

**NEBRASKA**

Good Life. Great Service.

**DEPARTMENT OF REVENUE**

**2018 REPORTS AND OPINIONS  
OF THE PROPERTY TAX ADMINISTRATOR**

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**ADAMS COUNTY**

# NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE



Pete Ricketts, Governor

April 6, 2018

Commissioner Keetle:

The Property Tax Administrator has compiled the 2018 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

Sincerely,

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

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

cc: Jackie Russell, Adams County Assessor

**Property Assessment Division**  
Ruth A Sorensen, Administator  
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## Introduction

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

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

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

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

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

## **Statistical Analysis:**

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

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

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

The mean ratio is used as a basis for other statistical calculations, such as the Price Related Differential (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. 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 Coefficient of Dispersion (COD) is a measure also used in the evaluation of assessment quality. The COD measures the average deviation from the median and is expressed as a percentage of the median. A COD of 15% 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.

The confidence interval is another measure used to evaluate the reliability of the statistical indicators. The Division 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 [Section 77-5023](#), the acceptable range is 69% to 75% of actual value for agricultural land and 92% to 100% for all other classes of real property.

Nebraska Statutes do not provide for a range of acceptability for the COD or PRD; however, the IAAO 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 reliability of the COD can be directly affected by extreme ratios.

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 IAAO’s recognition 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.

**Analysis of Assessment Practices:**

The Division reviews assessment practices that ultimately affect the valuation of real property in each county. This review is done to ensure the reliability of the statistical analysis and to ensure professionally accepted mass appraisal methods are used in the county assessor’s effort to establish uniform and proportionate valuations. The review of assessment practices is based on information filed from county assessors in the form of the Assessment Practices Survey, and in 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 Section 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 county's sales verification and qualification procedures are reviewed to ensure that sales are properly considered arm's-length transactions unless determined to be otherwise through the verification process. Proper sales verification practices ensure the statistical analysis is based on an unbiased sample of sales.

Valuation groupings and market areas are also examined to identify whether the groupings 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'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 professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on the local market, and agricultural outbuildings and sites are reviewed as well.

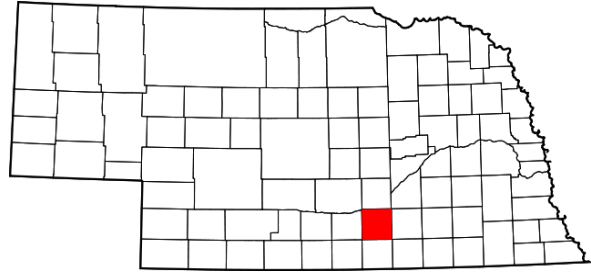
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for the end users, and highlight potential issues in other areas of the assessment process. Public trust in the assessment process demands transparency, and practices are reviewed to ensure taxpayers are served with such transparency.

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

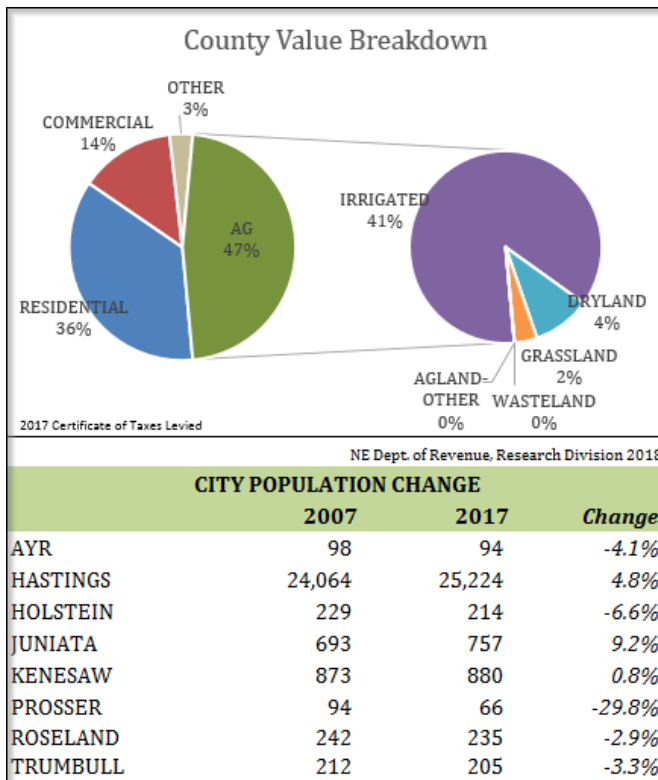
*\*Further information may be found in Exhibit 94*

## County Overview

With a total area of 563 miles, Adams County has 31,684 residents, per the Census Bureau Quick Facts for 2016, a 1% increase over the 2010 U.S. Census. The reports indicate that 68% of county residents are homeowners and 84% of residents occupy the same residence as in the prior year.



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 971 employer establishments with total employment of 13,219.



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.



## 2018 Residential Correlation for Adams County

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### *Assessment Actions*

Within the residential class, physical inspections were completed for over 2,200 properties; these included five neighborhoods within Hastings as well as the suburban and rural residential parcels. In addition to the planned review work, the pickup work was completed timely.

A sales analysis was completed; as a result, approximately 15 neighborhoods within Hastings and the Suburban area received percent adjustments, these adjustments ranged from 4-13%.

### *Description of Analysis*

Adams County stratifies residential property in six valuation groupings, based on economic characteristics.

<b>Valuation Grouping</b>	<b>Description</b>
1	Hastings
2	Juniata
3	Kenesaw
4	Suburban around Hastings and Juniata
5	Rural
6	Ayr, Hansen, Holstein, Pauline, Prosser, and Roseland

Review of the statistical profile for the county indicates that all three measures of central tendency correlate towards the low end of the range; the weighted mean is slightly low at 91%. The COD and PRD suggest that assessments are uniform. The 2018 County Abstract of Assessment, Form 45 Compared to the 2017 Certificate of Taxes Levied Report indicates that value within the class rose just over 2%. This correlates well with changes observed in the sales file and corresponds to the reported assessment actions.

All valuation groupings have a median within the acceptable range, most of them towards the low end of the acceptable range. Additionally, review of valuation changes over the past ten years indicates that all of the Villages in the county have increased at an annualized rate of 2-3%, which is similar to the 3% annual increase experienced within Hastings. This is an indicator that residential properties in the Villages have been adjusted based on the general economics of the area. The analysis supports that the county has achieved an acceptable level of value.

## 2018 Residential Correlation for Adams County

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### *Assessment Practice Review*

Within the residential class the Division’s annual assessment practice review focuses on the submission and qualification of sales information, the structure of valuation groupings, comparison of sold and unsold properties, and all aspects of the valuation process.

Adams County accurately and timely submits sales data to the Division. The county has utilized approximately 80% of the residential sales; due to the volume of sales, not all residential parcels are verified. Review of qualified and nonqualified sales supports that sales have been qualified without a bias.

Valuation groupings have been mostly structured around assessor locations, although, the smallest villages are combined into Valuation Grouping 6. The county assessor has indicated plans to restructure the neighborhoods within Hastings, and at that time, it may be warranted to split Hastings into multiple valuation groupings.

Adams County has been behind on the six-year inspection cycle; however, the county submitted a plan of inspection at the end of 2014 and has achieved those inspection goals every year. The county will complete this plan in 2019, and based on the work the county has achieved so far, there is no reason to believe the county will not be able to stay on track with the inspection process going forward. The county primarily uses the cost approach for residential valuation, at this time the appraisal tables are dated; however, the county has made factor adjustments by neighborhood to keep values at an acceptable market level. The county is converting CAMA systems in 2018 and anticipates using updated appraisal tables for the 2019 assessment year.

### *Equalization and Quality of Assessment*

The statistics support that residential assessments are uniform within the class. The assessment practice review confirmed that the county has complied with professionally accepted mass appraisal standards.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	768	91.71	93.58	90.53	15.30	103.37
02	12	93.06	90.64	93.90	13.06	96.53
03	27	97.33	97.92	93.25	16.89	105.01
04	18	91.64	94.77	92.24	12.67	102.74
05	24	94.09	99.37	91.68	20.06	108.39
06	25	93.21	94.24	88.86	19.98	106.05
<u>ALL</u>	<u>874</u>	91.80	93.88	90.73	15.59	103.47

### *Level of Value*

Based on analysis of all available information, the level of value of residential property in Adams County is 92%.

## 2018 Commercial Correlation for Adams County

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### *Assessment Actions*

Assessment activity for commercial improvements only involved routine maintenance for the current assessment year; the pickup work was completed timely. The county assessor, with the assistance of Team Consulting, Inc., restructured the commercial neighborhoods within Hastings, reducing them from 14 to seven different neighborhoods. After completing this work, an analysis of vacant land was completed, and new lot models were instituted.

### *Description of Analysis*

Two valuation groupings are utilized in Adams County to separate commercial parcels in Hastings from the rest of the county.

<b>Valuation Grouping</b>	<b>Description</b>
1	Hastings
3	Juniata, Kenesaw, rural and six small villages

Review of the statistical profile indicates that all measures of central tendency are within the acceptable range, the mean is slightly higher than the other measures, but is more susceptible to outliers. The COD and PRD are both above the typical range. However, Valuation Grouping 1 contains much less dispersion, and the overall quality statistics are being impacted by two extreme low dollars sales in Valuation Grouping 3.

Valuation Grouping 3 also has a median below the acceptable range. The ratios in this small valuation grouping range from 73% to 320%; the removal of a single ratio from either side of the array fluctuates the median from 82% to 95%. The median is not a reliable indicator of acceptability for this grouping. Review of valuation changes over the past decade indicate that commercial parcels in Kenesaw and Juniata have annualized valuation increases of 4% to 5% which is similar to Hasting's annual 5% increase. The smallest villages, with populations below 250, have considerably less commercial property, but still have positive valuation increases of about 1% per year. This supports that Valuation Grouping 3 has been assessed similarly to Valuation Grouping 1, all commercial properties are assessed within the acceptable range.

### *Assessment Practice Review*

Within the commercial class the Division's review of assessment practices focuses on the qualification of sales, stratification of properties into valuation groupings, comparison of sold and unsold properties, and all aspects of the inspection process. Within the commercial class, the county has utilized approximately 50% of commercial sales; review of qualified and nonqualified sales indicates that the county has qualified sales without a bias.

## 2018 Commercial Correlation for Adams County

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The two commercial valuation groupings have adequately stratified property based on economic characteristics. Hastings is a regional hub for goods and services in South Central Nebraska while businesses in the small villages are generally supported by the local population.

All commercial parcels have been inspected in the past six years. For 2018, the county assessor had hoped to revalue commercial property within the class; however, due to changes in staffing and a looming conversion of CAMA software, this work was postponed. Instead, commercial neighborhoods in Hastings were examined and restratified, and new commercial lot models were instituted. The remainder of the appraisal tables are dated within the county; the county has kept values up to an acceptable market level by making factor increases in recent years. The county assessor has plans to revalue commercial improvements for the 2019 assessment year. Comparison of sold and unsold properties within the county has confirmed that properties are uniformly assessed.

### *Equalization and Quality of Assessment*

The qualitative statistics in Valuation Grouping 1 suggest that assessments are uniform with in the class; the overall statistics are impacted by outliers in Valuation Grouping 3. The analysis has confirmed that all commercial parcels have been increased at similar rates over the past ten years; the county complies with professionally accepted mass appraisal standards.

VALUATION GROUPING RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	35	93.91	93.78	95.59	19.45	98.11
03	11	90.47	112.88	77.07	48.63	146.46
___ALL___	46	92.67	98.35	92.26	26.44	106.60

### *Level of Value*

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

## 2018 Agricultural Correlation for Adams County

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### *Assessor Actions*

Only routine maintenance was completed for agricultural improvements this year. For unimproved agricultural land, a sales analysis was completed. As a result, all irrigated and dry cropland was decreased 3%, grassland values were not changed.

### *Description of Analysis*

Review of the statistical profile for the county shows that with 39 sales, the median is within the acceptable range. The weighted mean and mean are both above the range, and the COD indicates that there is quite a bit of dispersion in the ratios. Agricultural land in the county is primarily indicated cropland, the 80% Majority Land Use (MLU) statistics indicate that irrigated land, with 28 sales, is within the acceptable range, with a much lower COD at 22%. The dispersion in the ratios is from the 11 remaining mixed use or 80% MLU dryland and grassland sales.

The county decreased both irrigated and dry cropland 3% this year. The dryland values are approximately 6% higher than Kearney, Hall, and Clay County's dryland values. None of these counties have sufficient samples of dryland sales, and the 6% difference is merely assessment at the upper end of the acceptable range instead of the lower end. The five dryland sales have ratios ranging from 38-106%, suggesting that the midpoint of the small sample is not a reliable indicator of assessment acceptability.

Adams County's grassland values are in the middle of the array when compared to adjoining county values. The grassland values are reasonably comparable to all adjoining counties. Based on the analysis, all agricultural land values in Adams County are assessed in the acceptable range.

### *Assessment Practice Review*

In the agricultural class, the Division's annual review focuses on sales qualification, classification and valuation of agricultural land, including market areas, and assessment of agricultural improvements. The county has utilized approximately 60% of the agricultural sales in the county. Review of the qualified and nonqualified sales indicated that the county has qualified sales without a bias.

The county considers the primary use of the parcel when classifying agricultural land; land use is reviewed using aerial imagery at the same time the agricultural improvements are reviewed. The county mostly consists of irrigated cropland with 1A1 and 1A soils; therefore, the county equalizes agricultural assessments utilizing only one market area.

