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DEPARTMENT OF REVENUE

**2023 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

HALL COUNTY

April 7, 2023



Jim Pillen, Governor

Commissioner Keetle :

The Property Tax Administrator has compiled the 2023 Reports and Opinions of the Property Tax Administrator for Hall 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 Hall 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,

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

cc: Kristi Wold, Hall County Assessor

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Introduction

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

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

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

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

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

Statistical Analysis:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Analysis of Assessment Practices:

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

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

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

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

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

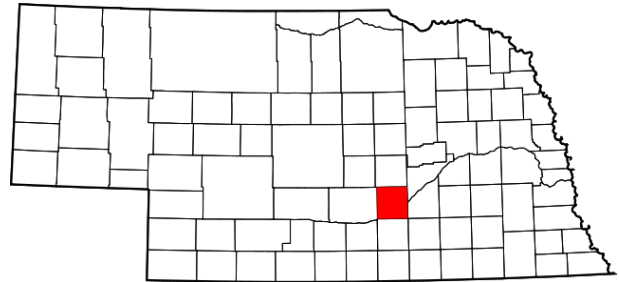
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors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

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

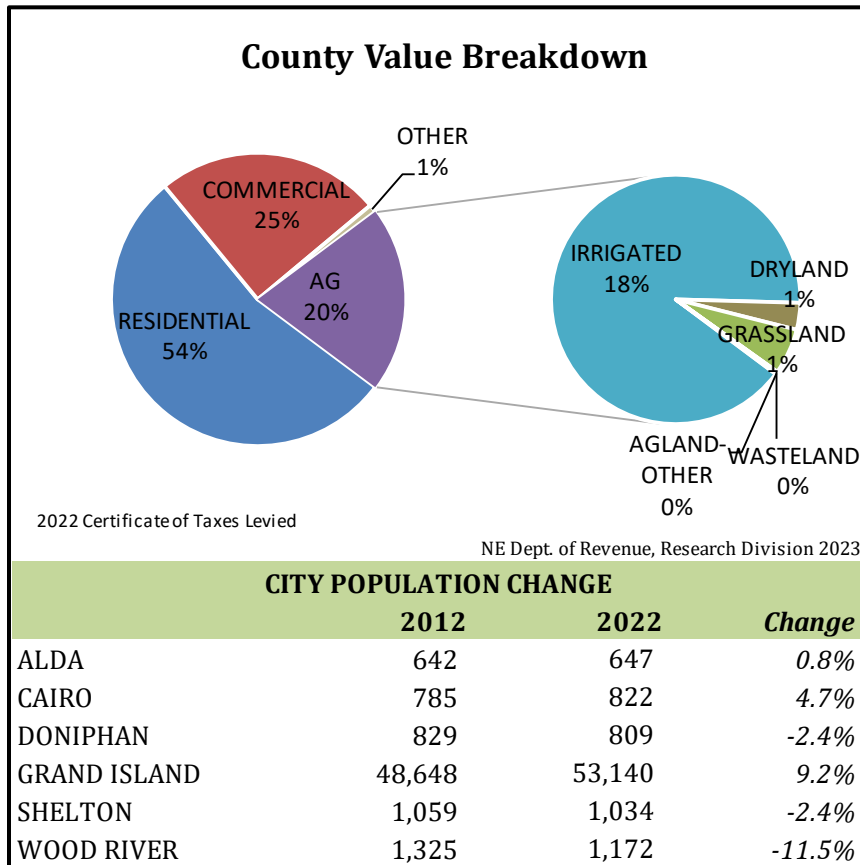
**Further information may be found in Exhibit 94*

County Overview

With a total area of 546 square miles, Hall County has 61,979 residents, per the Census Bureau Quick Facts for 2021, a 2% population decrease over the 2020 U.S. Census. Reports indicate that 63% of county residents are homeowners and 82% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$160,868 (2022 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Hall County are located in and around the county seat of Grand Island. According to the U.S. Census Bureau, there are 1,889 employer establishments with total employment of 33,360, an increase of 5% since 2019.



Irrigated land makes up a majority of the land in the county. Hall County is included in the Central Platte Natural Resources District (NRD).

A meat processing facility in Grand Island is the largest employer in the county, a number of manufacturing facilities also provide jobs in the county. An ethanol plant located in Wood River also contributes to the local agricultural economy.

2023 Residential Correlation for Hall County

Assessment Actions

A lot study for all residential valuation groups was performed by the contract appraiser with new lot values applied. Valuation Groups 2, 4, 5, and 6 were desk reviewed. Updated costing was applied to valuation groups 2 through 9.

All pick-up work was completed and placed on the assessment roll.

Assessment Practice Review

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

Sales verification and qualification processes are reviewed to determine if all arm's-length sales are made available for measurement. The usability rate for the residential class is higher than the state average. In larger counties where there are larger samples of sales this is not uncommon. In reviewing sales changes at the filing of the Abstract of Assessment, Form 45, it was determined several sales had significant changes since the date of sale and should have been disqualified. While the sales were eventually removed, the removal was very late in the measurement process. This has been discussed with the county assessor and additional training will be provided going forward.

Valuation groups are reviewed to ensure that economic differences are adequately identified and stratified. Currently there are 14 valuation groups recognized by the county assessor, each recognizing their own unique characteristics. Grand Island is separated into six groups to recognize the different characteristics.

The six-year inspection and review cycle is evaluated, with a tracking file of each of the areas. Pictometry is used to complete the review and inspection of residential towns as well as the rural area. A systematic plan is in place to maintain compliance.

Lot values are reviewed as part of the six-year review cycle, for 2023 a market analysis of land sales along with a lot study was performed by a contract appraiser for the entire residential class with new lot values implemented. The currency of the appraisal tables is reviewed. As the valuation groups are reviewed the costing tables are updated. The depreciation used is dated 2019.

The county assessor has a written valuation methodology on file.

2023 Residential Correlation for Hall County

Description of Analysis

The county assessor utilizes 14 valuation groups in the residential class. Six of these are within the City of Grand Island, four represent rural areas of the county, and the remaining four represent each of the villages within the county.

Valuation Group	Description
1	Grand Island original town, oldest subdivisions
2	Grand Island tract housing
3	Grand Island high-end homes
4	Grand Island Copper Creek Subdivisions, modern affordable housing
5	Grand Island manufactured housing
6	Grand Island older homes, slightly newer than area 1
7	Cairo
8	Alda
9	Wood River
10	Doniphan
11	Recreational
12	Rural acreages
13	Rural Subdivisions
14	High Density Rural Subdivisions

The statistical profile consists of 1,868 qualified sales with 13 of the 14 valuation groups represented. The median and weighted mean measures of central tendency are within the acceptable range. The 13 valuation groups with sufficient sales all have a median within the acceptable range, with exception of Valuation Group 5, with only eight sales. Both the COD and PRD on this small sample are above the recommended range, indicating that the sample is not reliable. The eight sales are not a sufficient number of sales to measure. Even though in some valuation groups the PRDs are high, there is no observation that demonstrates regressive tendencies when the data was arrayed. The qualitative statistics for each valuation group generally support appraisal uniformity.

A comparison of the statistics and the 2023 County Abstract of Assessment for Real Property, Form 45 Compared to the Certificate of Taxes Levied (CTL) Report indicate the sales file changed at a similar rate as the population.

Equalization and Quality of Assessment

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

2023 Residential Correlation for Hall County

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	712	95.22	103.09	98.08	19.68	105.11
2	429	96.79	99.56	97.99	12.48	101.60
3	91	98.23	101.98	101.45	16.50	100.52
4	35	96.63	96.84	96.20	07.95	100.67
5	8	114.95	114.47	98.77	30.14	115.90
6	348	96.98	102.58	100.50	15.79	102.07
7	29	98.02	104.61	103.32	17.95	101.25
8	18	95.52	104.23	92.91	23.52	112.18
9	35	96.08	99.80	94.23	14.13	105.91
10	35	94.37	97.41	95.71	13.12	101.78
12	24	98.16	112.72	100.88	26.52	111.74
13	27	94.28	103.99	100.34	24.63	103.64
14	77	92.80	93.16	92.79	13.31	100.40
<u>ALL</u>	1,868	96.07	101.66	98.39	16.73	103.32

Level of Value

Based on analysis of all available information, the level of value for the residential property in Hall County is 96%.

2023 Commercial Correlation for Hall County

Assessment Actions

A lot study for all commercial valuation groups was performed by the contract appraiser with updated lot values applied. The Marshall-Swift costing was also updated.

Sales review and pick-up work was done with changes made accordingly.

Assessment Practice Review

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

Sales verification and qualification is reviewed for the commercial class. The review indicates the usability of the commercial class is above the state average. Further sales verification is recommended and has been discussed with the county assessor this past year. It appears many sales have improvements made to them after the sale has taken place, some substantial. However, instead of these sales being coded out as substantially changed, they are left in as qualified sales and impacting the quality of the commercial statistics. Those that were discovered by the Property Assessment Division (Division) were ultimately reviewed in an effort to present a reliable ratio study, however, it is unknown whether additional sales qualification issues might exist. Additional training will be provided to the county assessor going forward.

