



**2016 REPORTS & OPINIONS**

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**RICHARDSON 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 Richardson 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 Richardson 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: Pam Vice, Richardson County Assessor

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## Introduction

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[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:

<b>Property Class</b>	<b>COD</b>	<b>PRD</b>
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.

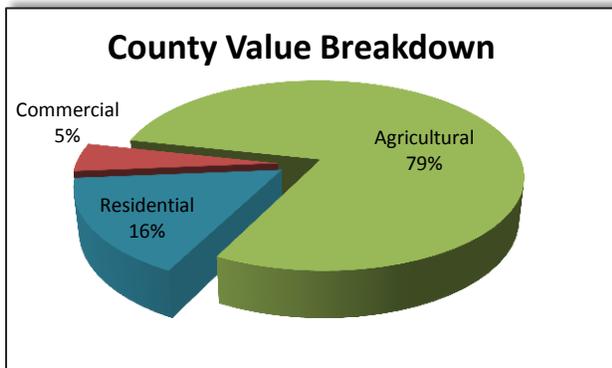
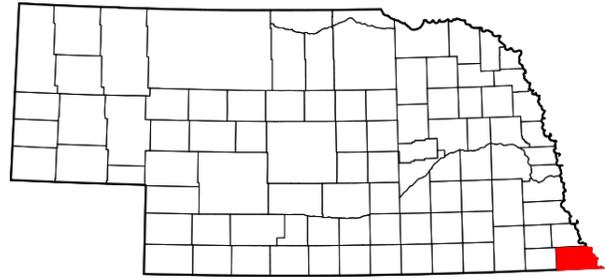
Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on 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 552 square miles, Richardson had 8,128 residents, per the Census Bureau Quick Facts for 2014, a 3% population decline from the 2010 US Census. In a review of the past fifty years, Richardson has seen a steady drop in population of 42% (Nebraska Department of Economic Development). Reports indicated that 75% of county residents were homeowners and 90% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Richardson convene in and around Falls City with some commercial contribution from Humboldt as well. Per the latest information available from the U.S. Census Bureau, there were 259 employer establishments in Richardson. County-wide employment was at 4,187 people, a 3% gain relative to the 2010 Census (Nebraska Department of Labor).

Simultaneously, the agricultural economy has remained another strong anchor for Richardson that has fortified the local rural area economies. Richardson is included in the Nemaha Natural Resources District/s (NRD). Dry land makes up the majority of the land in the county. In value of sales by commodity group, Richardson ranks tenth in cut Christmas trees and short rotation woody crops, when compared against the other counties in Nebraska (USDA AgCensus).

Richardson County Quick Facts	
Founded	1855
Namesake	Nebraska Territory Governor William A. Richardson
Region	Southeast
County Seat	Falls City
Other Communities	Barada Shubert Dawson Stella Humboldt Verdon Preston Rulo Salem
Most Populated	Falls City (4,216) -3% from 2010 US Census

Census Bureau Quick Facts 2014/Nebraska Dept of Economic Development

## 2016 Residential Correlation for Richardson County

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### *Assessment Actions*

For the current assessment year, the County conducted a statistical analysis of the residential class of properties. The county adjusted values for valuation group 11, which represents, the rural residential properties, after the physical review to bring the level of value within the statutory range. Additionally, all pickup work was completed by the county, including onsite inspections of any remodeling or additions.

### *Description of Analysis*

Residential parcels are valued utilizing eight valuation groupings that are based on the assessor locations or towns in the county, and one that consists of the rural residential properties.

<b>Valuation Grouping</b>	<b>Assessor Location</b>
01	Falls City
02	Dawson
03	Humboldt
04	Stella
05	Salem
06	Rulo
07	Verdon
08	Shubert
11	Rural

For the residential property class, a review of Richardson's statistical analysis profiles 250 residential sales, representing the valuation groupings. Valuation group 01 (Falls City) constitutes about 68% of the sales in the residential class of property and is the major trade center of the county.

Two of the three measures of central tendency for the residential class of properties are within acceptable range (the median and the weighted mean). The measures of central tendency offer support of each other. The mean or arithmetic average is skewed by outlying sales and improvement is observed when low dollar sales are removed as evident in the statistics of sales with a selling price of greater than 14,999. The qualitative statistics are both above the recommended range. They are also impacted by low dollar sales over 20% of the profile consists of sales with sale prices 15,000 dollars or lower. All of the valuation groups with an adequate representation fall within the acceptable range for the calculated median.

## 2016 Residential Correlation for Richardson County

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Study Yrs				
01-OCT-13 To 30-SEP-14	106	100.20	101.90	96.85
01-OCT-14 To 30-SEP-15	144	91.81	109.48	88.32

The indicated trend for the residential market demonstrates an increasing market. A 9% increase for the county as a whole is observed for the two year study period as evidenced by examining the study year statistics. This upward trend is consistent through all of the valuation groups in the county. This indicates that overall, residential value within the county has followed the general residential market activity as observed in the southeast area of the state.

### *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 incongruities are noted and discussed with the county assessor for further action.

One of the areas addressed included sales qualification and verification. The Richardson 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 dialogue with the county assessor and a consideration of verification documentation. The review of Richardson 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 rural residential properties along with agricultural improvements have been inspected this year which completes the current six-year review cycle. The county assessor and staff have been aggressive in their approach to bring all the inspections up to date and also have incorporated technology to aid in the assessment of the residential class.

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.

## 2016 Residential Correlation for Richardson County

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### *Equalization and Quality of Assessment*

A review of both the statistics 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	171	98.95	109.09	94.32	30.90	115.66
02	19	92.68	100.34	84.70	26.94	118.47
03	31	92.37	93.91	83.64	19.34	112.28
05	7	86.21	176.00	87.43	121.24	201.30
06	3	61.98	63.35	62.59	02.69	101.21
07	6	72.23	73.82	60.63	21.21	121.75
11	13	97.01	94.55	93.66	17.04	100.95
<u>    ALL    </u>	<u>250</u>	95.82	106.27	91.63	31.34	115.98

### *Level of Value*

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

## 2016 Commercial Correlation for Richardson County

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### *Assessment Actions*

For the current assessment year, the county assessor verified the sales and conducted an analysis of the sales. Operating minerals were revalued. Additionally, all pickup work was completed by the county, and on-site inspections of any remodeling, and demolitions were conducted.

### *Description of Analysis*

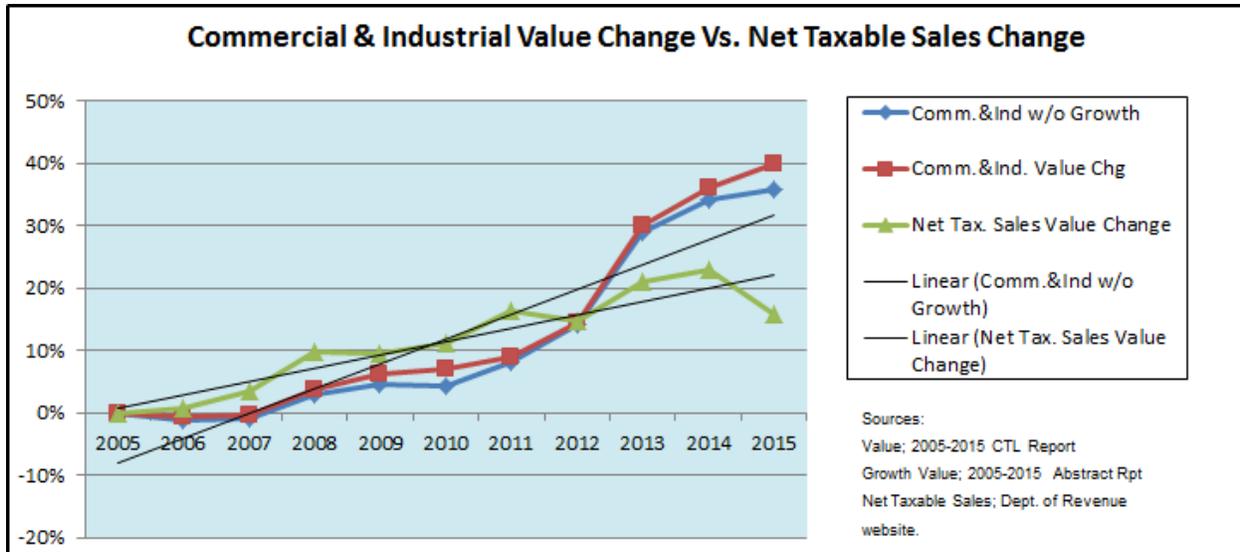
<b>Valuation Grouping</b>	<b>Assessor Location</b>
<b>01</b>	<b>Falls City</b>
<b>02</b>	<b>Humboldt</b>
<b>03</b>	<b>Remainder of County</b>

For the commercial property class, a review of Richardson County’s statistical profile includes twenty-seven commercial sales, representing all three valuation groupings. Valuation group 01 constitutes about 66% of the sample and this accurately reflects the composition of the commercial population. Only one of the three measures of central tendency for this valuation group is within acceptable range (the mean). The qualitative statistics are both well outside the recommended range, bringing in to question the reliability of the statistics. The level of value over the three year study period demonstrates that, with the larger sample of sales in the most recent year, the level of value is in the range.

Study Yrs				
01-OCT-12 To 30-SEP-13	6	79.70	81.66	87.24
01-OCT-13 To 30-SEP-14	6	85.94	104.82	92.95
01-OCT-14 To 30-SEP-15	15	91.66	103.68	76.33

Determination of overall commercial activity within the county included the Analysis of Net Taxable Sales—non-Motor Vehicle ([http://revenue.nebraska.gov/research/salestax\\_data.html](http://revenue.nebraska.gov/research/salestax_data.html))—that would be one modest indicator of commercial market activity, or as noted on the website “general sales and economic activity for selected locations”. The Net Taxable Sales by business classification is comprised of eight codes—from Agriculture to Public Administration in Richardson County. The three largest business classifications in the County that provide the bulk of Net Taxable Sales are: Retail Trade, Other Services, and Accommodation and Food Services.

## 2016 Commercial Correlation for Richardson County



Net Taxable Sales for the last eleven years indicates an average of 1.53% net increase over this period of time. Comparing this figure to the Annual Percent Change in Assessed Value shown in Chart 2 of Exhibit 7B (2.24% annual percent change excluding growth for the same time period) indicates less than one point difference.

This would tend to indicate that overall, commercial value within the county has followed a general indicator of commercial market activity. Further, although there were three years in the data that indicated a decline from the previous year (years 2009, 2012 and 2015), the remainder were positive and the latest year's comparison of Net Taxable Sales [2015] to the previous year was down by 5.8%. This decline may be attributable to the exclusion of agricultural equipment parts.

### ***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 incongruities are noted and discussed with the county assessor for further action.

One of the areas addressed included sales qualification and verification. The Richardson County Assessor is developing 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 Richardson County revealed that no apparent bias existed in the qualification determination and that all arm's-length sales

## 2016 Commercial Correlation for Richardson County

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were made available for the measurement of real property. From a historical review there appears to be consistency in the utilization of sales over a five year period.

The county's inspection and review cycle for all real property was discussed with the county assessor. All property in Richardson County has been inspected during the current six-year review cycle. The county assessor states that her review goal is to begin the inspection of the commercial class in 2016. She is using physical on-site inspections by office staff for the inspection and review. The county is timely in the submission of sales as well as other statutory reports.

Valuation groups were also examined to ensure that the 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 commercial property class. Based on all relevant information, the county adheres to professionally accepted mass appraisal standards and has been determined to be in general compliance.

### *Equalization and Quality of Assessment*

For measurement purposes the commercial sample is unreliable and does not represent the commercial class as a whole or by substrata.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	14	85.94	85.60	76.26	22.86	112.25
02	4	66.70	89.58	67.54	82.88	132.63
03	9	86.34	124.15	96.75	55.66	128.32
____ALL____	27	84.95	99.04	80.22	41.41	123.46

With the information available it was confirmed that the assessment practices are reliable and applied consistently. It is believed the commercial properties are being treated in a uniform and proportionated manner using accepted mass appraisal techniques.

### *Level of Value*

Based on the consideration of all available information and assessment practices, the level of value is determined to be at the statutory level of 100% of market value for the commercial class of real property.

# 2016 Agricultural Correlation for Richardson County

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## *Assessor Actions*

A sales analysis was completed, as a result grass land values increased approximately 20% throughout the county, and crop land values were increased about 3% for 2016. Other changes reported for agricultural land were the result of land use changes that were reported or observed by the county.

The county completed the inspection and review work for agricultural outbuilding and dwellings. In addition all pickup and permit work was completed for the year.

## *Description of Analysis*

The majority of agricultural land in Richardson County is dry land at approximately 70% of the total. 24% is grass with the balance of irrigated at 3%. The entire county is considered as one market area.