Agricultural improvements have not been systematically inspected within the past six years; although the county is likely to find some listing errors when they complete the physical review, they have attempted to discover new construction of agricultural improvements through permits

## 2018 Agricultural Correlation for Adams County

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and review of aerial imagery. The county assessor’s three-year plan indicates that they will be reviewed during the 2018 assessment year. Although the county has not physically inspected, agricultural houses are valued the same as rural residential properties. Agricultural outbuildings are priced using Marshall & Swift and depreciated using CAMA depreciation tables.

### *Equalization*

Agricultural homes and outbuildings have been valued using the same valuation process as rural residential acreages have; as the rural residential acreages have been determined to be assessed within the acceptable range, agricultural improvements are also equalized at the statutorily required assessment level.

Although the statistics only support that irrigated land is within the acceptable range, comparison of adjoining county values supports that dryland and grassland are equalized as well. The county utilizes professionally accepted mass appraisal practices.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	28	72.55	81.27	74.07	22.45	109.72
4000	28	72.55	81.27	74.07	22.45	109.72
<u>Dry</u>						
County	5	80.12	94.58	89.46	37.69	105.72
4000	5	80.12	94.58	89.46	37.69	105.72
<u>Grass</u>						
County	1	145.86	145.86	145.86	00.00	100.00
4000	1	145.86	145.86	145.86	00.00	100.00
<u>ALL</u>	39	74.74	88.25	80.19	31.38	110.05

### *Level of Value*

Based on analysis of all available information, the level of value of agricultural land in Adams County is 75%.

## 2018 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 (Cum. Supp. 2016). While the median assessment sales ratio from the Qualified Statistical Reports for each class of real property is considered, my opinion of the level of value for a class of real property may be determined from other evidence contained within these Reports and Opinions of the Property Tax Administrator. My opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

Class	Level of Value	Quality of Assessment	Non-binding recommendation
<b>Residential Real Property</b>	92	Meets generally accepted mass appraisal practices.	No recommendation.
<b>Commercial Real Property</b>	93	Meets generally accepted mass appraisal practices.	No recommendation.
<b>Agricultural Land</b>	75	Meets generally accepted mass appraisal practices.	No recommendation.

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

Dated this 6th day of April, 2018.




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Ruth A. Sorensen  
Property Tax Administrator

## APPENDICES

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## 2018 Commission Summary for Adams County

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### Residential Real Property - Current

Number of Sales	874	Median	91.80
Total Sales Price	\$114,938,091	Mean	93.88
Total Adj. Sales Price	\$114,938,091	Wgt. Mean	90.73
Total Assessed Value	\$104,281,165	Average Assessed Value of the Base	\$105,602
Avg. Adj. Sales Price	\$131,508	Avg. Assessed Value	\$119,315

### Confidence Interval - Current

95% Median C.I	90.59 to 93.21
95% Wgt. Mean C.I	89.56 to 91.90
95% Mean C.I	92.33 to 95.43
% of Value of the Class of all Real Property Value in the County	35.77
% of Records Sold in the Study Period	7.60
% of Value Sold in the Study Period	8.58

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2017	924	93	93.45
2016	990	93	93.16
2015	979	94	94.36
2014	887	94	94.13

## 2018 Commission Summary for Adams County

### Commercial Real Property - Current

Number of Sales	46	Median	92.67
Total Sales Price	\$21,123,140	Mean	98.35
Total Adj. Sales Price	\$21,123,140	Wgt. Mean	92.26
Total Assessed Value	\$19,487,190	Average Assessed Value of the Base	\$303,246
Avg. Adj. Sales Price	\$459,199	Avg. Assessed Value	\$423,635

### Confidence Interval - Current

95% Median C.I	80.75 to 101.23
95% Wgt. Mean C.I	85.23 to 99.28
95% Mean C.I	86.33 to 110.37
% of Value of the Class of all Real Property Value in the County	14.60
% of Records Sold in the Study Period	2.81
% of Value Sold in the Study Period	3.93

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2017	64	94	94.38
2016	77	94	93.70
2015	75	95	93.85
2014	91	96	95.63

**01 Adams  
RESIDENTIAL**

**PAD 2018 R&O Statistics (Using 2018 Values)**

Qualified

Date Range: 10/1/2015 To 9/30/2017 Posted on: 2/20/2018

Number of Sales : 874  
 Total Sales Price : 114,938,091  
 Total Adj. Sales Price : 114,938,091  
 Total Assessed Value : 104,281,165  
 Avg. Adj. Sales Price : 131,508  
 Avg. Assessed Value : 119,315

MEDIAN : 92  
 WGT. MEAN : 91  
 MEAN : 94  
 COD : 15.59  
 PRD : 103.47

COV : 24.95  
 STD : 23.42  
 Avg. Abs. Dev : 14.31  
 MAX Sales Ratio : 431.50  
 MIN Sales Ratio : 41.98

95% Median C.I. : 90.59 to 93.21  
 95% Wgt. Mean C.I. : 89.56 to 91.90  
 95% Mean C.I. : 92.33 to 95.43

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qtrts</u>											
01-OCT-15 To 31-DEC-15	112	97.23	100.45	95.43	17.86	105.26	45.22	218.92	92.29 to 103.26	119,663	114,200
01-JAN-16 To 31-MAR-16	66	95.88	93.95	90.64	12.82	103.65	57.71	126.86	90.81 to 98.80	141,368	128,136
01-APR-16 To 30-JUN-16	125	91.79	96.18	91.43	18.27	105.20	44.81	431.50	88.87 to 94.72	136,976	125,234
01-JUL-16 To 30-SEP-16	129	91.31	92.41	90.65	13.71	101.94	60.33	183.37	87.61 to 93.61	140,004	126,909
01-OCT-16 To 31-DEC-16	124	91.40	94.15	90.87	16.51	103.61	52.31	175.86	88.78 to 96.41	114,268	103,836
01-JAN-17 To 31-MAR-17	62	89.77	89.84	90.55	11.15	99.22	64.23	125.58	85.12 to 95.11	126,747	114,769
01-APR-17 To 30-JUN-17	139	90.63	94.46	89.72	16.56	105.28	61.92	200.88	88.19 to 93.39	141,426	126,885
01-JUL-17 To 30-SEP-17	117	88.60	87.88	87.24	12.48	100.73	41.98	159.34	85.03 to 92.12	131,087	114,358
<u>Study Yrs</u>											
01-OCT-15 To 30-SEP-16	432	93.45	95.82	91.98	16.24	104.17	44.81	431.50	91.79 to 95.31	134,063	123,317
01-OCT-16 To 30-SEP-17	442	90.09	91.98	89.45	14.80	102.83	41.98	200.88	88.80 to 91.97	129,011	115,403
<u>Calendar Yrs</u>											
01-JAN-16 To 31-DEC-16	444	92.06	94.19	90.93	15.75	103.59	44.81	431.50	90.70 to 94.15	132,167	120,176
<u>ALL</u>	874	91.80	93.88	90.73	15.59	103.47	41.98	431.50	90.59 to 93.21	131,508	119,315

VALUATION GROUPING										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	768	91.71	93.58	90.53	15.30	103.37	41.98	431.50	90.42 to 92.98	129,313	117,065
02	12	93.06	90.64	93.90	13.06	96.53	61.92	118.70	76.48 to 97.43	156,958	147,378
03	27	97.33	97.92	93.25	16.89	105.01	71.70	156.93	83.04 to 106.25	102,233	95,330
04	18	91.64	94.77	92.24	12.67	102.74	70.42	127.31	83.24 to 96.76	241,828	223,059
05	24	94.09	99.37	91.68	20.06	108.39	58.61	175.86	86.45 to 102.23	187,788	172,171
06	25	93.21	94.24	88.86	19.98	106.05	44.81	159.34	80.11 to 96.28	84,876	75,419
<u>ALL</u>	874	91.80	93.88	90.73	15.59	103.47	41.98	431.50	90.59 to 93.21	131,508	119,315

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	872	91.79	93.82	90.72	15.56	103.42	41.98	431.50	90.59 to 93.18	131,754	119,523
06											
07	2	121.23	121.23	118.04	06.93	102.70	112.83	129.63	N/A	24,200	28,565
<u>ALL</u>	874	91.80	93.88	90.73	15.59	103.47	41.98	431.50	90.59 to 93.21	131,508	119,315

**01 Adams**  
**RESIDENTIAL**

**PAD 2018 R&O Statistics (Using 2018 Values)**

Qualified

Date Range: 10/1/2015 To 9/30/2017 Posted on: 2/20/2018

Number of Sales : 874  
 Total Sales Price : 114,938,091  
 Total Adj. Sales Price : 114,938,091  
 Total Assessed Value : 104,281,165  
 Avg. Adj. Sales Price : 131,508  
 Avg. Assessed Value : 119,315

MEDIAN : 92  
 WGT. MEAN : 91  
 MEAN : 94  
 COD : 15.59  
 PRD : 103.47

COV : 24.95  
 STD : 23.42  
 Avg. Abs. Dev : 14.31  
 MAX Sales Ratio : 431.50  
 MIN Sales Ratio : 41.98

95% Median C.I. : 90.59 to 93.21  
 95% Wgt. Mean C.I. : 89.56 to 91.90  
 95% Mean C.I. : 92.33 to 95.43

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
___ Low \$ Ranges ___												
Less Than 5,000												
Less Than 15,000	6	97.35	151.19	141.75	76.64	106.66	70.28	431.50	70.28 to 431.50	11,717	16,608	
Less Than 30,000	20	111.22	125.48	118.40	36.59	105.98	45.22	431.50	85.39 to 129.63	20,695	24,504	
___ Ranges Excl. Low \$ ___												
Greater Than 4,999	874	91.80	93.88	90.73	15.59	103.47	41.98	431.50	90.59 to 93.21	131,508	119,315	
Greater Than 14,999	868	91.80	93.48	90.70	15.14	103.07	41.98	218.92	90.59 to 93.21	132,336	120,025	
Greater Than 29,999	854	91.76	93.14	90.63	14.80	102.77	41.98	218.92	90.54 to 93.11	134,103	121,535	
___ Incremental Ranges ___												
0 TO 4,999												
5,000 TO 14,999	6	97.35	151.19	141.75	76.64	106.66	70.28	431.50	70.28 to 431.50	11,717	16,608	
15,000 TO 29,999	14	111.95	114.47	113.63	23.38	100.74	45.22	184.06	85.39 to 155.23	24,543	27,888	
30,000 TO 59,999	122	100.53	107.34	106.19	22.41	101.08	41.98	218.92	96.64 to 103.87	47,596	50,543	
60,000 TO 99,999	243	92.68	93.63	93.04	15.33	100.63	52.31	175.86	89.65 to 95.51	81,303	75,647	
100,000 TO 149,999	219	88.79	89.50	89.56	13.04	99.93	44.81	173.32	86.06 to 90.59	123,224	110,361	
150,000 TO 249,999	186	91.12	89.63	89.93	09.91	99.67	62.75	124.30	88.58 to 92.41	185,359	166,686	
250,000 TO 499,999	79	90.92	89.12	88.84	10.54	100.32	58.61	109.35	87.54 to 93.18	312,214	277,372	
500,000 TO 999,999	5	71.86	76.34	76.16	07.46	100.24	70.19	90.42	N/A	566,600	431,538	
1,000,000 +												
___ ALL ___	874	91.80	93.88	90.73	15.59	103.47	41.98	431.50	90.59 to 93.21	131,508	119,315	

**01 Adams**  
**COMMERCIAL**

**PAD 2018 R&O Statistics (Using 2018 Values)**

Qualified

Date Range: 10/1/2014 To 9/30/2017 Posted on: 2/20/2018

Number of Sales : 46  
Total Sales Price : 21,123,140  
Total Adj. Sales Price : 21,123,140  
Total Assessed Value : 19,487,190  
Avg. Adj. Sales Price : 459,199  
Avg. Assessed Value : 423,635

MEDIAN : 93  
WGT. MEAN : 92  
MEAN : 98  
COD : 26.44  
PRD : 106.60

COV : 42.30  
STD : 41.60  
Avg. Abs. Dev : 24.50  
MAX Sales Ratio : 318.50  
MIN Sales Ratio : 39.55

95% Median C.I. : 80.75 to 101.23  
95% Wgt. Mean C.I. : 85.23 to 99.28  
95% Mean C.I. : 86.33 to 110.37

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qtrts</u>											
01-OCT-14 To 31-DEC-14											
01-JAN-15 To 31-MAR-15	6	111.63	109.88	91.38	28.00	120.25	55.47	149.50	55.47 to 149.50	399,583	365,138
01-APR-15 To 30-JUN-15	3	104.61	165.27	99.64	78.32	165.87	72.70	318.50	N/A	420,668	419,165
01-JUL-15 To 30-SEP-15	6	88.01	93.67	83.42	21.26	112.29	71.57	124.73	71.57 to 124.73	921,000	768,283
01-OCT-15 To 31-DEC-15	5	84.23	89.94	74.32	31.75	121.02	46.79	140.47	N/A	190,757	141,761
01-JAN-16 To 31-MAR-16	5	86.64	86.25	95.25	17.22	90.55	64.80	110.39	N/A	414,500	394,803
01-APR-16 To 30-JUN-16	6	95.85	94.26	104.59	18.49	90.12	69.37	120.58	69.37 to 120.58	236,363	247,208
01-JUL-16 To 30-SEP-16	5	93.91	90.44	98.77	10.81	91.57	74.63	105.07	N/A	592,335	585,047
01-OCT-16 To 31-DEC-16	5	100.08	91.60	107.39	28.06	85.30	39.55	141.06	N/A	304,000	326,455
01-JAN-17 To 31-MAR-17	2	93.52	93.52	89.90	05.83	104.03	88.07	98.96	N/A	138,250	124,285
01-APR-17 To 30-JUN-17	2	86.38	86.38	87.26	15.77	98.99	72.76	100.00	N/A	192,500	167,983
01-JUL-17 To 30-SEP-17	1	90.26	90.26	90.26	00.00	100.00	90.26	90.26	N/A	2,350,000	2,121,050
<u>Study Yrs</u>											
01-OCT-14 To 30-SEP-15	15	95.27	114.47	87.73	38.84	130.48	55.47	318.50	72.70 to 131.82	612,367	537,202
01-OCT-15 To 30-SEP-16	21	90.47	90.42	95.75	19.94	94.43	46.79	140.47	70.21 to 105.07	352,673	337,681
01-OCT-16 To 30-SEP-17	10	94.61	90.81	95.73	19.91	94.86	39.55	141.06	69.21 to 108.11	453,150	433,786
<u>Calendar Yrs</u>											
01-JAN-15 To 31-DEC-15	20	93.35	108.34	86.46	37.48	125.31	46.79	318.50	72.70 to 124.73	506,964	438,342
01-JAN-16 To 31-DEC-16	21	93.91	90.81	100.53	19.55	90.33	39.55	141.06	70.21 to 105.07	379,636	381,656
<u>ALL</u>	46	92.67	98.35	92.26	26.44	106.60	39.55	318.50	80.75 to 101.23	459,199	423,635

