

NEBRASKA

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DEPARTMENT OF REVENUE

**2026 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

FRANKLIN COUNTY



Jim Pillen, Governor

April 7, 2026

Commissioner Keetle :

The 2026 Reports and Opinions of the Property Tax Administrator have been compiled for Franklin 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 Franklin 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 "Sarah Scott".

Sarah Scott
Property Tax Administrator
402-471-5962

cc: Linda Dallman, Franklin County Assessor

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Introduction

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

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

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

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

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

Statistical Analysis:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Analysis of Assessment Practices:

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

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

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

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

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

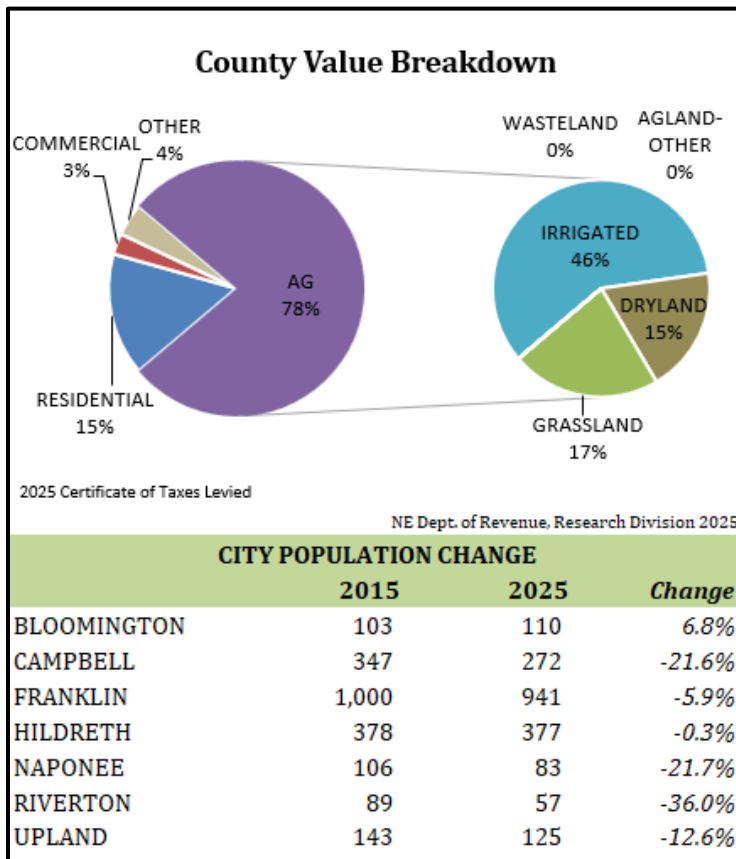
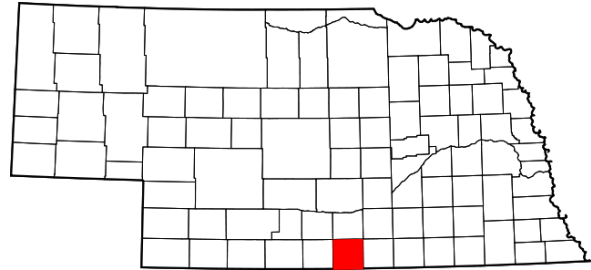
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors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

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

**Further information may be found in Exhibit 94*

County Overview

With a total area of 576 square miles, Franklin County has 2,817 residents, a 3% population decrease from the 2020 U.S. Census.¹ The report indicates that 83% of county housing is owner occupied and 89% of residents occupy the same house as in the prior year.¹ The average home value in the county is \$101,686.²



The majority of the commercial properties in Franklin County are located in and around the county seat of Franklin. According to the latest information available from the U.S. Census Bureau, there are 82 employer establishments with a total employment figure of 430. This represents a slight increase in total employment from 2022-2023.¹

Agricultural land is the largest contributor to the county's valuation base. A mix of grass and irrigated land makes up a majority of the land in the county. Franklin is included in the Lower Republican Natural Resources District (NRD).

¹ *QuickFacts Franklin County, Nebraska.* (n.d.). U.S. Census Bureau Quick Facts: United States. Retrieved March 3, 2026, from <https://www.census.gov/quickfacts/fact/table/franklincountynebraska>

² *Average residential value.* (2025). 2025 Average Residential Value, Neb. Rev. Stat. § 77-3506.02. Retrieved March 3, 2026, from <https://revenue.nebraska.gov/sites/default/files/doc/pad/homestead/2025%20Average%20Res%20Value.pdf>

2026 Residential Correlation for Franklin County

Assessment Practices & Actions

The Department of Revenue, Property Assessment Division (Division) annually conducts a comprehensive review of assessment practices in each county. The review examines the integrity of the sales data provided to the Division for its ratio studies, as well as the more subjective aspects of the assessment process. The portions of the review that most significantly influence determinations of assessment quality are described herein, along with the assessment actions taken by the county assessor in the current assessment year.

The sale verification and qualification process was reviewed; the Franklin County Assessor has qualified sales below the statewide average usability rate. A review of the sales roster shows an adequate reason for all disqualified sales and supports that all arm's-length transactions were available for measurement. The county assessor sends sales questionnaires and phone calls for further information; rate of return is low.

There are four valuation groups with the county seat of Franklin and the rural residential each representing Valuation Group 1 and 4, respectively, the four small towns are Valuation Group 2 and the next two largest towns are Valuation Group 3.

The county assessor and staff review the residential parcels; there is a systematic review cycle to ensure compliance with the six-year inspection and review requirement. Staff members send letters with questionnaires, requesting further information on reviewed parcels, and receive a high return rate. Appointments for property review are made if needed.

The Franklin County Assessor has a valuation methodology on file.

2026 Residential Assessment Details for Franklin County						
Valuation Group	Assessor Locations within Valuation Group	Depreciation Table Year	Costing Year	Lot Value Study Year	Last Inspection Year(s)	Description of Assessment Actions for Current Year
1	Franklin	*2025	*2025	2023	*2025	After all other changes were made, houses built 1800-1900 decreased 5%, those built 1901-1929 increased 5%, and those built in 1930-2025 decreased 5%. All houses in Franklin had a 5% decrease to the roof, and a 5% decrease to the siding as well.
2	Bloomington, Naponee, Riverton, Upland	2023	2023	2023	2023	Naponee year built 1925 and newer increased 4%, while those older than 1925 decreased with a 4% depreciation; Upland had 30% less depreciation on the house and garage.
3	Cambell/Hildreth	*2025	*2025	2023	*2025	Cambell received a 10% economic depreciation on the house and garage, and new pricing was put on all buildings; Hildreth 1960-1999 plus 8%, 2000-2025 is plus 20%. In Hildreth, applied new pricing on all buildings, but the percent change was only on the house and garage.
4	Rural Residential	2022	2022	2023	2022	
Additional comments: Review for Franklin, Hildreth, and Cambell. Pickup work was completed.						
* = assessment action for current year						

2026 Residential Correlation for Franklin County

Description of Analysis

The statistical sample of the residential class consists of 63 qualified sales, with all three measures of central tendency within acceptable range. The COD and PRD are within acceptable range.

Of the four valuation groups, two have sufficient samples for individual analysis, but three valuation groups have medians within the acceptable range. Valuation Group 2 has a high PRD, with a small sample of eight sales. An array of the sales by dollar incremental ranges does not demonstrate a clearly regressive pattern. A substat of Valuation Group 2 can be found in the appendix of this report.

Review of the 2026 County Abstract of Assessment for Real Property, Form 45 compared with the 2025 Certificate of Taxes Levied Report (CTL) indicates that the sales file and the abstract changed at similar rates.

Equalization and Quality of Assessment

A review of the statistics with sufficient sales and assessment practices suggests that the assessments within the county are valued within the acceptable range and are therefore equalized. Residential property is in compliance with generally accepted mass appraisal techniques.

VALUATION GROUP RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	39	99.79	100.50	98.28	10.30	102.26
2	8	94.37	90.96	86.34	12.81	105.35
3	15	100.23	99.16	100.20	12.44	98.96
4	1	84.05	84.05	84.05	00.00	100.00
____ALL____	63	97.98	98.71	97.08	11.56	101.68

Level of Value

Based on analysis of all available information, the level of value for the residential property in Franklin County is 98%.

2026 Commercial Correlation for Franklin County

Assessment Practices & Actions

The Department of Revenue, Property Assessment Division (Division) annually conducts a comprehensive review of assessment practices in each county. The review examines the integrity of the sales data provided to the Division for its ratio studies, as well as the more subjective aspects of the assessment process. The portions of the review that most significantly influence determinations of assessment quality are described herein, along with the assessment actions taken by the county assessor in the current assessment year.

The sale verification and qualification process was reviewed, and Franklin County has qualified sales below the statewide average usability rate. A review of the sales roster shows an adequate reason for all disqualified sales and supports that all arm’s-length transactions were available for measurement.

Franklin County has two valuation groups for the commercial class. Valuation Group 1 is the largest town and county seat where the most commercial activity is, and Valuation Group 2 is the rest of the county. The county assessor hires a contract appraisal firm to review the commercial properties; this is accomplished all in one year. The Franklin County Assessor is in compliance with the six-year inspection and review cycle. Staff members send letters with questionnaires, requesting further information on reviewed parcels and receive a high return rate. Appointments for property inspections are made if needed.

2026 Commercial Assessment Details for Franklin County						
Valuation Group	Assessor Locations within Valuation Group	Depreciation Table Year	Costing Year	Lot Value Study Year	Last Inspection Year(s)	Description of Assessment Actions for Current Year
1	Franklin	2023	2022	2023	2023	
2	Rest of the County	2023	2022	2023	2023	
Additional comments: Pickup work was completed. * = assessment action for current year						

Description of Analysis

The statistical sample of the commercial class consists of 17 qualified sales. The median is within recommended range; the mean is high; the weighted mean is slightly low. The COD and PRD are significantly high. An array of the sales by dollar incremental ranges does not demonstrate a clearly regressive pattern. An array of the sales by study year indicates no market trend. Of the 17 qualified sales, only three sales are within the acceptable range. High and low extreme ratios are present in the sample.

Valuation Group 1 consists of 10 sales; the median is below recommended range with a broad COD. The median at 81% is the mathematical result of averaging a ratio of 62% and another of 99%; the range around these ratios is 55% to 124%.

2026 Commercial Correlation for Franklin County

Valuation Group 2 consists of seven sales with a median within recommended range; the mean is significantly high and does not correlate with the other measures of central tendency. The COD and PRD are significantly high. Two of the seven sales are within recommended range. Two high extreme ratios are present in the sample, ratios ranging from 70% to 355%.

There is no clear evidence that the commercial class is either too high or too low; however, assessment uniformity is lacking. Commercial property was last reviewed and revalued for assessment year 2023. Revaluation of the commercial class needs to be escalated in the review cycle for 2027.

A review of the 2026 County Abstract of Assessment for Real Property, Form 45 Compared with the 2025 Certificate of Taxes Levied Report (CTL) shows the value changed consistent with the minimal reported actions of the county assessor.

Equalization and Quality of Assessment

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

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	10	80.72	89.61	89.15	58.83	100.52
2	7	100.00	139.74	103.93	56.06	134.46
____ALL____	17	99.32	110.25	91.24	51.41	120.84

Level of Value

Based on analysis of all available information, the level of value for the commercial property in Franklin County is determined to be at the statutory level of 100% of market value.

2026 Agricultural Correlation for Franklin County

Assessment Practices & Actions

The Department of Revenue, Property Assessment Division (Division) annually conducts a comprehensive review of assessment practices in each county. The review examines the integrity of the sales data provided to the Division for its ratio studies, as well as the more subjective aspects of the assessment process. The portions of the review that most significantly influence determinations of assessment quality are described herein, along with the assessment actions taken by the county assessor in the current assessment year.

The sales verification and qualification process was reviewed and supports that the Franklin County Assessor qualifies sales at a rate near the statewide average. A review of the sales roster shows an adequate reason for all disqualified sales and supports that all arm's-length transactions were available for measurement.

There are two market areas in Franklin County with Market Area 1 being more suitable for grazing and Market Area 2 has more irrigated land. The six-year inspection and review cycle of the county assessor is examined. The county assessor remains in compliance with statutory requirements. The county assessor and staff review the agricultural parcels with dwellings and outbuildings being reviewed at the same time as the rural residential with new pictures and measuring as needed. Aerial imagery is updated every two years, and land use is completed within the same timeframe. In addition, staff members send letters with questionnaires, requesting further information on reviewed parcels and receive a high return rate. Appointments for inspections are made if needed.

2026 Agricultural Assessment Details for Franklin County						
		Depreciation Tables Year	Costing Year	Lot Value Study Year	Last Inspection Year(s)	Description of Assessment Actions for Current Year
AG OB	Agricultural outbuildings	2023	2022	2023	2022	
AB DW	Agricultural dwellings	2023	2022	2023	2022	
<u>Additional comments:</u> Pick-up work and routine maintenance was completed.						
* = assessment action for current year						

Market Area	Description of Unique Characteristics	Land Use Reviewed Year	Description of Assessment Actions for Current Year
1	South of Bostwick Canal	*2025	Irrigated increased an average of 7%, dry increased an average of 3%, and grass increased 23%
2	North of Bostwick Canal	*2025	Irrigated increased an average of 7%, dry decreased an average of 1%, and no change to grass land
<u>Additional comments:</u>			
* = assessment action for current year			

2026 Agricultural Correlation for Franklin County

Description of Analysis

The statistical sample in the agricultural class consists of 33 qualified sales. Two of the three measures of central tendency are within acceptable range; the weighted mean is slightly low. The COD supports the median as an indicator of the level of value. A review of the market areas shows both have all statistics within the acceptable range with the exception of the weighted mean in Market Area 2, which is slightly low.

Review of the 80% Majority Land Use (MLU) show that all three subclasses have a median within acceptable range. Market Area 1 grassland has a median below the acceptable range; however, a 23% increase was applied for the current assessment year which raised the average value to be \$100 per acre, or 8% higher than Market Area 2 grassland values. Market Area 1 grassland values have historically been lower than Market Area 2 grassland. The COD of this sample is high; the ratio array around the median is 59% to 92%, providing no confidence in the median of a small sample of 5 sales. The comparison of values set by the surrounding counties also supports that the agricultural values in Franklin County are at an acceptable level of value.

Several additional statistics and tables concerning grassland can be found in the appendix of this report. A substat of 80% MLU Market Area 1 grassland highlights the dispersion in the sample. Two what if statistics have been provided, demonstrating that it would take an adjustment of 10% to move the Market Area 1 grassland median to midpoint; this statistic is offered as both a substat and a profile of the over class. It is noted that the adjustment does bring Market Area 1 grassland into the acceptable range but does little to improve the qualitative statistics of the overall class. Finally, a hypothetical LCG Chart can be found in the appendix of this report; indicating that the adjustment would result in grassland would be an 18% difference in value between market areas. The adjustment does not improve equalization, regardless of whether equalization is measured with qualitative statistics or a comparison of values to adjacent markets. For that reason, the adjustment is not recommended.

Review of the 2026 County Abstract of Assessment for Real Property, Form 45 compared with the 2025 Certificate of Taxes Levied Report (CTL) indicates that the sales file and the abstract changed at similar rates.

Franklin County has a school bond subject to a reduced level of value, pursuant to LB 2. A school district statistic can be found in the Appendix of this report. The statistics contain no sales; therefore, the level of value is unable to be statistically determined. Review of the assessed values established by the county assessor supports that values were reduced as required by state statute.

2026 Agricultural Correlation for Franklin County

Equalization and Quality of Assessment

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	6	70.25	66.76	63.21	10.70	105.62
2	6	70.25	66.76	63.21	10.70	105.62
<u>Dry</u>						
County	6	75.08	69.57	66.32	10.94	104.90
2	6	75.08	69.57	66.32	10.94	104.90
<u>Grass</u>						
County	9	73.83	71.72	73.07	19.41	98.15
1	5	65.30	71.22	69.81	27.44	102.02
2	4	75.25	72.35	76.98	10.23	93.99
<u>ALL</u>	33	70.86	70.35	68.21	17.84	103.14

Level of Value

Based on analysis of all available information, the level of value for the agricultural land in Franklin County is 71%.

Level of Value of School Bond Valuation – LB 2 (Operative January 1, 2022)

A review of agricultural land value in Franklin County in school districts that levy taxes to pay the principal or interest on bonds approved by a vote of the people, indicates that the assessed values used were proportionately reduced from all other agricultural land values in the county by a factor of 33%. Therefore, it is the opinion of the Property Tax Administrator that the level of value of agricultural land for school bond valuation in Franklin County is determined to be at the statutory level of 50% of market value.

2026 Opinions of the Property Tax Administrator for Franklin County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	98	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	71	Meets generally accepted mass appraisal techniques.	No recommendation.
School Bond Value Agricultural Land	50	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 7th day of April, 2026.



