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DEPARTMENT OF REVENUE

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

ADAMS COUNTY

NEBRASKA

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DEPARTMENT OF REVENUE

April 5, 2024



Jim Pillen, Governor

Commissioner Hotz :

The Property Tax Administrator has compiled the 2024 Reports and Opinions of the Property Tax Administrator for Adams 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 Adams County.

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

For the Tax Commissioner

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

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

cc: Danielle Wahl, Adams County Assessor

Property Assessment Division
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Table of Contents

2024 Reports and Opinions of the Property Tax Administrator:

- Certification to the Commission
- Introduction
- County Overview
- Residential Correlation
- Commercial Correlation
- Agricultural Land Correlation
- Property Tax Administrator's Opinion

Appendices:

- Commission Summary

Statistical Reports and Displays:

- Residential Statistics
- Commercial Statistics
- Chart of Net Sales Compared to Commercial Assessed Value
- Agricultural Land Statistics
- Table-Average Value of Land Capability Groups
- Special Valuation Statistics (if applicable)

- Market Area Map
- Valuation History Charts

County Reports:

- County Abstract of Assessment for Real Property, Form 45
- County Abstract of Assessment for Real Property Compared to the Prior Year
- Certificate of Taxes Levied (CTL)
- Assessor Survey
- Three-Year Plan of Assessment
- Special Value Methodology (if applicable)
- Ad Hoc Reports Submitted by County (if applicable)

Introduction

Pursuant to [Neb. Rev. Stat. § 77-5027](#) the Property Tax Administrator (PTA) shall annually prepare and deliver to each county assessor and to the Tax Equalization and Review Commission (Commission) the Reports and Opinions (R&O). The R&O contains statistical and narrative reports informing the Commission of the certified opinion of the PTA regarding the level of value and the quality of assessment of the classes and subclasses of real property in each county. In addition, the PTA may make nonbinding recommendations for class or subclass adjustments to be considered by the Commission.

The statistical and narrative reports in the R&O provide an analysis of the assessment process implemented by each county to reach the levels of value and quality of assessment required by Nebraska law. The PTA's opinion of the level of value and quality of assessment in each county, is a conclusion based upon all the data provided by the county assessor and information gathered by the Nebraska Department of Revenue, Property Assessment Division (Division) regarding the assessment activities in the county during the preceding year.

The statistical reports are developed using the statewide sales file that contains all transactions as required by [Neb. Rev. Stat. § 77-1327](#). From this state sales file, a statistical analysis comparing assessments to sale prices for arm's-length sales (assessment sales ratio) is prepared. After analyzing all available information to determine that the sales represent the class or subclass of real property being measured, inferences are drawn regarding the level of assessment and quality of assessment of that class or subclass of real property. The statistical reports contained in the R&O are developed based on standards developed by the International Association of Assessing Officers (IAAO).

The analysis of assessment practices in each county is necessary to give proper context to the statistical inferences from the assessment sales ratio studies and the overall quality of assessment in the county. The assessment practices are evaluated in the county to ensure generally accepted mass appraisal techniques are used and that those methods will generally produce uniform and proportionate valuations.

The PTA considers the statistical reports and the analysis of assessment practices when forming conclusions for both the level of value and quality of assessment. The consideration of both the statistical indicators and assessment processes used to develop valuations is necessary to accurately determine the level of value and quality of assessment. Assessment practices that produce a biased sales file will generally produce a biased statistical indicator, which, on its face, would otherwise appear to be valid. Likewise, statistics produced on small, unrepresentative, or otherwise unreliable samples, may indicate issues with assessment uniformity and assessment level; however, a detailed review of the practices and valuation models may suggest otherwise. For these reasons, the detail of the PTA's analysis is presented and contained within the Residential, Commercial, and Agricultural land correlations of the R&O.

Statistical Analysis:

Before relying upon any calculated statistical measures to evaluate the assessment performance of the county assessor, the Division teammates must evaluate whether the statistical sample is both representative of the population and statistically reliable.

A statistically sufficient reliable sample of sales is one in which the features of the sample contain information necessary to compute an estimate of the population. To determine whether the sample of sales is sufficient in size to evaluate the class of real property, measures of reliability are considered, such as the coefficient of dispersion (COD) or the width of the confidence interval. Generally, the broader the qualitative measures, the more sales will be needed to have reliability in the ratio study.

A representative sample is a group of sales from a larger population of parcels, such that statistical indicators calculated from the sample can be expected to reflect the characteristics of the sold and unsold population being studied. The accuracy of statistics as estimators of the population depends on the degree to which the sample represents the population.

Since multiple factors affect whether a sample is statistically sufficient, reliable, and representative, single test thresholds cannot be used to make determinations regarding sample reliability or representativeness.

For the analysis in determining a point estimate of the level of value, the PTA considers three measures as indicators of the central tendency of assessment: the median ratio, weighted mean ratio, and mean ratio. The use and reliability of each measure is based on inherent strengths and weaknesses which are the quantity and quality of the information from which it was calculated and the defined scope of the analysis.

The median ratio is considered the most appropriate statistical measure to determine a level of value for direct equalization, which is the process of adjusting the values of classes or subclasses of property in response to an unacceptable required level of value. Since the median ratio is considered neutral in relationship to either assessed value or selling price, adjusting the class or subclass of properties based upon the median measure will not change the relationships between assessed value and level of value already present in the class of property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers, which can skew the outcome in the other measures.

The weighted mean ratio best reflects a comparison of the fully assessable valuation of a jurisdiction, by measuring the total assessed values against the total of selling prices. The weighted mean ratio can be heavily influenced by sales of large-dollar property with extreme ratios.

The mean ratio is used as a basis for other statistical calculations, such as the Price Related Differential (PRD) and Coefficient of Variation (COV). As a simple average of the ratios, the mean ratio has limited application in the analysis of the level of value because it assumes a normal

distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

The quality of assessment relies in part on statistical indicators as well. If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the mean ratio, it may be an indication of disproportionate assessments. Assessments are disproportionate when properties within a class are assessed at noticeably different levels of market value. The coefficient produced by this calculation is referred to as the PRD and measures the assessment level of lower-priced properties relative to the assessment level of higher-priced properties. The PRD range stated in IAAO standards is 98% to 103%. A perfect match in assessment level between the low-dollar properties and high-dollar properties indicates a PRD of 100%. The reason for the extended range on the high end is the recognition by IAAO of the inherent bias in assessment. The IAAO Standard on Ratio Studies notes that the PRD is sensitive to sales with higher prices even if the ratio on higher priced sales do not appear unusual relative to other sales, and that small samples, samples with high dispersion, or extreme ratios may not provide an accurate indication of assessment regressivity or progressivity, appraisal biases that occur when high-value properties are appraised higher or lower than low-value properties in relation to market values.

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

Nebraska law does not provide for a range of acceptability for the COD or PRD; however, the IAAO Standard on Ratio Studies establishes the following range of acceptability for the COD:

General Property Class	Jurisdiction Size/Profile/Market Activity	COD Range
Residential improved (single family dwellings, condominiums, manuf. housing, 2-4 family units)	Very large jurisdictions/densely populated/newer properties/active markets	5.0 to 10.0
	Large to mid-sized jurisdictions/older & newer properties/less active markets	5.0 to 15.0
	Rural or small jurisdictions/older properties/depressed market areas	5.0 to 20.0
Income-producing properties (commercial, industrial, apartments,)	Very large jurisdictions/densely populated/newer properties/active markets	5.0 to 15.0
	Large to mid-sized jurisdictions/older & newer properties/less active markets	5.0 to 20.0
	Rural or small jurisdictions/older properties/depressed market areas	5.0 to 25.0
Residential vacant land	Very large jurisdictions/rapid development/active markets	5.0 to 15.0
	Large to mid-sized jurisdictions/slower development/less active markets	5.0 to 20.0
	Rural or small jurisdictions/little development/depressed markets	5.0 to 25.0
Other (non-agricultural) vacant land	Very large jurisdictions/rapid development/active markets	5.0 to 20.0
	Large to mid-sized jurisdictions/slower development/less active markets	5.0 to 25.0
	Rural or small jurisdictions/little development/depressed markets	5.0 to 30.0

A COD under 5% indicates that the properties in the sample are either unusually homogenous, or possibly indicative of a non-representative sample due to the selective reappraisal of sold parcels. The IAAO utilizes varying upper bounds for the COD range to recognize that sample size, property type, variation of property ages and market conditions directly impact the COD. This chart and the analyses of factors impacting the COD are considered to determine whether the calculated COD is within an acceptable range. The reliability of the COD can also be directly affected by extreme ratios.

The confidence interval is another measure used to evaluate the reliability of the statistical indicators. The PTA primarily relies upon the median confidence interval, although the mean and weighted mean confidence intervals are calculated as well. While there are no formal standards regarding the acceptable width of such measure, the range established is often useful in determining the range in which the true level of value is expected to exist. Pursuant to [Neb. Rev. Stat. §77-5023](#), the acceptable range is 69% to 75% of actual value for agricultural land, except for taxes levied to pay school bonds passed after January 12, 2022 for which the acceptable range is 44% to 50% of actual value. For all other classes of real property, the acceptable range is 92% to 100% of actual value.

Analysis of Assessment Practices:

A review of the assessment practices that ultimately affect the valuation of real property in each county is completed. This review is done to ensure the reliability of the statistical analysis and to ensure generally accepted mass appraisal techniques are used to establish uniform and proportionate valuations. The review of assessment practices is based on information provided by the county assessors in Assessment Surveys and Assessed Value Updates (AVU), along with observed assessment practices in the county.

To ensure county assessors are submitting all Real Estate Transfer Statements, required for the development of the state sales file pursuant to [Neb. Rev. Stat. §77-1327](#), a random sample from the county registers of deeds' records is audited to confirm that the required sales have been submitted and reflect accurate information. The timeliness of the submission is also reviewed to ensure the sales file allows analysis of up-to-date information. The sales verification and qualification procedures used by the county assessors are reviewed to ensure that sales are properly considered arm's-length transactions unless determined to be otherwise through the verification process. Proper sales verification practices ensure the statistical analysis is based on an unbiased sample of sales.

Comparison of valuation changes on sold and unsold properties is conducted to ensure that there is no bias in the assessment of sold parcels and that the sales file adequately represents the population of parcels in the county.

Valuation groups and market areas are also examined to identify whether the groups and areas being measured truly represent economic areas within the county. The measurement of economic areas is the method by which the PTA ensures intra-county equalization exists. The progress of the county assessor's six-year inspection and review cycle is documented to ensure compliance with [Neb. Rev. Stat. § 77-1311.03](#) and also to confirm that all property is being uniformly listed and described for valuation purposes.

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

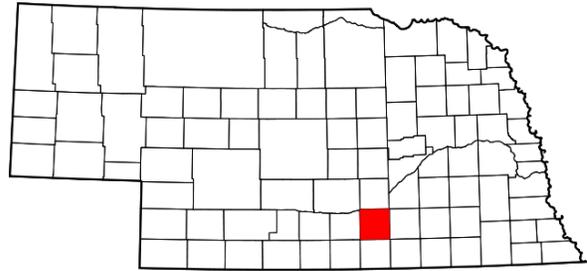
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors in statutory reporting highlights potential issues in other areas of the assessment process. Public trust in the assessment process demands transparency, and assessment practices are reviewed to ensure taxpayers are served with such transparency.

Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, if potential issues are identified, they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures prior to establishing assessed values. The PTA's conclusion that assessment quality either meets or does not meet generally accepted mass appraisal techniques is based on the totality of the assessment practices in the county.

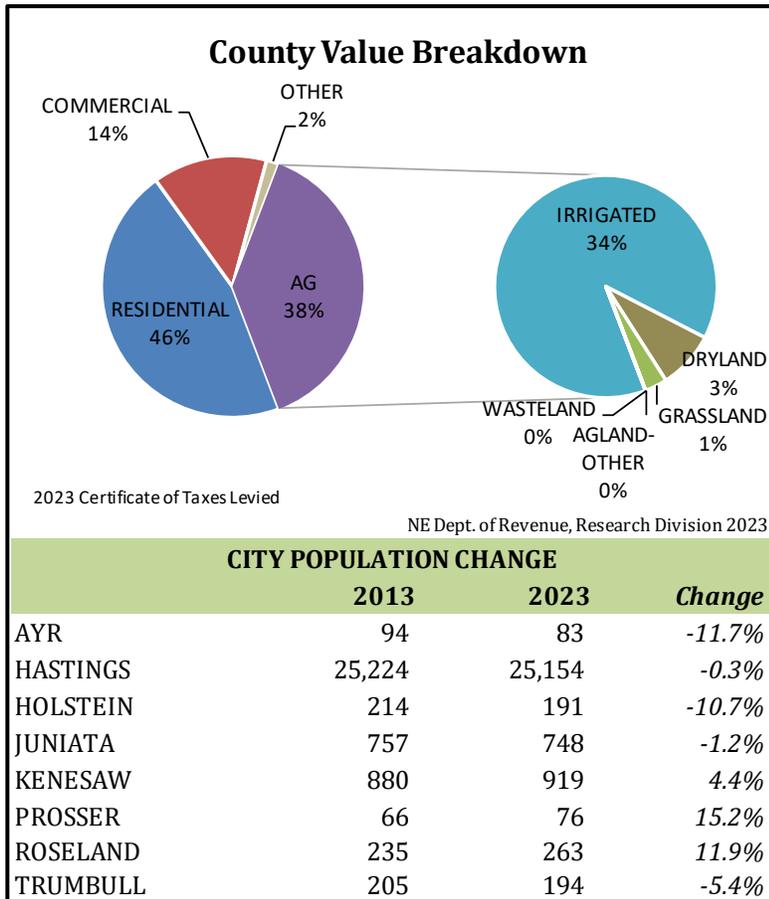
**Further information may be found in Exhibit 94*

County Overview

With a total area of 563 square miles, Adams County has 30,970 residents, per the Census Bureau Quick Facts for 2024, a slight decrease over the 2023 U.S. Census. The reports indicate that 68% of county residents are homeowners and 86% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$169,228 (2023 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Adams County are located in and around the county seat of Hastings. According to the latest information available from the U.S. Census Bureau, there are 966 employer establishments with total employment of 12,404, for a 3% decrease in employment.



Agricultural land makes up a significant percentage of the valuation base of the county. Adams County is included in both the Little Blue and Upper Big Blue Natural Resource Districts (NRD). Irrigated land makes up the majority of the land in the county.

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

2024 Residential Correlation for Adams County

Assessment Actions

Three neighborhoods in Hastings, two rural neighborhoods and the suburban neighborhood were physically reviewed. All rural villages and unincorporated villages were regraded. The Vanguard 2020 cost table was applied to all parcels that did not receive the cost update last year. Map factors were adjusted as needed. Pick up work and routine maintenance were completed.

Assessment Practice Review

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

Residential usability in Adams County is above the state average. Sales questionnaires are sent on all sales to help with determining their validity. A review shows that disqualified sales have sufficient reasons and that all arm's-length sales are made available for analysis.

The Adams County Assessor utilizes six valuation groups with the three larger towns each having their own, suburban around Hastings and rural each have their own with the final valuation group being the small towns. There is a sufficient number of sales for analysis in all six valuation groups.

The county assessor has a schedule of review by neighborhood with at least 2,750 parcels reviewed each year to ensure that the six-year review and inspection cycle is in compliance. All residential costing is on the updated 2020 costing manual from Vanguard for the 2024 assessment year and depreciation tables are current.

Vacant lot studies were done in 2021 using an allocation method, lot values are updated annually to maintain an allocation of land value at 15% of market value.

The Adams County Assessor has a written valuation methodology.

Description of Analysis

The residential class is analyzed utilizing six valuation groups.

Valuation Group	Description
1	Hastings
2	Juniata
3	Kenesaw
4	Suburban around Hastings
5	Rural
6	Ayr, Hansen, Holstein. Pauline, Prosser, and Roseland

2024 Residential Correlation for Adams County

The statistical sample consists of 921 qualified sales. The overall statistics show all three measures of central tendency to be within the acceptable range and the qualitative statistics are within the IAAO standard range. When looking at the valuation groups all except Valuation Group 4 have medians within the acceptable range. Valuation Group 4 with 17 qualified sales has a low median of 90%. The COD and PRD support that values within Valuation Group 4 are uniformly applied, although slightly low. An 8% adjustment to improvements would be necessary to bring Valuation Group 4 into the acceptable range. Three additional statistics are found in the appendix of this report, including a substat of Valuation Group 4, a substat of Valuation Group 4 showing an 8% increase, and a statistical profile of all 921 sales with an 8% increase to Valuation Group 4. The 8% adjustment to improvements only to Valuation Group 4 would bring the overall median of 17 sales to 96%, with a COD of 20% and a PRD of 101%. Likewise, the overall statistics for the 921 residential sales would all still be within the acceptable range, as the adjustment to the subclass has minimal effect on the overall sample.

The newly appointed Adams County Assessor worked to bring all residential sales within the acceptable range, but fell slightly low in Valuation Group 4, based on a review of the statistics a non-binding recommendation is made to increase the improvements of Valuation Group by 8%.

A review of the sold parcels compared to the change in the 2024 County Abstract of Assessment for Real Property, Form 45 Compared with the 2023 Certificate of Taxes Levied Report (CTL) supports that the values were uniformly applied to the residential class of property and reflect the reported assessment actions.

Equalization and Quality of Assessment

A review of the statistics along with all other information available, and the assessment practices suggest that assessments within the county were uniformly assessed; however, Valuation Group 4 fell below the acceptable range. As not all properties were assessed at the statutorily required level, the quality of assessment of the residential property in Adams County does not comply with generally accepted mass appraisal techniques.

Level of Value

Based on analysis of all available information, the level of value for the residential property in Adams County is 93%, a non-binding recommendation is made to increase the improvements in Valuation Group 4 by 8%, after the adjustment, the level of value of the residential class would remain at 93%.

