

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

**2025 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

FRANKLIN COUNTY



April 7, 2025

Jim Pillen, Governor

Commissioner Hotz :

The 2025 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,

Sarah Scott
Property Tax Administrator
402-471-5962

cc: Linda Dallman, Franklin County Assessor

Table of Contents

2025 Reports and Opinions of the Property Tax Administrator:

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

Appendices:

- Commission Summary

Statistical Reports and Displays:

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

- Market Area Map
- Valuation History Charts

County Reports:

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

Introduction

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

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

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

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

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

Statistical Analysis:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Analysis of Assessment Practices:

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

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

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

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

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

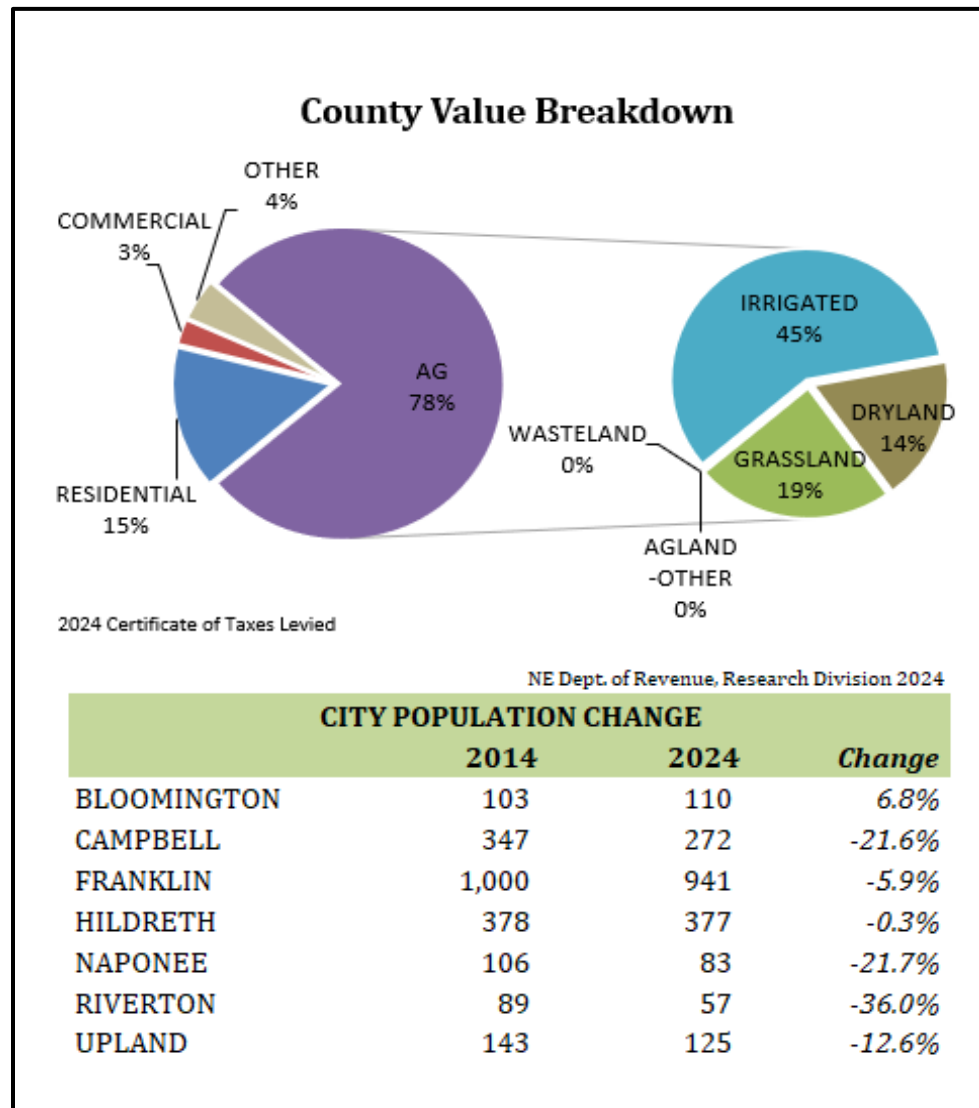
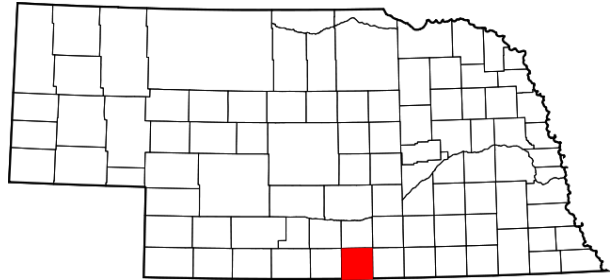
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors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

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

**Further information may be found in Exhibit 94*

County Overview

With a total area of 576 square miles, Franklin County has 2,825 residents, per the Census Bureau Quick Facts for 2023, a 2% population decline from the 2024 U.S. Census. Reports indicate that 80% of county residents are homeowners and 88% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$92,839 (2024 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



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 81 employer establishments with total employment of 428, an increase of 17% since 2019.

Agricultural land is the single greatest contributor to the county's valuation base by an overwhelming majority. 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).

2025 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 was reviewed, and Franklin County has qualified sales near 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. Sales questionnaires are sent out on all sales and sometimes a phone call is also made to verify the sale.

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 cycle.

The Franklin County Assessor has a valuation methodology on file.

2025 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	2023	2022	2023	2022	10% increase to houses 1901-1914 and 25% increase to 1915 and newer houses
2	Bloomington, Naponee, Riverton, Upland	2023	2022	2023	2023	Bloomington & Riverton-5% increase to houses older than 1900 & 25% increase to houses 1900 and newer, Naponee-all houses 80% increase, Upland-5% increase to houses older than 1900 & 45% increase to houses 1900 and newer and lot values were increased in all four towns
3	Campbell/Hildreth	2023	2022	2023	2023	10% increase to houses 1989 and older
4	Rural Residential	2023	2022	2023	2022	
Additional comments: There was some reviewing done in Franklin, Campbell and Hildreth. Pick-up work and routine maintenance was also completed.						
* = assessment action for current year						

Description of Analysis

The statistical profile includes 51 qualified sales. The median is within the acceptable range, while the mean is slightly low, and the weighted mean is low. The COD is within the recommended

2025 Residential Correlation for Franklin County

range, while the PRD is high. There are clear signs of regressivity in the sales price substratum that will only be corrected with consistent data and market derived depreciation models. The Franklin County Assessor has been resistant to using the CAMA system for systematic valuation.

The valuation groups with the most sales have medians within the acceptable range, while Valuation Group 2 with 8 sales is not within the acceptable range, the median of the small sample fluctuates from 84% to 92% when a ratio on each side of the array is removed, suggesting that the median is not reliable. Based on the variability in the ratios, the median in this small sample will not be relied upon. This valuation group had a significant market adjustment, supporting that valuation adjustments have kept pace with the market.

A review of the sold parcels compared to the change in the 2025 County Abstract of Real Property, Form 45 Compared with the 2024 Certificate of Taxes Levied Report (CTL) supports that the values were uniformly applied to the residential class of property and reflect the reported assessment actions.

Equalization and Quality of Assessment

A review of the statistics with sufficient sales and the 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	21	92.41	93.39	90.72	17.75	102.94
2	8	87.91	77.36	57.48	24.71	134.59
3	20	94.16	94.72	92.51	16.84	102.39
4	2	81.54	81.54	81.49	03.09	100.06
____ALL____	51	91.94	90.93	85.11	18.32	106.84

Level of Value

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

2025 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 sales verifications and qualification process was reviewed and supports that the Franklin County Assessor qualifies sales at a rate near the statewide rate. A review of the sales roster finds that sales were qualified without bias and that all arm's-length sales were made available for measurement. Sales questionnaires are sent out on all sales and occasionally a phone call is made to help determine the validity of the sales.

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 an outside 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.

2025 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	2023/2024*	2023	
Additional comments: Land was increased in Riverton only. Pick-up work and routine maintenance was completed on the commercial class. * = assessment action for current year						

Description of Analysis

The statistical analysis for the commercial class consists of 11 qualified sales. Two of the three measures of central tendency are within the acceptable range while the weighted mean is low. Both qualitative statistics are high. The COD at 34% suggests that there is significant dispersion in the sample; review of outlier ratios shows the median swings from 92% to 101% as sales are removed from each end of the ratio array, providing support for a level of value within the acceptable range, but providing little confidence in the median as an indicator of the level of value.

A review of the valuation groups shows Valuation Group 1 has a median within the acceptable range. Valuation Group 2 has a median above the acceptable range with four sales that range from 81 – 123%, providing no reliability in the statistics from the small sample.

A review of the sold parcels compared to the change in the 2025 County Abstract of Assessment for Real Property, Form 45 Compared with the 2024 Certificate of Taxes Levied Report (CTL)

2025 Commercial Correlation for Franklin County

supports that the values were uniformly applied to the commercial class and reflect the reported assessment actions.

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	7	99.32	89.32	81.02	43.19	110.24
2	4	105.06	103.63	105.25	16.38	98.46
____ALL____	11	99.32	94.52	85.83	33.79	110.12

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.

2025 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 rate. A review of the sales roster finds that sales were qualified without bias and that all arm's-length sales were made available for measurement. Sales questionnaires are sent out on all sales and occasionally a phone call is made to help determine the validity of the sales.

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 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. Intensive use has not been identified in the computer-assisted mass appraisal system (CAMA) but is valued as agricultural land. The assessor is encouraged to study the market for the next assessment year. Conservation Reserve Program (CRP) acres are identified as information becomes available.

2025 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	
Additional comments: 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 Irrigation Ditch	2022-2024*	Irrigated increased an average of 6%, dry increased an average of 9%
2	North of Bostwick Irrigation Ditch	2022-2024*	Irrigated increased an average of 8%, dry increased an average of 12%
Additional comments:			

Description of Analysis

The statistical sample for the agricultural class consists of 44 qualified sales. The overall statistics show all three measures of central tendency and the COD within the acceptable range. A review

2025 Agricultural Correlation for Franklin County

of the market areas shows both have all statistics within the acceptable range with the exception of the mean in Market Area 1, but it is only slightly low.

Review of the 80% Majority Land Use (MLU) substrata shows the irrigated and grass are both within the acceptable range while the dry is low for the county overall statistic. A further analysis of the dry shows Market Area 2 with a median within the acceptable range and Market Area 1 with only one sale is very low. The county assessor did make an adjustment to the dryland class in both market areas in an effort to keep up with the market. There is no statistical support for further increases with only one sale.

Review of the 2025 County Abstract of Assessment for Real Property, Form 45 Compared with the 2024 Certificate of Taxes Levied Report (CTL) reflect the reported assessment actions.