Sarah Scott
Property Tax Administrator

APPENDICES

2026 Commission Summary for Franklin County

Residential Real Property - Current

Number of Sales	63	Median	97.98
Total Sales Price	\$7,933,750	Mean	98.71
Total Adj. Sales Price	\$7,933,750	Wgt. Mean	97.08
Total Assessed Value	\$7,702,280	Average Assessed Value of the Base	\$74,304
Avg. Adj. Sales Price	\$125,933	Avg. Assessed Value	\$122,258

Confidence Interval - Current

95% Median C.I	95.05 to 101.60
95% Wgt. Mean C.I	92.72 to 101.45
95% Mean C.I	94.88 to 102.54
% of Value of the Class of all Real Property Value in the County	11.34
% of Records Sold in the Study Period	3.36
% of Value Sold in the Study Period	5.53

Residential Real Property - History

Year	Number of Sales	LOV	Median
2025	51	92	91.94
2024	73	96	96.46
2023	68	92	92.36
2022	68	94	93.89

2026 Commission Summary for Franklin County

Commercial Real Property - Current

Number of Sales	17	Median	99.32
Total Sales Price	\$700,607	Mean	110.25
Total Adj. Sales Price	\$700,607	Wgt. Mean	91.24
Total Assessed Value	\$639,205	Average Assessed Value of the Base	\$85,593
Avg. Adj. Sales Price	\$41,212	Avg. Assessed Value	\$37,600

Confidence Interval - Current

95% Median C.I	55.15 to 149.40
95% Wgt. Mean C.I	61.99 to 120.48
95% Mean C.I	70.15 to 150.35
% of Value of the Class of all Real Property Value in the County	2.61
% of Records Sold in the Study Period	4.53
% of Value Sold in the Study Period	1.99

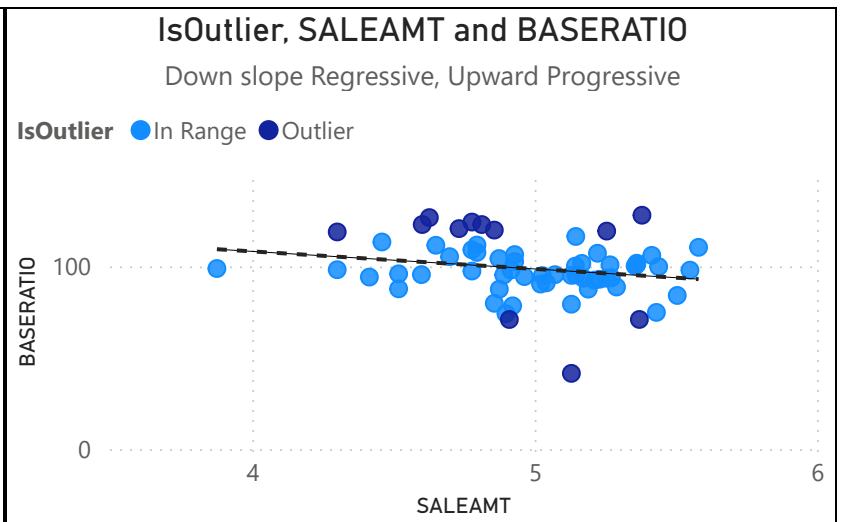
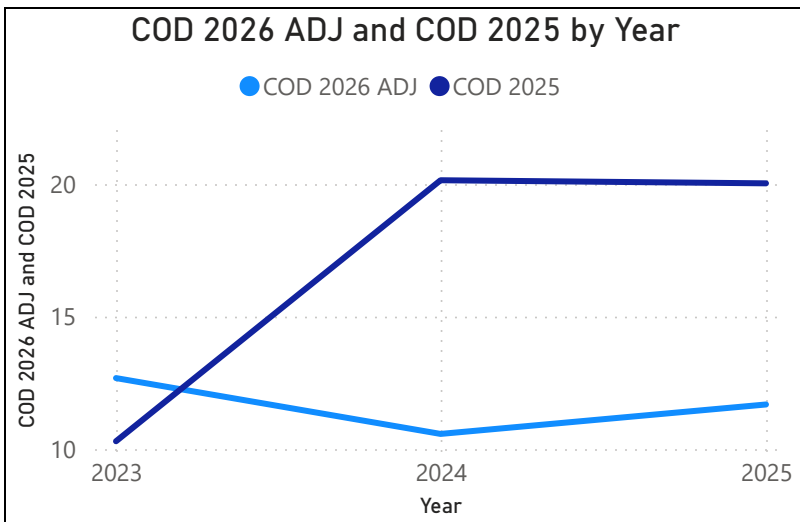
Commercial Real Property - History

Year	Number of Sales	LOV	Median
2025	26	100	99.32
2024	10	100	99.17
2023	10	100	91.52
2022	7	100	94.80

Franklin Residential Preliminary Stats Comparison To R&O Stats

VAL GRP	Count	Median			Mean			Weighted Mean		
		R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change
1	39	99.79	85.26	17.04%	100.50	85.75	17.19%	98.28	82.38	19.30%
2	8	94.36	85.78	10.00%	90.96	77.83	16.87%	86.34	72.72	18.74%
3	15	100.23	92.97	7.81%	99.16	93.58	5.96%	100.20	93.98	6.62%
4	1	84.05	84.05	0.00%	84.05	84.05	0.00%	84.05	84.05	0.00%
Total	63	97.98	85.26	14.91%	98.71	86.58	14.00%	97.08	84.30	15.17%

VAL GRP	Count	COD			PRD			MIN			MAX		
		R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change
1	39	10.30	19.84	-48.09%	102.25	104.09	-1.76%	70.92	44.42	59.68%	127.98	127.73	0.20%
2	8	12.81	20.50	-37.53%	105.35	107.02	-1.57%	41.40	46.17	-10.32%	122.88	99.91	22.99%
3	15	12.45	20.56	-39.48%	98.97	99.58	-0.62%	70.90	54.01	31.27%	126.67	151.56	-16.42%
4	1	0.00	0.00	0.00%	100.00	100.00	0.00%	84.05	84.05	0.00%	84.05	84.05	0.00%
Total	63	11.57	20.41	-43.33%	101.67	102.71	-1.01%	41.40	44.42	-6.78%	127.98	151.56	-15.56%



**31 Franklin
RESIDENTIAL**

PAD 2026 R&O Statistics (Using 2026 Values)

Qualified

Date Range: 10/1/2023 To 9/30/2025 Posted on: 1/31/2026

Number of Sales : 63
 Total Sales Price : 7,933,750
 Total Adj. Sales Price : 7,933,750
 Total Assessed Value : 7,702,280
 Avg. Adj. Sales Price : 125,933
 Avg. Assessed Value : 122,258

MEDIAN : 98
 WGT. MEAN : 97
 MEAN : 99
 COD : 11.56
 PRD : 101.68

COV : 15.73
 STD : 15.53
 Avg. Abs. Dev : 11.33
 MAX Sales Ratio : 127.98
 MIN Sales Ratio : 41.40

95% Median C.I. : 95.05 to 101.60
 95% Wgt. Mean C.I. : 92.72 to 101.45
 95% Mean C.I. : 94.88 to 102.54

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qrtrs</u>												
01-OCT-23 To 31-DEC-23	5	111.53	105.90	112.53	12.68	94.11	78.39	127.98	N/A	117,190	131,870	
01-JAN-24 To 31-MAR-24	5	92.46	84.20	80.64	16.80	104.41	41.40	107.63	N/A	144,050	116,157	
01-APR-24 To 30-JUN-24	10	100.53	104.24	101.68	07.66	102.52	93.49	126.67	94.91 to 113.33	105,210	106,973	
01-JUL-24 To 30-SEP-24	5	101.60	102.49	100.14	06.66	102.35	93.45	120.66	N/A	143,000	143,199	
01-OCT-24 To 31-DEC-24	11	97.98	96.45	98.67	10.59	97.75	70.90	119.85	79.76 to 110.40	111,436	109,958	
01-JAN-25 To 31-MAR-25	6	93.66	92.09	88.99	07.43	103.48	74.77	102.64	74.77 to 102.64	131,575	117,087	
01-APR-25 To 30-JUN-25	10	103.49	105.95	104.42	08.45	101.47	93.77	122.88	94.12 to 119.29	138,800	144,938	
01-JUL-25 To 30-SEP-25	11	90.30	94.57	90.24	15.02	104.80	70.92	124.23	74.05 to 122.89	132,473	119,544	
<u>Study Yrs</u>												
01-OCT-23 To 30-SEP-24	25	100.23	100.21	98.46	11.54	101.78	41.40	127.98	95.05 to 107.63	122,932	121,034	
01-OCT-24 To 30-SEP-25	38	97.67	97.72	96.21	11.38	101.57	70.90	124.23	92.93 to 102.64	127,907	123,064	
<u>Calendar Yrs</u>												
01-JAN-24 To 31-DEC-24	31	98.15	97.96	96.31	10.57	101.71	41.40	126.67	94.91 to 104.26	119,779	115,356	
<u>ALL</u>	63	97.98	98.71	97.08	11.56	101.68	41.40	127.98	95.05 to 101.60	125,933	122,258	

VALUATION GROUP											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	39	99.79	100.50	98.28	10.30	102.26	70.92	127.98	94.39 to 106.00	129,288	127,066	
2	8	94.37	90.96	86.34	12.81	105.35	41.40	122.88	41.40 to 122.88	89,206	77,025	
3	15	100.23	99.16	100.20	12.44	98.96	70.90	126.67	87.52 to 110.40	123,857	124,104	
4	1	84.05	84.05	84.05	00.00	100.00	84.05	84.05	N/A	320,000	268,955	
<u>ALL</u>	63	97.98	98.71	97.08	11.56	101.68	41.40	127.98	95.05 to 101.60	125,933	122,258	

PROPERTY TYPE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
01	63	97.98	98.71	97.08	11.56	101.68	41.40	127.98	95.05 to 101.60	125,933	122,258	
06												
07												
<u>ALL</u>	63	97.98	98.71	97.08	11.56	101.68	41.40	127.98	95.05 to 101.60	125,933	122,258	

**31 Franklin
RESIDENTIAL**

PAD 2026 R&O Statistics (Using 2026 Values)

Qualified

Date Range: 10/1/2023 To 9/30/2025 Posted on: 1/31/2026

Number of Sales : 63
 Total Sales Price : 7,933,750
 Total Adj. Sales Price : 7,933,750
 Total Assessed Value : 7,702,280
 Avg. Adj. Sales Price : 125,933
 Avg. Assessed Value : 122,258

MEDIAN : 98
 WGT. MEAN : 97
 MEAN : 99
 COD : 11.56
 PRD : 101.68

COV : 15.73
 STD : 15.53
 Avg. Abs. Dev : 11.33
 MAX Sales Ratio : 127.98
 MIN Sales Ratio : 41.40

95% Median C.I. : 95.05 to 101.60
 95% Wgt. Mean C.I. : 92.72 to 101.45
 95% Mean C.I. : 94.88 to 102.54

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000											
Less Than 15,000	1	98.80	98.80	98.80	00.00	100.00	98.80	98.80	N/A	7,500	7,410
Less Than 30,000	5	98.80	104.65	105.49	08.08	99.20	94.12	118.83	N/A	20,460	21,583
Ranges Excl. Low \$											
Greater Than 4,999	63	97.98	98.71	97.08	11.56	101.68	41.40	127.98	95.05 to 101.60	125,933	122,258
Greater Than 14,999	62	97.95	98.71	97.08	11.74	101.68	41.40	127.98	94.91 to 101.71	127,843	124,111
Greater Than 29,999	58	97.67	98.20	96.97	11.88	101.27	41.40	127.98	94.91 to 101.60	135,025	130,937
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999	1	98.80	98.80	98.80	00.00	100.00	98.80	98.80	N/A	7,500	7,410
15,000 TO 29,999	4	105.74	106.11	106.02	09.43	100.08	94.12	118.83	N/A	23,700	25,126
30,000 TO 59,999	8	108.41	108.26	109.56	11.24	98.81	87.68	126.67	87.68 to 126.67	42,106	46,132
60,000 TO 99,999	18	100.31	99.13	98.03	12.91	101.12	70.90	124.23	87.49 to 109.05	73,903	72,444
100,000 TO 149,999	12	94.98	91.17	91.30	09.96	99.86	41.40	116.34	90.30 to 100.13	129,988	118,673
150,000 TO 249,999	14	97.00	98.43	98.71	10.20	99.72	70.92	127.98	88.68 to 107.17	195,986	193,464
250,000 TO 499,999	6	98.85	95.49	96.13	10.03	99.33	74.77	110.40	74.77 to 110.40	310,117	298,123
500,000 TO 999,999											
1,000,000 +											
ALL	63	97.98	98.71	97.08	11.56	101.68	41.40	127.98	95.05 to 101.60	125,933	122,258

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	8	Median :	93	COV :	24.92	95% Median C.I. :	41.40 to 122.88
Total Sales Price :	713,650	Wgt. Mean :	86	STD :	22.60	95% Wgt. Mean C.I. :	62.15 to 110.04
Total Adj. Sales Price :	713,650	Mean :	91	Avg. Abs. Dev :	11.93	95% Mean C.I. :	71.78 to 109.58
Total Assessed Value :	614,435						
Avg. Adj. Sales Price :	89,206	COD :	12.80	MAX Sales Ratio :	122.88		
Avg. Assessed Value :	76,804	PRD :	105.32	MIN Sales Ratio :	41.40		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2023 To 12/31/2023	1	92.97	92.97	92.97		100.00	92.97	92.97	N/A	77,750	72,285
01/01/2024 To 03/31/2024	1	41.40	41.40	41.40		100.00	41.40	41.40	N/A	135,000	55,895
04/01/2024 To 06/30/2024	3	95.91	95.85	94.23	01.62	101.72	93.49	98.15	N/A	77,633	73,155
07/01/2024 To 09/30/2024											
10/01/2024 To 12/31/2024											
01/01/2025 To 03/31/2025	2	90.31	90.31	92.08	02.91	98.08	87.68	92.93	N/A	101,500	93,460
04/01/2025 To 06/30/2025	1	122.88	122.88	122.88		100.00	122.88	122.88	N/A	65,000	79,870
07/01/2025 To 09/30/2025											
<u>Study Yrs</u>											
10/01/2023 To 09/30/2024	5	93.49	84.38	78.01	12.77	108.17	41.40	98.15	N/A	89,130	69,529
10/01/2024 To 09/30/2025	3	92.93	101.16	99.55	12.62	101.62	87.68	122.88	N/A	89,333	88,930
<u>Calendar Yrs</u>											
01/01/2024 To 12/31/2024	4	94.70	82.24	74.85	15.62	109.87	41.40	98.15	N/A	91,975	68,840
<u>ALL</u>											
10/01/2023 To 09/30/2025	8	93.23	90.68	86.10	12.80	105.32	41.40	122.88	41.40 to 122.88	89,206	76,804

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
2	8	93.23	90.68	86.10	12.80	105.32	41.40	122.88	41.40 to 122.88	89,206	76,804
<u>ALL</u>											
10/01/2023 To 09/30/2025	8	93.23	90.68	86.10	12.80	105.32	41.40	122.88	41.40 to 122.88	89,206	76,804

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	8	Median :	93	COV :	24.92	95% Median C.I. :	41.40 to 122.88
Total Sales Price :	713,650	Wgt. Mean :	86	STD :	22.60	95% Wgt. Mean C.I. :	62.15 to 110.04
Total Adj. Sales Price :	713,650	Mean :	91	Avg. Abs. Dev :	11.93	95% Mean C.I. :	71.78 to 109.58
Total Assessed Value :	614,435						
Avg. Adj. Sales Price :	89,206	COD :	12.80	MAX Sales Ratio :	122.88		
Avg. Assessed Value :	76,804	PRD :	105.32	MIN Sales Ratio :	41.40		

What IF

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
01	8	93.23	90.68	86.10	12.80	105.32	41.40	122.88	41.40 to 122.88	89,206	76,804
06											
07											
<u>ALL</u>											
10/01/2023 To 09/30/2025	8	93.23	90.68	86.10	12.80	105.32	41.40	122.88	41.40 to 122.88	89,206	76,804

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	8	Median :	93	COV :	24.92	95% Median C.I. :	41.40 to 122.88
Total Sales Price :	713,650	Wgt. Mean :	86	STD :	22.60	95% Wgt. Mean C.I. :	62.15 to 110.04
Total Adj. Sales Price :	713,650	Mean :	91	Avg. Abs. Dev :	11.93	95% Mean C.I. :	71.78 to 109.58
Total Assessed Value :	614,435						
Avg. Adj. Sales Price :	89,206	COD :	12.80	MAX Sales Ratio :	122.88		
Avg. Assessed Value :	76,804	PRD :	105.32	MIN Sales Ratio :	41.40		

What IF

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	1	98.15	98.15	98.15		100.00	98.15	98.15	N/A	20,000	19,630
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	8	93.23	90.68	86.10	12.80	105.32	41.40	122.88	41.40 to 122.88	89,206	76,804
Greater Than 15,000	8	93.23	90.68	86.10	12.80	105.32	41.40	122.88	41.40 to 122.88	89,206	76,804
Greater Than 30,000	7	92.97	89.61	85.75	13.88	104.50	41.40	122.88	41.40 to 122.88	99,093	84,972
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	1	98.15	98.15	98.15		100.00	98.15	98.15	N/A	20,000	19,630
30,000 TO 59,999	2	91.80	91.80	91.80	04.49	100.00	87.68	95.91	N/A	33,000	30,293
60,000 TO 99,999	2	107.93	107.93	106.59	13.86	101.26	92.97	122.88	N/A	71,375	76,078
100,000 TO 149,999	1	41.40	41.40	41.40		100.00	41.40	41.40	N/A	135,000	55,895
150,000 TO 249,999	2	93.21	93.21	93.22	00.30	99.99	92.93	93.49	N/A	174,950	163,085
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>											
10/01/2023 To 09/30/2025	8	93.23	90.68	86.10	12.80	105.32	41.40	122.88	41.40 to 122.88	89,206	76,804