2024 Residential Correlation for Adams County

01 - Adams COUNTY		PAD 2024 Draft Statistics Using 2024 Values					What IF Stat Page: 2				
RESIDENTIAL IMPROVED								Type : Qualified			
Number of Sales :	921	Median :	93	COV :	19.64	95% Median C.I. :	91.95 to 93.97				
Total Sales Price :	195,482,586	Wgt. Mean :	94	STD :	18.81	95% Wgt. Mean C.I. :	93.12 to 95.41				
Total Adj. Sales Price :	195,482,586	Mean :	96	Avg.Abs.Dev :	13.13	95% Mean C.I. :	94.57 to 96.99				
Total Assessed Value :	184,272,708						What IF				
Avg. Adj. Sales Price :	212,250	COD :	14.12	MAX Sales Ratio :	207.94						
Avg. Assessed Value :	200,079	PRD :	101.60	MIN Sales Ratio :	47.64						
<u>VALUATION GROUP</u>											
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1	807	92.89	95.38	93.90	13.78	101.58	47.64	188.34	91.55 to 93.71	206,684	194,076
2	21	92.24	105.23	101.74	21.42	103.43	57.71	207.94	88.86 to 105.64	218,336	222,135
3	23	97.68	99.11	98.24	10.40	100.89	66.07	133.76	92.42 to 104.04	203,339	199,761
4	17	95.64	101.09	100.48	20.21	100.61	61.69	185.12	83.18 to 115.16	362,979	364,724
5	29	93.28	97.23	93.00	15.45	104.55	60.72	191.91	87.25 to 103.21	315,738	293,634
6	24	93.02	92.39	89.72	15.18	102.98	54.28	148.07	84.44 to 102.35	170,827	153,272
<u>PROPERTY TYPE *</u>											
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
01	920	93.01	95.66	94.25	14.00	101.50	47.64	194.55	91.91 to 93.97	212,448	200,229
06											
07	1	207.94	207.94	207.94		100.00	207.94	207.94	N/A	30,000	62,383

2024 Commercial Correlation for Adams County

Assessment Actions

All commercial properties were reviewed either by physical inspection or with a desk review. Any parcels that were not already on the 2020 costing were updated. There was a 3% increase to Hastings commercial parcels. Pick-up work and routine maintenance were also completed.

Assessment Practice Review

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

A review of the sales qualifications shows that the sales usability rate in Adams County is below the state average, although the rate has increased from last year. Sales questionnaires are sent on all sales to determine if they are qualified sales. A large number of sales are private and not qualified, review of the sales roster shows no bias in qualification.

Adams County has two valuation groups in the commercial class. The City of Hastings is Valuation Group 1 where the majority of the commercial parcels are located, and the rest of the county is Valuation Group 2.

The six-year inspection and review cycle is in compliance with statutory requirements. Commercial is generally reviewed in one or two years then pick-up work and maintenance are done in the intervening years. Lot studies were done in 2022, the allocation method is used to determine lot values. Appraisal tables are current with costing manuals dated 2020 and depreciation dated 2021.

Description of Analysis

There are two valuation groups utilized for the commercial class in Adams County.

Valuation Group	Description
1	Hastings
3	Juniata, Kenesaw, rural and six small villages

The statistical sample for the commercial class consists of 69 qualified sales. The three measures of central tendency are all within the acceptable range. The COD and PRD are both within the IAAO standard range. A review of the valuation groups show them both with medians in the acceptable range.

Review of occupancy codes with sufficient sales shows two outside of the acceptable range. Occupancy code 352 with 15 sales is slightly high at 101%, removing the extreme ratios at either end of the array moves the median from 99% to 101% supporting a level of value near the upper

2024 Commercial Correlation for Adams County

end of the acceptable range. Similarly, Occupancy Code 494 has ten sales, removal of a sale at either end of the ratio array swings the median from 83% to 91%, while this is below the acceptable range a point estimate of the small sample is not reliable for measurement purposes. A substat of both occupancy codes can be found in the appendix of the report.

Finally, review of the property type substrata shows that 15 sales at Property Type 02 are above the acceptable range, these are the same 15 sales that make-up Occupancy Code 352. Property Type 03 and 04 each have a median of 91%, though Property Type 04 contains few sales. The shifting of the median as the sales are stratified differently supports that all commercial properties have been assessed near the acceptable range, though enough dispersion exists to make move the median. The 95% median confidence interval is wider than the acceptable range by five percentage on both ends of the array, further supporting some volatility in the sample. Because all evidence supports that the level of value of the class is likely nearer the lower end of the acceptable range and the COD generally supports the median as an indicator of the level of value, the median has been utilized to represent the level of value.

Comparison of the 2024 County Abstract of Assessment for Real Property, Form 45 Compared with the 2023 Certificate of Taxes Levied Report (CTL) support that the values were uniformly applied to the commercial class and reflect the assessment actions reported by the county assessor.

Equalization and Quality of Assessment

A review of the statistics, along with all other information available, and the assessment practices suggest that assessments within the county are valued within the acceptable range, and therefore are equalized. The quality of assessment of the commercial property in Adams County complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	57	92.20	98.30	96.45	25.72	101.92
3	12	96.70	96.73	92.78	17.38	104.26
___ALL___	69	92.56	98.03	95.82	24.43	102.31

Level of Value

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

2024 Agricultural Correlation for Adams County

Assessment Actions

For the agricultural class irrigated land increased 9%, and dryland and grassland increased 8%. The pick-up work and routine maintenance were completed.

Assessment Practice Review

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

Sales are qualified at a rate below the state average, but the qualification rate has increased from last year. Sales questionnaires are sent to help determine the validity of the sales. A large number of family and partial interest transfers contributes to a lower qualification rate. A review of the roster determined that all available arm's-length were made available.

Land use was reviewed in 2019 and agricultural homes and outbuildings were reviewed in 2018 and they are scheduled to be reviewed again in 2024 to ensure they are in compliance with the six-year inspection and review cycle. Costing tables were updated to 2020 and depreciation tables are dated 2022. There is only one agricultural market area in Adams County as the soils are similar and the use is predominantly irrigated. In Adams County feedlots and hog confinements are identified as intensive use and are valued at \$1,000 an acre based on sales and comparison to other counties in the region. Conservation Reserve Program (CRP) has not been identified in the computer-assisted mass appraisal (CAMA) system. The Property Assessment Division will work with the newly appointed Adams County Assessor to get these acres identified.

Description of Analysis

The statistical sample for the agricultural class consists of 53 qualified sales. The overall statistics show all statistics within the acceptable range. When looking at the 80% Majority Land Use (MLU) only the irrigated subclass has a sufficient number of sales, and all statistics are within the acceptable range. When reviewing the irrigated land, dryland and grassland in all areas compared to the surrounding counties indicates that Adams County values are comparable with surrounding counties.

Review of the 2024 County Abstract of Assessment for Real Property, Form 45 Compared with the 2023 Certificate of Taxes Levied Report (CTL) reflect the reported adjustments to the agricultural land.

Equalization and Quality of Assessment

Agricultural homes and outbuildings have been valued using the same valuation process as rural residential improvements and are equalized at the statutorily required level. Agricultural land values are 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 Adams County complies with generally accepted mass appraisal techniques.

2024 Agricultural Correlation for Adams County

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
____Irrigated____						
County	45	74.99	72.31	70.75	16.66	102.20
4000	45	74.99	72.31	70.75	16.66	102.20
____Dry____						
County	1	48.11	48.11	48.11	00.00	100.00
4000	1	48.11	48.11	48.11	00.00	100.00
____ALL____	53	73.61	71.99	70.33	16.72	102.36

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Adams County is 74%.

2024 Opinions of the Property Tax Administrator for Adams County

My opinions and recommendations are stated as a conclusion based on all of the factors known to me regarding the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. § 77-5027 (R.R.S. 2011). While the median assessment sales ratio from the Qualified Statistical Reports for each class of real property is considered, my opinion of the level of value for a class of real property may be determined from other evidence contained within these Reports and Opinions of the Property Tax Administrator. My opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	93	Does not meet generally accepted mass appraisal techniques.	Valuation Grouping # 4, an adjustment of 8%
Commercial Real Property	93	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	74	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 5th day of April, 2024.



Sarah Scott
Property Tax Administrator

APPENDICES

2024 Commission Summary for Adams County

Residential Real Property - Current

Number of Sales	921	Median	92.90
Total Sales Price	\$195,482,586	Mean	95.66
Total Adj. Sales Price	\$195,482,586	Wgt. Mean	94.06
Total Assessed Value	\$183,874,932	Average Assessed Value of the Base	\$175,026
Avg. Adj. Sales Price	\$212,250	Avg. Assessed Value	\$199,647

Confidence Interval - Current

95% Median C.I	91.85 to 93.77
95% Wgt. Mean C.I	92.93 to 95.20
95% Mean C.I	94.45 to 96.87
% of Value of the Class of all Real Property Value in the County	42.90
% of Records Sold in the Study Period	7.96
% of Value Sold in the Study Period	9.08

Residential Real Property - History

Year	Number of Sales	LOV	Median
2023	1,063	93	93.46
2022	1,036	94	93.60
2021	877	93	92.74
2020	780	94	93.50

2024 Commission Summary for Adams County

Commercial Real Property - Current

Number of Sales	69	Median	92.56
Total Sales Price	\$26,564,278	Mean	98.03
Total Adj. Sales Price	\$26,564,278	Wgt. Mean	95.82
Total Assessed Value	\$25,453,998	Average Assessed Value of the Base	\$414,243
Avg. Adj. Sales Price	\$384,990	Avg. Assessed Value	\$368,899

Confidence Interval - Current

95% Median C.I	87.07 to 104.68
95% Wgt. Mean C.I	83.14 to 108.50
95% Mean C.I	91.02 to 105.04
% of Value of the Class of all Real Property Value in the County	15.95
% of Records Sold in the Study Period	3.80
% of Value Sold in the Study Period	3.38

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2023	50	96	95.51
2022	35	97	97.17
2021	53	92	91.69
2020	33	94	94.47

**01 Adams
RESIDENTIAL**

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

Date Range: 10/1/2021 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 921
 Total Sales Price : 195,482,586
 Total Adj. Sales Price : 195,482,586
 Total Assessed Value : 183,874,932
 Avg. Adj. Sales Price : 212,250
 Avg. Assessed Value : 199,647

MEDIAN : 93
 WGT. MEAN : 94
 MEAN : 96
 COD : 14.10
 PRD : 101.70

COV : 19.59
 STD : 18.74
 Avg. Abs. Dev : 13.10
 MAX Sales Ratio : 207.94
 MIN Sales Ratio : 47.64

95% Median C.I. : 91.85 to 93.77
 95% Wgt. Mean C.I. : 92.93 to 95.20
 95% Mean C.I. : 94.45 to 96.87

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qrtrs</u>												
01-OCT-21 To 31-DEC-21	128	98.81	100.76	99.14	12.51	101.63	62.64	158.67	95.04 to 102.70	195,219	193,535	
01-JAN-22 To 31-MAR-22	94	99.13	99.36	99.44	11.77	99.92	68.13	167.28	93.98 to 102.55	210,699	209,518	
01-APR-22 To 30-JUN-22	143	92.16	95.51	94.61	14.34	100.95	60.82	194.55	90.44 to 94.62	225,259	213,108	
01-JUL-22 To 30-SEP-22	141	93.01	95.51	93.62	12.24	102.02	67.26	171.56	90.89 to 95.27	222,480	208,275	
01-OCT-22 To 31-DEC-22	118	91.94	97.69	95.28	14.78	102.53	72.10	207.94	90.11 to 96.70	201,681	192,152	
01-JAN-23 To 31-MAR-23	61	94.04	95.15	92.98	12.04	102.33	66.43	159.97	89.47 to 97.25	192,227	178,740	
01-APR-23 To 30-JUN-23	123	88.76	90.71	89.39	15.05	101.48	47.64	191.91	86.31 to 92.13	218,385	195,206	
01-JUL-23 To 30-SEP-23	113	87.12	90.75	88.91	16.13	102.07	53.43	182.14	84.44 to 90.80	218,775	194,505	
<u>Study Yrs</u>												
01-OCT-21 To 30-SEP-22	506	94.67	97.55	96.25	13.17	101.35	60.82	194.55	93.38 to 96.78	214,181	206,143	
01-OCT-22 To 30-SEP-23	415	90.53	93.36	91.34	14.93	102.21	47.64	207.94	88.71 to 91.69	209,897	191,726	
<u>Calendar Yrs</u>												
01-JAN-22 To 31-DEC-22	496	93.54	96.76	95.36	13.52	101.47	60.82	207.94	92.19 to 95.19	216,100	206,068	
<u>ALL</u>	921	92.90	95.66	94.06	14.10	101.70	47.64	207.94	91.85 to 93.77	212,250	199,647	

VALUATION GROUP											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	807	92.89	95.38	93.90	13.78	101.58	47.64	188.34	91.55 to 93.71	206,684	194,076	
2	21	92.24	105.23	101.74	21.42	103.43	57.71	207.94	88.86 to 105.64	218,336	222,135	
3	23	97.68	99.11	98.24	10.40	100.89	66.07	133.76	92.42 to 104.04	203,339	199,761	
4	17	89.62	94.69	94.03	19.95	100.70	58.17	173.51	77.97 to 107.41	362,979	341,326	
5	29	93.28	97.23	93.00	15.45	104.55	60.72	191.91	87.25 to 103.21	315,738	293,634	
6	24	93.02	92.39	89.72	15.18	102.98	54.28	148.07	84.44 to 102.35	170,827	153,272	
<u>ALL</u>	921	92.90	95.66	94.06	14.10	101.70	47.64	207.94	91.85 to 93.77	212,250	199,647	

PROPERTY TYPE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
01	920	92.90	95.54	94.04	13.98	101.60	47.64	194.55	91.84 to 93.77	212,448	199,796	
06												
07	1	207.94	207.94	207.94	00.00	100.00	207.94	207.94	N/A	30,000	62,383	
<u>ALL</u>	921	92.90	95.66	94.06	14.10	101.70	47.64	207.94	91.85 to 93.77	212,250	199,647	

01 Adams
RESIDENTIAL

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

Date Range: 10/1/2021 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 921
 Total Sales Price : 195,482,586
 Total Adj. Sales Price : 195,482,586
 Total Assessed Value : 183,874,932
 Avg. Adj. Sales Price : 212,250
 Avg. Assessed Value : 199,647

MEDIAN : 93
 WGT. MEAN : 94
 MEAN : 96
 COD : 14.10
 PRD : 101.70

COV : 19.59
 STD : 18.74
 Avg. Abs. Dev : 13.10
 MAX Sales Ratio : 207.94
 MIN Sales Ratio : 47.64

95% Median C.I. : 91.85 to 93.77
 95% Wgt. Mean C.I. : 92.93 to 95.20
 95% Mean C.I. : 94.45 to 96.87

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	2	157.68	157.68	157.00	06.09	100.43	148.07	167.28	N/A	21,500	33,756
Ranges Excl. Low \$											
Greater Than 4,999	921	92.90	95.66	94.06	14.10	101.70	47.64	207.94	91.85 to 93.77	212,250	199,647
Greater Than 14,999	921	92.90	95.66	94.06	14.10	101.70	47.64	207.94	91.85 to 93.77	212,250	199,647
Greater Than 29,999	919	92.90	95.53	94.05	13.98	101.57	47.64	207.94	91.84 to 93.76	212,665	200,008
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	2	157.68	157.68	157.00	06.09	100.43	148.07	167.28	N/A	21,500	33,756
30,000 TO 59,999	19	130.68	136.54	134.97	21.27	101.16	97.93	207.94	103.61 to 162.31	50,166	67,709
60,000 TO 99,999	86	108.26	111.45	111.02	13.88	100.39	74.71	182.14	104.35 to 115.39	80,619	89,506
100,000 TO 149,999	206	92.75	94.33	93.78	13.58	100.59	57.14	188.34	89.51 to 95.27	127,323	119,401
150,000 TO 249,999	361	90.47	91.17	91.30	12.13	99.86	47.64	173.51	88.58 to 91.71	193,523	176,692
250,000 TO 499,999	220	92.12	93.83	93.89	12.05	99.94	57.71	194.55	90.59 to 93.97	337,225	316,622
500,000 TO 999,999	25	96.65	96.96	96.65	10.29	100.32	74.41	126.57	91.33 to 104.13	591,020	571,213
1,000,000 +	2	99.88	99.88	100.24	09.10	99.64	90.79	108.97	N/A	1,249,000	1,252,031
ALL	921	92.90	95.66	94.06	14.10	101.70	47.64	207.94	91.85 to 93.77	212,250	199,647

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	17	Median :	90	COV :	27.72	95% Median C.I. :	77.97 to 107.41
Total Sales Price :	6,170,650	Wgt. Mean :	94	STD :	26.25	95% Wgt. Mean C.I. :	82.79 to 105.28
Total Adj. Sales Price :	6,170,650	Mean :	95	Avg.Abs.Dev :	17.88	95% Mean C.I. :	81.19 to 108.19
Total Assessed Value :	5,802,534						
Avg. Adj. Sales Price :	362,979	COD :	19.95	MAX Sales Ratio :	173.51		
Avg. Assessed Value :	341,326	PRD :	100.70	MIN Sales Ratio :	58.17		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2021 To 12/31/2021	6	105.90	103.10	104.87	05.35	98.31	92.82	111.50	92.82 to 111.50	381,583	400,154
01/01/2022 To 03/31/2022	1	119.95	119.95	119.95		100.00	119.95	119.95	N/A	575,000	689,715
04/01/2022 To 06/30/2022	2	74.58	74.58	72.50	09.79	102.87	67.28	81.87	N/A	307,450	222,891
07/01/2022 To 09/30/2022	1	81.03	81.03	81.03		100.00	81.03	81.03	N/A	260,000	210,666
10/01/2022 To 12/31/2022	2	125.74	125.74	105.30	37.99	119.41	77.97	173.51	N/A	283,625	298,656
01/01/2023 To 03/31/2023	2	76.53	76.53	75.82	05.21	100.94	72.54	80.51	N/A	327,000	247,920
04/01/2023 To 06/30/2023	2	73.90	73.90	73.90	21.29	100.00	58.17	89.62	N/A	375,000	277,108
07/01/2023 To 09/30/2023	1	88.71	88.71	88.71		100.00	88.71	88.71	N/A	460,000	408,081
<u>Study Yrs</u>											
10/01/2021 To 09/30/2022	10	99.73	96.87	100.21	13.30	96.67	67.28	119.95	81.03 to 111.50	373,940	374,709
10/01/2022 To 09/30/2023	7	80.51	91.58	84.54	25.40	108.33	58.17	173.51	58.17 to 173.51	347,321	293,635
<u>Calendar Yrs</u>											
01/01/2022 To 12/31/2022	6	81.45	100.27	96.35	30.50	104.07	67.28	173.51	67.28 to 173.51	336,192	323,912

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
4	17	89.62	94.69	94.03	19.95	100.70	58.17	173.51	77.97 to 107.41	362,979	341,326