Eight valuation groups are recognized by the county assessor based on county assessor locations with Grand Island separated into two groups. The county assessor complies with the six-year inspection and review cycle for the commercial class of property. All valuation groups have been reviewed within the six-year cycle.

A review of the current commercial appraisal tables shows the cost tables are dated 2019. Depreciation tables are dated 2020 for all commercial properties. Lot values were updated for the 2023 assessment year.

The county assessor does apply the income approach to income properties the contract appraiser was able to collect the information from. The cost approach to value, using the Computer-Assisted Mass Appraisal (CAMA) system cost tables with market derived depreciation tables, is used for the remaining valuation of the commercial class of property.

2023 Commercial Correlation for Hall County

Description of Analysis

The county assessor utilizes eight valuation groups within the commercial class of property, two represent the City of Grand Island; the remainder represent each of the small villages and the rural area.

Valuation Group	Description
1	Grand Island
2	Cairo
3	Alda
4	Wood River
5	Doniphan
6	Rural
7	Rural Subdivisions
99	Grand Island Downtown

The statistical analysis of qualified commercial sales consists of 209 sales with the median and mean in the acceptable range. The weighted mean is slightly below. A review of the valuation groups indicates only Valuation Groups 1 and 99 have sufficient samples of sales and both have medians within the acceptable ranges. The overall PRD is high and may indicate some regressivity. Trimming extreme outliers at both ends of the ratio array does improve the PRD but does not bring the measure into the acceptable range. Review of the sales price substrata also shows that extreme outliers exist at all sales price levels, making conclusions regarding regressivity difficult. The sales verification practice of the county assessor is impacting the quality of the commercial statistics. Through all the testing conducted by Division the median remains stable at 94%, so the median will be relied upon for purposes of determining the level of value.

Valuation Groups 2 through 7 all have unreliably small samples of sales with only Valuation Group 5 within the acceptable range. Further, all these valuation groups show that extreme outliers exist throughout the sample.

The statistical sample and the 2023 County Abstract of Assessment, Form 45 Compared with the 2022 Certificate of Taxes Levied Report (CTL) indicate the sales file changed at a similar rate as the population.

2023 Commercial Correlation for Hall County

Equalization and Quality of Assessment

The valuation group substratum shows the groups with sufficient sales are within the acceptable range. The assessment practices of the county assessor and evaluation of the general movement of assessed values relative to the market indicate that the values are uniform. The Hall County Assessor complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	156	93.81	98.08	88.20	26.49	111.20
2	1	114.48	114.48	114.48	00.00	100.00
3	3	104.55	92.21	83.42	19.52	110.54
4	7	113.66	119.71	110.94	15.19	107.91
5	5	93.02	81.72	62.24	18.21	131.30
7	3	65.05	63.27	53.58	27.67	118.09
99	34	94.95	93.70	86.12	18.78	108.80
____ALL____	209	94.39	97.19	87.64	25.00	110.90

Level of Value

Based on analysis of all available information, the level of value for the commercial property in Hall County is 94%.

2023 Agricultural Correlation for Hall County

Assessment Actions

A sales analysis was conducted, irrigated, dry and grassland increased 3%. Waste and accretion acres were increased to \$500 per acre. The costing for agricultural dwellings and outbuildings was updated. Land use inspection through pictometry was also reviewed in a portion of the county.

Pick-up work was completed in the agricultural class of property and placed on the assessment roll.

Assessment Practice Review

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

Sales verification processes are reviewed to determine if all arm's-length transactions are made available for measurement purposes. The usability rate for the agricultural class is slightly higher than the statewide average. Further sales verification would improve the rate as well as review of the sales with changes since the sale took place.

The Hall County Assessor utilizes one market area for the agricultural class of property as no unique market attributes have been recognized, however this is studied each year. There are three special value applications on file, however, the county does not have special value assigned to any parcels. The assessor does have a written special valuation methodology on file.

The six-year inspection and review cycle is reviewed. The assessor has a tracking file to document the inspection cycle. Aerial imager with Pictometry is used to review much of the rural area. A systematic plan is in place to maintain compliance for both land use and improvement.

The depreciation for the agricultural dwellings and outbuildings is dated 2019. The costing is also dated 2019. The costing years are updated as the improvements are reviewed. Site values are the same for both agricultural and rural residential dwellings.

Intensive use is identified in the county for feedlots and vineyards. Primary use is determined by the present use of the entire parcel through review.

Description of Analysis

The agricultural statistics consist of 68 qualified sales. All three measures of central tendency are in the acceptable range. The qualitative statistics are acceptable for the agricultural class.

Review of each class by 80% Majority Land Use (MLU) reveals the statistics for sales of irrigated land are within acceptable range. There are few sales of dryland and grassland for measurement purposes, however, the values are comparable to adjacent counties values.

Comparison of the 2023 County Abstract of Assessment for Real Property, Form 45 Compared with the 2022 Certificate of Taxes Levied Report (CTL) support that the values were uniformly

2023 Agricultural Correlation for Hall County

applied to the agricultural class and accurately reflect the assessment actions reported by the County Assessor.

Equalization and Quality of Assessment

Agricultural homes and outbuildings have been valued using the same valuation process as rural residential improvements. Agricultural improvements are equalized and assessed at the statutory level. Agricultural land values are equalized and meet generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	56	73.01	72.96	69.63	13.79	104.78
1	56	73.01	72.96	69.63	13.79	104.78
<u>Grass</u>						
County	1	76.00	76.00	76.00	00.00	100.00
1	1	76.00	76.00	76.00	00.00	100.00
<u>ALL</u>						
	68	73.80	73.94	70.83	14.84	104.39

Level of Value

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

2023 Opinions of the Property Tax Administrator for Hall 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	96	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	94	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	74	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 7th day of April, 2023.



Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2023 Commission Summary for Hall County

Residential Real Property - Current

Number of Sales	1868	Median	96.07
Total Sales Price	\$401,887,342	Mean	101.66
Total Adj. Sales Price	\$401,887,342	Wgt. Mean	98.39
Total Assessed Value	\$395,418,858	Average Assessed Value of the Base	\$162,839
Avg. Adj. Sales Price	\$215,143	Avg. Assessed Value	\$211,680

Confidence Interval - Current

95% Median C.I	95.37 to 96.84
95% Wgt. Mean C.I	97.43 to 99.35
95% Mean C.I	100.46 to 102.86
% of Value of the Class of all Real Property Value in the County	54.66
% of Records Sold in the Study Period	8.68
% of Value Sold in the Study Period	11.28

Residential Real Property - History

Year	Number of Sales	LOV	Median
2022	1,920	93	93.44
2021	1,713	93	93.17
2020	1,709	92	92.43
2019	1,927	93	92.68

2023 Commission Summary for Hall County

Commercial Real Property - Current

Number of Sales	209	Median	94.39
Total Sales Price	\$136,898,469	Mean	97.19
Total Adj. Sales Price	\$136,898,469	Wgt. Mean	87.64
Total Assessed Value	\$119,979,971	Average Assessed Value of the Base	\$523,952
Avg. Adj. Sales Price	\$655,017	Avg. Assessed Value	\$574,067

Confidence Interval - Current

95% Median C.I	90.13 to 97.83
95% Wgt. Mean C.I	81.19 to 94.09
95% Mean C.I	92.08 to 102.30
% of Value of the Class of all Real Property Value in the County	24.01
% of Records Sold in the Study Period	7.11
% of Value Sold in the Study Period	7.79

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2022	186	98	97.98
2021	179	99	98.53
2020	182	94	93.57
2019	180	93	93.29

**40 Hall
RESIDENTIAL**

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

Date Range: 10/1/2020 To 9/30/2022 Posted on: 1/31/2023

Number of Sales : 1,868
 Total Sales Price : 401,887,342
 Total Adj. Sales Price : 401,887,342
 Total Assessed Value : 395,418,858
 Avg. Adj. Sales Price : 215,143
 Avg. Assessed Value : 211,680

MEDIAN : 96
 WGT. MEAN : 98
 MEAN : 102
 COD : 16.73
 PRD : 103.32

COV : 26.03
 STD : 26.46
 Avg. Abs. Dev : 16.07
 MAX Sales Ratio : 390.74
 MIN Sales Ratio : 54.28

95% Median C.I. : 95.37 to 96.84
 95% Wgt. Mean C.I. : 97.43 to 99.35
 95% Mean C.I. : 100.46 to 102.86