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

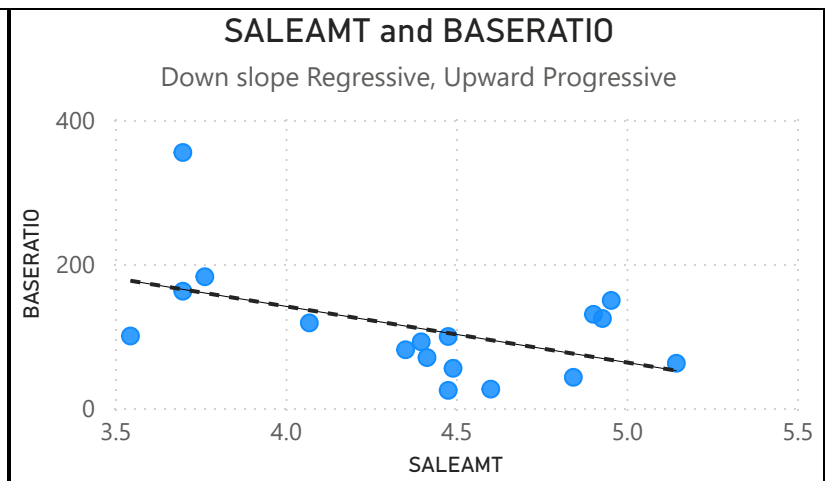
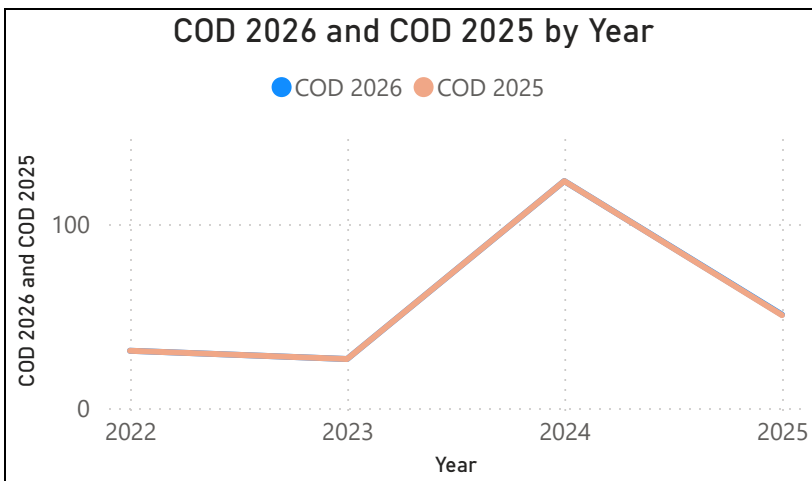
Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	2	Total	Increase	0%

What IF

Franklin Commercial Preliminary Stats Comparison To R&O Stats

VAL GRP	Count	Median			Mean			Weighted Mean		
		R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change
1	10	80.71	80.71	0.00%	89.61	89.39	0.25%	89.15	88.82	0.37%
2	7	100.00	100.00	0.00%	139.74	139.74	0.00%	103.93	103.93	0.00%
Total	17	99.32	99.32	0.00%	110.25	110.12	0.12%	91.24	90.95	0.31%

VAL GRP	Count	COD			PRD			MIN			MAX		
		R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change
1	10	58.83	58.56	0.47%	100.51	100.64	0.25%	24.50	24.50	0.00%	182.33	182.33	0.00%
2	7	56.06	56.06	0.00%	134.45	134.45	0.00%	70.02	70.02	0.00%	354.90	354.90	0.00%
Total	17	51.41	51.28	0.26%	120.84	121.08	0.12%	24.50	24.50	0.00%	354.90	354.90	0.00%



**31 Franklin
COMMERCIAL**

PAD 2026 R&O Statistics (Using 2026 Values)

Qualified

Date Range: 10/1/2022 To 9/30/2025 Posted on: 1/31/2026

Number of Sales : 17
 Total Sales Price : 700,607
 Total Adj. Sales Price : 700,607
 Total Assessed Value : 639,205
 Avg. Adj. Sales Price : 41,212
 Avg. Assessed Value : 37,600

MEDIAN : 99
 WGT. MEAN : 91
 MEAN : 110
 COD : 51.41
 PRD : 120.84

COV : 70.74
 STD : 77.99
 Avg. Abs. Dev : 51.06
 MAX Sales Ratio : 354.90
 MIN Sales Ratio : 24.50

95% Median C.I. : 55.15 to 149.40
 95% Wgt. Mean C.I. : 61.99 to 120.48
 95% Mean C.I. : 70.15 to 150.35

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qrtrs</u>												
01-OCT-22 To 31-DEC-22	2	90.16	90.16	66.45	31.11	135.68	62.11	118.20	N/A	75,874	50,420	
01-JAN-23 To 31-MAR-23												
01-APR-23 To 30-JUN-23	4	95.62	100.57	111.17	14.81	90.47	80.91	130.14	N/A	39,375	43,773	
01-JUL-23 To 30-SEP-23												
01-OCT-23 To 31-DEC-23	1	26.21	26.21	26.21	00.00	100.00	26.21	26.21	N/A	40,000	10,485	
01-JAN-24 To 31-MAR-24												
01-APR-24 To 30-JUN-24	2	103.42	103.42	50.07	76.31	206.55	24.50	182.33	N/A	17,900	8,963	
01-JUL-24 To 30-SEP-24												
01-OCT-24 To 31-DEC-24	1	42.66	42.66	42.66	00.00	100.00	42.66	42.66	N/A	69,850	29,795	
01-JAN-25 To 31-MAR-25	2	102.28	102.28	125.29	46.08	81.63	55.15	149.40	N/A	60,600	75,925	
01-APR-25 To 30-JUN-25												
01-JUL-25 To 30-SEP-25	5	124.29	162.28	123.06	55.85	131.87	70.02	354.90	N/A	24,902	30,644	
<u>Study Yrs</u>												
01-OCT-22 To 30-SEP-23	6	95.62	97.10	89.23	19.65	108.82	62.11	130.14	62.11 to 130.14	51,541	45,988	
01-OCT-23 To 30-SEP-24	3	26.21	77.68	37.48	200.72	207.26	24.50	182.33	N/A	25,267	9,470	
01-OCT-24 To 30-SEP-25	8	112.15	132.33	106.12	58.29	124.70	42.66	354.90	42.66 to 354.90	39,445	41,858	
<u>Calendar Yrs</u>												
01-JAN-23 To 31-DEC-23	5	91.92	85.70	93.96	26.62	91.21	26.21	130.14	N/A	39,500	37,115	
01-JAN-24 To 31-DEC-24	3	42.66	83.16	45.17	123.32	184.10	24.50	182.33	N/A	35,217	15,907	
<u>ALL</u>	17	99.32	110.25	91.24	51.41	120.84	24.50	354.90	55.15 to 149.40	41,212	37,600	

VALUATION GROUP											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	10	80.72	89.61	89.15	58.83	100.52	24.50	182.33	26.21 to 149.40	60,185	53,657	
2	7	100.00	139.74	103.93	56.06	134.46	70.02	354.90	70.02 to 354.90	14,108	14,663	
<u>ALL</u>	17	99.32	110.25	91.24	51.41	120.84	24.50	354.90	55.15 to 149.40	41,212	37,600	

**31 Franklin
COMMERCIAL**

PAD 2026 R&O Statistics (Using 2026 Values)

Qualified

Date Range: 10/1/2022 To 9/30/2025 Posted on: 1/31/2026

Number of Sales : 17
 Total Sales Price : 700,607
 Total Adj. Sales Price : 700,607
 Total Assessed Value : 639,205
 Avg. Adj. Sales Price : 41,212
 Avg. Assessed Value : 37,600

MEDIAN : 99
 WGT. MEAN : 91
 MEAN : 110
 COD : 51.41
 PRD : 120.84

COV : 70.74
 STD : 77.99
 Avg. Abs. Dev : 51.06
 MAX Sales Ratio : 354.90
 MIN Sales Ratio : 24.50

95% Median C.I. : 55.15 to 149.40
 95% Wgt. Mean C.I. : 61.99 to 120.48
 95% Mean C.I. : 70.15 to 150.35

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	17	99.32	110.25	91.24	51.41	120.84	24.50	354.90	55.15 to 149.40	41,212	37,600
04											
<u>ALL</u>	<u>17</u>	<u>99.32</u>	<u>110.25</u>	<u>91.24</u>	<u>51.41</u>	<u>120.84</u>	<u>24.50</u>	<u>354.90</u>	<u>55.15 to 149.40</u>	<u>41,212</u>	<u>37,600</u>

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000	1	100.00	100.00	100.00	00.00	100.00	100.00	100.00	N/A	3,510	3,510
Less Than 15,000	5	162.20	183.53	173.31	39.34	105.90	100.00	354.90	N/A	6,211	10,765
Less Than 30,000	8	109.10	145.06	108.28	54.40	133.97	70.02	354.90	70.02 to 354.90	13,070	14,152
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	16	95.62	110.89	91.19	56.69	121.60	24.50	354.90	55.15 to 149.40	43,569	39,731
Greater Than 14,999	12	75.47	79.72	87.43	43.65	91.18	24.50	149.40	42.66 to 124.29	55,796	48,782
Greater Than 29,999	9	62.11	79.31	88.25	63.44	89.87	24.50	149.40	26.21 to 130.14	66,228	58,443
<u>Incremental Ranges</u>											
0 TO 4,999	1	100.00	100.00	100.00	00.00	100.00	100.00	100.00	N/A	3,510	3,510
5,000 TO 14,999	4	172.27	204.41	182.65	37.27	111.91	118.20	354.90	N/A	6,887	12,579
15,000 TO 29,999	3	80.91	80.95	80.80	09.02	100.19	70.02	91.92	N/A	24,500	19,797
30,000 TO 59,999	4	40.68	51.30	49.41	63.77	103.83	24.50	99.32	N/A	32,750	16,181
60,000 TO 99,999	4	127.22	111.62	115.15	22.13	96.93	42.66	149.40	N/A	81,263	93,578
100,000 TO 149,999	1	62.11	62.11	62.11	00.00	100.00	62.11	62.11	N/A	140,000	86,955
150,000 TO 249,999											
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 TO 1,999,999											
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											
<u>ALL</u>	<u>17</u>	<u>99.32</u>	<u>110.25</u>	<u>91.24</u>	<u>51.41</u>	<u>120.84</u>	<u>24.50</u>	<u>354.90</u>	<u>55.15 to 149.40</u>	<u>41,212</u>	<u>37,600</u>

**31 Franklin
COMMERCIAL**

PAD 2026 R&O Statistics (Using 2026 Values)

Qualified

Date Range: 10/1/2022 To 9/30/2025 Posted on: 1/31/2026

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 Avg. Assessed Value : 37,600

MEDIAN : 99
 WGT. MEAN : 91
 MEAN : 110
 COD : 51.41
 PRD : 120.84

COV : 70.74
 STD : 77.99
 Avg. Abs. Dev : 51.06
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 MIN Sales Ratio : 24.50

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 95% Wgt. Mean C.I. : 61.99 to 120.48
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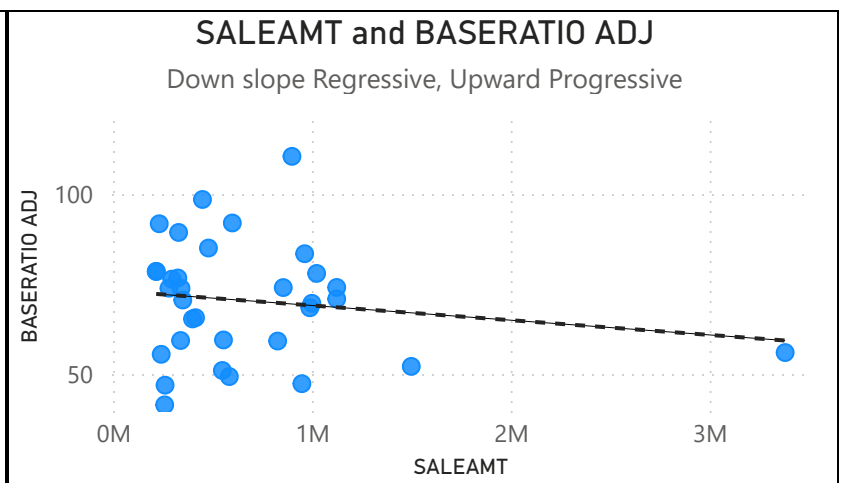
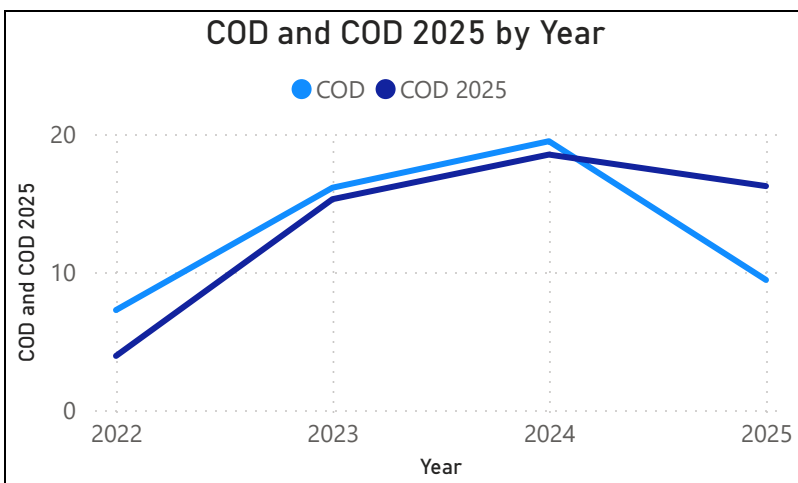
OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
344	2	127.22	127.22	127.13	02.30	100.07	124.29	130.14	N/A	82,500	104,880
353	5	99.32	110.92	102.19	41.92	108.54	42.66	182.33	N/A	43,670	44,625
386	1	62.11	62.11	62.11	00.00	100.00	62.11	62.11	N/A	140,000	86,955
406	5	100.00	133.56	56.52	93.28	236.31	24.50	354.90	N/A	16,702	9,440
434	1	55.15	55.15	55.15	00.00	100.00	55.15	55.15	N/A	31,000	17,095
442	1	118.20	118.20	118.20	00.00	100.00	118.20	118.20	N/A	11,747	13,885
528	1	91.92	91.92	91.92	00.00	100.00	91.92	91.92	N/A	25,000	22,980
582	1	70.02	70.02	70.02	00.00	100.00	70.02	70.02	N/A	26,000	18,205
<u>ALL</u>	17	99.32	110.25	91.24	51.41	120.84	24.50	354.90	55.15 to 149.40	41,212	37,600

Franklin Agricultural Preliminary Stats Comparison To R&O Stats

MARKET	Count	Median			Mean			Weighted Mean		
		R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change
1	8	69.65	59.27	17.52%	71.17	60.24	18.15%	68.80	58.97	16.66%
2	25	70.86	69.67	1.71%	70.09	69.01	1.57%	68.06	65.60	3.75%
Total	33	70.86	66.62	6.38%	70.35	66.88	5.19%	68.21	64.25	6.17%

MARKET	Count	COD			PRD		
		R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change
1	8	25.66	25.27	1.54%	103.45	102.14	1.28%
2	25	15.47	15.76	-1.83%	102.98	105.19	-2.10%
Total	33	17.84	18.36	-2.85%	103.14	104.10	-0.92%



31 Franklin
AGRICULTURAL LAND

PAD 2026 R&O Statistics (Using 2026 Values)

Qualified

Date Range: 10/1/2022 To 9/30/2025 Posted on: 1/31/2026

Number of Sales : 33
Total Sales Price : 22,481,657
Total Adj. Sales Price : 22,481,657
Total Assessed Value : 15,335,695
Avg. Adj. Sales Price : 681,262
Avg. Assessed Value : 464,718

MEDIAN : 71
WGT. MEAN : 68
MEAN : 70
COD : 17.84
PRD : 103.14

COV : 22.90
STD : 16.11
Avg. Abs. Dev : 12.64
MAX Sales Ratio : 110.45
MIN Sales Ratio : 41.43

95% Median C.I. : 59.45 to 76.67
95% Wgt. Mean C.I. : 61.61 to 74.82
95% Mean C.I. : 64.85 to 75.85

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-22 To 31-DEC-22	3	83.41	83.06	84.72	07.24	98.04	73.83	91.95	N/A	615,136	521,163
01-JAN-23 To 31-MAR-23	3	76.35	70.99	61.51	18.34	115.41	47.31	89.32	N/A	527,262	324,310
01-APR-23 To 30-JUN-23	2	67.64	67.64	68.46	02.96	98.80	65.64	69.64	N/A	707,500	484,378
01-JUL-23 To 30-SEP-23	2	55.71	55.71	53.37	06.46	104.38	52.11	59.30	N/A	970,000	517,715
01-OCT-23 To 31-DEC-23	3	70.86	63.93	69.79	12.77	91.60	46.90	74.04	N/A	837,267	584,328
01-JAN-24 To 31-MAR-24	8	81.75	84.42	85.92	14.68	98.25	59.45	110.45	59.45 to 110.45	525,198	451,248
01-APR-24 To 30-JUN-24	1	76.67	76.67	76.67	00.00	100.00	76.67	76.67	N/A	326,000	249,940
01-JUL-24 To 30-SEP-24	3	70.55	66.68	70.07	08.76	95.16	55.47	74.01	N/A	483,186	338,575
01-OCT-24 To 31-DEC-24	5	50.98	52.59	54.66	11.99	96.21	41.43	65.30	N/A	1,035,000	565,754
01-JAN-25 To 31-MAR-25	1	68.40	68.40	68.40	00.00	100.00	68.40	68.40	N/A	990,000	677,125
01-APR-25 To 30-JUN-25	1	78.50	78.50	78.50	00.00	100.00	78.50	78.50	N/A	217,526	170,755
01-JUL-25 To 30-SEP-25	1	59.16	59.16	59.16	00.00	100.00	59.16	59.16	N/A	828,000	489,805
<u>Study Yrs</u>											
01-OCT-22 To 30-SEP-23	10	71.74	70.89	66.95	16.85	105.88	47.31	91.95	52.11 to 89.32	678,219	454,061
01-OCT-23 To 30-SEP-24	15	74.04	76.26	78.09	15.10	97.66	46.90	110.45	70.55 to 84.99	565,929	441,909
01-OCT-24 To 30-SEP-25	8	57.56	58.63	57.78	16.02	101.47	41.43	78.50	41.43 to 78.50	901,316	520,807
<u>Calendar Yrs</u>											
01-JAN-23 To 31-DEC-23	10	67.64	65.15	63.50	16.11	102.60	46.90	89.32	47.31 to 76.35	744,859	473,010
01-JAN-24 To 31-DEC-24	17	73.80	71.47	69.08	19.47	103.46	41.43	110.45	55.47 to 84.99	656,008	453,201
<u>ALL</u>	33	70.86	70.35	68.21	17.84	103.14	41.43	110.45	59.45 to 76.67	681,262	464,718