PAD 2024 R&O Statistics 2024 Values

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	17	Median :	90	COV :	27.72	95% Median C.I. :	77.97 to 107.41
Total Sales Price :	6,170,650	Wgt. Mean :	94	STD :	26.25	95% Wgt. Mean C.I. :	82.79 to 105.28
Total Adj. Sales Price :	6,170,650	Mean :	95	Avg.Abs.Dev :	17.88	95% Mean C.I. :	81.19 to 108.19
Total Assessed Value :	5,802,534						
Avg. Adj. Sales Price :	362,979	COD :	19.95	MAX Sales Ratio :	173.51		
Avg. Assessed Value :	341,326	PRD :	100.70	MIN Sales Ratio :	58.17		

What IF

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
01	17	89.62	94.69	94.03	19.95	100.70	58.17	173.51	77.97 to 107.41	362,979	341,326
06											
07											

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	17	89.62	94.69	94.03	19.95	100.70	58.17	173.51	77.97 to 107.41	362,979	341,326
Greater Than 15,000	17	89.62	94.69	94.03	19.95	100.70	58.17	173.51	77.97 to 107.41	362,979	341,326
Greater Than 30,000	17	89.62	94.69	94.03	19.95	100.70	58.17	173.51	77.97 to 107.41	362,979	341,326
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999											
60,000 TO 99,999											
100,000 TO 149,999											
150,000 TO 249,999	3	95.04	116.81	111.11	32.14	105.13	81.87	173.51	N/A	204,050	226,720
250,000 TO 499,999	11	81.03	83.68	83.23	14.19	100.54	58.17	107.41	67.28 to 104.41	354,409	294,992
500,000 TO 999,999	3	111.50	112.95	113.10	03.76	99.87	107.39	119.95	N/A	553,333	625,822
1,000,000 +											

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	4	Improvmnt	Increase	0%

What IF

PAD 2024 R&O Statistics 2024 Values

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	17	Median :	96	COV :	27.91	95% Median C.I. :	83.18 to 115.16
Total Sales Price :	6,170,650	Wgt. Mean :	100	STD :	28.21	95% Wgt. Mean C.I. :	88.27 to 112.69
Total Adj. Sales Price :	6,170,650	Mean :	101	Avg.Abs.Dev :	19.33	95% Mean C.I. :	86.59 to 115.59
Total Assessed Value :	6,200,310						
Avg. Adj. Sales Price :	362,979	COD :	20.21	MAX Sales Ratio :	185.12		
Avg. Assessed Value :	364,724	PRD :	100.61	MIN Sales Ratio :	61.69		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2021 To 12/31/2021	6	113.24	110.29	112.28	05.50	98.23	98.71	119.71	98.71 to 119.71	381,583	428,426
01/01/2022 To 03/31/2022	1	128.87	128.87	128.87		100.00	128.87	128.87	N/A	575,000	740,977
04/01/2022 To 06/30/2022	2	78.96	78.96	76.81	09.56	102.80	71.41	86.51	N/A	307,450	236,158
07/01/2022 To 09/30/2022	1	86.08	86.08	86.08		100.00	86.08	86.08	N/A	260,000	223,796
10/01/2022 To 12/31/2022	2	134.15	134.15	112.34	37.99	119.41	83.18	185.12	N/A	283,625	318,628
01/01/2023 To 03/31/2023	2	81.71	81.71	80.90	05.56	101.00	77.17	86.25	N/A	327,000	264,558
04/01/2023 To 06/30/2023	2	78.67	78.67	78.67	21.58	100.00	61.69	95.64	N/A	375,000	294,998
07/01/2023 To 09/30/2023	1	94.85	94.85	94.85		100.00	94.85	94.85	N/A	460,000	436,303
<u>Study Yrs</u>											
10/01/2021 To 09/30/2022	10	106.75	103.46	107.17	13.66	96.54	71.41	128.87	86.08 to 119.71	373,940	400,764
10/01/2022 To 09/30/2023	7	86.25	97.70	90.19	25.44	108.33	61.69	185.12	61.69 to 185.12	347,321	313,238
<u>Calendar Yrs</u>											
01/01/2022 To 12/31/2022	6	86.30	106.86	102.84	30.87	103.91	71.41	185.12	71.41 to 185.12	336,192	345,724

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
4	17	95.64	101.09	100.48	20.21	100.61	61.69	185.12	83.18 to 115.16	362,979	364,724

PAD 2024 R&O Statistics 2024 Values

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	17	Median :	96	COV :	27.91	95% Median C.I. :	83.18 to 115.16
Total Sales Price :	6,170,650	Wgt. Mean :	100	STD :	28.21	95% Wgt. Mean C.I. :	88.27 to 112.69
Total Adj. Sales Price :	6,170,650	Mean :	101	Avg.Abs.Dev :	19.33	95% Mean C.I. :	86.59 to 115.59
Total Assessed Value :	6,200,310						
Avg. Adj. Sales Price :	362,979	COD :	20.21	MAX Sales Ratio :	185.12		
Avg. Assessed Value :	364,724	PRD :	100.61	MIN Sales Ratio :	61.69		

What IF

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
01	17	95.64	101.09	100.48	20.21	100.61	61.69	185.12	83.18 to 115.16	362,979	364,724
06											
07											

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
__Ranges Excl. Low \$__											
Greater Than 4,999	17	95.64	101.09	100.48	20.21	100.61	61.69	185.12	83.18 to 115.16	362,979	364,724
Greater Than 15,000	17	95.64	101.09	100.48	20.21	100.61	61.69	185.12	83.18 to 115.16	362,979	364,724
Greater Than 30,000	17	95.64	101.09	100.48	20.21	100.61	61.69	185.12	83.18 to 115.16	362,979	364,724
__Incremental Ranges__											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999											
60,000 TO 99,999											
100,000 TO 149,999											
150,000 TO 249,999	3	101.70	124.44	118.36	32.32	105.14	86.51	185.12	N/A	204,050	241,504
250,000 TO 499,999	11	86.25	89.22	88.76	14.35	100.52	61.69	114.68	71.41 to 111.79	354,409	314,571
500,000 TO 999,999	3	119.71	121.25	121.42	03.82	99.86	115.16	128.87	N/A	553,333	671,837
1,000,000 +											

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	4	Improvmnt	Increase	8%

What IF

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	921	Median :	93	COV :	19.64	95% Median C.I. :	91.95 to 93.97
Total Sales Price :	195,482,586	Wgt. Mean :	94	STD :	18.81	95% Wgt. Mean C.I. :	93.12 to 95.41
Total Adj. Sales Price :	195,482,586	Mean :	96	Avg. Abs. Dev :	13.13	95% Mean C.I. :	94.57 to 96.99
Total Assessed Value :	184,272,708						
Avg. Adj. Sales Price :	212,250	COD :	14.12	MAX Sales Ratio :	207.94		
Avg. Assessed Value :	200,079	PRD :	101.60	MIN Sales Ratio :	47.64		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Qrtrs</u>											
10/01/2021 To 12/31/2021	128	99.23	101.10	99.82	12.64	101.28	62.64	158.67	96.17 to 102.70	195,219	194,860
01/01/2022 To 03/31/2022	94	99.13	99.45	99.70	11.86	99.75	68.13	167.28	93.98 to 102.55	210,699	210,063
04/01/2022 To 06/30/2022	143	92.16	95.57	94.69	14.28	100.93	60.82	194.55	90.44 to 94.62	225,259	213,294
07/01/2022 To 09/30/2022	141	93.01	95.54	93.66	12.19	102.01	67.26	171.56	90.89 to 95.27	222,480	208,368
10/01/2022 To 12/31/2022	118	91.94	97.84	95.44	14.85	102.51	72.10	207.94	90.11 to 96.70	201,681	192,491
01/01/2023 To 03/31/2023	61	94.04	95.32	93.27	11.86	102.20	66.43	159.97	89.47 to 97.25	192,227	179,285
04/01/2023 To 06/30/2023	123	88.76	90.79	89.52	15.07	101.42	47.64	191.91	86.31 to 92.24	218,385	195,497
07/01/2023 To 09/30/2023	113	87.12	90.80	89.02	16.20	102.00	53.43	182.14	84.44 to 91.16	218,775	194,755
<u>Study Yrs</u>											
10/01/2021 To 09/30/2022	506	94.80	97.68	96.49	13.23	101.23	60.82	194.55	93.46 to 96.83	214,181	206,658
10/01/2022 To 09/30/2023	415	90.59	93.46	91.50	14.91	102.14	47.64	207.94	88.74 to 91.81	209,897	192,057
<u>Calendar Yrs</u>											
01/01/2022 To 12/31/2022	496	93.54	96.84	95.48	13.52	101.42	60.82	207.94	92.19 to 95.19	216,100	206,332

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	921	Median :	93	COV :	19.64	95% Median C.I. :	91.95 to 93.97
Total Sales Price :	195,482,586	Wgt. Mean :	94	STD :	18.81	95% Wgt. Mean C.I. :	93.12 to 95.41
Total Adj. Sales Price :	195,482,586	Mean :	96	Avg. Abs. Dev :	13.13	95% Mean C.I. :	94.57 to 96.99
Total Assessed Value :	184,272,708						
Avg. Adj. Sales Price :	212,250	COD :	14.12	MAX Sales Ratio :	207.94		
Avg. Assessed Value :	200,079	PRD :	101.60	MIN Sales Ratio :	47.64		

What IF

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	807	92.89	95.38	93.90	13.78	101.58	47.64	188.34	91.55 to 93.71	206,684	194,076
2	21	92.24	105.23	101.74	21.42	103.43	57.71	207.94	88.86 to 105.64	218,336	222,135
3	23	97.68	99.11	98.24	10.40	100.89	66.07	133.76	92.42 to 104.04	203,339	199,761
4	17	95.64	101.09	100.48	20.21	100.61	61.69	185.12	83.18 to 115.16	362,979	364,724
5	29	93.28	97.23	93.00	15.45	104.55	60.72	191.91	87.25 to 103.21	315,738	293,634
6	24	93.02	92.39	89.72	15.18	102.98	54.28	148.07	84.44 to 102.35	170,827	153,272

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
01	920	93.01	95.66	94.25	14.00	101.50	47.64	194.55	91.91 to 93.97	212,448	200,229
06											
07	1	207.94	207.94	207.94		100.00	207.94	207.94	N/A	30,000	62,383

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	921	Median :	93	COV :	19.64	95% Median C.I. :	91.95 to 93.97
Total Sales Price :	195,482,586	Wgt. Mean :	94	STD :	18.81	95% Wgt. Mean C.I. :	93.12 to 95.41
Total Adj. Sales Price :	195,482,586	Mean :	96	Avg. Abs. Dev :	13.13	95% Mean C.I. :	94.57 to 96.99
Total Assessed Value :	184,272,708						
Avg. Adj. Sales Price :	212,250	COD :	14.12	MAX Sales Ratio :	207.94		
Avg. Assessed Value :	200,079	PRD :	101.60	MIN Sales Ratio :	47.64		

What IF

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	2	157.68	157.68	157.00	06.09	100.43	148.07	167.28	N/A	21,500	33,756
<u>__Ranges Excl. Low \$__</u>											
Greater Than 4,999	921	93.01	95.78	94.27	14.12	101.60	47.64	207.94	91.95 to 93.97	212,250	200,079
Greater Than 15,000	921	93.01	95.78	94.27	14.12	101.60	47.64	207.94	91.95 to 93.97	212,250	200,079
Greater Than 30,000	919	93.01	95.65	94.25	14.00	101.49	47.64	207.94	91.91 to 93.91	212,665	200,441
<u>__Incremental Ranges__</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	2	157.68	157.68	157.00	06.09	100.43	148.07	167.28	N/A	21,500	33,756
30,000 TO 59,999	19	130.68	136.54	134.97	21.27	101.16	97.93	207.94	103.61 to 162.31	50,166	67,709
60,000 TO 99,999	86	108.26	111.45	111.02	13.88	100.39	74.71	182.14	104.35 to 115.39	80,619	89,506
100,000 TO 149,999	206	92.75	94.33	93.78	13.58	100.59	57.14	188.34	89.51 to 95.27	127,323	119,401
150,000 TO 249,999	361	90.47	91.24	91.37	12.17	99.86	47.64	185.12	88.58 to 91.71	193,523	176,814
250,000 TO 499,999	220	93.00	94.11	94.18	11.89	99.93	57.71	194.55	90.71 to 94.29	337,225	317,601
500,000 TO 999,999	25	96.65	97.96	97.58	11.32	100.39	74.41	128.87	91.33 to 104.13	591,020	576,735
1,000,000 +	2	99.88	99.88	100.24	09.10	99.64	90.79	108.97	N/A	1,249,000	1,252,031

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	4	Improvmt	Increase	8%

What IF

01 Adams
COMMERCIAL

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

Date Range: 10/1/2020 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 69
 Total Sales Price : 26,564,278
 Total Adj. Sales Price : 26,564,278
 Total Assessed Value : 25,453,998
 Avg. Adj. Sales Price : 384,990
 Avg. Assessed Value : 368,899

MEDIAN : 93
 WGT. MEAN : 96
 MEAN : 98
 COD : 24.43
 PRD : 102.31

COV : 30.33
 STD : 29.73
 Avg. Abs. Dev : 22.61
 MAX Sales Ratio : 175.57
 MIN Sales Ratio : 42.17

95% Median C.I. : 87.07 to 104.68
 95% Wgt. Mean C.I. : 83.14 to 108.50
 95% Mean C.I. : 91.02 to 105.04

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-20 To 31-DEC-20	6	100.44	97.71	79.08	17.92	123.56	51.68	124.09	51.68 to 124.09	540,500	427,424
01-JAN-21 To 31-MAR-21	1	95.85	95.85	95.85	00.00	100.00	95.85	95.85	N/A	2,406,452	2,306,558
01-APR-21 To 30-JUN-21	3	105.48	105.58	105.94	18.44	99.66	76.45	134.80	N/A	160,000	169,506
01-JUL-21 To 30-SEP-21	6	96.66	94.43	78.58	22.56	120.17	42.17	134.22	42.17 to 134.22	165,917	130,372
01-OCT-21 To 31-DEC-21	11	91.76	94.85	121.42	20.66	78.12	62.58	171.75	71.57 to 109.69	369,862	449,093
01-JAN-22 To 31-MAR-22	5	110.17	111.75	107.36	16.31	104.09	78.66	154.10	N/A	215,700	231,583
01-APR-22 To 30-JUN-22	9	86.10	92.32	92.83	15.91	99.45	70.68	117.97	76.64 to 115.90	726,304	674,261
01-JUL-22 To 30-SEP-22	3	107.98	116.42	121.88	20.16	95.52	87.98	153.29	N/A	152,333	185,669
01-OCT-22 To 31-DEC-22	6	85.69	99.34	81.75	41.01	121.52	44.19	175.57	44.19 to 175.57	505,000	412,846
01-JAN-23 To 31-MAR-23	7	104.75	105.77	107.62	16.96	98.28	73.46	134.62	73.46 to 134.62	251,814	271,014
01-APR-23 To 30-JUN-23	8	85.79	79.02	84.66	19.43	93.34	48.68	108.20	48.68 to 108.20	245,325	207,692
01-JUL-23 To 30-SEP-23	4	111.23	111.94	98.13	42.80	114.07	59.07	166.24	N/A	135,825	133,288
<u>Study Yrs</u>											
01-OCT-20 To 30-SEP-21	16	100.44	97.84	86.48	19.10	113.14	42.17	134.80	87.07 to 118.67	445,310	385,116
01-OCT-21 To 30-SEP-22	28	94.87	99.36	104.80	20.49	94.81	62.58	171.75	82.59 to 107.99	433,597	454,403
01-OCT-22 To 30-SEP-23	25	90.90	96.65	90.00	30.35	107.39	44.19	175.57	73.46 to 108.20	291,944	262,754
<u>Calendar Yrs</u>											
01-JAN-21 To 31-DEC-21	21	95.85	96.31	107.38	20.44	89.69	42.17	171.75	80.59 to 105.48	378,592	406,540
01-JAN-22 To 31-DEC-22	23	92.20	101.52	92.42	26.11	109.85	44.19	175.57	82.59 to 115.13	482,706	446,102
<u>ALL</u>	69	92.56	98.03	95.82	24.43	102.31	42.17	175.57	87.07 to 104.68	384,990	368,899

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	57	92.20	98.30	96.45	25.72	101.92	42.17	175.57	85.23 to 104.75	386,501	372,766
3	12	96.70	96.73	92.78	17.38	104.26	48.68	152.86	80.59 to 107.99	377,812	350,530
<u>ALL</u>	69	92.56	98.03	95.82	24.43	102.31	42.17	175.57	87.07 to 104.68	384,990	368,899

**01 Adams
COMMERCIAL**

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

Date Range: 10/1/2020 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 69	MEDIAN : 93	COV : 30.33	95% Median C.I. : 87.07 to 104.68
Total Sales Price : 26,564,278	WGT. MEAN : 96	STD : 29.73	95% Wgt. Mean C.I. : 83.14 to 108.50
Total Adj. Sales Price : 26,564,278	MEAN : 98	Avg. Abs. Dev : 22.61	95% Mean C.I. : 91.02 to 105.04
Total Assessed Value : 25,453,998			
Avg. Adj. Sales Price : 384,990	COD : 24.43	MAX Sales Ratio : 175.57	
Avg. Assessed Value : 368,899	PRD : 102.31	MIN Sales Ratio : 42.17	

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02	15	100.71	107.25	103.13	24.44	103.99	42.17	166.24	91.76 to 125.34	212,333	218,983
03	49	90.96	95.32	94.53	24.62	100.84	44.19	175.57	82.89 to 104.68	411,886	389,343
04	5	90.90	96.86	96.70	13.83	100.17	76.64	117.97	N/A	639,368	618,294
<u>ALL</u>	<u>69</u>	<u>92.56</u>	<u>98.03</u>	<u>95.82</u>	<u>24.43</u>	<u>102.31</u>	<u>42.17</u>	<u>175.57</u>	<u>87.07 to 104.68</u>	<u>384,990</u>	<u>368,899</u>