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qrtrs</u>												
01-OCT-20 To 31-DEC-20	237	104.17	109.88	106.84	16.78	102.85	58.73	390.74	100.92 to 107.04	184,920	197,564	
01-JAN-21 To 31-MAR-21	183	105.27	109.24	107.14	15.03	101.96	75.88	204.97	101.92 to 108.44	191,592	205,277	
01-APR-21 To 30-JUN-21	244	98.39	104.61	102.24	15.19	102.32	68.25	204.63	97.09 to 100.80	208,667	213,332	
01-JUL-21 To 30-SEP-21	295	95.48	99.10	97.12	12.68	102.04	68.27	185.50	93.59 to 96.84	216,810	210,573	
01-OCT-21 To 31-DEC-21	255	94.58	100.75	97.22	15.99	103.63	60.87	273.81	93.12 to 96.63	226,958	220,642	
01-JAN-22 To 31-MAR-22	180	93.76	101.57	97.42	17.73	104.26	59.13	238.69	91.98 to 95.93	213,221	207,719	
01-APR-22 To 30-JUN-22	244	91.77	96.26	93.41	16.67	103.05	54.28	282.20	88.02 to 93.65	230,554	215,362	
01-JUL-22 To 30-SEP-22	230	88.59	94.10	91.08	19.55	103.32	55.35	339.87	85.90 to 91.86	241,815	220,247	
<u>Study Yrs</u>												
01-OCT-20 To 30-SEP-21	959	99.54	105.10	102.48	15.39	102.56	58.73	390.74	97.93 to 100.92	202,045	207,049	
01-OCT-21 To 30-SEP-22	909	92.52	98.02	94.59	17.49	103.63	54.28	339.87	91.64 to 93.74	228,962	216,566	
<u>Calendar Yrs</u>												
01-JAN-21 To 31-DEC-21	977	97.10	102.81	100.09	15.10	102.72	60.87	273.81	96.49 to 97.90	212,701	212,898	
<u>ALL</u>	1,868	96.07	101.66	98.39	16.73	103.32	54.28	390.74	95.37 to 96.84	215,143	211,680	

VALUATION GROUP											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	712	95.22	103.09	98.08	19.68	105.11	55.35	339.87	93.88 to 96.55	152,830	149,899	
2	429	96.79	99.56	97.99	12.48	101.60	67.43	231.42	95.68 to 97.76	279,554	273,948	
3	91	98.23	101.98	101.45	16.50	100.52	59.13	205.53	94.72 to 103.54	374,431	379,869	
4	35	96.63	96.84	96.20	07.95	100.67	69.64	129.88	92.97 to 99.99	282,050	271,343	
5	8	114.95	114.47	98.77	30.14	115.90	61.02	179.52	61.02 to 179.52	82,176	81,164	
6	348	96.98	102.58	100.50	15.79	102.07	63.74	273.81	95.01 to 98.87	195,485	196,465	
7	29	98.02	104.61	103.32	17.95	101.25	69.67	204.39	88.25 to 106.03	169,540	175,168	
8	18	95.52	104.23	92.91	23.52	112.18	64.17	202.56	84.19 to 108.09	102,250	95,005	
9	35	96.08	99.80	94.23	14.13	105.91	69.86	165.45	88.54 to 100.50	169,423	159,655	
10	35	94.37	97.41	95.71	13.12	101.78	64.73	169.88	88.33 to 99.86	214,561	205,356	
12	24	98.16	112.72	100.88	26.52	111.74	67.14	390.74	89.55 to 119.98	278,482	280,938	
13	27	94.28	103.99	100.34	24.63	103.64	68.06	282.20	81.93 to 101.38	278,904	279,855	
14	77	92.80	93.16	92.79	13.31	100.40	54.28	173.74	89.31 to 95.61	338,989	314,532	
<u>ALL</u>	1,868	96.07	101.66	98.39	16.73	103.32	54.28	390.74	95.37 to 96.84	215,143	211,680	

**40 Hall
RESIDENTIAL**

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

Date Range: 10/1/2020 To 9/30/2022 Posted on: 1/31/2023

Number of Sales : 1,868
 Total Sales Price : 401,887,342
 Total Adj. Sales Price : 401,887,342
 Total Assessed Value : 395,418,858
 Avg. Adj. Sales Price : 215,143
 Avg. Assessed Value : 211,680

MEDIAN : 96
 WGT. MEAN : 98
 MEAN : 102
 COD : 16.73
 PRD : 103.32

COV : 26.03
 STD : 26.46
 Avg. Abs. Dev : 16.07
 MAX Sales Ratio : 390.74
 MIN Sales Ratio : 54.28

95% Median C.I. : 95.37 to 96.84
 95% Wgt. Mean C.I. : 97.43 to 99.35
 95% Mean C.I. : 100.46 to 102.86

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	1,860	96.04	101.64	98.40	16.71	103.29	54.28	390.74	95.34 to 96.81	215,624	212,178
06											
07	8	104.38	105.42	92.91	16.52	113.46	74.99	135.40	74.99 to 135.40	103,250	95,927
<u>ALL</u>	1,868	96.07	101.66	98.39	16.73	103.32	54.28	390.74	95.37 to 96.84	215,143	211,680

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	7	179.52	170.89	171.13	15.84	99.86	108.09	229.73	108.09 to 229.73	23,129	39,582
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	1,868	96.07	101.66	98.39	16.73	103.32	54.28	390.74	95.37 to 96.84	215,143	211,680
Greater Than 14,999	1,868	96.07	101.66	98.39	16.73	103.32	54.28	390.74	95.37 to 96.84	215,143	211,680
Greater Than 29,999	1,861	96.01	101.40	98.36	16.50	103.09	54.28	390.74	95.30 to 96.80	215,865	212,328
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	7	179.52	170.89	171.13	15.84	99.86	108.09	229.73	108.09 to 229.73	23,129	39,582
30,000 TO 59,999	41	138.06	159.01	156.72	36.13	101.46	61.02	390.74	121.70 to 169.97	47,577	74,561
60,000 TO 99,999	157	120.40	126.66	125.41	23.00	101.00	65.58	339.87	114.12 to 126.70	79,161	99,277
100,000 TO 149,999	332	96.13	102.30	102.05	17.69	100.24	54.28	221.81	93.63 to 98.03	127,098	129,701
150,000 TO 249,999	774	93.80	96.26	96.03	13.04	100.24	56.44	231.42	92.78 to 94.87	195,064	187,328
250,000 TO 499,999	519	95.98	96.51	96.50	10.89	100.01	56.46	173.74	94.79 to 96.85	322,571	311,290
500,000 TO 999,999	36	96.85	97.90	98.65	14.98	99.24	55.35	142.52	88.96 to 106.00	627,953	619,445
1,000,000 +	2	107.39	107.39	110.50	11.46	97.19	95.08	119.69	N/A	2,075,000	2,292,816
<u>ALL</u>	1,868	96.07	101.66	98.39	16.73	103.32	54.28	390.74	95.37 to 96.84	215,143	211,680

**40 Hall
COMMERCIAL**

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

Date Range: 10/1/2019 To 9/30/2022 Posted on: 1/31/2023

Number of Sales : 209
 Total Sales Price : 136,898,469
 Total Adj. Sales Price : 136,898,469
 Total Assessed Value : 119,979,971
 Avg. Adj. Sales Price : 655,017
 Avg. Assessed Value : 574,067

MEDIAN : 94
 WGT. MEAN : 88
 MEAN : 97
 COD : 25.00
 PRD : 110.90

COV : 38.77
 STD : 37.68
 Avg. Abs. Dev : 23.60
 MAX Sales Ratio : 343.81
 MIN Sales Ratio : 25.73

95% Median C.I. : 90.13 to 97.83
 95% Wgt. Mean C.I. : 81.19 to 94.09
 95% Mean C.I. : 92.08 to 102.30