Equalization and Quality of Assessment

Agricultural homes and outbuildings have been valued using the same valuation process as rural residential improvements and are equalized at the statutorily required level. Agricultural land values are equalized at uniform portions of market value; all values have been determined to be acceptable and are reasonably comparable to adjoining counties. The quality of assessment of agricultural property in Franklin County complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
____Irrigated____						
County	8	71.30	67.97	62.89	16.40	108.08
2	8	71.30	67.97	62.89	16.40	108.08
____Dry____						
County	7	63.04	61.46	57.42	21.45	107.04
1	1	38.99	38.99	38.99	00.00	100.00
2	6	68.78	65.21	59.58	17.10	109.45
____Grass____						
County	13	74.12	75.74	78.78	10.77	96.14
1	6	74.84	74.51	75.81	04.81	98.29
2	7	73.83	76.80	81.76	15.85	93.93
____ALL____	44	73.00	71.62	70.08	16.15	102.20

Level of Value

Based on analysis of all available information, the level of value for the agricultural land in Franklin County is 73%.

2025 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	92	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	73	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, 2025.



A handwritten signature in black ink, appearing to read "Sarah Scott", written over a horizontal line.

Sarah Scott
Property Tax Administrator

APPENDICES

2025 Commission Summary for Franklin County

Residential Real Property - Current

Number of Sales	51	Median	91.94
Total Sales Price	\$6,334,471	Mean	90.93
Total Adj. Sales Price	\$6,334,471	Wgt. Mean	85.11
Total Assessed Value	\$5,391,210	Average Assessed Value of the Base	\$65,301
Avg. Adj. Sales Price	\$124,205	Avg. Assessed Value	\$105,710

Confidence Interval - Current

95% Median C.I	83.66 to 98.15
95% Wgt. Mean C.I	72.56 to 97.66
95% Mean C.I	84.95 to 96.91
% of Value of the Class of all Real Property Value in the County	10.65
% of Records Sold in the Study Period	2.71
% of Value Sold in the Study Period	4.38

Residential Real Property - History

Year	Number of Sales	LOV	Median
2024	73	92	96.46
2023	68	92	92.36
2022	68	94	93.89
2021	62	96	96.33

2025 Commission Summary for Franklin County

Commercial Real Property - Current

Number of Sales	11	Median	99.32
Total Sales Price	\$500,047	Mean	94.52
Total Adj. Sales Price	\$500,047	Wgt. Mean	85.83
Total Assessed Value	\$429,195	Average Assessed Value of the Base	\$83,112
Avg. Adj. Sales Price	\$45,459	Avg. Assessed Value	\$39,018

Confidence Interval - Current

95% Median C.I	26.21 to 130.14
95% Wgt. Mean C.I	57.48 to 114.19
95% Mean C.I	63.55 to 125.49
% of Value of the Class of all Real Property Value in the County	2.66
% of Records Sold in the Study Period	2.97
% of Value Sold in the Study Period	1.40

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2024	10	100	99.17
2023	10	100	91.52
2022	7	100	94.80
2021	9	100	90.30

31 Franklin
RESIDENTIAL
PAD 2025 R&O Statistics (Using 2025 Values)

Qualified

Date Range: 10/1/2022 To 9/30/2024 Posted on: 1/31/2025

Number of Sales : 51	MEDIAN : 92	COV : 23.95	95% Median C.I. : 83.66 to 98.15
Total Sales Price : 6,334,471	WGT. MEAN : 85	STD : 21.78	95% Wgt. Mean C.I. : 72.56 to 97.66
Total Adj. Sales Price : 6,334,471	MEAN : 91	Avg. Abs. Dev : 16.84	95% Mean C.I. : 84.95 to 96.91
Total Assessed Value : 5,391,210			
Avg. Adj. Sales Price : 124,205	COD : 18.32	MAX Sales Ratio : 151.56	
Avg. Assessed Value : 105,710	PRD : 106.84	MIN Sales Ratio : 32.24	

Printed:3/28/2025 3:42:54PM

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-22 To 31-DEC-22	9	104.32	104.29	99.20	15.32	105.13	74.86	126.58	85.77 to 125.23	123,667	122,673
01-JAN-23 To 31-MAR-23	2	67.97	67.97	72.39	18.52	93.89	55.38	80.56	N/A	154,000	111,475
01-APR-23 To 30-JUN-23	7	90.42	84.34	85.61	12.63	98.52	63.09	105.62	63.09 to 105.62	102,764	87,972
01-JUL-23 To 30-SEP-23	7	97.88	99.49	94.97	12.39	104.76	77.79	119.73	77.79 to 119.73	89,371	84,873
01-OCT-23 To 31-DEC-23	5	102.07	94.26	98.20	10.30	95.99	74.47	107.96	N/A	117,190	115,076
01-JAN-24 To 31-MAR-24	5	71.40	71.96	72.94	18.39	98.66	46.17	92.97	N/A	144,050	105,072
01-APR-24 To 30-JUN-24	10	97.03	92.34	70.18	22.41	131.58	32.24	151.56	60.28 to 118.49	121,482	85,254
01-JUL-24 To 30-SEP-24	6	81.40	86.97	86.02	11.88	101.10	74.04	106.60	74.04 to 106.60	174,583	150,168
<u>Study Yrs</u>											
01-OCT-22 To 30-SEP-23	25	92.41	94.45	91.72	17.05	102.98	55.38	126.58	83.66 to 105.62	110,638	101,477
01-OCT-23 To 30-SEP-24	26	83.97	87.55	79.99	20.54	109.45	32.24	151.56	78.84 to 99.52	137,251	109,780
<u>Calendar Yrs</u>											
01-JAN-23 To 31-DEC-23	21	91.94	90.19	89.70	15.01	100.55	55.38	119.73	78.91 to 102.92	106,614	95,631
<u>ALL</u>	51	91.94	90.93	85.11	18.32	106.84	32.24	151.56	83.66 to 98.15	124,205	105,710

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	21	92.41	93.39	90.72	17.75	102.94	55.38	125.23	78.91 to 106.60	113,538	103,003
2	8	87.91	77.36	57.48	24.71	134.59	32.24	110.33	32.24 to 110.33	126,421	72,670
3	20	94.16	94.72	92.51	16.84	102.39	63.09	151.56	81.71 to 104.32	114,315	105,754
4	2	81.54	81.54	81.49	03.09	100.06	79.02	84.05	N/A	326,250	265,855
<u>ALL</u>	51	91.94	90.93	85.11	18.32	106.84	32.24	151.56	83.66 to 98.15	124,205	105,710

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	51	91.94	90.93	85.11	18.32	106.84	32.24	151.56	83.66 to 98.15	124,205	105,710
06											
07											
<u>ALL</u>	51	91.94	90.93	85.11	18.32	106.84	32.24	151.56	83.66 to 98.15	124,205	105,710

31 Franklin
RESIDENTIAL

PAD 2025 R&O Statistics (Using 2025 Values)

Qualified

Date Range: 10/1/2022 To 9/30/2024 Posted on: 1/31/2025

Number of Sales : 51	MEDIAN : 92	COV : 23.95	95% Median C.I. : 83.66 to 98.15
Total Sales Price : 6,334,471	WGT. MEAN : 85	STD : 21.78	95% Wgt. Mean C.I. : 72.56 to 97.66
Total Adj. Sales Price : 6,334,471	MEAN : 91	Avg. Abs. Dev : 16.84	95% Mean C.I. : 84.95 to 96.91
Total Assessed Value : 5,391,210			
Avg. Adj. Sales Price : 124,205	COD : 18.32	MAX Sales Ratio : 151.56	
Avg. Assessed Value : 105,710	PRD : 106.84	MIN Sales Ratio : 32.24	

Printed:3/28/2025 3:42:54PM

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	3	118.49	113.53	114.16	07.26	99.45	98.15	123.95	N/A	22,933	26,182
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	51	91.94	90.93	85.11	18.32	106.84	32.24	151.56	83.66 to 98.15	124,205	105,710
Greater Than 14,999	51	91.94	90.93	85.11	18.32	106.84	32.24	151.56	83.66 to 98.15	124,205	105,710
Greater Than 29,999	48	88.78	89.52	84.79	18.56	105.58	32.24	151.56	81.71 to 97.88	130,535	110,681
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	3	118.49	113.53	114.16	07.26	99.45	98.15	123.95	N/A	22,933	26,182
30,000 TO 59,999	11	99.52	104.17	103.18	14.35	100.96	68.00	151.56	92.41 to 125.23	41,518	42,838
60,000 TO 99,999	8	84.83	87.88	88.06	14.45	99.80	65.19	113.32	65.19 to 113.32	80,481	70,869
100,000 TO 149,999	13	83.66	82.89	83.39	17.76	99.40	46.17	119.73	63.09 to 102.07	130,731	109,012
150,000 TO 249,999	13	87.13	90.41	90.78	17.22	99.59	60.28	126.58	74.86 to 106.60	186,415	169,229
250,000 TO 499,999	3	79.02	65.10	63.07	21.86	103.22	32.24	84.05	N/A	347,407	219,122
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>	51	91.94	90.93	85.11	18.32	106.84	32.24	151.56	83.66 to 98.15	124,205	105,710

31 Franklin
COMMERCIAL

PAD 2025 R&O Statistics (Using 2025 Values)

Qualified

Date Range: 10/1/2021 To 9/30/2024 Posted on: 1/31/2025

Number of Sales : 11
 Total Sales Price : 500,047
 Total Adj. Sales Price : 500,047
 Total Assessed Value : 429,195
 Avg. Adj. Sales Price : 45,459
 Avg. Assessed Value : 39,018

MEDIAN : 99
 WGT. MEAN : 86
 MEAN : 95
 COD : 33.79
 PRD : 110.12

COV : 48.77
 STD : 46.10
 Avg. Abs. Dev : 33.56
 MAX Sales Ratio : 182.33
 MIN Sales Ratio : 24.50

95% Median C.I. : 26.21 to 130.14
 95% Wgt. Mean C.I. : 57.48 to 114.19
 95% Mean C.I. : 63.55 to 125.49

Printed:3/28/2025 3:42:56PM

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-21 To 31-DEC-21											
01-JAN-22 To 31-MAR-22											
01-APR-22 To 30-JUN-22											
01-JUL-22 To 30-SEP-22	2	112.05	112.05	108.57	10.20	103.21	100.62	123.48	N/A	57,500	62,428
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											
<u>Study Yrs</u>											
01-OCT-21 To 30-SEP-22	2	112.05	112.05	108.57	10.20	103.21	100.62	123.48	N/A	57,500	62,428
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
<u>Calendar Yrs</u>											
01-JAN-22 To 31-DEC-22	4	109.41	101.10	84.61	18.04	119.49	62.11	123.48	N/A	66,687	56,424
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
<u>ALL</u>	11	99.32	94.52	85.83	33.79	110.12	24.50	182.33	26.21 to 130.14	45,459	39,018

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	7	99.32	89.32	81.02	43.19	110.24	24.50	182.33	24.50 to 182.33	57,257	46,391
2	4	105.06	103.63	105.25	16.38	98.46	80.91	123.48	N/A	24,812	26,115
<u>ALL</u>	11	99.32	94.52	85.83	33.79	110.12	24.50	182.33	26.21 to 130.14	45,459	39,018