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	8	69.66	71.17	68.80	25.65	103.44	41.43	98.48	41.43 to 98.48	572,802	394,076
2	25	70.86	70.09	68.06	15.48	102.98	46.90	110.45	59.45 to 76.67	715,970	487,323
<u>ALL</u>	33	70.86	70.35	68.21	17.84	103.14	41.43	110.45	59.45 to 76.67	681,262	464,718

31 Franklin
AGRICULTURAL LAND

PAD 2026 R&O Statistics (Using 2026 Values)
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WGT. MEAN : 68
MEAN : 70
COD : 17.84
PRD : 103.14

COV : 22.90
STD : 16.11
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95% Wgt. Mean C.I. : 61.61 to 74.82
95% Mean C.I. : 64.85 to 75.85

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	1	55.95	55.95	55.95	00.00	100.00	55.95	55.95	N/A	3,380,000	1,891,180
2	1	55.95	55.95	55.95	00.00	100.00	55.95	55.95	N/A	3,380,000	1,891,180
_____Dry_____											
County	4	77.43	73.16	71.81	06.90	101.88	59.30	78.50	N/A	267,763	192,284
2	4	77.43	73.16	71.81	06.90	101.88	59.30	78.50	N/A	267,763	192,284
_____Grass_____											
County	6	69.57	74.00	71.87	20.15	102.96	55.47	98.48	55.47 to 98.48	405,749	291,628
1	4	78.52	78.67	73.67	20.94	106.79	59.16	98.48	N/A	477,625	351,855
2	2	64.65	64.65	65.33	14.20	98.96	55.47	73.83	N/A	261,996	171,173
_____ALL_____	33	70.86	70.35	68.21	17.84	103.14	41.43	110.45	59.45 to 76.67	681,262	464,718

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	6	70.25	66.76	63.21	10.70	105.62	52.11	77.94	52.11 to 77.94	1,542,333	974,938
2	6	70.25	66.76	63.21	10.70	105.62	52.11	77.94	52.11 to 77.94	1,542,333	974,938
_____Dry_____											
County	6	75.08	69.57	66.32	10.94	104.90	50.98	78.50	50.98 to 78.50	327,176	216,983
2	6	75.08	69.57	66.32	10.94	104.90	50.98	78.50	50.98 to 78.50	327,176	216,983
_____Grass_____											
County	9	73.83	71.72	73.07	19.41	98.15	41.43	98.48	55.47 to 91.73	442,701	323,479
1	5	65.30	71.22	69.81	27.44	102.02	41.43	98.48	N/A	434,100	303,027
2	4	75.25	72.35	76.98	10.23	93.99	55.47	83.41	N/A	453,452	349,045
_____ALL_____	33	70.86	70.35	68.21	17.84	103.14	41.43	110.45	59.45 to 76.67	681,262	464,718

AGRICULTURAL

Type : Qualified

Number of Sales :	5	Median :	65	COV :	33.16	95% Median C.I. :	N/A
Total Sales Price :	2,170,500	Wgt. Mean :	70	STD :	23.62	95% Wgt. Mean C.I. :	N/A
Total Adj. Sales Price :	2,170,500	Mean :	71	Avg. Abs. Dev :	17.92	95% Mean C.I. :	41.90 to 100.54
Total Assessed Value :	1,515,135						
Avg. Adj. Sales Price :	434,100	COD :	27.44	MAX Sales Ratio :	98.48		
Avg. Assessed Value :	303,027	PRD :	102.02	MIN Sales Ratio :	41.43		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2022 To 12/31/2022											
01/01/2023 To 03/31/2023											
04/01/2023 To 06/30/2023											
07/01/2023 To 09/30/2023											
10/01/2023 To 12/31/2023											
01/01/2024 To 03/31/2024	2	95.11	95.11	96.18	03.55	98.89	91.73	98.48	N/A	341,250	328,215
04/01/2024 To 06/30/2024											
07/01/2024 To 09/30/2024											
10/01/2024 To 12/31/2024	2	53.37	53.37	55.89	22.37	95.49	41.43	65.30	N/A	330,000	184,450
01/01/2025 To 03/31/2025											
04/01/2025 To 06/30/2025											
07/01/2025 To 09/30/2025	1	59.16	59.16	59.16		100.00	59.16	59.16	N/A	828,000	489,805
<u>Study Yrs</u>											
10/01/2022 To 09/30/2023											
10/01/2023 To 09/30/2024	2	95.11	95.11	96.18	03.55	98.89	91.73	98.48	N/A	341,250	328,215
10/01/2024 To 09/30/2025	3	59.16	55.30	57.71	13.46	95.82	41.43	65.30	N/A	496,000	286,235
<u>Calendar Yrs</u>											
01/01/2023 To 12/31/2023											
01/01/2024 To 12/31/2024	4	78.52	74.24	76.37	26.58	97.21	41.43	98.48	N/A	335,625	256,333
<u>ALL</u>											
10/01/2022 To 09/30/2025	5	65.30	71.22	69.81	27.44	102.02	41.43	98.48	N/A	434,100	303,027

AGRICULTURAL

Type : Qualified

Number of Sales :	5	Median :	65	COV :	33.16	95% Median C.I. :	N/A
Total Sales Price :	2,170,500	Wgt. Mean :	70	STD :	23.62	95% Wgt. Mean C.I. :	N/A
Total Adj. Sales Price :	2,170,500	Mean :	71	Avg. Abs. Dev :	17.92	95% Mean C.I. :	41.90 to 100.54
Total Assessed Value :	1,515,135						
Avg. Adj. Sales Price :	434,100	COD :	27.44	MAX Sales Ratio :	98.48		
Avg. Assessed Value :	303,027	PRD :	102.02	MIN Sales Ratio :	41.43		

What IF

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	5	65.30	71.22	69.81	27.44	102.02	41.43	98.48	N/A	434,100	303,027

ALL

10/01/2022 To 09/30/2025	5	65.30	71.22	69.81	27.44	102.02	41.43	98.48	N/A	434,100	303,027
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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
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Grass

County	4	78.52	78.67	73.67	20.94	106.79	59.16	98.48	N/A	477,625	351,855
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1	4	78.52	78.67	73.67	20.94	106.79	59.16	98.48	N/A	477,625	351,855
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ALL

10/01/2022 To 09/30/2025	5	65.30	71.22	69.81	27.44	102.02	41.43	98.48	N/A	434,100	303,027
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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 Value
-------	-------	--------	------	----------	-----	-----	-----	-----	-----------------	----------------------	-----------------

Grass

County	5	65.30	71.22	69.81	27.44	102.02	41.43	98.48	N/A	434,100	303,027
--------	---	-------	-------	-------	-------	--------	-------	-------	-----	---------	---------

1	5	65.30	71.22	69.81	27.44	102.02	41.43	98.48	N/A	434,100	303,027
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ALL

10/01/2022 To 09/30/2025	5	65.30	71.22	69.81	27.44	102.02	41.43	98.48	N/A	434,100	303,027
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SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
80%MLU By Market Area	Grass_1	Total	Increase	0%

What IF

AGRICULTURAL

Type : Qualified

Number of Sales :	5	Median :	72	COV :	33.16	95% Median C.I. :	N/A
Total Sales Price :	2,170,500	Wgt. Mean :	77	STD :	25.98	95% Wgt. Mean C.I. :	N/A
Total Adj. Sales Price :	2,170,500	Mean :	78	Avg. Abs. Dev :	19.72	95% Mean C.I. :	46.09 to 110.59
Total Assessed Value :	1,666,651						
Avg. Adj. Sales Price :	434,100	COD :	27.45	MAX Sales Ratio :	108.33		
Avg. Assessed Value :	333,330	PRD :	102.02	MIN Sales Ratio :	45.57		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2022 To 12/31/2022											
01/01/2023 To 03/31/2023											
04/01/2023 To 06/30/2023											
07/01/2023 To 09/30/2023											
10/01/2023 To 12/31/2023											
01/01/2024 To 03/31/2024	2	104.62	104.62	105.80	03.56	98.88	100.90	108.33	N/A	341,250	361,037
04/01/2024 To 06/30/2024											
07/01/2024 To 09/30/2024											
10/01/2024 To 12/31/2024	2	58.70	58.70	61.48	22.37	95.48	45.57	71.83	N/A	330,000	202,896
01/01/2025 To 03/31/2025											
04/01/2025 To 06/30/2025											
07/01/2025 To 09/30/2025	1	65.07	65.07	65.07		100.00	65.07	65.07	N/A	828,000	538,786
<u>Study Yrs</u>											
10/01/2022 To 09/30/2023											
10/01/2023 To 09/30/2024	2	104.62	104.62	105.80	03.56	98.88	100.90	108.33	N/A	341,250	361,037
10/01/2024 To 09/30/2025	3	65.07	60.82	63.48	13.45	95.81	45.57	71.83	N/A	496,000	314,859
<u>Calendar Yrs</u>											
01/01/2023 To 12/31/2023											
01/01/2024 To 12/31/2024	4	86.37	81.66	84.01	26.58	97.20	45.57	108.33	N/A	335,625	281,966
<u>ALL</u>											
10/01/2022 To 09/30/2025	5	71.83	78.34	76.79	27.45	102.02	45.57	108.33	N/A	434,100	333,330

AGRICULTURAL

Type : Qualified

Number of Sales :	5	Median :	72	COV :	33.16	95% Median C.I. :	N/A
Total Sales Price :	2,170,500	Wgt. Mean :	77	STD :	25.98	95% Wgt. Mean C.I. :	N/A
Total Adj. Sales Price :	2,170,500	Mean :	78	Avg. Abs. Dev :	19.72	95% Mean C.I. :	46.09 to 110.59
Total Assessed Value :	1,666,651						
Avg. Adj. Sales Price :	434,100	COD :	27.45	MAX Sales Ratio :	108.33		
Avg. Assessed Value :	333,330	PRD :	102.02	MIN Sales Ratio :	45.57		

What IF

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	5	71.83	78.34	76.79	27.45	102.02	45.57	108.33	N/A	434,100	333,330
<u>ALL</u>											
10/01/2022 To 09/30/2025	5	71.83	78.34	76.79	27.45	102.02	45.57	108.33	N/A	434,100	333,330

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 Value
<u>Grass</u>											
County	4	86.37	86.53	81.03	20.93	106.79	65.07	108.33	N/A	477,625	387,041
1	4	86.37	86.53	81.03	20.93	106.79	65.07	108.33	N/A	477,625	387,041
<u>ALL</u>											
10/01/2022 To 09/30/2025	5	71.83	78.34	76.79	27.45	102.02	45.57	108.33	N/A	434,100	333,330

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 Value
<u>Grass</u>											
County	5	71.83	78.34	76.79	27.45	102.02	45.57	108.33	N/A	434,100	333,330
1	5	71.83	78.34	76.79	27.45	102.02	45.57	108.33	N/A	434,100	333,330
<u>ALL</u>											
10/01/2022 To 09/30/2025	5	71.83	78.34	76.79	27.45	102.02	45.57	108.33	N/A	434,100	333,330

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
80%MLU By Market Area	Grass_1	Total	Increase	10%

What IF

AGRICULTURAL

Type : Qualified

Number of Sales :	33	Median :	72	COV :	23.53	95% Median C.I. :	65.07 to 76.67
Total Sales Price :	22,375,872	Wgt. Mean :	69	STD :	16.81	95% Wgt. Mean C.I. :	62.43 to 75.34
Total Adj. Sales Price :	22,481,657	Mean :	71	Avg. Abs.Dev :	12.74	95% Mean C.I. :	65.69 to 77.17
Total Assessed Value :	15,487,211						
Avg. Adj. Sales Price :	681,262	COD :	17.74	MAX Sales Ratio :	110.45		
Avg. Assessed Value :	469,309	PRD :	103.69	MIN Sales Ratio :	45.57		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2022 To 12/31/2022	3	83.41	83.06	84.72	07.24	98.04	73.83	91.95	N/A	615,136	521,163
01/01/2023 To 03/31/2023	3	76.35	70.99	61.51	18.34	115.41	47.31	89.32	N/A	527,262	324,310
04/01/2023 To 06/30/2023	2	67.64	67.64	68.46	02.96	98.80	65.64	69.64	N/A	707,500	484,378
07/01/2023 To 09/30/2023	2	55.71	55.71	53.37	06.46	104.38	52.11	59.30	N/A	970,000	517,715
10/01/2023 To 12/31/2023	3	70.86	63.93	69.79	12.77	91.60	46.90	74.04	N/A	837,267	584,328
01/01/2024 To 03/31/2024	8	81.75	86.80	87.48	17.58	99.22	59.45	110.45	59.45 to 110.45	525,198	459,454
04/01/2024 To 06/30/2024	1	76.67	76.67	76.67		100.00	76.67	76.67	N/A	326,000	249,940
07/01/2024 To 09/30/2024	3	70.55	66.68	70.07	08.76	95.16	55.47	74.01	N/A	483,186	338,575
10/01/2024 To 12/31/2024	5	50.98	54.72	55.38	12.93	98.81	45.57	71.83	N/A	1,035,000	573,132
01/01/2025 To 03/31/2025	1	68.40	68.40	68.40		100.00	68.40	68.40	N/A	990,000	677,125
04/01/2025 To 06/30/2025	1	78.50	78.50	78.50		100.00	78.50	78.50	N/A	217,526	170,755
07/01/2025 To 09/30/2025	1	65.07	65.07	65.07		100.00	65.07	65.07	N/A	828,000	538,786
<u>Study Yrs</u>											
10/01/2022 To 09/30/2023	10	71.74	70.89	66.95	16.85	105.88	47.31	91.95	52.11 to 89.32	678,219	454,061
10/01/2023 To 09/30/2024	15	74.04	77.52	78.86	16.82	98.30	46.90	110.45	70.55 to 84.99	565,929	446,285
10/01/2024 To 09/30/2025	8	60.51	60.70	58.97	16.94	102.93	45.57	78.50	45.57 to 78.50	901,316	531,541
<u>Calendar Yrs</u>											
01/01/2023 To 12/31/2023	10	67.64	65.15	63.50	16.11	102.60	46.90	89.32	47.31 to 76.35	744,859	473,010
01/01/2024 To 12/31/2024	17	73.80	73.22	70.00	20.15	104.60	45.57	110.45	55.47 to 84.99	656,008	459,233
<u>ALL</u>											
10/01/2022 To 09/30/2025	33	71.83	71.43	68.89	17.74	103.69	45.57	110.45	65.07 to 76.67	681,262	469,309

AGRICULTURAL

Type : Qualified

Number of Sales :	33	Median :	72	COV :	23.53	95% Median C.I. :	65.07 to 76.67
Total Sales Price :	22,375,872	Wgt. Mean :	69	STD :	16.81	95% Wgt. Mean C.I. :	62.43 to 75.34
Total Adj. Sales Price :	22,481,657	Mean :	71	Avg. Abs.Dev :	12.74	95% Mean C.I. :	65.69 to 77.17
Total Assessed Value :	15,487,211						
Avg. Adj. Sales Price :	681,262	COD :	17.74	MAX Sales Ratio :	110.45		
Avg. Assessed Value :	469,309	PRD :	103.69	MIN Sales Ratio :	45.57		

What IF

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1	8	72.92	75.62	72.10	24.93	104.88	45.57	108.33	45.57 to 108.33	572,802	413,016
2	25	70.86	70.09	68.06	15.48	102.98	46.90	110.45	59.45 to 76.67	715,970	487,323
<u>ALL</u>											
10/01/2022 To 09/30/2025	33	71.83	71.43	68.89	17.74	103.69	45.57	110.45	65.07 to 76.67	681,262	469,309

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Irrigated</u>											
County	1	55.95	55.95	55.95		100.00	55.95	55.95	N/A	3,380,000	1,891,180
2	1	55.95	55.95	55.95		100.00	55.95	55.95	N/A	3,380,000	1,891,180
<u>Dry</u>											
County	4	77.43	73.16	71.81	06.90	101.88	59.30	78.50	N/A	267,763	192,284
2	4	77.43	73.16	71.81	06.90	101.88	59.30	78.50	N/A	267,763	192,284
<u>Grass</u>											
County	6	72.83	79.24	77.66	20.76	102.03	55.47	108.33	55.47 to 108.33	405,749	315,085
1	4	86.37	86.53	81.03	20.93	106.79	65.07	108.33	N/A	477,625	387,041
2	2	64.65	64.65	65.33	14.20	98.96	55.47	73.83	N/A	261,996	171,173
<u>ALL</u>											
10/01/2022 To 09/30/2025	33	71.83	71.43	68.89	17.74	103.69	45.57	110.45	65.07 to 76.67	681,262	469,309