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-19 To 31-DEC-19	9	103.85	110.92	104.60	15.65	106.04	87.11	203.46	91.23 to 108.04	447,492	468,079
01-JAN-20 To 31-MAR-20	16	105.08	107.94	107.28	16.67	100.62	35.51	151.10	96.36 to 126.08	260,722	279,692
01-APR-20 To 30-JUN-20	8	99.58	116.69	146.24	39.85	79.79	46.31	320.47	46.31 to 320.47	404,063	590,920
01-JUL-20 To 30-SEP-20	16	99.95	96.42	91.52	14.84	105.35	55.43	127.86	87.89 to 110.80	466,940	427,322
01-OCT-20 To 31-DEC-20	16	97.74	92.77	78.80	14.26	117.73	42.88	129.61	88.49 to 103.91	571,313	450,215
01-JAN-21 To 31-MAR-21	28	97.06	106.21	96.32	23.52	110.27	59.00	343.81	91.87 to 104.50	587,229	565,637
01-APR-21 To 30-JUN-21	23	87.77	89.59	79.03	21.80	113.36	30.19	144.11	78.36 to 104.49	945,349	747,155
01-JUL-21 To 30-SEP-21	21	93.72	96.98	91.12	24.01	106.43	41.84	148.90	77.71 to 114.48	531,190	484,017
01-OCT-21 To 31-DEC-21	16	82.83	89.34	83.71	23.45	106.73	48.99	146.49	67.61 to 105.87	950,902	795,967
01-JAN-22 To 31-MAR-22	14	96.42	102.88	102.77	25.12	100.11	65.05	164.36	71.74 to 134.93	683,921	702,846
01-APR-22 To 30-JUN-22	25	72.21	82.26	70.06	40.47	117.41	25.73	251.22	60.45 to 89.21	1,014,640	710,859
01-JUL-22 To 30-SEP-22	17	81.80	95.88	96.06	28.63	99.81	57.01	169.78	73.20 to 138.14	550,538	528,864
<u>Study Yrs</u>											
01-OCT-19 To 30-SEP-20	49	102.50	106.15	107.14	19.88	99.08	35.51	320.47	98.52 to 104.88	385,766	413,312
01-OCT-20 To 30-SEP-21	88	94.95	97.22	86.16	21.64	112.84	30.19	343.81	90.13 to 100.89	664,562	572,616
01-OCT-21 To 30-SEP-22	72	81.77	91.06	82.90	31.56	109.84	25.73	251.22	77.54 to 89.38	826,590	685,243
<u>Calendar Yrs</u>											
01-JAN-20 To 31-DEC-20	56	101.20	101.56	96.78	19.11	104.94	35.51	320.47	97.23 to 103.91	428,859	415,054
01-JAN-21 To 31-DEC-21	88	93.58	96.60	86.63	23.40	111.51	30.19	343.81	86.73 to 98.08	733,578	635,480
<u>ALL</u>	209	94.39	97.19	87.64	25.00	110.90	25.73	343.81	90.13 to 97.83	655,017	574,067

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	156	93.81	98.08	88.20	26.49	111.20	25.73	343.81	87.77 to 97.23	801,530	706,929
2	1	114.48	114.48	114.48	00.00	100.00	114.48	114.48	N/A	75,000	85,857
3	3	104.55	92.21	83.42	19.52	110.54	55.43	116.66	N/A	190,000	158,494
4	7	113.66	119.71	110.94	15.19	107.91	96.36	169.78	96.36 to 169.78	82,964	92,039
5	5	93.02	81.72	62.24	18.21	131.30	27.56	102.06	N/A	209,000	130,088
7	3	65.05	63.27	53.58	27.67	118.09	35.37	89.38	N/A	425,000	227,718
99	34	94.95	93.70	86.12	18.78	108.80	35.51	144.11	85.54 to 104.29	244,529	210,583
<u>ALL</u>	209	94.39	97.19	87.64	25.00	110.90	25.73	343.81	90.13 to 97.83	655,017	574,067

**40 Hall
COMMERCIAL**

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

Date Range: 10/1/2019 To 9/30/2022 Posted on: 1/31/2023

Number of Sales : 209
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 WGT. MEAN : 88
 MEAN : 97
 COD : 25.00
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COV : 38.77
 STD : 37.68
 Avg. Abs. Dev : 23.60
 MAX Sales Ratio : 343.81
 MIN Sales Ratio : 25.73

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 95% Wgt. Mean C.I. : 81.19 to 94.09
 95% Mean C.I. : 92.08 to 102.30

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02	30	92.57	93.30	81.86	19.40	113.98	64.51	251.22	77.54 to 97.21	735,780	602,316
03	179	96.29	97.84	88.75	25.43	110.24	25.73	343.81	90.13 to 100.20	641,481	569,332
04											
<u>ALL</u>	<u>209</u>	<u>94.39</u>	<u>97.19</u>	<u>87.64</u>	<u>25.00</u>	<u>110.90</u>	<u>25.73</u>	<u>343.81</u>	<u>90.13 to 97.83</u>	<u>655,017</u>	<u>574,067</u>

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	1	169.78	169.78	169.78	00.00	100.00	169.78	169.78	N/A	28,250	47,963
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	209	94.39	97.19	87.64	25.00	110.90	25.73	343.81	90.13 to 97.83	655,017	574,067
Greater Than 14,999	209	94.39	97.19	87.64	25.00	110.90	25.73	343.81	90.13 to 97.83	655,017	574,067
Greater Than 29,999	208	94.31	96.84	87.62	24.77	110.52	25.73	343.81	90.13 to 97.60	658,030	576,596
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	1	169.78	169.78	169.78	00.00	100.00	169.78	169.78	N/A	28,250	47,963
30,000 TO 59,999	3	113.66	107.42	102.38	12.58	104.92	82.85	125.76	N/A	39,333	40,269
60,000 TO 99,999	16	105.19	109.42	108.83	11.04	100.54	87.89	141.24	98.08 to 118.55	75,906	82,608
100,000 TO 149,999	20	111.67	122.54	123.18	25.99	99.48	65.05	251.22	96.29 to 138.14	116,900	144,002
150,000 TO 249,999	37	100.89	103.17	103.85	21.98	99.35	46.31	343.81	90.07 to 104.29	195,919	203,453
250,000 TO 499,999	53	89.38	90.28	90.14	23.33	100.16	35.51	164.36	79.39 to 97.15	340,501	306,939
500,000 TO 999,999	39	92.23	96.23	97.43	29.44	98.77	25.73	320.47	81.74 to 104.50	724,841	706,245
1,000,000 TO 1,999,999	25	78.63	83.09	83.66	21.01	99.32	42.88	161.89	70.68 to 89.21	1,373,688	1,149,269
2,000,000 TO 4,999,999	14	90.32	80.80	81.18	23.29	99.53	30.19	127.87	48.99 to 97.60	2,878,084	2,336,461
5,000,000 TO 9,999,999	1	56.56	56.56	56.56	00.00	100.00	56.56	56.56	N/A	5,000,000	2,828,219
10,000,000 +											
<u>ALL</u>	<u>209</u>	<u>94.39</u>	<u>97.19</u>	<u>87.64</u>	<u>25.00</u>	<u>110.90</u>	<u>25.73</u>	<u>343.81</u>	<u>90.13 to 97.83</u>	<u>655,017</u>	<u>574,067</u>

**40 Hall
COMMERCIAL**

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

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 95% Wgt. Mean C.I. : 81.19 to 94.09
 95% Mean C.I. : 92.08 to 102.30

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
163	1	134.26	134.26	134.26	00.00	100.00	134.26	134.26	N/A	70,000	93,982
303	1	121.66	121.66	121.66	00.00	100.00	121.66	121.66	N/A	247,500	301,106
304	2	83.99	83.99	83.54	07.25	100.54	77.90	90.07	N/A	172,500	144,113
311	1	84.72	84.72	84.72	00.00	100.00	84.72	84.72	N/A	130,000	110,130
313	1	108.04	108.04	108.04	00.00	100.00	108.04	108.04	N/A	1,690,430	1,826,381
318	2	89.62	89.62	89.69	02.91	99.92	87.01	92.23	N/A	925,000	829,668
319	1	161.89	161.89	161.89	00.00	100.00	161.89	161.89	N/A	1,850,000	2,994,904
336	5	103.85	93.17	72.32	30.37	128.83	43.46	141.29	N/A	201,000	145,371
339	1	89.22	89.22	89.22	00.00	100.00	89.22	89.22	N/A	289,900	258,643
341	4	104.88	105.10	112.66	11.50	93.29	81.59	129.04	N/A	461,375	519,771
342	1	56.45	56.45	56.45	00.00	100.00	56.45	56.45	N/A	1,260,000	711,288
343	2	92.78	92.78	94.16	03.85	98.53	89.21	96.34	N/A	2,375,000	2,236,340
344	49	97.15	104.47	97.43	34.60	107.23	25.73	343.81	87.73 to 103.70	477,613	465,317
349	8	103.72	99.14	75.32	29.82	131.63	39.46	151.10	39.46 to 151.10	966,250	727,740
350	4	67.88	88.91	80.42	43.28	110.56	55.53	164.36	N/A	575,000	462,411
352	30	92.57	93.30	81.86	19.40	113.98	64.51	251.22	77.54 to 97.21	735,780	602,316
353	24	96.95	91.71	79.94	18.46	114.72	35.51	127.86	80.93 to 105.30	805,549	643,931
381	2	55.34	55.34	58.75	16.32	94.20	46.31	64.37	N/A	350,250	205,761
384	4	88.45	85.00	87.58	04.87	97.05	72.98	90.13	N/A	808,250	707,829
386	9	95.51	100.14	87.33	14.05	114.67	74.53	141.24	82.85 to 112.45	436,293	381,006
387	2	87.61	87.61	51.09	44.08	171.48	48.99	126.22	N/A	1,834,377	937,254
406	11	100.32	98.86	92.27	14.38	107.14	65.56	138.14	78.36 to 125.76	208,864	192,715
410	9	99.43	91.99	71.40	20.77	128.84	30.19	137.17	55.43 to 110.80	553,592	395,241
412	2	95.21	95.21	96.45	08.91	98.71	86.73	103.68	N/A	3,575,000	3,448,061
413	1	81.28	81.28	81.28	00.00	100.00	81.28	81.28	N/A	1,400,000	1,137,868
434	1	122.47	122.47	122.47	00.00	100.00	122.47	122.47	N/A	400,000	489,863
442	5	96.36	100.74	112.17	18.01	89.81	67.27	146.49	N/A	288,000	323,036
443	1	144.11	144.11	144.11	00.00	100.00	144.11	144.11	N/A	100,000	144,113
444	3	78.63	94.11	89.28	35.34	105.41	60.16	143.53	N/A	885,000	790,162
458	1	86.57	86.57	86.57	00.00	100.00	86.57	86.57	N/A	1,750,000	1,514,959
483	1	96.96	96.96	96.96	00.00	100.00	96.96	96.96	N/A	2,650,000	2,569,331
494	5	114.48	110.88	103.25	11.74	107.39	71.98	138.72	N/A	189,500	195,656
528	8	76.30	87.00	91.28	26.20	95.31	60.45	127.87	60.45 to 127.87	736,301	672,095
530	5	91.87	101.61	100.08	15.70	101.53	84.14	143.95	N/A	377,787	378,072
552	1	64.24	64.24	64.24	00.00	100.00	64.24	64.24	N/A	1,045,000	671,289