There are 63 sales in the statistical profile of the county. Review of the profile supports that land uses have been valued within the acceptable range. Of the measures of central tendency only the weighted mean is below the range. With the limited number of sales of grass land and no sales of irrigated land the county assessor made adjustments based on the movement of the market of the general area. The adjustments made by the county assessor are similar to the general market trends in this portion of the state. Grass land was increased the most at approximately 20% with the dry and irrigated classes being increased approximately 3%. The agricultural values established by the county assessor are reasonably comparable to the adjoining counties.

## *Assessment Practice Review*

Annually, a 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 incongruities are noted and discussed with the county assessor for further action.

One assessment practice reviewed is that of sales qualification and verification. Richardson County's process consists of a mailed questionnaire sent to one or both parties to an agricultural transaction. The Division reviews the non-qualified sales to ensure that the reasons for disqualifying sales are supported and documented. The review also includes a dialogue with the county assessor and a consideration of verification documentation. It is the practice of the county assessor to consider all sales qualified unless shown to be non-arm's-length. The review of the 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 agricultural land.

## 2016 Agricultural Correlation for Richardson County

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The inspection and review cycle for all real property was also examined. Within the agricultural class rural dwellings and outbuildings are reviewed at the same time as the rural residential review. Therefore, the last review of agricultural improvements was completed for the current assessment year. Land use was updated for this assessment year, via comparison of each record to the information supplied by the geographic information system (GIS).

The review process also examines the agricultural market to ensure if areas are defined they are equally subject to a set of economic forces that impact the value of land within the delineated areas. The summary of the market area analysis concluded that the county has adequately identified that the establishment of market areas for the agricultural land class is not currently necessary.

Another portion of the assessment practices review relates to how rural residential and recreational land use is identified apart from agricultural land within the county. The county assessor's policy is to consider the use of the additional acres associated with the rural dwelling. Exceptions are made for land contiguous to a current agricultural operation. To further distinguish whether the parcel is rural residential or recreational would involve the stated use by the taxpayer via the sales verification questionnaire.

### *Equalization*

All dwellings located on both agricultural and residential-use land are valued using the same cost index and depreciation schedule. Farm home sites carry the same value as rural residential home sites, because the county assessor believes there are very minimal market differences between them.

Agricultural land values appear to be equalized at uniform portions of market value; all values have been determined to be acceptable and are reasonably comparable to adjoining counties. The quality of assessment of agricultural land in Richardson County complies with professionally accepted mass appraisal standards.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
___Dry___						
County	31	68.67	72.57	63.30	29.82	114.64
50	31	68.67	72.57	63.30	29.82	114.64
___Grass___						
County	8	58.90	62.04	63.41	22.60	97.84
50	8	58.90	62.04	63.41	22.60	97.84
___ALL___	63	69.84	71.46	65.66	26.60	108.83

## 2016 Agricultural Correlation for Richardson County

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### *Level of Value*

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

## 2016 Opinions of the Property Tax Administrator for Richardson 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
<b>Residential Real Property</b>	<b>96</b>	Meets generally accepted mass appraisal practices.	No recommendation.
<b>Commercial Real Property</b>	<b>100</b>	Meets generally accepted mass appraisal practices.	No recommendation.
<b>Agricultural Land</b>	<b>70</b>	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.



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Ruth A. Sorensen  
Property Tax Administrator

## APPENDICES

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## 2016 Commission Summary for Richardson County

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### Residential Real Property - Current

Number of Sales	250	Median	95.82
Total Sales Price	\$12,420,505	Mean	106.27
Total Adj. Sales Price	\$12,420,505	Wgt. Mean	91.63
Total Assessed Value	\$11,381,061	Average Assessed Value of the Base	\$42,556
Avg. Adj. Sales Price	\$49,682	Avg. Assessed Value	\$45,524

### Confidence Interval - Current

95% Median C.I	90.95 to 99.65
95% Wgt. Mean C.I	87.57 to 95.69
95% Mean C.I	99.74 to 112.80
% of Value of the Class of all Real Property Value in the	13.52
% of Records Sold in the Study Period	5.81
% of Value Sold in the Study Period	6.21

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2015	215	97	97.26
2014	186	98	97.81
2013	156	98	98.20
2012	199	95	95.41

## 2016 Commission Summary for Richardson County

### Commercial Real Property - Current

Number of Sales	27	Median	84.95
Total Sales Price	\$1,381,244	Mean	99.04
Total Adj. Sales Price	\$1,378,244	Wgt. Mean	80.22
Total Assessed Value	\$1,105,568	Average Assessed Value of the Base	\$56,429
Avg. Adj. Sales Price	\$51,046	Avg. Assessed Value	\$40,947

### Confidence Interval - Current

95% Median C.I	73.97 to 99.21
95% Wgt. Mean C.I	58.28 to 102.15
95% Mean C.I	72.60 to 125.48
% of Value of the Class of all Real Property Value in the County	2.61
% of Records Sold in the Study Period	4.31
% of Value Sold in the Study Period	3.12

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2015	19	100	84.56
2014	21	100	84.95
2013	18		94.18
2012	25		97.70

**74 Richardson**

**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 : 250  
 Total Sales Price : 12,420,505  
 Total Adj. Sales Price : 12,420,505  
 Total Assessed Value : 11,381,061  
 Avg. Adj. Sales Price : 49,682  
 Avg. Assessed Value : 45,524

MEDIAN : 96  
 WGT. MEAN : 92  
 MEAN : 106  
 COD : 31.34  
 PRD : 115.98

COV : 49.60  
 STD : 52.71  
 Avg. Abs. Dev : 30.03  
 MAX Sales Ratio : 575.40  
 MIN Sales Ratio : 40.22

95% Median C.I. : 90.95 to 99.65  
 95% Wgt. Mean C.I. : 87.57 to 95.69  
 95% Mean C.I. : 99.74 to 112.80

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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>Qtrts</u>											
01-OCT-13 To 31-DEC-13	34	93.16	94.46	90.94	17.83	103.87	57.39	136.41	83.32 to 103.82	52,353	47,608
01-JAN-14 To 31-MAR-14	17	107.55	104.42	96.71	18.99	107.97	40.46	157.55	88.34 to 126.48	34,515	33,379
01-APR-14 To 30-JUN-14	26	100.54	107.29	98.71	23.33	108.69	54.30	307.76	88.93 to 114.02	42,492	41,945
01-JUL-14 To 30-SEP-14	29	101.74	104.33	103.17	22.19	101.12	40.47	205.74	92.46 to 119.05	46,628	48,103
01-OCT-14 To 31-DEC-14	39	95.65	110.93	95.96	39.15	115.60	51.03	286.98	81.47 to 112.39	48,189	46,240
01-JAN-15 To 31-MAR-15	22	94.44	109.55	95.40	31.79	114.83	64.69	283.85	77.97 to 126.04	43,677	41,667
01-APR-15 To 30-JUN-15	40	89.25	115.63	87.02	45.57	132.88	52.63	575.40	83.22 to 99.65	49,110	42,736
01-JUL-15 To 30-SEP-15	43	89.07	102.40	81.66	37.73	125.40	40.22	320.00	80.98 to 99.71	64,931	53,020
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	106	100.20	101.90	96.85	20.77	105.21	40.46	307.76	94.28 to 103.44	45,507	44,073
01-OCT-14 To 30-SEP-15	144	91.81	109.48	88.32	39.55	123.96	40.22	575.40	87.01 to 97.91	52,755	46,593
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	111	100.72	107.35	98.64	27.69	108.83	40.46	307.76	95.50 to 105.14	44,353	43,751
<u>ALL</u>	250	95.82	106.27	91.63	31.34	115.98	40.22	575.40	90.95 to 99.65	49,682	45,524

**VALUATION GROUPING**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	171	98.95	109.09	94.32	30.90	115.66	40.22	320.00	93.63 to 103.44	50,141	47,292
02	19	92.68	100.34	84.70	26.94	118.47	51.03	199.95	75.68 to 119.51	26,727	22,637
03	31	92.37	93.91	83.64	19.34	112.28	47.67	151.13	85.85 to 99.71	40,552	33,916
05	7	86.21	176.00	87.43	121.24	201.30	54.30	575.40	54.30 to 575.40	15,586	13,627
06	3	61.98	63.35	62.59	02.69	101.21	61.54	66.54	N/A	55,333	34,633
07	6	72.23	73.82	60.63	21.21	121.75	52.63	100.72	52.63 to 100.72	39,650	24,040
11	13	97.01	94.55	93.66	17.04	100.95	54.92	150.38	78.49 to 104.20	120,646	113,003
<u>ALL</u>	250	95.82	106.27	91.63	31.34	115.98	40.22	575.40	90.95 to 99.65	49,682	45,524

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	242	96.09	106.73	91.74	31.56	116.34	40.22	575.40	90.95 to 99.67	50,814	46,616
06											
07	8	85.67	92.14	81.10	24.51	113.61	65.70	148.13	65.70 to 148.13	15,425	12,509
<u>ALL</u>	250	95.82	106.27	91.63	31.34	115.98	40.22	575.40	90.95 to 99.65	49,682	45,524

**74 Richardson**

**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 : 250  
 Total Sales Price : 12,420,505  
 Total Adj. Sales Price : 12,420,505  
 Total Assessed Value : 11,381,061  
 Avg. Adj. Sales Price : 49,682  
 Avg. Assessed Value : 45,524

MEDIAN : 96  
 WGT. MEAN : 92  
 MEAN : 106  
 COD : 31.34  
 PRD : 115.98

COV : 49.60  
 STD : 52.71  
 Avg. Abs. Dev : 30.03  
 MAX Sales Ratio : 575.40  
 MIN Sales Ratio : 40.22

95% Median C.I. : 90.95 to 99.65  
 95% Wgt. Mean C.I. : 87.57 to 95.69  
 95% Mean C.I. : 99.74 to 112.80

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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	
<u>Low \$ Ranges</u>												
Less Than 5,000	18	137.20	169.47	150.78	51.95	112.40	54.30	575.40	103.00 to 171.00	3,054	4,604	
Less Than 15,000	56	112.92	140.11	127.18	46.80	110.17	40.47	575.40	99.71 to 137.81	7,362	9,363	
Less Than 30,000	109	107.39	126.72	116.35	37.64	108.91	40.47	575.40	99.38 to 115.56	13,893	16,165	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	232	94.31	101.36	91.37	27.47	110.93	40.22	286.98	89.61 to 98.95	53,300	48,699	
Greater Than 14,999	194	92.34	96.50	90.41	24.18	106.74	40.22	225.37	87.97 to 97.01	61,898	55,963	
Greater Than 29,999	141	88.64	90.46	88.20	22.44	102.56	40.22	196.58	84.36 to 92.98	77,349	68,220	
<u>Incremental Ranges</u>												
0 TO 4,999	18	137.20	169.47	150.78	51.95	112.40	54.30	575.40	103.00 to 171.00	3,054	4,604	
5,000 TO 14,999	38	104.71	126.20	123.55	40.25	102.14	40.47	286.98	94.34 to 135.43	9,403	11,617	
15,000 TO 29,999	53	103.44	112.57	112.31	25.57	100.23	57.39	225.37	92.68 to 112.94	20,793	23,352	
30,000 TO 59,999	62	90.96	94.49	95.01	25.74	99.45	40.22	196.58	84.91 to 100.00	43,009	40,862	
60,000 TO 99,999	47	85.21	90.18	89.49	21.32	100.77	47.67	140.98	80.98 to 98.95	76,194	68,185	
100,000 TO 149,999	19	86.06	84.17	84.75	15.81	99.32	48.84	114.02	73.51 to 95.98	122,711	104,000	
150,000 TO 249,999	12	86.55	79.50	77.91	20.44	102.04	42.69	114.75	52.67 to 99.18	164,750	128,353	
250,000 TO 499,999	1	104.20	104.20	104.20	00.00	100.00	104.20	104.20	N/A	350,000	364,716	
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	250	95.82	106.27	91.63	31.34	115.98	40.22	575.40	90.95 to 99.65	49,682	45,524	

**74 Richardson**

**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 : 27  
 Total Sales Price : 1,381,244  
 Total Adj. Sales Price : 1,378,244  
 Total Assessed Value : 1,105,568  
 Avg. Adj. Sales Price : 51,046  
 Avg. Assessed Value : 40,947

MEDIAN : 85  
 WGT. MEAN : 80  
 MEAN : 99  
 COD : 41.41  
 PRD : 123.46

COV : 67.47  
 STD : 66.82  
 Avg. Abs. Dev : 35.18  
 MAX Sales Ratio : 372.82  
 MIN Sales Ratio : 10.24