AGRICULTURAL

Type : Qualified

Number of Sales :	33	Median :	72	COV :	23.53	95% Median C.I. :	65.07 to 76.67
Total Sales Price :	22,375,872	Wgt. Mean :	69	STD :	16.81	95% Wgt. Mean C.I. :	62.43 to 75.34
Total Adj. Sales Price :	22,481,657	Mean :	71	Avg. Abs. Dev :	12.74	95% Mean C.I. :	65.69 to 77.17
Total Assessed Value :	15,487,211						
Avg. Adj. Sales Price :	681,262	COD :	17.74	MAX Sales Ratio :	110.45		
Avg. Assessed Value :	469,309	PRD :	103.69	MIN Sales Ratio :	45.57		

What IF

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 Value
<u>Irrigated</u>											
County	6	70.25	66.76	63.21	10.70	105.62	52.11	77.94	52.11 to 77.94	1,542,333	974,938
2	6	70.25	66.76	63.21	10.70	105.62	52.11	77.94	52.11 to 77.94	1,542,333	974,938
<u>Dry</u>											
County	6	75.08	69.57	66.32	10.94	104.90	50.98	78.50	50.98 to 78.50	327,176	216,983
2	6	75.08	69.57	66.32	10.94	104.90	50.98	78.50	50.98 to 78.50	327,176	216,983
<u>Grass</u>											
County	9	73.83	75.68	76.87	19.78	98.45	45.57	108.33	55.47 to 100.90	442,701	340,315
1	5	71.83	78.34	76.79	27.45	102.02	45.57	108.33	N/A	434,100	333,330
2	4	75.25	72.35	76.98	10.23	93.99	55.47	83.41	N/A	453,452	349,045
<u>ALL</u>											
10/01/2022 To 09/30/2025	33	71.83	71.43	68.89	17.74	103.69	45.57	110.45	65.07 to 76.67	681,262	469,309

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
80%MLU By Market Area	Grass_1	Total	Increase	10%

What IF

Franklin County 2026 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Franklin	1	3,388	3,390	3,191	3,246	n/a	2,700	2,675	2,640	3,283
Harlan	2	5,550	5,550	5,000	3,440	n/a	3,440	3,354	3,354	4,903
Harlan	3	6,568	4,726	4,024	3,600	n/a	n/a	3,318	3,318	4,603
Webster	1	6,595	6,545	6,469	6,492	5,827	6,265	6,198	6,090	6,385
Franklin	2	5,683	5,411	5,060	5,124	1,225	4,608	4,678	4,572	5,336
Adams	4	7,622	7,541	7,386	7,232	6,395	6,924	6,887	6,615	7,441
Harlan	1	7,832	7,832	6,536	4,475	n/a	4,142	3,965	3,965	7,190
Harlan	2	5,550	5,550	5,000	3,440	n/a	3,440	3,354	3,354	4,903
Kearney	1	8,000	7,898	7,500	6,500	5,000	4,500	4,300	4,000	7,164
Phelps	1	8,847	8,847	7,225	6,597	6,300	6,150	5,950	5,384	8,299
Webster	1	6,595	6,545	6,469	6,492	5,827	6,265	6,198	6,090	6,385

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Franklin	1	2,310	2,305	2,295	2,155	1,555	1,552	1,315	1,310	1,949
Harlan	2	4,492	3,374	2,867	2,695	2,695	2,695	2,490	2,490	3,152
Harlan	3	3,258	3,258	2,768	2,768	n/a	n/a	2,410	2,410	3,041
Webster	1	3,305	3,305	3,134	3,135	2,965	n/a	2,925	2,925	3,157
Franklin	2	3,020	2,995	2,700	2,575	2,351	2,250	1,830	1,780	2,723
Adams	4	4,197	3,974	3,738	3,483	3,486	3,486	3,249	3,253	3,843
Harlan	1	n/a	4,392	3,920	3,625	n/a	3,050	2,795	2,795	4,122
Harlan	2	4,492	3,374	2,867	2,695	2,695	2,695	2,490	2,490	3,152
Kearney	1	n/a	3,900	3,250	3,250	2,790	2,500	2,500	2,200	3,572
Phelps	1	3,200	3,200	3,050	2,800	2,700	2,550	2,300	1,975	3,052
Webster	1	3,305	3,305	3,134	3,135	2,965	n/a	2,925	2,925	3,157

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Franklin	1	1,450	1,400	1,345	1,305	1,285	1,260	1,220	1,200	1,360
Harlan	2	1,500	1,500	1,500	1,500	1,500	1,500	n/a	1,500	1,500
Harlan	3	1,500	1,500	1,500	1,500	1,500	1,500	n/a	n/a	1,500
Webster	1	1,715	1,715	1,555	1,555	1,495	1,495	1,340	1,340	1,632
Franklin	2	1,350	1,300	1,250	1,150	1,110	1,105	1,095	1,090	1,253
Adams	4	1,605	1,605	1,570	1,570	1,550	n/a	1,550	1,550	1,580
Harlan	1	1,500	1,500	1,500	1,500	n/a	n/a	1,500	1,500	1,500
Harlan	2	1,500	1,500	1,500	1,500	1,500	1,500	n/a	1,500	1,500
Kearney	1	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300
Phelps	1	1,543	1,499	1,425	1,372	1,325	1,278	1,062	1,150	1,420
Webster	1	1,715	1,715	1,555	1,555	1,495	1,495	1,340	1,340	1,632

County	Mkt Area	CRP	TIMBER	WASTE
Franklin	1	1,377	650	150
Harlan	2	n/a	n/a	100
Harlan	3	n/a	n/a	100
Webster	1	1,885	500	500
Franklin	2	1,234	650	150
Adams	4	n/a	n/a	206
Harlan	1	n/a	n/a	100
Harlan	2	n/a	n/a	100
Kearney	1	1,300	n/a	150
Phelps	1	1,500	1,000	100
Webster	1	1,885	500	500

Source: 2026 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.

Franklin County 2026 Average Acre Value Comparison

Hypothetical increase MA 1 Grass of 10%

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Franklin	1	3,388	3,390	3,191	3,246	n/a	2,700	2,675	2,640	3,283
Harlan	2	5,550	5,550	5,000	3,440	n/a	3,440	3,354	3,354	4,903
Harlan	3	6,568	4,726	4,024	3,600	n/a	n/a	3,318	3,318	4,603
Webster	1	6,595	6,545	6,469	6,492	5,827	6,265	6,198	6,090	6,385
Franklin	2	5,683	5,411	5,060	5,124	1,225	4,608	4,678	4,572	5,336
Adams	4	7,622	7,541	7,386	7,232	6,395	6,924	6,887	6,615	7,441
Harlan	1	7,832	7,832	6,536	4,475	n/a	4,142	3,965	3,965	7,190
Harlan	2	5,550	5,550	5,000	3,440	n/a	3,440	3,354	3,354	4,903
Kearney	1	8,000	7,898	7,500	6,500	5,000	4,500	4,300	4,000	7,164
Phelps	1	8,847	8,847	7,225	6,597	6,300	6,150	5,950	5,384	8,299
Webster	1	6,595	6,545	6,469	6,492	5,827	6,265	6,198	6,090	6,385

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Franklin	1	2,310	2,305	2,295	2,155	1,555	1,552	1,315	1,310	1,949
Harlan	2	4,492	3,374	2,867	2,695	2,695	2,695	2,490	2,490	3,152
Harlan	3	3,258	3,258	2,768	2,768	n/a	n/a	2,410	2,410	3,041
Webster	1	3,305	3,305	3,134	3,135	2,965	n/a	2,925	2,925	3,157
Franklin	2	3,020	2,995	2,700	2,575	2,351	2,250	1,830	1,780	2,723
Adams	4	4,197	3,974	3,738	3,483	3,486	3,486	3,249	3,253	3,843
Harlan	1	n/a	4,392	3,920	3,625	n/a	3,050	2,795	2,795	4,122
Harlan	2	4,492	3,374	2,867	2,695	2,695	2,695	2,490	2,490	3,152
Kearney	1	n/a	3,900	3,250	3,250	2,790	2,500	2,500	2,200	3,572
Phelps	1	3,200	3,200	3,050	2,800	2,700	2,550	2,300	1,975	3,052
Webster	1	3,305	3,305	3,134	3,135	2,965	n/a	2,925	2,925	3,157

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Franklin	1	1,595	1,540	1,479	1,436	1,414	1,386	1,342	1,320	1,496
Harlan	2	1,500	1,500	1,500	1,500	1,500	1,500	n/a	1,500	1,500
Harlan	3	1,500	1,500	1,500	1,500	1,500	1,500	n/a	n/a	1,500
Webster	1	1,715	1,715	1,555	1,555	1,495	1,495	1,340	1,340	1,632
Franklin	2	1,350	1,300	1,250	1,150	1,110	1,105	1,095	1,090	1,253
Adams	4	1,605	1,605	1,570	1,570	1,550	n/a	1,550	1,550	1,580
Harlan	1	1,500	1,500	1,500	1,500	n/a	n/a	n/a	1,500	1,500
Harlan	2	1,500	1,500	1,500	1,500	1,500	1,500	n/a	1,500	1,500
Kearney	1	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300
Phelps	1	1,543	1,499	1,425	1,372	1,325	1,278	1,062	1,150	1,420
Webster	1	1,715	1,715	1,555	1,555	1,495	1,495	1,340	1,340	1,632

County	Mkt Area	CRP	TIMBER	WASTE
Franklin	1	1,377	650	150
Harlan	2	n/a	n/a	100
Harlan	3	n/a	n/a	100
Webster	1	1,885	500	500
Franklin	2	1,234	650	150
Adams	4	n/a	n/a	206
Harlan	1	n/a	n/a	100
Harlan	2	n/a	n/a	100
Kearney	1	1,300	n/a	150
Phelps	1	1,500	1,000	100
Webster	1	1,885	500	500

Source: 2026 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.

AGRICULTURAL - BASE STAT

Type : Qualified

Date Range : 10/01/2022 to 09/30/2025 Posted Before : 01/31/2026

Number of Sales :	0	Median :	0	COV :	00.00	95% Median C.I. :	N/A
Total Sales Price :	0	Wgt. Mean :	0	STD :	00.00	95% Wgt. Mean C.I. :	N/A
Total Adj. Sales Price :	0	Mean :	0	Avg.Abs.Dev :	00.00	95% Mean C.I. :	N/A
Total Assessed Value :	0						
Avg. Adj. Sales Price :	0	COD :	00.00	MAX Sales Ratio :	00.00		
Avg. Assessed Value :	0	PRD :	00.00	MIN Sales Ratio :	00.00		

Printed : 03/30/2026

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2022 To 12/31/2022											
01/01/2023 To 03/31/2023											
04/01/2023 To 06/30/2023											
07/01/2023 To 09/30/2023											
10/01/2023 To 12/31/2023											
01/01/2024 To 03/31/2024											
04/01/2024 To 06/30/2024											
07/01/2024 To 09/30/2024											
10/01/2024 To 12/31/2024											
01/01/2025 To 03/31/2025											
04/01/2025 To 06/30/2025											
07/01/2025 To 09/30/2025											
<u>Study Yrs</u>											
10/01/2022 To 09/30/2023											
10/01/2023 To 09/30/2024											
10/01/2024 To 09/30/2025											
<u>Calendar Yrs</u>											
01/01/2023 To 12/31/2023											
01/01/2024 To 12/31/2024											
<u>ALL</u>											
10/01/2022 To 09/30/2025											

AGRICULTURAL - BASE STAT

Type : Qualified

Date Range : 10/01/2022 to 09/30/2025 Posted Before : 01/31/2026

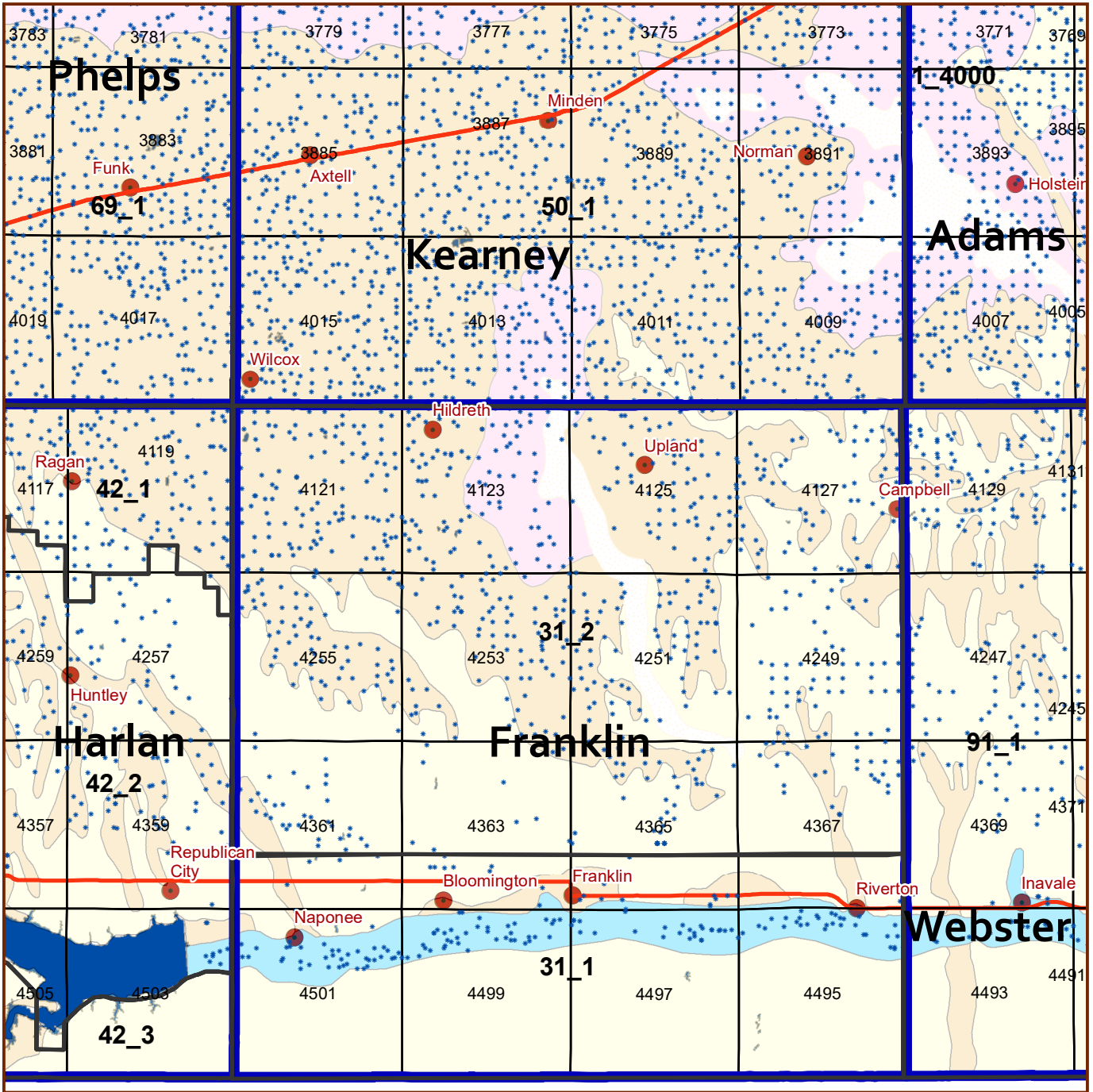
Number of Sales :	0	Median :	0	COV :	00.00	95% Median C.I. :	N/A
Total Sales Price :	0	Wgt. Mean :	0	STD :	00.00	95% Wgt. Mean C.I. :	N/A
Total Adj. Sales Price :	0	Mean :	0	Avg.Abs.Dev :	00.00	95% Mean C.I. :	N/A
Total Assessed Value :	0						
Avg. Adj. Sales Price :	0	COD :	00.00	MAX Sales Ratio :	00.00		
Avg. Assessed Value :	0	PRD :	00.00	MIN Sales Ratio :	00.00		

Printed : 03/30/2026

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
010123											
310506											
420002											
500001											
500503											
910002											
<u>ALL</u>											
10/01/2022 To 09/30/2025											