40 Hall
COMMERCIAL

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

Date Range: 10/1/2019 To 9/30/2022 Posted on: 1/31/2023

Number of Sales : 209
 Total Sales Price : 136,898,469
 Total Adj. Sales Price : 136,898,469
 Total Assessed Value : 119,979,971
 Avg. Adj. Sales Price : 655,017
 Avg. Assessed Value : 574,067

MEDIAN : 94
 WGT. MEAN : 88
 MEAN : 97
 COD : 25.00
 PRD : 110.90

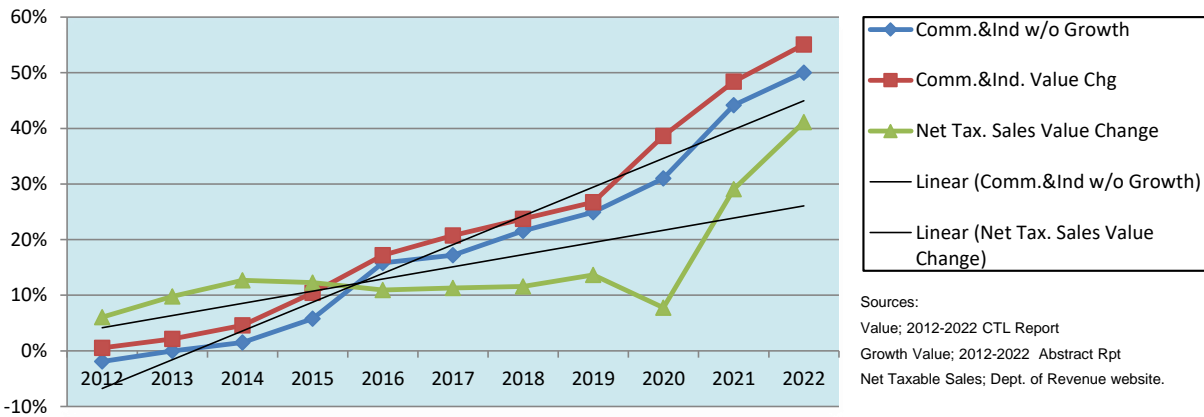
COV : 38.77
 STD : 37.68
 Avg. Abs. Dev : 23.60
 MAX Sales Ratio : 343.81
 MIN Sales Ratio : 25.73

95% Median C.I. : 90.13 to 97.83
 95% Wgt. Mean C.I. : 81.19 to 94.09
 95% Mean C.I. : 92.08 to 102.30

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595	1	97.23	97.23	97.23	00.00	100.00	97.23	97.23	N/A	600,000	583,366
ALL	209	94.39	97.19	87.64	25.00	110.90	25.73	343.81	90.13 to 97.83	655,017	574,067

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
2011	\$ 913,941,631	\$ 29,047,066	3.18%	\$ 884,894,565		\$ 951,903,812	
2012	\$ 918,865,904	\$ 22,394,592	2.44%	\$ 896,471,312	-1.91%	\$ 1,009,596,541	6.06%
2013	\$ 933,736,605	\$ 19,717,597	2.11%	\$ 914,019,008	-0.53%	\$ 1,045,082,034	3.51%
2014	\$ 955,806,956	\$ 27,952,459	2.92%	\$ 927,854,497	-0.63%	\$ 1,072,666,156	2.64%
2015	\$ 1,009,313,784	\$ 42,711,120	4.23%	\$ 966,602,664	1.13%	\$ 1,068,595,488	-0.38%
2016	\$ 1,071,007,558	\$ 12,438,600	1.16%	\$ 1,058,568,958	4.88%	\$ 1,056,095,617	-1.17%
2017	\$ 1,103,547,269	\$ 32,634,741	2.96%	\$ 1,070,912,528	-0.01%	\$ 1,059,439,844	0.32%
2018	\$ 1,130,896,413	\$ 19,672,353	1.74%	\$ 1,111,224,060	0.70%	\$ 1,062,071,509	0.25%
2019	\$ 1,158,324,381	\$ 16,662,908	1.44%	\$ 1,141,661,473	0.95%	\$ 1,082,046,534	1.88%
2020	\$ 1,267,104,019	\$ 69,635,857	5.50%	\$ 1,197,468,162	3.38%	\$ 1,025,857,275	-5.19%
2021	\$ 1,356,388,051	\$ 38,666,437	2.85%	\$ 1,317,721,614	3.99%	\$ 1,228,424,529	19.75%
2022	\$ 1,417,319,243	\$ 46,102,772	3.25%	\$ 1,371,216,471	1.09%	\$ 1,343,292,209	9.35%
Ann %chg	4.43%			Average	1.19%	2.90%	3.37%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2011	-	-	-
2012	-1.91%	0.54%	6.06%
2013	0.01%	2.17%	9.79%
2014	1.52%	4.58%	12.69%
2015	5.76%	10.44%	12.26%
2016	15.82%	17.19%	10.95%
2017	17.18%	20.75%	11.30%
2018	21.59%	23.74%	11.57%
2019	24.92%	26.74%	13.67%
2020	31.02%	38.64%	7.77%
2021	44.18%	48.41%	29.05%
2022	50.03%	55.08%	41.12%

County Number	40
County Name	Hall

40 Hall
AGRICULTURAL LAND

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

Date Range: 10/1/2019 To 9/30/2022 Posted on: 1/31/2023

Number of Sales : 68
Total Sales Price : 50,709,147
Total Adj. Sales Price : 50,709,147
Total Assessed Value : 35,915,695
Avg. Adj. Sales Price : 745,723
Avg. Assessed Value : 528,172

MEDIAN : 74
WGT. MEAN : 71
MEAN : 74
COD : 14.84
PRD : 104.39

COV : 20.69
STD : 15.30
Avg. Abs. Dev : 10.95
MAX Sales Ratio : 116.14
MIN Sales Ratio : 26.88

95% Median C.I. : 69.45 to 76.00
95% Wgt. Mean C.I. : 66.64 to 75.01
95% Mean C.I. : 70.30 to 77.58

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-19 To 31-DEC-19	3	88.06	85.98	86.05	09.48	99.92	72.41	97.47	N/A	550,648	473,842
01-JAN-20 To 31-MAR-20	7	82.44	78.86	78.53	12.17	100.42	58.69	100.85	58.69 to 100.85	778,728	611,560
01-APR-20 To 30-JUN-20	6	76.98	79.51	77.98	08.59	101.96	69.45	97.47	69.45 to 97.47	655,234	510,935
01-JUL-20 To 30-SEP-20	3	67.14	68.53	67.52	05.41	101.50	63.78	74.68	N/A	960,373	648,473
01-OCT-20 To 31-DEC-20	12	77.79	80.53	80.75	09.73	99.73	67.35	98.74	73.60 to 87.04	598,291	483,122
01-JAN-21 To 31-MAR-21	5	84.60	83.61	81.29	07.87	102.85	73.90	93.18	N/A	594,405	483,175
01-APR-21 To 30-JUN-21	9	75.50	73.26	72.80	05.51	100.63	67.35	80.49	68.36 to 78.31	676,524	492,512
01-JUL-21 To 30-SEP-21	1	70.75	70.75	70.75	00.00	100.00	70.75	70.75	N/A	320,000	226,389
01-OCT-21 To 31-DEC-21	14	65.24	66.02	64.99	18.67	101.58	26.88	116.14	58.25 to 75.50	905,705	588,661
01-JAN-22 To 31-MAR-22	7	56.40	62.26	53.46	28.03	116.46	37.74	105.29	37.74 to 105.29	984,586	526,344
01-APR-22 To 30-JUN-22	1	61.12	61.12	61.12	00.00	100.00	61.12	61.12	N/A	661,381	404,225
01-JUL-22 To 30-SEP-22											
<u>Study Yrs</u>											
01-OCT-19 To 30-SEP-20	19	75.35	78.56	76.99	12.24	102.04	58.69	100.85	69.45 to 86.40	732,398	563,867
01-OCT-20 To 30-SEP-21	27	76.00	78.31	77.73	08.62	100.75	67.35	98.74	73.60 to 81.49	613,342	476,753
01-OCT-21 To 30-SEP-22	22	64.85	64.60	60.94	20.59	106.01	26.88	116.14	56.40 to 70.48	919,697	560,449
<u>Calendar Yrs</u>											
01-JAN-20 To 31-DEC-20	28	75.68	78.61	77.61	10.84	101.29	58.69	100.85	73.60 to 82.44	694,397	538,908
01-JAN-21 To 31-DEC-21	29	70.75	71.46	69.43	14.83	102.92	26.88	116.14	66.57 to 76.17	760,711	528,142
<u>ALL</u>	68	73.80	73.94	70.83	14.84	104.39	26.88	116.14	69.45 to 76.00	745,723	528,172

