

2024 Agricultural Correlation for Red Willow County

Assessment Actions

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

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

Assessment Practice Review

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

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

Agricultural homes and outbuildings were physically reviewed in 2020 through 2021. Depreciation tables are dated 2021 and land was updated that year, also. Agricultural homes are valued with 2019 costing. Agricultural land was reviewed using aerial imagery in 2020 to 2021.

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

Description of Analysis

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

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

Loukota, Joe

From: Scott, Sarah
Sent: Monday, April 15, 2024 2:35 PM
To: Russell, Jacqueline
Cc: Hotz, Rob; Keetle, Steve; Kuhn, Jim; Loukota, Joe; assessor@redwillowcountyne.gov
Subject: RE: Red Willow County edits
Attachments: 73 Red Willow Ag_Page 15.pdf

The actual costing date is 2019, a corrected copy of page 15 is attached. A corrected Report for Red Willow County has been placed on the FTP site for receipt at Wednesday's initial hearing.

Thank you,

Sarah Scott

Property Tax Administrator

Nebraska Department of Revenue

200 S Silber
North Platte, NE 69101
OFFICE 402-471-5962
sarah.scott@nebraska.gov
revenue.nebraska.gov

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From: Russell, Jacqueline <Jacqueline.Russell@nebraska.gov>
Sent: Monday, April 15, 2024 9:38 AM
To: Scott, Sarah <sarah.scott@nebraska.gov>
Cc: Hotz, Rob <rob.hotz@nebraska.gov>; Keetle, Steve <Steve.Keetle@nebraska.gov>; Kuhn, Jim <jim.kuhn@nebraska.gov>; Loukota, Joe <Joe.Loukota@nebraska.gov>; assessor@redwillowcountyne.gov
Subject: Red Willow County edits

Morning Ms. Scott,

The Red Willow R&O Ag Correlation is showing that the assessor is using 2029 costing on page 15. Could you please have this corrected for the record?

Thank you,

Jackie S. Russell

Commissioner

Tax Equalization & Review Commission

P.O. Box 95108

301 Centennial Mall South

Lincoln, NE 68509

Phone: (402)471-8240

Fax: (402)471-7720

Email: jacqueline.russell@nebraska.gov