attends workshops and meetings to further his/her knowledge of the assessment field.

Position: Assessment Specialist (3)

Position Description:

The Assessment Specialist has his/her areas of "expertise" in the various activities of the assessment field, such as personal property, homestead exemption, real estate transfers (521's) and special valuations. All Assessment Specialists can assist in all areas, but every member has his or her own area for which they are responsible.

Continuing Education Requirements:

The current position holders have taken or will take classes such as Residential Data Collection, Marshall & Swift, MIPS user education, as well as IAAO classes. Position holders are encouraged to have a current Assessor Certificate.

Position: Appraiser (2)

Position Description:

Establish property value on an annual basis, coordinate the re-evaluation process, compile the necessary data needed to support value, track recent sales, supervise job tasks of appraisal assistants and complete the appraisal assistant evaluation process.

Continuing Education Requirements:

Current position holders have voluntarily taken or will take several classes in mass appraisal, geographical information systems and MIPS user education. All position holders are encouraged to have a current Assessor Certificate.

BUDGETING:

Budget Worksheet 2023-2024

605-00		County Assessor	
1-0100	Official's Salary	\$	68,000.00
1-0201	Deputy's Salary	\$	54,400.00
1-0305	Regular Time Salaries-Clerical	\$	167,390.00
1-0405	Part Time Salaries	\$	64,890.00
1-0505	Overtime	\$	<u>2,160.00</u>
	Personnel Services Total	\$	356,840.00
2-0100	Postal Services	\$	6,300.00
2-1701	Meals	\$	1,050.00
2-1702	Lodging	\$	2,100.00
2-1704	Mileage Allowance	\$	2,625.00
2-1801	Dues Subscriptions Registration	\$	1,050.00
2-2000	Printing & Publishing	\$	2,625.00
2-3910	Assessor School	\$	<u>3,150.00</u>
	Operating Expenses Total	\$	18,900.00
3-0100	Office Supplies	\$	12,600.00
3-0128	Supplies – Data Processing	\$	1,050.00
3-0211	Tires & Car Expenses	\$	2,100.00
	Supplies and Materials Total	\$	<u>15,750.00</u>
5-0301	Vehicle	\$	0.00
5-0315	Data Processing Equipment	\$	2,100.00
5-0500	Office Equipment	\$	1,050.00
5-1309	Data Processing Software	\$	1,050.00
	Capital Outlay Total	\$	<u>4,200.00</u>
	Total Expenditures	\$	395,690.00

HISTORY:

Washington County is currently using MIPS for all computer functions. The appraisal is being calculated by using the current Marshall & Swift package and MIPS.

WHAT HAS BEEN DONE IN CAMA

All residential, commercial, agricultural, and personal property are entered into MIPS, our current CAMA computer system. Washington County can digitize photos in this system with a digital camera.

PROCESS TO THIS POINT

Washington County has the capability of electronic pricing, generating reports, calculating personal property depreciation, and performing many general tasks of the County Assessor's Office.

Washington County has entered pictures and sketches into the CAMA system. Washington County's CAMA or MIPS is in Lincoln, Nebraska.

Sales are loaded in the system. They are also recorded in a hard copy sales book along with pictures and the current history of the property. The 521's are kept in binders and archived for future reference. All documents are in good condition and order in accordance with the book and page number.

PICTURES AND SKETCHES

Pictures and sketches are maintained on-line and in the parcel record card.

COMPARABLE SELECTION

Washington County has a hard copy sales book that includes recent sales that have taken place in the county.

The county has an ongoing plan to keep the parcels updated to current through a review process of sales, building permits, discovery, and drive by reviews.

RE-LISTED TOWNS

Records are accurate and complete.

WHAT WE NEED TO COMPLETE

June of 2019 Marshall and Swift costing tables are currently loaded on the CAMA system with appropriate adjustments to the depreciation schedules.

TOTAL RE-LISTING AND DATA ENTRY

The parcel cards are reviewed and edited on a yearly basis with any updates being made to the card. The three-year plan is reviewed on a yearly basis with the overall decisions based on current budget constraints.

The Assessor's Office, with the help of their consultant and the County Surveyor's Office, has developed a parcel grid for the Geographic Information System. In addition, the parcel identifier numbers have been loaded.

PARCEL COUNT:

The following numbers are based off the 2023 abstract. Please be aware that additional changes have occurred since the abstract. These numbers do not include centrally assessed and the final determinations for Nebraska Advantage by the Department of Revenue.

List the number of residential parcels and value. The number of parcels is 8,634 with a value of \$1,714,310,465.

List the number of commercial parcels and value. The number of parcels is 715 with a value of \$659,732,750.