FRANKLIN COUNTY



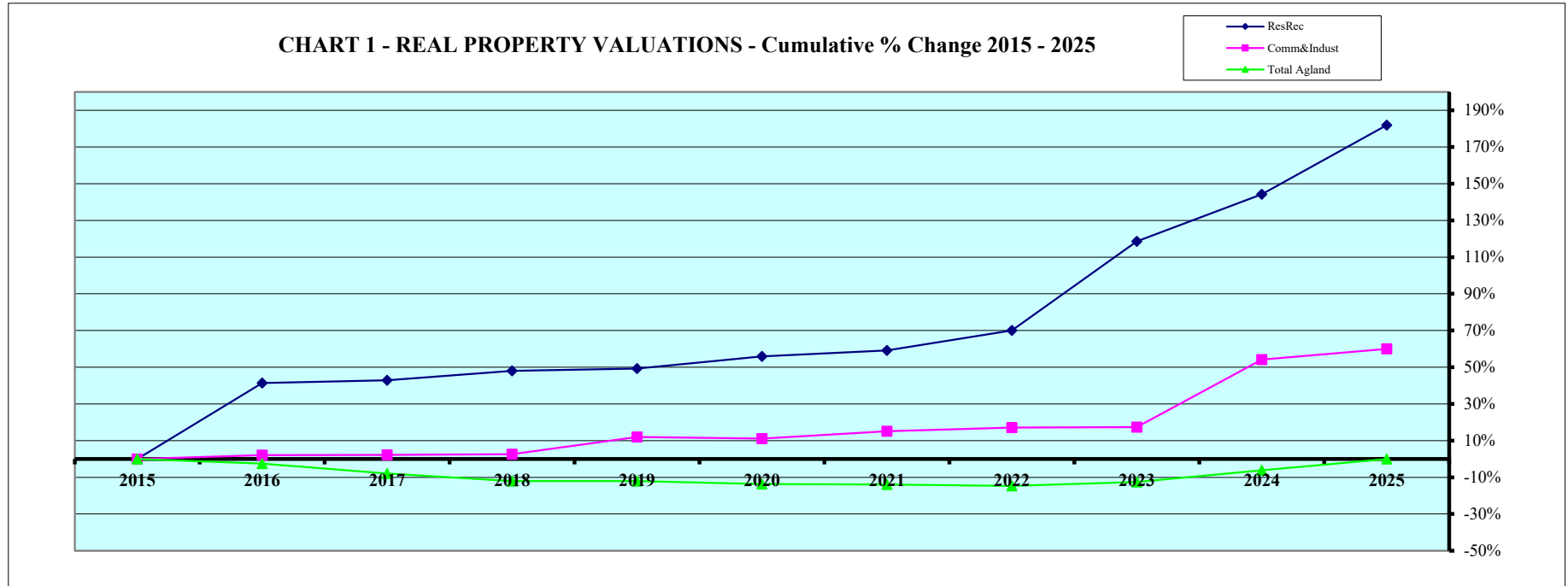
Legend

- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

Soils CLASS

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

CHART 1 - REAL PROPERTY VALUATIONS - Cumulative % Change 2015 - 2025



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2015	43,846,377	-	-	-	19,218,620	-	-	-	896,519,015	-	-	-
2016	61,990,125	18,143,748	41.38%	41.38%	19,618,760	400,140	2.08%	2.08%	873,286,325	-23,232,690	-2.59%	-2.59%
2017	62,648,579	658,454	1.06%	42.88%	19,641,150	22,390	0.11%	2.20%	825,974,040	-47,312,285	-5.42%	-7.87%
2018	64,878,980	2,230,401	3.56%	47.97%	19,723,780	82,630	0.42%	2.63%	788,648,160	-37,325,880	-4.52%	-12.03%
2019	65,466,175	587,195	0.91%	49.31%	21,521,820	1,798,040	9.12%	11.98%	789,002,925	354,765	0.04%	-11.99%
2020	68,376,350	2,910,175	4.45%	55.95%	21,360,915	-160,905	-0.75%	11.15%	773,389,710	-15,613,215	-1.98%	-13.73%
2021	69,803,570	1,427,220	2.09%	59.20%	22,115,025	754,110	3.53%	15.07%	772,191,505	-1,198,205	-0.15%	-13.87%
2022	74,550,865	4,747,295	6.80%	70.03%	22,504,021	388,996	1.76%	17.09%	764,928,645	-7,262,860	-0.94%	-14.68%
2023	95,830,685	21,279,820	28.54%	118.56%	22,551,631	47,610	0.21%	17.34%	783,959,790	19,031,145	2.49%	-12.56%
2024	107,110,495	11,279,810	11.77%	144.29%	29,620,035	7,068,404	31.34%	54.12%	841,006,455	57,046,665	7.28%	-6.19%
2025	123,605,035	16,494,540	15.40%	181.90%	30,744,680	1,124,645	3.80%	59.97%	896,349,125	55,342,670	6.58%	-0.02%

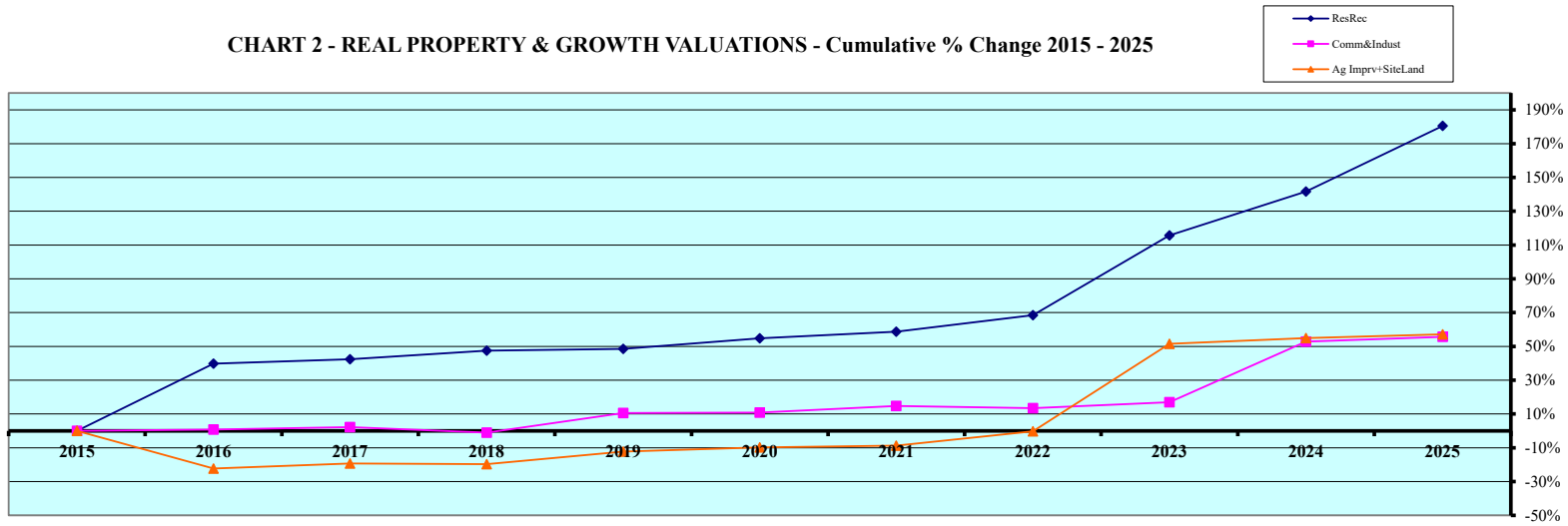
Rate Annual %chg: Residential & Recreational **10.92%** Commercial & Industrial **4.81%** Agricultural Land **0.00%**

Cnty# **31**
County **FRANKLIN**

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 2015 - 2025



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2015	43,846,377	192,950	0.44%	43,653,427	--	--	19,218,620	304,735	1.59%	18,913,885	--	--
2016	61,990,125	721,647	1.16%	61,268,478	39.73%	39.73%	19,618,760	237,565	1.21%	19,381,195	0.85%	0.85%
2017	62,648,579	184,120	0.29%	62,464,459	0.77%	42.46%	19,641,150	250	0.00%	19,640,900	0.11%	2.20%
2018	64,878,980	207,215	0.32%	64,671,765	3.23%	47.50%	19,723,780	703,460	3.57%	19,020,320	-3.16%	-1.03%
2019	65,466,175	332,610	0.51%	65,133,565	0.39%	48.55%	21,521,820	266,575	1.24%	21,255,245	7.76%	10.60%
2020	68,376,350	517,495	0.76%	67,858,855	3.65%	54.77%	21,360,915	65,390	0.31%	21,295,525	-1.05%	10.81%
2021	69,803,570	240,230	0.34%	69,563,340	1.74%	58.65%	22,115,025	60,535	0.27%	22,054,490	3.25%	14.76%
2022	74,550,865	650,330	0.87%	73,900,535	5.87%	68.54%	22,504,021	711,285	3.16%	21,792,736	-1.46%	13.39%
2023	95,830,685	1,274,335	1.33%	94,556,350	26.83%	115.65%	22,551,631	71,840	0.32%	22,479,791	-0.11%	16.97%
2024	107,110,495	1,163,355	1.09%	105,947,140	10.56%	141.63%	29,620,035	254,705	0.86%	29,365,330	30.21%	52.80%
2025	123,605,035	629,050	0.51%	122,975,985	14.81%	180.47%	30,744,680	827,470	2.69%	29,917,210	1.00%	55.67%
Rate Ann%chg	10.92%	Resid & Recreat w/o growth				10.76%	C & I w/o growth				3.74%	

Tax Year	Ag Improvements & Site Land ⁽¹⁾						Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth		
2015	40,228,100	23,881,785	64,109,885	4,054,030	6.32%	60,055,855	--	--
2016	28,850,970	22,902,355	51,753,325	1,917,745	3.71%	49,835,580	-22.27%	-22.27%
2017	29,082,590	23,978,320	53,060,910	1,344,805	2.53%	51,716,105	-0.07%	-19.33%
2018	29,091,445	25,459,640	54,551,085	3,039,920	5.57%	51,511,165	-2.92%	-19.65%
2019	29,903,040	27,653,910	57,556,950	1,303,460	2.26%	56,253,490	3.12%	-12.25%
2020	30,560,105	28,406,660	58,966,765	1,100,685	1.87%	57,866,080	0.54%	-9.74%
2021	29,893,205	29,612,290	59,505,495	994,455	1.67%	58,511,040	-0.77%	-8.73%
2022	34,648,605	31,487,845	66,136,450	2,165,835	3.27%	63,970,615	7.50%	-0.22%
2023	55,092,090	45,511,630	100,603,720	3,413,805	3.39%	97,189,915	46.95%	51.60%
2024	55,559,645	45,323,715	100,883,360	1,560,970	1.55%	99,322,390	-1.27%	54.93%
2025	55,700,350	45,807,490	101,507,840	760,275	0.75%	100,747,565	-0.13%	57.15%
Rate Ann%chg	3.31%	6.73%	4.70%	Ag Imprv+Site w/o growth		3.07%		

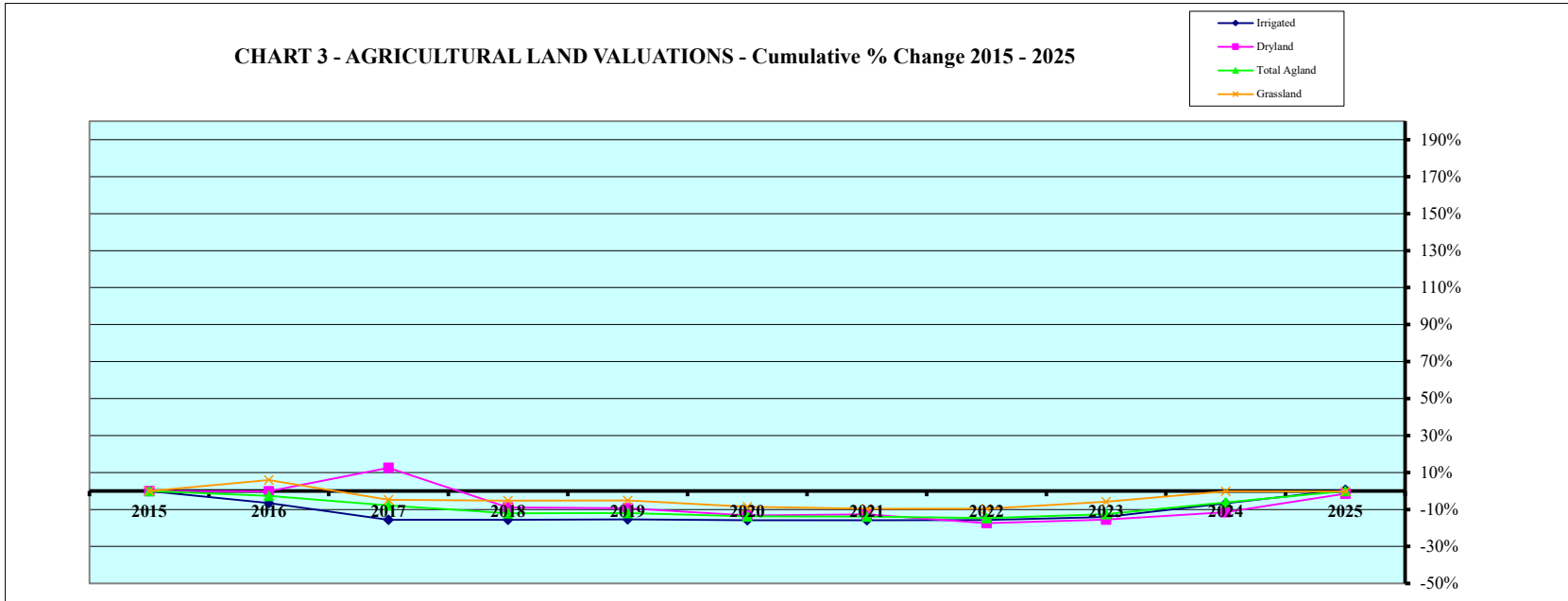
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property.
Sources:
Value; 2015 - 2025 CTL
Growth Value; 2015 - 2025 Abstract of Asmnt Rpt.
Prepared as of 02/24/2026

Cnty# 31
County FRANKLIN

CHART 2

NE Dept. of Revenue, Property Assessment Division

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2015 - 2025



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
2015	524,573,115	-	-	-	170,490,940	-	-	-	200,733,660	-	-	-
2016	490,186,920	-34,386,195	-6.56%	-6.56%	170,251,940	-239,000	-0.14%	-0.14%	212,612,880	11,879,220	5.92%	5.92%
2017	442,708,590	-47,478,330	-9.69%	-15.61%	191,828,645	21,576,705	12.67%	12.52%	191,202,805	-21,410,075	-10.07%	-4.75%
2018	442,661,885	-46,705	-0.01%	-15.61%	155,430,575	-36,398,070	-18.97%	-8.83%	190,328,280	-874,525	-0.46%	-5.18%
2019	443,736,050	1,074,165	0.24%	-15.41%	154,647,925	-782,650	-0.50%	-9.29%	190,391,835	63,555	0.03%	-5.15%
2020	441,607,970	-2,128,080	-0.48%	-15.82%	147,973,665	-6,674,260	-4.32%	-13.21%	183,608,090	-6,783,745	-3.56%	-8.53%
2021	441,713,785	105,815	0.02%	-15.80%	148,950,650	976,985	0.66%	-12.63%	181,443,605	-2,164,485	-1.18%	-9.61%
2022	442,445,585	731,800	0.17%	-15.66%	140,822,935	-8,127,715	-5.46%	-17.40%	181,578,665	135,060	0.07%	-9.54%
2023	450,705,495	8,259,910	1.87%	-14.08%	144,150,125	3,327,190	2.36%	-15.45%	189,022,560	7,443,895	4.10%	-5.83%
2024	489,605,605	38,900,110	8.63%	-6.67%	150,880,280	6,730,155	4.67%	-11.50%	200,438,960	11,416,400	6.04%	-0.15%
2025	528,136,775	38,531,170	7.87%	0.68%	168,069,120	17,188,840	11.39%	-1.42%	200,056,865	-382,095	-0.19%	-0.34%

Rate Ann.%chg: Irrigated Dryland Grassland

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2015	721,300	-	-	-	0	-	-	-	896,519,015	-	-	-
2016	234,585	-486,715	-67.48%	-67.48%	0	0	-	-	873,286,325	-23,232,690	-2.59%	-2.59%
2017	234,000	-585	-0.25%	-67.56%	0	0	-	-	825,974,040	-47,312,285	-5.42%	-7.87%
2018	227,420	-6,580	-2.81%	-68.47%	0	0	-	-	788,648,160	-37,325,880	-4.52%	-12.03%
2019	227,115	-305	-0.13%	-68.51%	0	0	-	-	789,002,925	354,765	0.04%	-11.99%
2020	199,985	-27,130	-11.95%	-72.27%	0	0	-	-	773,389,710	-15,613,215	-1.98%	-13.73%
2021	83,465	-116,520	-58.26%	-88.43%	0	0	-	-	772,191,505	-1,198,205	-0.15%	-13.87%
2022	81,460	-2,005	-2.40%	-88.71%	0	0	-	-	764,928,645	-7,262,860	-0.94%	-14.68%
2023	81,610	150	0.18%	-88.69%	0	0	-	-	783,959,790	19,031,145	2.49%	-12.56%
2024	81,610	0	0.00%	-88.69%	0	0	-	-	841,006,455	57,046,665	7.28%	-6.19%
2025	86,365	4,755	5.83%	-88.03%	0	0	-	-	896,349,125	55,342,670	6.58%	-0.02%

Cnty#
 County

Rate Ann.%chg: Total Agric Land

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2015 - 2025 (from County Abstract Reports)(¹)

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2015	524,546,395	112,874	4,647			170,539,705	66,817	2,552			200,705,030	166,191	1,208		
2016	491,300,175	112,811	4,355	-6.29%	-6.29%	170,027,695	66,513	2,556	0.16%	0.16%	212,664,805	170,250	1,249	3.43%	3.43%
2017	442,837,790	112,313	3,943	-9.46%	-15.16%	191,718,235	66,563	2,880	12.67%	12.85%	191,196,010	170,220	1,123	-10.08%	-6.99%
2018	441,481,245	112,019	3,941	-0.04%	-15.19%	155,517,415	66,669	2,333	-19.01%	-8.61%	191,080,405	170,166	1,123	-0.03%	-7.02%
2019	443,744,700	112,762	3,935	-0.15%	-15.32%	154,640,085	66,302	2,332	-0.01%	-8.62%	190,404,095	169,601	1,123	-0.02%	-7.04%
2020	441,736,375	113,083	3,906	-0.74%	-15.94%	147,854,330	66,128	2,236	-4.14%	-12.40%	183,610,495	169,472	1,083	-3.49%	-10.29%
2021	441,943,705	113,274	3,902	-0.12%	-16.05%	148,785,810	66,622	2,233	-0.12%	-12.50%	181,587,925	169,748	1,070	-1.26%	-11.42%
2022	443,055,205	113,290	3,911	0.24%	-15.85%	140,992,255	66,756	2,112	-5.43%	-17.25%	181,666,680	169,819	1,070	0.00%	-11.42%
2023	450,705,410	113,009	3,988	1.98%	-14.18%	144,155,775	67,077	2,149	1.75%	-15.80%	188,673,760	169,743	1,112	3.90%	-7.96%
2024	489,695,895	113,000	4,334	8.66%	-6.75%	150,878,600	66,950	2,254	4.86%	-11.70%	200,452,230	169,896	1,180	6.15%	-2.30%
2025	528,441,275	112,739	4,687	8.16%	0.86%	168,354,170	67,092	2,509	11.35%	-1.69%	200,375,470	169,832	1,180	0.00%	-2.30%

