



2016 REPORTS & OPINIONS

PIERCE COUNTY



Pete Ricketts
Governor

STATE OF NEBRASKA
DEPARTMENT OF REVENUE
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April 8, 2016

Commissioner Salmon:

The Property Tax Administrator has compiled the 2016 Reports and Opinions of the Property Tax Administrator for Pierce 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 Pierce 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

Sincerely,

A handwritten signature in black ink that reads "Ruth A. Sorensen".

Ruth A. Sorensen
Property Tax Administrator
402-471-5962

cc: Peggy Wragge, Pierce County Assessor

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Introduction

[Neb. Rev. Stat. § 77-5027](#) provides that the Property Tax Administrator (PTA) shall prepare and deliver an annual Reports and Opinions (R&O) document to each county and to the Tax Equalization and Review Commission (Commission). This will contain 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 within each county. In addition to an opinion of the level of value and quality of assessment in the county, the PTA may make nonbinding recommendations for subclass adjustments for consideration by the Commission.

The statistical and narrative reports contained in the R&O of the PTA 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 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 state-wide sales file that contains all arm's-length transactions as required by [Neb. Rev. Stat. § 77-1327](#). From this sale file, the Division prepares a statistical analysis comparing assessments to sale prices. After determining if the sales represent the class or subclass of properties being measured, inferences are drawn regarding the assessment level and quality of assessment of the class or subclass being evaluated. 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 professionally accepted mass appraisal methods 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 on 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 Division's analysis is presented and contained within the correlation sections for Residential, Commercial, and Agricultural land.

Statistical 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 level. Since the median ratio is considered neutral in relationship to either assessed value or selling price, adjusting the class or subclass of properties based on 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 value 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 and coefficient of variation. 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. The coefficient produced by this calculation is referred to as the Price Related Differential (PRD) and measures the assessment level of lower-priced properties relative to the assessment level of higher-priced properties.

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

Pursuant to [Neb. Rev. Stat. § 77-5023](#), the acceptable range is 69% to 75% of actual value for agricultural land and 92% to 100% for all other classes of real property. Nebraska Statutes do not provide for a range of acceptability for the COD or PRD; however, the IAAO establishes the following range of acceptability:

Property Class	COD	PRD
Residential	.05 -.15	.98-1.03
Newer Residential	.05 -.10	.98-1.03
Commercial	.05 -.20	.98-1.03
Agricultural Land	.05 -.25	.98-1.03

Analysis of Assessment Practices:

The Division reviews assessment practices that ultimately affect the valuation of real property in each county. This review is done to ensure the reliability of the statistical analysis and to ensure professionally accepted methods are used in the county assessor’s effort to establish uniform and proportionate valuations.

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, the Division audits a random sample from the county registers of deeds records 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 county’s sales verification and qualification procedures 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 are necessary to ensure the statistical analysis is based on an unbiased sample of sales.

Valuation groupings and market areas are also examined to identify whether the areas being measured truly represent economic areas within the county. The measurement of economic areas is the method by which the Division ensures intra-county equalization exists. The progress of the county’s six-year inspection 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.

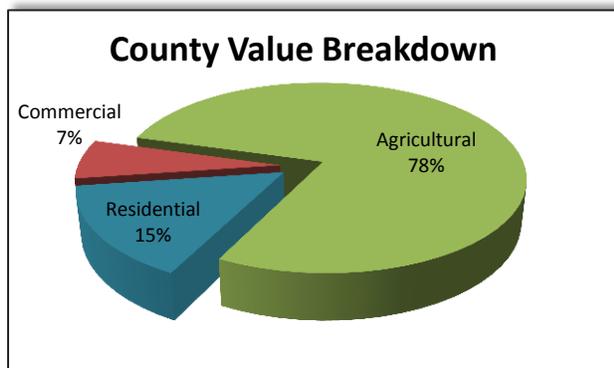
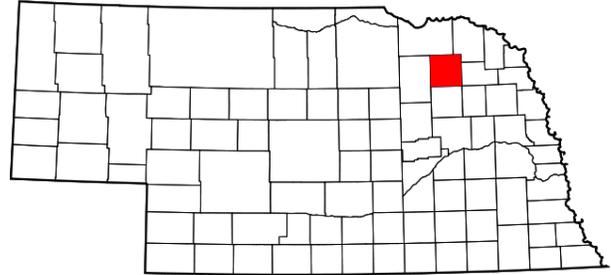
Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on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

The comprehensive review of assessment practices is conducted throughout the year. Issues are presented to the county assessor for clarification. The county assessor can then work to implement corrective measures prior to establishing assessed values. The PTA’s conclusion that assessment quality is either compliant or not compliant with professionally accepted mass appraisal methods is based on the totality of the assessment practices in the county.

**Further information may be found in Exhibit 94 at <http://www.terc.ne.gov/2016/2016-exhibit-list.shtml>*

County Overview

With a total area of 573 square miles, Pierce had 7,202 residents, per the Census Bureau Quick Facts for 2014, a slight population decline from the 2010 US Census. In a review of the past fifty years, Pierce has seen a steady drop in population of 17% (Nebraska Department of Economic Development). Reports indicated that 79% of county residents were homeowners and 92% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Pierce convene in and around Pierce, the county seat. Per the latest information available from the U.S. Census Bureau, there were 231 employer establishments in Pierce. County-wide employment was at 4,137 people a 3% gain relative to the 2010 Census (Nebraska Department of Labor).

Simultaneously, the agricultural economy has remained another strong anchor for Pierce that has fortified the local rural area economies. Pierce is included in the Lower Elkhorn Natural Resources District (NRD). A mix of irrigated and dry land makes up the majority of the land in the county. When compared against the top crops of the other counties in Nebraska, Pierce ranks sixth in oats for grain. In value of sales by commodity group, Pierce ranks second in poultry and eggs. In top livestock inventory items, Pierce ranks second for sheep and lambs (USDA AgCensus).

Pierce County Quick Facts	
Founded	1859
Namesake	Former President Franklin Pierce
Region	Northeast
County Seat	Pierce
Other Communities	Foster Hadar McLean Osmond Plainview
Most Populated	Pierce (1,741) -1% from 2010 US Census

Census Bureau Quick Facts 2014/Nebraska Dept of Economic Development

2016 Residential Correlation for Pierce County

Assessment Actions

Pierce County implemented a complete reappraisal on the valuation groups of Plainview (05), Foster (20), McLean(25), and West Randolph(35) for the 2016 assessment year. This includes an inspection of the property, updated costing and depreciation analysis. The town of Pierce was updated following a market analysis that revealed one story homes built between 1960 – 1969 be increased.

Description of Analysis

Residential parcels are valued utilizing nine valuation groupings that are based on the county assessor locations or towns in the county.

Valuation Grouping	Definition
01	Pierce
05	Plainview
10	Osmond
15	Hadar
20	Foster
25	McLean
30	Breslau
35	West Randolph
40	Rural Acreages

For the residential property class, a review of Pierce County’s statistical analysis profiles 193 residential sales, representing six of the valuation groupings. All valuation groupings with an adequate number of sales are within the acceptable level of value. All three measures of central tendency for the residential class of properties are within acceptable range.

Assessment Practice Review

An annual comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine compliance for all activities that ultimately affect the uniform and proportionate valuation of all three property classes. Any inconsistencies are noted and discussed with the county assessor for further action.

2016 Residential Correlation for Pierce County

One of the areas addressed included sales qualification and verification. The Pierce County Assessor has developed a consistent procedure for both sales qualification and verification. The county utilizes a sales questionnaire to aid in the verification of all the residential sales. The Division's review inspects the non-qualified sales to ensure that the grounds for disqualifying sales were supported and documented. The review includes a conversation with the county assessor and a consideration of verification documentation. The review of Pierce County revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were made available for the measurement of real property.

The county's inspection and review cycle for all real property was discussed with the county assessor. For residential property the county continues to meet the six-year review cycle. The county assessor and staff have been aggressive in their approach to keep all the inspections up to date and have continued a strong consistent review of the residential class of property.

Valuation groups were examined to ensure that the groupings defined are equally subject to a set of economic forces that impact the value of properties within that geographic area. The review and analysis indicates that the county has adequately identified economic areas for the residential property class. Based on all relevant information, the quality of assessment of the residential class adheres to professionally accepted mass appraisal standards and has been determined to be in general compliance.

Equalization and Quality of Assessment

A review of the statistics with adequate sales and the assessment practices suggest that assessments within the county are valued within the acceptable parameters, and therefore considered equalized.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	76	92.15	91.63	88.61	15.25	105.80
05	58	97.55	97.45	97.15	01.91	100.31
10	21	98.56	99.04	95.59	06.51	103.61
15	8	79.46	98.38	86.12	49.89	114.24
20	1	93.64	93.64	93.64	00.00	100.00
40	29	97.17	94.78	95.19	04.30	99.57
____ALL____	193	96.00	94.95	91.69	10.13	103.56

Level of Value

Based on analysis of all available information, the level of value of the residential class of real property in Pierce County is 96%.

2016 Commercial Correlation for Pierce County

Assessment Actions

For the current assessment year, the only change to the values was completing the pickup work for the commercial class of property. Pierce County continues to monitor the sales activity in the commercial class of property and determined that the assessed values are acceptable for the 2016 assessment year.

Description of Analysis

Pierce has nine valuation groupings for the commercial class, which are defined by towns within the county, as shown below.

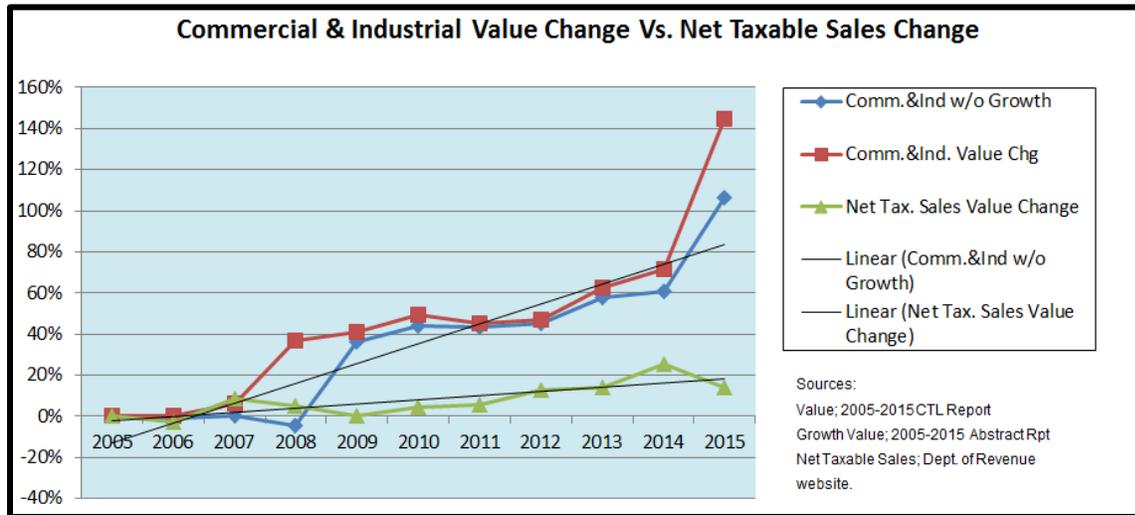
Valuation Grouping	Definition
01	Pierce
05	Plainview
10	Osmond
15	Hadar
20	Foster
25	McLean
30	Breslau
35	West Randolph
40	Rural Acreages

For the commercial property class, a review of Pierce's statistical analysis showed seventeen commercial sales, representing five of the valuation groupings. With a small sample such as this, the reliability of the sample in representing the population for measurement purposes is reduced. All measures of central tendency are below the acceptable level and the qualitative measures are not within the standard parameters. Any adjustments to this class would not improve the equalization.

The general trend of sales tax receipts for the county compared to the general trend of the valuations of the commercial and industrial property is examined. While there is not a direct link between the two, there is the expectation that they should trend in the same direction. If local sales are in an upward trend, if they seem to be flat or are declining, it might be expected that commercial values would eventually trend in a similar manner. The Net Taxable Sales has experienced a slight increase in the commercial activity. The trend is indicating that the

2016 Commercial Correlation for Pierce County

commercial values have been on a slight increase until 2014. At this time, the companies of Central Valley Ag, 8120 Grain, Helena and Husker Ag put a substantial amount of real property on the assessment rolls. Also, the towns of Pierce and Plainview had new Casey's and Dollar Generals built.



Assessment Practice Review

An annual comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine compliance for all activities that ultimately affect the uniform and proportionate valuation of all three property classes, and any inconsistencies are noted and discussed with the county assessor for further action.

One of the areas addressed included sales qualification and verification. The Pierce County Assessor has developed a consistent procedure for both sales qualification and verification. The Division's review inspects the non-qualified sales to ensure that the grounds for disqualifying sales were supported and documented. The review includes a dialogue with the county assessor and a consideration of verification documentation. The review of Pierce County revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were made available for the measurement of real property.

The county's inspection and review cycle for all real property was discussed with the county assessor. All property in Pierce County has been inspected during the first six-year review cycle and the county is continuing the next cyclical review. The next commercial reappraisal is scheduled for 2017.