31 Franklin
COMMERCIAL

PAD 2025 R&O Statistics (Using 2025 Values)
Qualified
Date Range: 10/1/2021 To 9/30/2024 Posted on: 1/31/2025

Number of Sales : 11	MEDIAN : 99	COV : 48.77	95% Median C.I. : 26.21 to 130.14
Total Sales Price : 500,047	WGT. MEAN : 86	STD : 46.10	95% Wgt. Mean C.I. : 57.48 to 114.19
Total Adj. Sales Price : 500,047	MEAN : 95	Avg. Abs. Dev : 33.56	95% Mean C.I. : 63.55 to 125.49
Total Assessed Value : 429,195			
Avg. Adj. Sales Price : 45,459	COD : 33.79	MAX Sales Ratio : 182.33	
Avg. Assessed Value : 39,018	PRD : 110.12	MIN Sales Ratio : 24.50	

Printed:3/28/2025 3:42:56PM

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	11	99.32	94.52	85.83	33.79	110.12	24.50	182.33	26.21 to 130.14	45,459	39,018
04											
____ALL____	11	99.32	94.52	85.83	33.79	110.12	24.50	182.33	26.21 to 130.14	45,459	39,018

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	2	150.27	150.27	139.40	21.34	107.80	118.20	182.33	N/A	8,774	12,230
Less Than 30,000	4	105.06	118.34	100.92	30.39	117.26	80.91	182.33	N/A	16,262	16,411
____Ranges Excl. Low \$____											
Greater Than 4,999	11	99.32	94.52	85.83	33.79	110.12	24.50	182.33	26.21 to 130.14	45,459	39,018
Greater Than 14,999	9	91.92	82.13	83.88	31.41	97.91	24.50	130.14	26.21 to 123.48	53,611	44,971
Greater Than 29,999	7	99.32	80.91	83.57	34.73	96.82	24.50	130.14	24.50 to 130.14	62,143	51,936
____Incremental Ranges____											
0 TO 4,999											
5,000 TO 14,999	2	150.27	150.27	139.40	21.34	107.80	118.20	182.33	N/A	8,774	12,230
15,000 TO 29,999	2	86.42	86.42	86.71	06.38	99.67	80.91	91.92	N/A	23,750	20,593
30,000 TO 59,999	4	62.77	68.38	69.30	68.54	98.67	24.50	123.48	N/A	35,000	24,255
60,000 TO 99,999	2	115.38	115.38	115.85	12.79	99.59	100.62	130.14	N/A	77,500	89,788
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 +											
____ALL____	11	99.32	94.52	85.83	33.79	110.12	24.50	182.33	26.21 to 130.14	45,459	39,018

31 Franklin
COMMERCIAL

PAD 2025 R&O Statistics (Using 2025 Values)

Qualified

Date Range: 10/1/2021 To 9/30/2024 Posted on: 1/31/2025

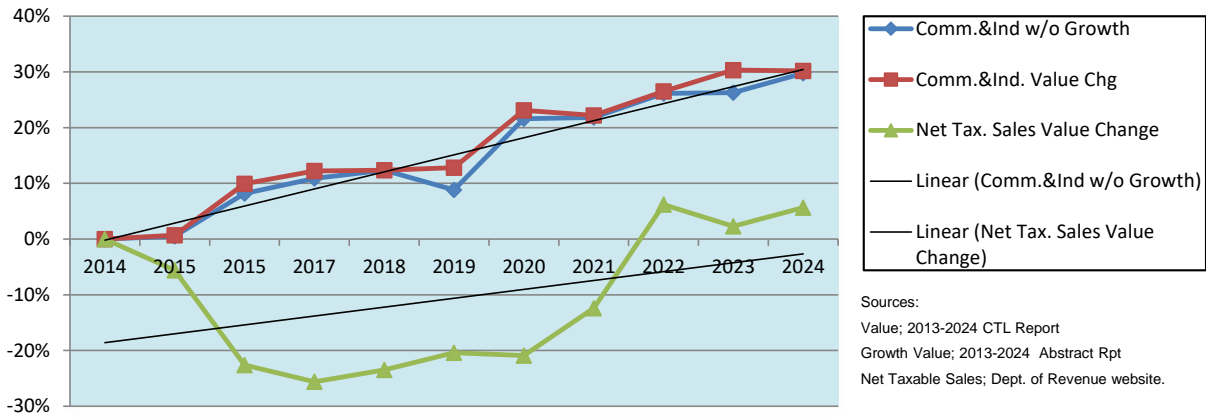
Number of Sales : 11	MEDIAN : 99	COV : 48.77	95% Median C.I. : 26.21 to 130.14
Total Sales Price : 500,047	WGT. MEAN : 86	STD : 46.10	95% Wgt. Mean C.I. : 57.48 to 114.19
Total Adj. Sales Price : 500,047	MEAN : 95	Avg. Abs. Dev : 33.56	95% Mean C.I. : 63.55 to 125.49
Total Assessed Value : 429,195			
Avg. Adj. Sales Price : 45,459	COD : 33.79	MAX Sales Ratio : 182.33	
Avg. Assessed Value : 39,018	PRD : 110.12	MIN Sales Ratio : 24.50	

Printed:3/28/2025 3:42:56PM

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
344	1	130.14	130.14	130.14	00.00	100.00	130.14	130.14	N/A	80,000	104,110
353	3	99.32	120.85	100.47	34.04	120.28	80.91	182.33	N/A	19,433	19,525
386	1	62.11	62.11	62.11	00.00	100.00	62.11	62.11	N/A	140,000	86,955
406	3	26.21	50.44	64.34	96.80	78.40	24.50	100.62	N/A	48,333	31,100
442	2	120.84	120.84	122.28	02.18	98.82	118.20	123.48	N/A	25,874	31,638
528	1	91.92	91.92	91.92	00.00	100.00	91.92	91.92	N/A	25,000	22,980
<u>ALL</u>	<u>11</u>	99.32	94.52	85.83	33.79	110.12	24.50	182.33	26.21 to 130.14	45,459	39,018

Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2013	\$ 17,482,125	\$ 286,985	1.64%	\$ 17,195,140		\$ 14,134,165	
2014	\$ 17,603,100	\$ 34,935	0.20%	\$ 17,568,165	0.49%	\$ 13,341,345	-5.61%
2015	\$ 19,218,620	\$ 304,735	1.59%	\$ 18,913,885	7.45%	\$ 10,938,558	-18.01%
2016	\$ 19,618,760	\$ 237,565	1.21%	\$ 19,381,195	0.85%	\$ 10,513,943	-3.88%
2017	\$ 19,641,150	\$ 250	0.00%	\$ 19,640,900	0.11%	\$ 10,815,473	2.87%
2018	\$ 19,723,780	\$ 703,460	3.57%	\$ 19,020,320	-3.16%	\$ 11,249,359	4.01%
2019	\$ 21,521,820	\$ 266,575	1.24%	\$ 21,255,245	7.76%	\$ 11,179,023	-0.63%
2020	\$ 21,360,915	\$ 65,390	0.31%	\$ 21,295,525	-1.05%	\$ 12,378,007	10.73%
2021	\$ 22,115,025	\$ 60,535	0.27%	\$ 22,054,490	3.25%	\$ 15,007,905	21.25%
2022	\$ 22,784,970	\$ 711,285	3.12%	\$ 22,073,685	-0.19%	\$ 14,461,493	-3.64%
2023	\$ 22,754,551	\$ 71,840	0.32%	\$ 22,682,711	-0.45%	\$ 14,932,486	3.26%
2024	\$ 29,985,605	\$ 254,705	0.85%	\$ 29,730,900	30.66%	\$ 14,085,388	-5.67%
Ann %chg	5.47%			Average	4.16%	0.54%	0.42%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2013	-	-	-
2014	0.49%	0.69%	-5.61%
2015	8.19%	9.93%	-22.61%
2016	10.86%	12.22%	-25.61%
2017	12.35%	12.35%	-23.48%
2018	8.80%	12.82%	-20.41%
2019	21.58%	23.11%	-20.91%
2020	21.81%	22.19%	-12.42%
2021	26.15%	26.50%	6.18%
2022	26.26%	30.33%	2.32%
2023	29.75%	30.16%	5.65%
2024	70.06%	71.52%	-0.35%

County Number	31
County Name	Franklin

31 Franklin
AGRICULTURAL LAND
PAD 2025 R&O Statistics (Using 2025 Values)

Qualified

Date Range: 10/1/2021 To 9/30/2024 Posted on: 1/31/2025

Number of Sales : 44
 Total Sales Price : 29,395,882
 Total Adj. Sales Price : 29,395,882
 Total Assessed Value : 20,601,030
 Avg. Adj. Sales Price : 668,088
 Avg. Assessed Value : 468,205

MEDIAN : 73
 WGT. MEAN : 70
 MEAN : 72
 COD : 16.15
 PRD : 102.20

COV : 22.05
 STD : 15.79
 Avg. Abs. Dev : 11.79
 MAX Sales Ratio : 112.29
 MIN Sales Ratio : 38.99

95% Median C.I. : 65.96 to 77.11
 95% Wgt. Mean C.I. : 63.79 to 76.37
 95% Mean C.I. : 66.95 to 76.29

Printed:3/28/2025 3:42:58PM

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-21 To 31-DEC-21	4	77.37	77.91	76.65	04.96	101.64	72.59	84.32	N/A	941,375	721,529
01-JAN-22 To 31-MAR-22	5	91.36	90.60	90.94	10.12	99.63	72.72	112.29	N/A	586,277	533,181
01-APR-22 To 30-JUN-22	3	70.42	69.19	68.99	05.98	100.29	62.25	74.89	N/A	826,567	570,283
01-JUL-22 To 30-SEP-22	4	69.40	73.05	77.22	10.92	94.60	65.07	88.33	N/A	561,024	433,243
01-OCT-22 To 31-DEC-22	3	83.63	80.37	82.15	03.92	97.83	73.83	83.66	N/A	615,136	505,325
01-JAN-23 To 31-MAR-23	3	77.11	70.33	59.80	19.75	117.61	44.09	89.79	N/A	527,262	315,317
01-APR-23 To 30-JUN-23	2	65.72	65.72	65.62	00.37	100.15	65.48	65.96	N/A	707,500	464,248
01-JUL-23 To 30-SEP-23	2	56.01	56.01	51.43	12.57	108.91	48.97	63.04	N/A	970,000	498,918
01-OCT-23 To 31-DEC-23	3	66.62	61.16	65.96	11.24	92.72	47.19	69.67	N/A	837,267	552,260
01-JAN-24 To 31-MAR-24	10	74.32	72.45	71.97	15.59	100.67	48.43	101.45	48.86 to 85.33	565,158	406,738
01-APR-24 To 30-JUN-24	2	57.94	57.94	58.41	32.71	99.20	38.99	76.88	N/A	318,100	185,790
01-JUL-24 To 30-SEP-24	3	55.47	55.78	46.84	17.94	119.09	41.00	70.86	N/A	797,810	373,733
<u>Study Yrs</u>											
01-OCT-21 To 30-SEP-22	16	75.23	79.03	78.77	12.55	100.33	62.25	112.29	70.42 to 88.33	713,792	562,240
01-OCT-22 To 30-SEP-23	10	69.90	69.56	64.70	17.24	107.51	44.09	89.79	48.97 to 83.66	678,219	438,826
01-OCT-23 To 30-SEP-24	18	70.27	66.17	64.48	18.90	102.62	38.99	101.45	48.86 to 76.88	621,834	400,941
<u>Calendar Yrs</u>											
01-JAN-22 To 31-DEC-22	15	74.89	79.59	80.27	13.61	99.15	62.25	112.29	70.42 to 88.33	633,372	508,380
01-JAN-23 To 31-DEC-23	10	65.72	63.79	60.80	15.28	104.92	44.09	89.79	47.19 to 77.11	744,859	452,906
<u>ALL</u>	44	73.00	71.62	70.08	16.15	102.20	38.99	112.29	65.96 to 77.11	668,088	468,205