List the number of industrial parcels and value. The number of parcels is 62 with a value of \$263,995,785.

List the number of agricultural parcels and value. The total number of agricultural parcels is 4,671 including agriculture land value, agricultural (home & building) sites and improvements \$1, 696,702,010. The total number of home site unimproved rural land, home site improved rural land, and home site improvements – is 1650 with a value of \$599,610,630.

The total number of parcels with greenbelt special value is 4,530 greenbelt value is \$995,695,590.

The number of recreational parcels is 18 with a value of \$5,976,460.

CADASTRAL MAPS:

Washington County's cadastral maps are in hard copy form. The rural areas have aerial photos, flown in 2020 along with mylars of the soil surveys. The urban and suburban areas only have area and ownership lines. A Geographic Information System has also been implemented in Washington County.

MAINTAINED BY ASSESSMENT

Washington County's cadastral maps are maintained by the County Surveyor's Office.

IN GOOD CONDITION

The cadastral maps are updated as required and are in good condition.

PROPERTY RECORD CARD:

The property record cards are a combination of hard copy, including a picture, along with a computer-generated cost estimate and value summary sheet.

MAINTAINED BY ASSESSMENT

The property record cards are updated as needed. When a property is reviewed a new picture is taken, and a walk around or drive by inspection is completed. The information is then updated on the property record card and the CAMA system.

IN GOOD CONDITION

The property record cards are updated on a regular basis and are in good condition. All property record cards were updated with sales, transfers and building permit information. Computer data entry was completed at the same time.

REAL ESTATE TRANSFERS (521's):

WHAT ARE THEY

The 521's are in hard copy form with an attachment containing the document filed with the Register of Deeds Office. The 521's document the legal description, the successor or "grantor" and the purchaser or the grantee's name and address. In addition, the sale price, and type of sale are listed.

MAINTAINED BY ASSESSMENT

The 521's are in binders in the Assessor's Office for archival purposes.

IN GOOD CONDITION

The 521's are in hard copy form, bound by deed book and page number. They are kept in current status for referral use and archived in the vault for future reference.

PROCEDURE MANUAL:

The Assessor's Office is documenting individual procedures for inclusion in a procedural manual.

Two members of the staff studied for assessor certification, tested, and became State certified. With continuing education classes, job sharing and workshop participation, the Assessor's Office has become more diversified in areas of expertise.

GENERALLY DESCRIBE EACH PROCESS IN THE OFFICE

Office functions have been previously addressed in this document. Each area has been instructed in specific office functions. Specific functions with help notes are available from MIPS. In addition, compliance with Nebraska State Statutes and Regulations is a priority. Changes in the office have increased the areas of expertise within the Assessor's Office.

LEAVES ROOM FOR INDIVIDUAL APPROACHES

The Assessor's Office is sharing in ideas, workflow analysis and planning. This has allowed the office to implement additional training functions for each employee, to streamline the office and to increase workflow.

BASED ON REGULATIONS AND IAAO GUIDELINES

The Assessor establishes the guidelines for this assessment function. The Assessor and the Appraisal Team are working closely on function guidelines and the processing of the values. Also, the Appraisers establishes guidelines for appraisal functions. The Assessor is a certified appraiser and is currently training other Assessment Specialists to assist with outside reviews and updating of hard copy cards. The Staff Appraisers review existing farm sites, rural subdivisions, and residential properties. Properties lying within the review area are also visually reviewed and updates are made to the property record card for any recent improvements or depreciable items noted.

The Deputy Assessor is working closely with the commercial appraiser on appraisal techniques, software programs and reviewing lots, rural home sites and rural subdivisions.

ASSESSMENT FUNCTIONS:

SPECIFIC DUTIES ASSIGNED TO INDIVIDUALS

Assessor

Deputy Assessor

Assist county assessor

Commercial Appraiser

Assist county assessor concerning commercial property.

Assessment Specialist (3)

Assist county assessor concerning residential property.

Assist county assessor with personal property, homestead and permissive exemptions.

Assist county assessor with residential lot sales, 521's and misc. Duties as needed.

Assist county assessor with agricultural, residential improvements & commercial sales 521's and green belt applications.

Procedures are established by the Assessor, State Statutes, and Regulations.

APPRAISAL FUNCTIONS:

SPECIFIC DUTIES ASSIGNED TO INDIVIDUALS

The Assessment specialists review residential improvements. The value for assessment purposes is determined by the Assessment specialists with assistance from the Assessor and Deputy Assessor.

Agricultural improvements, both old and new are reviewed by the assessment specialist. The assessed values are determined by the Assessment specialists with assistance from the Assessor and Deputy Assessor..