Valuation groups were also examined to ensure that the area or group defined is equally subject to a set of economic forces that impact the value of properties within that geographic area. The review and analysis indicates that the County has adequately identified economic areas for the

2016 Commercial Correlation for Pierce County

commercial property class. Based on all relevant information, the quality of assessment of the commercial class adheres to professionally accepted mass appraisal standards and has been determined to be in general compliance.

Equalization and Quality of Assessment

When reviewing the statistics it is evident that the county does not have a valuation group or significant occupancy code to deem the profile reliable. However, confidence in the assessment practices of the county, and evaluation of the general movement of assessed values relative to the market, indicates that the county has uniformly valued the commercial class of property.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	4	103.75	89.61	88.60	22.61	101.14
05	7	97.90	94.46	88.91	12.02	106.24
10	2	77.45	77.45	89.27	27.11	86.76
15	1	91.81	91.81	91.81	00.00	100.00
40	3	60.22	56.58	60.33	25.17	93.78
____ALL____	17	95.24	84.48	83.29	21.75	101.43

Level of Value

Based on analysis of all available information, the level of value of the commercial class of real property in Pierce County is not statistically determinable. Based on their assessment practices, the county has valued the commercial property on a regular basis, consistently and uniformly. The level of value is therefore determined to be at the statutory level of 100%.

2016 Agricultural Correlation for Pierce County

Assessment Actions

A sales analysis was completed, and as a result the county made changes to the values for the 2016 assessment year. Irrigated values increased 5%, dryland with the exception of the class three soils increased 6% and grass values increased 10%.

Description of Analysis

Pierce County is located in the northeastern portion of the state and is currently defined as one market area. A large portion of the county is identified with excessively drained sandy soils. The land use is represented by 45% irrigated acres, 35% dry acres, 19% grass acres and the remainder is wasteland and other classifications. The adjoining counties around Pierce County represent similar soil characteristics and the sandy soils tend to extend through the adjacent counties. Pierce County is bordered on the north by Knox County, on the east by Cedar and Wayne Counties on the south by Madison County and on the west by Antelope County.

The statistics support that the county has achieved a level of value within the acceptable range; the irrigated and dry subclasses also have statistics within the acceptable range. In the majority land use (MLU) table, there are ten grass sales with a median below the acceptable range; the county increased grass values to recognize the trend in the market. Comparison of the grass values has Pierce values close to Wayne and Madison Counties and lower than Knox and Antelope which would seem reasonable. All values have been assessed in the acceptable range.

Assessment Practice Review

An annual comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine compliance for all activities that ultimately affect the uniform and proportionate valuation of all three property classes. Any inconsistencies are noted and discussed with the county assessor for further action.

The Real Estate Transfer Statements filed by the county were reviewed and have proven to be filed reasonably timely and accurately. Assessed values were also found to be reported accurately. The quality reporting demonstrates the reliability of the source information used in the Division's measurement process.

For Pierce County, the review supported that the county has used all available sales for the measurement of agricultural property. The process used by the county gathers sufficient information to adequately make qualification determinations; usability decisions have been made without a bias. The Division also reviewed agricultural land values to ensure uniform application and confirmed that sold properties are valued similarly to unsold properties.

2016 Agricultural Correlation for Pierce County

The physical inspection process was reviewed to ensure that the process was timely and captured all the characteristics that impact market value. The review in Pierce County was determined to be systematic and comprehensive. The current process of verification of land use is aerial imagery on a two year cycle. Requests are sent to the taxpayer for land use changes and physical inspections are used to gather information regarding any other questionable characteristics that impact value. The county's practice considers all available information when determining the primary use of the parcel.

Equalization

The analysis supports that the county has achieved equalization; comparison of Pierce County values with the adjoining counties shows that all values are reasonably comparable, and the statistical analysis supports that values are at uniform portions of market value. The Division's review of agricultural improvements and site acres indicate that these parcels are inspected and reappraised using the same methods that are utilized for rural residential and other similar property across the county. Agricultural improvements are believed to be equalized and assessed at the statutory level.

The quality of assessment of the agricultural class is in compliance with generally accepted mass appraisal standards.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	38	70.94	74.92	71.88	15.32	104.23
1	38	70.94	74.92	71.88	15.32	104.23
<u>Dry</u>						
County	38	70.35	76.82	71.35	21.79	107.67
1	38	70.35	76.82	71.35	21.79	107.67
<u>Grass</u>						
County	10	55.73	57.53	55.74	13.55	103.21
1	10	55.73	57.53	55.74	13.55	103.21
<u>ALL</u>						
	91	69.88	73.68	70.72	19.79	104.19

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Pierce County is 70%.

2016 Opinions of the Property Tax Administrator for Pierce 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 (2011). While the median assessment sales ratio from the Qualified Statistical Reports for each class of real property is considered, my opinion of the level of value for a class of real property may be determined from other evidence contained within these Reports and Opinions of the Property Tax Administrator. My opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	96	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	70	Meets generally accepted mass appraisal practices.	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 8th day of April, 2016.



Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2016 Commission Summary for Pierce County

Residential Real Property - Current

Number of Sales	193	Median	96.00
Total Sales Price	\$19,314,375	Mean	94.95
Total Adj. Sales Price	\$19,314,375	Wgt. Mean	91.69
Total Assessed Value	\$17,708,390	Average Assessed Value of the Base	\$84,791
Avg. Adj. Sales Price	\$100,074	Avg. Assessed Value	\$91,753

Confidence Interval - Current

95% Median C.I	95.32 to 97.01
95% Wgt. Mean C.I	89.62 to 93.75
95% Mean C.I	91.84 to 98.06
% of Value of the Class of all Real Property Value in the	12.52
% of Records Sold in the Study Period	6.70
% of Value Sold in the Study Period	7.25

Residential Real Property - History

Year	Number of Sales	LOV	Median
2015	171	96	96.19
2014	163	95	94.71
2013	156	94	94.37
2012	143	95	95.46

2016 Commission Summary for Pierce County

Commercial Real Property - Current

Number of Sales	17	Median	95.24
Total Sales Price	\$1,618,440	Mean	84.48
Total Adj. Sales Price	\$1,595,690	Wgt. Mean	83.29
Total Assessed Value	\$1,329,095	Average Assessed Value of the Base	\$201,608
Avg. Adj. Sales Price	\$93,864	Avg. Assessed Value	\$78,182

Confidence Interval - Current

95% Median C.I	60.22 to 105.30
95% Wgt. Mean C.I	68.28 to 98.31
95% Mean C.I	70.54 to 98.42
% of Value of the Class of all Real Property Value in the County	4.27
% of Records Sold in the Study Period	4.11
% of Value Sold in the Study Period	1.59

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2015	24	100	92.37
2014	18	100	95.72
2013	18		92.85
2012	12		95.75

**70 Pierce
RESIDENTIAL**

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

Date Range: 10/1/2013 To 9/30/2015 Posted on: 1/1/2016

Number of Sales : 193
 Total Sales Price : 19,314,375
 Total Adj. Sales Price : 19,314,375
 Total Assessed Value : 17,708,390
 Avg. Adj. Sales Price : 100,074
 Avg. Assessed Value : 91,753

MEDIAN : 96
 WGT. MEAN : 92
 MEAN : 95
 COD : 10.13
 PRD : 103.56

COV : 23.23
 STD : 22.06
 Avg. Abs. Dev : 09.72
 MAX Sales Ratio : 275.92
 MIN Sales Ratio : 43.45

95% Median C.I. : 95.32 to 97.01
 95% Wgt. Mean C.I. : 89.62 to 93.75
 95% Mean C.I. : 91.84 to 98.06

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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>Qtrts</u>												
01-OCT-13 To 31-DEC-13	22	96.60	97.91	96.19	07.24	101.79	81.89	130.45	92.64 to 99.64	75,727	72,844	
01-JAN-14 To 31-MAR-14	17	96.07	93.31	94.10	06.07	99.16	73.12	107.65	87.14 to 98.02	138,615	130,434	
01-APR-14 To 30-JUN-14	25	96.63	93.24	93.52	10.39	99.70	56.95	147.14	92.62 to 97.86	109,861	102,744	
01-JUL-14 To 30-SEP-14	27	96.15	93.79	92.24	05.83	101.68	70.06	115.85	94.21 to 97.79	87,822	81,004	
01-OCT-14 To 31-DEC-14	30	95.55	93.08	94.48	05.94	98.52	43.45	106.18	94.14 to 97.80	96,205	90,898	
01-JAN-15 To 31-MAR-15	13	98.16	97.33	97.16	01.65	100.17	94.48	99.33	94.89 to 99.23	89,488	86,944	
01-APR-15 To 30-JUN-15	25	90.30	97.16	86.27	23.23	112.62	64.33	275.92	79.67 to 97.29	114,400	98,693	
01-JUL-15 To 30-SEP-15	34	95.46	95.14	86.02	14.89	110.60	48.73	249.00	92.25 to 97.76	96,021	82,593	
<u>Study Yrs</u>												
01-OCT-13 To 30-SEP-14	91	96.39	94.55	93.82	07.48	100.78	56.95	147.14	95.30 to 97.17	100,441	94,238	
01-OCT-14 To 30-SEP-15	102	95.55	95.31	89.76	12.46	106.18	43.45	275.92	94.40 to 97.47	99,747	89,536	
<u>Calendar Yrs</u>												
01-JAN-14 To 31-DEC-14	99	96.26	93.35	93.63	07.08	99.70	43.45	147.14	95.32 to 97.13	104,650	97,980	
<u>ALL</u>	193	96.00	94.95	91.69	10.13	103.56	43.45	275.92	95.32 to 97.01	100,074	91,753	

VALUATION GROUPING											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
01	76	92.15	91.63	86.61	15.25	105.80	63.46	249.00	85.08 to 93.62	102,995	89,208	
05	58	97.55	97.45	97.15	01.91	100.31	92.64	115.55	96.26 to 98.45	55,071	53,499	
10	21	96.56	99.04	95.59	06.51	103.61	80.65	176.85	94.40 to 97.67	58,433	55,859	
15	8	79.46	98.38	86.12	49.89	114.24	43.45	275.92	43.45 to 275.92	99,875	86,014	
20	1	93.64	93.64	93.64	00.00	100.00	93.64	93.64	N/A	35,000	32,775	
40	29	97.17	94.78	95.19	04.30	99.57	56.95	100.00	95.58 to 99.05	214,879	204,541	
<u>ALL</u>	193	96.00	94.95	91.69	10.13	103.56	43.45	275.92	95.32 to 97.01	100,074	91,753	

PROPERTY TYPE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
01	192	96.04	95.22	91.79	09.88	103.74	48.73	275.92	95.32 to 97.07	100,387	92,141	
06												
07	1	43.45	43.45	43.45	00.00	100.00	43.45	43.45	N/A	40,000	17,380	
<u>ALL</u>	193	96.00	94.95	91.69	10.13	103.56	43.45	275.92	95.32 to 97.01	100,074	91,753	

**70 Pierce
RESIDENTIAL**

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

Date Range: 10/1/2013 To 9/30/2015 Posted on: 1/1/2016

Number of Sales : 193
 Total Sales Price : 19,314,375
 Total Adj. Sales Price : 19,314,375
 Total Assessed Value : 17,708,390
 Avg. Adj. Sales Price : 100,074
 Avg. Assessed Value : 91,753

MEDIAN : 96
 WGT. MEAN : 92
 MEAN : 95
 COD : 10.13
 PRD : 103.56

COV : 23.23
 STD : 22.06
 Avg. Abs. Dev : 09.72
 MAX Sales Ratio : 275.92
 MIN Sales Ratio : 43.45

95% Median C.I. : 95.32 to 97.01
 95% Wgt. Mean C.I. : 89.62 to 93.75
 95% Mean C.I. : 91.84 to 98.06

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
___ Low \$ Ranges ___												
Less Than 5,000												
Less Than 15,000	13	96.00	115.18	118.39	21.32	97.29	92.87	249.00	94.30 to 115.55	8,808	10,428	
Less Than 30,000	26	98.03	107.59	105.95	12.47	101.55	92.87	249.00	95.79 to 99.03	14,423	15,281	
___ Ranges Excl. Low \$ ___												
Greater Than 4,999	193	96.00	94.95	91.69	10.13	103.56	43.45	275.92	95.32 to 97.01	100,074	91,753	
Greater Than 14,999	180	96.03	93.49	91.53	09.31	102.14	43.45	275.92	95.07 to 97.07	106,666	97,627	
Greater Than 29,999	167	95.69	92.98	91.40	09.69	101.73	43.45	275.92	94.70 to 96.80	113,409	103,659	
___ Incremental Ranges ___												
0 TO 4,999												
5,000 TO 14,999	13	96.00	115.18	118.39	21.32	97.29	92.87	249.00	94.30 to 115.55	8,808	10,428	
15,000 TO 29,999	13	98.83	100.00	100.48	03.28	99.52	94.14	115.85	96.85 to 100.48	20,038	20,134	
30,000 TO 59,999	39	97.79	101.46	100.56	11.18	100.89	43.45	275.92	96.07 to 98.89	44,676	44,924	
60,000 TO 99,999	55	95.96	92.84	92.82	08.40	100.02	65.43	147.14	92.34 to 97.38	79,154	73,469	
100,000 TO 149,999	34	93.53	86.38	86.41	10.85	99.97	48.73	101.96	82.34 to 95.47	126,540	109,347	
150,000 TO 249,999	31	94.30	88.92	89.23	09.20	99.65	63.46	100.00	80.40 to 97.13	192,071	171,387	
250,000 TO 499,999	8	97.88	96.38	96.15	02.81	100.24	85.66	99.76	85.66 to 99.76	323,375	310,933	
500,000 TO 999,999												
1,000,000 +												
___ ALL ___	193	96.00	94.95	91.69	10.13	103.56	43.45	275.92	95.32 to 97.01	100,074	91,753	