VALUATION GROUPING										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	35	93.91	93.78	95.59	19.45	98.11	39.55	142.09	84.23 to 101.23	494,982	473,129
03	11	90.47	112.88	77.07	48.63	146.46	55.47	318.50	64.80 to 149.50	345,344	266,154
<u>ALL</u>	46	92.67	98.35	92.26	26.44	106.60	39.55	318.50	80.75 to 101.23	459,199	423,635

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
02	2	72.88	72.88	52.54	35.80	138.71	46.79	98.96	N/A	210,750	110,735
03	44	92.67	99.50	93.06	26.36	106.92	39.55	318.50	80.75 to 104.61	470,492	437,857
04											
<u>ALL</u>	46	92.67	98.35	92.26	26.44	106.60	39.55	318.50	80.75 to 101.23	459,199	423,635

**01 Adams**  
**COMMERCIAL**

**PAD 2018 R&O Statistics (Using 2018 Values)**

Qualified

Date Range: 10/1/2014 To 9/30/2017 Posted on: 2/20/2018

Number of Sales : 46  
Total Sales Price : 21,123,140  
Total Adj. Sales Price : 21,123,140  
Total Assessed Value : 19,487,190  
Avg. Adj. Sales Price : 459,199  
Avg. Assessed Value : 423,635

MEDIAN : 93  
WGT. MEAN : 92  
MEAN : 98  
COD : 26.44  
PRD : 106.60

COV : 42.30  
STD : 41.60  
Avg. Abs. Dev : 24.50  
MAX Sales Ratio : 318.50  
MIN Sales Ratio : 39.55

95% Median C.I. : 80.75 to 101.23  
95% Wgt. Mean C.I. : 85.23 to 99.28  
95% Mean C.I. : 86.33 to 110.37

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000	2	234.00	234.00	217.10	36.11	107.78	149.50	318.50	N/A	2,500	5,428	
Less Than 15,000	2	234.00	234.00	217.10	36.11	107.78	149.50	318.50	N/A	2,500	5,428	
Less Than 30,000	3	149.50	197.58	138.94	43.20	142.21	124.73	318.50	N/A	10,833	15,052	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	44	90.95	92.18	92.23	21.03	99.95	39.55	142.09	79.14 to 100.08	479,958	442,644	
Greater Than 14,999	44	90.95	92.18	92.23	21.03	99.95	39.55	142.09	79.14 to 100.08	479,958	442,644	
Greater Than 29,999	43	90.47	91.42	92.18	20.76	99.18	39.55	142.09	79.14 to 100.00	490,480	452,140	
<u>Incremental Ranges</u>												
0 TO 4,999	2	234.00	234.00	217.10	36.11	107.78	149.50	318.50	N/A	2,500	5,428	
5,000 TO 14,999												
15,000 TO 29,999	1	124.73	124.73	124.73	00.00	100.00	124.73	124.73	N/A	27,500	34,300	
30,000 TO 59,999	3	98.96	94.66	96.33	12.05	98.27	74.63	110.39	N/A	44,833	43,190	
60,000 TO 99,999	9	79.14	90.51	91.80	38.78	98.59	39.55	142.09	55.47 to 140.47	82,678	75,899	
100,000 TO 149,999	6	89.07	86.99	86.93	13.97	100.07	69.21	109.12	69.21 to 109.12	123,547	107,403	
150,000 TO 249,999	12	89.27	89.81	89.18	14.97	100.71	69.11	114.13	72.70 to 105.07	194,640	173,583	
250,000 TO 499,999	3	71.57	86.47	90.42	43.90	95.63	46.79	141.06	N/A	388,667	351,423	
500,000 TO 999,999	2	110.33	110.33	109.85	09.29	100.44	100.08	120.58	N/A	669,000	734,923	
1,000,000 +	8	94.73	94.12	91.43	11.60	102.94	72.56	117.15	72.56 to 117.15	1,828,885	1,672,231	
<u>ALL</u>	46	92.67	98.35	92.26	26.44	106.60	39.55	318.50	80.75 to 101.23	459,199	423,635	

**01 Adams**  
**COMMERCIAL**

**PAD 2018 R&O Statistics (Using 2018 Values)**

Qualified

Date Range: 10/1/2014 To 9/30/2017 Posted on: 2/20/2018

Number of Sales : 46  
 Total Sales Price : 21,123,140  
 Total Adj. Sales Price : 21,123,140  
 Total Assessed Value : 19,487,190  
 Avg. Adj. Sales Price : 459,199  
 Avg. Assessed Value : 423,635

MEDIAN : 93  
 WGT. MEAN : 92  
 MEAN : 98  
 COD : 26.44  
 PRD : 106.60

COV : 42.30  
 STD : 41.60  
 Avg. Abs. Dev : 24.50  
 MAX Sales Ratio : 318.50  
 MIN Sales Ratio : 39.55

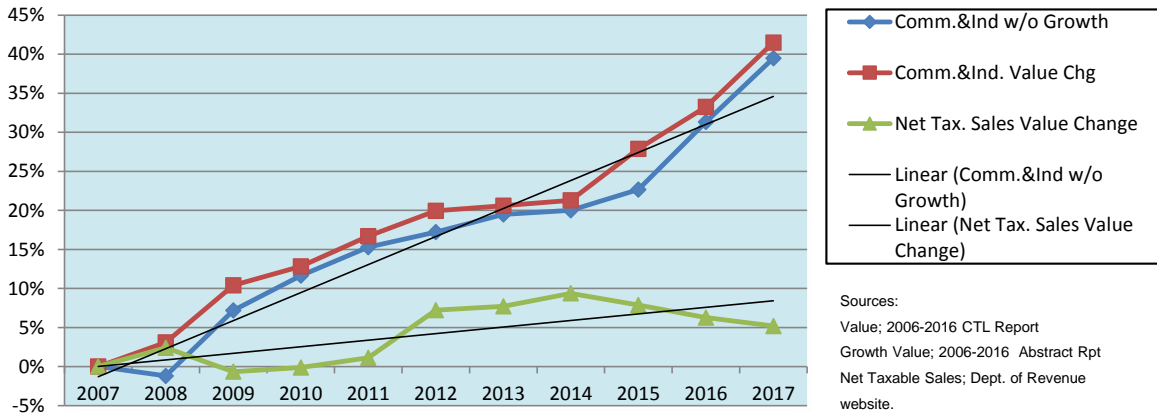
95% Median C.I. : 80.75 to 101.23  
 95% Wgt. Mean C.I. : 85.23 to 99.28  
 95% Mean C.I. : 86.33 to 110.37

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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
181	1	69.37	69.37	69.37	00.00	100.00	69.37	69.37	N/A	170,000	117,925
300	2	90.96	90.96	89.37	04.75	101.78	86.64	95.27	N/A	170,000	151,930
326	3	74.63	70.63	61.29	19.51	115.24	46.79	90.47	N/A	194,000	118,905
330	1	72.56	72.56	72.56	00.00	100.00	72.56	72.56	N/A	2,600,000	1,886,550
343	2	105.42	105.42	96.73	14.38	108.98	90.26	120.58	N/A	1,494,000	1,445,183
344	3	70.21	70.53	70.99	00.84	99.35	69.80	71.57	N/A	184,333	130,860
349	1	141.06	141.06	141.06	00.00	100.00	141.06	141.06	N/A	450,000	634,750
350	3	88.95	92.15	94.46	04.26	97.55	88.07	99.44	N/A	1,603,692	1,514,918
352	8	91.60	88.01	86.45	14.53	101.80	69.11	105.07	69.11 to 105.07	172,251	148,906
353	4	115.64	100.66	112.85	20.60	89.20	39.55	131.82	N/A	336,919	380,200
380	1	104.61	104.61	104.61	00.00	100.00	104.61	104.61	N/A	1,050,000	1,098,455
384	1	149.50	149.50	149.50	00.00	100.00	149.50	149.50	N/A	3,000	4,485
386	1	79.14	79.14	79.14	00.00	100.00	79.14	79.14	N/A	70,600	55,870
391	1	318.50	318.50	318.50	00.00	100.00	318.50	318.50	N/A	2,000	6,370
406	6	80.32	88.25	90.80	31.24	97.19	55.47	140.47	55.47 to 140.47	102,583	93,150
412	1	80.75	80.75	80.75	00.00	100.00	80.75	80.75	N/A	1,450,000	1,170,900
455	2	99.64	99.64	99.47	00.44	100.17	99.20	100.08	N/A	1,150,000	1,143,875
490	2	109.76	109.76	109.47	00.58	100.26	109.12	110.39	N/A	89,392	97,860
528	3	124.73	120.24	115.28	12.88	104.30	93.91	142.09	N/A	77,833	89,730
<u>    </u> ALL <u>    </u>	46	92.67	98.35	92.26	26.44	106.60	39.55	318.50	80.75 to 101.23	459,199	423,635

### 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
2007	\$ 331,215,440	\$ 19,226,670	5.80%	\$ 311,988,770	-	\$ 358,015,397	-
2008	\$ 341,511,185	\$ 14,231,105	4.17%	\$ 327,280,080	-1.19%	\$ 366,666,447	2.42%
2009	\$ 365,701,585	\$ 10,600,150	2.90%	\$ 355,101,435	3.98%	\$ 355,665,683	-3.00%
2010	\$ 373,751,795	\$ 3,967,185	1.06%	\$ 369,784,610	1.12%	\$ 357,583,355	0.54%
2011	\$ 386,585,440	\$ 4,725,495	1.22%	\$ 381,859,945	2.17%	\$ 362,049,452	1.25%
2012	\$ 397,324,300	\$ 9,025,109	2.27%	\$ 388,299,191	0.44%	\$ 383,928,111	6.04%
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%
<b>Ann %chg</b>	3.53%			<b>Average</b>	<b>1.42%</b>	<b>0.68%</b>	<b>0.53%</b>

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2007	-	-	-
2008	-1.19%	3.11%	2.42%
2009	7.21%	10.41%	-0.66%
2010	11.64%	12.84%	-0.12%
2011	15.29%	16.72%	1.13%
2012	17.23%	19.96%	7.24%
2013	19.50%	20.59%	7.72%
2014	20.02%	21.28%	9.38%
2015	22.66%	27.88%	7.87%
2016	31.33%	33.28%	6.29%
2017	39.50%	41.50%	5.18%

County Number	1
County Name	Adams



**01 Adams**  
**AGRICULTURAL LAND**

**PAD 2018 R&O Statistics (Using 2018 Values)**

Qualified

Date Range: 10/1/2014 To 9/30/2017 Posted on: 2/20/2018

Number of Sales : 39  
Total Sales Price : 34,549,474  
Total Adj. Sales Price : 34,549,474  
Total Assessed Value : 27,706,435  
Avg. Adj. Sales Price : 885,884  
Avg. Assessed Value : 710,421

MEDIAN : 75  
WGT. MEAN : 80  
MEAN : 88  
COD : 31.38  
PRD : 110.05

COV : 38.33  
STD : 33.83  
Avg. Abs. Dev : 23.45  
MAX Sales Ratio : 190.04  
MIN Sales Ratio : 49.54

95% Median C.I. : 68.22 to 85.39  
95% Wgt. Mean C.I. : 72.42 to 87.96  
95% Mean C.I. : 77.63 to 98.87