Residential urban, suburban, and rural sites are reviewed and assessed values are determined by the Assessment specialists with assistance from the Assessor and Deputy Assessor.

Commercial land and improvements, both old and new are reviewed by the Commercial Appraiser. The assessed values are determined by the Commercial Appraiser.

Industrial land and improvements, both old and new are reviewed by the Commercial Appraiser. The assessed values are determined by the Commercial Appraiser.

Procedures are established by State Regulations and appraiser field work monitored by the Deputy Assessor. All residential field work is completed and monitored by the Assessment specialists with assistance from the Assessor and Deputy Assessor. Due to job sharing one of the Assessment Specialists is assisting the Deputy Assessor.

All commercial field work is completed and monitored by the Commercial Appraiser.

All industrial field work is completed and monitored by the Commercial Appraiser.

All agricultural improvement field work is completed and monitored by the Deputy Assessor. All agricultural unimproved field work is completed by the Assessor and staff.

SALES ANALYZED BY THE APPRAISER

All 521's are reviewed for completion and accuracy

Residential sales are reviewed by the Assessment specialist and Deputy Assessor.

Commercial and industrial sales are reviewed by the Commercial Appraiser

ANNUAL ADJUSTMENTS TO CLASSES AND SUBCLASSES

Annual adjustments to classes and subclasses are based on statistical analysis of sales by market area or subclass. Annual adjustments are accomplished with the assistance of statistical information that is provided by the State and sales information. These adjustments are applied by area.

CLASS OR SUBCLASS

Every three to five years the new updated Marshall & Swift cost estimates are loaded on our CAMA system with new depreciation numbers being established for the individual properties. The most recent update was in June of 2019.

Land values are adjusted, based on sales of similar properties, to reflect market values.

PROPERTY REVIEW:

Detailed review of all property is scheduled every six years

RE-MEASURE RESIDENTIAL

Residential properties are normally inspected by viewing our GIS for land and physically viewing improvements every six years. If any changes are noted or if any contrary information appears, the properties are reviewed and re-measured.

COMMERCIAL

Commercial properties are normally inspected every six years. If any changes are noted or if any contrary information appears, the properties are reviewed and re-measured.

INDUSTRIAL

Industrial properties are inspected every six years. If any changes are noted or if contrary information appears, the properties are reviewed and re-measured.

AGRICULTURAL

Agricultural properties are inspected every six years, if any changes are noted or if any contrary information appears, the properties are reviewed and re-measured.

INTERIOR AND EXTERIOR INSPECTION

Interior inspections are completed on new construction and for property protests prior to meeting with the County Board of Equalization. Exterior inspections are completed with each sale and during any pickup work.

RESIDENTIAL

Residential properties/exteriors are inspected on an ongoing basis. If any changes are noted or if the Assessor's information appears suspect the properties are reviewed and re-measured. Interior inspections are more difficult in Washington County since the majority of homeowners are working. Interior inspections are required by the County Board of Equalization as part of the protest process prior to any change in valuation by the Board.

COMMERCIAL

Commercial properties are inspected every six years. If any changes are noted or if contrary information appears, the properties are inspected on the exterior and interior.

INDUSTRIAL

Industrial properties are inspected every six years. If any changes are noted or if contrary information appears, the properties are inspected on the exterior and interior.

AGRICULTURAL

Agricultural properties are inspected every six years. If any changes are noted or if any contrary information appears, the properties are inspected on the exterior.

DEPRECIATION ANALYSIS BASED ON RCN AND SALES:

RESIDENTIAL

All residential sales are entered into MIPS, Washington County's CAMA data base system. The system generates a printout that indicates a current RCN along with a sales price per sq. ft. The depreciation indicated by the sales is applied back to similar properties.

COMMERCIAL

All commercial sales are entered into a data base that generates a report that indicates overall depreciation based on current RCN, along with a sale price per sq. ft. The depreciation indicated by the sales is applied back to similar properties.

INDUSTRIAL

There are very few sales of industrial property. The depreciation used for industrial property in Washington County is usually observed condition along with age and life.

AGRICULTURAL

Agricultural sales are entered into MIPS.

SALES REVIEW:

DONE ON MONTHLY BASIS

The sale review is conducted by the Assessment Specialist. The County Assessor ensures the review of 521's.

INTERVIEW BUYER WHERE POSSIBLE

Sellers are contacted when questions arise about facts pertaining to the sale. The County has found that this is the most efficient way to complete the process.

The sales book is maintained by the Assessment Specialists with counter copies available to the public.