70 Pierce
COMMERCIAL

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

Date Range: 10/1/2012 To 9/30/2015 Posted on: 1/1/2016

Number of Sales : 17
Total Sales Price : 1,618,440
Total Adj. Sales Price : 1,595,690
Total Assessed Value : 1,329,095
Avg. Adj. Sales Price : 93,864
Avg. Assessed Value : 78,182

MEDIAN : 95
WGT. MEAN : 83
MEAN : 84
COD : 21.75
PRD : 101.43

COV : 32.09
STD : 27.11
Avg. Abs. Dev : 20.71
MAX Sales Ratio : 119.80
MIN Sales Ratio : 31.13

95% Median C.I. : 60.22 to 105.30
95% Wgt. Mean C.I. : 68.28 to 98.31
95% Mean C.I. : 70.54 to 98.42

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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-12 To 31-DEC-12	1	101.17	101.17	101.17	00.00	100.00	101.17	101.17	N/A	61,500	62,220
01-JAN-13 To 31-MAR-13	3	103.55	102.27	104.66	11.69	97.72	83.47	119.80	N/A	94,333	98,733
01-APR-13 To 30-JUN-13	1	95.24	95.24	95.24	00.00	100.00	95.24	95.24	N/A	10,500	10,000
01-JUL-13 To 30-SEP-13	1	114.01	114.01	114.01	00.00	100.00	114.01	114.01	N/A	38,000	43,325
01-OCT-13 To 31-DEC-13	1	56.45	56.45	56.45	00.00	100.00	56.45	56.45	N/A	31,000	17,500
01-JAN-14 To 31-MAR-14	3	77.50	69.14	80.46	28.34	85.93	32.02	97.90	N/A	196,000	157,703
01-APR-14 To 30-JUN-14	1	60.22	60.22	60.22	00.00	100.00	60.22	60.22	N/A	50,000	30,110
01-JUL-14 To 30-SEP-14	1	98.45	98.45	98.45	00.00	100.00	98.45	98.45	N/A	110,750	109,035
01-OCT-14 To 31-DEC-14	2	99.07	99.07	92.27	07.33	107.37	91.81	106.33	N/A	46,500	42,908
01-JAN-15 To 31-MAR-15											
01-APR-15 To 30-JUN-15											
01-JUL-15 To 30-SEP-15	3	61.77	66.07	61.16	40.02	108.03	31.13	105.30	N/A	109,980	67,260
<u>Study Yrs</u>											
01-OCT-12 To 30-SEP-13	6	102.36	102.87	104.77	09.36	98.19	83.47	119.80	83.47 to 119.80	65,500	68,624
01-OCT-13 To 30-SEP-14	6	68.86	70.42	80.76	30.29	87.20	32.02	98.45	32.02 to 98.45	129,958	104,959
01-OCT-14 To 30-SEP-15	5	91.81	79.27	68.00	25.87	116.57	31.13	106.33	N/A	84,588	57,519
<u>Calendar Yrs</u>											
01-JAN-13 To 31-DEC-13	6	99.40	95.42	101.25	17.13	94.24	56.45	119.80	56.45 to 119.80	60,417	61,171
01-JAN-14 To 31-DEC-14	7	91.81	80.60	82.93	20.68	97.19	32.02	106.33	32.02 to 106.33	120,250	99,724
<u>ALL</u>	17	95.24	84.48	83.29	21.75	101.43	31.13	119.80	60.22 to 105.30	93,864	78,182

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	4	103.75	89.61	88.60	22.61	101.14	31.13	119.80	N/A	34,375	30,458
05	7	97.90	94.46	88.91	12.02	106.24	61.77	114.01	61.77 to 114.01	129,063	114,751
10	2	77.45	77.45	89.27	27.11	86.76	56.45	98.45	N/A	70,875	63,268
15	1	91.81	91.81	91.81	00.00	100.00	91.81	91.81	N/A	90,000	82,625
40	3	60.22	56.58	60.33	25.17	93.78	32.02	77.50	N/A	107,667	64,950
<u>ALL</u>	17	95.24	84.48	83.29	21.75	101.43	31.13	119.80	60.22 to 105.30	93,864	78,182

**70 Pierce
COMMERCIAL**

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

Date Range: 10/1/2012 To 9/30/2015 Posted on: 1/1/2016

Number of Sales : 17
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 Total Adj. Sales Price : 1,595,690
 Total Assessed Value : 1,329,095
 Avg. Adj. Sales Price : 93,864
 Avg. Assessed Value : 78,182

MEDIAN : 95
 WGT. MEAN : 83
 MEAN : 84
 COD : 21.75
 PRD : 101.43

COV : 32.09
 STD : 27.11
 Avg. Abs. Dev : 20.71
 MAX Sales Ratio : 119.80
 MIN Sales Ratio : 31.13

95% Median C.I. : 60.22 to 105.30
 95% Wgt. Mean C.I. : 68.28 to 98.31
 95% Mean C.I. : 70.54 to 98.42

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	17	95.24	84.48	83.29	21.75	101.43	31.13	119.80	60.22 to 105.30	93,864	78,182
04											
<u>ALL</u>	17	95.24	84.48	83.29	21.75	101.43	31.13	119.80	60.22 to 105.30	93,864	78,182

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	1	106.33	106.33	106.33	00.00	100.00	106.33	106.33	N/A	3,000	3,190
Less Than 15,000	2	100.79	100.79	97.70	05.51	103.16	95.24	106.33	N/A	6,750	6,595
Less Than 30,000	3	95.24	95.01	90.21	08.00	105.32	83.47	106.33	N/A	9,500	8,570
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	16	93.53	83.11	83.25	22.79	99.83	31.13	119.80	60.22 to 103.55	99,543	82,869
Greater Than 14,999	15	91.81	82.30	83.17	24.52	98.95	31.13	119.80	60.22 to 103.55	105,479	87,727
Greater Than 29,999	14	94.86	82.22	83.17	24.79	98.86	31.13	119.80	56.45 to 105.30	111,942	93,099
<u>Incremental Ranges</u>											
0 TO 4,999	1	106.33	106.33	106.33	00.00	100.00	106.33	106.33	N/A	3,000	3,190
5,000 TO 14,999	1	95.24	95.24	95.24	00.00	100.00	95.24	95.24	N/A	10,500	10,000
15,000 TO 29,999	1	83.47	83.47	83.47	00.00	100.00	83.47	83.47	N/A	15,000	12,520
30,000 TO 59,999	6	82.76	81.15	79.44	38.53	102.15	31.13	119.80	31.13 to 119.80	35,333	28,069
60,000 TO 99,999	2	96.49	96.49	95.61	04.85	100.92	91.81	101.17	N/A	75,750	72,423
100,000 TO 149,999	2	65.24	65.24	66.44	50.92	98.19	32.02	98.45	N/A	106,875	71,010
150,000 TO 249,999	2	90.53	90.53	92.48	14.39	97.89	77.50	103.55	N/A	200,000	184,955
250,000 TO 499,999	2	79.84	79.84	81.06	22.63	98.49	61.77	97.90	N/A	294,970	239,098
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>	17	95.24	84.48	83.29	21.75	101.43	31.13	119.80	60.22 to 105.30	93,864	78,182

**70 Pierce
COMMERCIAL**

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

Date Range: 10/1/2012 To 9/30/2015 Posted on: 1/1/2016

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 Total Adj. Sales Price : 1,595,690
 Total Assessed Value : 1,329,095
 Avg. Adj. Sales Price : 93,864
 Avg. Assessed Value : 78,182

MEDIAN : 95
 WGT. MEAN : 83
 MEAN : 84
 COD : 21.75
 PRD : 101.43

COV : 32.09
 STD : 27.11
 Avg. Abs. Dev : 20.71
 MAX Sales Ratio : 119.80
 MIN Sales Ratio : 31.13

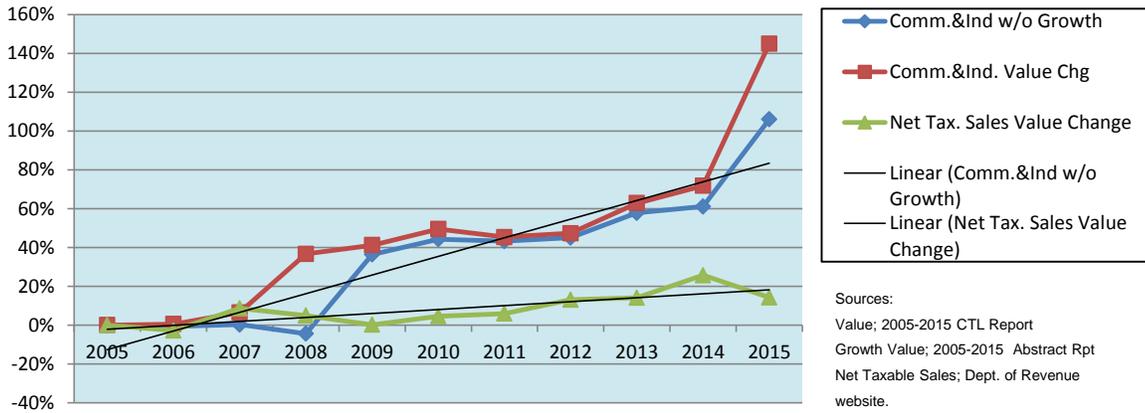
95% Median C.I. : 60.22 to 105.30
 95% Wgt. Mean C.I. : 68.28 to 98.31
 95% Mean C.I. : 70.54 to 98.42

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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
163	1	31.13	31.13	31.13	00.00	100.00	31.13	31.13	N/A	35,000	10,895
297	1	105.30	105.30	105.30	00.00	100.00	105.30	105.30	N/A	20,000	21,060
344	2	107.59	107.59	106.08	05.97	101.42	101.17	114.01	N/A	49,750	52,773
352	1	103.55	103.55	103.55	00.00	100.00	103.55	103.55	N/A	230,000	238,155
353	6	87.64	82.51	69.66	17.43	118.45	56.45	106.33	56.45 to 106.33	70,740	49,277
406	5	77.50	77.49	81.18	32.37	95.45	32.02	119.80	N/A	135,200	109,749
426	1	98.45	98.45	98.45	00.00	100.00	98.45	98.45	N/A	110,750	109,035
<u> </u> ALL <u> </u>	17	95.24	84.48	83.29	21.75	101.43	31.13	119.80	60.22 to 105.30	93,864	78,182

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
2005	\$ 32,076,270	\$ 979,480	3.05%	\$ 31,096,790	-	\$ 30,945,684	-
2006	\$ 32,251,550	\$ 409,875	1.27%	\$ 31,841,675	-0.73%	\$ 30,069,826	-2.83%
2007	\$ 34,176,765	\$ 2,019,840	5.91%	\$ 32,156,925	-0.29%	\$ 33,608,798	11.77%
2008	\$ 43,838,750	\$ 13,182,725	30.07%	\$ 30,656,025	-10.30%	\$ 32,457,396	-3.43%
2009	\$ 45,284,505	\$ 1,544,080	3.41%	\$ 43,740,425	-0.22%	\$ 30,989,819	-4.52%
2010	\$ 47,946,295	\$ 1,656,345	3.45%	\$ 46,289,950	2.22%	\$ 32,342,825	4.37%
2011	\$ 46,629,460	\$ 674,120	1.45%	\$ 45,955,340	-4.15%	\$ 32,786,133	1.37%
2012	\$ 47,257,170	\$ 744,635	1.58%	\$ 46,512,535	-0.25%	\$ 34,979,250	6.69%
2013	\$ 52,232,265	\$ 1,623,150	3.11%	\$ 50,609,115	7.09%	\$ 35,306,748	0.94%
2014	\$ 55,107,225	\$ 3,436,685	6.24%	\$ 51,670,540	-1.08%	\$ 38,878,857	10.12%
2015	\$ 78,572,250	\$ 12,469,340	15.87%	\$ 66,102,910	19.95%	\$ 35,358,452	-9.05%
Ann %chg	9.37%			Average	1.22%	2.57%	1.54%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2005	-	-	-
2006	-0.73%	0.55%	-2.83%
2007	0.25%	6.55%	8.61%
2008	-4.43%	36.67%	4.89%
2009	36.36%	41.18%	0.14%
2010	44.31%	49.48%	4.51%
2011	43.27%	45.37%	5.95%
2012	45.01%	47.33%	13.03%
2013	57.78%	62.84%	14.09%
2014	61.09%	71.80%	25.64%
2015	106.08%	144.95%	14.26%