95% Median C.I. : 73.97 to 99.21  
 95% Wgt. Mean C.I. : 58.28 to 102.15  
 95% Mean C.I. : 72.60 to 125.48

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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>Qtrts</u>											
01-OCT-12 To 31-DEC-12	1	75.03	75.03	75.03	00.00	100.00	75.03	75.03	N/A	7,000	5,252
01-JAN-13 To 31-MAR-13	4	78.32	73.93	71.84	13.70	102.91	54.14	84.95	N/A	36,250	26,041
01-APR-13 To 30-JUN-13											
01-JUL-13 To 30-SEP-13	1	119.22	119.22	119.22	00.00	100.00	119.22	119.22	N/A	72,500	86,432
01-OCT-13 To 31-DEC-13	2	98.94	98.94	87.00	15.26	113.72	83.84	114.03	N/A	50,250	43,717
01-JAN-14 To 31-MAR-14											
01-APR-14 To 30-JUN-14	2	79.36	79.36	76.21	10.94	104.13	70.68	88.03	N/A	23,500	17,911
01-JUL-14 To 30-SEP-14	2	136.18	136.18	143.31	57.66	95.02	57.66	214.69	N/A	13,750	19,705
01-OCT-14 To 31-DEC-14	5	119.26	115.15	104.84	16.85	109.83	86.34	140.50	N/A	56,949	59,705
01-JAN-15 To 31-MAR-15	6	68.19	60.59	44.12	42.92	137.33	10.24	99.21	10.24 to 99.21	64,833	28,603
01-APR-15 To 30-JUN-15	3	75.63	174.14	89.41	131.72	194.77	73.97	372.82	N/A	66,667	59,609
01-JUL-15 To 30-SEP-15	1	93.42	93.42	93.42	00.00	100.00	93.42	93.42	N/A	105,000	98,087
<u>Study Yrs</u>											
01-OCT-12 To 30-SEP-13	6	79.70	81.66	87.24	18.22	93.60	54.14	119.22	54.14 to 119.22	37,417	32,641
01-OCT-13 To 30-SEP-14	6	85.94	104.82	92.95	39.68	112.77	57.66	214.69	57.66 to 214.69	29,167	27,111
01-OCT-14 To 30-SEP-15	15	91.66	103.68	76.33	47.10	135.83	10.24	372.82	73.97 to 119.26	65,250	49,804
<u>Calendar Yrs</u>											
01-JAN-13 To 31-DEC-13	7	84.36	87.54	87.43	18.28	100.13	54.14	119.22	54.14 to 119.22	45,429	39,718
01-JAN-14 To 31-DEC-14	9	91.66	111.87	104.04	37.54	107.53	57.66	214.69	70.68 to 140.50	39,916	41,529
<u>ALL</u>	27	84.95	99.04	80.22	41.41	123.46	10.24	372.82	73.97 to 99.21	51,046	40,947

**VALUATION GROUPING**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	14	85.94	85.60	76.26	22.86	112.25	25.38	137.99	70.68 to 114.03	72,393	55,204
02	4	66.70	89.58	67.54	82.88	132.63	10.24	214.69	N/A	17,250	11,650
03	9	86.34	124.15	96.75	55.66	128.32	57.66	372.82	72.27 to 140.50	32,860	31,791
<u>ALL</u>	27	84.95	99.04	80.22	41.41	123.46	10.24	372.82	73.97 to 99.21	51,046	40,947

**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	27	84.95	99.04	80.22	41.41	123.46	10.24	372.82	73.97 to 99.21	51,046	40,947
04											
<u>ALL</u>	27	84.95	99.04	80.22	41.41	123.46	10.24	372.82	73.97 to 99.21	51,046	40,947

**74 Richardson  
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 : 27  
 Total Sales Price : 1,381,244  
 Total Adj. Sales Price : 1,378,244  
 Total Assessed Value : 1,105,568  
 Avg. Adj. Sales Price : 51,046  
 Avg. Assessed Value : 40,947

MEDIAN : 85  
 WGT. MEAN : 80  
 MEAN : 99  
 COD : 41.41  
 PRD : 123.46

COV : 67.47  
 STD : 66.82  
 Avg. Abs. Dev : 35.18  
 MAX Sales Ratio : 372.82  
 MIN Sales Ratio : 10.24

95% Median C.I. : 73.97 to 99.21  
 95% Wgt. Mean C.I. : 58.28 to 102.15  
 95% Mean C.I. : 72.60 to 125.48

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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	
<u>Low \$ Ranges</u>												
Less Than 5,000	2	106.39	106.39	112.24	32.07	94.79	72.27	140.50	N/A	3,622	4,066	
Less Than 15,000	8	94.53	126.24	132.36	63.91	95.38	57.66	372.82	57.66 to 372.82	7,656	10,133	
Less Than 30,000	12	93.62	124.69	121.71	55.62	102.45	57.66	372.82	72.27 to 140.50	11,937	14,529	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	25	84.95	98.45	80.05	41.52	122.99	10.24	372.82	75.03 to 93.42	54,840	43,897	
Greater Than 14,999	19	84.95	87.58	77.79	28.91	112.59	10.24	214.69	73.97 to 93.42	69,316	53,921	
Greater Than 29,999	15	83.84	78.52	75.40	25.27	104.14	10.24	137.99	70.68 to 92.34	82,333	62,082	
<u>Incremental Ranges</u>												
0 TO 4,999	2	106.39	106.39	112.24	32.07	94.79	72.27	140.50	N/A	3,622	4,066	
5,000 TO 14,999	6	94.53	132.86	135.05	73.18	98.38	57.66	372.82	57.66 to 372.82	9,000	12,155	
15,000 TO 29,999	4	93.62	121.57	113.76	37.79	106.87	84.36	214.69	N/A	20,500	23,321	
30,000 TO 59,999	6	81.49	71.32	72.52	22.51	98.35	10.24	92.34	10.24 to 92.34	42,417	30,761	
60,000 TO 99,999	5	83.84	94.16	97.81	30.40	96.27	54.14	137.99	N/A	74,700	73,065	
100,000 TO 149,999	2	83.70	83.70	82.66	11.62	101.26	73.97	93.42	N/A	117,500	97,127	
150,000 TO 249,999	2	55.86	55.86	50.29	54.56	111.08	25.38	86.34	N/A	186,000	93,541	
250,000 TO 499,999												
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	27	84.95	99.04	80.22	41.41	123.46	10.24	372.82	73.97 to 99.21	51,046	40,947	

**74 Richardson  
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 : 27  
 Total Sales Price : 1,381,244  
 Total Adj. Sales Price : 1,378,244  
 Total Assessed Value : 1,105,568  
 Avg. Adj. Sales Price : 51,046  
 Avg. Assessed Value : 40,947

MEDIAN : 85  
 WGT. MEAN : 80  
 MEAN : 99  
 COD : 41.41  
 PRD : 123.46

COV : 67.47  
 STD : 66.82  
 Avg. Abs. Dev : 35.18  
 MAX Sales Ratio : 372.82  
 MIN Sales Ratio : 10.24

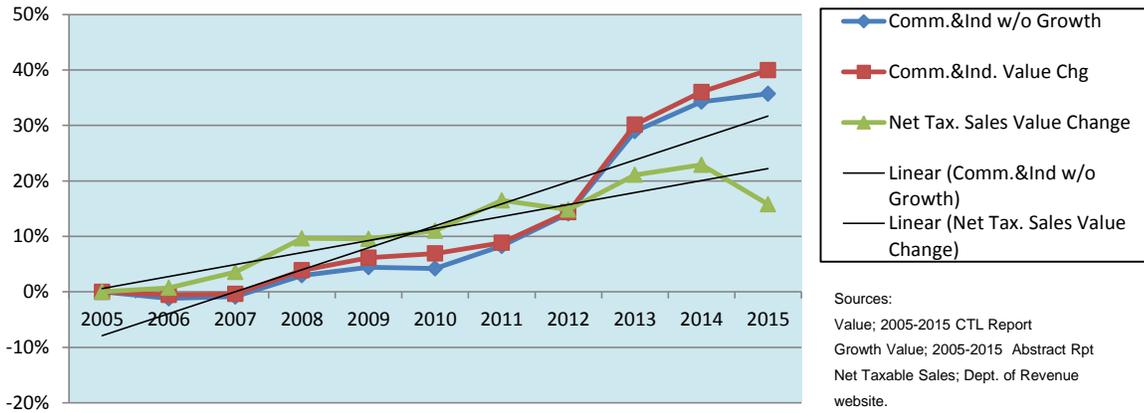
95% Median C.I. : 73.97 to 99.21  
 95% Wgt. Mean C.I. : 58.28 to 102.15  
 95% Mean C.I. : 72.60 to 125.48

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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
Blank	1	93.42	93.42	93.42	00.00	100.00	93.42	93.42	N/A	105,000	98,087
306	1	73.97	73.97	73.97	00.00	100.00	73.97	73.97	N/A	130,000	96,167
341	1	119.22	119.22	119.22	00.00	100.00	119.22	119.22	N/A	72,500	86,432
344	5	91.66	98.64	99.66	15.90	98.98	78.02	137.99	N/A	71,500	71,259
350	2	149.82	149.82	111.98	43.30	133.79	84.95	214.69	N/A	36,000	40,312
351	1	70.68	70.68	70.68	00.00	100.00	70.68	70.68	N/A	32,000	22,616
353	6	73.65	63.86	62.82	23.27	101.66	10.24	92.34	10.24 to 92.34	26,750	16,806
406	3	119.26	106.04	94.16	22.96	112.62	58.36	140.50	N/A	6,081	5,726
430	1	84.36	84.36	84.36	00.00	100.00	84.36	84.36	N/A	25,000	21,089
442	1	372.82	372.82	372.82	00.00	100.00	372.82	372.82	N/A	10,000	37,282
444	1	83.84	83.84	83.84	00.00	100.00	83.84	83.84	N/A	90,000	75,460
476	1	114.03	114.03	114.03	00.00	100.00	114.03	114.03	N/A	10,500	11,973
494	1	25.38	25.38	25.38	00.00	100.00	25.38	25.38	N/A	220,000	55,842
528	2	71.09	71.09	60.92	23.84	116.69	54.14	88.03	N/A	37,500	22,845
<u>ALL</u>	<u>27</u>	84.95	99.04	80.22	41.41	123.46	10.24	372.82	73.97 to 99.21	51,046	40,947

### 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	\$ 24,855,616	\$ 431,653	1.74%	\$ 24,423,963	-	\$ 41,757,291	-
2006	\$ 24,721,045	\$ 160,494	0.65%	\$ 24,560,551	-1.19%	\$ 42,054,170	0.71%
2007	\$ 24,757,212	\$ 118,018	0.48%	\$ 24,639,194	-0.33%	\$ 43,246,083	2.83%
2008	\$ 25,816,916	\$ 226,157	0.88%	\$ 25,590,759	3.37%	\$ 45,784,609	5.87%
2009	\$ 26,383,760	\$ 427,081	1.62%	\$ 25,956,679	0.54%	\$ 45,738,870	-0.10%
2010	\$ 26,573,036	\$ 665,621	2.50%	\$ 25,907,415	-1.81%	\$ 46,357,400	1.35%
2011	\$ 27,051,344	\$ 143,842	0.53%	\$ 26,907,502	1.26%	\$ 48,633,029	4.91%
2012	\$ 28,418,520	\$ 55,475	0.20%	\$ 28,363,045	4.85%	\$ 47,943,860	-1.42%
2013	\$ 32,346,663	\$ 296,596	0.92%	\$ 32,050,067	12.78%	\$ 50,569,199	5.48%
2014	\$ 33,812,753	\$ 438,620	1.30%	\$ 33,374,133	3.18%	\$ 51,324,680	1.49%
2015	\$ 34,786,495	\$ 1,053,315	3.03%	\$ 33,733,180	-0.24%	\$ 48,348,307	-5.80%
<b>Ann %chg</b>	3.42%			<b>Average</b>	<b>2.24%</b>	<b>2.32%</b>	<b>1.53%</b>

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2005	-	-	-
2006	-1.19%	-0.54%	0.71%
2007	-0.87%	-0.40%	3.57%
2008	2.96%	3.87%	9.64%
2009	4.43%	6.15%	9.54%
2010	4.23%	6.91%	11.02%
2011	8.26%	8.83%	16.47%
2012	14.11%	14.33%	14.82%
2013	28.94%	30.14%	21.10%
2014	34.27%	36.04%	22.91%
2015	35.72%	39.95%	15.78%

County Number	74
County Name	Richardson

**74 Richardson**  
**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 : 63  
Total Sales Price : 31,133,290  
Total Adj. Sales Price : 31,333,290  
Total Assessed Value : 20,574,222  
Avg. Adj. Sales Price : 497,354  
Avg. Assessed Value : 326,575