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	69	92.56	98.03	95.82	24.43	102.31	42.17	175.57	87.07 to 104.68	384,990	368,899
Greater Than 14,999	69	92.56	98.03	95.82	24.43	102.31	42.17	175.57	87.07 to 104.68	384,990	368,899
Greater Than 29,999	69	92.56	98.03	95.82	24.43	102.31	42.17	175.57	87.07 to 104.68	384,990	368,899
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	6	91.23	85.94	85.09	19.14	101.00	48.68	107.98	48.68 to 107.98	41,331	35,168
60,000 TO 99,999	5	134.22	137.04	136.56	09.38	100.35	118.67	154.10	N/A	75,260	102,779
100,000 TO 149,999	15	96.51	100.34	100.37	17.18	99.97	69.59	166.24	80.81 to 107.99	122,980	123,438
150,000 TO 249,999	17	87.98	98.70	99.85	24.93	98.85	59.07	175.57	76.45 to 110.17	185,088	184,806
250,000 TO 499,999	13	88.63	90.42	92.78	24.47	97.46	42.17	139.37	62.58 to 115.13	330,577	306,712
500,000 TO 999,999	5	90.90	89.54	90.42	25.34	99.03	44.19	120.06	N/A	806,000	728,769
1,000,000 TO 1,999,999	6	85.78	96.41	100.88	35.53	95.57	51.68	171.75	51.68 to 171.75	1,240,807	1,251,713
2,000,000 TO 4,999,999	2	89.22	89.22	88.76	07.43	100.52	82.59	95.85	N/A	2,588,226	2,297,217
5,000,000 TO 9,999,999											
10,000,000 +											
<u>ALL</u>	<u>69</u>	<u>92.56</u>	<u>98.03</u>	<u>95.82</u>	<u>24.43</u>	<u>102.31</u>	<u>42.17</u>	<u>175.57</u>	<u>87.07 to 104.68</u>	<u>384,990</u>	<u>368,899</u>

01 Adams
COMMERCIAL

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

Date Range: 10/1/2020 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 69
 Total Sales Price : 26,564,278
 Total Adj. Sales Price : 26,564,278
 Total Assessed Value : 25,453,998
 Avg. Adj. Sales Price : 384,990
 Avg. Assessed Value : 368,899

MEDIAN : 93
 WGT. MEAN : 96
 MEAN : 98
 COD : 24.43
 PRD : 102.31

COV : 30.33
 STD : 29.73
 Avg. Abs. Dev : 22.61
 MAX Sales Ratio : 175.57
 MIN Sales Ratio : 42.17

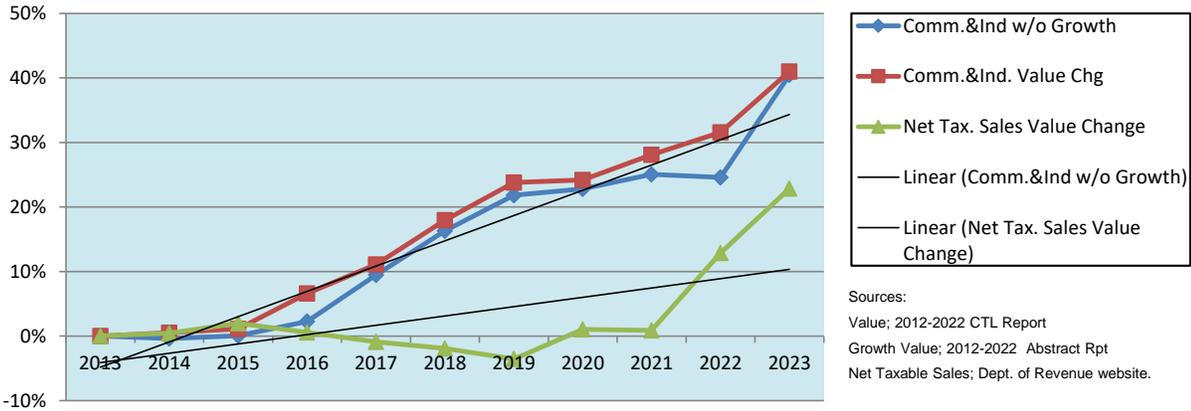
95% Median C.I. : 87.07 to 104.68
 95% Wgt. Mean C.I. : 83.14 to 108.50
 95% Mean C.I. : 91.02 to 105.04

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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
303	1	70.68	70.68	70.68	00.00	100.00	70.68	70.68	N/A	160,000	113,085
318	1	65.51	65.51	65.51	00.00	100.00	65.51	65.51	N/A	1,130,000	740,317
341	1	87.98	87.98	87.98	00.00	100.00	87.98	87.98	N/A	192,000	168,922
344	7	85.23	87.69	82.11	21.55	106.80	51.53	134.62	51.53 to 134.62	290,886	238,853
346	1	78.66	78.66	78.66	00.00	100.00	78.66	78.66	N/A	161,000	126,643
349	1	104.68	104.68	104.68	00.00	100.00	104.68	104.68	N/A	38,000	39,778
352	15	100.71	107.25	103.13	24.44	103.99	42.17	166.24	91.76 to 125.34	212,333	218,983
353	4	83.67	98.65	69.08	49.62	142.81	51.68	175.57	N/A	507,000	350,216
384	2	76.52	76.52	88.45	36.38	86.51	48.68	104.36	N/A	70,000	61,915
386	4	86.59	91.57	94.60	07.00	96.80	84.92	108.20	N/A	198,125	187,434
406	14	95.05	95.01	88.35	15.46	107.54	59.07	134.22	80.59 to 109.82	195,720	172,923
410	2	124.53	124.53	129.71	11.92	96.01	109.69	139.37	N/A	281,750	365,450
442	1	152.86	152.86	152.86	00.00	100.00	152.86	152.86	N/A	68,300	104,403
455	2	103.43	103.43	102.52	12.06	100.89	90.96	115.90	N/A	1,025,000	1,050,816
494	10	86.90	91.16	93.32	24.81	97.69	44.19	134.80	68.55 to 124.09	641,819	598,967
498	1	115.13	115.13	115.13	00.00	100.00	115.13	115.13	N/A	341,500	393,160
530	1	171.75	171.75	171.75	00.00	100.00	171.75	171.75	N/A	1,750,000	3,005,550
595	1	82.59	82.59	82.59	00.00	100.00	82.59	82.59	N/A	2,770,000	2,287,875
<u>ALL</u>	69	92.56	98.03	95.82	24.43	102.31	42.17	175.57	87.07 to 104.68	384,990	368,899

Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2012	\$ 397,324,300	\$ 9,025,109	2.27%	\$ 388,299,191		\$ 383,928,111	
2013	\$ 399,417,255	\$ 3,626,410	0.91%	\$ 395,790,845	-0.39%	\$ 385,669,121	0.45%
2014	\$ 401,709,592	\$ 4,189,804	1.04%	\$ 397,519,788	-0.48%	\$ 391,584,885	1.53%
2015	\$ 423,553,036	\$ 17,281,608	4.08%	\$ 406,271,428	1.14%	\$ 386,186,261	-1.38%
2016	\$ 441,429,631	\$ 6,457,775	1.46%	\$ 434,971,856	2.70%	\$ 380,528,293	-1.47%
2017	\$ 468,681,430	\$ 6,628,658	1.41%	\$ 462,052,772	4.67%	\$ 376,564,097	-1.04%
2018	\$ 491,955,072	\$ 7,900,384	1.61%	\$ 484,054,688	3.28%	\$ 370,294,350	-1.66%
2019	\$ 493,480,653	\$ 5,557,192	1.13%	\$ 487,923,461	-0.82%	\$ 387,872,332	4.75%
2020	\$ 509,033,564	\$ 12,110,737	2.38%	\$ 496,922,827	0.70%	\$ 387,329,187	-0.14%
2021	\$ 522,855,794	\$ 27,873,153	5.33%	\$ 494,982,641	-2.76%	\$ 433,338,174	11.88%
2022	\$ 560,249,980	\$ 2,076,951	0.37%	\$ 558,173,029	6.75%	\$ 471,734,149	8.86%
2023	\$ 590,744,772	\$ 13,112,962	2.22%	\$ 577,631,810	3.10%	\$ 498,169,085	5.60%
Ann %chg	3.99%			Average	1.63%	2.59%	2.49%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2012	-	-	-
2013	-0.39%	0.53%	0.45%
2014	0.05%	1.10%	1.99%
2015	2.25%	6.60%	0.59%
2016	9.48%	11.10%	-0.89%
2017	16.29%	17.96%	-1.92%
2018	21.83%	23.82%	-3.55%
2019	22.80%	24.20%	1.03%
2020	25.07%	28.12%	0.89%
2021	24.58%	31.59%	12.87%
2022	40.48%	41.01%	22.87%
2023	45.38%	48.68%	29.76%

County Number	1
County Name	Adams

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	15	Median :	101	COV :	31.04	95% Median C.I. :	91.76 to 125.34
Total Sales Price :	3,185,000	Wgt. Mean :	103	STD :	33.29	95% Wgt. Mean C.I. :	82.95 to 123.32
Total Adj. Sales Price :	3,185,000	Mean :	107	Avg. Abs. Dev :	24.61	95% Mean C.I. :	88.81 to 125.69
Total Assessed Value :	3,284,744						
Avg. Adj. Sales Price :	212,333	COD :	24.44	MAX Sales Ratio :	166.24		
Avg. Assessed Value :	218,983	PRD :	103.99	MIN Sales Ratio :	42.17		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2020 To 12/31/2020	2	107.59	107.59	104.09	10.30	103.36	96.51	118.67	N/A	95,000	98,886
01/01/2021 To 03/31/2021											
04/01/2021 To 06/30/2021	1	76.45	76.45	76.45		100.00	76.45	76.45	N/A	159,000	121,551
07/01/2021 To 09/30/2021	1	42.17	42.17	42.17		100.00	42.17	42.17	N/A	350,000	147,586
10/01/2021 To 12/31/2021	2	96.33	96.33	96.71	04.74	99.61	91.76	100.89	N/A	120,000	116,048
01/01/2022 To 03/31/2022	2	127.41	127.41	111.09	20.96	114.69	100.71	154.10	N/A	193,000	214,398
04/01/2022 To 06/30/2022	1	92.20	92.20	92.20		100.00	92.20	92.20	N/A	165,000	152,137
07/01/2022 To 09/30/2022	1	153.29	153.29	153.29		100.00	153.29	153.29	N/A	225,000	344,895
10/01/2022 To 12/31/2022											
01/01/2023 To 03/31/2023	4	108.51	103.95	107.96	17.28	96.29	73.46	125.34	N/A	336,250	363,029
04/01/2023 To 06/30/2023											
07/01/2023 To 09/30/2023	1	166.24	166.24	166.24		100.00	166.24	166.24	N/A	125,000	207,795
<u>Study Yrs</u>											
10/01/2020 To 09/30/2021	4	86.48	83.45	66.80	27.91	124.93	42.17	118.67	N/A	174,750	116,727
10/01/2021 To 09/30/2022	6	100.80	115.49	113.97	20.44	101.33	91.76	154.10	91.76 to 154.10	169,333	192,987
10/01/2022 To 09/30/2023	5	120.06	116.41	112.92	20.18	103.09	73.46	166.24	N/A	294,000	331,982
<u>Calendar Yrs</u>											
01/01/2021 To 12/31/2021	4	84.11	77.82	66.92	22.01	116.29	42.17	100.89	N/A	187,250	125,308
01/01/2022 To 12/31/2022	4	127.00	125.08	119.31	22.54	104.84	92.20	154.10	N/A	194,000	231,457

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	15	Median :	101	COV :	31.04	95% Median C.I. :	91.76 to 125.34
Total Sales Price :	3,185,000	Wgt. Mean :	103	STD :	33.29	95% Wgt. Mean C.I. :	82.95 to 123.32
Total Adj. Sales Price :	3,185,000	Mean :	107	Avg. Abs. Dev :	24.61	95% Mean C.I. :	88.81 to 125.69
Total Assessed Value :	3,284,744						
Avg. Adj. Sales Price :	212,333	COD :	24.44	MAX Sales Ratio :	166.24		
Avg. Assessed Value :	218,983	PRD :	103.99	MIN Sales Ratio :	42.17		

What IF

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	15	100.71	107.25	103.13	24.44	103.99	42.17	166.24	91.76 to 125.34	212,333	218,983

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
02	15	100.71	107.25	103.13	24.44	103.99	42.17	166.24	91.76 to 125.34	212,333	218,983
03											
04											

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	15	Median :	101	COV :	31.04	95% Median C.I. :	91.76 to 125.34
Total Sales Price :	3,185,000	Wgt. Mean :	103	STD :	33.29	95% Wgt. Mean C.I. :	82.95 to 123.32
Total Adj. Sales Price :	3,185,000	Mean :	107	Avg. Abs. Dev :	24.61	95% Mean C.I. :	88.81 to 125.69
Total Assessed Value :	3,284,744						
Avg. Adj. Sales Price :	212,333	COD :	24.44	MAX Sales Ratio :	166.24		
Avg. Assessed Value :	218,983	PRD :	103.99	MIN Sales Ratio :	42.17		

What IF

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
__Ranges Excl. Low \$__											
Greater Than 4,999	15	100.71	107.25	103.13	24.44	103.99	42.17	166.24	91.76 to 125.34	212,333	218,983
Greater Than 15,000	15	100.71	107.25	103.13	24.44	103.99	42.17	166.24	91.76 to 125.34	212,333	218,983
Greater Than 30,000	15	100.71	107.25	103.13	24.44	103.99	42.17	166.24	91.76 to 125.34	212,333	218,983
__Incremental Ranges__											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999											
60,000 TO 99,999	3	125.34	132.70	132.58	09.42	100.09	118.67	154.10	N/A	79,333	105,180
100,000 TO 149,999	5	96.51	105.77	105.45	21.12	100.30	73.46	166.24	N/A	125,400	132,233
150,000 TO 249,999	3	92.20	107.31	112.67	27.78	95.24	76.45	153.29	N/A	183,000	206,194
250,000 TO 499,999	3	96.95	79.94	80.75	20.12	99.00	42.17	100.71	N/A	370,333	299,028
500,000 TO 999,999	1	120.06	120.06	120.06		100.00	120.06	120.06	N/A	660,000	792,372
1,000,000 TO 1,999,999											
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	15	Median :	101	COV :	31.04	95% Median C.I. :	91.76 to 125.34
Total Sales Price :	3,185,000	Wgt. Mean :	103	STD :	33.29	95% Wgt. Mean C.I. :	82.95 to 123.32
Total Adj. Sales Price :	3,185,000	Mean :	107	Avg. Abs. Dev :	24.61	95% Mean C.I. :	88.81 to 125.69
Total Assessed Value :	3,284,744						
Avg. Adj. Sales Price :	212,333	COD :	24.44	MAX Sales Ratio :	166.24		
Avg. Assessed Value :	218,983	PRD :	103.99	MIN Sales Ratio :	42.17		

What IF

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
352	15	100.71	107.25	103.13	24.44	103.99	42.17	166.24	91.76 to 125.34	212,333	218,983

COMMERCIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
OCCUPANCY CODE	352	Total	Increase	0%

What IF

PAD 2024 R&O Statistics 2024 Values

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	10	Median :	87	COV :	30.61	95% Median C.I. :	68.55 to 124.09
Total Sales Price :	6,418,192	Wgt. Mean :	93	STD :	27.90	95% Wgt. Mean C.I. :	76.15 to 110.49
Total Adj. Sales Price :	6,418,192	Mean :	91	Avg. Abs. Dev :	21.56	95% Mean C.I. :	71.20 to 111.12
Total Assessed Value :	5,989,665						
Avg. Adj. Sales Price :	641,819	COD :	24.81	MAX Sales Ratio :	134.80		
Avg. Assessed Value :	598,967	PRD :	97.69	MIN Sales Ratio :	44.19		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Qrtrs</u>											
10/01/2020 To 12/31/2020	1	124.09	124.09	124.09	100.00	124.09	124.09	124.09	N/A	420,000	521,198
01/01/2021 To 03/31/2021	1	95.85	95.85	95.85	100.00	95.85	95.85	95.85	N/A	2,406,452	2,306,558
04/01/2021 To 06/30/2021	1	134.80	134.80	134.80	100.00	134.80	134.80	134.80	N/A	165,000	222,423
07/01/2021 To 09/30/2021											
10/01/2021 To 12/31/2021	1	71.57	71.57	71.57	100.00	71.57	71.57	71.57	N/A	280,000	200,388
01/01/2022 To 03/31/2022											
04/01/2022 To 06/30/2022	2	99.39	99.39	113.26	18.69	87.75	80.81	117.97	N/A	590,870	669,203
07/01/2022 To 09/30/2022											
10/01/2022 To 12/31/2022	2	63.54	63.54	53.81	30.45	118.08	44.19	82.89	N/A	462,500	248,890
01/01/2023 To 03/31/2023											
04/01/2023 To 06/30/2023	2	79.73	79.73	86.82	14.02	91.83	68.55	90.90	N/A	520,000	451,457
07/01/2023 To 09/30/2023											
<u>Study Yrs</u>											
10/01/2020 To 09/30/2021	3	124.09	118.25	101.96	10.46	115.98	95.85	134.80	N/A	997,151	1,016,726
10/01/2021 To 09/30/2022	3	80.81	90.12	105.27	19.14	85.61	71.57	117.97	N/A	487,247	512,931
10/01/2022 To 09/30/2023	4	75.72	71.63	71.28	20.15	100.49	44.19	90.90	N/A	491,250	350,173
<u>Calendar Yrs</u>											
01/01/2021 To 12/31/2021	3	95.85	100.74	95.72	21.99	105.24	71.57	134.80	N/A	950,484	909,790
01/01/2022 To 12/31/2022	4	81.85	81.47	87.16	23.18	93.47	44.19	117.97	N/A	526,685	459,046

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	10	Median :	87	COV :	30.61	95% Median C.I. :	68.55 to 124.09
Total Sales Price :	6,418,192	Wgt. Mean :	93	STD :	27.90	95% Wgt. Mean C.I. :	76.15 to 110.49
Total Adj. Sales Price :	6,418,192	Mean :	91	Avg. Abs. Dev :	21.56	95% Mean C.I. :	71.20 to 111.12
Total Assessed Value :	5,989,665						
Avg. Adj. Sales Price :	641,819	COD :	24.81	MAX Sales Ratio :	134.80		
Avg. Assessed Value :	598,967	PRD :	97.69	MIN Sales Ratio :	44.19		

What IF

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	9	82.89	90.64	91.81	27.17	98.73	44.19	134.80	68.55 to 124.09	445,749	409,234
3	1	95.85	95.85	95.85		100.00	95.85	95.85	N/A	2,406,452	2,306,558

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
02											
03	8	81.85	87.84	88.17	26.34	99.63	44.19	134.80	44.19 to 134.80	567,044	499,965
04	2	104.44	104.44	105.74	12.96	98.77	90.90	117.97	N/A	940,920	994,971