County Number	70
County Name	Pierce

70 Pierce
AGRICULTURAL LAND

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

Date Range: 10/1/2012 To 9/30/2015 Posted on: 1/1/2016

Number of Sales : 91
Total Sales Price : 77,496,268
Total Adj. Sales Price : 77,200,815
Total Assessed Value : 54,596,235
Avg. Adj. Sales Price : 848,361
Avg. Assessed Value : 599,959

MEDIAN : 70
WGT. MEAN : 71
MEAN : 74
COD : 19.79
PRD : 104.19

COV : 28.71
STD : 21.15
Avg. Abs. Dev : 13.83
MAX Sales Ratio : 165.39
MIN Sales Ratio : 36.87

95% Median C.I. : 65.63 to 73.61
95% Wgt. Mean C.I. : 68.16 to 73.28
95% Mean C.I. : 69.33 to 78.03

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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>Qtrrs</u>												
01-OCT-12 To 31-DEC-12	20	76.69	81.40	76.99	18.02	105.73	56.84	165.39	68.74 to 81.67	603,698	464,784	
01-JAN-13 To 31-MAR-13	5	70.35	68.25	65.61	19.55	104.02	48.52	98.38	N/A	1,024,332	672,066	
01-APR-13 To 30-JUN-13	1	98.63	98.63	98.63	00.00	100.00	98.63	98.63	N/A	320,000	315,615	
01-JUL-13 To 30-SEP-13												
01-OCT-13 To 31-DEC-13	14	66.98	74.63	70.70	22.26	105.56	51.56	144.04	59.35 to 85.61	846,901	598,726	
01-JAN-14 To 31-MAR-14	5	72.82	65.49	68.70	20.05	95.33	36.87	87.47	N/A	969,920	666,348	
01-APR-14 To 30-JUN-14	7	71.96	70.77	70.73	07.70	100.06	59.83	83.22	59.83 to 83.22	890,517	629,854	
01-JUL-14 To 30-SEP-14	5	81.95	82.46	86.21	11.35	95.65	60.69	103.08	N/A	1,040,465	896,941	
01-OCT-14 To 31-DEC-14	9	70.44	70.80	68.86	20.97	102.82	44.43	111.20	53.09 to 83.46	687,914	473,705	
01-JAN-15 To 31-MAR-15	9	63.15	62.17	62.53	09.99	99.42	43.02	74.65	55.40 to 69.88	1,113,892	696,569	
01-APR-15 To 30-JUN-15	15	66.16	73.08	68.46	21.69	106.75	45.89	153.00	58.33 to 73.45	1,007,320	689,622	
01-JUL-15 To 30-SEP-15	1	64.62	64.62	64.62	00.00	100.00	64.62	64.62	N/A	217,000	140,235	
<u>Study Yrs</u>												
01-OCT-12 To 30-SEP-13	26	74.27	79.53	74.06	19.64	107.39	48.52	165.39	68.74 to 81.67	673,677	498,908	
01-OCT-13 To 30-SEP-14	31	71.96	73.55	73.23	18.39	100.44	36.87	144.04	64.80 to 79.99	907,811	664,761	
01-OCT-14 To 30-SEP-15	34	65.28	69.34	66.63	18.84	104.07	43.02	153.00	61.66 to 70.44	927,737	618,148	
<u>Calendar Yrs</u>												
01-JAN-13 To 31-DEC-13	20	68.53	74.24	69.71	22.60	106.50	48.52	144.04	59.59 to 79.99	864,913	602,906	
01-JAN-14 To 31-DEC-14	26	72.46	72.01	73.36	17.09	98.16	36.87	111.20	61.86 to 81.25	864,491	634,183	
<u>ALL</u>	91	69.88	73.68	70.72	19.79	104.19	36.87	165.39	65.63 to 73.61	848,361	599,959	

AREA (MARKET)											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	91	69.88	73.68	70.72	19.79	104.19	36.87	165.39	65.63 to 73.61	848,361	599,959	
<u>ALL</u>	91	69.88	73.68	70.72	19.79	104.19	36.87	165.39	65.63 to 73.61	848,361	599,959	

70 Pierce
AGRICULTURAL LAND

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

Date Range: 10/1/2012 To 9/30/2015 Posted on: 1/1/2016

Number of Sales : 91
Total Sales Price : 77,496,268
Total Adj. Sales Price : 77,200,815
Total Assessed Value : 54,596,235
Avg. Adj. Sales Price : 848,361
Avg. Assessed Value : 599,959

MEDIAN : 70
WGT. MEAN : 71
MEAN : 74
COD : 19.79
PRD : 104.19

COV : 28.71
STD : 21.15
Avg. Abs. Dev : 13.83
MAX Sales Ratio : 165.39
MIN Sales Ratio : 36.87

95% Median C.I. : 65.63 to 73.61
95% Wgt. Mean C.I. : 68.16 to 73.28
95% Mean C.I. : 69.33 to 78.03

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	1	67.64	67.64	67.64	00.00	100.00	67.64	67.64	N/A	1,347,500	911,445
1	1	67.64	67.64	67.64	00.00	100.00	67.64	67.64	N/A	1,347,500	911,445
Dry											
County	27	67.49	71.64	68.18	15.94	105.07	44.43	114.42	64.62 to 74.42	677,877	462,176
1	27	67.49	71.64	68.18	15.94	105.07	44.43	114.42	64.62 to 74.42	677,877	462,176
Grass											
County	8	57.32	59.35	60.77	13.29	97.66	48.52	79.99	48.52 to 79.99	250,538	152,254
1	8	57.32	59.35	60.77	13.29	97.66	48.52	79.99	48.52 to 79.99	250,538	152,254
ALL	91	69.88	73.68	70.72	19.79	104.19	36.87	165.39	65.63 to 73.61	848,361	599,959

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	36	70.94	74.92	71.88	15.32	104.23	52.56	165.39	67.64 to 76.95	1,214,656	873,132
1	36	70.94	74.92	71.88	15.32	104.23	52.56	165.39	67.64 to 76.95	1,214,656	873,132
Dry											
County	36	70.35	76.82	71.35	21.79	107.67	44.43	153.00	64.80 to 77.24	671,756	479,324
1	36	70.35	76.82	71.35	21.79	107.67	44.43	153.00	64.80 to 77.24	671,756	479,324
Grass											
County	10	55.73	57.53	55.74	13.55	103.21	43.02	79.99	48.52 to 65.32	291,010	162,223
1	10	55.73	57.53	55.74	13.55	103.21	43.02	79.99	48.52 to 65.32	291,010	162,223
ALL	91	69.88	73.68	70.72	19.79	104.19	36.87	165.39	65.63 to 73.61	848,361	599,959

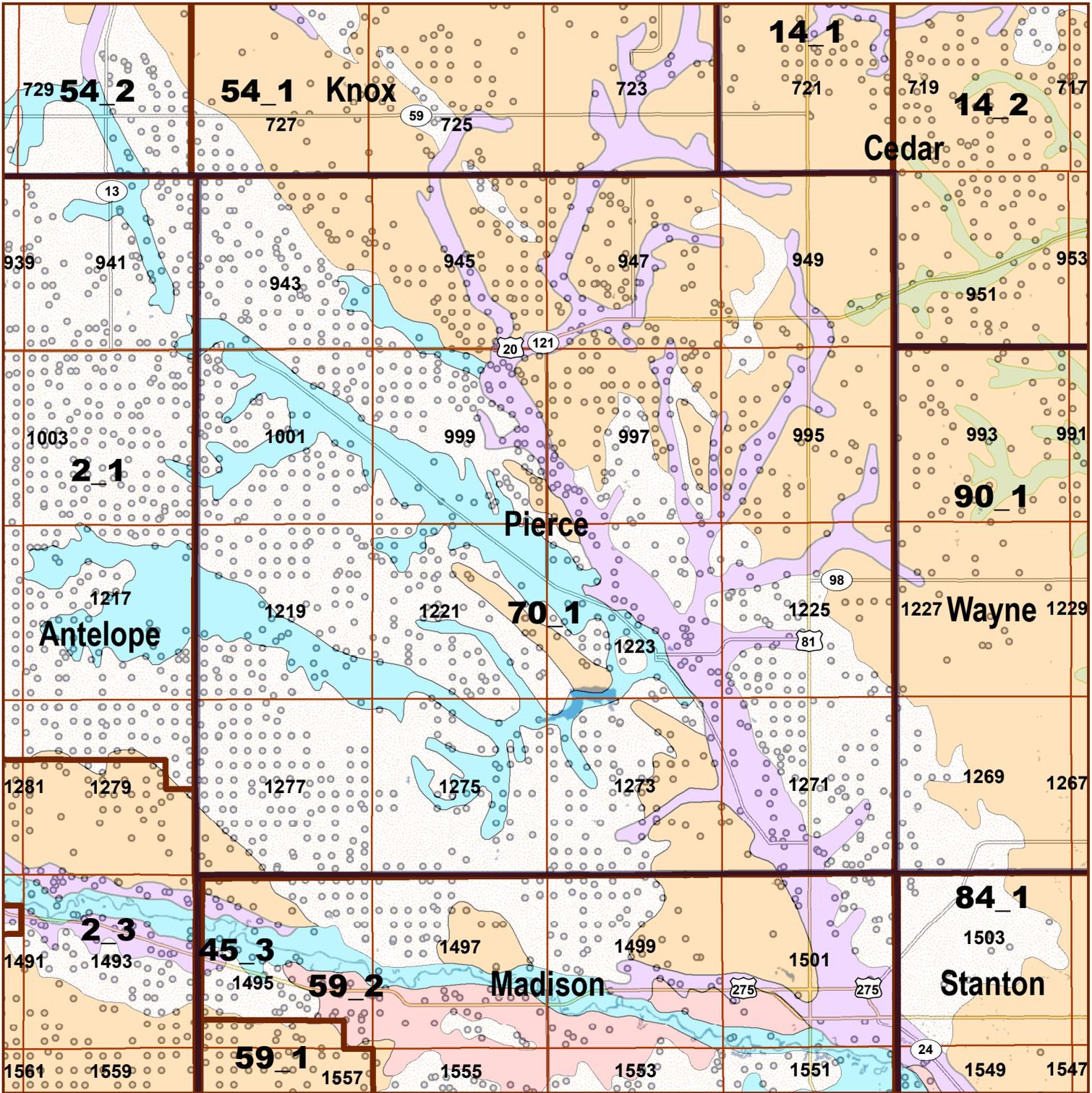
Pierce County 2016 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Pierce	1	6,496	6,267	5,874	5,767	5,665	5,489	4,368	4,133	5,646
Knox	1	5,810	5,804	5,605	5,604	5,452	5,461	5,365	5,381	5,559
Cedar	1	5,970	5,970	5,910	5,910	5,300	5,300	4,685	4,685	5,339
Cedar	2	7,070	7,070	6,815	6,815	6,720	6,720	5,440	5,440	6,435
Wayne	1	6,025	6,000	5,950	5,900	5,800	5,650	5,500	4,900	5,801
Madison	2	6,745	6,461	6,018	5,798	5,564	5,359	4,421	3,725	5,636
Antelope	1	5,280	5,280	5,250	5,250	5,100	5,100	4,125	3,850	4,979

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Pierce	1	5,570	5,395	5,085	4,850	4,210	4,085	2,840	2,480	4,639
Knox	1	5,165	5,165	4,960	4,744	4,625	4,330	4,050	4,050	4,615
Cedar	1	5,221	5,220	5,185	5,185	5,169	5,167	4,029	4,029	4,769
Cedar	2	6,337	6,345	6,133	6,135	6,093	6,095	4,775	4,775	5,850
Wayne	1	5,700	5,650	5,550	5,450	5,400	5,000	4,400	4,100	5,285
Madison	2	5,669	5,483	5,189	4,943	4,330	4,024	3,112	2,600	4,554
Antelope	1	3,360	3,240	2,900	2,900	2,575	2,575	1,860	1,530	2,652

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Pierce	1	2,275	2,105	2,050	1,920	1,855	1,755	1,465	1,295	1,652
Knox	1	1,599	1,615	1,613	1,615	1,600	1,600	1,597	1,600	1,603
Cedar	1	2,230	2,230	2,030	2,030	1,845	1,845	1,645	1,646	1,767
Cedar	2	2,230	2,230	2,030	2,030	1,845	1,845	1,645	1,645	1,879
Wayne	1	2,400	2,260	2,120	1,980	1,870	1,590	1,410	1,270	1,905
Madison	2	2,245	2,150	2,050	1,992	1,898	1,860	1,537	1,396	1,794
Antelope	1	1,380	1,350	1,350	1,350	1,350	1,350	1,235	1,180	1,267

Source: 2016 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.