MEDIAN : 70  
WGT. MEAN : 66  
MEAN : 71  
COD : 26.60  
PRD : 108.83

COV : 35.03  
STD : 25.03  
Avg. Abs. Dev : 18.58  
MAX Sales Ratio : 156.37  
MIN Sales Ratio : 21.82

95% Median C.I. : 61.24 to 75.79  
95% Wgt. Mean C.I. : 58.34 to 72.99  
95% Mean C.I. : 65.28 to 77.64

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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>Qtrts</u>											
01-OCT-12 To 31-DEC-12	12	65.70	70.26	56.40	36.03	124.57	21.82	156.37	46.09 to 89.24	518,067	292,179
01-JAN-13 To 31-MAR-13	1	137.72	137.72	137.72	00.00	100.00	137.72	137.72	N/A	105,120	144,768
01-APR-13 To 30-JUN-13	7	70.84	74.66	70.92	22.19	105.27	55.01	106.80	55.01 to 106.80	291,329	206,619
01-JUL-13 To 30-SEP-13	1	74.17	74.17	74.17	00.00	100.00	74.17	74.17	N/A	378,709	280,896
01-OCT-13 To 31-DEC-13	4	69.75	62.26	49.81	15.68	124.99	35.19	74.34	N/A	632,938	315,278
01-JAN-14 To 31-MAR-14	8	67.85	68.36	67.56	19.44	101.18	42.62	105.24	42.62 to 105.24	470,750	318,039
01-APR-14 To 30-JUN-14	2	65.90	65.90	69.25	11.84	95.16	58.10	73.70	N/A	489,500	338,986
01-JUL-14 To 30-SEP-14	4	79.84	77.19	77.29	12.36	99.87	57.02	92.06	N/A	444,663	343,683
01-OCT-14 To 31-DEC-14	7	57.74	71.90	56.32	37.01	127.66	45.71	137.73	45.71 to 137.73	337,791	190,248
01-JAN-15 To 31-MAR-15	7	61.24	66.90	74.42	37.95	89.90	36.55	103.02	36.55 to 103.02	738,468	549,559
01-APR-15 To 30-JUN-15	10	71.84	71.60	69.27	19.85	103.36	43.52	98.63	54.96 to 95.76	600,415	415,930
01-JUL-15 To 30-SEP-15											
<u>Study Yrs</u>											
01-OCT-12 To 30-SEP-13	21	70.84	75.13	61.54	31.85	122.08	21.82	156.37	55.06 to 87.30	416,187	256,102
01-OCT-13 To 30-SEP-14	18	70.49	68.69	64.69	17.34	106.18	35.19	105.24	58.10 to 77.62	503,078	325,451
01-OCT-14 To 30-SEP-15	24	66.23	70.32	68.98	29.78	101.94	36.55	137.73	54.96 to 83.24	564,082	389,081
<u>Calendar Yrs</u>											
01-JAN-13 To 31-DEC-13	13	72.04	75.65	61.98	23.79	122.06	35.19	137.72	55.06 to 87.30	388,837	241,008
01-JAN-14 To 31-DEC-14	21	69.84	70.99	66.70	23.04	106.43	42.62	137.73	57.02 to 79.99	423,247	282,322
<u>ALL</u>	63	69.84	71.46	65.66	26.60	108.83	21.82	156.37	61.24 to 75.79	497,354	326,575

**AREA (MARKET)**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
50	63	69.84	71.46	65.66	26.60	108.83	21.82	156.37	61.24 to 75.79	497,354	326,575
<u>ALL</u>	63	69.84	71.46	65.66	26.60	108.83	21.82	156.37	61.24 to 75.79	497,354	326,575

**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
<u>Dry</u>											
County	10	60.31	69.07	57.82	29.93	119.46	36.55	137.73	45.71 to 95.76	578,957	334,742
50	10	60.31	69.07	57.82	29.93	119.46	36.55	137.73	45.71 to 95.76	578,957	334,742
<u>Grass</u>											
County	6	52.13	54.42	56.23	16.21	96.78	43.48	70.84	43.48 to 70.84	196,942	110,748
50	6	52.13	54.42	56.23	16.21	96.78	43.48	70.84	43.48 to 70.84	196,942	110,748
<u>ALL</u>	63	69.84	71.46	65.66	26.60	108.83	21.82	156.37	61.24 to 75.79	497,354	326,575

**74 Richardson**  
**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 : 63  
 Total Sales Price : 31,133,290  
 Total Adj. Sales Price : 31,333,290  
 Total Assessed Value : 20,574,222  
 Avg. Adj. Sales Price : 497,354  
 Avg. Assessed Value : 326,575

MEDIAN : 70  
 WGT. MEAN : 66  
 MEAN : 71  
 COD : 26.60  
 PRD : 108.83

COV : 35.03  
 STD : 25.03  
 Avg. Abs. Dev : 18.58  
 MAX Sales Ratio : 156.37  
 MIN Sales Ratio : 21.82

95% Median C.I. : 61.24 to 75.79  
 95% Wgt. Mean C.I. : 58.34 to 72.99  
 95% Mean C.I. : 65.28 to 77.64

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**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
<u>    Dry    </u>											
County	31	68.67	72.57	63.30	29.82	114.64	21.82	137.73	57.74 to 79.99	540,085	341,853
50	31	68.67	72.57	63.30	29.82	114.64	21.82	137.73	57.74 to 79.99	540,085	341,853
<u>    Grass    </u>											
County	8	58.90	62.04	63.41	22.60	97.84	43.48	86.81	43.48 to 86.81	199,731	126,653
50	8	58.90	62.04	63.41	22.60	97.84	43.48	86.81	43.48 to 86.81	199,731	126,653
<u>    ALL    </u>	63	69.84	71.46	65.66	26.60	108.83	21.82	156.37	61.24 to 75.79	497,354	326,575

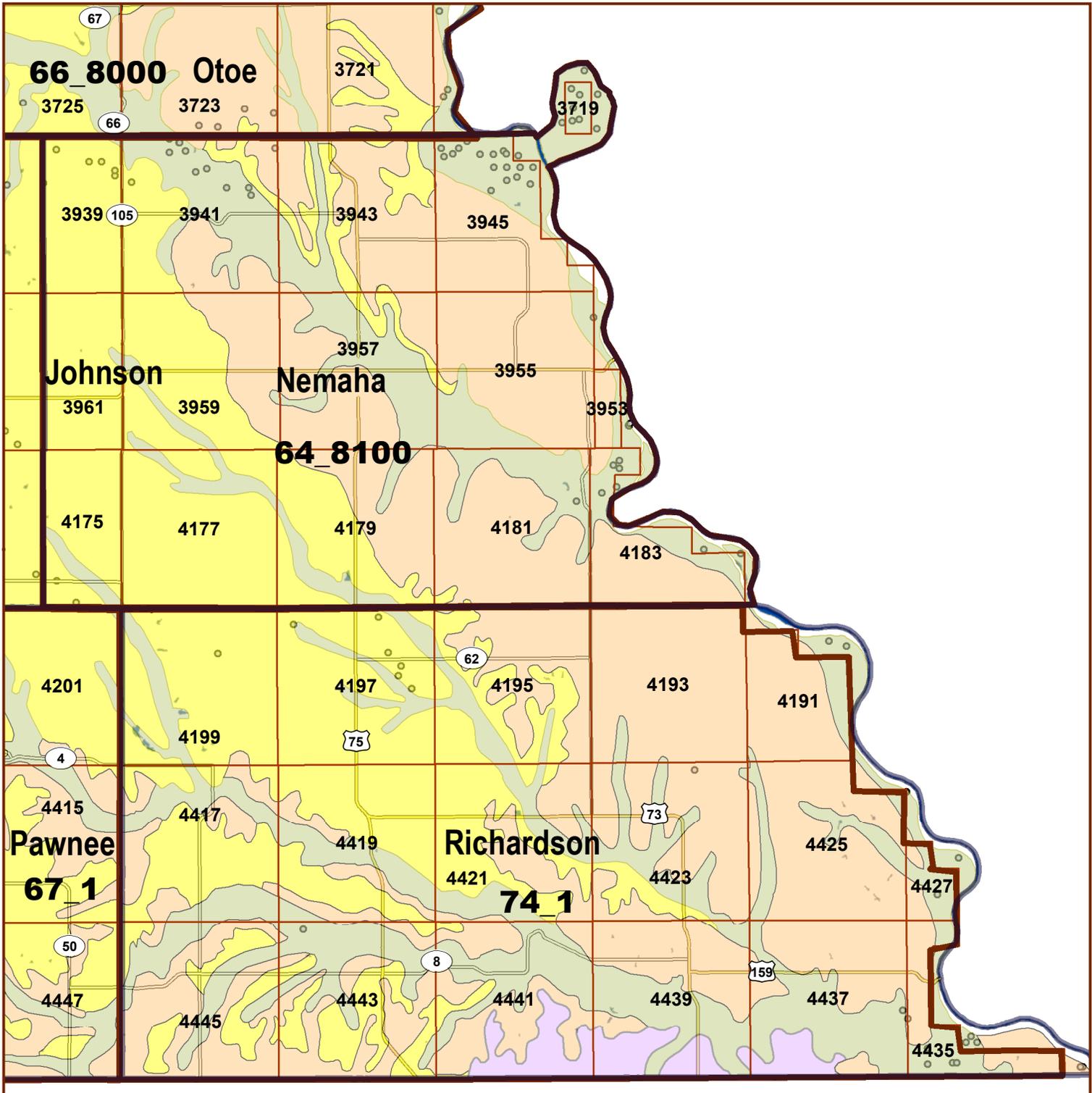
## Richardson County 2016 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Richardson	50	5,450	5,325	4,153	4,845	4,715	4,615	3,148	3,195	<b>4,723</b>
Nemaha	1	5,775	5,550	5,250	5,150	5,050	4,950	4,150	4,050	<b>5,131</b>
Pawnee	1	4,220	4,220	n/a	3,660	2,965	n/a	2,735	2,735	<b>3,649</b>

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Richardson	50	4,675	4,585	4,247	4,209	4,062	3,965	2,916	2,770	<b>4,047</b>
Nemaha	1	4,900	4,749	4,449	4,200	3,900	3,749	2,850	2,600	<b>3,942</b>
Pawnee	1	3,515	3,515	3,050	3,050	2,470	2,375	2,280	2,280	<b>2,811</b>

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Richardson	50	2,365	2,275	2,030	1,950	1,875	1,760	1,725	1,500	<b>1,792</b>
Nemaha	1	2,250	2,100	1,925	1,825	1,775	1,725	1,575	1,450	<b>1,691</b>
Pawnee	1	2,308	2,312	2,020	2,112	1,800	1,775	1,750	1,750	<b>1,884</b>

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



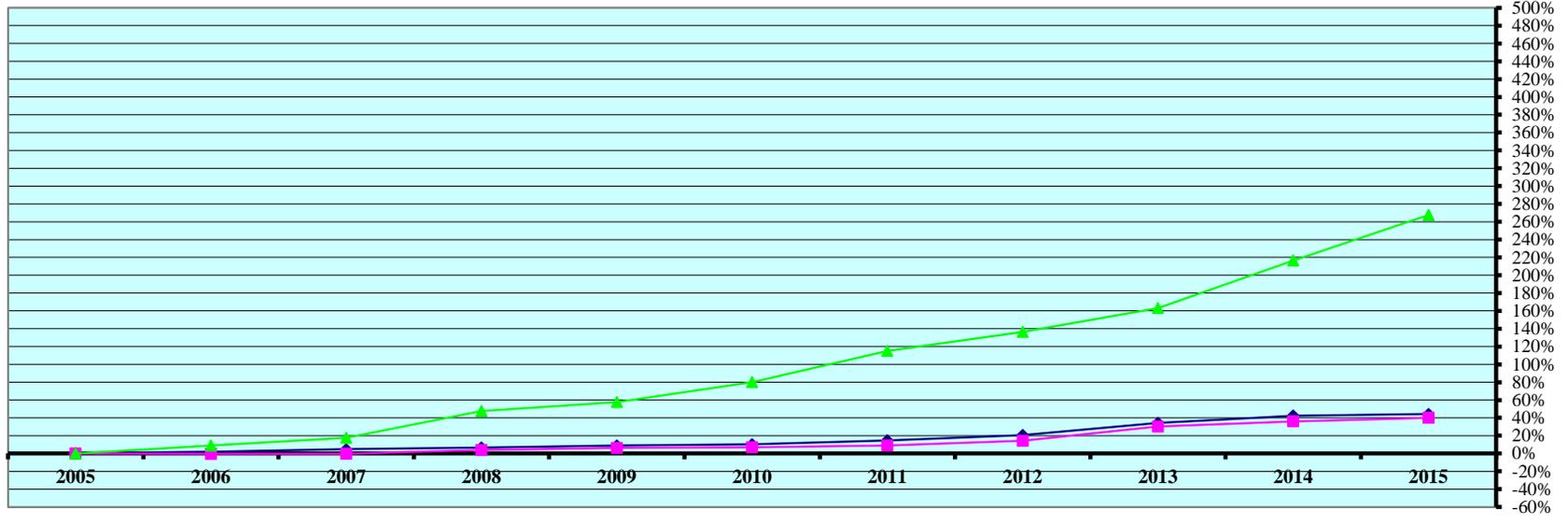
**Legend**

- 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 subsoils 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