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	10	Median :	87	COV :	30.61	95% Median C.I. :	68.55 to 124.09
Total Sales Price :	6,418,192	Wgt. Mean :	93	STD :	27.90	95% Wgt. Mean C.I. :	76.15 to 110.49
Total Adj. Sales Price :	6,418,192	Mean :	91	Avg. Abs. Dev :	21.56	95% Mean C.I. :	71.20 to 111.12
Total Assessed Value :	5,989,665						
Avg. Adj. Sales Price :	641,819	COD :	24.81	MAX Sales Ratio :	134.80		
Avg. Assessed Value :	598,967	PRD :	97.69	MIN Sales Ratio :	44.19		

What IF

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
<u>__ Ranges Excl. Low \$__</u>											
Greater Than 4,999	10	86.90	91.16	93.32	24.81	97.69	44.19	134.80	68.55 to 124.09	641,819	598,967
Greater Than 15,000	10	86.90	91.16	93.32	24.81	97.69	44.19	134.80	68.55 to 124.09	641,819	598,967
Greater Than 30,000	10	86.90	91.16	93.32	24.81	97.69	44.19	134.80	68.55 to 124.09	641,819	598,967
<u>__ Incremental Ranges__</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999											
60,000 TO 99,999											
100,000 TO 149,999	1	80.81	80.81	80.81		100.00	80.81	80.81	N/A	149,900	121,134
150,000 TO 249,999	3	82.89	95.41	92.87	26.64	102.74	68.55	134.80	N/A	195,000	181,103
250,000 TO 499,999	2	97.83	97.83	103.08	26.84	94.91	71.57	124.09	N/A	350,000	360,793
500,000 TO 999,999	2	67.55	67.55	69.89	34.58	96.65	44.19	90.90	N/A	772,500	539,903
1,000,000 TO 1,999,999	1	117.97	117.97	117.97		100.00	117.97	117.97	N/A	1,031,840	1,217,272
2,000,000 TO 4,999,999	1	95.85	95.85	95.85		100.00	95.85	95.85	N/A	2,406,452	2,306,558
5,000,000 TO 9,999,999											
10,000,000 +											

PAD 2024 R&O Statistics 2024 Values

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	10	Median :	87	COV :	30.61	95% Median C.I. :	68.55 to 124.09
Total Sales Price :	6,418,192	Wgt. Mean :	93	STD :	27.90	95% Wgt. Mean C.I. :	76.15 to 110.49
Total Adj. Sales Price :	6,418,192	Mean :	91	Avg. Abs. Dev :	21.56	95% Mean C.I. :	71.20 to 111.12
Total Assessed Value :	5,989,665						
Avg. Adj. Sales Price :	641,819	COD :	24.81	MAX Sales Ratio :	134.80		
Avg. Assessed Value :	598,967	PRD :	97.69	MIN Sales Ratio :	44.19		

What IF

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
494	10	86.90	91.16	93.32	24.81	97.69	44.19	134.80	68.55 to 124.09	641,819	598,967

COMMERCIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
OCCUPANCY CODE	494	Total	Increase	0%

What IF

01 Adams
AGRICULTURAL LAND

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

Date Range: 10/1/2020 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 53
Total Sales Price : 58,054,359
Total Adj. Sales Price : 58,054,359
Total Assessed Value : 40,827,993
Avg. Adj. Sales Price : 1,095,365
Avg. Assessed Value : 770,339

MEDIAN : 74
WGT. MEAN : 70
MEAN : 72
COD : 16.72
PRD : 102.36

COV : 21.53
STD : 15.50
Avg. Abs. Dev : 12.31
MAX Sales Ratio : 105.16
MIN Sales Ratio : 30.78

95% Median C.I. : 67.42 to 77.42
95% Wgt. Mean C.I. : 65.91 to 74.74
95% Mean C.I. : 67.82 to 76.16

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qrtrs</u>											
01-OCT-20 To 31-DEC-20	9	86.68	85.83	84.40	09.31	101.69	71.09	105.16	75.65 to 94.83	1,086,834	917,337
01-JAN-21 To 31-MAR-21	7	74.99	75.95	74.34	13.23	102.17	60.55	93.89	60.55 to 93.89	1,040,447	773,510
01-APR-21 To 30-JUN-21	4	73.53	75.92	73.89	06.73	102.75	68.49	88.12	N/A	759,207	560,998
01-JUL-21 To 30-SEP-21	4	77.09	80.60	75.59	10.84	106.63	67.72	100.51	N/A	1,636,030	1,236,633
01-OCT-21 To 31-DEC-21	8	72.38	66.91	65.25	20.88	102.54	30.78	90.27	30.78 to 90.27	915,960	597,637
01-JAN-22 To 31-MAR-22	8	57.58	59.52	55.28	13.84	107.67	41.76	75.21	41.76 to 75.21	1,165,689	644,450
01-APR-22 To 30-JUN-22	5	66.13	65.89	64.61	10.71	101.98	50.71	81.96	N/A	797,557	515,309
01-JUL-22 To 30-SEP-22	1	87.47	87.47	87.47	00.00	100.00	87.47	87.47	N/A	400,000	349,868
01-OCT-22 To 31-DEC-22	3	53.09	53.31	55.31	06.67	96.38	48.11	58.73	N/A	983,433	543,917
01-JAN-23 To 31-MAR-23	4	79.53	74.17	73.77	08.94	100.54	54.72	82.89	N/A	1,854,375	1,368,001
01-APR-23 To 30-JUN-23											
01-JUL-23 To 30-SEP-23											
<u>Study Yrs</u>											
01-OCT-20 To 30-SEP-21	24	77.09	80.42	78.29	12.30	102.72	60.55	105.16	73.45 to 88.12	1,110,233	869,214
01-OCT-21 To 30-SEP-22	22	66.75	64.93	61.13	17.92	106.22	30.78	90.27	54.06 to 75.21	956,408	584,687
01-OCT-22 To 30-SEP-23	7	58.73	65.23	68.52	20.93	95.20	48.11	82.89	48.11 to 82.89	1,481,114	1,014,822
<u>Calendar Yrs</u>											
01-JAN-21 To 31-DEC-21	23	74.50	73.61	71.87	14.62	102.42	30.78	100.51	68.28 to 77.42	1,051,816	755,921
01-JAN-22 To 31-DEC-22	17	59.36	61.94	58.29	15.85	106.26	41.76	87.47	53.09 to 68.03	980,211	571,398
<u>ALL</u>	53	73.61	71.99	70.33	16.72	102.36	30.78	105.16	67.42 to 77.42	1,095,365	770,339

AREA (MARKET)										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
4000	53	73.61	71.99	70.33	16.72	102.36	30.78	105.16	67.42 to 77.42	1,095,365	770,339
<u>ALL</u>	53	73.61	71.99	70.33	16.72	102.36	30.78	105.16	67.42 to 77.42	1,095,365	770,339

01 Adams
AGRICULTURAL LAND

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

Date Range: 10/1/2020 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 53
 Total Sales Price : 58,054,359
 Total Adj. Sales Price : 58,054,359
 Total Assessed Value : 40,827,993
 Avg. Adj. Sales Price : 1,095,365
 Avg. Assessed Value : 770,339

MEDIAN : 74
 WGT. MEAN : 70
 MEAN : 72
 COD : 16.72
 PRD : 102.36

COV : 21.53
 STD : 15.50
 Avg. Abs. Dev : 12.31
 MAX Sales Ratio : 105.16
 MIN Sales Ratio : 30.78

95% Median C.I. : 67.42 to 77.42
 95% Wgt. Mean C.I. : 65.91 to 74.74
 95% Mean C.I. : 67.82 to 76.16

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	17	68.28	72.61	71.56	16.08	101.47	53.09	100.51	58.73 to 86.68	1,084,885	776,357
4000	17	68.28	72.61	71.56	16.08	101.47	53.09	100.51	58.73 to 86.68	1,084,885	776,357
Dry											
County	1	48.11	48.11	48.11	00.00	100.00	48.11	48.11	N/A	465,000	223,697
4000	1	48.11	48.11	48.11	00.00	100.00	48.11	48.11	N/A	465,000	223,697
ALL	53	73.61	71.99	70.33	16.72	102.36	30.78	105.16	67.42 to 77.42	1,095,365	770,339

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	45	74.99	72.31	70.75	16.66	102.20	30.78	105.16	67.42 to 79.39	1,135,988	803,655
4000	45	74.99	72.31	70.75	16.66	102.20	30.78	105.16	67.42 to 79.39	1,135,988	803,655
Dry											
County	1	48.11	48.11	48.11	00.00	100.00	48.11	48.11	N/A	465,000	223,697
4000	1	48.11	48.11	48.11	00.00	100.00	48.11	48.11	N/A	465,000	223,697
ALL	53	73.61	71.99	70.33	16.72	102.36	30.78	105.16	67.42 to 77.42	1,095,365	770,339

Adams County 2024 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Adams	4	6,473	6,336	6,336	6,204	5,834	5,944	5,911	5,678	6,385
Hall	1	5,820	4,402	4,402	4,394	4,260	4,260	3,925	3,925	5,245
Hamilton	1	8,086	7,970	7,970	7,999	2,200	7,700	7,500	7,500	8,011
Clay	1	6,800	6,700	6,700	6,700	n/a	6,450	6,300	6,300	6,707
Nuckolls	1	5,400	4,850	4,850	4,850	n/a	4,800	4,250	4,250	5,029
Webster	1	5,529	5,466	5,466	5,480	4,909	5,290	5,232	5,146	5,392
Franklin	2	4,739	4,425	4,425	4,491	1,320	4,039	4,178	4,105	4,604
Kearney	1	6,199	6,000	6,000	5,710	4,950	4,400	4,000	3,900	5,795
Buffalo	6	5,825	5,620	5,620	5,485	2,415	5,125	4,765	4,765	5,239

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Adams	4	3,637	3,440	3,235	3,018	3,020	3,020	2,816	2,819	3,328
Hall	1	2,800	2,811	2,400	2,400	2,115	2,115	1,888	1,897	2,452
Hamilton	1	5,300	5,300	5,200	5,000	4,800	4,800	4,600	4,600	5,149
Clay	1	3,205	3,205	2,930	2,930	2,750	2,750	2,660	2,660	3,028
Nuckolls	1	2,750	2,750	2,600	2,600	2,350	2,350	2,300	2,300	2,616
Webster	1	2,750	2,750	2,749	2,750	2,750	n/a	2,750	2,750	2,750
Franklin	2	2,700	2,670	2,420	2,380	2,150	2,050	1,700	1,700	2,456
Kearney	1	n/a	3,800	3,250	3,250	2,790	2,500	2,500	2,200	3,507
Buffalo	6	n/a	2,446	2,280	2,280	2,120	n/a	n/a	1,980	2,076

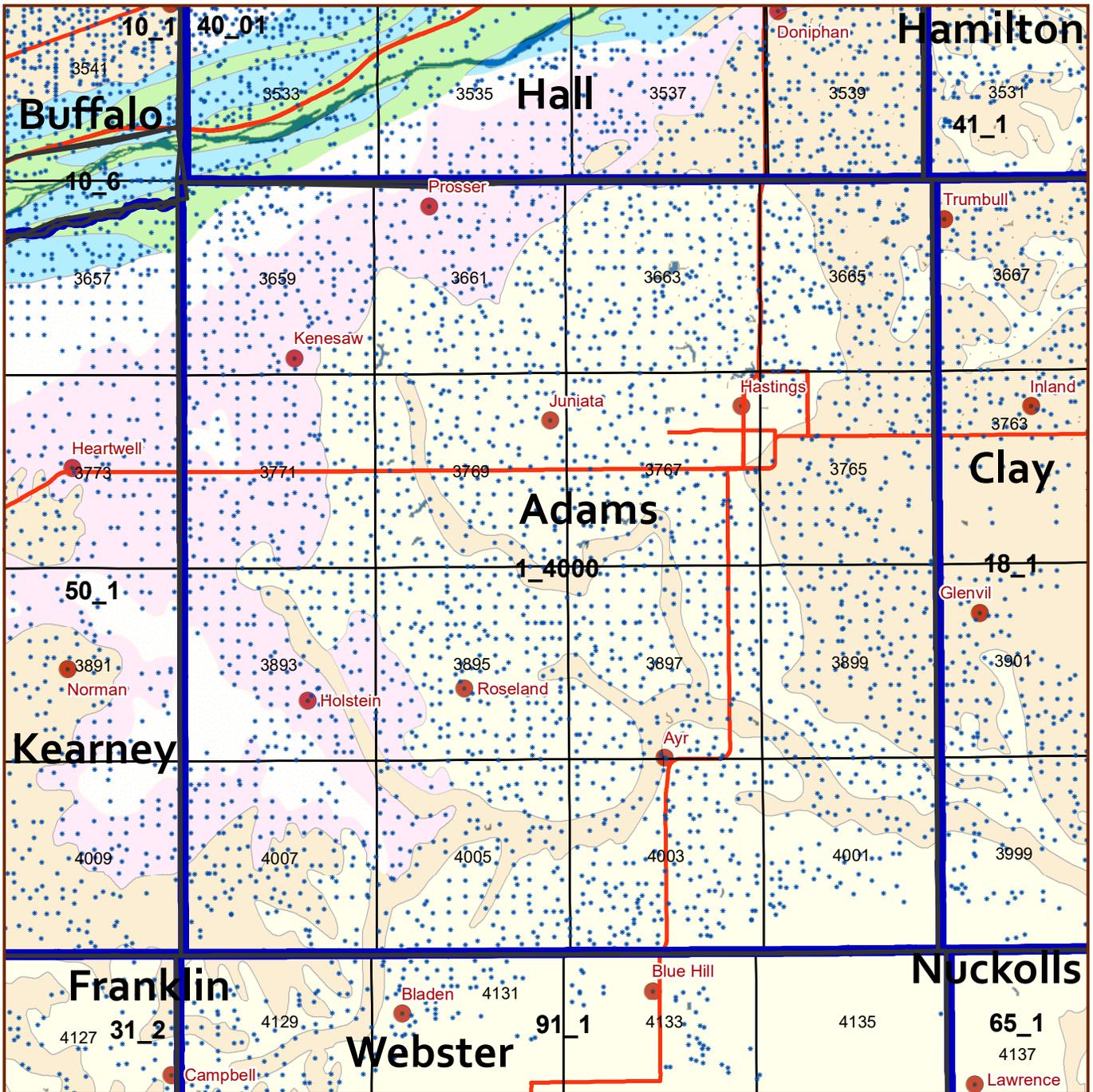
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Adams	4	1,460	1,460	1,425	1,425	1,410	n/a	1,410	1,410	1,436
Hall	1	1,455	1,459	1,390	1,390	1,315	1,315	1,275	1,275	1,421
Hamilton	1	1,750	1,700	1,650	1,600	1,550	1,500	n/a	1,300	1,697
Clay	1	1,315	1,315	1,315	1,315	n/a	n/a	n/a	1,225	1,309
Nuckolls	1	1,320	1,320	1,310	1,310	n/a	1,300	1,299	1,300	1,312
Webster	1	1,550	1,550	1,450	1,450	1,450	1,450	1,300	1,300	1,498
Franklin	2	1,350	1,300	1,250	1,150	1,110	1,105	1,095	1,090	1,253
Kearney	1	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300
Buffalo	6	1,498	1,500	1,470	n/a	1,425	n/a	n/a	n/a	1,498

County	Mkt Area	CRP	TIMBER	WASTE
Adams	4		n/a	202
Hall	1		n/a	500
Hamilton	1		n/a	900
Clay	1	1,257	n/a	500
Nuckolls	1	1,313	120	120
Webster	1	1,802	500	500
Franklin	2	1,234	600	150
Kearney	1	1,300	n/a	150
Buffalo	6	1,380	469	508

Source: 2024 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.

CRP and TIMBER values are weighted averages from Schedule XIII, line 104 and 113.