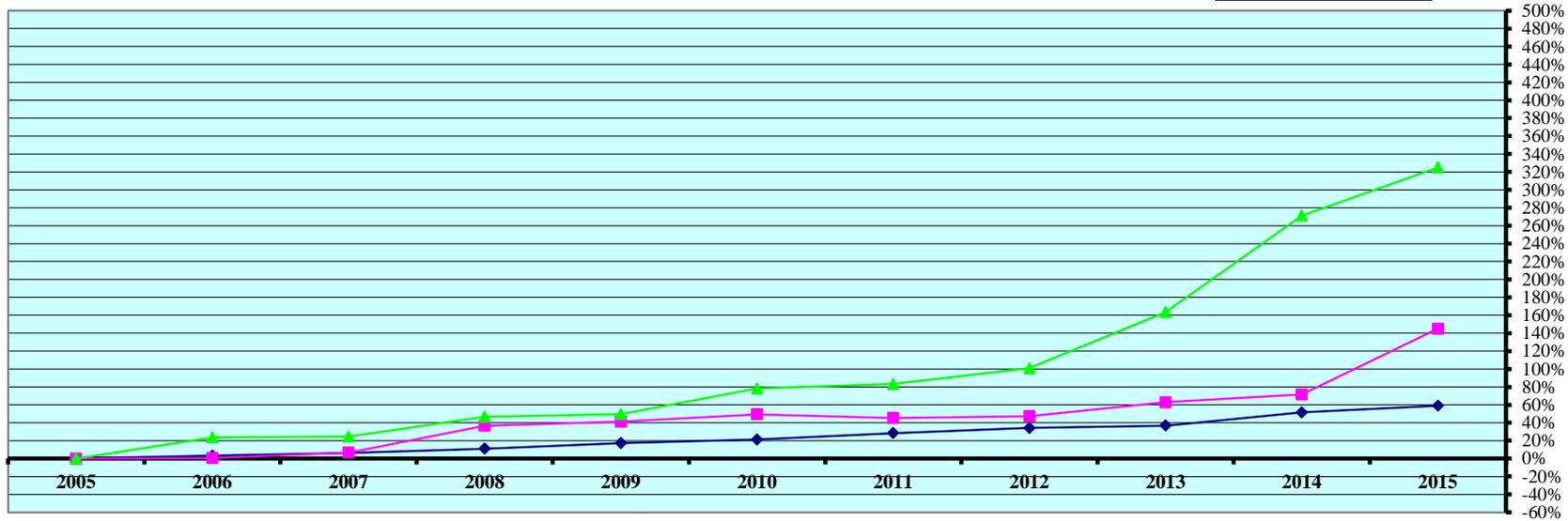
Legend

- County Lines
- Market Areas
- Geo Codes
- Moderately well drained silty soils on uplands and in depressions formed in loess
- Moderately well drained silty soils with clayey subsols on uplands
- 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
- Excessively 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
- Somewhat poorly drained soils formed in alluvium on bottom lands
- Lakes and Ponds
- Irrigation Wells

Pierce County Map



REAL PROPERTY VALUATIONS - Cumulative %Change 2005-2015



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
2005	147,350,915	--	--	--	32,076,270	--	--	--	344,474,415	--	--	--
2006	152,090,365	4,739,450	3.22%	3.22%	32,251,550	175,280	0.55%	0.55%	426,027,600	81,553,185	23.67%	23.67%
2007	156,391,880	4,301,515	2.83%	6.14%	34,176,765	1,925,215	5.97%	6.55%	429,217,455	3,189,855	0.75%	24.60%
2008	163,614,810	7,222,930	4.62%	11.04%	43,838,750	9,661,985	28.27%	36.67%	505,511,360	76,293,905	17.78%	46.75%
2009	172,884,080	9,269,270	5.67%	17.33%	45,284,505	1,445,755	3.30%	41.18%	515,352,115	9,840,755	1.95%	49.61%
2010	178,780,135	5,896,055	3.41%	21.33%	47,946,295	2,661,790	5.88%	49.48%	614,065,325	98,713,210	19.15%	78.26%
2011	189,288,070	10,507,935	5.88%	28.46%	46,629,460	-1,316,835	-2.75%	45.37%	631,066,835	17,001,510	2.77%	83.20%
2012	197,771,360	8,483,290	4.48%	34.22%	47,257,170	627,710	1.35%	47.33%	692,177,305	61,110,470	9.68%	100.94%
2013	201,571,425	3,800,065	1.92%	36.80%	52,232,265	4,975,095	10.53%	62.84%	907,930,410	215,753,105	31.17%	163.57%
2014	223,371,065	21,799,640	10.81%	51.59%	55,107,225	2,874,960	5.50%	71.80%	1,279,210,530	371,280,120	40.89%	271.35%
2015	234,496,330	11,125,265	4.98%	59.14%	78,572,250	23,465,025	42.58%	144.95%	1,463,861,320	184,650,790	14.43%	324.96%

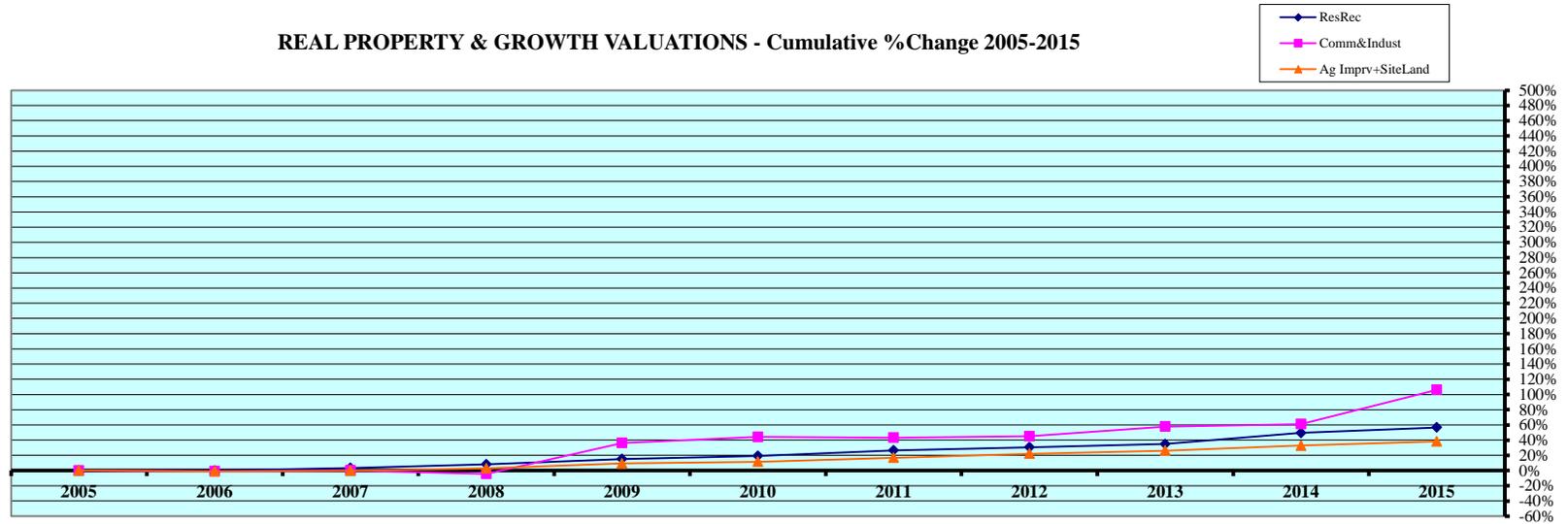
Rate Annual %chg: Residential & Recreational **4.76%** Commercial & Industrial **9.37%** Agricultural Land **15.57%**

Cnty# **70**
County **PIERCE**

CHART 1 EXHIBIT 70B Page 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.

REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2005-2015



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	
2005	147,350,915	5,771,910	3.92%	141,579,005	--	--	32,076,270	979,480	3.05%	31,096,790	--	--	
2006	152,090,365	4,533,605	2.98%	147,556,760	0.14%	0.14%	32,251,550	409,875	1.27%	31,841,675	-0.73%	-0.73%	
2007	156,391,880	3,868,645	2.47%	152,523,235	0.28%	3.51%	34,176,765	2,019,840	5.91%	32,156,925	-0.29%	0.25%	
2008	163,614,810	4,087,156	2.50%	159,527,654	2.01%	8.26%	43,838,750	13,182,725	30.07%	30,656,025	-10.30%	-4.43%	
2009	172,884,080	3,323,975	1.92%	169,560,105	3.63%	15.07%	45,284,505	1,544,080	3.41%	43,740,425	-0.22%	36.36%	
2010	178,780,135	3,039,975	1.70%	175,740,160	1.65%	19.27%	47,946,295	1,656,345	3.45%	46,289,950	2.22%	44.31%	
2011	189,288,070	2,761,593	1.46%	186,526,477	4.33%	26.59%	46,629,460	674,120	1.45%	45,955,340	-4.15%	43.27%	
2012	197,771,360	5,187,320	2.62%	192,584,040	1.74%	30.70%	47,257,170	744,635	1.58%	46,512,535	-0.25%	45.01%	
2013	201,571,425	2,775,055	1.38%	198,796,370	0.52%	34.91%	52,232,265	1,623,150	3.11%	50,609,115	7.09%	57.78%	
2014	223,371,065	3,050,945	1.37%	220,320,120	9.30%	49.52%	55,107,225	3,436,685	6.24%	51,670,540	-1.08%	61.09%	
2015	234,496,330	3,579,283	1.53%	230,917,047	3.38%	56.71%	78,572,250	12,469,340	15.87%	66,102,910	19.95%	106.08%	
Rate Ann%chg	4.76%			Resid & Rec. w/o growth			9.37%			C & I w/o growth			1.22%

Tax Year	Ag Improvements & Site Land ⁽¹⁾						Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth		
2005	43,980,775	24,374,435	68,355,210	2,380,175	3.48%	65,975,035	--	--
2006	43,908,255	25,603,775	69,512,030	1,820,620	2.62%	67,691,410	-0.97%	-0.97%
2007	44,294,985	26,622,155	70,917,140	2,772,425	3.91%	68,144,715	-1.97%	-0.31%
2008	44,701,880	27,846,850	72,548,730	2,281,179	3.14%	70,267,551	-0.92%	2.80%
2009	49,077,180	28,540,325	77,617,505	2,846,209	3.67%	74,771,296	3.06%	9.39%
2010	49,212,910	29,680,590	78,893,500	2,596,473	3.29%	76,297,027	-1.70%	11.62%
2011	49,579,330	33,026,235	82,605,565	2,711,410	3.28%	79,894,155	1.27%	16.88%
2012	49,892,130	36,851,960	86,744,090	3,204,906	3.69%	83,539,184	1.13%	22.21%
2013	46,212,510	43,468,150	89,680,660	3,385,010	3.77%	86,295,650	-0.52%	26.25%
2014	53,739,970	41,272,450	95,012,420	4,204,526	4.43%	90,807,894	1.26%	32.85%
2015	53,821,120	42,689,990	96,511,110	1,983,585	2.06%	94,527,525	-0.51%	38.29%
Rate Ann%chg	2.04%	5.76%	3.51%	Ag Imprv+Site w/o growth			0.01%	

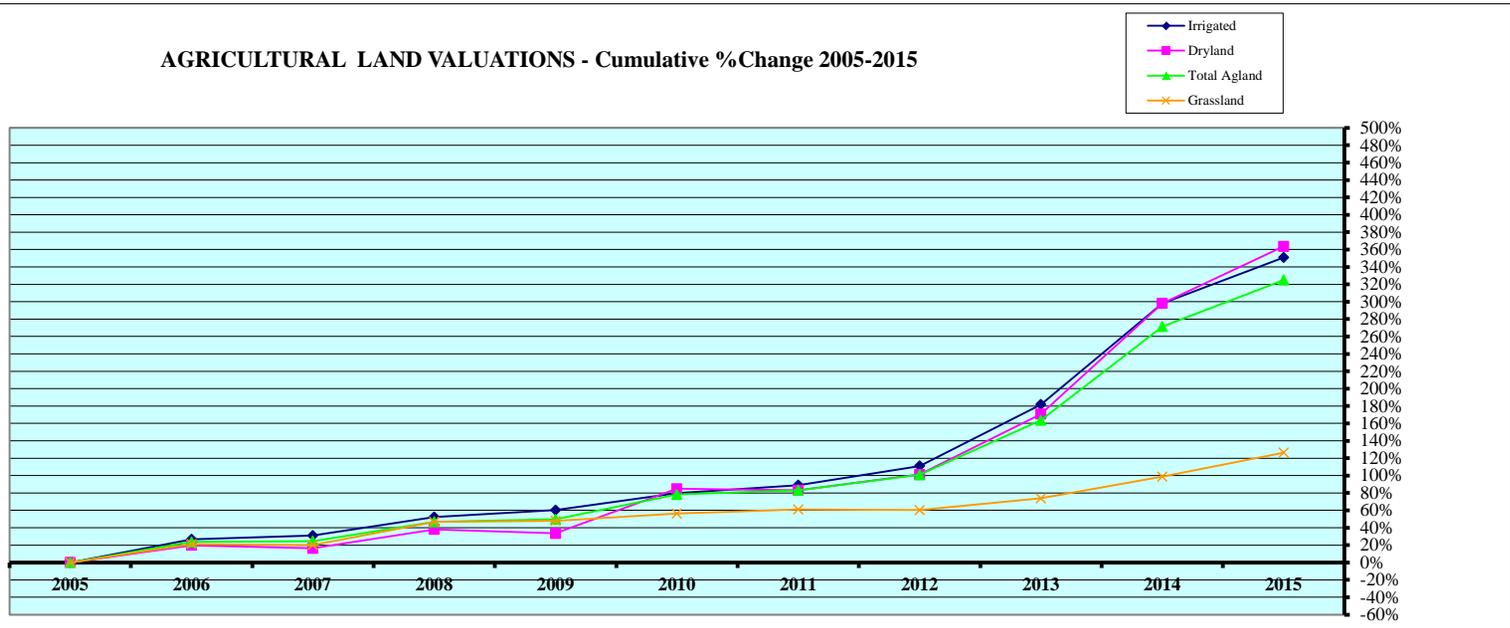
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land incudes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property.