**Richardson County Map**



**REAL PROPERTY VALUATIONS - Cumulative %Change 2005-2015**



Tax Year	Residential & Recreational <sup>(1)</sup>				Commercial & Industrial <sup>(1)</sup>				Total Agricultural Land <sup>(1)</sup>			
	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	123,700,089	--	--	--	24,855,616	--	--	--	279,668,722	--	--	--
2006	126,032,180	2,332,091	1.89%	1.89%	24,721,045	-134,571	-0.54%	-0.54%	304,599,933	24,931,211	8.91%	8.91%
2007	129,643,125	3,610,945	2.87%	4.80%	24,757,212	36,167	0.15%	-0.40%	328,706,544	24,106,611	7.91%	17.53%
2008	131,836,603	2,193,478	1.69%	6.58%	25,816,916	1,059,704	4.28%	3.87%	412,803,556	84,097,012	25.58%	47.60%
2009	134,579,056	2,742,453	2.08%	8.79%	26,383,760	566,844	2.20%	6.15%	440,872,576	28,069,020	6.80%	57.64%
2010	136,290,470	1,711,414	1.27%	10.18%	26,573,036	189,276	0.72%	6.91%	503,508,645	62,636,069	14.21%	80.04%
2011	141,819,530	5,529,060	4.06%	14.65%	27,051,344	478,308	1.80%	8.83%	601,650,364	98,141,719	19.49%	115.13%
2012	149,109,091	7,289,561	5.14%	20.54%	28,418,520	1,367,176	5.05%	14.33%	661,303,067	59,652,703	9.91%	136.46%
2013	166,290,545	17,181,454	11.52%	34.43%	32,346,663	3,928,143	13.82%	30.14%	735,764,896	74,461,829	11.26%	163.08%
2014	176,187,837	9,897,292	5.95%	42.43%	33,812,753	1,466,090	4.53%	36.04%	885,282,531	149,517,635	20.32%	216.55%
2015	178,555,913	2,368,076	1.34%	44.35%	34,786,495	973,742	2.88%	39.95%	1,028,239,794	142,957,263	16.15%	267.66%

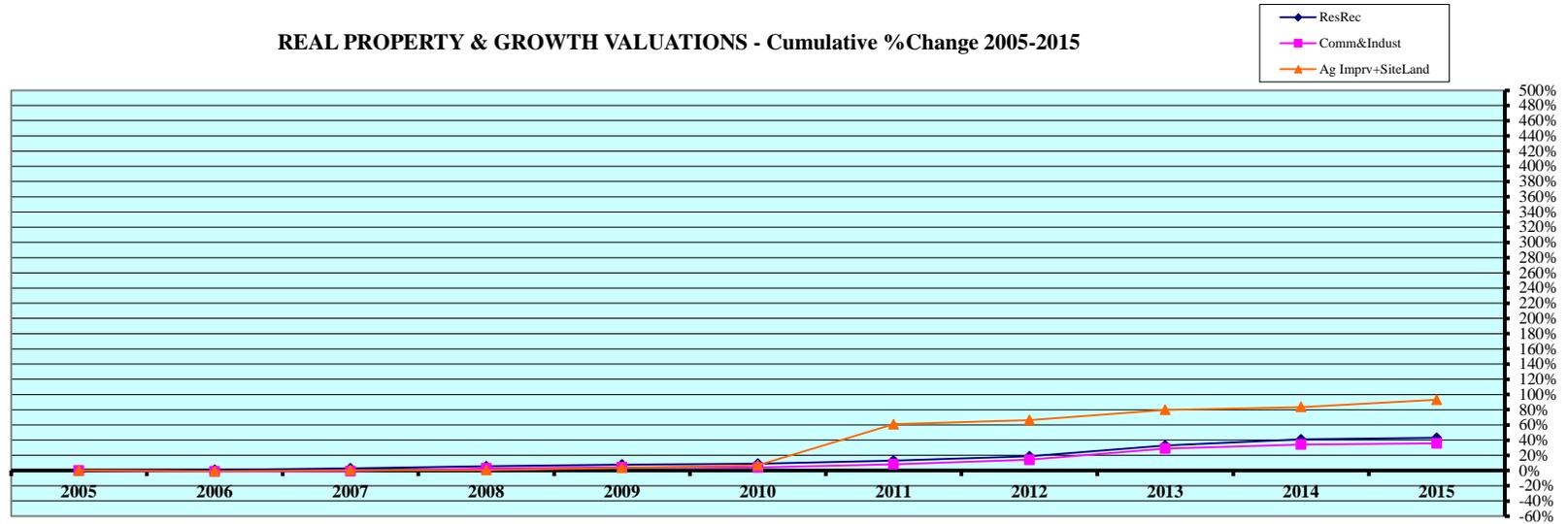
Rate Annual %chg: Residential & Recreational **3.74%** Commercial & Industrial **3.42%** Agricultural Land **13.91%**

Cnty# **74**  
County **RICHARDSON**

CHART 1 EXHIBIT 74B 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 <sup>(1)</sup>						Commercial & Industrial <sup>(1)</sup>						
	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	123,700,089	1,465,631	1.18%	122,234,458	--	--	24,855,616	431,653	1.74%	24,423,963	--	--	
2006	126,032,180	1,285,055	1.02%	124,747,125	0.85%	0.85%	24,721,045	160,494	0.65%	24,560,551	-1.19%	-1.19%	
2007	129,643,125	2,338,125	1.80%	127,305,000	1.01%	2.91%	24,757,212	118,018	0.48%	24,639,194	-0.33%	-0.87%	
2008	131,836,603	1,208,650	0.92%	130,627,953	0.78%	5.60%	25,816,916	226,157	0.88%	25,590,759	3.37%	2.96%	
2009	134,579,056	1,055,534	0.78%	133,523,522	1.28%	7.94%	26,383,760	427,081	1.62%	25,956,679	0.54%	4.43%	
2010	136,290,470	1,231,028	0.90%	135,059,442	0.36%	9.18%	26,573,036	665,621	2.50%	25,907,415	-1.81%	4.23%	
2011	141,819,530	1,886,956	1.33%	139,932,574	2.67%	13.12%	27,051,344	143,842	0.53%	26,907,502	1.26%	8.26%	
2012	149,109,091	2,211,244	1.48%	146,897,847	3.58%	18.75%	28,418,520	55,475	0.20%	28,363,045	4.85%	14.11%	
2013	166,290,545	1,710,328	1.03%	164,580,217	10.38%	33.05%	32,346,663	296,596	0.92%	32,050,067	12.78%	28.94%	
2014	176,187,837	1,867,334	1.06%	174,320,503	4.83%	40.92%	33,812,753	438,620	1.30%	33,374,133	3.18%	34.27%	
2015	178,555,913	1,703,746	0.95%	176,852,167	0.38%	42.97%	34,786,495	1,053,315	3.03%	33,733,180	-0.24%	35.72%	
Rate Ann%chg	<b>3.74%</b>			Resid & Rec. w/o growth			<b>3.42%</b>			C & I w/o growth			<b>2.24%</b>

Tax Year	Ag Improvements & Site Land <sup>(1)</sup>							
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2005	18,220,341	10,542,839	28,763,180	331,840	1.15%	28,431,340	--	--
2006	18,517,737	10,639,547	29,157,284	650,783	2.23%	28,506,501	-0.89%	-0.89%
2007	18,529,104	10,869,849	29,398,953	452,435	1.54%	28,946,518	-0.72%	0.64%
2008	18,874,251	11,076,294	29,950,545	1,001,434	3.34%	28,949,111	-1.53%	0.65%
2009	19,556,979	11,401,201	30,958,180	1,140,791	3.68%	29,817,389	-0.44%	3.67%
2010	20,190,021	11,766,170	31,956,191	1,205,011	3.77%	30,751,180	-0.67%	6.91%
2011	28,531,882	19,259,218	47,791,100	1,518,027	3.18%	46,273,073	44.80%	60.88%
2012	29,063,117	21,462,816	50,525,933	2,636,429	5.22%	47,889,504	0.21%	66.50%
2013	30,852,441	22,885,660	53,738,101	2,024,356	3.77%	51,713,745	2.35%	79.79%
2014	29,407,143	25,350,280	54,757,423	1,957,915	3.58%	52,799,508	-1.75%	83.57%
2015	31,237,544	25,644,484	56,882,028	1,342,483	2.36%	55,539,545	1.43%	93.09%
Rate Ann%chg	<b>5.54%</b>	<b>9.30%</b>	<b>7.06%</b>	Ag Imprv+Site w/o growth		<b>4.28%</b>		

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

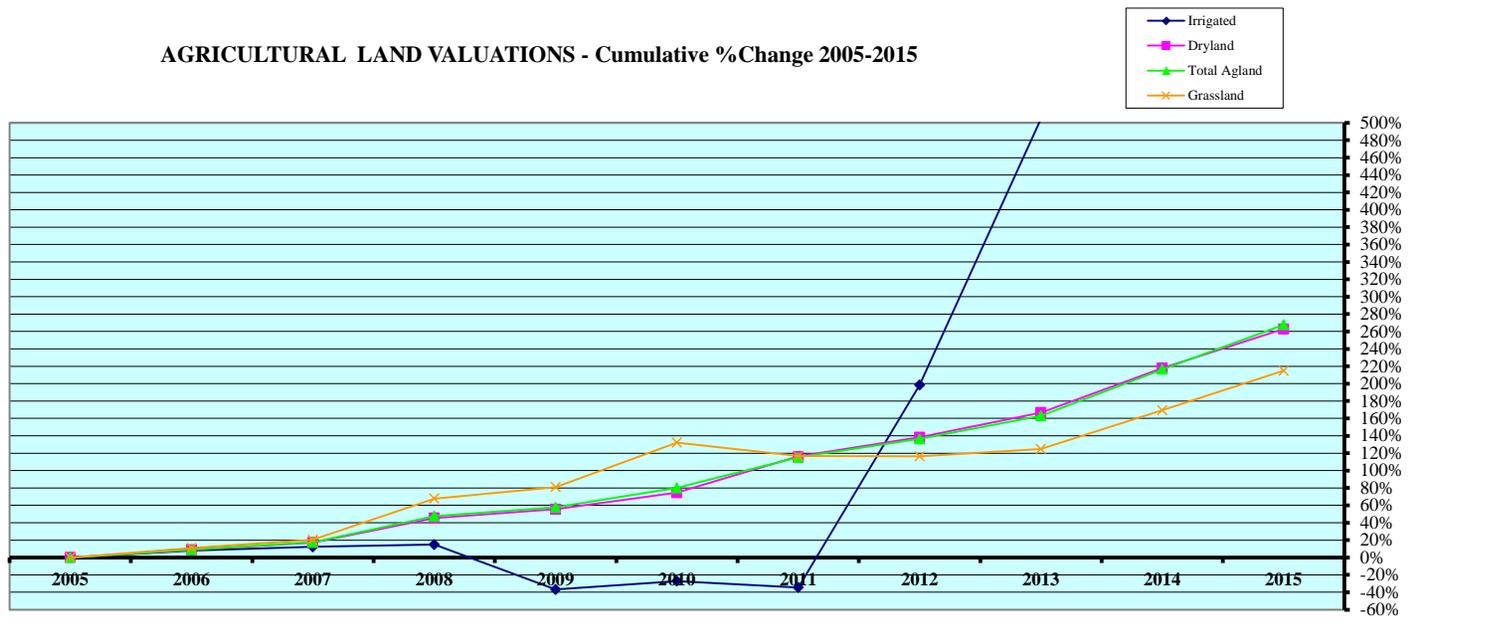
Sources:  
Value; 2005 - 2015 CTL  
Growth Value; 2005-2015 Abstract of Asmnt Rpt.