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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
<b>Qtrts</b>											
01-OCT-14 To 31-DEC-14	1	59.92	59.92	59.92	00.00	100.00	59.92	59.92	N/A	1,380,005	826,860
01-JAN-15 To 31-MAR-15	5	80.12	88.73	83.05	24.71	106.84	65.48	145.86	N/A	2,049,915	1,702,464
01-APR-15 To 30-JUN-15	2	85.26	85.26	83.24	15.21	102.43	72.29	98.22	N/A	959,250	798,470
01-JUL-15 To 30-SEP-15	1	139.31	139.31	139.31	00.00	100.00	139.31	139.31	N/A	571,111	795,605
01-OCT-15 To 31-DEC-15	7	68.22	72.09	66.48	17.40	108.44	49.83	103.95	49.83 to 103.95	650,025	432,154
01-JAN-16 To 31-MAR-16	9	70.96	72.43	70.30	18.22	103.03	49.54	115.73	59.82 to 85.17	769,839	541,203
01-APR-16 To 30-JUN-16	5	112.44	103.23	101.39	08.45	101.81	72.33	112.96	N/A	483,081	489,814
01-JUL-16 To 30-SEP-16	1	178.24	178.24	178.24	00.00	100.00	178.24	178.24	N/A	90,000	160,415
01-OCT-16 To 31-DEC-16	4	82.21	105.23	87.36	37.82	120.46	66.44	190.04	N/A	857,000	748,710
01-JAN-17 To 31-MAR-17	2	65.20	65.20	66.83	11.61	97.56	57.63	72.76	N/A	967,400	646,475
01-APR-17 To 30-JUN-17	1	149.68	149.68	149.68	00.00	100.00	149.68	149.68	N/A	483,352	723,485
01-JUL-17 To 30-SEP-17	1	76.34	76.34	76.34	00.00	100.00	76.34	76.34	N/A	600,000	458,045
<b>Study Yrs</b>											
01-OCT-14 To 30-SEP-15	9	80.12	90.38	83.09	28.33	108.77	59.92	145.86	65.48 to 139.31	1,568,799	1,303,525
01-OCT-15 To 30-SEP-16	22	72.67	84.13	75.12	29.23	111.99	49.54	178.24	62.90 to 105.78	635,642	477,518
01-OCT-16 To 30-SEP-17	8	79.09	97.16	84.85	36.50	114.51	57.63	190.04	57.63 to 190.04	805,769	683,665
<b>Calendar Yrs</b>											
01-JAN-15 To 31-DEC-15	15	72.29	83.87	80.57	26.63	104.10	49.83	145.86	65.62 to 98.22	1,152,624	928,663
01-JAN-16 To 31-DEC-16	19	81.84	93.01	81.44	32.53	114.21	49.54	190.04	66.44 to 112.64	676,945	551,324
<b>ALL</b>	39	74.74	88.25	80.19	31.38	110.05	49.54	190.04	68.22 to 85.39	885,884	710,421

**AREA (MARKET)**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
4000	39	74.74	88.25	80.19	31.38	110.05	49.54	190.04	68.22 to 85.39	885,884	710,421
<b>ALL</b>	39	74.74	88.25	80.19	31.38	110.05	49.54	190.04	68.22 to 85.39	885,884	710,421

**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
<b>Irrigated</b>											
County	8	80.87	86.00	71.15	22.33	120.87	57.63	112.64	57.63 to 112.64	1,169,273	831,926
4000	8	80.87	86.00	71.15	22.33	120.87	57.63	112.64	57.63 to 112.64	1,169,273	831,926
<b>Dry</b>											
County	4	76.60	98.20	92.20	49.28	106.51	49.54	190.04	N/A	469,500	432,886
4000	4	76.60	98.20	92.20	49.28	106.51	49.54	190.04	N/A	469,500	432,886
<b>ALL</b>	39	74.74	88.25	80.19	31.38	110.05	49.54	190.04	68.22 to 85.39	885,884	710,421

**01 Adams**  
**AGRICULTURAL LAND**

**PAD 2018 R&O Statistics (Using 2018 Values)**

Qualified

Date Range: 10/1/2014 To 9/30/2017 Posted on: 2/20/2018

Number of Sales : 39  
 Total Sales Price : 34,549,474  
 Total Adj. Sales Price : 34,549,474  
 Total Assessed Value : 27,706,435  
 Avg. Adj. Sales Price : 885,884  
 Avg. Assessed Value : 710,421

MEDIAN : 75  
 WGT. MEAN : 80  
 MEAN : 88  
 COD : 31.38  
 PRD : 110.05

COV : 38.33  
 STD : 33.83  
 Avg. Abs. Dev : 23.45  
 MAX Sales Ratio : 190.04  
 MIN Sales Ratio : 49.54

95% Median C.I. : 68.22 to 85.39  
 95% Wgt. Mean C.I. : 72.42 to 87.96  
 95% Mean C.I. : 77.63 to 98.87

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**80%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>_____Irrigated_____</b>											
County	28	72.55	81.27	74.07	22.45	109.72	57.63	139.31	66.44 to 85.39	994,290	736,481
4000	28	72.55	81.27	74.07	22.45	109.72	57.63	139.31	66.44 to 85.39	994,290	736,481
<b>_____Dry_____</b>											
County	5	80.12	94.58	89.46	37.69	105.72	49.54	190.04	N/A	486,000	434,757
4000	5	80.12	94.58	89.46	37.69	105.72	49.54	190.04	N/A	486,000	434,757
<b>_____Grass_____</b>											
County	1	145.86	145.86	145.86	00.00	100.00	145.86	145.86	N/A	2,000,001	2,917,210
4000	1	145.86	145.86	145.86	00.00	100.00	145.86	145.86	N/A	2,000,001	2,917,210
<b>_____ALL_____</b>	<b>39</b>	<b>74.74</b>	<b>88.25</b>	<b>80.19</b>	<b>31.38</b>	<b>110.05</b>	<b>49.54</b>	<b>190.04</b>	<b>68.22 to 85.39</b>	<b>885,884</b>	<b>710,421</b>

## Adams County 2018 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Adams	4000	5965	5915	5770	5675	5575	5430	5335	5095	<b>5815</b>
Hall	1	6495	6495	5740	5737	4570	4570	4335	4323	<b>5888</b>
Hamilton	1	6450	6439	6425	6400	6373	6375	6341	6350	<b>6430</b>
Clay	1	6285	6285	6155	6155	5695	n/a	5560	5560	<b>6148</b>
Kearney	1	n/a	6134	5685	5415	4510	3160	3160	3160	<b>5440</b>
Buffalo	4	6270	6270	5985	5915	5510	5370	5180	4552	<b>6150</b>
Franklin	2	4310	4306	4071	4010	3808	3670	3535	3468	<b>4099</b>
Webster	1	4573	4704	4821	4273	4289	4670	4665	4673	<b>4633</b>
Nuckolls	1	5900	5900	5200	5200	5000	5000	4850	4850	<b>5619</b>

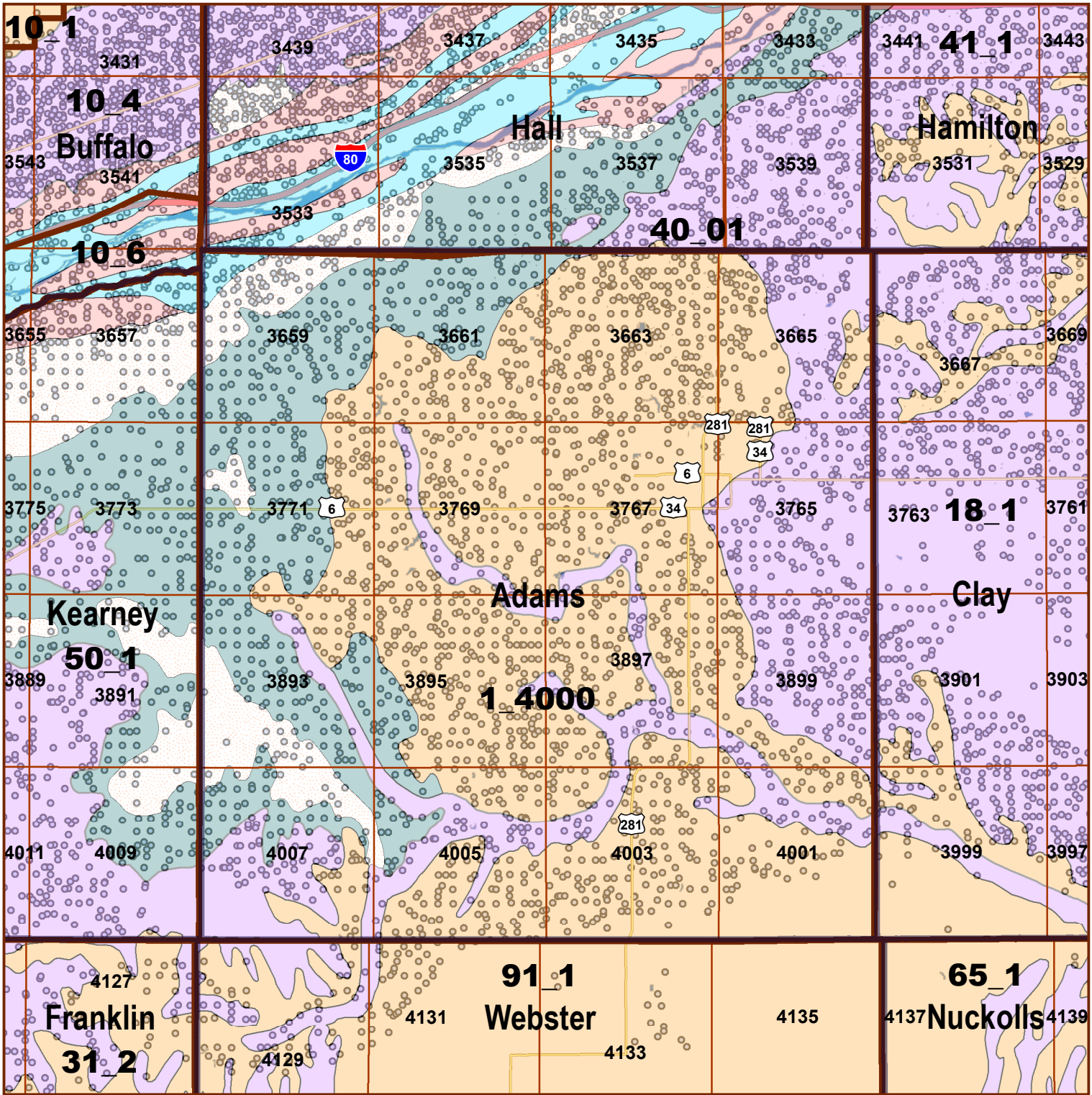
County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Adams	4000	3397	3200	3005	2815	2825	2815	2620	2620	<b>3096</b>
Hall	1	3340	3340	2955	2955	2530	2530	2230	2230	<b>2924</b>
Hamilton	1	5000	5000	4800	4800	4700	4700	4600	4600	<b>4887</b>
Clay	1	3245	2970	2860	2775	2685	n/a	2600	2600	<b>2922</b>
Kearney	1	n/a	3255	2885	2885	2325	1860	1860	1860	<b>2879</b>
Buffalo	4	n/a	2710	2540	2445	2320	2260	2185	2160	<b>2584</b>
Franklin	2	2955	2955	2315	2315	1970	1970	1620	1620	<b>2571</b>
Webster	1	2706	2706	2435	2265	2265	2265	2190	2190	<b>2471</b>
Nuckolls	1	2650	2650	2550	2550	2400	2400	2300	2298	<b>2576</b>

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Adams	4000	1597	1595	1540	1485	1430	1405	1405	1405	<b>1454</b>
Hall	1	2220	2213	1826	1833	1407	1409	1408	1408	<b>1528</b>
Hamilton	1	2300	2300	2200	2200	2100	2100	2000	2000	<b>2081</b>
Clay	1	1455	1455	1455	1455	1380	n/a	1380	1235	<b>1332</b>
Kearney	1	n/a	1300	1300	1300	1300	1300	1300	1300	<b>1300</b>
Buffalo	4	1595	1595	1570	1545	1520	1495	1465	1445	<b>1493</b>
Franklin	2	1149	1150	1150	1151	1125	1125	1125	1126	<b>1129</b>
Webster	1	1425	1425	1425	1425	1425	1425	1425	1425	<b>1425</b>
Nuckolls	1	1325	1325	1325	1325	1325	1325	1325	1325	<b>1325</b>

County	Mkt Area	CRP	TIMBER	WASTE
Adams	4000	n/a	n/a	208
Hall	1	n/a	n/a	100
Hamilton	1	n/a	n/a	900
Clay	1	n/a	n/a	n/a
Kearney	1	n/a	n/a	150
Buffalo	4	n/a	615	354
Franklin	2	n/a	600	150
Webster	1	2005	180	179
Nuckolls	1	n/a		

Source: 2018 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.