ADAMS COUNTY



Legend

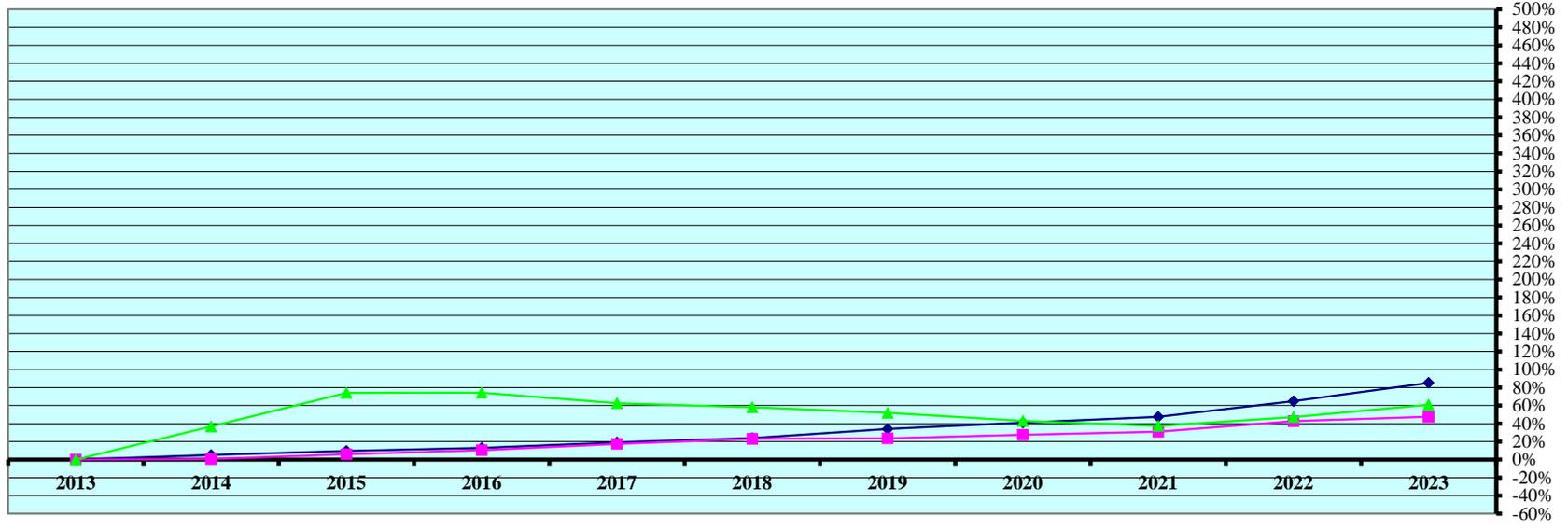
- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

**Soils
CLASS**

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

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

ResRec
Comm&Indust
Total Agland



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2013	982,153,910	-	-	-	399,417,255	-	-	-	995,388,960	-	-	-
2014	1,032,853,232	50,699,322	5.16%	5.16%	401,709,592	2,292,337	0.57%	0.57%	1,361,323,455	365,934,495	36.76%	36.76%
2015	1,077,081,805	44,228,573	4.28%	9.67%	423,553,036	21,843,444	5.44%	6.04%	1,734,202,225	372,878,770	27.39%	74.22%
2016	1,109,759,390	32,677,585	3.03%	12.99%	441,429,631	17,876,595	4.22%	10.52%	1,734,646,870	444,645	0.03%	74.27%
2017	1,171,428,280	61,668,890	5.56%	19.27%	468,681,430	27,251,799	6.17%	17.34%	1,618,434,305	-116,212,565	-6.70%	62.59%
2018	1,215,890,040	44,461,760	3.80%	23.80%	491,955,072	23,273,642	4.97%	23.17%	1,575,362,795	-43,071,510	-2.66%	58.27%
2019	1,317,645,512	101,755,472	8.37%	34.16%	493,480,653	1,525,581	0.31%	23.55%	1,513,664,488	-61,698,307	-3.92%	52.07%
2020	1,385,527,240	67,881,728	5.15%	41.07%	509,033,564	15,552,911	3.15%	27.44%	1,424,111,989	-89,552,499	-5.92%	43.07%
2021	1,447,724,706	62,197,466	4.49%	47.40%	522,855,794	13,822,230	2.72%	30.90%	1,368,943,775	-55,168,214	-3.87%	37.53%
2022	1,618,378,808	170,654,102	11.79%	64.78%	570,563,671	47,707,877	9.12%	42.85%	1,464,107,078	95,163,303	6.95%	47.09%
2023	1,819,024,634	200,645,826	12.40%	85.21%	589,506,039	18,942,368	3.32%	47.59%	1,602,425,778	138,318,700	9.45%	60.98%

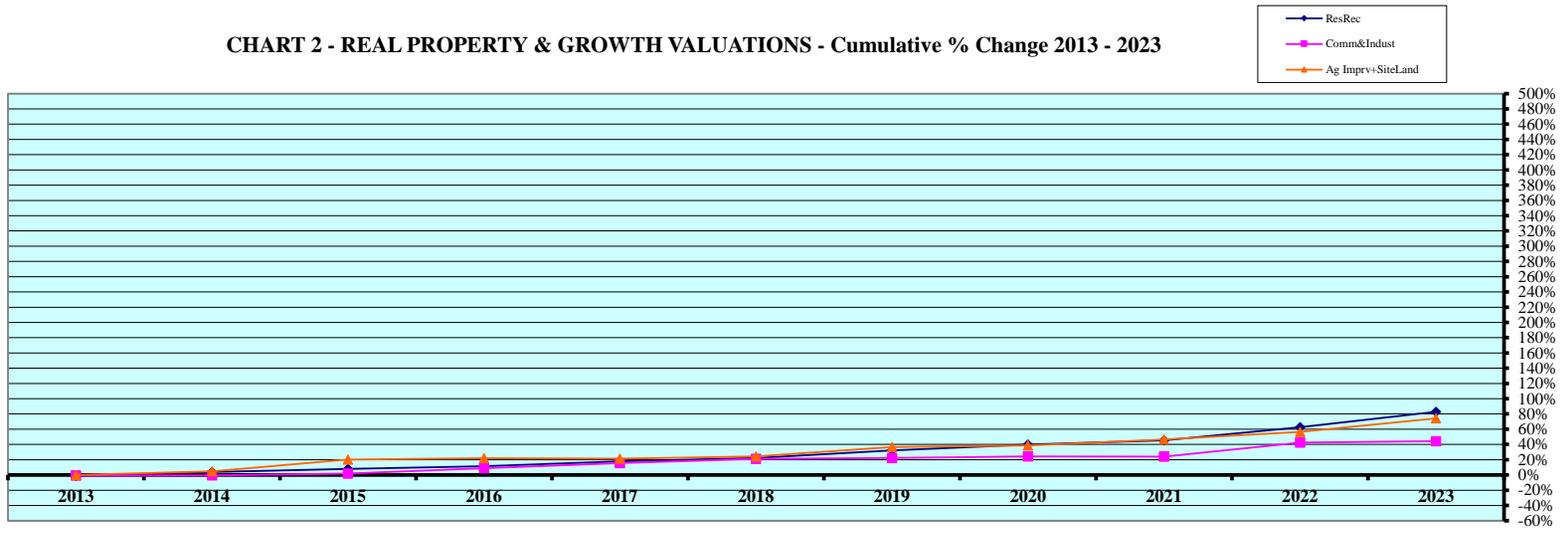
Rate Annual %chg: Residential & Recreational **6.36%** Commercial & Industrial **3.97%** Agricultural Land **4.88%**

Cnty# **1**
County **ADAMS**

CHART 1

(1) Residential & Recreational excludes Agric. dwelling & farm home site land. Commercial & Industrial excludes minerals. Agricultural land includes irrigated, dry, grass, waste, & other agland, excludes farm site land.

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative % Change 2013 - 2023



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾											
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth						
2013	982,153,910	10,906,995	1.11%	971,246,915	-	-1.11%	399,417,255	3,626,410	0.91%	395,790,845	-	-0.91%						
2014	1,032,853,232	13,153,927	1.27%	1,019,699,305	3.82%	3.82%	401,709,592	4,189,804	1.04%	397,519,788	-0.48%	-0.48%						
2015	1,077,081,805	15,990,432	1.48%	1,061,091,373	2.73%	8.04%	423,553,036	17,281,608	4.08%	406,271,428	1.14%	1.72%						
2016	1,109,759,390	16,497,335	1.49%	1,093,262,055	1.50%	11.31%	441,429,631	6,457,775	1.46%	434,971,856	2.70%	8.90%						
2017	1,171,428,280	14,980,681	1.28%	1,156,447,599	4.21%	17.75%	468,681,430	6,628,658	1.41%	462,052,772	4.67%	15.68%						
2018	1,215,890,040	16,341,648	1.34%	1,199,548,392	2.40%	22.13%	491,955,072	7,900,384	1.61%	484,054,688	3.28%	21.19%						
2019	1,317,645,512	17,797,075	1.35%	1,299,848,437	6.91%	32.35%	493,480,653	5,557,192	1.13%	487,923,461	-0.82%	22.16%						
2020	1,385,527,240	12,691,482	0.92%	1,372,835,758	4.19%	39.78%	509,033,564	12,110,737	2.38%	496,922,827	0.70%	24.41%						
2021	1,447,724,706	19,901,213	1.37%	1,427,823,493	3.05%	45.38%	522,855,794	27,873,153	5.33%	494,982,641	-2.76%	23.93%						
2022	1,618,378,808	21,813,405	1.35%	1,596,565,403	10.28%	62.56%	570,563,671	2,076,951	0.36%	568,486,720	8.73%	42.33%						
2023	1,819,024,634	23,127,432	1.27%	1,795,897,202	10.97%	82.85%	589,506,039	13,112,962	2.22%	576,393,077	1.02%	44.31%						
Rate Ann%chg	6.36%			Resid & Recreat w/o growth			5.01%			3.97%			C & I w/o growth			1.82%		

Tax Year	Ag Improvements & Site Land ⁽¹⁾									
	Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth		
2013	52,871,635	33,953,515	86,825,150	2,560,603	2.95%	84,264,547	-	-		
2014	58,165,165	36,263,170	94,428,335	3,435,420	3.64%	90,992,915	4.80%	4.80%		
2015	67,173,420	39,113,185	106,286,605	2,011,085	1.89%	104,275,520	10.43%	20.10%		
2016	67,192,960	39,886,755	107,079,715	1,120,720	1.05%	105,958,995	-0.31%	22.04%		
2017	67,141,130	40,546,615	107,687,745	2,255,690	2.09%	105,432,055	-1.54%	21.43%		
2018	67,982,370	40,845,552	108,827,922	876,510	0.81%	107,951,412	0.24%	24.33%		
2019	72,831,839	46,628,980	119,460,819	902,559	0.76%	118,558,260	8.94%	36.55%		
2020	73,822,355	48,996,026	122,818,381	2,474,984	2.02%	120,343,397	0.74%	38.60%		
2021	77,219,921	52,905,772	130,125,693	2,991,627	2.30%	127,134,066	3.51%	46.43%		
2022	82,857,144	55,965,602	138,822,746	3,078,485	2.22%	135,744,261	4.32%	56.34%		
2023	91,952,815	64,590,134	156,542,949	5,297,095	3.38%	151,245,854	8.95%	74.20%		
Rate Ann%chg	5.69%		6.64%		6.07%		Ag Imprv+Site w/o growth		4.01%	

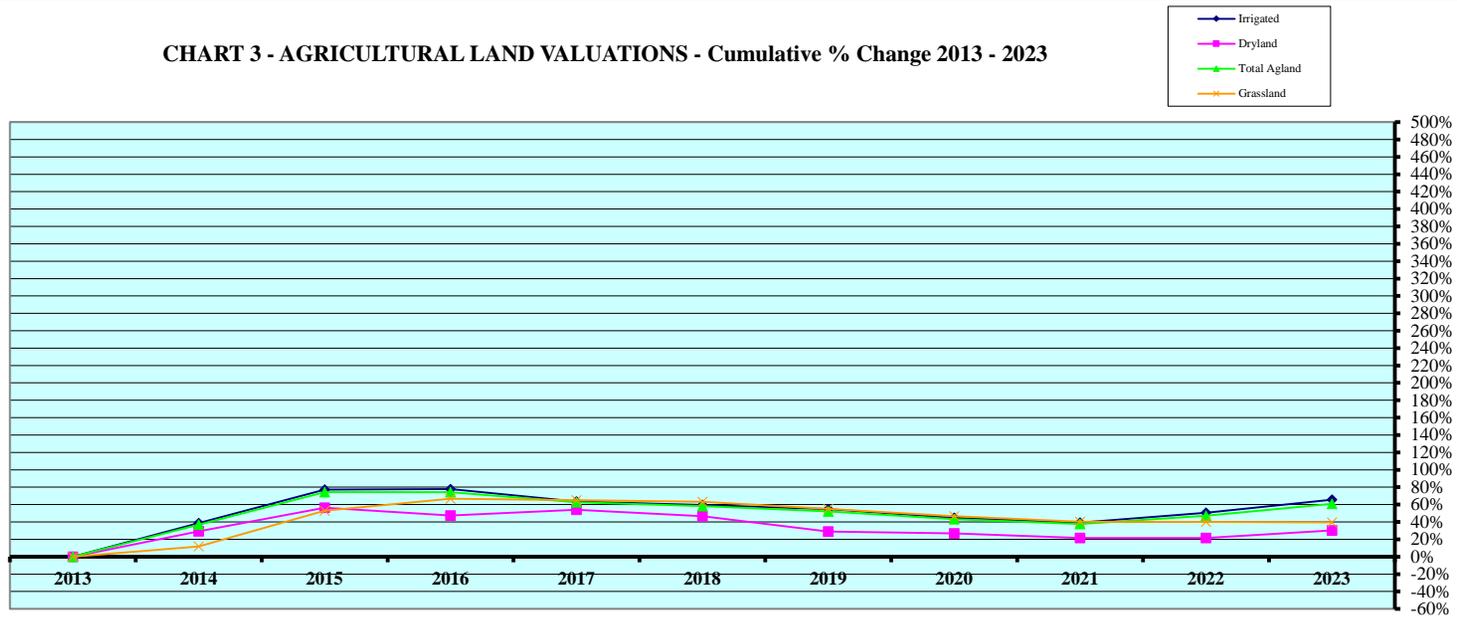
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property. Sources: Value; 2013 - 2023 CTL Growth Value; 2013 - 2023 Abstract of Asmnt Rpt. Prepared as of 12/29/2023

Cnty# 1
County ADAMS

CHART 2

NE Dept. of Revenue, Property Assessment Division

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2013 - 2023



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2013	854,803,290	-	-	-	102,959,225	-	-	-	37,302,460	-	-	-
2014	1,186,179,760	331,376,470	38.77%	38.77%	133,099,150	30,139,925	29.27%	29.27%	41,715,180	4,412,720	11.83%	11.83%
2015	1,515,767,555	329,587,795	27.79%	77.32%	161,012,785	27,913,635	20.97%	56.39%	57,068,910	15,353,730	36.81%	52.99%
2016	1,520,398,675	4,631,120	0.31%	77.87%	151,847,315	-9,165,470	-5.69%	47.48%	62,198,330	5,129,420	8.99%	66.74%
2017	1,398,002,220	-122,396,455	-8.05%	63.55%	158,611,105	6,763,790	4.45%	54.05%	61,612,765	-585,565	-0.94%	65.17%
2018	1,363,220,090	-34,782,130	-2.49%	59.48%	150,908,819	-7,702,286	-4.86%	46.57%	60,853,556	-759,209	-1.23%	63.14%
2019	1,322,690,788	-40,529,302	-2.97%	54.74%	132,663,604	-18,245,215	-12.09%	28.85%	57,815,410	-3,038,146	-4.99%	54.99%
2020	1,238,219,028	-84,471,760	-6.39%	44.85%	130,675,591	-1,988,013	-1.50%	26.92%	54,701,959	-3,113,451	-5.39%	46.64%
2021	1,190,975,465	-47,243,563	-3.82%	39.33%	125,100,666	-5,574,925	-4.27%	21.51%	52,355,245	-2,346,714	-4.29%	40.35%
2022	1,286,109,307	95,133,842	7.99%	50.46%	125,234,087	133,421	0.11%	21.63%	52,240,672	-114,573	-0.22%	40.05%
2023	1,415,916,553	129,807,246	10.09%	65.64%	133,994,632	8,760,545	7.00%	30.14%	51,994,325	-246,347	-0.47%	39.39%

Rate Ann.%chg: Irrigated **5.18%** Dryland **2.67%** Grassland **3.38%**

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2013	161,690	-	-	-	162,295	-	-	-	995,388,960	-	-	-
2014	166,195	4,505	2.79%	2.79%	163,170	875	0.54%	0.54%	1,361,323,455	365,934,495	36.76%	36.76%
2015	194,935	28,740	17.29%	20.56%	158,040	-5,130	-3.14%	-2.62%	1,734,202,225	372,878,770	27.39%	74.22%
2016	202,550	7,615	3.91%	25.27%	0	-158,040	-100.00%	-100.00%	1,734,646,870	444,645	0.03%	74.27%
2017	208,215	5,665	2.80%	28.77%	0	0	-	-100.00%	1,618,434,305	-116,212,565	-6.70%	62.59%
2018	216,575	8,360	4.02%	33.94%	163,755	163,755	-	0.90%	1,575,362,795	-43,071,510	-2.66%	58.27%
2019	236,409	19,834	9.16%	46.21%	258,277	94,522	57.72%	59.14%	1,513,664,488	-61,698,307	-3.92%	52.07%
2020	254,464	18,055	7.64%	57.38%	260,947	2,670	1.03%	60.79%	1,424,111,989	-89,552,499	-5.92%	43.07%
2021	254,349	-115	-0.05%	57.31%	258,050	-2,897	-1.11%	59.00%	1,368,943,775	-55,168,214	-3.87%	37.53%
2022	269,367	15,018	5.90%	66.59%	253,645	-4,405	-1.71%	56.29%	1,464,107,078	95,163,303	6.95%	47.09%
2023	263,672	-5,695	-2.11%	63.07%	256,596	2,951	1.16%	58.10%	1,602,425,778	138,318,700	9.45%	60.98%

Cnty# **1**
County **ADAMS**

Rate Ann.%chg: Total Agric Land **4.88%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2013 - 2023 (from County Abstract Reports)(1)

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2013	854,736,190	225,692	3,787			103,083,895	54,202	1,902			37,337,680	45,632	818		
2014	1,186,582,625	229,122	5,179	36.75%	36.75%	133,105,180	52,251	2,547	33.94%	33.94%	41,725,020	43,966	949	15.99%	15.99%
2015	1,517,994,325	231,801	6,549	26.45%	72.92%	160,461,680	50,298	3,190	25.23%	67.74%	57,205,970	43,330	1,320	39.11%	61.35%
2016	1,521,163,475	232,319	6,548	-0.01%	72.89%	151,769,475	50,071	3,031	-4.99%	59.38%	62,236,805	42,813	1,454	10.11%	77.66%
2017	1,398,239,390	233,187	5,996	-8.42%	58.33%	158,100,190	49,569	3,189	5.23%	67.70%	61,484,660	42,293	1,454	0.01%	77.67%
2018	1,363,023,070	234,383	5,815	-3.02%	53.55%	151,226,850	48,841	3,096	-2.92%	62.81%	60,981,470	41,939	1,454	0.02%	77.71%
2019	1,322,998,834	240,678	5,497	-5.47%	45.15%	132,798,305	44,684	2,972	-4.02%	56.26%	57,983,667	39,882	1,454	-0.01%	77.69%
2020	1,238,896,036	241,455	5,131	-6.66%	35.48%	130,931,680	43,979	2,977	0.17%	56.54%	54,704,885	39,504	1,385	-4.75%	69.24%
2021	1,191,019,015	241,529	4,931	-3.89%	30.21%	125,258,969	43,888	2,854	-4.13%	50.07%	52,309,677	39,365	1,329	-4.04%	62.40%
2022	1,286,194,672	241,317	5,330	8.09%	40.74%	125,291,070	43,892	2,855	0.02%	50.09%	52,266,605	39,332	1,329	0.00%	62.41%
2023	1,416,384,547	241,812	5,857	9.90%	54.66%	133,811,822	43,426	3,081	7.95%	62.02%	51,980,894	39,118	1,329	0.00%	62.40%