DISCUSSION OF RESIDENTIAL PROPERTY:

HOW MUCH IS COMPLETE IN THE CAMA SYSTEM

All parcels in Washington County are in the MIPS system. The Assessor's Office has pictures and sketches in the CAMA system.

Hard copy files contain a picture and sketch of each parcel. The pictures and sketches are also loaded into the computer database.

ESTIMATED DATE OF COMPLETION

2024

Continue with a six-year plan to perform a physical review and re-listing of all residential properties in Washington County. Finish Rural North US Hwy 30 & Herman Village will be the most likely choice for 2024. Residential properties that are not re-valued will be adjusted by percentage, if required, to reflect appreciation or depreciation of value.

2025

Continue with a six-year plan to perform a physical review and re-listing of all residential properties in Washington County. Blair will be the most likely choice for 2025 re-listing. Residential properties that are not re-valued will be adjusted by percentage, if required, to reflect appreciation or depreciation of value.

2026

Continue with a six-year plan to perform a physical review and re-listing of all residential properties in Washington County. Arlington, Ft Calhoun, Kennard, and Lakeland Estates will be the most likely choice for 2026. Residential properties that are not re-valued will be adjusted by percentage, if required, to reflect appreciation or depreciation of value.

2027

Continue with a six-year plan to perform a physical review and re-listing of all residential properties in Washington County. Rural Subs will be the most likely choice for 2027 Residential properties that are not re-valued will be adjusted by percentage, if required, to reflect appreciation or depreciation of value

2028

Continue with a six-year plan perform a physical review and re-listing of all residential properties in Washington County. Rural South US Hwy 30 will be the most likely choice for 2028. Residential properties that are not re-valued will be adjusted by percentage, if required, to reflect appreciation or depreciation of value.

2029

Continue with a six-year plan perform a physical review and re-listing of all residential properties in Washington County. Rural North US Hwy 30 and Herman Village will be the most likely choice for 2028 Residential properties that are not re-valued will be adjusted by percentage, if required, to reflect appreciation or depreciation of value.

DISCUSSION OF COMMERCIAL AND INDUSTRIAL PROPERTY:

HOW MUCH IS COMPLETED IN THE CAMA SYSTEM

All commercial property information is stored in the Marshall & Swift cost estimator. This is an appraisal data base that includes the land size along with the property characteristics.

ESTIMATED DATE OF COMPLETION

The county has initiated a six-year cycle of re-valuing the commercial and industrial property in Washington County. The Commercial Appraiser reviews sales files to determine which subclasses require attention.

DISCUSSION OF AGRICULTURAL PROPERTY:

HOW MUCH IS COMPLETED IN THE CAMA SYSTEM

All land parcels including improvements are located in the CAMA system.

LAND

All agricultural land in Washington County is valued. A market value is established based off of best use. The assessed value is established based on 75% of the special use value.

The Assessor reviews these values, as required.

IMPROVEMETS

Agricultural improvements in Washington County are valued with the Marshall & Swift cost manual. The acre of ground under the house is re-valued as required for all of the rural areas.

ESTIMATED DATE OF COMPLETION

The houses and outbuildings are scheduled for re-valuation over a six-year period.

CONCLUSION:

DISCUSS PROPOSED END RESULT

Washington County has a good system to document growth, building permits, new buildings, and commercial property sales. A system is in place for tracking personal property and new business in the county. Any furthering of a GIS system, total re-listing or additional education will need to be approved through the county board due to budgeting.

ADVANTAGES OF GOOD RECORDS

Good records maintain our information in an archival condition that exemplifies the respect and integrity of the data for the Assessor's Office, Washington County, and State.

ANNUAL RE-VALUE

The decision of the annual re-value is the responsibility of the Assessor and the Appraisal Team.

LESS STICKER SHOCK

Washington County will always have sticker shock in varying degrees as due to the appreciated values of agricultural land, residential property, and home sites.

May 10, 2023

Nebraska Department of Revenue
Property Assessment Division
Attn: Barb Oswald – Field Liaison
301 Centennial Mall South
PO Box 98919
Lincoln, Nebraska 68509-8919

Re: The Washington County 2023 Plan of Assessment

Dear Ms. Oswald,

Pursuant to Nebraska State Statute 77-1311.02, the county assessor shall, on or before June 15 each year, prepare a plan of assessment which shall describe the assessment actions the county assessor plans to make for the next assessment year and two years thereafter, the plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law and the resources necessary to complete those actions. The plan shall be presented to the county board of equalization on or before July 31 each year. The county assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of revenue on or before October 31 each year.

Please contact me if you have questions or if more is required.