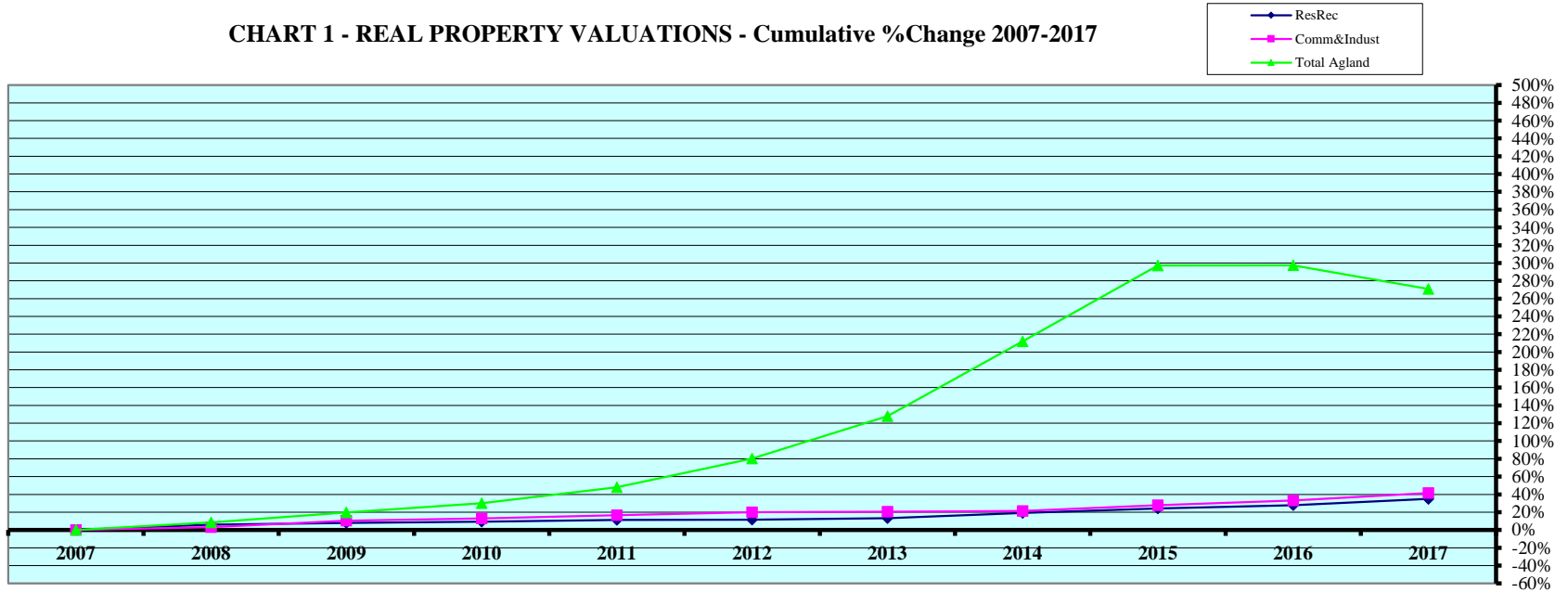
**Legend**

- County Lines
- Market Areas
- Geo Codes
- Moderately well drained silty soils on uplands and in depressions formed in loess
- Moderately well drained silty soils with clayey subsoils on uplands
- Well drained silty soils formed in loess on uplands
- Well drained silty soils formed in loess and alluvium on stream terraces
- Well to somewhat excessively drained loamy soils formed in weathered sandstone and eolian material on uplands
- Excessively drained sandy soils formed in alluvium in valleys and eolian sand on uplands in sandhills
- Excessively drained sandy soils formed in eolian sands on uplands in sandhills
- Somewhat poorly drained soils formed in alluvium on bottom lands
- Lakes and Ponds
- Irrigation Wells

## Adams County Map



**CHART 1 - REAL PROPERTY VALUATIONS - Cumulative %Change 2007-2017**



Tax Year	Residential & Recreational <sup>(1)</sup>				Commercial & Industrial <sup>(1)</sup>				Total Agricultural Land <sup>(1)</sup>			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2007	867,984,090	--	--	--	331,215,440	--	--	--	436,573,855	--	--	--
2008	918,542,215	50,558,125	5.82%	5.82%	341,511,185	10,295,745	3.11%	3.11%	473,410,495	36,836,640	8.44%	8.44%
2009	937,335,610	18,793,395	2.05%	7.99%	365,701,585	24,190,400	7.08%	10.41%	522,728,180	49,317,685	10.42%	19.73%
2010	949,896,700	12,561,090	1.34%	9.44%	373,751,795	8,050,210	2.20%	12.84%	567,549,875	44,821,695	8.57%	30.00%
2011	966,274,570	16,377,870	1.72%	11.32%	386,585,440	12,833,645	3.43%	16.72%	645,731,555	78,181,680	13.78%	47.91%
2012	968,127,535	1,852,965	0.19%	11.54%	397,324,300	10,738,860	2.78%	19.96%	787,128,995	141,397,440	21.90%	80.30%
2013	982,153,910	14,026,375	1.45%	13.15%	399,417,255	2,092,955	0.53%	20.59%	995,388,960	208,259,965	26.46%	128.00%
2014	1,032,853,232	50,699,322	5.16%	18.99%	401,709,592	2,292,337	0.57%	21.28%	1,361,323,455	365,934,495	36.76%	211.82%
2015	1,077,081,805	44,228,573	4.28%	24.09%	423,553,036	21,843,444	5.44%	27.88%	1,734,202,225	372,878,770	27.39%	297.23%
2016	1,109,759,390	32,677,585	3.03%	27.85%	441,429,631	17,876,595	4.22%	33.28%	1,734,646,870	444,645	0.03%	297.33%
2017	1,171,428,280	61,668,890	5.56%	34.96%	468,681,430	27,251,799	6.17%	41.50%	1,618,434,305	-116,212,565	-6.70%	270.71%

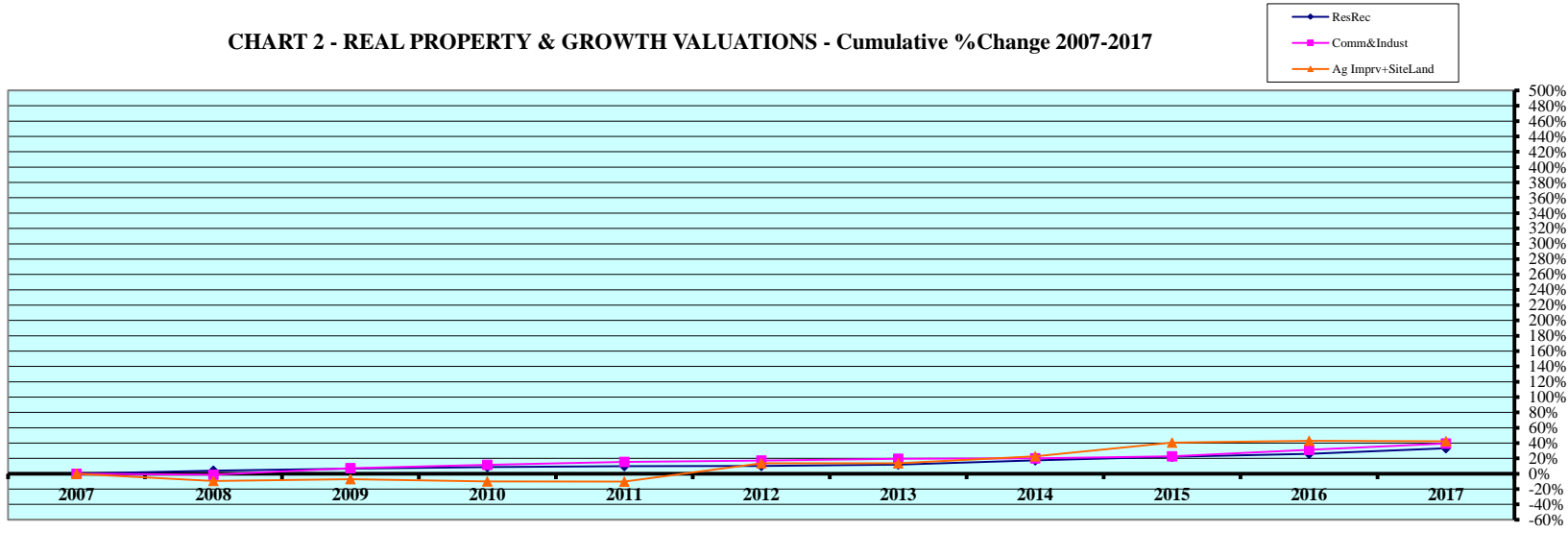
Rate Annual %chg: Residential & Recreational **3.04%** Commercial & Industrial **3.53%** Agricultural Land **14.00%**

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 2007-2017



Tax Year	Residential & Recreational <sup>(1)</sup>						Commercial & Industrial <sup>(1)</sup>					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2007	867,984,090	17,936,170	2.07%	850,047,920	--	--	331,215,440	19,226,670	5.80%	311,988,770	--	--
2008	918,542,215	16,421,865	1.79%	902,120,350	3.93%	3.93%	341,511,185	14,231,105	4.17%	327,280,080	-1.19%	-1.19%
2009	937,335,610	12,200,490	1.30%	925,135,120	0.72%	6.58%	365,701,585	10,600,150	2.90%	355,101,435	3.98%	7.21%
2010	949,896,700	7,647,190	0.81%	942,249,510	0.52%	8.56%	373,751,795	3,967,185	1.06%	369,784,610	1.12%	11.64%
2011	966,274,570	12,451,820	1.29%	953,822,750	0.41%	9.89%	386,585,440	4,725,495	1.22%	381,859,945	2.17%	15.29%
2012	968,127,535	11,300,416	1.17%	956,827,119	-0.98%	10.24%	397,324,300	9,025,109	2.27%	388,299,191	0.44%	17.23%
2013	982,153,910	10,906,995	1.11%	971,246,915	0.32%	11.90%	399,417,255	3,626,410	0.91%	395,790,845	-0.39%	19.50%
2014	1,032,853,232	13,153,927	1.27%	1,019,699,305	3.82%	17.48%	401,709,592	4,189,804	1.04%	397,519,788	-0.48%	20.02%
2015	1,077,081,805	15,990,432	1.48%	1,061,091,373	2.73%	22.25%	423,553,036	17,281,608	4.08%	406,271,428	1.14%	22.66%
2016	1,109,759,390	16,497,335	1.49%	1,093,262,055	1.50%	25.95%	441,429,631	6,457,775	1.46%	434,971,856	2.70%	31.33%
2017	1,171,428,280	14,980,681	1.28%	1,156,447,599	4.21%	33.23%	468,681,430	6,628,658	1.41%	462,052,772	4.67%	39.50%
Rate Ann%chg	3.04%				1.72%		3.53%				C & I w/o growth	1.42%

Tax Year	Ag Improvements & Site Land <sup>(1)</sup>			Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value					
2007	56,481,165	17,650,010	74,131,175	1,131,185	1.53%	72,999,990	--	--
2008	54,111,360	15,831,685	69,943,045	2,889,230	4.13%	67,053,815	-9.55%	-9.55%
2009	52,950,990	16,918,025	69,869,015	983,570	1.41%	68,885,445	-1.51%	-7.08%
2010	49,770,540	17,836,300	67,606,840	983,570	1.45%	66,623,270	-4.65%	-10.13%
2011	49,213,405	18,378,050	67,591,455	1,053,580	1.56%	66,537,875	-1.58%	-10.24%
2012	51,716,545	35,466,795	87,183,340	2,816,004	3.23%	84,367,336	24.82%	13.81%
2013	52,871,635	33,953,515	86,825,150	2,560,603	2.95%	84,264,547	-3.35%	13.67%
2014	58,165,165	36,263,170	94,428,335	3,435,420	3.64%	90,992,915	4.80%	22.75%
2015	67,173,420	39,113,185	106,286,605	2,011,085	1.89%	104,275,520	10.43%	40.66%
2016	67,192,960	39,886,755	107,079,715	1,120,720	1.05%	105,958,995	-0.31%	42.93%
2017	67,141,130	40,546,615	107,687,745	2,255,690	2.09%	105,432,055	-1.54%	42.22%
Rate Ann%chg	1.74%	8.67%	3.80%			Ag Imprv+Site w/o growth	1.76%	

(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.

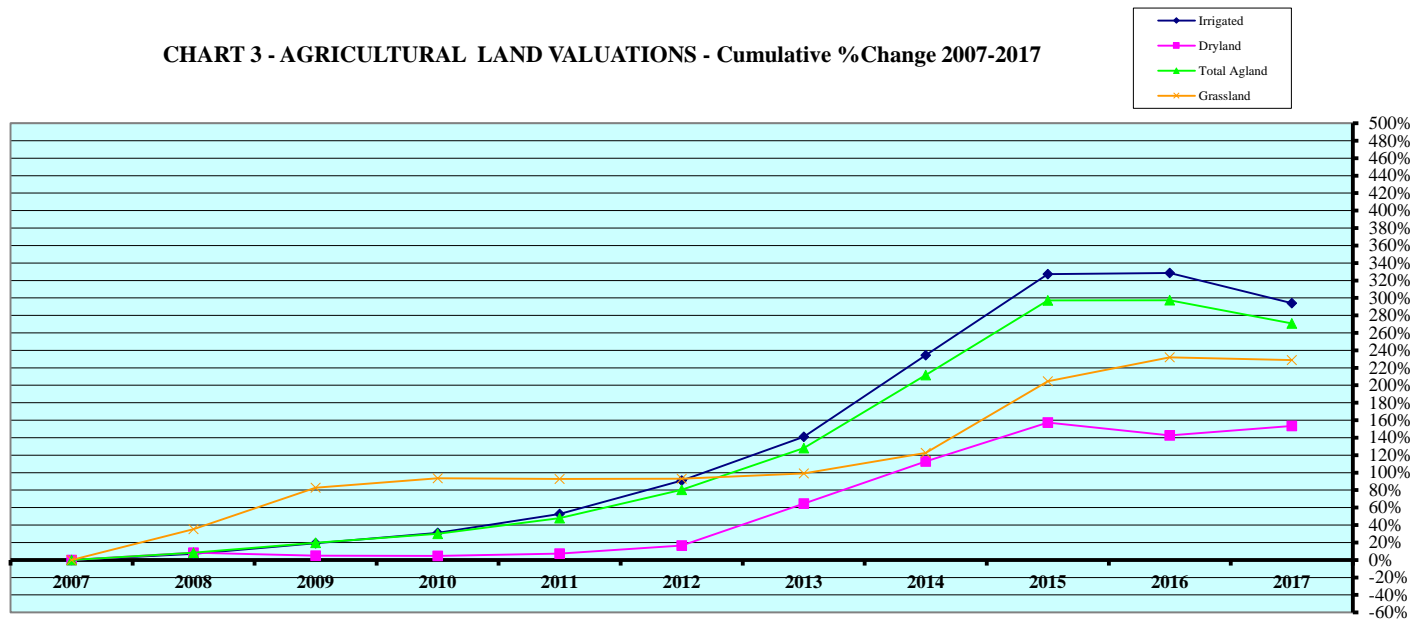
Sources:  
Value; 2007 - 2017 CTL  
Growth Value; 2007-2017 Abstract of Asmnt Rpt.