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	11	74.12	68.26	69.11	13.36	98.77	38.99	83.63	44.09 to 79.58	658,475	455,096
2	33	72.92	72.73	70.40	16.98	103.31	41.00	112.29	65.96 to 79.29	671,293	472,575
<u>ALL</u>	44	73.00	71.62	70.08	16.15	102.20	38.99	112.29	65.96 to 77.11	668,088	468,205

31 Franklin
AGRICULTURAL LAND

PAD 2025 R&O Statistics (Using 2025 Values)

Qualified

Date Range: 10/1/2021 To 9/30/2024 Posted on: 1/31/2025

Number of Sales : 44
 Total Sales Price : 29,395,882
 Total Adj. Sales Price : 29,395,882
 Total Assessed Value : 20,601,030
 Avg. Adj. Sales Price : 668,088
 Avg. Assessed Value : 468,205

MEDIAN : 73
 WGT. MEAN : 70
 MEAN : 72
 COD : 16.15
 PRD : 102.20

COV : 22.05
 STD : 15.79
 Avg. Abs. Dev : 11.79
 MAX Sales Ratio : 112.29
 MIN Sales Ratio : 38.99

95% Median C.I. : 65.96 to 77.11
 95% Wgt. Mean C.I. : 63.79 to 76.37
 95% Mean C.I. : 66.95 to 76.29

Printed:3/28/2025 3:42:58PM

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	88.33	88.33	88.33	00.00	100.00	88.33	88.33	N/A	828,308	731,620
2	1	88.33	88.33	88.33	00.00	100.00	88.33	88.33	N/A	828,308	731,620
____Dry____											
County	6	55.95	59.29	55.19	24.77	107.43	38.99	79.29	38.99 to 79.29	435,621	240,404
1	1	38.99	38.99	38.99	00.00	100.00	38.99	38.99	N/A	310,200	120,960
2	5	63.04	63.35	57.37	18.75	110.42	48.43	79.29	N/A	460,705	264,293
____Grass____											
County	10	73.28	71.18	73.38	07.19	97.00	55.47	79.58	65.07 to 79.18	571,714	419,531
1	6	74.84	74.51	75.81	04.81	98.29	65.87	79.58	65.87 to 79.58	651,224	493,703
2	4	67.75	66.20	68.13	08.75	97.17	55.47	73.83	N/A	452,448	308,273
____ALL____	44	73.00	71.62	70.08	16.15	102.20	38.99	112.29	65.96 to 77.11	668,088	468,205

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	8	71.30	67.97	62.89	16.40	108.08	41.00	88.33	41.00 to 88.33	1,105,526	695,278
2	8	71.30	67.97	62.89	16.40	108.08	41.00	88.33	41.00 to 88.33	1,105,526	695,278
____Dry____											
County	7	63.04	61.46	57.42	21.45	107.04	38.99	79.29	38.99 to 79.29	422,247	242,466
1	1	38.99	38.99	38.99	00.00	100.00	38.99	38.99	N/A	310,200	120,960
2	6	68.78	65.21	59.58	17.10	109.45	48.43	79.29	48.43 to 79.29	440,921	262,717
____Grass____											
County	13	74.12	75.74	78.78	10.77	96.14	55.47	112.29	65.87 to 79.58	600,529	473,112
1	6	74.84	74.51	75.81	04.81	98.29	65.87	79.58	65.87 to 79.58	651,224	493,703
2	7	73.83	76.80	81.76	15.85	93.93	55.47	112.29	55.47 to 112.29	557,076	455,463
____ALL____	44	73.00	71.62	70.08	16.15	102.20	38.99	112.29	65.96 to 77.11	668,088	468,205

Franklin County 2025 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Franklin	2	5,310	5,061	4,735	4,790	1,265	4,284	4,373	4,275	4,987
Adams	1	7,259	7,183	7,035	6,888	6,449	6,596	6,559	6,305	7,087
Harlan	1	6,810	6,810	5,684	3,890	n/a	3,619	3,447	3,447	6,252
Kearney	1	7,900	7,798	7,300	6,000	4,950	4,400	4,000	4,000	7,014
Webster	1	5,570	5,529	5,464	5,480	4,914	5,290	5,231	5,139	5,391
Franklin	1	3,173	3,170	3,018	3,041	n/a	2,525	2,500	2,465	3,077
Harlan	2	5,865	5,865	5,017	3,440	n/a	3,521	3,354	3,354	5,110
Harlan	3	5,865	4,220	3,593	2,441	n/a	n/a	2,963	2,963	4,103
Webster	1	5,570	5,529	5,464	5,480	4,914	5,290	5,231	5,139	5,391

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Franklin	2	3,050	3,025	2,725	2,600	2,376	2,275	1,850	1,800	2,750
Adams	1	3,998	3,785	3,560	3,317	3,320	3,320	3,095	3,099	3,660
Harlan	1	n/a	3,819	3,408	2,663	n/a	2,653	2,430	2,430	3,569
Kearney	1	n/a	3,900	3,250	3,250	2,790	2,500	2,500	2,200	3,573
Webster	1	3,305	3,305	3,134	3,135	2,965	n/a	2,925	2,925	3,157
Franklin	1	2,245	2,240	2,230	2,090	1,510	1,500	1,275	1,270	1,893
Harlan	2	3,906	2,934	2,493	1,911	1,840	2,191	2,167	2,167	2,730
Harlan	3	2,961	2,962	2,516	1,929	n/a	n/a	2,188	2,188	2,758
Webster	1	3,305	3,305	3,134	3,135	2,965	n/a	2,925	2,925	3,157

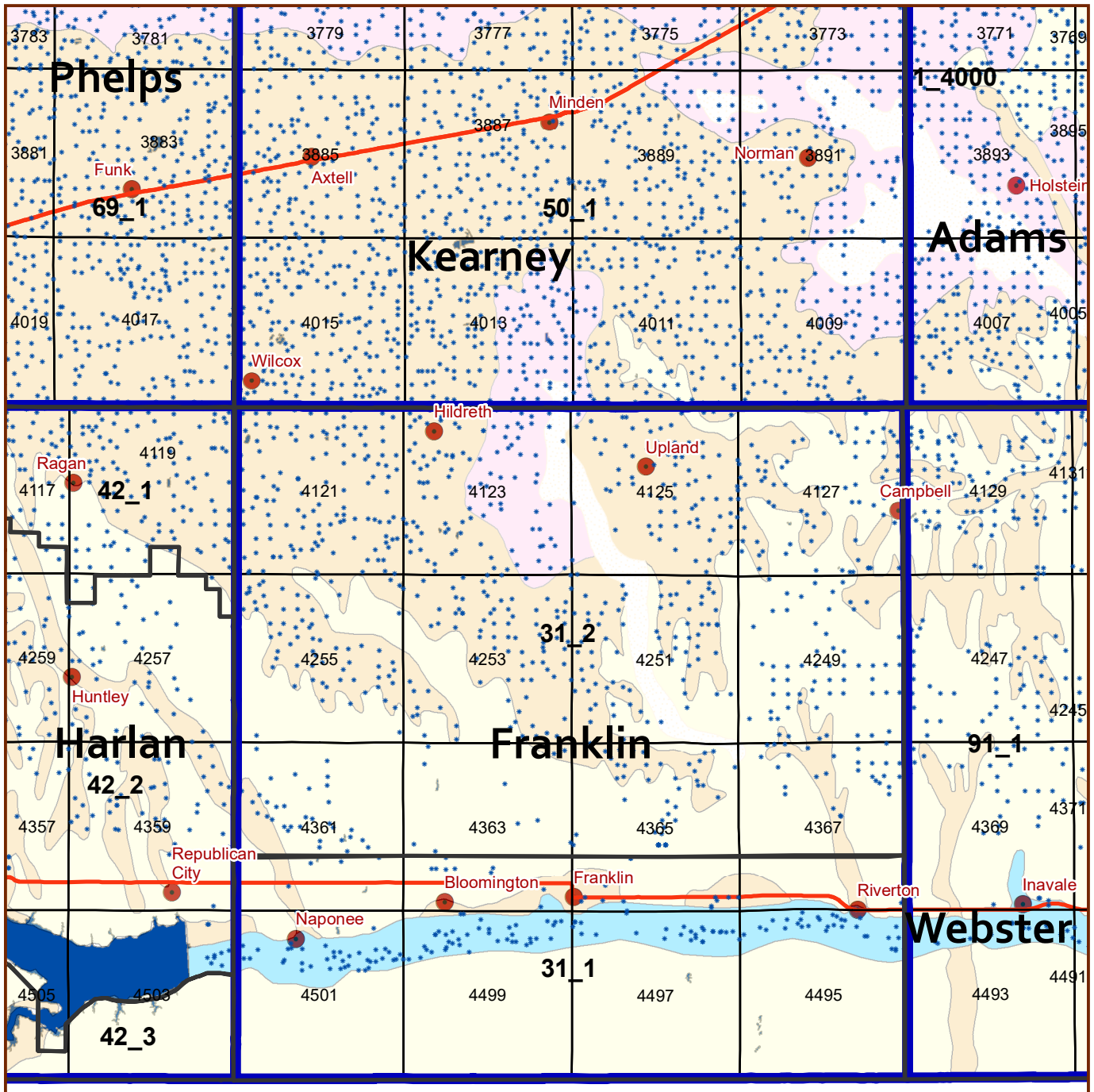
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Franklin	2	1,350	1,300	1,250	1,150	1,110	1,105	1,095	1,090	1,253
Adams	1	1,605	1,605	1,570	1,570	1,550	n/a	1,550	1,550	1,580
Harlan	1	1,280	1,280	1,280	1,280	n/a	n/a	n/a	1,280	1,280
Kearney	1	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300
Webster	1	1,665	1,665	1,510	1,510	1,450	1,450	1,300	1,300	1,585
Franklin	1	1,120	1,115	1,110	1,100	1,095	1,095	1,080	1,080	1,108
Harlan	2	1,280	1,280	1,280	1,280	1,280	1,280	n/a	1,280	1,280
Harlan	3	1,280	1,280	1,280	1,280	1,280	1,280	n/a	n/a	1,280
Webster	1	1,665	1,665	1,510	1,510	1,450	1,450	1,300	1,300	1,585