AREA (MARKET)										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	68	73.80	73.94	70.83	14.84	104.39	26.88	116.14	69.45 to 76.00	745,723	528,172
<u>ALL</u>	68	73.80	73.94	70.83	14.84	104.39	26.88	116.14	69.45 to 76.00	745,723	528,172

40 Hall
AGRICULTURAL LAND

PAD 2023 R&O Statistics (Using 2023 Values)

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95% Wgt. Mean C.I. : 66.64 to 75.01
95% Mean C.I. : 70.30 to 77.58

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	44	73.80	73.35	70.65	12.09	103.82	41.45	98.74	68.96 to 76.17	786,617	555,765
1	44	73.80	73.35	70.65	12.09	103.82	41.45	98.74	68.96 to 76.17	786,617	555,765
Grass											
County	1	76.00	76.00	76.00	00.00	100.00	76.00	76.00	N/A	264,600	201,105
1	1	76.00	76.00	76.00	00.00	100.00	76.00	76.00	N/A	264,600	201,105
ALL	68	73.80	73.94	70.83	14.84	104.39	26.88	116.14	69.45 to 76.00	745,723	528,172

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	56	73.01	72.96	69.63	13.79	104.78	37.74	116.14	68.63 to 75.50	794,463	553,223
1	56	73.01	72.96	69.63	13.79	104.78	37.74	116.14	68.63 to 75.50	794,463	553,223
Grass											
County	1	76.00	76.00	76.00	00.00	100.00	76.00	76.00	N/A	264,600	201,105
1	1	76.00	76.00	76.00	00.00	100.00	76.00	76.00	N/A	264,600	201,105
ALL	68	73.80	73.94	70.83	14.84	104.39	26.88	116.14	69.45 to 76.00	745,723	528,172

Hall County 2023 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Hall	1	5,650	5,440	4,117	4,115	3,985	3,985	3,669	3,669	4,903
Buffalo	1	5,549	5,537	5,350	5,216	3,948	4,859	4,538	4,538	5,115
Howard	7100	4,700	4,700	4,300	4,200	3,800	3,700	3,500	3,400	4,016
Merrick	1	4,900	4,600	4,300	4,100	3,900	3,800	3,600	3,150	4,239
Hamilton	1	6,539	6,490	6,380	6,199	2,200	5,500	5,200	5,200	6,359
Adams	4	5,999	5,938	5,812	5,690	5,369	5,455	5,422	5,208	5,857
Kearney	1	5,500	5,499	5,415	5,190	4,500	4,000	3,250	3,120	5,137

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Hall	1	2,800	2,811	2,400	2,400	2,115	2,115	1,888	1,897	2,446
Buffalo	1	2,330	2,329	2,170	2,169	2,020	2,010	1,885	1,885	2,074
Howard	7100	2,500	2,500	2,400	2,400	2,300	2,100	2,000	2,000	2,265
Merrick	1	2,800	2,575	2,475	2,400	2,175	2,075	1,900	1,840	2,315
Hamilton	1	5,300	5,300	5,200	5,000	4,800	4,800	4,600	4,600	5,150
Adams	4	3,369	3,185	2,995	2,793	2,795	2,795	2,606	2,609	3,081
Kearney	1	n/a	3,000	2,600	2,600	2,214	2,000	2,000	1,785	2,779

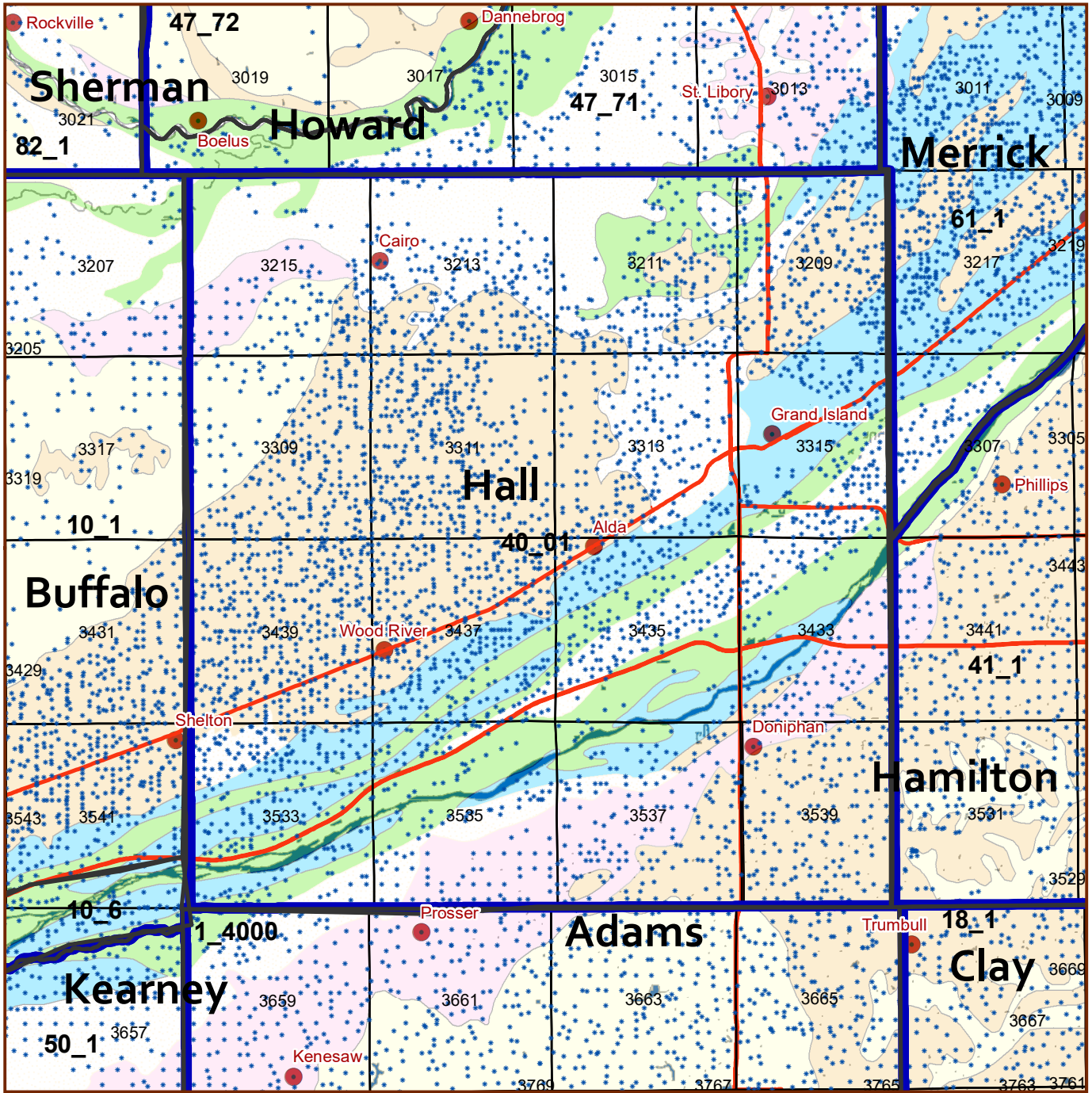
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Hall	1	1,461	1,459	1,390	1,390	1,315	1,315	1,275	1,275	1,424
Buffalo	1	1,300	1,299	1,270	1,255	1,234	1,210	1,180	n/a	1,257
Howard	7100	2,000	2,000	1,175	1,175	1,175	1,175	1,175	n/a	1,711
Merrick	1	1,877	1,750	1,764	1,703	1,613	n/a	1,405	1,200	1,789
Hamilton	1	1,750	1,700	1,650	1,600	1,550	1,500	n/a	1,300	1,697
Adams	4	1,350	1,350	1,320	1,320	1,305	n/a	1,305	1,305	1,329
Kearney	1	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300

County	Mkt Area	CRP	TIMBER	WASTE
Hall	1	n/a	n/a	500
Buffalo	1	1,202	514	490
Howard	7100	1,832	n/a	750
Merrick	1	1,572	500	550
Hamilton	1	n/a	n/a	900
Adams	4	n/a	n/a	206
Kearney	1	n/a	n/a	150

Source: 2023 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.