NE Dept. of Revenue, Property Assessment Division  
Prepared as of 03/01/2018

Cnty# 1  
County ADAMS

CHART 2

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative %Change 2007-2017



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
2007	354,766,940	--	--	--	62,568,235	--	--	--	18,735,130	--	--	--
2008	379,861,045	25,094,105	7.07%	7.07%	67,892,315	5,324,080	8.51%	8.51%	25,361,650	6,626,520	35.37%	35.37%
2009	422,569,990	42,708,945	11.24%	19.11%	65,631,015	-2,261,300	-3.33%	4.90%	34,242,000	8,880,350	35.01%	82.77%
2010	465,419,855	42,849,865	10.14%	31.19%	65,575,710	-55,305	-0.08%	4.81%	36,266,260	2,024,260	5.91%	93.57%
2011	542,003,855	76,584,000	16.45%	52.78%	67,229,940	1,654,230	2.52%	7.45%	36,122,545	-143,715	-0.40%	92.81%
2012	677,652,010	135,648,155	25.03%	91.01%	72,926,640	5,696,700	8.47%	16.56%	36,162,575	40,030	0.11%	93.02%
2013	854,803,290	177,151,280	26.14%	140.95%	102,959,225	30,032,585	41.18%	64.56%	37,302,460	1,139,885	3.15%	99.10%
2014	1,186,179,760	331,376,470	38.77%	234.35%	133,099,150	30,139,925	29.27%	112.73%	41,715,180	4,412,720	11.83%	122.66%
2015	1,515,767,555	329,587,795	27.79%	327.26%	161,012,785	27,913,635	20.97%	157.34%	57,068,910	15,353,730	36.81%	204.61%
2016	1,520,398,675	4,631,120	0.31%	328.56%	151,847,315	-9,165,470	-5.69%	142.69%	62,198,330	5,129,420	8.99%	231.99%
2017	1,398,002,220	-122,396,455	-8.05%	294.06%	158,611,105	6,763,790	4.45%	153.50%	61,612,765	-585,565	-0.94%	228.86%

Rate Ann.%chg: Irrigated **14.70%** Dryland **9.75%** Grassland **12.64%**

Tax Year	Waste Land <sup>(1)</sup>				Other Agland <sup>(1)</sup>				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2007	162,220	--	--	--	341,330	--	--	--	436,573,855	--	--	--
2008	120,335	-41,885	-25.82%	-25.82%	175,150	-166,180	-48.69%	-48.69%	473,410,495	36,836,640	8.44%	8.44%
2009	155,390	35,055	29.13%	-4.21%	129,785	-45,365	-25.90%	-61.98%	522,728,180	49,317,685	10.42%	19.73%
2010	158,625	3,235	2.08%	-2.22%	129,425	-360	-0.28%	-62.08%	567,549,875	44,821,695	8.57%	30.00%
2011	162,875	4,250	2.68%	0.40%	212,340	82,915	64.06%	-37.79%	645,731,555	78,181,680	13.78%	47.91%
2012	165,355	2,480	1.52%	1.93%	222,415	10,075	4.74%	-34.84%	787,128,995	141,397,440	21.90%	80.30%
2013	161,690	-3,665	-2.22%	-0.33%	162,295	-60,120	-27.03%	-52.45%	995,388,960	208,259,965	26.46%	128.00%
2014	166,195	4,505	2.79%	2.45%	163,170	875	0.54%	-52.20%	1,361,323,455	365,934,495	36.76%	211.82%
2015	194,935	28,740	17.29%	20.17%	158,040	-5,130	-3.14%	-53.70%	1,734,202,225	372,878,770	27.39%	297.23%
2016	202,550	7,615	3.91%	24.86%	0	-158,040	-100.00%	-100.00%	1,734,646,870	444,645	0.03%	297.33%
2017	208,215	5,665	2.80%	28.35%	0	0		-100.00%	1,618,434,305	-116,212,565	-6.70%	270.71%

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

Rate Ann.%chg: Total Agric Land **14.00%**

**CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2007-2017** (from County Abstract Reports)<sup>(1)</sup>

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2007	355,424,160	221,232	1,607			62,400,190	58,942	1,059			18,694,390	45,425	412		
2008	380,251,625	221,251	1,719	6.98%	6.98%	68,417,420	59,471	1,150	8.67%	8.67%	25,397,020	45,745	555	34.90%	34.90%
2009	422,317,815	222,144	1,901	10.62%	18.33%	65,929,460	57,057	1,155	0.44%	9.15%	34,294,430	46,899	731	31.71%	77.68%
2010	465,622,505	222,709	2,091	9.97%	30.14%	65,481,335	56,710	1,155	-0.07%	9.07%	36,272,185	46,459	781	6.77%	89.71%
2011	540,891,540	223,027	2,425	16.00%	50.96%	67,762,420	56,325	1,203	4.19%	13.64%	36,179,595	46,344	781	-0.01%	89.70%
2012	678,044,870	223,769	3,030	24.94%	88.61%	73,010,330	55,681	1,311	8.99%	23.86%	36,147,180	46,340	780	-0.08%	89.54%
2013	854,736,190	225,692	3,787	24.98%	135.73%	103,083,895	54,202	1,902	45.04%	79.65%	37,337,680	45,632	818	4.90%	98.82%
2014	1,186,582,625	229,122	5,179	36.75%	222.35%	133,105,180	52,251	2,547	33.94%	140.63%	41,725,020	43,966	949	15.99%	130.60%
2015	1,517,994,325	231,801	6,549	26.45%	307.62%	160,461,680	50,298	3,190	25.23%	201.34%	57,205,970	43,330	1,320	39.11%	220.80%
2016	1,521,163,475	232,319	6,548	-0.01%	307.56%	151,769,475	50,071	3,031	-4.99%	186.31%	62,236,805	42,813	1,454	10.11%	253.23%
2017	1,398,239,390	233,187	5,996	-8.42%	273.23%	158,100,190	49,569	3,189	5.23%	201.27%	61,484,660	42,293	1,454	0.01%	253.25%

Rate Annual %chg Average Value/Acre: **14.08%**

**11.66%**

**13.45%**

Tax Year	WASTE LAND <sup>(2)</sup>					OTHER AGLAND <sup>(2)</sup>					TOTAL AGRICULTURAL LAND <sup>(1)</sup>				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2007	125,220	596	210			166,345	847	196			436,810,305	327,042	1,336		
2008	122,840	585	210	0.00%	0.00%	170,700	854	200	1.71%	1.71%	474,359,605	327,907	1,447	8.31%	8.31%
2009	126,460	602	210	0.00%	0.00%	129,705	652	199	-0.44%	1.26%	522,797,870	327,354	1,597	10.40%	19.57%
2010	155,495	741	210	0.00%	0.00%	129,425	652	198	-0.30%	0.95%	567,660,945	327,270	1,735	8.61%	29.87%
2011	157,470	750	210	0.00%	0.00%	130,060	656	198	0.03%	0.98%	645,121,085	327,101	1,972	13.70%	47.66%
2012	161,995	771	210	0.01%	0.01%	0	0				787,364,375	326,561	2,411	22.25%	80.52%
2013	164,000	781	210	0.00%	0.02%	0	0				995,321,765	326,306	3,050	26.51%	128.37%
2014	161,690	769	210	0.07%	0.09%	0	0				1,361,574,515	326,108	4,175	36.88%	212.60%
2015	162,440	773	210	0.00%	0.09%	0	0				1,735,824,415	326,201	5,321	27.45%	298.41%
2016	194,935	936	208	-0.90%	-0.81%	0	0				1,735,364,690	326,139	5,321	-0.01%	298.38%
2017	206,820	993	208	0.05%	-0.77%	0	0				1,618,031,060	326,043	4,963	-6.73%	271.55%

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Rate Annual %chg Average Value/Acre: **14.03%**

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2007 - 2017 County Abstract Reports  
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2018

**CHART 4**



CHART 5 - 2017 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
31,364	ADAMS	268,106,794	42,775,036	94,992,074	1,171,124,730	396,865,955	71,815,475	303,550	1,618,434,305	67,141,130	40,546,615	0	3,772,105,664
cnty sectorvalue % of total value:		7.11%	1.13%	2.52%	31.05%	10.52%	1.90%	0.01%	42.91%	1.78%	1.07%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
94	AYR	66,820	63,342	193,658	2,082,360	503,905	0	0	0	0	0	0	2,910,085
0.30%	%sector of county sector	0.02%	0.15%	0.20%	0.18%	0.13%							0.08%
	%sector of municipality	2.30%	2.18%	6.65%	71.56%	17.32%							100.00%
25,224	HASTINGS	51,499,985	9,948,974	15,618,027	889,936,325	329,808,015	22,287,760	0	4,339,665	639,780	404,995	0	1,324,483,526
80.42%	%sector of county sector	19.21%	23.26%	16.44%	75.99%	83.10%	31.03%		0.27%	0.95%	1.00%		35.11%
	%sector of municipality	3.89%	0.75%	1.18%	67.19%	24.90%	1.68%		0.33%	0.05%	0.03%		100.00%
214	HOLSTEIN	720,440	0	0	5,823,815	1,409,580	0	0	3,180	0	145	0	7,957,160
0.68%	%sector of county sector	0.27%			0.50%	0.36%			0.00%		0.00%		0.21%
	%sector of municipality	9.05%			73.19%	17.71%			0.04%		0.00%		100.00%
757	JUNIATA	1,012,283	356,952	401,389	23,184,045	5,815,840	180,355	0	82,810	0	0	0	31,033,674
2.41%	%sector of county sector	0.38%	0.83%	0.42%	1.98%	1.47%	0.25%		0.01%				0.82%
	%sector of municipality	3.26%	1.15%	1.29%	74.71%	18.74%	0.58%		0.27%				100.00%
880	KENESAW	766,699	703,790	897,649	31,534,330	6,263,495	0	0	534,945	219,720	42,825	0	40,963,453
2.81%	%sector of county sector	0.29%	1.65%	0.94%	2.69%	1.58%			0.03%	0.33%	0.11%		1.09%
	%sector of municipality	1.87%	1.72%	2.19%	76.98%	15.29%			1.31%	0.54%	0.10%		100.00%
66	PROSSER	397,717	6,654	839	2,210,980	75,760	6,395	0	56,280	0	3,150	0	2,757,775
0.21%	%sector of county sector	0.15%	0.02%	0.00%	0.19%	0.02%	0.01%		0.00%		0.01%		0.07%
	%sector of municipality	14.42%	0.24%	0.03%	80.17%	2.75%	0.23%		2.04%		0.11%		100.00%
235	ROSELAND	464,849	47,927	199,054	7,194,320	2,332,445	124,980	0	0	0	0	0	10,363,575
0.75%	%sector of county sector	0.17%	0.11%	0.21%	0.61%	0.59%	0.17%						0.27%
	%sector of municipality	4.49%	0.46%	1.92%	69.42%	22.51%	1.21%						100.00%
205	TRUMBULL	0	0	0	142,900	0	0	0	47,460	0	0	0	190,360
0.65%	%sector of county sector				0.01%				0.00%				0.01%
	%sector of municipality				75.07%				24.93%				100.00%
27,675	Total Municipalities	54,928,793	11,127,639	17,310,616	962,109,075	346,209,040	22,599,490	0	5,064,340	859,500	451,115	0	1,420,659,608
88.24%	%all municip.sectors of cnty	20.49%	26.01%	18.22%	82.15%	87.24%	31.47%		0.31%	1.28%	1.11%		37.66%

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Sources: 2017 Certificate of Taxes Levied CTL, 2010 US Census; Dec. 2017 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2018

CHART 5

<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 16,247</b>	<b>Value : 3,395,730,830</b>	<b>Growth 25,118,542</b>	<b>Sum Lines 17, 25, &amp; 41</b>
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**Schedule I : Non-Agricultural Records**

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	667	5,606,175	62	1,090,290	46	783,910	775	7,480,375	
<b>02. Res Improve Land</b>	9,402	108,405,985	671	18,854,585	649	17,444,375	10,722	144,704,945	
<b>03. Res Improvements</b>	9,402	823,213,625	671	141,024,620	649	98,024,560	10,722	1,062,262,805	
<b>04. Res Total</b>	10,069	937,225,785	733	160,969,495	695	116,252,845	11,497	1,214,448,125	16,341,648
<b>% of Res Total</b>	87.58	77.17	6.38	13.25	6.05	9.57	70.76	35.76	65.06
<b>05. Com UnImp Land</b>	239	10,754,080	50	1,509,165	48	1,087,950	337	13,351,195	
<b>06. Com Improve Land</b>	1,049	66,149,975	90	6,235,295	87	2,955,465	1,226	75,340,735	
<b>07. Com Improvements</b>	1,049	276,684,595	90	31,985,890	87	23,302,265	1,226	331,972,750	
<b>08. Com Total</b>	1,288	353,588,650	140	39,730,350	135	27,345,680	1,563	420,664,680	5,737,884
<b>% of Com Total</b>	82.41	84.05	8.96	9.44	8.64	6.50	9.62	12.39	22.84
<b>09. Ind UnImp Land</b>	1	773,120	10	313,655	7	191,505	18	1,278,280	
<b>10. Ind Improve Land</b>	13	1,657,190	27	3,118,270	14	528,655	54	5,304,115	
<b>11. Ind Improvements</b>	13	11,628,215	27	50,167,310	14	6,763,795	54	68,559,320	
<b>12. Ind Total</b>	14	14,058,525	37	53,599,235	21	7,483,955	72	75,141,715	2,162,500
<b>% of Ind Total</b>	19.44	18.71	51.39	71.33	29.17	9.96	0.44	2.21	8.61
<b>13. Rec UnImp Land</b>	0	0	0	0	5	239,200	5	239,200	
<b>14. Rec Improve Land</b>	0	0	0	0	1	41,780	1	41,780	
<b>15. Rec Improvements</b>	0	0	0	0	1	9,195	1	9,195	
<b>16. Rec Total</b>	0	0	0	0	6	290,175	6	290,175	0
<b>% of Rec Total</b>	0.00	0.00	0.00	0.00	100.00	100.00	0.04	0.01	0.00
<b>Res &amp; Rec Total</b>	10,069	937,225,785	733	160,969,495	701	116,543,020	11,503	1,214,738,300	16,341,648
<b>% of Res &amp; Rec Total</b>	87.53	77.15	6.37	13.25	6.09	9.59	70.80	35.77	65.06
<b>Com &amp; Ind Total</b>	1,302	367,647,175	177	93,329,585	156	34,829,635	1,635	495,806,395	7,900,384
<b>% of Com &amp; Ind Total</b>	79.63	74.15	10.83	18.82	9.54	7.02	10.06	14.60	31.45
<b>17. Taxable Total</b>	11,371	1,304,872,960	910	254,299,080	857	151,372,655	13,138	1,710,544,695	24,242,032
<b>% of Taxable Total</b>	86.55	76.28	6.93	14.87	6.52	8.85	80.86	50.37	96.51