Rate Annual %chg Average Value/Acre: 0.07%

-0.13%

-0.02%

Tax Year	WASTE LAND (2)					OTHER AGLAND (2)					TOTAL AGRICULTURAL LAND (1)				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2015	721,010	4,802	150			0	0				896,512,140	350,684	2,556		
2016	230,660	1,532	151	0.27%	0.27%	0	0				874,223,335	351,107	2,490	-2.60%	-2.60%
2017	233,975	1,555	151	-0.03%	0.24%	0	0				825,986,010	350,650	2,356	-5.39%	-7.86%
2018	230,880	1,539	150	-0.31%	-0.07%	1,035,030	306	3,385			789,344,975	350,699	2,251	-4.45%	-11.96%
2019	227,115	1,514	150	0.00%	-0.07%	0	0				789,015,995	350,179	2,253	0.11%	-11.86%
2020	215,010	1,433	150	0.00%	-0.07%	0	0				773,416,210	350,116	2,209	-1.96%	-13.59%
2021	69,215	461	150	-0.01%	-0.08%	0	0				772,386,655	350,105	2,206	-0.13%	-13.70%
2022	81,460	543	150	-0.01%	-0.09%	0	0				765,795,600	350,408	2,185	-0.94%	-14.51%
2023	81,610	544	150	0.01%	-0.09%	0	0				783,616,555	350,373	2,237	2.34%	-12.52%
2024	81,610	544	150	0.00%	-0.09%	0	0				841,108,335	350,390	2,400	7.33%	-6.10%
2025	81,610	544	150	0.00%	-0.09%	0	0				897,252,525	350,208	2,562	6.73%	0.22%

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FRANKLIN

Rate Annual %chg Average Value/Acre: 0.01%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2015 - 2025 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 02/24/2026

CHART 4

CHART 5 - 2025 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
2,889	FRANKLIN	50,121,557	13,035,132	2,235,138	123,334,740	30,485,570	259,110	270,295	896,349,125	55,700,350	45,807,490	2,340,580	1,219,939,087
cnty sectorvalue % of total value:		4.11%	1.07%	0.18%	10.11%	2.50%	0.02%	0.02%	73.47%	4.57%	3.75%	0.19%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
110	BLOOMINGTON	13,772	160,483	25,399	4,644,860	0	13,825	230,745	0	411,970	54,675	0	5,555,729
3.81%	%sector of county sector	0.03%	1.23%	1.14%	3.77%		5.34%	85.37%		0.74%	0.12%		0.46%
	%sector of municipality	0.25%	2.89%	0.46%	83.60%		0.25%	4.15%		7.42%	0.98%		100.00%
272	CAMPBELL	467,031	154,731	7,175	11,382,295	0	136,285	6,653,235	0	2,655	37,160	0	18,840,567
9.42%	%sector of county sector	0.93%	1.19%	0.32%	9.23%		52.60%	2461.47%		0.08%	0.08%		1.54%
	%sector of municipality	2.48%	0.82%	0.04%	60.41%		0.72%	35.31%		0.01%	0.20%		100.00%
941	FRANKLIN	1,157,638	1,010,706	96,156	39,977,585	0	0	13,100,765	259,110	84,850	4,395	0	55,691,205
32.57%	%sector of county sector	2.31%	7.75%	4.30%	32.41%			4846.84%	0.03%	0.15%	0.01%		4.57%
	%sector of municipality	2.08%	1.81%	0.17%	71.78%			23.52%	0.47%	0.15%	0.01%		100.00%
377	HILDRETH	359,925	268,840	18,068	22,242,145	0	491,905	3,466,310	0	596,440	161,000	0	27,604,633
13.05%	%sector of county sector	0.72%	2.06%	0.81%	18.03%		189.84%	1282.42%		1.07%	0.35%		2.26%
	%sector of municipality	1.30%	0.97%	0.07%	80.57%		1.78%	12.56%		2.16%	0.58%		100.00%
83	NAPONEE	287,198	177,506	40,254	5,180,540	0	0	382,105	0	31,315	0	0	6,098,918
2.87%	%sector of county sector	0.57%	1.36%	1.80%	4.20%			141.37%		0.06%			0.50%
	%sector of municipality	4.71%	2.91%	0.66%	84.94%			6.27%		0.51%			100.00%
57	RIVERTON	122,281	296,279	25,897	1,998,910	0	0	92,340	0	140,985	0	0	2,676,692
1.97%	%sector of county sector	0.24%	2.27%	1.16%	1.62%			34.16%		0.25%			0.22%
	%sector of municipality	4.57%	11.07%	0.97%	74.68%			3.45%		5.27%			100.00%
125	UPLAND	859,334	130,809	6,535	4,948,730	0	374,210	1,611,310	0	228,300	168,705	0	8,327,933
4.33%	%sector of county sector	1.71%	1.00%	0.29%	4.01%		144.42%	596.13%		0.41%	0.37%		0.68%
	%sector of municipality	10.32%	1.57%	0.08%	59.42%		4.49%	19.35%		2.74%	2.03%		100.00%
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
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	%sector of county sector												
	%sector of municipality												
1,966	Total Municipalities	3,267,179	2,199,354	219,484	90,375,071	0	1,016,229	25,536,906	259,110	1,496,515	425,935	0	124,795,684
68.04%	%all municip.sectors of cnty	6.52%	16.87%	9.82%	73.28%		392.20%	9447.79%	0.03%	2.69%	0.93%		10.23%

31 FRANKLIN

Sources: 2025 Certificate of Taxes Levied CTL, 2020 US Census; Dec. 2024 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 02/24/2026

CHART 5

Total Real Property Sum Lines 17, 25, & 30	Records : 5,047	Value : 1,229,116,492	Growth 2,889,630
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Sum Lines 17, 25, & 41

Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	373	2,097,955	0	0	143	2,956,100	516	5,054,055	
02. Res Improve Land	1,202	7,325,525	0	0	141	3,525,000	1,343	10,850,525	
03. Res Improvements	1,209	97,553,005	0	0	150	25,863,215	1,359	123,416,220	
04. Res Total	1,582	106,976,485	0	0	293	32,344,315	1,875	139,320,800	560,765
% of Res Total	84.37	76.78	0.00	0.00	15.63	23.22	37.15	11.34	19.41
05. Com UnImp Land	92	431,225	0	0	17	257,720	109	688,945	
06. Com Improve Land	209	1,635,257	0	0	21	598,365	230	2,233,622	
07. Com Improvements	220	23,875,485	0	0	38	5,040,075	258	28,915,560	
08. Com Total	312	25,941,967	0	0	55	5,896,160	367	31,838,127	851,330
% of Com Total	85.01	81.48	0.00	0.00	14.99	18.52	7.27	2.59	29.46
09. Ind UnImp Land	3	31,255	0	0	0	0	3	31,255	
10. Ind Improve Land	5	62,945	0	0	0	0	5	62,945	
11. Ind Improvements	5	164,910	0	0	0	0	5	164,910	
12. Ind Total	8	259,110	0	0	0	0	8	259,110	0
% of Ind Total	100.00	100.00	0.00	0.00	0.00	0.00	0.16	0.02	0.00
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	0	0	0	0	0
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	1,582	106,976,485	0	0	293	32,344,315	1,875	139,320,800	560,765
% of Res & Rec Total	84.37	76.78	0.00	0.00	15.63	23.22	37.15	11.34	19.41
Com & Ind Total	320	26,201,077	0	0	55	5,896,160	375	32,097,237	851,330
% of Com & Ind Total	85.33	81.63	0.00	0.00	14.67	18.37	7.43	2.61	29.46
17. Taxable Total	1,902	133,177,562	0	0	348	38,240,475	2,250	171,418,037	1,412,095
% of Taxable Total	84.53	77.69	0.00	0.00	15.47	22.31	44.58	13.95	48.87

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				0	0	0

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	0	0	0	0	20	1,490,610	20	1,490,610	0
24. Non-Producing	0	0	0	0	0	0	0	0	0
25. Total	0	0	0	0	20	1,490,610	20	1,490,610	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	251	0	306	557

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	114	1,291,935	3	59,250	2,034	731,455,675	2,151	732,806,860
28. Ag-Improved Land	11	274,280	0	0	580	237,776,085	591	238,050,365
29. Ag Improvements	11	1,497,685	0	0	615	83,852,935	626	85,350,620

30. Ag Total				2,777	1,056,207,845
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	6	4.00	106,820	0	0.00	0	
33. HomeSite Improvements	7	0.00	1,155,185	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	1	0.24	1,200	0	0.00	0	
36. FarmSite Improv Land	6	9.69	48,450	0	0.00	0	
37. FarmSite Improvements	11	0.00	342,500	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	6	7.92	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	14	14.00	350,000	14	14.00	350,000	
32. HomeSite Improv Land	325	323.69	8,150,000	331	327.69	8,256,820	
33. HomeSite Improvements	334	0.00	46,865,670	341	0.00	48,020,855	836,150
34. HomeSite Total				355	341.69	56,627,675	
35. FarmSite UnImp Land	75	149.96	749,800	76	150.20	751,000	
36. FarmSite Improv Land	513	1,662.81	8,317,700	519	1,672.50	8,366,150	
37. FarmSite Improvements	585	0.00	36,987,265	596	0.00	37,329,765	641,385
38. FarmSite Total				672	1,822.70	46,446,915	
39. Road & Ditches	2,083	5,872.96	0	2,089	5,880.88	0	
40. Other- Non Ag Use	4	94.41	144,655	4	94.41	144,655	
41. Total Section VI				1,027	8,139.68	103,219,245	1,477,535

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	1	312.59	402,450	1	312.59	402,450

Schedule VIII : Agricultural Records : Special Value

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	5,544.45	31.33%	18,786,050	32.33%	3,388.26
46. 1A	5,694.70	32.18%	19,304,225	33.22%	3,389.86
47. 2A1	2,440.44	13.79%	7,787,340	13.40%	3,190.96
48. 2A	2,656.21	15.01%	8,621,670	14.84%	3,245.85
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	26.38	0.15%	71,225	0.12%	2,699.96
51. 4A1	376.22	2.13%	1,006,410	1.73%	2,675.06
52. 4A	960.04	5.42%	2,534,460	4.36%	2,639.95
53. Total	17,698.44	100.00%	58,111,380	100.00%	3,283.42
Dry					
54. 1D1	383.76	2.04%	886,495	2.41%	2,310.02
55. 1D	8,288.59	44.00%	19,105,215	52.03%	2,305.00
56. 2D1	1,203.99	6.39%	2,763,175	7.52%	2,295.01
57. 2D	2,499.12	13.27%	5,385,635	14.67%	2,155.01
58. 3D1	409.50	2.17%	636,785	1.73%	1,555.03
59. 3D	0.29	0.00%	450	0.00%	1,551.72
60. 4D1	2,783.66	14.78%	3,660,500	9.97%	1,315.00
61. 4D	3,270.40	17.36%	4,284,200	11.67%	1,309.99
62. Total	18,839.31	100.00%	36,722,455	100.00%	1,949.25
Grass					
63. 1G1	10,304.91	13.25%	14,900,140	14.27%	1,445.93
64. 1G	35,449.65	45.58%	49,623,360	47.51%	1,399.83
65. 2G1	8,120.86	10.44%	10,857,170	10.40%	1,336.95
66. 2G	10,759.41	13.83%	13,690,270	13.11%	1,272.40
67. 3G1	722.07	0.93%	901,735	0.86%	1,248.82
68. 3G	987.66	1.27%	1,055,795	1.01%	1,068.99
69. 4G1	9,025.79	11.61%	11,006,170	10.54%	1,219.41
70. 4G	2,401.97	3.09%	2,407,070	2.30%	1,002.12
71. Total	77,772.32	100.00%	104,441,710	100.00%	1,342.92
Irrigated Total					
	17,698.44	15.48%	58,111,380	29.16%	3,283.42
Dry Total					
	18,839.31	16.48%	36,722,455	18.43%	1,949.25
Grass Total					
	77,772.32	68.02%	104,441,710	52.41%	1,342.92
72. Waste	21.75	0.02%	3,265	0.00%	150.11
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	2,178.64	1.91%	0	0.00%	0.00
75. Market Area Total	114,331.82	100.00%	199,278,810	100.00%	1,742.99

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	39,970.62	42.05%	227,147,235	44.79%	5,682.85
46. 1A	25,874.78	27.22%	140,020,705	27.61%	5,411.47
47. 2A1	2,685.24	2.83%	13,587,115	2.68%	5,059.93
48. 2A	8,931.08	9.40%	45,761,045	9.02%	5,123.80
49. 3A1	57.15	0.06%	70,005	0.01%	1,224.93
50. 3A	963.30	1.01%	4,438,760	0.88%	4,607.87
51. 4A1	3,430.44	3.61%	16,047,745	3.16%	4,678.04
52. 4A	13,134.93	13.82%	60,057,035	11.84%	4,572.31
53. Total	95,047.54	100.00%	507,129,645	100.00%	5,335.54
Dry					
54. 1D1	149.40	0.31%	451,175	0.34%	3,019.91
55. 1D	31,829.45	66.05%	95,333,740	72.67%	2,995.14
56. 2D1	1,463.12	3.04%	3,950,395	3.01%	2,699.98
57. 2D	6,062.61	12.58%	15,612,825	11.90%	2,575.26
58. 3D1	423.27	0.88%	995,250	0.76%	2,351.34
59. 3D	84.90	0.18%	191,055	0.15%	2,250.35
60. 4D1	2,094.91	4.35%	3,833,730	2.92%	1,830.02
61. 4D	6,079.67	12.62%	10,821,860	8.25%	1,780.01
62. Total	48,187.33	100.00%	131,190,030	100.00%	2,722.50
Grass					
63. 1G1	12,512.86	13.59%	16,892,835	14.65%	1,350.04
64. 1G	42,622.51	46.29%	55,409,255	48.05%	1,300.00
65. 2G1	13,967.40	15.17%	17,460,135	15.14%	1,250.06
66. 2G	5,657.36	6.14%	6,485,175	5.62%	1,146.33
67. 3G1	4,716.13	5.12%	5,234,840	4.54%	1,109.99
68. 3G	6,766.25	7.35%	7,476,705	6.48%	1,105.00
69. 4G1	116.95	0.13%	128,055	0.11%	1,094.96
70. 4G	5,715.33	6.21%	6,219,790	5.39%	1,088.26
71. Total	92,074.79	100.00%	115,306,790	100.00%	1,252.32
Irrigated Total					
Irrigated Total	95,047.54	40.30%	507,129,645	67.28%	5,335.54
Dry Total					
Dry Total	48,187.33	20.43%	131,190,030	17.41%	2,722.50
Grass Total					
Grass Total	92,074.79	39.04%	115,306,790	15.30%	1,252.32
72. Waste	555.49	0.24%	83,325	0.01%	150.00
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	1,963.68	0.83%	0	0.00%	0.00
75. Market Area Total	235,865.15	100.00%	753,709,790	100.00%	3,195.51

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	137.95	607,905	6.96	23,520	112,601.07	564,609,600	112,745.98	565,241,025
77. Dry Land	216.44	517,890	11.80	34,595	66,798.40	167,360,000	67,026.64	167,912,485
78. Grass	207.93	283,950	1.41	1,135	169,637.77	219,463,415	169,847.11	219,748,500
79. Waste	0.00	0	0.00	0	577.24	86,590	577.24	86,590
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	21.10	0	0.00	0	4,121.22	0	4,142.32	0
82. Total	562.32	1,409,745	20.17	59,250	349,614.48	951,519,605	350,196.97	952,988,600

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	112,745.98	32.20%	565,241,025	59.31%	5,013.40
Dry Land	67,026.64	19.14%	167,912,485	17.62%	2,505.16
Grass	169,847.11	48.50%	219,748,500	23.06%	1,293.80
Waste	577.24	0.16%	86,590	0.01%	150.01
Other	0.00	0.00%	0	0.00%	0.00
Exempt	4,142.32	1.18%	0	0.00%	0.00
Total	350,196.97	100.00%	952,988,600	100.00%	2,721.29

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 Bloomington	48	261,135	84	630,535	84	3,827,885	132	4,719,555	52,550
83.2 Campbell	44	276,810	187	1,036,115	189	10,761,975	233	12,074,900	68,215
83.3 Franklin	102	568,825	471	3,072,685	474	45,751,840	576	49,393,350	76,800
83.4 Hildreth	17	65,905	198	1,035,585	201	24,921,325	218	26,022,815	24,525
83.5 Macon	3	11,375	4	80,980	4	438,340	7	530,695	0
83.6 Naponee	33	134,965	87	438,655	87	4,976,290	120	5,549,910	94,490
83.7 Riverton	97	539,180	75	424,600	75	1,033,410	172	1,997,190	0
83.8 Rural	139	2,896,875	141	3,525,000	149	25,566,290	288	31,988,165	87,825
83.9 Upland	33	298,985	96	606,370	96	6,138,865	129	7,044,220	156,360
84 Residential Total	516	5,054,055	1,343	10,850,525	1,359	123,416,220	1,875	139,320,800	560,765

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u> <u>I</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1 Bloomington Comm	14	34,350	5	41,585	6	154,810	20	230,745	0
85.2 Campbell Comm	8	41,045	38	296,685	41	6,335,505	49	6,673,235	20,000
85.3 Franklin Comm	32	228,575	102	820,532	105	12,695,925	137	13,745,032	143,375
85.4 Hildreth Comm	7	26,820	31	329,180	32	3,110,310	39	3,466,310	0
85.5 Naponee Comm	10	36,490	14	46,980	15	298,635	25	382,105	0
85.6 Riverton Comm	17	37,260	7	13,015	7	42,065	24	92,340	0
85.7 Rural Comm Area 1	11	182,810	10	363,355	14	2,544,705	25	3,090,870	687,955
85.8 Rural Comm Area 2	6	74,910	11	235,010	24	2,495,370	30	2,805,290	0
85.9 Upland Comm	7	57,940	17	150,225	19	1,403,145	26	1,611,310	0
86 Commercial Total	112	720,200	235	2,296,567	263	29,080,470	375	32,097,237	851,330