HALL COUNTY



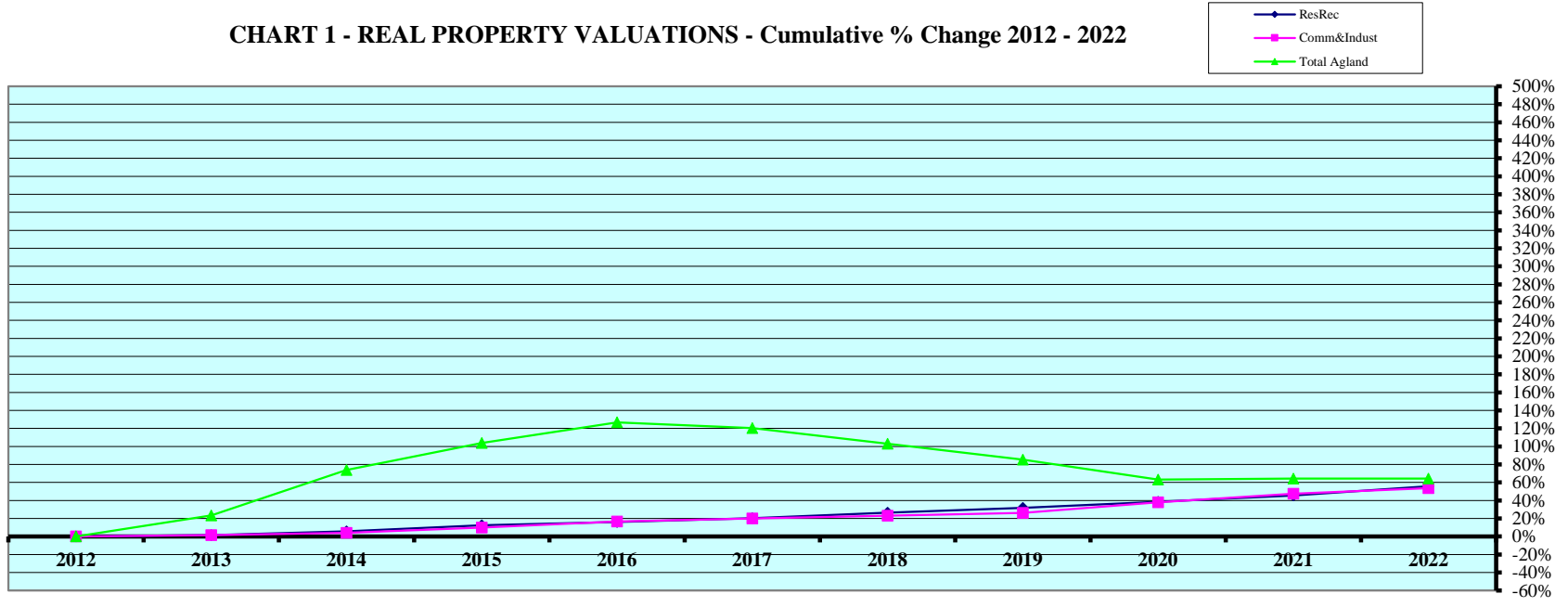
Legend

- 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 2012 - 2022



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
2012	1,880,216,614	-	-	-	918,865,904	-	-	-	705,113,519	-	-	-
2013	1,908,589,882	28,373,268	1.51%	1.51%	933,736,605	14,870,701	1.62%	1.62%	869,205,328	164,091,809	23.27%	23.27%
2014	1,988,521,459	79,931,577	4.19%	5.76%	955,806,956	22,070,351	2.36%	4.02%	1,225,521,509	356,316,181	40.99%	73.80%
2015	2,113,529,956	125,008,497	6.29%	12.41%	1,009,313,784	53,506,828	5.60%	9.84%	1,437,959,192	212,437,683	17.33%	103.93%
2016	2,185,075,580	71,545,624	3.39%	16.21%	1,071,007,558	61,693,774	6.11%	16.56%	1,598,530,137	160,570,945	11.17%	126.71%
2017	2,262,851,150	77,775,570	3.56%	20.35%	1,103,547,269	32,539,711	3.04%	20.10%	1,554,424,131	-44,106,006	-2.76%	120.45%
2018	2,378,453,150	115,602,000	5.11%	26.50%	1,130,896,413	27,349,144	2.48%	23.08%	1,432,226,721	-122,197,410	-7.86%	103.12%
2019	2,479,253,691	100,800,541	4.24%	31.86%	1,158,324,381	27,427,968	2.43%	26.06%	1,305,965,617	-126,261,104	-8.82%	85.21%
2020	2,602,930,303	123,676,612	4.99%	38.44%	1,267,104,019	108,779,638	9.39%	37.90%	1,149,833,378	-156,132,239	-11.96%	63.07%
2021	2,735,894,212	132,963,909	5.11%	45.51%	1,356,388,051	89,284,032	7.05%	47.62%	1,159,176,445	9,343,067	0.81%	64.40%
2022	2,929,185,916	193,291,704	7.07%	55.79%	1,412,063,817	55,675,766	4.10%	53.67%	1,158,399,330	-777,115	-0.07%	64.29%

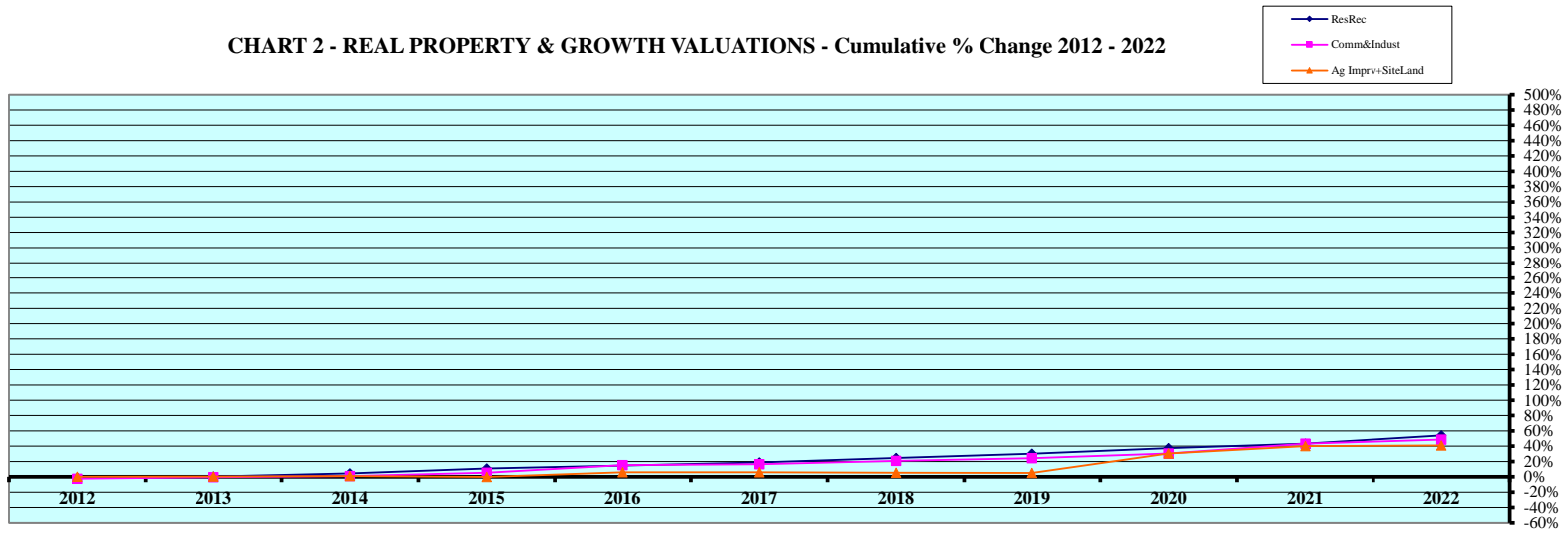
Rate Annual %chg: Residential & Recreational **4.53%** Commercial & Industrial **4.39%** Agricultural Land **5.09%**