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	40	366,885	4,304,695	0	0	0
19. Commercial	25	2,518,625	17,016,445	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	1	36,075	83,160	41	402,960	4,387,855
19. Commercial	1	1,485	3,085	26	2,520,110	17,019,530
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				67	2,923,070	21,407,385

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	807	70	592	1,469

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	109	4,430,945	293	139,231,905	1,883	997,045,355	2,285	1,140,708,205
28. Ag-Improved Land	10	670,990	75	32,690,785	711	418,994,265	796	452,356,040
29. Ag Improvements	10	1,065,705	76	11,135,715	738	79,920,470	824	92,121,890
30. Ag Total							3,109	1,685,186,135

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	1	1.00	20,000	
32. HomeSite Improv Land	2	2.00	38,000	47	51.07	957,925	
33. HomeSite Improvements	2	0.00	821,500	47	0.00	7,102,315	
34. HomeSite Total							
35. FarmSite UnImp Land	1	9.29	163,995	2	20.27	55,195	
36. FarmSite Improv Land	10	55.79	173,090	71	180.07	795,020	
37. FarmSite Improvements	10	0.00	244,205	72	0.00	4,033,400	
38. FarmSite Total							
39. Road & Ditches	0	11.15	0	0	647.79	0	
40. Other- Non Ag Use	0	10.09	2,470	0	114.88	28,150	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	1	1.00	18,000	2	2.00	38,000	
32. HomeSite Improv Land	435	487.24	8,041,980	484	540.31	9,037,905	
33. HomeSite Improvements	435	0.00	51,616,510	484	0.00	59,540,325	767,810
34. HomeSite Total				<b>486</b>	<b>542.31</b>	<b>68,616,230</b>	
35. FarmSite UnImp Land	16	79.15	211,140	19	108.71	430,330	
36. FarmSite Improv Land	679	1,637.73	6,983,140	760	1,873.59	7,951,250	
37. FarmSite Improvements	706	0.00	28,303,960	788	0.00	32,581,565	108,700
38. FarmSite Total				<b>807</b>	<b>1,982.30</b>	<b>40,963,145</b>	
39. Road & Ditches	0	6,283.12	0	0	6,942.06	0	
40. Other- Non Ag Use	0	551.85	133,135	0	676.82	163,755	
41. Total Section VI				<b>1,293</b>	<b>10,143.49</b>	<b>109,743,130</b>	<b>876,510</b>

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	3	172.38	126,945	3	172.38	126,945

Schedule VIII : Agricultural Records : Special Value

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

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 4000

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	70,536.22	30.09%	420,748,735	30.87%	5,965.00
46. 1A	101,557.80	43.33%	600,714,795	44.07%	5,915.00
47. 2A1	9,138.59	3.90%	52,729,705	3.87%	5,770.00
48. 2A	17,493.00	7.46%	99,273,495	7.28%	5,675.04
49. 3A1	7,380.21	3.15%	41,145,100	3.02%	5,575.06
50. 3A	2,023.14	0.86%	10,985,665	0.81%	5,430.01
51. 4A1	15,243.58	6.50%	81,324,670	5.97%	5,335.01
52. 4A	11,010.94	4.70%	56,100,905	4.12%	5,095.02
53. Total	234,383.48	100.00%	1,363,023,070	100.00%	5,815.35
<b>Dry</b>					
54. 1D1	11,042.61	22.61%	37,510,830	24.80%	3,396.92
55. 1D	21,218.87	43.45%	67,898,130	44.90%	3,199.89
56. 2D1	1,999.22	4.09%	6,007,705	3.97%	3,005.02
57. 2D	5,597.80	11.46%	15,757,995	10.42%	2,815.03
58. 3D1	2,300.85	4.71%	6,499,070	4.30%	2,824.64
59. 3D	247.33	0.51%	696,255	0.46%	2,815.09
60. 4D1	4,071.02	8.34%	10,666,005	7.05%	2,619.98
61. 4D	2,362.93	4.84%	6,190,860	4.09%	2,619.99
62. Total	48,840.63	100.00%	151,226,850	100.00%	3,096.33
<b>Grass</b>					
63. 1G1	1,668.05	3.98%	2,663,945	4.37%	1,597.04
64. 1G	3,340.62	7.97%	5,328,530	8.74%	1,595.07
65. 2G1	5,093.00	12.14%	7,843,190	12.86%	1,539.99
66. 2G	4,709.56	11.23%	6,993,840	11.47%	1,485.03
67. 3G1	1,499.92	3.58%	2,144,925	3.52%	1,430.03
68. 3G	1,611.58	3.84%	2,264,285	3.71%	1,405.01
69. 4G1	4,138.93	9.87%	5,815,270	9.54%	1,405.02
70. 4G	19,877.12	47.40%	27,927,485	45.80%	1,405.01
71. Total	41,938.78	100.00%	60,981,470	100.00%	1,454.06
<b>Irrigated Total</b>					
	234,383.48	71.86%	1,363,023,070	86.52%	5,815.35
<b>Dry Total</b>					
	48,840.63	14.97%	151,226,850	9.60%	3,096.33
<b>Grass Total</b>					
	41,938.78	12.86%	60,981,470	3.87%	1,454.06
72. Waste	1,015.42	0.31%	211,615	0.01%	208.40
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	326,178.31	100.00%	1,575,443,005	100.00%	4,830.01

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	613.32	3,624,765	25,809.38	151,600,090	207,960.78	1,207,798,215	234,383.48	1,363,023,070
<b>77. Dry Land</b>	247.66	856,585	5,202.56	16,607,820	43,390.41	133,762,445	48,840.63	151,226,850
<b>78. Grass</b>	156.14	241,215	1,222.75	1,822,540	40,559.89	58,917,715	41,938.78	60,981,470
<b>79. Waste</b>	8.64	1,815	171.20	35,950	835.58	173,850	1,015.42	211,615
<b>80. Other</b>	0.00	0	0.00	0	0.00	0	0.00	0
<b>81. Exempt</b>	0.00	0	0.00	0	0.00	0	0.00	0
<b>82. Total</b>	<b>1,025.76</b>	<b>4,724,380</b>	<b>32,405.89</b>	<b>170,066,400</b>	<b>292,746.66</b>	<b>1,400,652,225</b>	<b>326,178.31</b>	<b>1,575,443,005</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	234,383.48	71.86%	1,363,023,070	86.52%	5,815.35
<b>Dry Land</b>	48,840.63	14.97%	151,226,850	9.60%	3,096.33
<b>Grass</b>	41,938.78	12.86%	60,981,470	3.87%	1,454.06
<b>Waste</b>	1,015.42	0.31%	211,615	0.01%	208.40
<b>Other</b>	0.00	0.00%	0	0.00%	0.00
<b>Exempt</b>	0.00	0.00%	0	0.00%	0.00
<b>Total</b>	<b>326,178.31</b>	<b>100.00%</b>	<b>1,575,443,005</b>	<b>100.00%</b>	<b>4,830.01</b>

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 ** Unknown **	2	6,085	1	0	1	327,690	3	333,775	0
83.2 Ayr	34	70,040	50	92,025	50	2,078,860	84	2,240,925	109,715
83.3 Hansen	12	30,705	30	78,495	30	2,059,875	42	2,169,075	9,365
83.4 Hastings	424	4,910,725	8,624	108,451,995	8,624	807,811,895	9,048	921,174,615	11,416,683
83.5 Holstein	19	82,685	106	331,040	106	5,472,530	125	5,886,255	55,150
83.6 Juniata	103	526,690	306	3,262,565	306	21,118,760	409	24,908,015	970,810
83.7 Kenesaw	34	229,590	364	3,229,100	364	28,450,130	398	31,908,820	412,335
83.8 Pauline	13	17,750	29	44,070	29	628,835	42	690,655	0
83.9 Prosser	25	50,175	46	137,195	46	2,031,075	71	2,218,445	26,000
83.10 Roseland	25	66,650	114	376,115	114	7,194,485	139	7,637,250	383,760
83.11 Rural	45	1,048,745	605	17,082,840	605	94,946,255	650	113,077,840	2,064,775
83.12 Suburban	44	679,735	448	11,661,285	448	90,151,610	492	102,492,630	893,055
84 Residential Total	780	7,719,575	10,723	144,746,725	10,723	1,062,272,000	11,503	1,214,738,300	16,341,648



Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Hansen	0	0	1	420	1	630	1	1,050	0
85.2	Hastings	233	12,957,445	962	72,802,640	962	302,478,780	1,195	388,238,865	6,110,424
85.3	Holstein	2	20,285	17	123,515	17	1,265,780	19	1,409,580	0
85.4	Juniata	15	96,700	31	342,115	31	5,565,610	46	6,004,425	39,955
85.5	Kenesaw	12	62,460	54	376,750	54	5,936,300	66	6,375,510	53,275
85.6	Prosser	3	8,005	10	41,800	10	1,207,905	13	1,257,710	0
85.7	Roseland	7	25,845	24	109,790	24	2,324,470	31	2,460,105	0
85.8	Rural	71	885,330	154	3,806,190	154	37,451,650	225	42,143,170	651,600
85.9	Suburban	12	573,405	27	3,041,630	27	44,300,945	39	47,915,980	1,045,130
86	Commercial Total	355	14,629,475	1,280	80,644,850	1,280	400,532,070	1,635	495,806,395	7,900,384

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	1,668.05	3.98%	2,663,945	4.37%	1,597.04
88. 1G	3,340.62	7.97%	5,328,530	8.74%	1,595.07
89. 2G1	5,093.00	12.14%	7,843,190	12.86%	1,539.99
90. 2G	4,709.56	11.23%	6,993,840	11.47%	1,485.03
91. 3G1	1,499.92	3.58%	2,144,925	3.52%	1,430.03
92. 3G	1,611.58	3.84%	2,264,285	3.71%	1,405.01
93. 4G1	4,138.93	9.87%	5,815,270	9.54%	1,405.02
94. 4G	19,877.12	47.40%	27,927,485	45.80%	1,405.01
95. Total	41,938.78	100.00%	60,981,470	100.00%	1,454.06
<b>CRP</b>					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
<b>Timber</b>					
105. 1T1	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	41,938.78	100.00%	60,981,470	100.00%	1,454.06
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	41,938.78	100.00%	60,981,470	100.00%	1,454.06

**2018 County Abstract of Assessment for Real Property, Form 45  
Compared with the 2017 Certificate of Taxes Levied Report (CTL)**

**01 Adams**

	<b>2017 CTL County Total</b>	<b>2018 Form 45 County Total</b>	<b>Value Difference (2018 form 45 - 2017 CTL)</b>	<b>Percent Change</b>	<b>2018 Growth (New Construction Value)</b>	<b>Percent Change excl. Growth</b>
01. Residential	1,171,124,730	1,214,448,125	43,323,395	3.70%	16,341,648	2.30%
02. Recreational	303,550	290,175	-13,375	-4.41%	0	-4.41%
03. Ag-Homesite Land, Ag-Res Dwelling	67,141,130	68,616,230	1,475,100	2.20%	767,810	1.05%
<b>04. Total Residential (sum lines 1-3)</b>	<b>1,238,569,410</b>	<b>1,283,354,530</b>	<b>44,785,120</b>	<b>3.62%</b>	<b>17,109,458</b>	<b>2.23%</b>
05. Commercial	396,865,955	420,664,680	23,798,725	6.00%	5,737,884	4.55%
06. Industrial	71,815,475	75,141,715	3,326,240	4.63%	2,162,500	1.62%
<b>07. Total Commercial (sum lines 5-6)</b>	<b>468,681,430</b>	<b>495,806,395</b>	<b>27,124,965</b>	<b>5.79%</b>	<b>7,900,384</b>	<b>4.10%</b>
08. Ag-Farmsite Land, Outbuildings	40,384,040	40,963,145	579,105	1.43%	108,700	1.16%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	162,575	163,755	1,180	0.73%		
<b>11. Total Non-Agland (sum lines 8-10)</b>	<b>40,546,615</b>	<b>41,126,900</b>	<b>580,285</b>	<b>1.43%</b>	<b>108,700</b>	<b>1.16%</b>
12. Irrigated	1,398,002,220	1,363,023,070	-34,979,150	-2.50%		
13. Dryland	158,611,105	151,226,850	-7,384,255	-4.66%		
14. Grassland	61,612,765	60,981,470	-631,295	-1.02%		
15. Wasteland	208,215	211,615	3,400	1.63%		
16. Other Agland	0	0	0			
<b>17. Total Agricultural Land</b>	<b>1,618,434,305</b>	<b>1,575,443,005</b>	<b>-42,991,300</b>	<b>-2.66%</b>		
<b>18. Total Value of all Real Property (Locally Assessed)</b>	<b>3,366,231,760</b>	<b>3,395,730,830</b>	<b>29,499,070</b>	<b>0.88%</b>	<b>25,118,542</b>	<b>0.13%</b>