Sources:
 Value; 2005 - 2015 CTL
 Growth Value; 2005-2015 Abstract of Asmnt Rpt.
 NE Dept. of Revenue, Property Assessment Division
 Prepared as of 03/01/2016

Cnty# **70**
 County **PIERCE**

CHART 2

AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2005-2015



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
2005	182,742,275	--	--	--	115,603,895	--	--	--	45,968,320	--	--	--
2006	231,563,070	48,820,795	26.72%	26.72%	138,551,525	22,947,630	19.85%	19.85%	55,730,955	9,762,635	21.24%	21.24%
2007	239,431,875	7,868,805	3.40%	31.02%	134,401,080	-4,150,445	-3.00%	16.26%	55,202,100	-528,855	-0.95%	20.09%
2008	278,298,620	38,866,745	16.23%	52.29%	159,520,750	25,119,670	18.69%	37.99%	67,508,980	12,306,880	22.29%	46.86%
2009	292,961,770	14,663,150	5.27%	60.31%	154,249,660	-5,271,090	-3.30%	33.43%	67,957,010	448,030	0.66%	47.83%
2010	328,449,405	35,487,635	12.11%	79.73%	213,649,930	59,400,270	38.51%	84.81%	71,781,860	3,824,850	5.63%	56.16%
2011	345,326,560	16,877,155	5.14%	88.97%	211,587,965	-2,061,965	-0.97%	83.03%	73,959,305	2,177,445	3.03%	60.89%
2012	385,699,130	40,372,570	11.69%	111.06%	232,579,880	20,991,915	9.92%	101.19%	73,684,365	-274,940	-0.37%	60.29%
2013	514,820,415	129,121,285	33.48%	181.72%	313,008,845	80,428,965	34.58%	170.76%	79,856,170	6,171,805	8.38%	73.72%
2014	727,401,115	212,580,700	41.29%	298.05%	460,208,255	147,199,410	47.03%	298.09%	91,342,075	11,485,905	14.38%	98.71%
2015	823,739,870	96,338,755	13.24%	350.77%	535,808,785	75,600,530	16.43%	363.49%	104,017,235	12,675,160	13.88%	126.28%

Rate Ann.%chg: Irrigated **16.25%** Dryland **16.57%** Grassland **8.51%**

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
2005	49,060	--	--	--	110,865	--	--	--	344,474,415	--	--	--
2006	57,825	8,765	17.87%	17.87%	124,225	13,360	12.05%	12.05%	426,027,600	81,553,185	23.67%	23.67%
2007	56,210	-1,615	-2.79%	14.57%	126,190	1,965	1.58%	13.82%	429,217,455	3,189,855	0.75%	24.60%
2008	57,530	1,320	2.35%	17.26%	125,480	-710	-0.56%	13.18%	505,511,360	76,293,905	17.78%	46.75%
2009	58,465	935	1.63%	19.17%	125,210	-270	-0.22%	12.94%	515,352,115	9,840,755	1.95%	49.61%
2010	59,210	745	1.27%	20.69%	124,920	-290	-0.23%	12.68%	614,065,325	98,713,210	19.15%	78.26%
2011	63,470	4,260	7.19%	29.37%	129,535	4,615	3.69%	16.84%	631,066,835	17,001,510	2.77%	83.20%
2012	65,435	1,965	3.10%	33.38%	148,495	18,960	14.64%	33.94%	692,177,305	61,110,470	9.68%	100.94%
2013	83,545	18,110	27.68%	70.29%	161,435	12,940	8.71%	45.61%	907,930,410	215,753,105	31.17%	163.57%
2014	91,955	8,410	10.07%	87.43%	167,130	5,695	3.53%	50.75%	1,279,210,530	371,280,120	40.89%	271.35%
2015	104,700	12,745	13.86%	113.41%	190,730	23,600	14.12%	72.04%	1,463,861,320	184,650,790	14.43%	324.96%

Cnty# **70**
County **PIERCE**

Rate Ann.%chg: Total Agric Land **15.57%**

AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2005-2015 (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
2005	182,375,205	125,570	1,452			115,824,505	132,597	874			46,032,710	80,556	571		
2006	230,472,020	129,394	1,781	22.64%	22.64%	139,085,740	129,573	1,073	22.89%	22.89%	55,856,400	79,632	701	22.75%	22.75%
2007	236,862,315	132,924	1,782	0.04%	22.69%	135,879,510	126,632	1,073	-0.04%	22.84%	55,276,320	78,815	701	-0.01%	22.73%
2008	276,457,810	134,856	2,050	15.05%	41.15%	161,089,965	125,016	1,289	20.09%	47.51%	67,470,035	78,531	859	22.50%	50.35%
2009	290,501,690	137,754	2,109	2.87%	45.20%	155,881,575	122,320	1,274	-1.10%	45.89%	67,838,485	77,783	872	1.51%	52.62%
2010	324,828,900	140,552	2,311	9.59%	59.12%	216,213,340	120,212	1,799	41.14%	105.91%	72,048,405	76,998	936	7.29%	63.75%
2011	342,905,930	144,327	2,376	2.80%	63.59%	211,454,970	117,582	1,798	-0.01%	105.88%	75,364,015	75,679	996	6.42%	74.27%
2012	385,721,415	148,152	2,604	9.58%	79.26%	232,958,730	116,356	2,002	11.33%	129.20%	73,382,245	73,048	1,005	0.88%	75.80%
2013	513,870,025	151,699	3,387	30.11%	133.23%	307,815,020	113,932	2,702	34.94%	209.30%	84,861,570	71,578	1,186	18.02%	107.47%
2014	727,965,355	152,651	4,769	40.78%	228.34%	460,746,515	117,012	3,938	45.74%	350.78%	91,119,675	66,342	1,373	15.85%	140.36%
2015	822,781,705	152,634	5,391	13.04%	271.15%	534,890,860	118,324	4,521	14.81%	417.52%	104,921,760	64,905	1,617	17.70%	182.89%

Rate Annual %chg Average Value/Acre: 14.01%

17.87%

10.96%

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
2005	48,780	1,325	37			116,740	3,128	37			344,397,940	343,176	1,004		
2006	55,985	1,336	42	13.83%	13.83%	132,770	3,126	42	13.80%	13.80%	425,602,915	343,061	1,241	23.62%	23.62%
2007	56,585	1,351	42	-0.05%	13.77%	136,470	3,166	43	1.49%	15.50%	428,211,200	342,888	1,249	0.66%	24.44%
2008	56,990	1,348	42	0.97%	14.88%	134,890	3,179	42	-1.57%	13.69%	505,209,690	342,930	1,473	17.97%	46.80%
2009	57,825	1,361	43	0.50%	15.46%	136,485	3,153	43	2.03%	16.01%	514,416,060	342,371	1,503	1.99%	49.72%
2010	59,005	1,372	43	1.22%	16.87%	135,685	3,143	43	-0.27%	15.69%	613,285,335	342,276	1,792	19.25%	78.54%
2011	60,110	1,399	43	-0.13%	16.72%	127,265	3,182	40	-7.36%	7.18%	629,912,290	342,170	1,841	2.74%	83.44%
2012	64,755	1,619	40	-6.89%	8.68%	137,905	3,448	40	0.01%	7.19%	692,265,050	342,622	2,020	9.75%	101.33%
2013	64,595	1,615	40	0.00%	8.68%	139,090	3,477	40	0.00%	7.20%	906,750,300	342,301	2,649	31.11%	163.96%
2014	89,900	2,255	40	-0.33%	8.32%	164,635	4,116	40	-0.02%	7.18%	1,280,086,080	342,376	3,739	41.14%	272.56%
2015	103,810	2,315	45	12.45%	21.81%	188,965	4,199	45	12.52%	20.60%	1,462,887,100	342,377	4,273	14.28%	325.76%

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PIERCE

Rate Annual %chg Average Value/Acre: 15.59%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2005 - 2015 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2016

2015 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
7,266	PIERCE	88,318,565	9,604,994	8,489,652	234,308,380	39,063,675	39,508,575	187,950	1,463,861,320	53,821,120	42,689,990	0	1,979,854,221
cnty sectorvalue % of total value:		4.46%	0.49%	0.43%	11.83%	1.97%	2.00%	0.01%	73.94%	2.72%	2.16%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
51	FOSTER	48,148	26,976	1,872	1,029,595	441,155	0	0	5,855	0	0	0	1,553,601
0.70%	%sector of county sector	0.05%	0.28%	0.02%	0.44%	1.13%			0.00%				0.08%
	%sector of municipality	3.10%	1.74%	0.12%	66.27%	28.40%			0.38%				100.00%
293	HADAR	202,236	960	366	10,771,805	1,524,225	0	0	0	0	0	0	12,499,592
4.03%	%sector of county sector	0.23%	0.01%	0.00%	4.60%	3.90%							0.83%
	%sector of municipality	1.62%	0.01%	0.00%	86.18%	12.19%							100.00%
36	MCLEAN	2,108	28,097	121,815	820,765	30,765	0	0	0	0	0	0	1,003,550
0.50%	%sector of county sector	0.00%	0.29%	1.43%	0.35%	0.08%							0.05%
	%sector of municipality	0.21%	2.80%	12.14%	81.79%	3.07%							100.00%
783	OSMOND	2,461,745	440,273	306,380	25,019,675	10,936,645	0	0	46,850	0	0	0	39,211,568
10.78%	%sector of county sector	2.79%	4.58%	3.61%	10.68%	28.00%			0.00%				1.98%
	%sector of municipality	6.28%	1.12%	0.78%	63.81%	27.89%			0.12%				100.00%
1,767	PIERCE	1,370,557	474,312	34,857	55,261,230	8,756,080	0	0	0	0	0	0	65,897,036
24.32%	%sector of county sector	1.55%	4.94%	0.41%	23.58%	22.41%							3.33%
	%sector of municipality	2.08%	0.72%	0.05%	83.86%	13.29%							100.00%
1,246	PLAINVIEW	1,268,632	2,599,718	507,526	29,467,320	5,386,895	0	0	0	0	0	0	39,230,091
17.15%	%sector of county sector	1.44%	27.07%	5.98%	12.58%	13.79%							1.98%
	%sector of municipality	3.23%	6.63%	1.29%	75.11%	13.73%							100.00%
4,176	Total Municipalities	5,353,426	3,570,336	972,816	122,370,390	27,075,765	0	0	52,705	0	0	0	159,395,438
57.47%	%all municip.sect of cnty	6.06%	37.17%	11.46%	52.23%	69.31%			0.00%				8.05%

Sources: 2015 Certificate of Taxes Levied CTL, 2010 US Census; Dec. 2015 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2016

Cnty#	County
70	PIERCE

CHART 5

EXHIBIT

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Page 5

Total Real Property Sum Lines 17, 25, & 30	Records : 6,249	Value : 1,952,517,840	Growth 12,352,412	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	282	1,336,410	28	437,715	76	2,319,430	386	4,093,555	
02. Res Improve Land	1,833	10,985,545	105	2,808,590	509	13,396,740	2,447	27,190,875	
03. Res Improvements	1,870	119,480,385	105	14,109,590	520	79,300,175	2,495	212,890,150	
04. Res Total	2,152	131,802,340	133	17,355,895	596	95,016,345	2,881	244,174,580	3,861,220
% of Res Total	74.70	53.98	4.62	7.11	20.69	38.91	46.10	12.51	31.26
05. Com UnImp Land	47	180,655	9	70,180	13	231,045	69	481,880	
06. Com Improve Land	255	1,321,160	35	342,830	38	1,208,440	328	2,872,430	
07. Com Improvements	260	26,076,585	36	3,813,280	46	7,094,180	342	36,984,045	
08. Com Total	307	27,578,400	45	4,226,290	59	8,533,665	411	40,338,355	1,379,502
% of Com Total	74.70	68.37	10.95	10.48	14.36	21.16	6.58	2.07	11.17
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	2	962,300	2	962,300	
11. Ind Improvements	0	0	0	0	3	42,165,005	3	42,165,005	
12. Ind Total	0	0	0	0	3	43,127,305	3	43,127,305	3,618,730
% of Ind Total	0.00	0.00	0.00	0.00	100.00	100.00	0.05	2.21	29.30
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	1	144,260	1	144,260	
15. Rec Improvements	0	0	0	0	1	49,680	1	49,680	
16. Rec Total	0	0	0	0	1	193,940	1	193,940	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.02	0.01	0.00
Res & Rec Total	2,152	131,802,340	133	17,355,895	597	95,210,285	2,882	244,368,520	3,861,220
% of Res & Rec Total	74.67	53.94	4.61	7.10	20.71	38.96	46.12	12.52	31.26
Com & Ind Total	307	27,578,400	45	4,226,290	62	51,660,970	414	83,465,660	4,998,232
% of Com & Ind Total	74.15	33.04	10.87	5.06	14.98	61.89	6.63	4.27	40.46
17. Taxable Total	2,459	159,380,740	178	21,582,185	659	146,871,255	3,296	327,834,180	8,859,452
% of Taxable Total	74.61	48.62	5.40	6.58	19.99	44.80	52.74	16.79	71.72