Rate Annual %chg Average Value/Acre: 4.46%

4.94%

4.97%

Tax Year	WASTE LAND (2)					OTHER AGLAND (2)					TOTAL AGRICULTURAL LAND (1)				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2013	164,000	781	210			0	0				995,321,765	326,306	3,050		
2014	161,690	769	210	0.07%	0.07%	0	0				1,361,574,515	326,108	4,175	36.88%	36.88%
2015	162,440	773	210	0.00%	0.07%	0	0				1,735,824,415	326,201	5,321	27.45%	74.45%
2016	194,935	936	208	-0.90%	-0.83%	0	0				1,735,364,690	326,139	5,321	-0.01%	74.44%
2017	206,820	993	208	0.05%	-0.78%	0	0				1,618,031,060	326,043	4,963	-6.73%	62.70%
2018	211,615	1,015	208	0.02%	-0.77%	0	0				1,575,443,005	326,178	4,830	-2.67%	58.35%
2019	214,649	1,070	201	-3.76%	-4.50%	258,385	762	339			1,514,253,840	327,076	4,630	-4.15%	51.78%
2020	255,294	1,264	202	0.72%	-3.81%	257,964	760	339	0.06%		1,425,045,859	326,962	4,358	-5.86%	42.89%
2021	254,196	1,259	202	-0.02%	-3.83%	256,469	754	340	0.22%		1,369,098,326	326,794	4,189	-3.88%	37.35%
2022	262,208	1,294	203	0.34%	-3.50%	253,645	718	353	3.85%		1,464,268,200	326,553	4,484	7.03%	47.00%
2023	263,672	1,278	206	1.78%	-1.78%	256,596	718	358	1.22%		1,602,697,531	326,351	4,911	9.52%	61.00%

1
ADAMS

Rate Annual %chg Average Value/Acre: 4.88%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2013 - 2023 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 12/29/2023

CHART 4

CHART 5 - 2023 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
31,205	ADAMS	258,185,278	57,541,892	142,494,373	1,818,203,482	485,341,791	104,164,248	821,152	1,602,425,778	91,952,815	64,590,134	0	4,625,720,943
cnty sectorvalue % of total value:		5.58%	1.24%	3.08%	39.31%	10.49%	2.25%	0.02%	34.64%	1.99%	1.40%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
83	AYR	26,439	106,293	318,191	5,121,769	530,123	0	0	90,931	0	19,455	0	6,213,201
0.27%	%sector of county sector	0.01%	0.18%	0.22%	0.28%	0.11%			0.01%		0.03%		0.13%
	%sector of municipality	0.43%	1.71%	5.12%	82.43%	8.53%			1.46%		0.31%		100.00%
25,154	HASTINGS	67,462,778	23,910,036	23,865,080	1,366,418,981	395,871,106	30,652,346	0	4,447,344	850,311	1,555,097	0	1,915,033,079
80.61%	%sector of county sector	26.13%	41.55%	16.75%	75.15%	81.57%	29.43%		0.28%	0.92%	2.41%		41.40%
	%sector of municipality	3.52%	1.25%	1.25%	71.35%	20.67%	1.60%		0.23%	0.04%	0.08%		100.00%
191	HOLSTEIN	627,865	0	0	9,291,638	1,627,392	0	0	83,118	0	0	0	11,630,013
0.61%	%sector of county sector	0.24%			0.51%	0.34%			0.01%				0.25%
	%sector of municipality	5.40%			79.89%	13.99%			0.71%				100.00%
748	JUNIATA	556,226	739,211	645,958	39,791,890	7,194,355	238,100	0	98,649	0	0	0	49,264,389
2.40%	%sector of county sector	0.22%	1.28%	0.45%	2.19%	1.48%	0.23%		0.01%				1.07%
	%sector of municipality	1.13%	1.50%	1.31%	80.77%	14.60%	0.48%		0.20%				100.00%
919	KENESAW	2,031,530	1,122,697	1,400,695	43,986,585	7,141,659	0	0	918,446	611,891	191,491	0	57,404,994
2.95%	%sector of county sector	0.79%	1.95%	0.98%	2.42%	1.47%			0.06%	0.67%	0.30%		1.24%
	%sector of municipality	3.54%	1.96%	2.44%	76.63%	12.44%			1.60%	1.07%	0.33%		100.00%
76	PROSSER	408,128	22,151	829	3,578,241	144,361	58,706	0	102,731	136,663	9,042	0	4,460,852
0.24%	%sector of county sector	0.16%	0.04%	0.00%	0.20%	0.03%	0.06%		0.01%	0.15%	0.01%		0.10%
	%sector of municipality	9.15%	0.50%	0.02%	80.21%	3.24%	1.32%		2.30%	3.06%	0.20%		100.00%
263	ROSELAND	469,027	51,077	330,053	15,027,472	3,598,811	159,995	0	36,645	0	0	0	19,673,080
0.84%	%sector of county sector	0.18%	0.09%	0.23%	0.83%	0.74%	0.15%		0.00%				0.43%
	%sector of municipality	2.38%	0.26%	1.68%	76.39%	18.29%	0.81%		0.19%				100.00%
194	TRUMBULL	0	0	0	224,118	0	0	0	45,833	0	0	0	269,951
0.62%	%sector of county sector				0.01%				0.00%				0.01%
	%sector of municipality				83.02%				16.98%				100.00%
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
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	%sector of county sector												
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	%sector of county sector												
	%sector of municipality												
27,629	Total Municipalities	71,581,994	25,951,466	26,560,806	1,483,440,701	416,107,809	31,109,147	0	5,823,697	1,598,865	1,775,085	0	2,063,949,567
88.54%	%all municip.sectors of cnty	27.73%	45.10%	18.64%	81.59%	85.74%	29.87%		0.36%	1.74%	2.75%		44.62%

1 ADAMS

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

CHART 5

Total Real Property Sum Lines 17, 25, & 30	Records : 16,595	Value : 4,721,828,237	Growth 44,698,651	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	595	6,114,489	39	666,132	40	555,899	674	7,336,520	
02. Res Improve Land	8,962	216,743,915	641	31,981,457	716	27,661,506	10,319	276,386,878	
03. Res Improvements	9,512	1,328,586,271	651	199,275,975	730	213,210,007	10,893	1,741,072,253	
04. Res Total	10,107	1,551,444,675	690	231,923,564	770	241,427,412	11,567	2,024,795,651	21,292,921
% of Res Total	87.38	76.62	5.97	11.45	6.66	11.92	69.70	42.88	47.64
05. Com UnImp Land	205	11,650,803	28	1,067,882	49	1,179,455	282	13,898,140	
06. Com Improve Land	1,216	71,940,635	108	5,360,989	91	4,100,802	1,415	81,402,426	
07. Com Improvements	1,230	458,178,207	118	53,327,076	100	35,405,174	1,448	546,910,457	
08. Com Total	1,435	541,769,645	146	59,755,947	149	40,685,431	1,730	642,211,023	20,800,467
% of Com Total	82.95	84.36	8.44	9.30	8.61	6.34	10.42	13.60	46.53
09. Ind UnImp Land	12	1,414,570	3	118,579	4	67,507	19	1,600,656	
10. Ind Improve Land	20	2,144,671	33	2,793,807	15	678,598	68	5,617,076	
11. Ind Improvements	20	22,266,884	33	66,219,626	16	15,179,202	69	103,665,712	
12. Ind Total	32	25,826,125	36	69,132,012	20	15,925,307	88	110,883,444	710,337
% of Ind Total	36.36	23.29	40.91	62.35	22.73	14.36	0.53	2.35	1.59
13. Rec UnImp Land	0	0	0	0	4	382,190	4	382,190	
14. Rec Improve Land	0	0	0	0	3	291,532	3	291,532	
15. Rec Improvements	0	0	0	0	3	276,274	3	276,274	
16. Rec Total	0	0	0	0	7	949,996	7	949,996	79,388
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.04	0.02	0.18
Res & Rec Total	10,107	1,551,444,675	690	231,923,564	777	242,377,408	11,574	2,025,745,647	21,372,309
% of Res & Rec Total	87.33	76.59	5.96	11.45	6.71	11.96	69.74	42.90	47.81
Com & Ind Total	1,467	567,595,770	182	128,887,959	169	56,610,738	1,818	753,094,467	21,510,804
% of Com & Ind Total	80.69	75.37	10.01	17.11	9.30	7.52	10.96	15.95	48.12
17. Taxable Total	11,574	2,119,040,445	872	360,811,523	946	298,988,146	13,392	2,778,840,114	42,883,113
% of Taxable Total	86.42	76.26	6.51	12.98	7.06	10.76	80.70	58.85	95.94

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	80	1,414,852	21,552,702	4	21,680	1,155,102
19. Commercial	60	3,509,099	55,896,728	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	84	1,436,532	22,707,804
19. Commercial	0	0	0	60	3,509,099	55,896,728
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				144	4,945,631	78,604,532

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	772	73	573	1,418

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	156	5,331,587	309	160,135,340	1,928	1,133,003,185	2,393	1,298,470,112
28. Ag-Improved Land	15	928,737	78	28,751,033	684	434,053,367	777	463,733,137
29. Ag Improvements	15	3,959,037	79	18,336,614	716	158,489,223	810	180,784,874

30. Ag Total					3,203	1,942,988,123
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	4	4.97	119,248	40	41.00	1,744,000	
33. HomeSite Improvements	5	0.00	2,027,204	41	0.00	11,096,614	
34. HomeSite Total							
35. FarmSite UnImp Land	2	10.29	88,000	3	20.97	39,951	
36. FarmSite Improv Land	13	62.45	149,883	72	161.56	529,534	
37. FarmSite Improvements	14	0.00	1,931,833	75	0.00	7,240,000	
38. FarmSite Total							
39. Road & Ditches	0	15.55	0	0	641.93	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	2	2.00	58,000	2	2.00	58,000	
32. HomeSite Improv Land	359	373.00	10,559,650	403	418.97	12,422,898	
33. HomeSite Improvements	383	0.00	84,350,799	429	0.00	97,474,617	783,353
34. HomeSite Total				431	420.97	109,955,515	
35. FarmSite UnImp Land	18	53.67	170,791	23	84.93	298,742	
36. FarmSite Improv Land	647	1,545.84	5,316,523	732	1,769.85	5,995,940	
37. FarmSite Improvements	700	0.00	74,138,424	789	0.00	83,310,257	1,032,185
38. FarmSite Total				812	1,854.78	89,604,939	
39. Road & Ditches	0	6,246.76	0	0	6,904.24	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				1,243	9,179.99	199,560,454	1,815,538

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	4	332.38	334,382	4	332.38	334,382

Schedule VIII : Agricultural Records : Special Value

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 4000

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	118,585.96	49.11%	775,405,896	50.29%	6,538.77
46. 1A	47,482.63	19.66%	307,347,292	19.94%	6,472.84
47. 2A1	19,284.54	7.99%	122,187,963	7.93%	6,336.06
48. 2A	26,516.60	10.98%	164,504,725	10.67%	6,203.84
49. 3A1	61.38	0.03%	358,065	0.02%	5,833.58
50. 3A	2,275.45	0.94%	13,525,618	0.88%	5,944.15
51. 4A1	15,670.77	6.49%	92,624,944	6.01%	5,910.68
52. 4A	11,584.59	4.80%	65,778,963	4.27%	5,678.14
53. Total	241,461.92	100.00%	1,541,733,466	100.00%	6,385.00
Dry					
54. 1D1	12,639.66	29.00%	45,966,970	31.69%	3,636.73
55. 1D	14,740.05	33.82%	50,705,787	34.96%	3,440.00
56. 2D1	3,075.58	7.06%	9,949,560	6.86%	3,235.02
57. 2D	6,666.39	15.29%	20,117,964	13.87%	3,017.82
58. 3D1	408.71	0.94%	1,234,304	0.85%	3,020.00
59. 3D	82.84	0.19%	250,177	0.17%	3,020.00
60. 4D1	3,588.09	8.23%	10,103,182	6.97%	2,815.75
61. 4D	2,385.23	5.47%	6,723,540	4.64%	2,818.82
62. Total	43,586.55	100.00%	145,051,484	100.00%	3,327.90
Grass					
63. 1G1	14,659.40	37.50%	21,402,718	38.13%	1,460.00
64. 1G	796.11	2.04%	1,162,323	2.07%	1,460.00
65. 2G1	11,491.33	29.40%	16,375,054	29.18%	1,424.99
66. 2G	4,243.67	10.86%	6,047,282	10.77%	1,425.01
67. 3G1	7,734.48	19.79%	10,905,638	19.43%	1,410.00
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	107.65	0.28%	151,787	0.27%	1,410.00
70. 4G	56.35	0.14%	79,453	0.14%	1,409.99
71. Total	39,088.99	100.00%	56,124,255	100.00%	1,435.81
Irrigated Total					
Irrigated Total	241,461.92	74.04%	1,541,733,466	88.43%	6,385.00
Dry Total					
Dry Total	43,586.55	13.36%	145,051,484	8.32%	3,327.90
Grass Total					
Grass Total	39,088.99	11.99%	56,124,255	3.22%	1,435.81
72. Waste	1,270.05	0.39%	261,934	0.02%	206.24
73. Other	717.38	0.22%	256,530	0.01%	357.59
74. Exempt	812.91	0.25%	0	0.00%	0.00
75. Market Area Total	326,124.89	100.00%	1,743,427,669	100.00%	5,345.89

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	667.44	4,323,218	26,215.25	168,813,855	214,579.23	1,368,596,393	241,461.92	1,541,733,466
77. Dry Land	369.97	1,300,030	4,647.30	16,000,041	38,569.28	127,751,413	43,586.55	145,051,484
78. Grass	190.10	275,512	1,165.08	1,691,956	37,733.81	54,156,787	39,088.99	56,124,255
79. Waste	11.33	2,213	200.88	42,185	1,057.84	217,536	1,270.05	261,934
80. Other	9.06	2,220	101.42	24,851	606.90	229,459	717.38	256,530
81. Exempt	127.05	0	190.18	0	495.68	0	812.91	0
82. Total	1,247.90	5,903,193	32,329.93	186,572,888	292,547.06	1,550,951,588	326,124.89	1,743,427,669

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	241,461.92	74.04%	1,541,733,466	88.43%	6,385.00
Dry Land	43,586.55	13.36%	145,051,484	8.32%	3,327.90
Grass	39,088.99	11.99%	56,124,255	3.22%	1,435.81
Waste	1,270.05	0.39%	261,934	0.02%	206.24
Other	717.38	0.22%	256,530	0.01%	357.59
Exempt	812.91	0.25%	0	0.00%	0.00
Total	326,124.89	100.00%	1,743,427,669	100.00%	5,345.89

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 Ayr	24	112,374	48	731,255	49	5,314,361	73	6,157,990	38,348
83.2 Hansen	8	59,621	30	588,603	30	5,327,679	38	5,975,903	22,971
83.3 Hastings	425	5,363,627	8,186	209,809,802	8,702	1,276,084,372	9,127	1,491,257,801	13,727,152
83.4 Holstein	18	107,920	106	1,425,189	106	10,400,139	124	11,933,248	9,031
83.5 Juniata	85	447,062	292	7,960,420	325	40,555,965	410	48,963,447	364,567
83.6 Kenesaw	22	151,427	366	6,500,197	373	49,885,006	395	56,536,630	377,384
83.7 Pauline	7	20,294	31	211,285	31	1,614,334	38	1,845,913	0
83.8 Prosser	8	21,567	49	448,549	50	3,725,746	58	4,195,862	0
83.9 Roseland	8	81,335	109	1,970,244	109	12,388,775	117	14,440,354	16,666
83.10 Rural	62	1,215,275	812	33,046,034	827	252,171,908	889	286,433,217	5,257,901
83.11 Suburban	11	138,208	293	13,986,832	294	83,880,242	305	98,005,282	1,558,289
84 Residential Total	678	7,718,710	10,322	276,678,410	10,896	1,741,348,527	11,574	2,025,745,647	21,372,309

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line# I</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Ayr	3	27,376	1	6,808	1	29,737	4	63,921	0
85.2	Hansen	0	0	2	24,320	2	1,467,499	2	1,491,819	0
85.3	Hastings	201	12,207,207	1,151	76,083,418	1,158	516,331,486	1,359	604,622,111	14,609,884
85.4	Holstein	1	4,891	17	181,834	18	3,232,390	19	3,419,115	1,103
85.5	Juniata	10	146,457	33	728,085	35	7,509,848	45	8,384,390	59,670
85.6	Kenesaw	11	135,478	51	758,634	54	7,144,870	65	8,038,982	204,226
85.7	Pauline	1	700	0	0	0	0	1	700	0
85.8	Prosser	1	11,612	9	52,540	9	149,127	10	213,279	0
85.9	Roseland	7	61,410	25	254,676	26	3,803,075	33	4,119,161	346
85.10	Rural	61	2,637,206	181	7,527,832	194	96,456,384	255	106,621,422	1,025,775
85.11	Suburban	5	266,459	13	1,401,355	20	14,451,753	25	16,119,567	5,609,800
86	Commercial Total	301	15,498,796	1,483	87,019,502	1,517	650,576,169	1,818	753,094,467	21,510,804

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

Market Area 4000

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	14,659.40	37.50%	21,402,718	38.13%	1,460.00
88. 1G	796.11	2.04%	1,162,323	2.07%	1,460.00
89. 2G1	11,491.33	29.40%	16,375,054	29.18%	1,424.99
90. 2G	4,243.67	10.86%	6,047,282	10.77%	1,425.01
91. 3G1	7,734.48	19.79%	10,905,638	19.43%	1,410.00
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	107.65	0.28%	151,787	0.27%	1,410.00
94. 4G	56.35	0.14%	79,453	0.14%	1,409.99
95. Total	39,088.99	100.00%	56,124,255	100.00%	1,435.81
CRP					
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
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	39,088.99	100.00%	56,124,255	100.00%	1,435.81
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	39,088.99	100.00%	56,124,255	100.00%	1,435.81

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

01 Adams

	2023 CTL County Total	2024 Form 45 County Total	Value Difference (2024 form 45 - 2023 CTL)	Percent Change	2024 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	1,818,203,482	2,024,795,651	206,592,169	11.36%	21,292,921	10.19%
02. Recreational	821,152	949,996	128,844	15.69%	79,388	6.02%
03. Ag-Homesite Land, Ag-Res Dwelling	91,952,815	109,955,515	18,002,700	19.58%	783,353	18.73%
04. Total Residential (sum lines 1-3)	1,910,977,449	2,135,701,162	224,723,713	11.76%	22,155,662	10.60%
05. Commercial	485,341,791	642,211,023	156,869,232	32.32%	20,800,467	28.04%
06. Industrial	104,164,248	110,883,444	6,719,196	6.45%	710,337	5.77%
07. Total Commercial (sum lines 5-6)	589,506,039	753,094,467	163,588,428	27.75%	21,510,804	24.10%
08. Ag-Farmsite Land, Outbuildings	64,590,134	89,604,939	25,014,805	38.73%	1,032,185	37.13%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	0	0	0			
11. Total Non-Agland (sum lines 8-10)	64,590,134	89,604,939	25,014,805	38.73%	1,032,185	37.13%
12. Irrigated	1,415,916,553	1,541,733,466	125,816,913	8.89%		
13. Dryland	133,994,632	145,051,484	11,056,852	8.25%		
14. Grassland	51,994,325	56,124,255	4,129,930	7.94%		
15. Wasteland	263,672	261,934	-1,738	-0.66%		
16. Other Agland	256,596	256,530	-66	-0.03%		
17. Total Agricultural Land	1,602,425,778	1,743,427,669	141,001,891	8.80%		
18. Total Value of all Real Property (Locally Assessed)	4,167,499,400	4,721,828,237	554,328,837	13.30%	44,698,651	12.23%