## 2018 Assessment Survey for Adams County

### A. Staffing and Funding Information

<b>1.</b>	<b>Deputy(ies) on staff:</b>
	1
<b>2.</b>	<b>Appraiser(s) on staff:</b>
	2
<b>3.</b>	<b>Other full-time employees:</b>
	2
<b>4.</b>	<b>Other part-time employees:</b>
	1
<b>5.</b>	<b>Number of shared employees:</b>
	0
<b>6.</b>	<b>Assessor's requested budget for current fiscal year:</b>
	\$506,633
<b>7.</b>	<b>Adopted budget, or granted budget if different from above:</b>
	same
<b>8.</b>	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	\$143,560
<b>9.</b>	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	N/A
<b>10.</b>	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	The county has a separate IT department; however, the county assessor's budget does have \$40,000 dedicated for Tyler Technologies, Apex, and GIS support and maintenance.
<b>11.</b>	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$3,300
<b>12.</b>	<b>Other miscellaneous funds:</b>
	N/A
<b>13.</b>	<b>Amount of last year's assessor's budget not used:</b>
	\$52,685

## B. Computer, Automation Information and GIS

1.	<b>Administrative software:</b>
	Tyler Technologies
2.	<b>CAMA software:</b>
	Tyler Technologies
3.	<b>Are cadastral maps currently being used?</b>
	Yes
4.	<b>If so, who maintains the Cadastral Maps?</b>
	Office staff
5.	<b>Does the county have GIS software?</b>
	Yes
6.	<b>Is GIS available to the public? If so, what is the web address?</b>
	Yes; <a href="http://assessor.adamscounty.org/Appraisal/PublicAccess">assessor.adamscounty.org/Appraisal/PublicAccess</a>
7.	<b>Who maintains the GIS software and maps?</b>
	IT Department
8.	<b>Personal Property software:</b>
	Tyler Technologies

## C. Zoning Information

1.	<b>Does the county have zoning?</b>
	Yes
2.	<b>If so, is the zoning countywide?</b>
	Yes
3.	<b>What municipalities in the county are zoned?</b>
	All
4.	<b>When was zoning implemented?</b>
	2001

### D. Contracted Services

<b>1.</b>	<b>Appraisal Services:</b>
	Team Consulting, Inc.
<b>2.</b>	<b>GIS Services:</b>
	N/A
<b>3.</b>	<b>Other services:</b>
	N/A

### E. Appraisal /Listing Services

<b>1.</b>	<b>Does the county employ outside help for appraisal or listing services?</b>
	The county employed the assistance of Team Consulting, Inc. to assist with commercial property.
<b>2.</b>	<b>If so, is the appraisal or listing service performed under contract?</b>
	Yes
<b>3.</b>	<b>What appraisal certifications or qualifications does the County require?</b>
	Certified General Appraiser
<b>4.</b>	<b>Have the existing contracts been approved by the PTA?</b>
	No - at the time the contract was written, the intent was to have Team Consulting collect income and expense data for commercial properties; not do valuation work. Since then, the county decided to switch CAMA systems after the 2018 Abstract is complete, and held off on reappraising commercial improvements. Instead of completing the contracted work, the county assessor requested that Team Consulting assist with revaluing commercial land.
<b>5.</b>	<b>Does the appraisal or listing service providers establish assessed values for the county?</b>
	Yes

## 2018 Residential Assessment Survey for Adams County

<b>1.</b>	<b>Valuation data collection done by:</b>																
	The appraisal staff.																
<b>2.</b>	<b>List the valuation groupings recognized by the County and describe the unique characteristics of each:</b>																
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Grouping</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>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;">02</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;">03</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;">04</td> <td>Suburban. Residences located within the two mile jurisdiction of Hastings and Juniata.</td> </tr> <tr> <td style="text-align: center;">05</td> <td>Rural. All rural residences, except those within the suburban boundary of Hastings and Juniata.</td> </tr> <tr> <td style="text-align: center;">06</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</td> <td>Agricultural improvements throughout the county</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	01	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.	02	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.	03	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.	04	Suburban. Residences located within the two mile jurisdiction of Hastings and Juniata.	05	Rural. All rural residences, except those within the suburban boundary of Hastings and Juniata.	06	Small villages with populations less than 300; includes Ayr, Holstein, Prosser, Roseland, Hansen and Pauline.	AG	Agricultural improvements throughout the county
<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>																
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05	Rural. All rural residences, except those within the suburban boundary of Hastings and Juniata.																
06	Small villages with populations less than 300; includes Ayr, Holstein, Prosser, Roseland, Hansen and Pauline.																
AG	Agricultural improvements throughout the county																
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>																
	Only the cost approach is used to estimate the market value of residential properties.																
<b>4.</b>	<b>If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?</b>																
	The current depreciation tables have been used for a number of years and are believed to be from the CAMA system.																
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>																
	No																
<b>6.</b>	<b>Describe the methodology used to determine the residential lot values?</b>																
	Sales comparison approach; lots are analyzed by square foot, per lot, or per acre.																
<b>7.</b>	<b>Describe the methodology used to determine value for vacant lots being held for sale or resale?</b>																
	The county utilizes a discounted cash flow analysis to arrive at market value for parcels being held for sale or resale																

8.

<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
01	2011	2015	2014	2005-2017
02	2011	2015	2014	2015
03	2011	2015	2014	2015
04	2011	2015	2014	2016
05	2011	2015	2014	2014
06	2011	2015	2014	2017
AG	2011	2015	2014	2014



## 2018 Commercial Assessment Survey for Adams County

<b>1.</b>	<b>Valuation data collection done by:</b>				
	The appraisal staff.				
<b>2.</b>	<b>List the valuation groupings recognized in the County and describe the unique characteristics of each:</b>				
	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>			
	01	Hastings. Has a very active trade and business center, as well as a hospital and college.			
	03	Villages and Rural - all commercial and industrial parcels located outside of Hastings.			
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>				
	Sales comparison and cost approaches are primarily used to estimate the market value of commercial property; the income approach is used when available.				
<b>3a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>				
	All unique commercial properties are appraised in-house; comparable sales from outside of the county are used when necessary.				
<b>4.</b>	<b>If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?</b>				
	Tables provided by the CAMA vendor are used for depreciation studies.				
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>				
	No				
<b>6.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>				
	The sales comparison is used to determine commercial lot values; lots are analyzed by the square foot and acre.				
<b>7.</b>	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	01	2011	2015	2012	2015
	03	2011	2015	2014	2014

## 2018 Agricultural Assessment Survey for Adams County

<b>1.</b>	<b>Valuation data collection done by:</b>							
	The appraisal staff.							
<b>2.</b>	<b>List each market area, and describe the location and the specific characteristics that make each unique.</b>							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Market Area</u></th> <th style="width: 65%;"><u>Description of unique characteristics</u></th> <th style="width: 20%;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>Similar soils, NRD, and topography. No economic differences have been discerned.</td> <td style="text-align: center;">2015</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	01	Similar soils, NRD, and topography. No economic differences have been discerned.	2015
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>						
01	Similar soils, NRD, and topography. No economic differences have been discerned.	2015						
<b>3.</b>	<b>Describe the process used to determine and monitor market areas.</b>							
	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.							
<b>4.</b>	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>							
	Small parcels are reviewed for primary use, and either typically considered agricultural or rural residential; recreational land influences are studied through sales verification.							
<b>5.</b>	<b>Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?</b>							
	Yes							
<b>6.</b>	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>							
	None							
	<b><i><u>If your county has special value applications, please answer the following</u></i></b>							
<b>7a.</b>	<b>How many special valuation applications are on file?</b>							
	N/A							
<b>7b.</b>	<b>What process was used to determine if non-agricultural influences exist in the county?</b>							
	N/A							
	<b><i><u>If your county recognizes a special value, please answer the following</u></i></b>							
<b>7c.</b>	<b>Describe the non-agricultural influences recognized within the county.</b>							
	N/A							
<b>7d.</b>	<b>Where is the influenced area located within the county?</b>							
	N/A							
<b>7e.</b>	<b>Describe in detail how the special values were arrived at in the influenced area(s).</b>							
	N/A							

# **Adams County Assessor's Office**

## **Three Year Plan of Assessment**

**July 26, 2017**

# 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 16,195 parcels in Adams County. There is an average of 400-500 permits per year. There are approximately 2,400 personal property schedules filed and 1,000 homestead exemptions forms processed per year.

The office staff consists of the County Assessor, one Deputy Assessor, one full time licensed head appraiser, three associate appraisers, two full time office clerks and 1 part time office clerk. The County Assessor supervises all proceedings in the office. The head appraiser oversees the valuation process for residential, agricultural and commercial parcels. The associate appraisers help with the valuation for the residential, agricultural and commercial properties and do the pick-up work for the commercial parcels and the urban, suburban and rural residential parcels. The Deputy Assessor and the office clerks handle the everyday occurrences and handle taxpayers by taking personal property schedules, homestead exemptions, address changes and any other occurrences needed. One of the office clerks specializes in personal property, another clerk specializes in exemptions and mobile home issues, while the deputy assessor is responsible for the real estate transfer statements, splits and combos.

### **Budgeting:**

The proposed budget for 2017-2018 is \$506,633. The county board accommodates for a GIS technician through the Information & Technology budget.

### **Responsibilities of Assessment:**

Record Maintenance:

Mapping - Cadastral maps are updated weekly as the real estate transfers are processed. The maps were in poor condition, but with the implementation of GIS, the information is also available electronically. All of the books have been reprinted.

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

**Reports Filed:**

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

**Filing for Homestead Exemptions:**

Applications for homestead exemptions are accepted from February 1<sup>st</sup> – June 30<sup>th</sup>.

**Filing Personal Property:**

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

**Real Property:**

Adams County consists of the following real property types:

	<b>Parcels</b>	<b>% of Total Parcels</b>	<b>Values</b>	<b>% of Taxable Value Base</b>
<b>Residential</b>	11,529	71%	\$1,171,269,780	33%
<b>Commercial</b>	1,576	9%	\$398,522,221	11%
<b>Industrial</b>	74	1%	\$71,815,475	2%
<b>Recreational</b>	6	0%	\$303,550	0%
<b>Agricultural</b>	3,008	19%	\$1,841,958,545	54%
<b>Total</b>	<b>16,195</b>	<b>100%</b>	<b>\$3,368,194,741</b>	<b>100%</b>

Agricultural land is 54% of the real property valuation base and 88% of that is assessed as irrigated.

There were 3 residential neighborhoods and the mobile home parks reviewed in 2013. Rural home site land was revalued. Clean up work from the 2012 system conversion was still taking place. All rural Ag land was reviewed by the appraisers in 2014. Four Residential neighborhoods and Two Small villages consisting of 1,621 parcels as well as 1,501 Commercial parcels were reviewed in 2015. Thirteen Hastings neighborhoods consisting of 3,428 parcels were reviewed in 2016. There are 3,474 residential neighborhoods and 503 parcels in the small villages of Holstein, Roseland, Ayr, Pauline, Prosser and Hansen are currently being reviewed for 2017.

**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 computer, in the assessment books 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 if needed.

# 2017 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.

### **Assessment Actions Planned for the 2018 Roll Year:**

#### **Residential:**

5 Hastings neighborhoods consisting of 1,614 parcels and 610 Residential Rural/Suburban with Ag land will be physically reviewed. We will continue reviewing the parcels that need to be reviewed once every six years. The physical review consists of checking measurements, qualities, conditions, interior information and a new photo. If there is no one present at the property, door hangers are 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 1, 2018.

#### **Agricultural Land:**

3,115 vacant Ag land or Ag land with building sites will be reviewed and land use will be updated. A physical review of the ag-land properties will be completed to verify the land use.

#### **Commercial:**

There will be a physical review of the Hastings market areas or occupancy codes most out of compliance. The physical review will consist of checking measurements, occupancy codes, quality, condition, and interior information. Commercial sales reviews and pick-up work will be completed by March 1, 2018.

#### **GIS:**

The GIS system will continue to be maintained, fine-tuned and improved. Building the ag-land use layer will continue

### **Assessment Actions Planned for the 2019 Roll Year:**

#### **Residential:**

8 Hastings neighborhoods consisting of 845 parcels will be physically reviewed, 1396 Exempt properties will be physically reviewed, 639 mobile home properties will be physically reviewed, 156 properties at the NAD will be physically reviewed and 9 general properties will be physically reviewed. We will be caught up on our 6 year review at the end of 2019 as required by State Statute. The physical review consists of checking measurements, qualities, conditions, interior information and a new photo. If there is no one present at the property, door hangers are 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 1, 2019.

**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.

**Commercial:**

There will be a physical review of the Hastings market areas or occupancy codes most out of compliance. The physical review will consist of checking measurements, occupancy codes, quality, condition, and interior information. Commercial sales reviews and pick-up work will be completed by March 1, 2019.

**GIS:**

The GIS system will continue to be maintained, fine-tuned and improved. Building the ag-land use layer will continue. Aerial imagery will be updated with scheduled flyover in March 2019.

**Assessment Actions Planned for the 2020 Roll Year:****Residential:**

8 Adams county small villages consisting of 1,347 parcels will be physically reviewed. We will be continuing to review properties and neighborhoods once every 6 years as required by the State. The physical reviews consist of checking measurements, qualities, conditions, interior information and taking a new photo. If there is no one present at the property, door hangers are 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 1, 2020.

**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.

**Commercial:**

There will be a physical review of 1,681 parcels in Hastings and small villages. The physical review will consist of checking measurements, occupancy codes, quality, condition, and interior information. Commercial sales reviews and pick-up work will be completed by March 1, 2020.

**GIS:**

The GIS system will continue to be maintained, fine-tuned and improved. Building of the ag-land use layer will continue.