County	Mkt Area	CRP	TIMBER	WASTE
Franklin	2	1,234	600	150
Adams	1	n/a	n/a	206
Harlan	1	n/a	n/a	100
Kearney	1	1,300	n/a	150
Webster	1	1,831	500	500
Franklin	1	1,111	550	150
Harlan	2	n/a	n/a	100
Harlan	3	n/a	n/a	100
Webster	1	1,831	500	500

Source: 2025 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



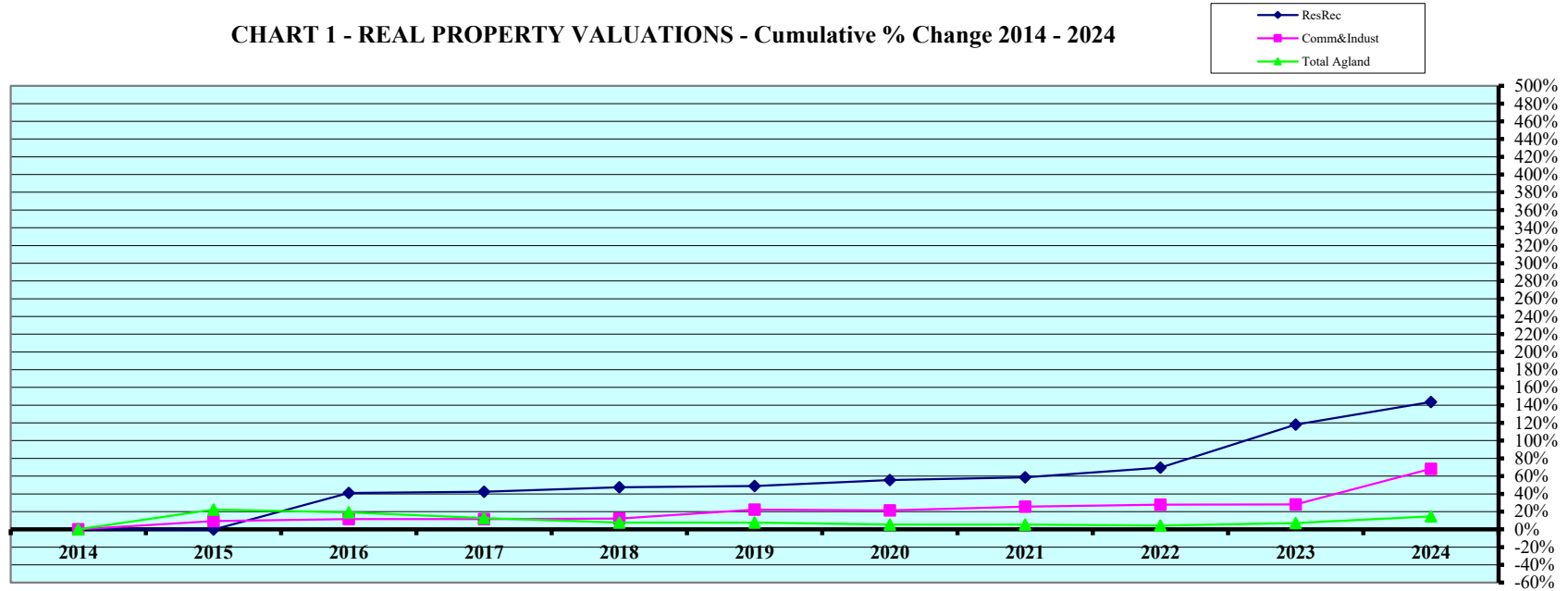
Legend

- 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 2014 - 2024



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
2014	43,968,290	-	-	-	17,603,100	-	-	-	732,985,460	-	-	-
2015	43,846,377	-121,913	-0.28%	-0.28%	19,218,620	1,615,520	9.18%	9.18%	896,519,015	163,533,555	22.31%	22.31%
2016	61,990,125	18,143,748	41.38%	40.99%	19,618,760	400,140	2.08%	11.45%	873,286,325	-23,232,690	-2.59%	19.14%
2017	62,648,579	658,454	1.06%	42.49%	19,641,150	22,390	0.11%	11.58%	825,974,040	-47,312,285	-5.42%	12.69%
2018	64,878,980	2,230,401	3.56%	47.56%	19,723,780	82,630	0.42%	12.05%	788,648,160	-37,325,880	-4.52%	7.59%
2019	65,466,175	587,195	0.91%	48.89%	21,521,820	1,798,040	9.12%	22.26%	789,002,925	354,765	0.04%	7.64%
2020	68,376,350	2,910,175	4.45%	55.51%	21,360,915	-160,905	-0.75%	21.35%	773,389,710	-15,613,215	-1.98%	5.51%
2021	69,803,570	1,427,220	2.09%	58.76%	22,115,025	754,110	3.53%	25.63%	772,191,505	-1,198,205	-0.15%	5.35%
2022	74,550,865	4,747,295	6.80%	69.56%	22,504,021	388,996	1.76%	27.84%	764,928,645	-7,262,860	-0.94%	4.36%
2023	95,830,685	21,279,820	28.54%	117.95%	22,551,631	47,610	0.21%	28.11%	783,959,790	19,031,145	2.49%	6.95%
2024	107,110,495	11,279,810	11.77%	143.61%	29,620,035	7,068,404	31.34%	68.27%	841,006,455	57,046,665	7.28%	14.74%

Rate Annual %chg: Residential & Recreational **9.31%** Commercial & Industrial **5.34%** Agricultural Land **1.38%**

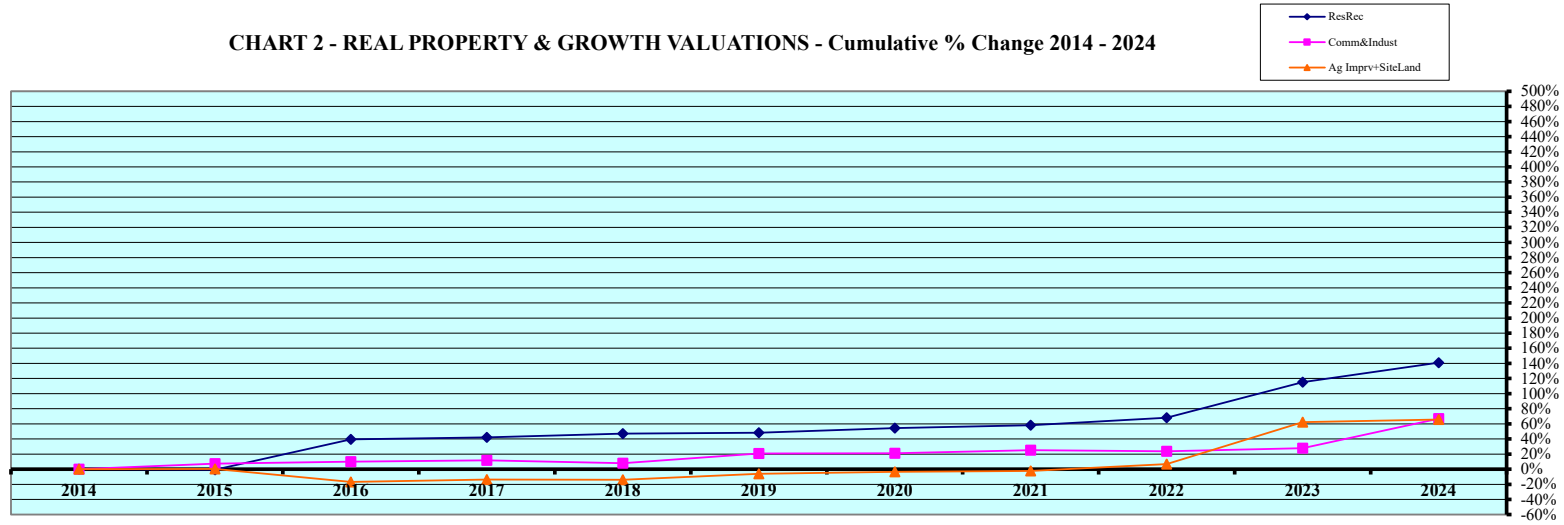
Cnty# **31**
County **FRANKLIN**

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.

Source: 2014 - 2024 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division Prepared as of 02/11/2025

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative % Change 2014 - 2024



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
2014	43,968,290	212,395	0.48%	43,755,895	--	--	17,603,100	34,935	0.20%	17,568,165	--	--
2015	43,846,377	192,950	0.44%	43,653,427	-0.72%	-0.72%	19,218,620	304,735	1.59%	18,913,885	7.45%	7.45%
2016	61,990,125	721,647	1.16%	61,268,478	39.73%	39.35%	19,618,760	237,565	1.21%	19,381,195	0.85%	10.10%
2017	62,648,579	184,120	0.29%	62,464,459	0.77%	42.07%	19,641,150	250	0.00%	19,640,900	0.11%	11.58%
2018	64,878,980	207,215	0.32%	64,671,765	3.23%	47.09%	19,723,780	703,460	3.57%	19,020,320	-3.16%	8.05%
2019	65,466,175	332,610	0.51%	65,133,565	0.39%	48.14%	21,521,820	266,575	1.24%	21,255,245	7.76%	20.75%
2020	68,376,350	517,495	0.76%	67,858,855	3.65%	54.34%	21,360,915	65,390	0.31%	21,295,525	-1.05%	20.98%
2021	69,803,570	240,230	0.34%	69,563,340	1.74%	58.21%	22,115,025	60,535	0.27%	22,054,490	3.25%	25.29%
2022	74,550,865	650,330	0.87%	73,900,535	5.87%	68.08%	22,504,021	711,285	3.16%	21,792,736	-1.46%	23.80%
2023	95,830,685	1,274,335	1.33%	94,556,350	26.83%	115.06%	22,551,631	71,840	0.32%	22,479,791	-0.11%	27.70%
2024	107,110,495	1,163,355	1.09%	105,947,140	10.56%	140.96%	29,620,035	254,705	0.86%	29,365,330	30.21%	66.82%
Rate Ann%chg	9.31%	Resid & Recreat w/o growth				9.21%	5.34%	C & I w/o growth				4.39%

Tax Year	Ag Improvements & Site Land (1)						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	
2014	39,654,930	20,286,380	59,941,310	1,991,559	3.32%	57,949,751	--
2015	40,228,100	23,881,785	64,109,885	4,054,030	6.32%	60,055,855	0.19%
2016	28,850,970	22,902,355	51,753,325	1,917,745	3.71%	49,835,580	-16.86%
2017	29,082,590	23,978,320	53,060,910	1,344,805	2.53%	51,716,105	-13.72%
2018	29,091,445	25,459,640	54,551,085	3,039,920	5.57%	51,511,165	-14.06%
2019	29,903,040	27,653,910	57,556,950	1,303,460	2.26%	56,253,490	-6.15%
2020	30,560,105	28,406,660	58,966,765	1,100,685	1.87%	57,866,080	-3.46%
2021	29,893,205	29,612,290	59,505,495	994,455	1.67%	58,511,040	-2.39%
2022	34,648,605	31,487,845	66,136,450	2,165,835	3.27%	63,970,615	6.72%
2023	55,092,090	45,511,630	100,603,720	3,413,805	3.39%	97,189,915	62.14%
2024	55,559,645	45,323,715	100,883,360	1,560,970	1.55%	99,322,390	65.70%
Rate Ann%chg	3.43%	8.37%	5.34%	Ag Imprv+Site w/o growth			3.10%