NE Dept. of Revenue, Property Assessment Division  
Prepared as of 03/01/2016

Cnty# 74  
County RICHARDSON

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	1,935,304	--	--	--	246,531,406	--	--	--	30,689,936	--	--	--
2006	2,087,399	152,095	7.86%	7.86%	267,885,409	21,354,003	8.66%	8.66%	34,040,231	3,350,295	10.92%	10.92%
2007	2,173,829	86,430	4.14%	12.32%	289,017,023	21,131,614	7.89%	17.23%	36,934,267	2,894,036	8.50%	20.35%
2008	2,223,518	49,689	2.29%	14.89%	358,386,829	69,369,806	24.00%	45.37%	51,508,800	14,574,533	39.46%	67.84%
2009	1,222,864	-1,000,654	-45.00%	-36.81%	383,399,822	25,012,993	6.98%	55.52%	55,556,611	4,047,811	7.86%	81.03%
2010	1,409,639	186,775	15.27%	-27.16%	430,147,544	46,747,722	12.19%	74.48%	71,262,759	15,706,148	28.27%	132.20%
2011	1,265,749	-143,890	-10.21%	-34.60%	533,045,562	102,898,018	23.92%	116.22%	66,519,102	-4,743,657	-6.66%	116.75%
2012	5,777,673	4,511,924	356.46%	198.54%	587,625,007	54,579,445	10.24%	138.36%	66,390,910	-128,192	-0.19%	116.33%
2013	11,694,843	5,917,170	102.41%	504.29%	657,442,042	69,817,035	11.88%	166.68%	69,034,738	2,643,828	3.98%	124.94%
2014	17,901,384	6,206,541	53.07%	824.99%	783,789,630	126,347,588	19.22%	217.93%	82,676,924	13,642,186	19.76%	169.39%
2015	36,257,952	18,356,568	102.54%	1773.50%	894,425,683	110,636,053	14.12%	262.80%	96,620,192	13,943,268	16.86%	214.83%

Rate Ann.%chg: Irrigated **34.05%** Dryland **13.75%** Grassland **12.15%**

Tax Year	Waste Land <sup>(1)</sup>				Other Agland <sup>(1)</sup>				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2005	507,936	--	--	--	4,140	--	--	--	279,668,722	--	--	--
2006	582,754	74,818	14.73%	14.73%	4,140	0	0.00%	0.00%	304,599,933	24,931,211	8.91%	8.91%
2007	577,285	-5,469	-0.94%	13.65%	4,140	0	0.00%	0.00%	328,706,544	24,106,611	7.91%	17.53%
2008	678,889	101,604	17.60%	33.66%	5,520	1,380	33.33%	33.33%	412,803,556	84,097,012	25.58%	47.60%
2009	687,759	8,870	1.31%	35.40%	5,520	0	0.00%	33.33%	440,872,576	28,069,020	6.80%	57.64%
2010	683,184	-4,575	-0.67%	34.50%	5,519	-1	-0.02%	33.31%	503,508,645	62,636,069	14.21%	80.04%
2011	787,643	104,459	15.29%	55.07%	32,308	26,789	485.40%	680.39%	601,650,364	98,141,719	19.49%	115.13%
2012	1,621,955	834,312	105.93%	219.32%	(112,478)	-144,786	-448.14%	-2816.86%	661,303,067	59,652,703	9.91%	136.46%
2013	1,283,555	-338,400	-20.86%	152.70%	(3,690,282)	-3,577,804		-89237.25%	735,764,896	74,461,829	11.26%	163.08%
2014	904,593	-378,962	-29.52%	78.09%	10,000	3,700,282		141.55%	885,282,531	149,517,635	20.32%	216.55%
2015	925,967	21,374	2.36%	82.30%	10,000	0	0.00%	141.55%	1,028,239,794	142,957,263	16.15%	267.66%

Cnty# **74**  
County **RICHARDSON**

Rate Ann.%chg: Total Agric Land **13.91%**

**AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2005-2015 (from County Abstract Reports)<sup>(1)</sup>**

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	1,935,304	1,884	1,027			246,543,492	233,412	1,056			27,881,120	63,523	439		
2006	2,087,399	1,884	1,108	7.86%	7.86%	267,897,898	233,410	1,148	8.66%	8.66%	34,042,224	76,349	446	1.59%	1.59%
2007	2,342,342	1,884	1,243	12.21%	21.03%	289,463,412	233,157	1,241	8.17%	17.54%	36,881,309	76,275	484	8.45%	10.17%
2008	2,223,518	1,546	1,438	15.66%	39.99%	358,628,878	233,405	1,537	23.76%	45.47%	51,531,061	76,349	675	39.58%	53.78%
2009	2,292,645	1,546	1,483	3.11%	44.34%	381,966,247	233,384	1,637	6.52%	54.95%	55,520,846	76,360	727	7.73%	65.66%
2010	1,409,639	616	2,288	54.34%	122.77%	431,330,288	234,151	1,842	12.55%	74.40%	71,194,371	76,632	929	27.77%	111.67%
2011	1,265,749	616	2,055	-10.21%	100.03%	535,127,163	233,717	2,290	24.29%	116.77%	66,533,214	76,876	865	-6.84%	97.18%
2012	4,614,764	1,586	2,910	41.62%	183.29%	589,898,161	232,674	2,535	10.73%	140.03%	66,537,591	77,033	864	-0.20%	96.79%
2013	7,485,261	2,405	3,113	6.97%	203.03%	653,920,546	231,415	2,826	11.46%	167.52%	72,764,276	76,589	950	9.99%	116.46%
2014	18,014,233	4,524	3,982	27.92%	287.65%	786,189,082	232,190	3,386	19.83%	220.56%	82,353,179	78,828	1,045	9.96%	138.03%
2015	36,257,952	7,892	4,594	15.37%	347.23%	895,007,250	227,809	3,929	16.03%	271.95%	96,511,292	78,990	1,222	16.95%	178.38%

Rate Annual %chg Average Value/Acre: 16.16%

14.04%

10.78%

Tax Year	WASTE LAND <sup>(2)</sup>					OTHER AGLAND <sup>(2)</sup>					TOTAL AGRICULTURAL LAND <sup>(1)</sup>				
	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	507,831	16,778	30			2,828,186	13,015	217			279,695,933	328,613	851		
2006	582,754	16,782	35	14.73%	14.73%	4,140	138	30	-86.19%	-86.19%	304,614,415	328,564	927	8.93%	8.93%
2007	577,353	16,745	34	-0.71%	13.91%	4,140	138	30	0.00%	-86.19%	329,268,556	328,200	1,003	8.21%	17.87%
2008	678,933	16,739	41	17.64%	34.01%	5,520	138	40	33.33%	-81.59%	413,067,910	328,177	1,259	25.46%	47.88%
2009	679,086	16,742	41	0.00%	34.01%	5,520	138	40	0.00%	-81.59%	440,464,344	328,170	1,342	6.63%	57.69%
2010	696,266	16,548	42	3.73%	39.01%	6,850	171	40	-0.02%	-81.60%	504,637,414	328,118	1,538	14.59%	80.70%
2011	794,988	16,276	49	16.09%	61.38%	7,864	185	43	6.49%	-80.40%	603,728,978	327,670	1,842	19.80%	116.47%
2012	1,621,753	16,224	100	104.65%	230.26%	46,861	206	227	433.93%	4.64%	662,719,130	327,722	2,022	9.75%	137.59%
2013	1,617,677	16,183	100	0.00%	230.26%	45,205	190	239	4.89%	9.76%	735,832,965	326,782	2,252	11.35%	164.56%
2014	800,875	8,015	100	-0.03%	230.15%	115,718	1,058	109	-54.15%	-49.68%	887,473,087	324,615	2,734	21.41%	221.21%
2015	909,321	9,100	100	0.00%	230.15%	119,790	1,099	109	-0.33%	-49.84%	1,028,805,605	324,890	3,167	15.83%	272.05%

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**RICHARDSON**

Rate Annual %chg Average Value/Acre: 14.04%

(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
8,363	RICHARDSON	58,125,611	20,654,705	47,239,508	176,968,304	28,548,813	6,237,682	1,587,609	1,028,239,794	31,237,544	25,644,484	7,738,590	1,432,222,644
cnty sectorvalue % of total value:		4.06%	1.44%	3.30%	12.36%	1.99%	0.44%	0.11%	71.79%	2.18%	1.79%	0.54%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
24	BARADA	0	4,905	490	435,257	8,645	0	0	0	0	0	0	449,297
0.29%	%sector of county sector		0.02%	0.00%	0.25%	0.03%							0.03%
	%sector of municipality		1.09%	0.11%	96.88%	1.92%							100.00%
146	DAWSON	26,313	116,057	301,659	2,088,951	436,006	0	0	0	0	0	0	2,968,986
1.75%	%sector of county sector	0.05%	0.56%	0.64%	1.18%	1.53%							0.21%
	%sector of municipality	0.89%	3.91%	10.16%	70.36%	14.69%							100.00%
4,325	FALLS CITY	11,531,358	4,765,348	2,291,730	104,894,241	20,307,919	5,892,647	0	57,567	29,027	48,257	0	149,818,094
51.72%	%sector of county sector	19.84%	23.07%	4.85%	59.27%	71.13%	94.47%		0.01%	0.09%	0.19%		10.46%
	%sector of municipality	7.70%	3.18%	1.53%	70.01%	13.56%	3.93%		0.04%	0.02%	0.03%		100.00%
877	HUMBOLDT	720,057	595,437	1,056,247	13,544,267	2,731,415	345,035	0	0	0	12,900	0	19,005,358
10.49%	%sector of county sector	1.24%	2.88%	2.24%	7.65%	9.57%	5.53%				0.05%		1.33%
	%sector of municipality	3.79%	3.13%	5.56%	71.27%	14.37%	1.82%				0.07%		100.00%
28	PRESTON	0	0	0	572,407	0	0	0	0	0	0	0	572,407
0.33%	%sector of county sector				0.32%								0.04%
	%sector of municipality				100.00%								100.00%
172	RULO	38,553	366,859	826,086	2,612,649	525,751	0	0	0	0	1,025	0	4,370,923
2.06%	%sector of county sector	0.07%	1.78%	1.75%	1.48%	1.84%					0.00%		0.31%
	%sector of municipality	0.85%	8.39%	18.90%	59.77%	12.03%					0.02%		100.00%
112	SALEM	8,310	124,386	12,438	1,299,621	33,481	0	0	0	0	0	0	1,478,236
1.34%	%sector of county sector	0.01%	0.60%	0.03%	0.73%	0.12%							0.10%
	%sector of municipality	0.56%	8.41%	0.84%	87.92%	2.26%							100.00%
150	SHUBERT	20,023	73,076	7,307	3,119,450	150,986	0	0	0	0	0	0	3,370,842
1.79%	%sector of county sector	0.03%	0.35%	0.02%	1.76%	0.53%							0.24%
	%sector of municipality	0.59%	2.17%	0.22%	92.54%	4.48%							100.00%
152	STELLA	60,787	222,105	258,199	3,054,239	745,413	0	0	0	0	0	0	4,340,743
1.82%	%sector of county sector	0.10%	1.08%	0.55%	1.73%	2.61%							0.30%
	%sector of municipality	1.40%	5.12%	5.95%	70.36%	17.17%							100.00%
172	VERDON	780,342	202,377	437,654	2,248,195	370,308	0	0	0	0	0	0	4,038,876
2.06%	%sector of county sector	1.34%	0.98%	0.93%	1.27%	1.30%							0.28%
	%sector of municipality	19.32%	5.01%	10.84%	55.66%	9.17%							100.00%
6,158	Total Municipalities	13,185,743	6,470,550	5,191,810	133,869,277	25,309,924	6,237,682	0	57,567	29,027	62,182	0	190,413,762
73.63%	%all municip.sect of cnty	22.68%	31.33%	10.99%	75.65%	88.65%	100.00%		0.01%	0.09%	0.24%		13.29%

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
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CHART 5