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

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	10,079.03	13.50%	14,614,950	14.39%	1,450.04
88. 1G	34,822.83	46.65%	48,751,975	48.02%	1,400.00
89. 2G1	7,943.22	10.64%	10,683,620	10.52%	1,345.00
90. 2G	9,898.20	13.26%	12,917,180	12.72%	1,305.00
91. 3G1	680.91	0.91%	874,975	0.86%	1,285.01
92. 3G	678.34	0.91%	854,715	0.84%	1,260.01
93. 4G1	9,012.89	12.07%	10,995,700	10.83%	1,220.00
94. 4G	1,534.51	2.06%	1,841,400	1.81%	1,199.99
95. Total	74,649.93	100.00%	101,534,515	100.00%	1,360.14
CRP					
96. 1C1	172.95	14.32%	250,780	15.08%	1,450.01
97. 1C	618.59	51.22%	866,040	52.09%	1,400.02
98. 2C1	83.59	6.92%	112,420	6.76%	1,344.90
99. 2C	325.64	26.96%	424,965	25.56%	1,305.01
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	3.65	0.30%	4,455	0.27%	1,220.55
103. 4C	3.24	0.27%	3,885	0.23%	1,199.07
104. Total	1,207.66	100.00%	1,662,545	100.00%	1,376.67
Timber					
105. 1T1	52.93	2.76%	34,410	2.76%	650.10
106. 1T	8.23	0.43%	5,345	0.43%	649.45
107. 2T1	94.05	4.91%	61,130	4.91%	649.97
108. 2T	535.57	27.97%	348,125	27.97%	650.01
109. 3T1	41.16	2.15%	26,760	2.15%	650.15
110. 3T	309.32	16.15%	201,080	16.16%	650.07
111. 4T1	9.25	0.48%	6,015	0.48%	650.27
112. 4T	864.22	45.14%	561,785	45.14%	650.05
113. Total	1,914.73	100.00%	1,244,650	100.00%	650.04
<hr/>					
Grass Total	74,649.93	95.99%	101,534,515	97.22%	1,360.14
CRP Total	1,207.66	1.55%	1,662,545	1.59%	1,376.67
Timber Total	1,914.73	2.46%	1,244,650	1.19%	650.04
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114. Market Area Total	77,772.32	100.00%	104,441,710	100.00%	1,342.92

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

Market Area 2

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	12,313.52	13.53%	16,623,710	14.58%	1,350.04
88. 1G	42,316.68	46.50%	55,012,485	48.25%	1,300.02
89. 2G1	13,859.41	15.23%	17,325,405	15.20%	1,250.08
90. 2G	5,452.35	5.99%	6,270,295	5.50%	1,150.02
91. 3G1	4,700.94	5.17%	5,218,060	4.58%	1,110.00
92. 3G	6,628.00	7.28%	7,323,935	6.42%	1,105.00
93. 4G1	116.95	0.13%	128,055	0.11%	1,094.96
94. 4G	5,610.72	6.17%	6,115,735	5.36%	1,090.01
95. Total	90,998.57	100.00%	114,017,680	100.00%	1,252.96
CRP					
96. 1C1	199.34	19.74%	269,125	21.60%	1,350.08
97. 1C	304.59	30.16%	395,965	31.78%	1,299.99
98. 2C1	107.53	10.65%	134,430	10.79%	1,250.16
99. 2C	163.24	16.16%	187,730	15.07%	1,150.02
100. 3C1	15.01	1.49%	16,665	1.34%	1,110.26
101. 3C	138.25	13.69%	152,770	12.26%	1,105.03
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	81.95	8.11%	89,325	7.17%	1,089.99
104. Total	1,009.91	100.00%	1,246,010	100.00%	1,233.78
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	1.24	1.87%	805	1.87%	649.19
107. 2T1	0.46	0.69%	300	0.70%	652.17
108. 2T	41.77	62.99%	27,150	62.99%	649.99
109. 3T1	0.18	0.27%	115	0.27%	638.89
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	22.66	34.17%	14,730	34.18%	650.04
113. Total	66.31	100.00%	43,100	100.00%	649.98
<hr/>					
Grass Total	90,998.57	98.83%	114,017,680	98.88%	1,252.96
CRP Total	1,009.91	1.10%	1,246,010	1.08%	1,233.78
Timber Total	66.31	0.07%	43,100	0.04%	649.98
<hr/>					
114. Market Area Total	92,074.79	100.00%	115,306,790	100.00%	1,252.32

**2026 County Abstract of Assessment for Real Property, Form 45
Compared with the 2025 Certificate of Taxes Levied Report (CTL)**

31 Franklin

	2025 CTL County Total	2026 Form 45 County Total	Value Difference (2026 form 45 - 2025 CTL)	Percent Change	2026 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	123,334,740	139,320,800	15,986,060	12.96%	560,765	12.51%
02. Recreational	270,295	0	-270,295	-100.00%	0	-100.00%
03. Ag-Homesite Land, Ag-Res Dwelling	55,700,350	56,627,675	927,325	1.66%	836,150	0.16%
04. Total Residential (sum lines 1-3)	179,305,385	195,948,475	16,643,090	9.28%	1,396,915	8.50%
05. Commercial	30,485,570	31,838,127	1,352,557	4.44%	851,330	1.64%
06. Industrial	259,110	259,110	0	0.00%	0	0.00%
07. Total Commercial (sum lines 5-6)	30,744,680	32,097,237	1,352,557	4.40%	851,330	1.63%
08. Ag-Farmsite Land, Outbuildings	45,662,925	46,446,915	783,990	1.72%	641,385	0.31%
09. Minerals	2,340,580	1,490,610	-849,970	-36.31	0	-36.31%
10. Non Ag Use Land	144,565	144,655	90	0.06%		
11. Total Non-Agland (sum lines 8-10)	48,148,070	48,082,180	-65,890	-0.14%	641,385	-1.47%
12. Irrigated	528,136,775	565,241,025	37,104,250	7.03%		
13. Dryland	168,069,120	167,912,485	-156,635	-0.09%		
14. Grassland	200,056,865	219,748,500	19,691,635	9.84%		
15. Wasteland	86,365	86,590	225	0.26%		
16. Other Agland	0	0	0			
17. Total Agricultural Land	896,349,125	952,988,600	56,639,475	6.32%		
18. Total Value of all Real Property (Locally Assessed)	1,154,547,260	1,229,116,492	74,569,232	6.46%	2,889,630	6.21%

2026 Assessment Survey for Franklin County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	2 Part-time Appraisers
3.	Other full-time employees:
	1
4.	Other part-time employees:
	None.
5.	Number of shared employees:
	None.
6.	Assessor's requested budget for current fiscal year:
	\$170,619
7.	Adopted budget, or granted budget if different from above:
	same
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$43,000
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	N/A
10.	Part of the assessor's budget that is dedicated to the computer system:
	The computer system is budgeted through the county general fund.
11.	Amount of the assessor's budget set aside for education/workshops:
	\$1,500
12.	Amount of last year's assessor's budget not used:
	\$4,300

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS PC v3
2.	CAMA software:
	MIPS PC v3
3.	Personal Property software:
	MIPS PC v3
4.	Are cadastral maps currently being used?
	Yes.
5.	If so, who maintains the Cadastral Maps?
	Assessor and staff.
6.	Does the county have GIS software?
	Yes
7.	Is GIS available to the public? If so, what is the web address?
	Yes. https://franklin.gworks.com
8.	Who maintains the GIS software and maps?
	Assessor and staff.
9.	What type of aerial imagery is used in the cyclical review of properties?
	GWorks
10.	When was the aerial imagery last updated?
	2024

C. Zoning Information

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

3.	What municipalities in the county are zoned?
	Franklin, Hildreth, Campbell and Upland
4.	When was zoning implemented?
	2000

D. Contracted Services

1.	Appraisal Services:
	Pritchard and Abbott.
2.	GIS Services:
	gWorks
3.	Other services:
	Applied Connective--IT services (county budget), Homeland Security monitors emails no cost to county

E. Appraisal /Listing Services

1.	List any outside appraisal or listing services employed by the county for the current assessment year
	Yes, Pritchard and Abbott for the oil and gas minerals.
2.	If so, is the appraisal or listing service performed under contract?
	Yes.
3.	What appraisal certifications or qualifications does the County require?
	Franklin County contracts with Pritchard and Abbott. They are used by all the other oil and gas counties in the state as they are experts in their field.
4.	Have the existing contracts been approved by the PTA?
	The initial contract between Franklin County and Pritchard and Abbott was approved by the PTA
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Yes.

2026 Residential Assessment Survey for Franklin County

1.	Valuation data collection done by:
	Assessor and staff.
2.	List and describe the approach(es) used to estimate the market value of residential properties.
	Only the cost approach is used to estimate residential property market value.
3.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?
	Depreciation tables are developed using local market information. Marshall and Swift costing is used to determine value then the sales are looked at to determine the amount of depreciation and then the depreciation is applied to all the parcels. Use a date range and quality & condition to help determine depreciation.
4.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.
	Yes, developed using sales.
5.	Describe the methodology used to determine the residential lot values?
	Sales comparison is used and lots are analyzed by the square foot. Lots in all towns are a square foot cost and are the same throughout each town.
6.	How are rural residential site values developed?
	Builds cost with sewer, well, electrical, and etc. \$25K for first acre and \$5K for additional acres.
7.	Are there form 191 applications on file?
	No
8.	Describe the methodology used to determine value for vacant lots being held for sale or resale?
	All lots are treated the same.

2026 Commercial Assessment Survey for Franklin County

1.	Valuation data collection done by:
	MJ Appraisals - Mary Johnson
2.	List and describe the approach(es) used to estimate the market value of commercial properties.
	The cost approach and sales comparison approaches are used for estimating the market value of commercial properties.
2a.	Describe the process used to determine the value of unique commercial properties.
	The on-staff or contract appraiser uses the cost and sales comparison approaches to value all commercial properties. When necessary, sales information from outside of the county will be considered to develop the value of unique properties.
3.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?
	Depreciation tables are developed by using local market information.
4.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.
	Yes.
5.	Describe the methodology used to determine the commercial lot values.
	Sales comparison is used and lots are analyzed by the square foot.

2026 Agricultural Assessment Survey for Franklin County

1.	Valuation data collection done by:
	Assessor and staff.
2.	Describe the process used to determine and monitor market areas.
	The market areas are divided by the Bostwick Irrigation Ditch and were established based on water availability. Ratio studies are also conducted annually to ensure the market areas are appropriate.
3.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.
	Any parcel that does not contain farmland is reviewed for primary use and will be coded rural residential when agricultural use is not predominant on the parcel.
4.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?
	Yes.
5.	What separate market analysis has been conducted where intensive use is identified in the county?
	There are no commercial intensive use parcels within Franklin County.
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.
	WRP parcels are valued at the market value of the land use, generally grassland or dryland.
6a.	Are any other agricultural subclasses used? If yes, please explain.
	Irrigated Grass, CRP, CREP, EQIP, WRP, WEP
	<i><u>If your county has special value applications, please answer the following</u></i>
7a.	How many parcels have a special valuation application on file?
	N/A
7b.	What process was used to determine if non-agricultural influences exist in the county?
	analyze sales for non-agricultural influences
	<i><u>If your county recognizes a special value, please answer the following</u></i>
7c.	Describe the non-agricultural influences recognized within the county.
	N/A
7d.	Where is the influenced area located within the county?
	N/A
7e.	Describe in detail how the special values were arrived at in the influenced area(s).

	N/A
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2025

Plan of Assessment for Franklin County

Plan of Assessment Requirements:

Pursuant to Nebraska Laws 2005, LB 263, Section 9, on or before June 15th of each year, the Assessor shall prepare a Plan of Assessment, (herein after referred to as the “plan”), which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes and subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions.

On or before July 31st each year, the assessor shall present the plan to the County Board of Equalization and the assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Property Assessment and Taxation on or before October 31st of each year.

Real Property Assessment Requirements:

All property in the State of Nebraska is subject to property tax unless expressly exempt by Nebraska Constitution, Article VIII, or is permitted by the constitution and enabling legislation adopted by the legislature. The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by law as, “the market value of real property in the ordinary course of trade.”

Assessment levels required on real property are as follows:

92% to 100% of actual value for all classes of real property excluding agricultural and horticultural land;

69% to 75% of actual value for agricultural and horticultural land.

Real property in Franklin County:

For the assessment year 2025, an estimated 141 building permits were filed.

Current Resources:

The Franklin County Assessor’s Office has two full-time employees on staff as well as an Assessor. Currently, two part-time appraisers are on staff. The Assessor and the Deputy Assessor are currently certified by the Property Tax Administrator. The Assessor and Deputy will take the necessary training and education to keep certificates current.

The Assessor and/or Deputy and Clerk will attend district meetings and workshops that will be provided by the Property Tax Division. Some IAAO courses will also be attended.

The office uses GIS to count the ag land acres in the county and keep the number of acres of irrigated, dry and grassland. The Assessor's Office and the NRD work closely together to keep the irrigation acres up-to-date. A copy of the NRD reports are kept on file.

Building permits are obtained from the Zoning Administrator, City Clerks and Village Clerks. The minutes are read in the legal newspaper to get the permits that are issued in the towns that do not send copies to the office. The assessor and office staff go out in the field to discover property that has changed from the last year.

All houses and outbuildings are on a six-year cycle review as required by law using the 2023 pricing tables.

Real property in Franklin County:

The total budget for July 1, 2024, to June 30, 2025, is \$167,246.00. The appraisal budget is \$59,200.

Assessment actions planned for assessment year 2026:

Residential:

Sales will be reviewed in the county. A market study will be completed to insure all residential properties are in compliance with state statutes. A thorough review of residential property in Franklin, Hildreth, and Campbell will be done for 2026. New pricing will be applied. All residential pick-up work and building permits will be reviewed and completed by March 19, 2026.

Commercial:

Sales will be reviewed in the county. A market study will be completed to insure all commercial properties are in compliance with state statutes. Pritchard & Abbott will value all of the oil and gas property in the county with current year prices. Pick-up work and building permits will be reviewed and completed by March 19, 2026.

Agricultural:

The office will continue to review land use and acres with the updated GIS information received. Land use and water transfers will be updated in GIS as reported. Market areas will continue to be reviewed and updated as information becomes available. A market study will be conducted to make sure the level of value is in compliance with state statutes. Rural pick-up work and building permits will be done by March 19, 2026. Aerial pictures will be compared to the information on the appraisal cards for the year 2026.

Assessment actions planned for assessment year 2027:

Residential:

Sales will be reviewed in the county. A market study will be completed to insure all residential properties are in compliance with state statutes. A thorough review of rural residential property will be done with new pricing. The office will continue to review residential property to work towards depreciation tables on the computer. All residential pick-up work and building permits will be reviewed and completed by March 19, 2027.

Commercial:

Sales will be reviewed in the county. A market study will be completed to insure all commercial properties are in compliance with state statutes. Pritchard & Abbott will value all of the oil and gas property in the county with current year prices. Pick-up work and building permits will be reviewed and completed by March 19, 2027.

Agricultural:

The office will continue to review land use and acres with the updated GIS information received. Land use and water transfers will be updated in GIS as reported. Market areas will continue to be reviewed and updated as information becomes available. A market study will be conducted to make sure the level of value is in compliance with state statutes. Rural pick-up work and building permits will be reviewed and completed by March 19, 2027. Aerial pictures will be compared to the information on the appraisal cards for the year 2027.

Assessment actions planned for assessment year 2028:

Residential:

Sales will be reviewed in the county. A market analysis will be completed to insure all residential properties are in compliance with state statutes. The towns of Bloomington, Naponee, Riverton, and Upland will be reviewed and new pricing applied. Rural residential will be the first on the list to review. Pick-up work and building permits will be completed by March 19, 2028.

Commercial:

Sales will be reviewed in the county. A market analysis will be completed to insure all residential properties are in compliance with state statutes. Pritchard and Abbott will value all of the oil and gas property in the county with current year prices. Pick-up work and building permits will be reviewed and completed by March 19, 2028.

Agricultural:

The office will continue to review land use and acres with the updated GIS information received. Land use and water transfers will be updated in GIS as reported. Market areas will continue to be reviewed and updated as information becomes available. A market study will be conducted to make sure the level of value is in compliance with state statutes. Rural pick-up work and building permits will be reviewed and completed by March 19, 2028.

All property value will be adjusted according to the market studies using sales in the county to strive for equalization within the county. Sometimes the number of sales is not enough to make an adjustment in value. The office will continue to review all of the sales to insure the usability coding is correct.

Tax List Corrections are made when errors are found or accelerating taxes for each year.

The assessor will attend County Board of Equalization meetings with the board and the taxpayers. Material for the Board's decision will be provided for the hearings.

The assessor will prepare information and attend taxpayer appeal hearings before the Tax Equalization and Review Commission to defend the value of property in the county.

The assessor and staff will attend hearings for statewide equalization through zoom.

Attend meetings, workshops, and education classes to obtain hours to maintain the assessor certification.

A budget for the office will be submitted to the County Board for the 2024-2025 budget year. A budget will be submitted to the County Board for the Appraisal Fund for the 2024-2025 budget year. All money received through the budget will be used in the normal operation of the office to value all property in the county equitably.

The office will strive to maintain an efficient and professional office.

Respectfully submitted,

Linda A Dallman
Franklin County Assessor

Dated: _____