2024 Assessment Survey for Adams County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	5
3.	Other full-time employees:
	2
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$665,983
7.	Adopted budget, or granted budget if different from above:
	\$641,023
8.	Amount of the total assessor's budget set aside for appraisal work:
	none - appraisal work is done in-house
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	N/A
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$29,800
11.	Amount of the assessor's budget set aside for education/workshops:
	\$3,500
12.	Amount of last year's assessor's budget not used:
	\$86,554

B. Computer, Automation Information and GIS

1.	Administrative software:
	CAMAVISION
2.	CAMA software:
	CAMAVISION
3.	Personal Property software:
	CAMAVISION
4.	Are cadastral maps currently being used?
	No use GIS maps
5.	If so, who maintains the Cadastral Maps?
	N/A
6.	Does the county have GIS software?
	Yes
7.	Is GIS available to the public? If so, what is the web address?
	Yes; gis.adamscounty.org
8.	Who maintains the GIS software and maps?
	IT Department and the City of Hastings
9.	What type of aerial imagery is used in the cyclical review of properties?
	Pictometry
10.	When was the aerial imagery last updated?
	2/2022 was flyover date. Maps were uploaded in April

C. Zoning Information

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

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

D. Contracted Services

1.	Appraisal Services:
	N/A
2.	GIS Services:
	Pictometry/In House
3.	Other services:
	N/A

E. Appraisal /Listing Services

1.	List any outside appraisal or listing services employed by the county for the current assessment year
	No
2.	If so, is the appraisal or listing service performed under contract?
	n/a
3.	What appraisal certifications or qualifications does the County require?
	n/a
4.	Have the existing contracts been approved by the PTA?
	n/a
5.	Does the appraisal or listing service providers establish assessed values for the county?
	n/a

2024 Residential Assessment Survey for Adams County

1.	Valuation data collection done by:																		
	The appraisal staff.																		
2.	List the valuation group recognized by the County and describe the unique characteristics of each:																		
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Hastings - County seat and largest city in the county located on NE Highways 6, 34, and US Highway 281. The residential housing market is stable and active. Has K-12 public and private school systems.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Juniata Small village located seven miles west of Hastings. The residential housing market is strongly influenced by Hastings. Has public and private elementary schools and an active trade and business center.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Kenesaw - Village 16 miles west of Hastings. The residential housing market is stable and somewhat active. Has a K-12 public school system and an active trade and business center.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Suburban. Residences located within the two mile jurisdiction of Hastings and Juniata.</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Rural. All rural residences, except those within the suburban boundary of Hastings and Juniata.</td> </tr> <tr> <td style="text-align: center;">6</td> <td>Small villages with populations less than 300; includes Ayr, Holstein, Prosser, Roseland, Hansen and Pauline.</td> </tr> <tr> <td style="text-align: center;">AG OB</td> <td>Agricultural outbuildings</td> </tr> <tr> <td style="text-align: center;">AG DW</td> <td>Agricultural dwellings</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Hastings - County seat and largest city in the county located on NE Highways 6, 34, and US Highway 281. The residential housing market is stable and active. Has K-12 public and private school systems.	2	Juniata Small village located seven miles west of Hastings. The residential housing market is strongly influenced by Hastings. Has public and private elementary schools and an active trade and business center.	3	Kenesaw - Village 16 miles west of Hastings. The residential housing market is stable and somewhat active. Has a K-12 public school system and an active trade and business center.	4	Suburban. Residences located within the two mile jurisdiction of Hastings and Juniata.	5	Rural. All rural residences, except those within the suburban boundary of Hastings and Juniata.	6	Small villages with populations less than 300; includes Ayr, Holstein, Prosser, Roseland, Hansen and Pauline.	AG OB	Agricultural outbuildings	AG DW	Agricultural dwellings
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AG OB	Agricultural outbuildings																		
AG DW	Agricultural dwellings																		
3.	List and describe the approach(es) used to estimate the market value of residential properties.																		
	The county reconciles the sales comparison and cost approach to estimate market value.																		
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?																		
	The depreciation tables are developed based on the local market information.																		
5.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.																		
	No adjusted with a map factor.																		
6.	Describe the methodology used to determine the residential lot values?																		
	The county does not use allocation on a per lot basis																		
7.	How are rural residential site values developed?																		

Using an allocation method from rural residential sales.

8. Are there form 191 applications on file?

No

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

The county utilizes a discounted cash flow analysis to arrive at market value for parcels being held for sale or resale

<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
1	2022	2020	2022	2018-2023
2	2022	2020	2022	2020
3	2022	2020	2022	2020
4	2022	2020	2022	2019
5	2022	2020	2022	2019
6	2022	2020	2022	2020
AG OB	2022	2020	2022	2018
AG DW	2022	2020	2022	2018

2024 Commercial Assessment Survey for Adams County

1.	Valuation data collection done by:																		
	The appraisal staff.																		
2.	List the valuation group recognized in the County and describe the unique characteristics of each:																		
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Group</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Hastings. Has a very active trade and business center, as well as a hospital and college.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Villages and Rural - all commercial and industrial parcels located outside of Hastings.</td> </tr> </tbody> </table>				<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Hastings. Has a very active trade and business center, as well as a hospital and college.	3	Villages and Rural - all commercial and industrial parcels located outside of Hastings.									
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1	Hastings. Has a very active trade and business center, as well as a hospital and college.																		
3	Villages and Rural - all commercial and industrial parcels located outside of Hastings.																		
3.	List and describe the approach(es) used to estimate the market value of commercial properties.																		
	The cost approach is primarily used to estimate the market value of commercial property; the income approach is used when the data is available. All three approaches to value are reconciled.																		
3a.	Describe the process used to determine the value of unique commercial properties.																		
	All unique commercial properties are appraised in-house; comparable sales from outside of the county are used when necessary.																		
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?																		
	Commercial Depreciation tables by Vendor used currently with new costing. Not enough data yet for changes from current market.																		
5.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.																		
	Yes, one for each valuation group based on occupancy code and neighborhood according to the local market.																		
6.	Describe the methodology used to determine the commercial lot values.																		
	15-20% allocation																		
7.	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Group</u></th> <th><u>Date of Depreciation Tables</u></th> <th><u>Date of Costing</u></th> <th><u>Date of Lot Value Study</u></th> <th><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">2021</td> <td style="text-align: center;">2020</td> <td style="text-align: center;">2023</td> <td style="text-align: center;">2018-2023</td> </tr> <tr> <td style="text-align: center;">3</td> <td style="text-align: center;">2021</td> <td style="text-align: center;">2020</td> <td style="text-align: center;">2023</td> <td style="text-align: center;">2018-2023</td> </tr> </tbody> </table>				<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>	1	2021	2020	2023	2018-2023	3	2021	2020	2023	2018-2023
<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>															
1	2021	2020	2023	2018-2023															
3	2021	2020	2023	2018-2023															
	Review is done by Occupancy Code																		

2024 Agricultural Assessment Survey for Adams County

1.	Valuation data collection done by:						
	The appraisal staff.						
2.	List each market area, and describe the location and the specific characteristics that make each unique.						
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="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;">4000</td> <td>Similar soils, NRD, and topography. No economic differences have been discerned.</td> <td style="text-align: center;">2019</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	4000	Similar soils, NRD, and topography. No economic differences have been discerned.	2019
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>					
4000	Similar soils, NRD, and topography. No economic differences have been discerned.	2019					
3.	Describe the process used to determine and monitor market areas.						
	Sales are annually plotted and reviewed to determine any differences across the county. Sales are analyzed annually to determine if market areas need to be created or adjusted.						
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.						
	Small parcels are reviewed for primary use, and either typically considered agricultural or rural residential; recreational land influences are studied through sales verification.						
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?						
	Yes						
6.	What separate market analysis has been conducted where intensive use is identified in the county?						
	In Adams County, only feedlots and hog confinements fall into the intensive use category. The intensive use land is valued at \$1,000 an acre based on sales analysis and comparison to other counties in the region.						
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.						
	The county values WRP land based on sales of land enrolled in WRP and is valued at \$1,000 per acre. Currently there are six WRP parcels in Adams County.						
7a.	Are any other agricultural subclasses used? If yes, please explain.						
	Irrigated grass- the value is a blend of irrigated and grass values						
	<u>If your county has special value applications, please answer the following</u>						
8a.	How many parcels have a special valuation application on file?						
	N/A						
8b.	What process was used to determine if non-agricultural influences exist in the county?						
	N/A						

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

Adams County Assessor's Office

Three Year Plan of Assessment

June 15, 2023

Adams County Assessor's Office Overview

Introduction:

Required by law- pursuant to Neb. Laws 2005, LB 263, Section 9

The Purpose: To submit a plan to the County Board of Equalization and to the Department of Property Assessment and Taxation on or before July 31st of each year. The plan describes the assessment actions planned for the next assessment year and the two years thereafter. This plan is required every 3 years and an update to the plan is required between the adoptions of each 3-year plan.

General Description of Office:

There are approximately 16,500 non-exempt parcels in Adams County. There is an average of 250 permits per year. There are approximately 2,000 personal property schedules filed and approximately 1,100 homestead exemptions forms processed per year.

The office staff typically consists of the county assessor, one deputy assessor, one full time head appraiser, three associate appraisers, and two full time senior clerks. Our office has run short an associate appraiser for most of 2022 and 2023 until we were able to hire two associate appraisers with a start date of June 25th.

In February of 2023, our office relocated from the Adams County Courthouse to the Adams County Office Building which has helped our staff better perform the duties of the office and gave us the potential to expand our staff by 1 associate appraiser to better serve the county. The assessor supervises all proceedings in the office and controls the valuation procedures. The head appraiser oversees the job duties and performance of the associate appraisers and assists the assessor in valuation procedures. The associate appraisers assist with the valuation for the residential, agricultural, and commercial properties, and do the pick-up work for all property classes as assigned. The deputy assessor is in charge of the transfer statements, splits, combos, and reporting to the state as well as assisting the senior clerks in handling everyday occurrences and taxpayer inquiries/issues by taking personal property schedules, homestead exemptions, address changes, and any other assistance as needed. One senior clerk specializes in personal property, while the other specializes in exemptions and mobile home issues while both also handle everyday occurrences.

Budgeting:

The proposed budget for 2023-2024 is \$664,839. The county board accommodates for a GIS technician through the Information & Technology budget.

Responsibilities of Assessment:

Record Maintenance:

Mapping - Cadastral maps are updated as the real estate transfers are processed but with the implementation of GIS, the information is also available electronically. All of the books were reprinted which was completed in 2010.

Property Record Cards - Cards contain all improvement information about the property including the required legal description, ownership, and valuation.

Reports Filed:

- Abstract- Due March 19th
- Certification of Values- August 20th
- School District Taxable Value Report- August 25th
- Generate Tax Roll- November 22nd
- Certificate of Taxes Levied- December 1st

Filing for Homestead Exemptions:

Applications for homestead exemptions are accepted from February 2nd – June 30th.

Filing Personal Property:

Applications for personal property are accepted from January 1st – May 1st. After which there is a 10% penalty until July 1st when the penalty changes to 25%.

Real Property:

Adams County consists of the following real property types taken from the March Abstract Values before protest changes and August value certification:

2023 Prelim						
	Parcels	% of Total Parcels	Values	% of Taxable Value Base	Increase from Previous Year	% Increase
Residential	11,686	70.5%	1,829,141,110	44%	211,730,708	13.09%
Commercial	1,587	9.6%	486,162,319	12%	14,704,690	3.12%
Industrial	86	0.5%	104,582,453	3%	4,987,702	5.01%
Recreational	7	0.0%	821,152	0%	117,205	16.65%
Agricultural	3,214	19.4%	1,760,470,497	42%	157,162,970	9.80%
Total	16,580		4,181,177,531	100%	388,703,275	10.25%

Agricultural land is 42% of the real property valuation base and 74% of that is assessed as irrigated.

In compliance with the state of Nebraska’s six-year review requirement, approximately 1100 properties in neighborhoods 1006, 1006.5, 1007, 1008, and 1019 were physically inspected for review in the 2023 value year along with the completion of approximately 6,000 desk reviews to ensure proper grading according to Vanguard grade tables since our conversion in late 2018. Approximately 1,000 sales were inspected to ensure an arm’s length transaction, and approximately 500 permits inspected for completion. Our costing tables were also updated by our CAMA system provider to move from 2008 costing, to 2021 costing. Preliminary statistics for 2023 showed 1,060 sales in the required period of 10/1/2020 – 9/30/2022 with an indicated 82% level of value. This was outside acceptable range pursuant to Neb. Reb. Stat. §77-5023(2)c of 92% to 100% for residential property class and indicated a need for adjustment. Since the 82% level of value consisted of varying degrees of compliance per neighborhood and valuation group, our process is to look at each neighborhood’s statistics individually for compliance and to determine whether there is enough data to support a valuation change in that neighborhood specifically

Pick-up Work:

Pick-up work will be done from November through January of the next year.

Sales File:

The real estate transfer statements (521s) are filed within 45 days of receiving them from the Register of Deeds. They are recorded on the property record cards, in the CAMA system, and in the cadastral maps.

A sales review of residential, commercial, and rural properties will be completed for the sales file. A questionnaire is sent to each buyer of a sold property and an inspection is performed as needed.

Three Year Plan of Assessment Adams County Assessor's Office

Ratio studies are done on each property type and market area based on current sales beginning in September of each year. These studies are used to determine the areas that are out of compliance and need reviewing for the next assessment cycle.

Continual market analysis will be conducted each year in all categories of properties to ensure that the level of value and quality of assessment in Adams County is in compliance with state statutes. Grading also plays such an important role in the overall valuation process of properties, for 2023, we needed to ensure that the Vanguard grade guide was utilized appropriately on each parcel before conducting the complete revaluation. In the event that the properties reviewed had not had a physical inspection since our conversion or we were unable to talk to the owner at the time of inspection, the extraordinary assumption was made that the property is in normal condition. The physical review consists of checking measurements, qualities, conditions, interior information and a new photo. If there is no one present at the property, a door hanger is left and appointments for a review are set up if needed.

Agriculture land sales were reviewed and land use was updated if need be.

The Navy Ammunition Depot commercial buildings were reviewed after new information was made available by owners during the 2022 protest season. With that, new grading and conditions were placed on the structures for revaluation.

Assessment Actions Planned for the 2023 Calendar Year:

Residential:

Hastings urban areas (1003/1004/1005) consisting of approximately 3100, and suburban areas (1020,1021,1023) containing approximately 600 properties for physical review. The physical review consists of checking measurements, qualities, conditions, interior information and a new photo. If there is no one present at the property, a door hanger is left and appointments for a review are set up if needed. Sales reviews and pick-up work for all residential parcels will be completed by March 1st of the following assessment year

Agricultural Land:

An Ag land sales review will be completed and land use will be updated as the information becomes available. A physical review of the ag-land properties will be completed to verify the land use if need be.

Commercial:

Hastings commercial properties consisting of 1,365 parcels will be physically reviewed. This process will consist of checking measurements, occupancy codes, quality, condition, and interior information as we are able, to make adjustments as necessary and update all properties to the new Vanguard costing tables for 2024's assessment. Commercial sales reviews and pick-up work will be completed by March 1st of the following assessment year.

GIS:

The GIS system will continue to be maintained, fine-tuned and improved.

Assessment Actions Planned for the 2024 Calendar Year:

Residential:

Hastings urban areas (1009/1009.5/1010/1017/1018), rural homesites and outbuilding sites (4000), and suburban homesites (4550) consisting of approximately 3,000 parcels are set for physical inspections. We will be continuing to review properties and neighborhoods at least once every 6 years as required by the State statutes. The physical review consists of checking measurements, quality, condition, interior information, and taking a new photo. If there is no one present at the property, a door hanger is left and appointments for a review are attempted and set up as needed. Sales reviews and pick-up work for all residential parcels will be completed by March 1, 2024.

Agricultural Land:

An Ag land sales review will be completed and land use will be updated as the information becomes available. A physical review of the ag-land properties will be completed to verify the land use if need be.

Commercial:

Suburban and rural commercial properties consisting of 400 parcels will be physically reviewed. This process will consist of checking measurements, occupancy codes, quality, condition, and interior information as we are able, to make adjustments as necessary and update all properties to the new Vanguard costing tables for 2024's assessment. Commercial sales reviews and pick-up work will be completed by March 1st of the following assessment year.

GIS:

The GIS system will continue to be maintained, fine-tuned and improved.

Assessment Actions Planned for the 2025 Calendar Year:

Residential:

Hastings urban areas (1011/1011.4/1011.5/1011.6/1012/1013/1013.1/1014/1015) consisting of 944 parcels and mobile home areas (1900) consisting of approximately 512 parcels are set to be physically reviewed. The physical review consists of checking measurements, qualities, conditions, interior information and a new photo. If there is no one present at the property, a door hanger is left and appointments for a review are set up if needed. Sales reviews and pick-up work for all residential parcels will be completed by March 1st of the following assessment year.

Agricultural Land:

An Ag land sales review will be completed and land use will be updated as the information becomes available. A review of the ag properties will be completed to verify the land use utilizing imagery from the 2022 pictometry flyover of all Ag land (nbhd 4000) of 2,318 parcels. Physical inspections will be conducted as needed.

Commercial:

There will be a statistical review of the Hastings market areas or occupancy codes most out of compliance. A physical review will follow as needed consisting of checking measurements, occupancy codes, quality, condition, and interior information. Commercial sales reviews and pick-up work will be completed by March 1st of the following assessment year.

GIS:

The GIS system will continue to be maintained, fine-tuned and improved.

Exempt:

All exempt parcels throughout the county are set for physical inspection during this year. This includes approximately 1,500 parcels. The physical review consists of checking measurements, quality, condition, interior information, and taking a new photo, when possible. If there is no one present at the property, a door hanger is left and appointments for a review are set up as needed.