EXHIBIT

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<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 9,026</b>	<b>Value : 1,355,246,119</b>	<b>Growth 0</b>	<b>Sum Lines 17, 25, &amp; 41</b>
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	779	2,713,042	11	29,389	22	200,593	812	2,943,024	
<b>02. Res Improve Land</b>	3,001	8,298,143	73	1,545,792	348	7,016,944	3,422	16,860,879	
<b>03. Res Improvements</b>	3,030	123,311,222	73	6,106,032	360	32,438,600	3,463	161,855,854	
<b>04. Res Total</b>	3,809	134,322,407	84	7,681,213	382	39,656,137	4,275	181,659,757	0
<b>% of Res Total</b>	89.10	73.94	1.96	4.23	8.94	21.83	47.36	13.40	0.00
<b>05. Com UnImp Land</b>	120	901,583	24	686,588	9	123,492	153	1,711,663	
<b>06. Com Improve Land</b>	397	3,220,034	21	596,015	19	343,294	437	4,159,343	
<b>07. Com Improvements</b>	409	19,976,000	22	1,842,572	23	1,243,743	454	23,062,315	
<b>08. Com Total</b>	529	24,097,617	46	3,125,175	32	1,710,529	607	28,933,321	0
<b>% of Com Total</b>	87.15	83.29	7.58	10.80	5.27	5.91	6.73	2.13	0.00
<b>09. Ind UnImp Land</b>	1	30,400	9	1,115,000	0	0	10	1,145,400	
<b>10. Ind Improve Land</b>	3	102,715	6	655,100	0	0	9	757,815	
<b>11. Ind Improvements</b>	4	1,268,463	6	3,275,807	0	0	10	4,544,270	
<b>12. Ind Total</b>	5	1,401,578	15	5,045,907	0	0	20	6,447,485	0
<b>% of Ind Total</b>	25.00	21.74	75.00	78.26	0.00	0.00	0.22	0.48	0.00
<b>13. Rec UnImp Land</b>	0	0	4	89,781	13	323,325	17	413,106	
<b>14. Rec Improve Land</b>	0	0	0	0	12	350,049	12	350,049	
<b>15. Rec Improvements</b>	0	0	0	0	14	824,454	14	824,454	
<b>16. Rec Total</b>	0	0	4	89,781	27	1,497,828	31	1,587,609	0
<b>% of Rec Total</b>	0.00	0.00	12.90	5.66	87.10	94.34	0.34	0.12	0.00
<b>Res &amp; Rec Total</b>	3,809	134,322,407	88	7,770,994	409	41,153,965	4,306	183,247,366	0
<b>% of Res &amp; Rec Total</b>	88.46	73.30	2.04	4.24	9.50	22.46	47.71	13.52	0.00
<b>Com &amp; Ind Total</b>	534	25,499,195	61	8,171,082	32	1,710,529	627	35,380,806	0
<b>% of Com &amp; Ind Total</b>	85.17	72.07	9.73	23.09	5.10	4.83	6.95	2.61	0.00
<b>17. Taxable Total</b>	4,343	159,821,602	149	15,942,076	441	42,864,494	4,933	218,628,172	0
<b>% of Taxable Total</b>	88.04	73.10	3.02	7.29	8.94	19.61	54.65	16.13	0.00

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	6	189,957	973,790	3	403,721	16,096,279
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	0	0	0
19. Commercial	0	0	0	9	593,678	17,070,069
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				9	593,678	17,070,069

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	0	0	0	0	53	1,513,180	53	1,513,180	0
24. Non-Producing	0	0	5	0	87	1,650,310	92	1,650,310	0
25. Total	0	0	5	0	140	3,163,490	145	3,163,490	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	383	75	340	798

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	1	12,900	337	62,510,362	2,444	634,134,335	2,782	696,657,597
28. Ag-Improved Land	0	0	135	37,247,029	1,015	352,078,900	1,150	389,325,929
29. Ag Improvements	1	1,025	135	4,826,618	1,030	42,643,288	1,166	47,470,931
30. Ag Total							3,948	1,133,454,457

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	2	1.95	19,500	
32. HomeSite Improv Land	0	0.00	0	65	65.96	661,860	
33. HomeSite Improvements	0	0.00	0	66	62.96	3,091,388	
34. HomeSite Total							
35. FarmSite UnImp Land	1	4.30	12,900	16	30.16	74,606	
36. FarmSite Improv Land	0	0.00	0	109	225.63	696,659	
37. FarmSite Improvements	1	0.00	1,025	129	0.00	1,735,230	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	446.55	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	24	24.84	229,965	26	26.79	249,465	
32. HomeSite Improv Land	592	610.03	6,029,595	657	675.99	6,691,455	
33. HomeSite Improvements	571	543.95	25,957,222	637	606.91	29,048,610	0
34. HomeSite Total				<b>663</b>	<b>702.78</b>	<b>35,989,530</b>	
35. FarmSite UnImp Land	153	1,776.03	1,434,961	170	1,810.49	1,522,467	
36. FarmSite Improv Land	870	1,871.87	5,496,297	979	2,097.50	6,192,956	
37. FarmSite Improvements	969	0.00	16,686,066	1,099	0.00	18,422,321	0
38. FarmSite Total				<b>1,269</b>	<b>3,907.99</b>	<b>26,137,744</b>	
39. Road & Ditches	0	5,097.35	0	0	5,543.90	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				<b>1,932</b>	<b>10,154.67</b>	<b>62,127,274</b>	<b>0</b>

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	14	691.48	278,337	14	691.48	278,337

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 50

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	1,260.18	14.63%	6,867,997	16.88%	5,450.01
46. 1A	799.09	9.28%	4,255,164	10.46%	5,325.01
47. 2A1	1,308.63	15.19%	5,434,446	13.36%	4,152.78
48. 2A	1,401.32	16.27%	6,789,412	16.69%	4,845.01
49. 3A1	2,890.01	33.55%	13,626,404	33.49%	4,715.00
50. 3A	480.75	5.58%	2,218,664	5.45%	4,615.01
51. 4A1	449.20	5.21%	1,413,998	3.48%	3,147.81
52. 4A	25.38	0.29%	81,091	0.20%	3,195.07
<b>53. Total</b>	<b>8,614.56</b>	<b>100.00%</b>	<b>40,687,176</b>	<b>100.00%</b>	<b>4,723.07</b>
<b>Dry</b>					
54. 1D1	17,682.92	7.79%	82,675,852	9.00%	4,675.46
55. 1D	36,163.28	15.93%	165,808,778	18.05%	4,585.00
56. 2D1	15,565.19	6.86%	66,099,283	7.20%	4,246.61
57. 2D	14,356.44	6.33%	60,424,936	6.58%	4,208.91
58. 3D1	67,638.93	29.80%	274,744,353	29.91%	4,061.93
59. 3D	46,668.23	20.56%	185,039,628	20.15%	3,965.00
60. 4D1	24,984.81	11.01%	72,852,162	7.93%	2,915.86
61. 4D	3,901.88	1.72%	10,808,246	1.18%	2,770.01
<b>62. Total</b>	<b>226,961.68</b>	<b>100.00%</b>	<b>918,453,238</b>	<b>100.00%</b>	<b>4,046.73</b>
<b>Grass</b>					
63. 1G1	5,586.98	7.09%	7,957,040	7.16%	1,424.21
64. 1G	6,775.13	8.59%	11,428,331	10.28%	1,686.81
65. 2G1	3,193.85	4.05%	3,988,142	3.59%	1,248.69
66. 2G	3,096.78	3.93%	5,003,165	4.50%	1,615.60
67. 3G1	17,024.88	21.59%	27,935,965	25.14%	1,640.89
68. 3G	5,810.12	7.37%	8,855,083	7.97%	1,524.08
69. 4G1	12,747.74	16.17%	18,514,588	16.66%	1,452.38
70. 4G	24,602.34	31.21%	27,446,254	24.70%	1,115.60
<b>71. Total</b>	<b>78,837.82</b>	<b>100.00%</b>	<b>111,128,568</b>	<b>100.00%</b>	<b>1,409.58</b>
<b>Irrigated Total</b>					
<b>Irrigated Total</b>	<b>8,614.56</b>	<b>2.65%</b>	<b>40,687,176</b>	<b>3.80%</b>	<b>4,723.07</b>
<b>Dry Total</b>					
<b>Dry Total</b>	<b>226,961.68</b>	<b>69.86%</b>	<b>918,453,238</b>	<b>85.73%</b>	<b>4,046.73</b>
<b>Grass Total</b>					
<b>Grass Total</b>	<b>78,837.82</b>	<b>24.26%</b>	<b>111,128,568</b>	<b>10.37%</b>	<b>1,409.58</b>
72. Waste	9,364.07	2.88%	935,734	0.09%	99.93
73. Other	1,125.82	0.35%	122,467	0.01%	108.78
74. Exempt	3,289.23	1.01%	0	0.00%	0.00
<b>75. Market Area Total</b>	<b>324,903.95</b>	<b>100.00%</b>	<b>1,071,327,183</b>	<b>100.00%</b>	<b>3,297.37</b>

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	0.00	0	482.06	2,392,661	8,132.50	38,294,515	8,614.56	40,687,176
<b>77. Dry Land</b>	0.00	0	20,992.13	85,209,087	205,969.55	833,244,151	226,961.68	918,453,238
<b>78. Grass</b>	0.00	0	7,306.96	10,625,147	71,530.86	100,503,421	78,837.82	111,128,568
<b>79. Waste</b>	0.00	0	660.11	66,011	8,703.96	869,723	9,364.07	935,734
<b>80. Other</b>	0.00	0	118.60	11,860	1,007.22	110,607	1,125.82	122,467
<b>81. Exempt</b>	0.00	0	27.96	0	3,261.27	0	3,289.23	0
<b>82. Total</b>	<b>0.00</b>	<b>0</b>	<b>29,559.86</b>	<b>98,304,766</b>	<b>295,344.09</b>	<b>973,022,417</b>	<b>324,903.95</b>	<b>1,071,327,183</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	8,614.56	2.65%	40,687,176	3.80%	4,723.07
<b>Dry Land</b>	226,961.68	69.86%	918,453,238	85.73%	4,046.73
<b>Grass</b>	78,837.82	24.26%	111,128,568	10.37%	1,409.58
<b>Waste</b>	9,364.07	2.88%	935,734	0.09%	99.93
<b>Other</b>	1,125.82	0.35%	122,467	0.01%	108.78
<b>Exempt</b>	3,289.23	1.01%	0	0.00%	0.00
<b>Total</b>	<b>324,903.95</b>	<b>100.00%</b>	<b>1,071,327,183</b>	<b>100.00%</b>	<b>3,297.37</b>

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 Acreage	0	0	3	54,217	3	253,776	3	307,993	0
83.2 Barada	16	45,813	16	81,377	17	308,067	33	435,257	0
83.3 Dawson	42	70,166	87	183,393	89	1,832,504	131	2,086,063	0
83.4 Falls City	237	1,330,366	1,919	5,962,350	1,935	97,437,254	2,172	104,729,970	0
83.5 Humboldt	95	616,649	423	1,163,680	423	11,756,002	518	13,536,331	0
83.6 Preston	16	8,250	22	24,077	22	540,565	38	572,892	0
83.7 Rulo	144	215,260	113	154,083	116	2,099,875	260	2,469,218	0
83.8 Rural	48	634,072	427	8,753,123	437	38,615,020	485	48,002,215	0
83.9 Salem	129	177,431	88	163,299	88	932,706	217	1,273,436	0
83.10 Shubert	27	119,864	112	206,680	114	2,777,416	141	3,103,960	0
83.11 Shubert	3	8,257	2	4,269	4	93,074	7	105,600	0
83.12 Stella	38	80,696	109	206,116	111	3,006,609	149	3,293,421	0
83.13 Verdon	25	36,530	105	101,658	105	2,138,862	130	2,277,050	0
83.14 [none]	9	12,775	8	152,606	13	888,579	22	1,053,960	0
84 Residential Total	829	3,356,129	3,434	17,210,928	3,477	162,680,309	4,306	183,247,366	0

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	Barada	0	0	2	1,425	2	7,220	2	8,645	0
85.2	Dawson	6	2,250	12	30,070	12	392,648	18	424,968	0
85.3	Falls City	71	2,514,964	256	3,781,209	261	20,473,145	332	26,769,318	0
85.4	Humboldt	18	61,035	72	318,668	76	2,696,682	94	3,076,385	0
85.5	Rulo	23	44,433	13	33,448	14	474,857	37	552,738	0
85.6	Rural	22	195,942	30	692,327	36	2,286,980	58	3,175,249	0
85.7	Salem	3	456	7	2,372	7	30,653	10	33,481	0
85.8	Shubert	4	3,870	15	17,163	15	125,323	19	146,356	0
85.9	Shubert	0	0	1	1,225	1	3,405	1	4,630	0
85.10	Stella	9	5,455	21	18,214	22	721,744	31	745,413	0
85.11	Verdon	5	5,187	15	12,736	16	354,548	21	372,471	0
85.12	[none]	2	23,471	2	8,301	2	39,380	4	71,152	0
86	Commercial Total	163	2,857,063	446	4,917,158	464	27,606,585	627	35,380,806	0