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	15	15,340	822,695	0	0	0
19. Commercial	0	0	0	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	15	15,340	822,695
19. Commercial	0	0	0	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				15	15,340	822,695

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	167	0	8	175

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	5	68,810	1,863	950,274,510	1,868	950,343,320
28. Ag-Improved Land	0	0	3	117,995	972	586,774,495	975	586,892,490
29. Ag Improvements	0	0	3	22,450	1,082	87,425,400	1,085	87,447,850
30. Ag Total							2,953	1,624,683,660

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	3	4.64	5,160	
37. FarmSite Improvements	0	0.00	0	3	0.00	22,450	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	1.23	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	1	1.00	10,000	1	1.00	10,000	
32. HomeSite Improv Land	82	88.08	864,560	82	88.08	864,560	
33. HomeSite Improvements	651	84.09	53,275,360	651	84.09	53,275,360	3,492,960
34. HomeSite Total				652	89.08	54,149,920	
35. FarmSite UnImp Land	152	795.00	694,550	152	795.00	694,550	
36. FarmSite Improv Land	965	5,456.45	10,544,245	968	5,461.09	10,549,405	
37. FarmSite Improvements	993	0.00	34,150,040	996	0.00	34,172,490	0
38. FarmSite Total				1,148	6,256.09	45,416,445	
39. Road & Ditches	0	7,379.84	0	0	7,381.07	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				1,800	13,726.24	99,566,365	3,492,960

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

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

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Recapture Value N/A	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Market Value	0	0	0	0	0	0

* LB 968 (2006) for tax year 2009 and forward there will be no Recapture value.

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	14,444.71	9.47%	93,832,710	10.89%	6,495.99
46. 1A	19,630.16	12.86%	123,023,175	14.28%	6,267.05
47. 2A1	17,617.43	11.54%	103,489,680	12.01%	5,874.28
48. 2A	22,522.99	14.76%	129,893,550	15.08%	5,767.15
49. 3A1	20,887.15	13.69%	118,327,985	13.73%	5,665.11
50. 3A	39,933.02	26.17%	219,177,660	25.44%	5,488.63
51. 4A1	5,269.45	3.45%	23,018,075	2.67%	4,368.21
52. 4A	12,296.30	8.06%	50,822,990	5.90%	4,133.19
53. Total	152,601.21	100.00%	861,585,825	100.00%	5,646.00
Dry					
54. 1D1	12,288.86	10.36%	68,449,120	12.43%	5,570.01
55. 1D	25,822.85	21.76%	139,314,245	25.31%	5,395.00
56. 2D1	10,013.80	8.44%	50,920,245	9.25%	5,085.01
57. 2D	15,676.78	13.21%	76,032,785	13.81%	4,850.03
58. 3D1	18,146.64	15.29%	76,397,460	13.88%	4,210.01
59. 3D	28,960.26	24.41%	118,299,970	21.49%	4,084.91
60. 4D1	5,224.53	4.40%	14,837,670	2.70%	2,840.00
61. 4D	2,527.56	2.13%	6,268,400	1.14%	2,480.02
62. Total	118,661.28	100.00%	550,519,895	100.00%	4,639.42
Grass					
63. 1G1	1,518.03	2.36%	3,412,760	3.03%	2,248.15
64. 1G	2,355.66	3.66%	5,617,570	4.99%	2,384.71
65. 2G1	3,197.57	4.97%	7,019,270	6.23%	2,195.19
66. 2G	5,028.15	7.81%	10,419,955	9.25%	2,072.32
67. 3G1	5,633.24	8.75%	11,249,035	9.98%	1,996.90
68. 3G	22,894.73	35.56%	43,083,405	38.23%	1,881.80
69. 4G1	5,207.56	8.09%	7,800,600	6.92%	1,497.94
70. 4G	18,552.31	28.81%	24,081,770	21.37%	1,298.05
71. Total	64,387.25	100.00%	112,684,365	100.00%	1,750.10
Irrigated Total					
	152,601.21	44.60%	861,585,825	56.49%	5,646.00
Dry Total					
	118,661.28	34.68%	550,519,895	36.10%	4,639.42
Grass Total					
	64,387.25	18.82%	112,684,365	7.39%	1,750.10
72. Waste	2,328.46	0.68%	116,360	0.01%	49.97
73. Other	4,211.19	1.23%	210,850	0.01%	50.07
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	342,189.39	100.00%	1,525,117,295	100.00%	4,456.94

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	0.00	0	152,601.21	861,585,825	152,601.21	861,585,825
77. Dry Land	0.00	0	29.36	127,205	118,631.92	550,392,690	118,661.28	550,519,895
78. Grass	0.00	0	32.61	54,255	64,354.64	112,630,110	64,387.25	112,684,365
79. Waste	0.00	0	0.34	15	2,328.12	116,345	2,328.46	116,360
80. Other	0.00	0	3.40	170	4,207.79	210,680	4,211.19	210,850
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	0.00	0	65.71	181,645	342,123.68	1,524,935,650	342,189.39	1,525,117,295

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	152,601.21	44.60%	861,585,825	56.49%	5,646.00
Dry Land	118,661.28	34.68%	550,519,895	36.10%	4,639.42
Grass	64,387.25	18.82%	112,684,365	7.39%	1,750.10
Waste	2,328.46	0.68%	116,360	0.01%	49.97
Other	4,211.19	1.23%	210,850	0.01%	50.07
Exempt	0.00	0.00%	0	0.00%	0.00
Total	342,189.39	100.00%	1,525,117,295	100.00%	4,456.94

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 Acreages	102	3,044,275	610	16,531,780	623	94,406,510	725	113,982,565	1,764,385
83.2 Breslau	5	4,880	7	5,375	7	306,140	12	316,395	0
83.3 Foster	24	121,165	32	23,310	32	1,028,830	56	1,173,305	0
83.4 Hadar	18	93,975	125	762,585	126	10,279,510	144	11,136,070	269,305
83.5 Mclean	10	10,195	27	31,495	28	891,775	38	933,465	0
83.6 Osmond	68	256,605	331	2,071,130	339	23,145,965	407	25,473,700	543,955
83.7 Pierce	44	347,260	691	5,842,845	716	51,045,935	760	57,236,040	947,275
83.8 Plainview	111	207,950	618	2,051,340	618	31,470,195	729	33,729,485	336,300
83.9 West Randolph	4	7,250	7	15,275	7	364,970	11	387,495	0
84 Residential Total	386	4,093,555	2,448	27,335,135	2,496	212,939,830	2,882	244,368,520	3,861,220

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Acreages	22	301,225	70	2,473,975	80	52,668,810	102	55,444,010	4,219,112
85.2	Breslau	0	0	1	1,095	1	31,465	1	32,560	0
85.3	Foster	2	3,405	8	13,395	8	424,355	10	441,155	0
85.4	Hadar	6	44,885	16	103,815	17	1,366,860	23	1,515,560	0
85.5	Mclean	0	0	5	3,270	6	27,495	6	30,765	0
85.6	Osmond	7	24,225	60	360,190	63	10,604,820	70	10,989,235	182,800
85.7	Pierce	11	37,720	78	441,250	78	8,581,715	89	9,060,685	298,730
85.8	Plainview	21	70,420	88	399,240	88	5,071,340	109	5,541,000	207,320
85.9	West Randolph	0	0	4	38,500	4	372,190	4	410,690	90,270
86	Commercial Total	69	481,880	330	3,834,730	345	79,149,050	414	83,465,660	4,998,232

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	1,324.97	2.29%	3,014,385	3.16%	2,275.06
88. 1G	1,970.78	3.41%	4,148,500	4.35%	2,105.00
89. 2G1	2,602.60	4.51%	5,335,490	5.59%	2,050.06
90. 2G	4,455.82	7.72%	8,555,175	8.96%	1,920.00
91. 3G1	4,883.64	8.46%	9,059,100	9.49%	1,854.99
92. 3G	20,489.08	35.48%	35,958,520	37.68%	1,755.01
93. 4G1	4,919.82	8.52%	7,207,640	7.55%	1,465.02
94. 4G	17,107.45	29.62%	22,154,125	23.21%	1,295.00
95. Total	57,754.16	100.00%	95,432,935	100.00%	1,652.40
CRP					
96. 1C1	39.70	1.09%	221,115	1.50%	5,569.65
97. 1C	245.04	6.75%	1,321,990	8.98%	5,395.00
98. 2C1	270.74	7.46%	1,376,700	9.35%	5,084.95
99. 2C	336.98	9.28%	1,634,370	11.11%	4,850.05
100. 3C1	455.68	12.55%	1,918,435	13.04%	4,210.05
101. 3C	1,570.97	43.28%	6,417,440	43.61%	4,085.02
102. 4C1	180.34	4.97%	512,165	3.48%	2,840.00
103. 4C	530.05	14.60%	1,314,540	8.93%	2,480.03
104. Total	3,629.50	100.00%	14,716,755	100.00%	4,054.76
Timber					
105. 1T1	153.36	5.11%	177,260	6.99%	1,155.84
106. 1T	139.84	4.66%	147,080	5.80%	1,051.77
107. 2T1	324.23	10.79%	307,080	12.12%	947.11
108. 2T	235.35	7.84%	230,410	9.09%	979.01
109. 3T1	293.92	9.79%	271,500	10.71%	923.72
110. 3T	834.68	27.79%	707,445	27.91%	847.56
111. 4T1	107.40	3.58%	80,795	3.19%	752.28
112. 4T	914.81	30.46%	613,105	24.19%	670.20
113. Total	3,003.59	100.00%	2,534,675	100.00%	843.88
<hr/>					
Grass Total	57,754.16	89.70%	95,432,935	84.69%	1,652.40
CRP Total	3,629.50	5.64%	14,716,755	13.06%	4,054.76
Timber Total	3,003.59	4.66%	2,534,675	2.25%	843.88
<hr/>					
114. Market Area Total	64,387.25	100.00%	112,684,365	100.00%	1,750.10

2016 County Abstract of Assessment for Real Property, Form 45 Compared with the 2015 Certificate of Taxes Levied (CTL)

70 Pierce

	2015 CTL County Total	2016 Form 45 County Total	Value Difference (2016 form 45 - 2015 CTL)	Percent Change	2016 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	234,308,380	244,174,580	9,866,200	4.21%	3,861,220	2.56%
02. Recreational	187,950	193,940	5,990	3.19%	0	3.19%
03. Ag-Homesite Land, Ag-Res Dwelling	53,821,120	54,149,920	328,800	0.61%	3,492,960	-5.88%
04. Total Residential (sum lines 1-3)	288,317,450	298,518,440	10,200,990	3.54%	7,354,180	0.99%
05. Commercial	39,063,675	40,338,355	1,274,680	3.26%	1,379,502	-0.27%
06. Industrial	39,508,575	43,127,305	3,618,730	9.16%	3,618,730	0.00%
07. Ag-Farmsite Land, Outbuildings	42,689,990	45,416,445	2,726,455	6.39%	0	6.39%
08. Minerals	0	0	0		0	
09. Total Commercial (sum lines 5-8)	121,262,240	128,882,105	7,619,865	6.28%	4,998,232	2.16%
10. Total Non-Agland Real Property	409,579,690	427,400,545	17,820,855	4.35%	12,352,412	1.34%
11. Irrigated	823,739,870	861,585,825	37,845,955	4.59%		
12. Dryland	535,808,785	550,519,895	14,711,110	2.75%		
13. Grassland	104,017,235	112,684,365	8,667,130	8.33%		
14. Wasteland	104,700	116,360	11,660	11.14%		
15. Other Agland	190,730	210,850	20,120	10.55%		
16. Total Agricultural Land	1,463,861,320	1,525,117,295	61,255,975	4.18%		
17. Total Value of all Real Property (Locally Assessed)	1,873,441,010	1,952,517,840	79,076,830	4.22%	12,352,412	3.56%

2016 Assessment Survey for Pierce County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	2
4.	Other part-time employees:
	1
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$158,190.00
7.	Adopted budget, or granted budget if different from above:
	\$158,190.00
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$0
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	\$38,820.00
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$10,920.00
11.	Amount of the assessor's budget set aside for education/workshops:
	\$600.00
12.	Other miscellaneous funds:
	\$0
13.	Amount of last year's assessor's budget not used:
	\$7,240.73

B. Computer, Automation Information and GIS

1.	Administrative software:
	Terra Scan
2.	CAMA software:
	Terra Scan
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	Assessor's office
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes. www.pierce.assessor.gisworkshop.com
7.	Who maintains the GIS software and maps?
	Staff
8.	Personal Property software:
	Terra Scan

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?
	Hadar, Pierce, Plainview and Osmond
4.	When was zoning implemented?
	Unknown

D. Contracted Services

1.	Appraisal Services:
	CAMASS Appraisal, Residential Reappraisal
2.	GIS Services:
	GIS Workshop, GIS and Assessor Website
3.	Other services:
	None

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Yes
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	That the appraiser is currently certified and has experience in the valuation grouping that we are reappraising.
4.	Have the existing contracts been approved by the PTA?
	Yes
5.	Does the appraisal or listing service providers establish assessed values for the county?
	The appraisal service develops a model using the current sales data for each valuation grouping for our office staff to use to establish assessed values.