(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; 2014 - 2024 CTL
Growth Value; 2014 - 2024 Abstract of Asmnt Rpt.
Prepared as of 02/11/2025

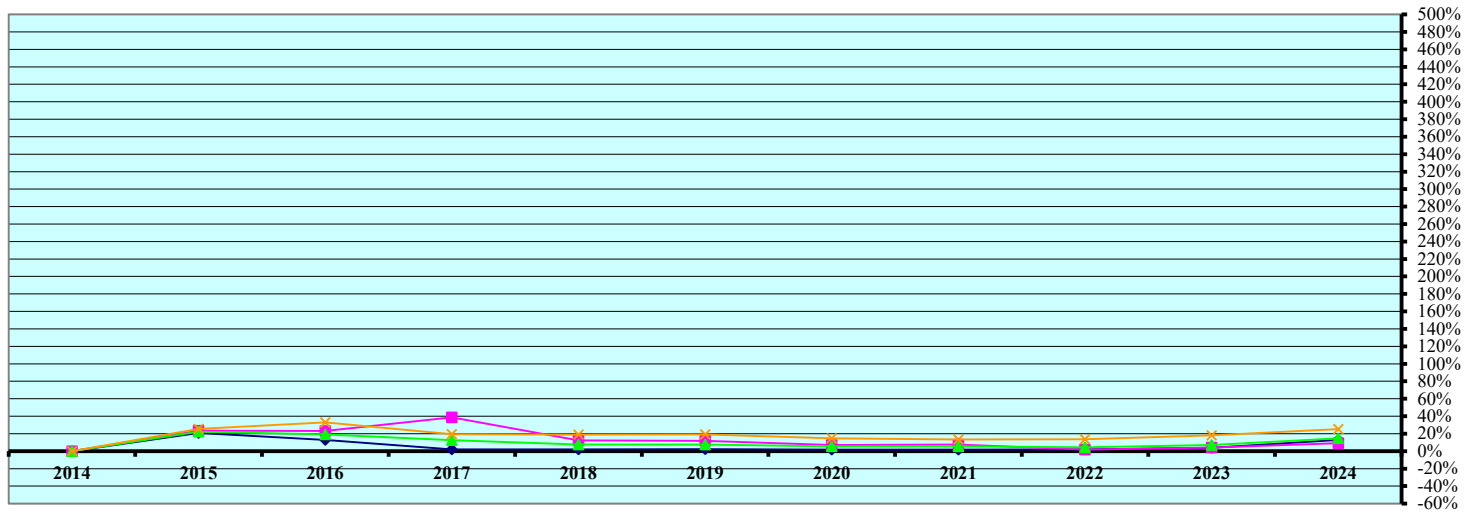
Cnty#
County

31
FRANKLIN

CHART 2

NE Dept. of Revenue, Property Assessment Division

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2014 - 2024



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
2014	434,065,875	-	-	-	138,288,495	-	-	-	159,906,905	-	-	-
2015	524,573,115	90,507,240	20.85%	20.85%	170,490,940	32,202,445	23.29%	23.29%	200,733,660	40,826,755	25.53%	25.53%
2016	490,186,920	-34,386,195	-6.56%	12.93%	170,251,940	-239,000	-0.14%	23.11%	212,612,880	11,879,220	5.92%	32.96%
2017	442,708,590	-47,478,330	-9.69%	1.99%	191,828,645	21,576,705	12.67%	38.72%	191,202,805	-21,410,075	-10.07%	19.57%
2018	442,661,885	-46,705	-0.01%	1.98%	155,430,575	-36,398,070	-18.97%	12.40%	190,328,280	-874,525	-0.46%	19.02%
2019	443,736,050	1,074,165	0.24%	2.23%	154,647,925	-782,650	-0.50%	11.83%	190,391,835	63,555	0.03%	19.06%
2020	441,607,970	-2,128,080	-0.48%	1.74%	147,973,665	-6,674,260	-4.32%	7.00%	183,608,090	-6,783,745	-3.56%	14.82%
2021	441,713,785	105,815	0.02%	1.76%	148,950,650	976,985	0.66%	7.71%	181,443,605	-2,164,485	-1.18%	13.47%
2022	442,445,585	731,800	0.17%	1.93%	140,822,935	-8,127,715	-5.46%	1.83%	181,578,665	135,060	0.07%	13.55%
2023	450,705,495	8,259,910	1.87%	3.83%	144,150,125	3,327,190	2.36%	4.24%	189,022,560	7,443,895	4.10%	18.21%
2024	489,605,605	38,900,110	8.63%	12.80%	150,880,280	6,730,155	4.67%	9.11%	200,438,960	11,416,400	6.04%	25.35%

Rate Ann.%chg: Irrigated 1.21% Dryland 0.88% Grassland 2.28%

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
2014	721,685	-	-	-	2,500	-	-	-	732,985,460	-	-	-
2015	721,300	-385	-0.05%	-0.05%	0	-2,500	-100.00%	-100.00%	896,519,015	163,533,555	22.31%	22.31%
2016	234,585	-486,715	-67.48%	-67.49%	0	0	-	-100.00%	873,286,325	-23,232,690	-2.59%	19.14%
2017	234,000	-585	-0.25%	-67.58%	0	0	-	-100.00%	825,974,040	-47,312,285	-5.42%	12.69%
2018	227,420	-6,580	-2.81%	-68.49%	0	0	-	-100.00%	788,648,160	-37,326,880	-4.52%	7.59%
2019	227,115	-305	-0.13%	-68.53%	0	0	-	-100.00%	789,002,925	354,765	0.04%	7.64%
2020	199,985	-27,130	-11.95%	-72.29%	0	0	-	-100.00%	773,389,710	-15,613,215	-1.98%	5.51%
2021	83,465	-116,520	-58.26%	-88.43%	0	0	-	-100.00%	772,191,505	-1,198,205	-0.15%	5.35%
2022	81,460	-2,005	-2.40%	-88.71%	0	0	-	-100.00%	764,928,645	-7,262,860	-0.94%	4.36%
2023	81,610	150	0.18%	-88.69%	0	0	-	-100.00%	783,959,790	19,031,145	2.49%	6.95%
2024	81,610	0	0.00%	-88.69%	0	0	-	-100.00%	841,006,455	57,046,665	7.28%	14.74%

Cnty# 31 County FRANKLIN Rate Ann.%chg: Total Agric Land 1.38%

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2014 - 2024 (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
2014	433,988,640	112,853	3,846			138,297,505	66,270	2,087			159,910,935	166,741	959		
2015	524,546,395	112,874	4,647	20.84%	20.84%	170,539,705	66,817	2,552	22.30%	22.30%	200,705,030	166,191	1,208	25.93%	25.93%
2016	491,300,175	112,811	4,355	-6.29%	13.25%	170,027,695	66,513	2,556	0.16%	22.50%	212,664,805	170,250	1,249	3.43%	30.25%
2017	442,837,790	112,313	3,943	-9.46%	2.53%	191,718,235	66,563	2,880	12.67%	38.02%	191,196,010	170,220	1,123	-10.08%	17.12%
2018	441,481,245	112,019	3,941	-0.04%	2.48%	155,517,415	66,669	2,333	-19.01%	11.78%	191,080,405	170,166	1,123	-0.03%	17.09%
2019	443,744,700	112,762	3,935	-0.15%	2.33%	154,640,085	66,302	2,332	-0.01%	11.76%	190,404,095	169,601	1,123	-0.02%	17.06%
2020	441,736,375	113,083	3,906	-0.74%	1.58%	147,854,330	66,128	2,236	-4.14%	7.14%	183,610,495	169,472	1,083	-3.49%	12.97%
2021	441,943,705	113,274	3,902	-0.12%	1.45%	148,785,810	66,622	2,233	-0.12%	7.02%	181,587,925	169,748	1,070	-1.26%	11.54%
2022	443,055,205	113,290	3,911	0.24%	1.70%	140,992,255	66,756	2,112	-5.43%	1.21%	181,666,680	169,819	1,070	0.00%	11.55%
2023	450,705,410	113,009	3,988	1.98%	3.71%	144,155,775	67,077	2,149	1.75%	2.98%	188,673,760	169,743	1,112	3.90%	15.90%
2024	489,695,895	113,000	4,334	8.66%	12.69%	150,878,600	66,950	2,254	4.86%	7.99%	200,452,230	169,896	1,180	6.15%	23.02%

Rate Annual %chg Average Value/Acre: 1.21%

0.87%

2.29%

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
2014	722,165	4,814	150			0	0				732,919,245	350,679	2,090		
2015	721,010	4,802	150	0.08%	0.08%	0	0				896,512,140	350,684	2,556	22.32%	22.32%
2016	230,660	1,532	151	0.27%	0.35%	0	0				874,223,335	351,107	2,490	-2.60%	19.13%
2017	233,975	1,555	151	-0.03%	0.32%	0	0				825,986,010	350,650	2,356	-5.39%	12.71%
2018	230,880	1,539	150	-0.31%	0.01%	1,035,030	306	3,385			789,344,975	350,699	2,251	-4.45%	7.69%
2019	227,115	1,514	150	0.00%	0.01%	0	0				789,015,995	350,179	2,253	0.11%	7.81%
2020	215,010	1,433	150	0.00%	0.00%	0	0				773,416,210	350,116	2,209	-1.96%	5.69%
2021	69,215	461	150	-0.01%	-0.01%	0	0				772,386,655	350,105	2,206	-0.13%	5.56%
2022	81,460	543	150	-0.01%	-0.02%	0	0				765,795,600	350,408	2,185	-0.94%	4.57%
2023	81,610	544	150	0.01%	-0.01%	0	0				783,616,555	350,373	2,237	2.34%	7.01%
2024	81,610	544	150	0.00%	-0.01%	0	0				841,108,335	350,390	2,400	7.33%	14.86%

31
FRANKLIN

Rate Annual %chg Average Value/Acre: 1.39%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2014 - 2024 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 02/11/2025