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

Market Area 50

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	1,722.12	3.63%	4,072,843	4.79%	2,365.02
88. 1G	3,721.22	7.85%	8,465,945	9.96%	2,275.05
89. 2G1	906.67	1.91%	1,840,574	2.17%	2,030.04
90. 2G	2,100.94	4.43%	4,096,933	4.82%	1,950.05
91. 3G1	13,018.86	27.46%	24,410,648	28.72%	1,875.02
92. 3G	4,303.53	9.08%	7,574,216	8.91%	1,760.00
93. 4G1	9,164.69	19.33%	15,809,325	18.60%	1,725.03
94. 4G	12,477.64	26.32%	18,716,465	22.02%	1,500.00
95. Total	47,415.67	100.00%	84,986,949	100.00%	1,792.38
<b>CRP</b>					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
<b>Timber</b>					
105. 1T1	3,864.86	12.30%	3,884,197	14.86%	1,005.00
106. 1T	3,053.91	9.72%	2,962,386	11.33%	970.03
107. 2T1	2,287.18	7.28%	2,147,568	8.22%	938.96
108. 2T	995.84	3.17%	906,232	3.47%	910.02
109. 3T1	4,006.02	12.75%	3,525,317	13.49%	880.00
110. 3T	1,506.59	4.79%	1,280,867	4.90%	850.18
111. 4T1	3,583.05	11.40%	2,705,263	10.35%	755.02
112. 4T	12,124.70	38.59%	8,729,789	33.39%	720.00
113. Total	31,422.15	100.00%	26,141,619	100.00%	831.95
<hr/>					
Grass Total	47,415.67	60.14%	84,986,949	76.48%	1,792.38
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	31,422.15	39.86%	26,141,619	23.52%	831.95
<hr/>					
114. Market Area Total	78,837.82	100.00%	111,128,568	100.00%	1,409.58

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

74 Richardson

	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	176,968,304	181,659,757	4,691,453	2.65%	0	2.65%
02. Recreational	1,587,609	1,587,609	0	0.00%	0	0.00%
03. Ag-Homesite Land, Ag-Res Dwelling	31,237,544	35,989,530	4,751,986	15.21%	0	15.21%
<b>04. Total Residential (sum lines 1-3)</b>	<b>209,793,457</b>	<b>219,236,896</b>	<b>9,443,439</b>	<b>4.50%</b>	<b>0</b>	<b>4.50%</b>
05. Commercial	28,548,813	28,933,321	384,508	1.35%	0	1.35%
06. Industrial	6,237,682	6,447,485	209,803	3.36%	0	3.36%
07. Ag-Farmsite Land, Outbuildings	25,644,484	26,137,744	493,260	1.92%	0	1.92%
08. Minerals	7,738,590	3,163,490	-4,575,100	-59.12	0	-59.12
<b>09. Total Commercial (sum lines 5-8)</b>	<b>68,169,569</b>	<b>64,682,040</b>	<b>-3,487,529</b>	<b>-5.12%</b>	<b>0</b>	<b>-5.12%</b>
<b>10. Total Non-Agland Real Property</b>	<b>277,963,026</b>	<b>283,918,936</b>	<b>5,955,910</b>	<b>2.14%</b>	<b>0</b>	<b>2.14%</b>
11. Irrigated	36,257,952	40,687,176	4,429,224	12.22%		
12. Dryland	894,425,683	918,453,238	24,027,555	2.69%		
13. Grassland	96,620,192	111,128,568	14,508,376	15.02%		
14. Wasteland	925,967	935,734	9,767	1.05%		
15. Other Agland	10,000	122,467	112,467	1,124.67%		
<b>16. Total Agricultural Land</b>	<b>1,028,239,794</b>	<b>1,071,327,183</b>	<b>43,087,389</b>	<b>4.19%</b>		
<b>17. Total Value of all Real Property</b> (Locally Assessed)	<b>1,306,202,820</b>	<b>1,355,246,119</b>	<b>49,043,299</b>	<b>3.75%</b>	<b>0</b>	<b>3.75%</b>

## 2016 Assessment Survey for Richardson County

### A. Staffing and Funding Information

1.	<b>Deputy(ies) on staff:</b>
	1
2.	<b>Appraiser(s) on staff:</b>
	0
3.	<b>Other full-time employees:</b>
	2
4.	<b>Other part-time employees:</b>
	0
5.	<b>Number of shared employees:</b>
	0
6.	<b>Assessor's requested budget for current fiscal year:</b>
	191,281
7.	
8.	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	33,821    32,121 of this is the salary for one full time employee and 1,700 is for the Pritchard & Abbott for mineral appraisal.
9.	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	0
10.	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	Data processing 7,200 web site 5,000 GIS 11,000
11.	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	Funded out of County General
12.	<b>Other miscellaneous funds:</b>
	0
13.	<b>Amount of last year's assessor's budget not used:</b>
	0

## B. Computer, Automation Information and GIS

1.	<b>Administrative software:</b>
	Thompsen Reuter
2.	<b>CAMA software:</b>
	Thompsen Reuter
3.	<b>Are cadastral maps currently being used?</b>
	Yes
4.	<b>If so, who maintains the Cadastral Maps?</b>
	Assessor and staff
5.	<b>Does the county have GIS software?</b>
	Yes
6.	<b>Is GIS available to the public? If so, what is the web address?</b>
	Yes, <a href="http://www.richardson.assessor.gisworkshop.com/">http://www.richardson.assessor.gisworkshop.com/</a>
7.	<b>Who maintains the GIS software and maps?</b>
	GIS Workshop
8.	<b>Personal Property software:</b>
	Thompsen Reuter

## C. Zoning Information

1.	<b>Does the county have zoning?</b>
	No
2.	<b>If so, is the zoning countywide?</b>
	No
3.	<b>What municipalities in the county are zoned?</b>
	Falls City, and Humboldt
4.	<b>When was zoning implemented?</b>
	Unsure of date,

### D. Contracted Services

1.	<b>Appraisal Services:</b>
	Prichard & Abbott- mineral interests
2.	<b>GIS Services:</b>
	GIS Workshop
3.	<b>Other services:</b>
	Thompsen Reuter

### E. Appraisal /Listing Services

1.	<b>Does the county employ outside help for appraisal or listing services?</b>
	Yes, for minerals.
2.	<b>If so, is the appraisal or listing service performed under contract?</b>
	Yes
3.	<b>What appraisal certifications or qualifications does the County require?</b>
	No requirement
4.	<b>Have the existing contracts been approved by the PTA?</b>
	Yes
5.	<b>Does the appraisal or listing service providers establish assessed values for the county?</b>
	Yes

## 2016 Residential Assessment Survey for Richardson County

<b>1.</b>	<b>Valuation data collection done by:</b>																
	Assessor and staff																
<b>2.</b>	<b>List the valuation groupings recognized by the County and describe the unique characteristics of each:</b>																
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; 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>Falls City- County seat and largest community, trade center for county</td> </tr> <tr> <td style="text-align: center;">02</td> <td>Dawson-population of 150 limited services limited retail Shubert-population 149- limited services Stella-population 151, limited retail and services Verdon-population 170- limited services and retail</td> </tr> <tr> <td style="text-align: center;">03</td> <td>Humboldt-population 877 Retail, HTRS High School. retail</td> </tr> <tr> <td style="text-align: center;">05</td> <td>Salem- population 111, limited services Preston</td> </tr> <tr> <td style="text-align: center;">06</td> <td>Rulo-population 112, cafe, limited retail and services</td> </tr> <tr> <td style="text-align: center;">07</td> <td>Verdon-population 170- limited services and retail</td> </tr> <tr> <td style="text-align: center;">11</td> <td>rural residential</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	01	Falls City- County seat and largest community, trade center for county	02	Dawson-population of 150 limited services limited retail Shubert-population 149- limited services Stella-population 151, limited retail and services Verdon-population 170- limited services and retail	03	Humboldt-population 877 Retail, HTRS High School. retail	05	Salem- population 111, limited services Preston	06	Rulo-population 112, cafe, limited retail and services	07	Verdon-population 170- limited services and retail	11	rural residential
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11	rural residential																
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>																
	Cost Approach and Market Analysis. The county uses the Cost approach and arrives at market value by making adjustments for items of depreciation.																
<b>4.</b>	<b>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?</b>																
	The County utilizes local market information in developing the depreciation tables.																
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>																
	Yes, They are reviewed during the reappraisal cycle.																
<b>6.</b>	<b>Describe the methodology used to determine the residential lot values?</b>																
	The County completes a market analysis on the vacant land sales and uses an allocation procedure on improved sales to verify the results of the vacant land analysis.																
<b>7.</b>	<b>Describe the methodology used to determine value for vacant lots being held for sale or resale?</b>																
	The vacant lots are being valued at market value.																

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	2012	2012	2012	2013
	02	2011	2011	2011	2012
	03	2014	2014	2014	2015
	05	2013	2013	2013	2014
	06	2013	2013	2013	2014
	07	2014	2014	2014	2015
	11	2014	2014	2014	2015

The County feels that each town has its own unique market and each offer distinct amenities that affect the market values of the residential properties. They also have an appraisal cycle set up to review each location. In their analysis a market study is set up to follow these valuation groups.

## 2016 Commercial Assessment Survey for Richardson County

<b>1.</b>	<b>Valuation data collection done by:</b>																							
	Assessor staff																							
<b>2.</b>	<b>List the valuation groupings recognized in the County and describe the unique characteristics of each:</b>																							
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03	Remainder of the county- comprised of smaller communities without an organized commercial market,																							
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>																							
	The cost approach is a basis for value with adjustments in depreciation to arrive at market value.																							
<b>3a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>																							
	Along with the cost approach the county relies on sales of similar property outside the county. The county then applies multipliers to adjust to the local market of commercial properties.																							
<b>4.</b>	<b>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?</b>																							
	The County develops depreciation tables based on the local market.																							
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>																							
	The County develops depreciations tables for each valuation group as they are reviewed and re-appraised.																							
<b>6.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>																							
	The county uses a sq. ft method derived from vacant lot sales.																							
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01	2008	2008	2008	2012																				
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03	2008	2008	2008	2013																				
	Groups 01 and 02 comprise the more populated communities in the county, with each reflecting their own unique market. Grouping 03 is a grouping of convenience where the remainder of the county is combined. The market in this group varies substantially with limited sales to array any statistical data that would provide any confidence in any statistical analysis.																							

## 2016 Agricultural Assessment Survey for Richardson County

<b>1.</b>	<b>Valuation data collection done by:</b>							
	Assessor and staff.							
<b>2.</b>	<b>List each market area, and describe the location and the specific characteristics that make each unique.</b>							
	<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;">50</td> <td>The entire county is considered as one market area.</td> <td style="text-align: center;">2013</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	50	The entire county is considered as one market area.	2013
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>						
50	The entire county is considered as one market area.	2013						
	The counties agricultural land is considered as one market area.							
<b>3.</b>	<b>Describe the process used to determine and monitor market areas.</b>							
	They review all areas in the county to determine if there is enough information available to determine if there are characteristics that affect the market differently from one location to the next. Typically they will review the sales /assessment ratio on sales in the various townships in the county to see if the market value is different or tends to trend in one direction or the other. During the review the county remains cognizant of the time frame of the sales as well as the impact of different land uses.							
<b>4.</b>	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>							
	The county puts the most weight on the present use of the parcel. The county uses a sales verification system to inquire of any anticipated changes to the parcel, and the motivation of the buyers.							
<b>5.</b>	<b>Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?</b>							
	No, farm home site 10,000, rural res 11,130.							
<b>6.</b>	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>							
	A thorough sales verification process is in place. The county sends out questionnaires on the transfers and asks for the motivation of the buyer in purchasing the property. The county uses similar sales within the county to arrive at the market value for the parcels enrolled.							
<b>7a.</b>	<b>How many special valuation applications are on file?</b>							
	NA							
<b>7b.</b>	<b>What process was used to determine if non-agricultural influences exist in the county?</b>							
	NA							
<b>7c.</b>	<b>Describe the non-agricultural influences recognized within the county.</b>							
	None							

<b>7d.</b>	<b>Where is the influenced area located within the county?</b>
	NA
<b>7e.</b>	<b>Describe in detail how the special values were arrived at in the influenced area(s).</b>
	NA

RICHARDSON County Assessor

Pamela G. Vice

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2016

Finish reappraisal of rural (4000 class) & rural-res (4500 class) in Franklin, Porter, East & West Muddy, Humboldt, Grant, Liberty, Speiser and Nemaha townships-totaling approximately 824 properties.

Start reappraisal of all-county commercial and industrial properties.

Review all classes for level of assessment.

Do all-county new construction (pick-up work) valuation.

Do sales review-all classes.

2017

Reappraise residential properties in villages of Dawson, Stella, & Shubert.

Review all classes for level of assessment.

Do sales review-all classes.

Do all-county new construction (pick-up work) valuation.

2018

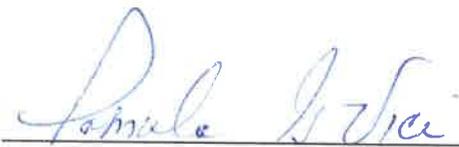
Reappraise Falls City residential.

Do all-county new construction (pick-up work) valuation.

Review all classes for level of assessment.

Do sales review-all classes.

Do all-county new construction (pick-up work) valuation.

A handwritten signature in blue ink that reads "Pamela G. Vice". The signature is written in a cursive style and is positioned above a solid horizontal line.

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Pamela G. Vice

Richardson County Assessor