


## Hitchcock and Surrounding Counties Grassland Values by LCG's

		<b>Uninfluenced Grassland Class</b>							<b>Predominate Grassland Class-Countywide</b>	<b>Location</b>
<b>County</b>	1G	2G1	2G	3G1	3G	4G1	4G			
Hitchcock (Current Values)	200	200	190	190	190	190	190	<b>4G - 83.93%</b>	<b>Subject County</b>	
<b>Hitchcock +13% (Adjustment)</b>	<b>226</b>	<b>226</b>	<b>215</b>	<b>215</b>	<b>215</b>	<b>215</b>	<b>215</b>	" "	" "	
Chase	225	225	225	225	220	200	200	<b>4G - 67.36%</b>	Southeast corner touches Hitchcock	
Dundy (Area 2-North)	250	250	250	250	225	225	225	<b>4G1 - 58.68%</b>	West of Hitchcock	
Dundy (Area 5-South)	250	250	250	250	225	225	200	" "	" " "	
Frontier (Area 1)	250	225	225	225	220	220	220	<b>4G - 88.43 %</b>	Southwest corner touches Hitchcock	
Hayes (Current Values)	195	185	185	180	180	175	175	<b>4G - 64.68%</b>	North of Hitchcock	
<b>Hayes +15.86% (Adjustment)</b>	<b>226</b>	<b>214</b>	<b>214</b>	<b>209</b>	<b>209</b>	<b>203</b>	<b>203</b>	" "	" " "	
Red Willow	210	210	210	210	210	210	210	<b>4G - 65.25%</b>	East of Hitchcock	
<p><b>A review of surrounding counties valuations for 2006 reveal, with the exception of Hayes County, Hitchcock County is carrying the lowest value per/acre in each grassland classification group. The 2006 Agricultural Profile (uninfluenced agland-48 sales) Subclass: Majority Land Use 80% (13 sales) shows grass to have a median of 67.86%. The recommended +13% increase would bring the median for the grassland to 76.68% in the Majority Land Use &gt; 80%.</b></p>										
Nebraska Department of Property Assessment & Taxation										
Prepared by Karen Andrus - April 3, 2006										
Exhibit # _____										