CHART 4

CHART 5 - 2024 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	48,239,338	13,774,721	2,169,040	106,840,200	29,360,805	259,230	270,295	841,006,455	55,559,645	45,323,715	2,762,360	1,145,565,804
cnty sectorvalue % of total value:		4.21%	1.20%	0.19%	9.33%	2.56%	0.02%	0.02%	73.41%	4.85%	3.96%	0.24%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
110	BLOOMINGTON	13,736	168,494	24,878	3,636,425	176,940	0	0	391,000	13,825	50,205	0	4,475,503
3.81%	%sector of county sector	0.03%	1.22%	1.15%	3.40%	0.60%			0.05%	0.02%	0.11%		0.39%
	%sector of municipality	0.31%	3.76%	0.56%	81.25%	3.95%			8.74%	0.31%	1.12%		100.00%
272	CAMPBELL	467,526	162,042	9,808	10,581,425	6,640,845	0	0	2,655	126,420	37,160	0	18,027,881
9.42%	%sector of county sector	0.97%	1.18%	0.45%	9.90%	22.62%			0.00%	0.23%	0.08%		1.57%
	%sector of municipality	2.59%	0.90%	0.05%	58.69%	36.84%			0.01%	0.70%	0.21%		100.00%
941	FRANKLIN	1,294,475	1,025,963	108,726	35,157,690	12,838,645	259,230	0	81,565	0	4,395	0	50,770,689
32.57%	%sector of county sector	2.68%	7.45%	5.01%	32.91%	43.73%	100.00%		0.01%		0.01%		4.43%
	%sector of municipality	2.55%	2.02%	0.21%	69.25%	25.29%	0.51%		0.16%		0.01%		100.00%
377	HILDRETH	283,067	286,902	22,560	19,219,495	3,467,265	0	0	551,515	462,455	235,845	0	24,529,104
13.05%	%sector of county sector	0.59%	2.08%	1.04%	17.99%	11.81%			0.07%	0.83%	0.52%		2.14%
	%sector of municipality	1.15%	1.17%	0.09%	78.35%	14.14%			2.25%	1.89%	0.96%		100.00%
83	NAPONEE	171,659	185,846	35,336	2,354,090	321,155	0	0	29,240	0	0	0	3,097,326
2.87%	%sector of county sector	0.36%	1.35%	1.63%	2.20%	1.09%			0.00%				0.27%
	%sector of municipality	5.54%	6.00%	1.14%	76.00%	10.37%			0.94%				100.00%
57	RIVERTON	22,485	280,175	27,319	919,790	55,960	0	0	133,635	0	0	0	1,439,364
1.97%	%sector of county sector	0.05%	2.03%	1.26%	0.86%	0.19%			0.02%				0.13%
	%sector of municipality	1.56%	19.47%	1.90%	63.90%	3.89%			9.28%				100.00%
125	UPLAND	202,381	137,594	8,345	3,186,285	1,451,420	0	0	205,935	267,195	168,705	0	5,627,860
4.33%	%sector of county sector	0.42%	1.00%	0.38%	2.98%	4.94%			0.02%	0.48%	0.37%		0.49%
	%sector of municipality	3.60%	2.44%	0.15%	56.62%	25.79%			3.66%	4.75%	3.00%		100.00%
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
1,966	Total Municipalities	2,455,329	2,247,017	236,972	75,055,206	24,952,232	259,231	0	1,395,545	869,895	496,310	0	107,967,734
68.04%	%all municip.sectors of cnty	5.09%	16.31%	10.93%	70.25%	84.98%	100.00%		0.17%	1.57%	1.10%		9.42%

31	FRANKLIN
----	----------

Sources: 2024 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 02/11/2025

CHART 5

Total Real Property
Sum Lines 17, 25, & 30

Records : 5,046

Value : 1,155,298,610

Growth 2,216,795

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	374	2,090,900	0	0	142	2,884,920	516	4,975,820	
02. Res Improve Land	1,210	7,343,265	0	0	140	3,500,000	1,350	10,843,265	
03. Res Improvements	1,217	81,160,690	0	0	149	25,841,970	1,366	107,002,660	
04. Res Total	1,591	90,594,855	0	0	291	32,226,890	1,882	122,821,745	629,050
% of Res Total	84.54	73.76	0.00	0.00	15.46	26.24	37.30	10.63	28.38
05. Com UnImp Land	92	441,930	0	0	15	240,995	107	682,925	
06. Com Improve Land	208	1,635,320	0	0	20	453,530	228	2,088,850	
07. Com Improvements	219	23,477,010	0	0	36	4,243,385	255	27,720,395	
08. Com Total	311	25,554,260	0	0	51	4,937,910	362	30,492,170	827,470
% of Com Total	85.91	83.81	0.00	0.00	14.09	16.19	7.17	2.64	37.33
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	2	16,725	2	16,725	
14. Rec Improve Land	0	0	0	0	1	144,835	1	144,835	
15. Rec Improvements	0	0	0	0	1	108,735	1	108,735	
16. Rec Total	0	0	0	0	3	270,295	3	270,295	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.06	0.02	0.00
Res & Rec Total	1,591	90,594,855	0	0	294	32,497,185	1,885	123,092,040	629,050
% of Res & Rec Total	84.40	73.60	0.00	0.00	15.60	26.40	37.36	10.65	28.38
Com & Ind Total	319	25,813,370	0	0	51	4,937,910	370	30,751,280	827,470
% of Com & Ind Total	86.22	83.94	0.00	0.00	13.78	16.06	7.33	2.66	37.33
17. Taxable Total	1,910	116,408,225	0	0	345	37,435,095	2,255	153,843,320	1,456,520
% of Taxable Total	84.70	75.67	0.00	0.00	15.30	24.33	44.69	13.32	65.70

Schedule II : Tax Increment Financing (TIF)

	Records	Urban Value Base	Value Excess		Records	SubUrban 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
	Records	Rural Value Base	Value Excess		Records	Total 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	2,340,580	20	2,340,580	0
24. Non-Producing	0	0	0	0	0	0	0	0	0
25. Total	0	0	0	0	20	2,340,580	20	2,340,580	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	247	0	306	553

Schedule V : Agricultural Records

	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value
27. Ag-Vacant Land	115	1,211,920	3	57,910	2,025	686,905,535	2,143	688,175,365
28. Ag-Improved Land	10	271,565	0	0	583	226,672,380	593	226,943,945
29. Ag Improvements	10	1,181,970	0	0	618	82,813,430	628	83,995,400

30. Ag Total				2,771	999,114,710
--------------	--	--	--	-------	-------------

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			
	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	6	0.00	767,900	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	10	0.00	414,070	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	Rural Acres	Value	Records	Total Acres	Value	Growth
31. HomeSite UnImp Land	12	12.00	300,000	12	12.00	300,000	
32. HomeSite Improv Land	327	325.20	8,200,000	333	329.20	8,306,820	
33. HomeSite Improvements	335	0.00	46,577,730	341	0.00	47,345,630	760,275
34. HomeSite Total				353	341.20	55,952,450	
35. FarmSite UnImp Land	72	145.73	728,650	73	145.97	729,850	
36. FarmSite Improv Land	514	1,666.69	8,337,100	520	1,676.38	8,385,550	
37. FarmSite Improvements	585	0.00	36,235,700	595	0.00	36,649,770	0
38. FarmSite Total				668	1,822.35	45,765,170	
39. Road & Ditches	2,078	5,875.35	0	2,084	5,883.27	0	
40. Other- Non Ag Use	4	94.41	144,565	4	94.41	144,565	
41. Total Section VI				1,021	8,141.23	101,862,185	760,275

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%	17,589,815	32.30%	3,172.51
46. 1A	5,694.70	32.18%	18,051,285	33.15%	3,169.84
47. 2A1	2,440.44	13.79%	7,365,180	13.52%	3,017.97
48. 2A	2,656.21	15.01%	8,077,120	14.83%	3,040.84
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	26.38	0.15%	66,610	0.12%	2,525.02
51. 4A1	376.22	2.13%	940,550	1.73%	2,500.00
52. 4A	960.04	5.42%	2,366,500	4.35%	2,465.00
53. Total	17,698.44	100.00%	54,457,060	100.00%	3,076.94
Dry					
54. 1D1	383.76	2.04%	861,535	2.42%	2,244.98
55. 1D	8,288.59	44.00%	18,566,460	52.07%	2,240.00
56. 2D1	1,203.99	6.39%	2,684,900	7.53%	2,230.00
57. 2D	2,499.12	13.27%	5,223,145	14.65%	2,089.99
58. 3D1	409.50	2.17%	618,355	1.73%	1,510.02
59. 3D	0.29	0.00%	435	0.00%	1,500.00
60. 4D1	2,783.66	14.78%	3,549,260	9.95%	1,275.03
61. 4D	3,270.40	17.36%	4,153,430	11.65%	1,270.01
62. Total	18,839.31	100.00%	35,657,520	100.00%	1,892.72
Grass					
63. 1G1	10,304.91	13.25%	11,511,330	13.53%	1,117.07
64. 1G	35,449.65	45.58%	39,521,795	46.44%	1,114.87
65. 2G1	8,120.86	10.44%	8,961,590	10.53%	1,103.53
66. 2G	10,759.41	13.83%	11,540,865	13.56%	1,072.63
67. 3G1	722.07	0.93%	768,245	0.90%	1,063.95
68. 3G	987.66	1.27%	912,915	1.07%	924.32
69. 4G1	9,025.79	11.61%	9,742,970	11.45%	1,079.46
70. 4G	2,401.97	3.09%	2,136,105	2.51%	889.31
71. Total	77,772.32	100.00%	85,095,815	100.00%	1,094.17
Irrigated Total	17,698.44	15.48%	54,457,060	31.08%	3,076.94
Dry Total	18,839.31	16.48%	35,657,520	20.35%	1,892.72
Grass Total	77,772.32	68.02%	85,095,815	48.57%	1,094.17
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%	175,213,660	100.00%	1,532.50

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	39,963.06	42.05%	212,186,755	44.77%	5,309.57
46. 1A	25,874.74	27.22%	130,947,690	27.63%	5,060.83
47. 2A1	2,688.32	2.83%	12,728,270	2.69%	4,734.66
48. 2A	8,932.03	9.40%	42,783,385	9.03%	4,789.88
49. 3A1	57.15	0.06%	72,295	0.02%	1,265.00
50. 3A	963.30	1.01%	4,126,875	0.87%	4,284.10
51. 4A1	3,425.71	3.60%	14,981,590	3.16%	4,373.28
52. 4A	13,136.48	13.82%	56,157,355	11.85%	4,274.92
53. Total	95,040.79	100.00%	473,984,215	100.00%	4,987.17
Dry					
54. 1D1	149.40	0.31%	455,670	0.34%	3,050.00
55. 1D	31,874.29	66.06%	96,424,575	72.67%	3,025.15
56. 2D1	1,459.99	3.03%	3,978,450	3.00%	2,724.98
57. 2D	6,078.16	12.60%	15,804,805	11.91%	2,600.26
58. 3D1	423.27	0.88%	1,005,860	0.76%	2,376.40
59. 3D	84.90	0.18%	193,155	0.15%	2,275.09
60. 4D1	2,094.91	4.34%	3,875,685	2.92%	1,850.05
61. 4D	6,088.02	12.62%	10,958,450	8.26%	1,800.00
62. Total	48,252.94	100.00%	132,696,650	100.00%	2,750.02
Grass					
63. 1G1	12,499.50	13.58%	16,874,795	14.64%	1,350.04
64. 1G	42,604.24	46.28%	55,385,435	48.04%	1,300.00
65. 2G1	13,966.97	15.17%	17,459,570	15.15%	1,250.06
66. 2G	5,657.32	6.15%	6,483,045	5.62%	1,145.96
67. 3G1	4,700.44	5.11%	5,217,425	4.53%	1,109.99
68. 3G	6,771.78	7.36%	7,482,815	6.49%	1,105.00
69. 4G1	116.95	0.13%	128,055	0.11%	1,094.96
70. 4G	5,742.72	6.24%	6,248,515	5.42%	1,088.08
71. Total	92,059.92	100.00%	115,279,655	100.00%	1,252.22
Irrigated Total	95,040.79	40.29%	473,984,215	65.65%	4,987.17
Dry Total	48,252.94	20.46%	132,696,650	18.38%	2,750.02
Grass Total	92,059.92	39.03%	115,279,655	15.97%	1,252.22
72. Waste	522.30	0.22%	78,345	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	235,875.95	100.00%	722,038,865	100.00%	3,061.10