Sincerely,



Robin Andreasen
Washington County Assessor
1555 Colfax Street
Blair, Nebraska 68008
(402)426-6801

ROBIN ANDREASEN
COUNTY ASSESSOR
WASHINGTON COUNTY
1555 COLFAX STREET
BLAIR, NEBRASKA 68008-0466

RETURN SERVICE REQUESTED

Received
MAY 12 2023
Rev. Operations

Nebraska Dept of Revenue
Property Assessment Div.
Attn: Paul Oswald-Field Liaison
301 Centennial Mall South
PO Box 98119

680080466

48119

RECEIVED 05/12/23



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WASHINGTON COUNTY ASSESSOR

1555 COLFAX STREET

BLAIR, NEBRASKA 68008-2094

ASSESSOR
ROBIN ANDREASEN

DEPUTY ASSESSOR
LACY JOHNSON

PHONE: (402) 426-6800

FAX: (402) 426-6802

March 29, 2024
Kay Poulson
Nebraska Department of Revenue
Property Assessment Division
P.O. Box 98919
Nebraska State Office Building – 301 Centennial Mall South
Lincoln, NE 68509-8919

RE: Special Valuation Methodology

Kay Poulson,

Pursuant to REG – 11 – 005.04 – this document contains the methodology Washington County used to determine the special and actual valuation of land receiving special valuation.

Title 350, Chapter 11, Rev. 03/15/09 The assessor shall maintain a file of all data used for determining the special and actual valuation. This information shall be filled with the Department of Revenue Property Assessment Division on or before March 1 each year... This file shall include, but is not limited to:

005.04A A determination of the highest and best use of the properties to be valued:

Depending on location, the value of rural properties in Eastern Nebraska may or may not be influenced by anticipation of future development. This assessor believes the highest and best use for neighboring counties to the north of Washington County is agricultural. For the reasons stated above, Burt County is being used as our basis for Washington County’s 2024 special valuation.

Market valuation by area concept will continue to be monitored in Washington County to establish the differences in market value (acreage non-special value) due to general location within the county. This concept is being used for 2024 to establish the one hundred percent of market valuation for non-special value acreages. All of Washington County has proven to be influenced by development potential. Market areas in the Southern part of the county have proven to be moderately influenced by development potential while market areas in the Northern part of the county have indicated less influence. These differences in value caused by development potential are accounted for by upfront loading additional value of the first acre and increasing other acres as required to achieve a true 100% market value.

005.04B An explanation of the valuation models used in arriving at the value estimates;

A county-level cash rent survey was conducted by USDA in 2023. NASS published this agricultural county level of cash rents data on August 25, 2023.

The 2023 USDA NASS Nebraska Field Office studies on irrigated cropland, non-irrigated cropland and pasture rent were used to compare irrigated land, dry land and pastureland (rent paid per acre) by county in Nebraska.

Washington County land sales are influenced and as a result, the assessor must base agricultural land values on non-influenced values from other counties. The capitalization rate of income from cash rents in Burt County can be applied to the cash rents in Washington County to determine the non-influenced value

of land in Washington County. When considering the overall slight difference in the cash rents and assuming that other factors between the two counties are very similar – the findings indicate that the special value for agricultural land by category for Washington County is comparable with values for Burt County.

005.04C A delineation and explanation of “market areas” recognized in the analysis;

All market areas in Burt County are considered a basis for Washington County’s special value. Cash rents and expenses for each county are considered.

005.04D An explanation and analysis including documentation of adjustments made to sales to reflect current cash equivalency of typical market conditions;

Since the income and expenses are considered in each of the two counties, a correlation between value of agricultural land in Burt County and the special value in Washington County does exist. Property Assessment Division determines their level of value for special value in Washington County from the State Sales File. The assessor’s level of value can be different from PAD since the assessor is required by Stature (77-1301) to value as of January 1 at 12:01 a.m. The level of value determined by Property Assessment Division is not known at this time.

005.04E An explanation and analysis of the estimate of economic rent or net operating income used in an income capitalization approach including estimates of yields, commodity prices, typical crop share, or documentation of cash rents.

USDA NASS Nebraska Field Office studies were used to establish cash rents per acre. Cash rent was used to establish operating income.

005.04F An explanation and analysis of typical expenses allowed in an income capitalization approach;

Expenses from Burt to Washington are considered equal.

005.04G An explanation and analysis of the overall capitalization rate used in an income capitalization approach; and,

The capitalization rate is the multiplier used with the established income to arrive at the value of the land.

005.04H Any other information necessary in supporting the estimate of valuations.



Robin Andreasen
Washington County Assessor
1555 Colfax Street
Blair, Nebraska 68008