2016 Residential Assessment Survey for Pierce County

1.	Valuation data collection done by:																						
	Assessor and Staff																						
2.	List the valuation groupings recognized by the County and describe the unique characteristics of each:																						
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Grouping</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>Pierce - County seat, located on Hwy. 13 and northwesterly of the city of Norfolk. K-12 school system and approximate population of 1,767</td> </tr> <tr> <td style="text-align: center;">05</td> <td>Plainview - Located in the northwest corner of the county on Hwy. 20. K-12 school system and approximate population of 1,246</td> </tr> <tr> <td style="text-align: center;">10</td> <td>Osmond - Located in the northern portion of the county on Hwy. 20. K-12 school system and approximate population of 783.</td> </tr> <tr> <td style="text-align: center;">15</td> <td>Hadar - small village closest to Norfolk, approximate population of 293</td> </tr> <tr> <td style="text-align: center;">20</td> <td>Foster - small village located between Plainview and Pierce on Hwy. 13. Approximate population of 51.</td> </tr> <tr> <td style="text-align: center;">25</td> <td>McLean - Located in the northeast corner, north of Hwy. 20. Approximate population of 36</td> </tr> <tr> <td style="text-align: center;">30</td> <td>Breslau</td> </tr> <tr> <td style="text-align: center;">35</td> <td>West Randolph - Total of 11 parcels bordering the Cedar County line. The majority of the parcels are located in Cedar County</td> </tr> <tr> <td style="text-align: center;">40</td> <td>Rural Acreages</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Agricultural homes and outbuildings</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	01	Pierce - County seat, located on Hwy. 13 and northwesterly of the city of Norfolk. K-12 school system and approximate population of 1,767	05	Plainview - Located in the northwest corner of the county on Hwy. 20. K-12 school system and approximate population of 1,246	10	Osmond - Located in the northern portion of the county on Hwy. 20. K-12 school system and approximate population of 783.	15	Hadar - small village closest to Norfolk, approximate population of 293	20	Foster - small village located between Plainview and Pierce on Hwy. 13. Approximate population of 51.	25	McLean - Located in the northeast corner, north of Hwy. 20. Approximate population of 36	30	Breslau	35	West Randolph - Total of 11 parcels bordering the Cedar County line. The majority of the parcels are located in Cedar County	40	Rural Acreages	AG	Agricultural homes and outbuildings
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3.	List and describe the approach(es) used to estimate the market value of residential properties.																						
	Market Approach																						
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?																						
	Uses the tables provided by the CAMA vendor																						
5.	Are individual depreciation tables developed for each valuation grouping?																						
	Yes, models are developed by the appraiser when reappraising each valuation group.																						
6.	Describe the methodology used to determine the residential lot values?																						
	Vacant lot sales.																						
7.	Describe the methodology used to determine value for vacant lots being held for sale or resale?																						
	N/A																						

8.

<u>Valuation Grouping</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>
01	2010	2010	2010	2010
05	2015	2015	2015	2015
10	2014	2014	2014	2014
15	2010	2010	2010	2010
20	2015	2015	2015	2015
25	2015	2015	2015	2015
30	2015	2015	2015	2015
35	2015	2015	2015	2015
40	2014	2014	2014	2014
AG	2014	2014	2014	2014

2016 Commercial Assessment Survey for Pierce County

1.	Valuation data collection done by:																				
	Assessor and Staff																				
2.	List the valuation groupings recognized in the County and describe the unique characteristics of each:																				
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40	Rural Acreages																				
3.	List and describe the approach(es) used to estimate the market value of commercial properties.																				
	Market approach																				
3a.	Describe the process used to determine the value of unique commercial properties.																				
	Check with other counties - use existing model, sales and Marshall and Swift																				
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?																				
	Yes																				
5.	Are individual depreciation tables developed for each valuation grouping?																				
	The whole county is valued the same.																				
6.	Describe the methodology used to determine the commercial lot values.																				
	Vacant lot sales																				

7.	<u>Valuation Grouping</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>
	01	2009	2009	2009	2009
	05	2009	2009	2009	2009
	10	2009	2009	2009	2009
	15	2009	2009	2009	2009
	20	2009	2009	2009	2009
	25	2009	2009	2009	2009
	30	2009	2009	2009	2009
	35	2009	2009	2009	2009
	40	2009	2009	2009	2009

2016 Agricultural Assessment Survey for Pierce County

1.	Valuation data collection done by:							
	Assessor and staff.							
2.	List each market area, and describe the location and the specific characteristics that make each unique.							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="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 one market area.</td> <td style="text-align: center;">2014</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 one market area.	2014
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>						
1	The entire county is one market area.	2014						
3.	Describe the process used to determine and monitor market areas.							
	Class or subclass includes, but not limited to, the classification of agricultural land listed in section 77-1363, parcel use, parcel type, location, geographic characteristics, zoning, city size, parcel size, and market characteristics. Each year the sales are analyzed and all aspects of the valuation process are considered to determine if there is enough information to create a market area. To date Pierce County is considered one market area.							
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.							
	There is a 20 acre consideration for those parcels to be identified as residential.							
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?							
	They are valued the same.							
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.							
	The value we have was determined by sales from nearby counties because we have no sales of WRP.							

PIERCE COUNTY 3-YEAR PLAN June 15, 2015

COUNTY DESCRIPTION

Per the 2015 County Abstract, Pierce County consists of the following real property types:

	Parcel/ Acre Count	% Parcel	Total Value	% Value	Land Only	Improvements
Residential	2875	46.21%	\$234,386,857	12.59%	\$30,871,130	\$203,515,727
Recreation	1	0.02%	\$187,950	0.01%	\$138,270	\$49,680
Commercial	406	6.52%	\$38,855,075	2.09%	\$3,304,985	\$35,550,090
Industrial	2	0.03%	\$29,605,975	1.59%	\$962,300	\$28,643,675
Agricultural	2,938 / \$342,376.64	47.22%	\$1,558,671,480	83.72%	\$1,475,076,645	\$83,594,835
Total	6,222	100%	\$1,861,707,337	100%	\$1,510,353,330	\$351,354,007

BUDGET, STAFFING, & TRAINING

<u>BUDGET</u>	<u>OFFICE BUDGET</u>	<u>APPRAISAL BUDGET</u>
2013-2014 Requested Budget	\$151,575.00	\$43,430.00
2013-2014 Adopted Budget	\$151,575.00	\$43,430.00
2014-2015 Requested Budget	\$151,265.00	\$45,540.00
2014-2015 Adopted Budget	\$151,265.00	\$45,540.00
2015-2016 Requested Budget	\$158,190.00	\$38,820.00
2015-2016 Adopted Budget	\$158,190.00	\$38,820.00

STAFF

- 1 Assessor
- 1 Deputy Assessor
- 2 Full-Time Clerks (7-Hour Day)
- 1 Part-Time Clerk

NEW PROPERTY: For assessment year 2015, there were 208 building permits filed for new property construction/additions in the county.

OTHER FUNCTIONS PERFORMED BY THE ASSESSOR'S OFFICE, BUT NOT LIMITED TO:

1. Record Maintenance, Splits, and Ownership changes
2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
 - a. Abstract (Real Property)
 - b. Assessor Survey
 - c. Sales information to PA&T rosters and annual Assessed Value Update w/Abstract
 - d. Certification of Value to Political Subdivisions
 - e. School District Taxable Value Report
 - f. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
 - g. Certificate of Taxes Levied Report
 - h. Report of current values for properties owned by Board of Education Lands and Funds
 - i. Report of all Exempt Property and Taxable Government Owned Property
 - j. Annual Plan of Assessment Report

3. Personal Property: administer annual filing of 1,063 schedules; prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.
4. Permissive Exemptions: administer annual filings of 42 applications for new or continued exempt use, review and make recommendations to county board.
5. Taxable Government Owned Property – annual review of 32 government owned properties not used for public purpose, send notices of intent to tax, etc.
6. Homestead Exemptions: administer 307 annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance.
7. Centrally Assessed – review of valuations as certified by PA&T for railroads and public service entities, establish assessment records and tax billing for tax list.
8. Tax Increment Financing – management of record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax.
9. Tax Districts and Tax Rates – management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.
10. Tax Lists: prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.
11. Tax List Corrections – prepare tax list correction documents for county board approval.
12. County Board of Equalization – attend the county board of equalization meetings for valuation protests – assemble and provide information.
13. TERC Appeals – prepare information and attend taxpayer appeal hearings before TERC, defend valuation.
14. TERC Statewide Equalization – attend hearings if applicable to county; defend values, and/or implements orders of the TERC.
15. Review Mobile Home Court Reports annually.
16. Review Beginning Farmer or Livestock Producer Applications.
17. File Improvements on Leased Land Assessment Applications.
18. File annual inventory statement of all county personal property in custody of the office.
19. Education: Assessor and/or Appraisal Education – attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification. The current requirement is 60 hours of continuing education per four-year term.

CONTRACT APPRAISER

The contract appraiser's responsibilities are to inspect the properties assigned, verify the property record to determine if it is accurate (size, quality, condition, type of siding and roof, basement finish, etc.), take new pictures and place in the property record card, and review the sales of like properties and make recommendations of the values assigned to properties.

TRAINING

For 2015 the assessor and deputy attended training on Permissive Exemptions at Norfolk in February, and the assessor attended County Board of Equalization Workshop at Kearney in May.

2015 R&O STATISTICS

<u>PROPERTY CLASS</u>	<u>MEDIAN</u>	<u>COD</u>	<u>PRD</u>
Residential	96.00	15.22	106.04
Commercial	100.00	47.32	130.22
Agricultural Unimproved	71.00	21.61	106.22

3 YEAR APPRAISAL PLAN

2016

Residential

The county plans to reappraise the towns of Plainview, Foster, McLean, Breslau and West Randolph (690+ parcels) for implementation in 2016. They were last appraised in 2009. Market analysis and pick up work will be scheduled for this year as well.

Commercial

Only pick up work and sales reviews are planned for this property class for 2016.

Agricultural

The only tasks required should be a market analysis of land and pick up work.

2017

Residential

Only pick up and sales reviews are planned for this property class for 2017.

Commercial

The county plans to reappraise all commercial properties (350 parcels) for implementation for 2017. They were last appraised in 2010. Market analysis and pick up work will be scheduled for this year as well.

Agricultural

The only tasks required should be a market analysis of land and pick up work.

2018

Residential

The county plans to reappraise the towns of Pierce and Hadar (800+ parcels) for implementation for 2018. They were last reappraised for 2011. Market analysis and pick up work will be scheduled for this year as well.

Commercial

Only pick up work and sales reviews are planned for this property class for 2018.

Agricultural

The only tasks required should be a market analysis of land and pick up work.

The following is a time line table to give and overview of accomplishments and the next three-year plan schedule.

CLASS	2011	2012	2013	2014	2015
RESIDENTIAL	Reappraise Pierce and Hadar (800+ parcels). Appraisal maintenance.	Reappraise the rural residential properties (550+ improved parcels). Appraisal maintenance.	Review agricultural homes and outbuildings (1,100+ parcels). Review and reappraise rural residential properties that have been split off since 2011. Appraisal maintenance.	Complete review and reappraise all agricultural homes and outbuildings (1,100+ parcels). Appraisal maintenance.	Reappraise Osmond (320+ parcels). Do an exterior review and revalue the rural residential properties (600+ improved parcels). Appraisal maintenance.
COMMERCIAL	Appraisal maintenance.	Appraisal maintenance.	Appraisal maintenance.	Appraisal maintenance.	Appraisal maintenance.
AGRICULTURAL	Appraisal maintenance.	Appraisal maintenance.	Review agricultural outbuildings (1,100+ parcels and reappraise rural residential properties that have been split off since 2011. Appraisal maintenance.	Complete review and reappraise all agricultural outbuildings (1,100+ parcels). Appraisal maintenance.	Appraisal maintenance.
	2016	2017	2018	2019	2020
RESIDENTIAL	Reappraise Plainview, Foster, McLean, Breslau and West Randolph (690+ parcels). Appraisal Maintenance.	Appraisal Maintenance.	Reappraise Pierce and Hadar (800+ parcels). Appraisal Maintenance.		
COMMERCIAL	Appraisal Maintenance.	Reappraise all commercial properties (350 parcels). Appraisal Maintenance.	Appraisal Maintenance.		
AGRICULTURAL	Appraisal Maintenance.	Appraisal Maintenance.	Appraisal Maintenance.		

The above information is intended to demonstrate the need for the following requested 2014-2015 budgets:

Office Budget	\$ 158,190.00
Appraisal Budget	\$ 38,820.00

Respectfully submitted –

Peggy Wragge
Pierce County Assessor