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	137.95	568,330	6.96	22,010	112,594.32	527,850,935	112,739.23	528,441,275
77. Dry Land	218.30	519,320	11.80	34,900	66,862.15	167,799,950	67,092.25	168,354,170
78. Grass	207.93	239,365	1.41	1,000	169,622.90	200,135,105	169,832.24	200,375,470
79. Waste	0.00	0	0.00	0	544.05	81,610	544.05	81,610
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	564.18	1,327,015	20.17	57,910	349,623.42	895,867,600	350,207.77	897,252,525

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	112,739.23	32.19%	528,441,275	58.90%	4,687.29
Dry Land	67,092.25	19.16%	168,354,170	18.76%	2,509.29
Grass	169,832.24	48.49%	200,375,470	22.33%	1,179.84
Waste	544.05	0.16%	81,610	0.01%	150.00
Other	0.00	0.00%	0	0.00%	0.00
Exempt	4,142.32	1.18%	0	0.00%	0.00
Total	350,207.77	100.00%	897,252,525	100.00%	2,562.06

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	630,910	84	3,765,055	132	4,657,100	250
83.2 Campbell	43	276,545	189	1,035,850	191	10,015,950	234	11,328,345	80,170
83.3 Franklin	101	561,395	476	3,094,895	480	36,425,595	581	40,081,885	121,320
83.4 Hildreth	15	54,785	198	1,039,250	200	21,074,025	215	22,168,060	104,360
83.5 Macon	3	11,375	4	80,980	4	438,340	7	530,695	0
83.6 Naponee	31	134,410	87	438,655	87	4,662,430	118	5,235,495	183,155
83.7 Riverton	102	550,445	75	415,255	75	1,034,555	177	2,000,255	0
83.8 Rural	138	2,825,695	140	3,500,000	148	25,545,485	286	31,871,180	111,005
83.9 Rural Comm Area 1	2	16,725	1	144,835	1	108,735	3	270,295	0
83.10 Upland	35	300,035	97	607,470	97	4,041,225	132	4,948,730	28,790
84 Residential Total	518	4,992,545	1,351	10,988,100	1,367	107,111,395	1,885	123,092,040	629,050

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>I 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	48,185	6	154,810	20	237,345	0
85.2	Campbell Comm	8	41,045	38	296,685	41	6,315,505	49	6,653,235	10,000
85.3	Franklin	0	0	1	13,835	1	198,100	1	211,935	0
85.4	Franklin Comm	32	239,280	100	800,160	103	12,119,350	135	13,158,790	280,610
85.5	Hildreth Comm	7	26,820	31	329,180	32	3,110,310	39	3,466,310	550
85.6	Naponee Comm	10	36,490	14	46,980	15	298,635	25	382,105	0
85.7	Riverton Comm	17	37,260	7	13,015	7	42,065	24	92,340	0
85.8	Rural Comm Area 1	9	166,085	10	230,850	13	1,758,615	22	2,155,550	535,810
85.9	Rural Comm Area 2	6	74,910	10	222,680	23	2,484,770	29	2,782,360	500
85.10	Upland Comm	7	57,940	17	150,225	19	1,403,145	26	1,611,310	0
86	Commercial Total	110	714,180	233	2,151,795	260	27,885,305	370	30,751,280	827,470

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%	11,288,505	13.65%	1,120.00
88. 1G	34,822.83	46.65%	38,827,540	46.95%	1,115.00
89. 2G1	7,943.22	10.64%	8,817,075	10.66%	1,110.01
90. 2G	9,898.20	13.26%	10,888,080	13.17%	1,100.01
91. 3G1	680.91	0.91%	745,595	0.90%	1,095.00
92. 3G	678.34	0.91%	742,780	0.90%	1,095.00
93. 4G1	9,012.89	12.07%	9,733,940	11.77%	1,080.00
94. 4G	1,534.51	2.06%	1,657,260	2.00%	1,079.99
95. Total	74,649.93	100.00%	82,700,775	100.00%	1,107.85
CRP					
96. 1C1	172.95	14.32%	193,710	14.44%	1,120.03
97. 1C	618.59	51.22%	689,735	51.40%	1,115.01
98. 2C1	83.59	6.92%	92,790	6.91%	1,110.06
99. 2C	325.64	26.96%	358,205	26.69%	1,100.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	3.65	0.30%	3,940	0.29%	1,079.45
103. 4C	3.24	0.27%	3,495	0.26%	1,078.70
104. Total	1,207.66	100.00%	1,341,875	100.00%	1,111.14
Timber					
105. 1T1	52.93	2.76%	29,115	2.76%	550.07
106. 1T	8.23	0.43%	4,520	0.43%	549.21
107. 2T1	94.05	4.91%	51,725	4.91%	549.97
108. 2T	535.57	27.97%	294,580	27.97%	550.03
109. 3T1	41.16	2.15%	22,650	2.15%	550.29
110. 3T	309.32	16.15%	170,135	16.15%	550.03
111. 4T1	9.25	0.48%	5,090	0.48%	550.27
112. 4T	864.22	45.14%	475,350	45.14%	550.03
113. Total	1,914.73	100.00%	1,053,165	100.00%	550.03
Grass Total	74,649.93	95.99%	82,700,775	97.19%	1,107.85
CRP Total	1,207.66	1.55%	1,341,875	1.58%	1,111.14
Timber Total	1,914.73	2.46%	1,053,165	1.24%	550.03
114. Market Area Total	77,772.32	100.00%	85,095,815	100.00%	1,094.17

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	12,300.16	13.52%	16,605,670	14.57%	1,350.04
88. 1G	42,298.41	46.49%	54,988,725	48.24%	1,300.02
89. 2G1	13,858.98	15.23%	17,324,865	15.20%	1,250.08
90. 2G	5,452.31	5.99%	6,270,255	5.50%	1,150.02
91. 3G1	4,685.25	5.15%	5,200,650	4.56%	1,110.00
92. 3G	6,633.53	7.29%	7,330,045	6.43%	1,105.00
93. 4G1	116.95	0.13%	128,055	0.11%	1,094.96
94. 4G	5,638.11	6.20%	6,145,595	5.39%	1,090.01
95. Total	90,983.70	100.00%	113,993,860	100.00%	1,252.90
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%	745	1.87%	600.81
107. 2T1	0.46	0.69%	275	0.69%	597.83
108. 2T	41.77	62.99%	25,060	62.99%	599.95
109. 3T1	0.18	0.27%	110	0.28%	611.11
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%	13,595	34.17%	599.96
113. Total	66.31	100.00%	39,785	100.00%	599.98
Grass Total	90,983.70	98.83%	113,993,860	98.88%	1,252.90
CRP Total	1,009.91	1.10%	1,246,010	1.08%	1,233.78
Timber Total	66.31	0.07%	39,785	0.03%	599.98
114. Market Area Total	92,059.92	100.00%	115,279,655	100.00%	1,252.22

2025 County Abstract of Assessment for Real Property, Form 45
Compared with the 2024 Certificate of Taxes Levied Report (CTL)

31 Franklin

	2024 CTL County Total	2025 Form 45 County Total	Value Difference (2025 form 45 - 2024 CTL)	Percent Change	2025 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	106,840,200	122,821,745	15,981,545	14.96%	629,050	14.37%
02. Recreational	270,295	270,295	0	0.00%	0	0.00%
03. Ag-Homesite Land, Ag-Res Dwelling	55,559,645	55,952,450	392,805	0.71%	760,275	-0.66%
04. Total Residential (sum lines 1-3)	162,670,140	179,044,490	16,374,350	10.07%	1,389,325	9.21%
05. Commercial	29,360,805	30,492,170	1,131,365	3.85%	827,470	1.04%
06. Industrial	259,230	259,110	-120	-0.05%	0	-0.05%
07. Total Commercial (sum lines 5-6)	29,620,035	30,751,280	1,131,245	3.82%	827,470	1.03%
08. Ag-Farmsite Land, Outbuildings	45,183,060	45,765,170	582,110	1.29%	0	1.29%
09. Minerals	2,762,360	2,340,580	-421,780	-15.27	0	-15.27%
10. Non Ag Use Land	140,655	144,565	3,910	2.78%		
11. Total Non-Agland (sum lines 8-10)	48,086,075	48,250,315	164,240	0.34%	0	0.34%
12. Irrigated	489,605,605	528,441,275	38,835,670	7.93%		
13. Dryland	150,880,280	168,354,170	17,473,890	11.58%		
14. Grassland	200,438,960	200,375,470	-63,490	-0.03%		
15. Wasteland	81,610	81,610	0	0.00%		
16. Other Agland	0	0	0			
17. Total Agricultural Land	841,006,455	897,252,525	56,246,070	6.69%		
18. Total Value of all Real Property (Locally Assessed)	1,081,382,705	1,155,298,610	73,915,905	6.84%	2,216,795	6.63%

2025 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:
	\$167,246
7.	Adopted budget, or granted budget if different from above:
	same
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$51,200
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:
	\$6,000

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?
	2022

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.

2025 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.
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 Franklin are a square foot cost and are the same throughout the 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.

2025 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.

2025 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, EQUIP
	<u>If your county has special value applications, please answer the following</u>
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
	<u>If your county recognizes a special value, please answer the following</u>
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
--	-----

2024

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 2024, an estimated 111 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 is 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:

For the assessment year 2024, an estimated 111 building permits were filed.

The total budget for July 1, 2023, to June 30, 2024, is \$146,043.00. The appraisal budget is \$43,399.52.

Assessment actions planned for assessment year 2025:

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 more thorough review of all residential property will be started to check the accuracy of information on the property record cards to work towards depreciation tables on the computer. All residential pick-up work and building permits will be reviewed and completed by March 19, 2025.

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, 2025.

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, 2025. Aerial pictures will be compared to the information on the appraisal cards for the year 2025.

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. 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, 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 reviewed and completed by March 19, 2026.

Assessment actions planned for assessment year 2027:

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 office will continue to review residential property according to the 6-year cycle of reviewing. Rural residential will be the first on the list to review. Pick-up work and building permits will be completed by March 19, 2027.

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, 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.

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: _____