Cnty# **40**
County **HALL**

CHART 1

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

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative % Change 2012 - 2022



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	
2012	1,880,216,614	22,761,341	1.21%	1,857,455,273	-	-1.21%	918,865,904	22,394,592	2.44%	896,471,312	-	-2.44%	
2013	1,908,589,882	21,126,981	1.11%	1,887,462,901	0.39%	0.39%	933,736,605	19,717,597	2.11%	914,019,008	-0.53%	-0.53%	
2014	1,988,521,459	24,289,478	1.22%	1,964,231,981	2.92%	4.47%	955,806,956	27,952,459	2.92%	927,854,497	-0.63%	0.98%	
2015	2,113,529,956	29,533,661	1.40%	2,083,996,295	4.80%	10.84%	1,009,313,784	42,711,120	4.23%	966,602,664	1.13%	5.20%	
2016	2,185,075,580	27,974,114	1.28%	2,157,101,466	2.06%	14.73%	1,071,007,558	12,438,600	1.16%	1,058,568,958	4.88%	15.20%	
2017	2,262,851,150	28,931,170	1.28%	2,233,919,980	2.24%	18.81%	1,103,547,269	32,634,741	2.96%	1,070,912,528	-0.01%	16.55%	
2018	2,378,453,150	37,510,340	1.58%	2,340,942,810	3.45%	24.50%	1,130,896,413	19,672,353	1.74%	1,111,224,060	0.70%	20.93%	
2019	2,479,253,691	34,227,601	1.38%	2,445,026,090	2.80%	30.04%	1,158,324,381	16,662,908	1.44%	1,141,661,473	0.95%	24.25%	
2020	2,602,930,303	18,878,404	0.73%	2,584,051,899	4.23%	37.43%	1,267,104,019	69,635,857	5.50%	1,197,468,162	3.38%	30.32%	
2021	2,735,894,212	40,575,200	1.48%	2,695,319,012	3.55%	43.35%	1,356,388,051	38,666,437	2.85%	1,317,721,614	3.99%	43.41%	
2022	2,929,185,916	31,586,551	1.08%	2,897,599,365	5.91%	54.11%	1,412,063,817	46,102,772	3.26%	1,365,961,045	0.71%	48.66%	
Rate Ann%chg	4.53%			Resid & Recreat w/o growth			4.39%			C & I w/o growth			1.46%

Tax Year	Ag Improvements & Site Land ⁽¹⁾							
	Agric. Dwelling & Homesite Value	Ag Outblgdg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2012	92,103,202	30,848,699	122,951,901	2,003,240	1.63%	120,948,661	-	-
2013	92,441,751	33,001,923	125,443,674	1,995,631	1.59%	123,448,043	0.40%	0.40%
2014	91,508,858	33,721,853	125,230,711	1,043,540	0.83%	124,187,171	-1.00%	1.00%
2015	90,406,390	34,914,993	125,321,383	2,588,824	2.07%	122,732,559	-1.99%	-0.18%
2016	93,418,030	37,442,179	130,860,209	695,988	0.53%	130,164,221	3.86%	5.87%
2017	92,445,453	38,596,290	131,041,743	999,747	0.76%	130,041,996	-0.63%	5.77%
2018	93,500,150	37,544,200	131,044,350	1,482,263	1.13%	129,562,087	-1.13%	5.38%
2019	104,547,484	40,982,153	145,529,637	16,232,772	11.15%	129,296,865	-1.33%	5.16%
2020	100,890,499	60,950,511	161,841,010	1,414,709	0.87%	160,426,301	10.24%	30.48%
2021	107,922,310	67,456,361	175,378,671	3,037,155	1.73%	172,341,516	6.49%	40.17%
2022	126,010,717	49,413,276	175,423,993	2,095,378	1.19%	173,328,615	-1.17%	40.97%
Rate Ann%chg	3.18%	4.82%	3.62%	Ag Imprv+Site w/o growth			1.37%	

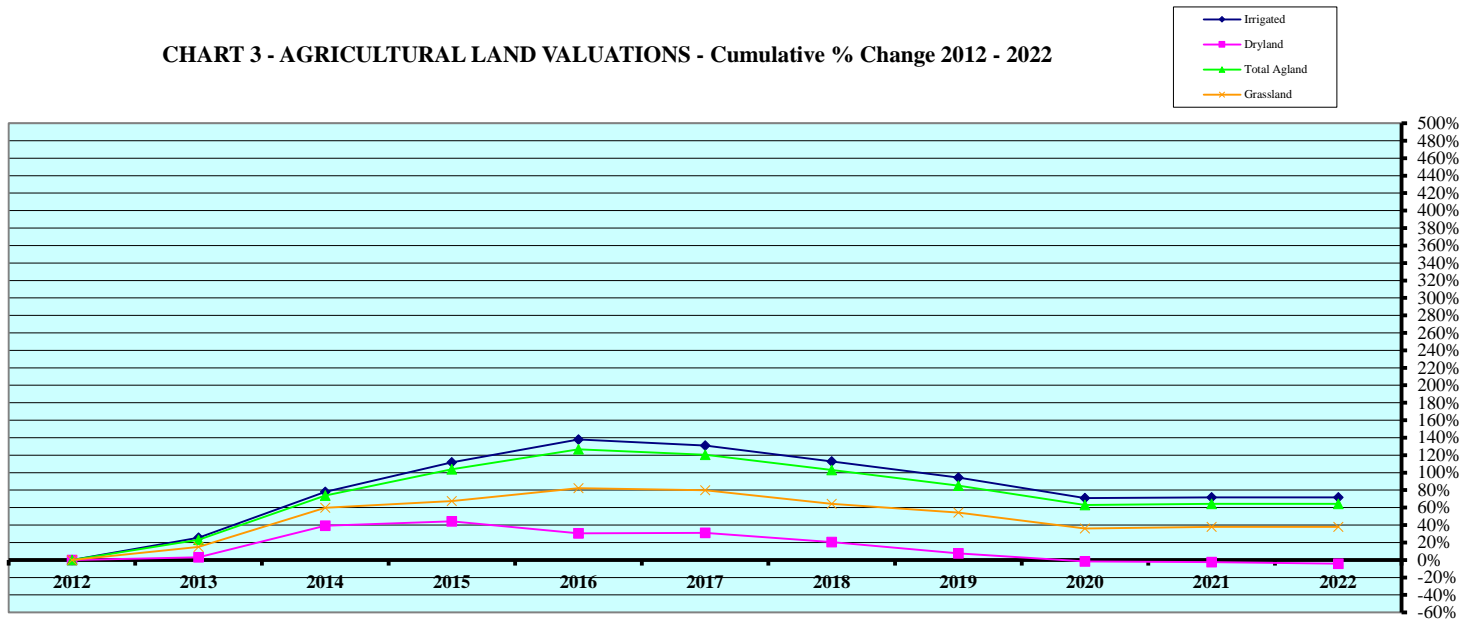
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property. Sources: Value; 2012 - 2022 CTL Growth Value; 2012 - 2022 Abstract of Asmnt Rpt. Prepared as of 12/29/2022

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CHART 2

NE Dept. of Revenue, Property Assessment Division

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2012 - 2022



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
2012	608,522,792	-	-	-	42,034,379	-	-	-	49,922,043	-	-	-
2013	763,918,911	155,396,119	25.54%	25.54%	43,303,231	1,268,852	3.02%	3.02%	57,356,521	7,434,478	14.89%	14.89%
2014	1,082,688,418	318,769,507	41.73%	77.92%	58,535,135	15,231,904	35.17%	39.26%	79,737,959	22,381,438	39.02%	59.72%
2015	1,289,135,983	206,447,565	19.07%	111.85%	60,645,935	2,110,800	3.61%	44.28%	83,652,957	3,914,998	4.91%	67.57%
2016	1,448,222,947	159,086,964	12.34%	137.99%	54,847,921	-5,798,014	-9.56%	30.48%	90,969,471	7,316,514	8.75%	82.22%
2017	1,405,070,373	-43,152,574	-2.98%	130.90%	55,053,920	205,999	0.38%	30.97%	89,815,258	-1,154,213	-1.27%	79.91%
2018	1,295,223,122	-109,847,251	-7.82%	112.85%	50,618,637	-4,435,283	-8.06%	20.42%	82,005,294	-7,809,964	-8.70%	64.27%
2019	1,183,382,405	-111,840,717	-8.63%	94.47%	45,198,154	-5,420,483	-10.71%	7.53%	76,977,038	-5,028,256	-6.13%	54.19%
2020	1,040,090,559	-143,291,846	-12.11%	70.92%	41,315,053	-3,883,101	-8.59%	-1.71%	67,942,071	-9,034,967	-11.74%	36.10%
2021	1,045,408,808	5,318,249	0.51%	71.79%	41,033,821	-281,232	-0.68%	-2.38%	68,851,328	909,257	1.34%	37.92%
2022	1,045,246,015	-162,793	-0.02%	71.77%	40,265,436	-768,385	-1.87%	-4.21%	68,842,531	-8,797	-0.01%	37.90%

Rate Ann.%chg: Irrigated **5.56%** Dryland **-0.43%** Grassland **3.27%**

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
2012	464,950	-	-	-	4,169,355	-	-	-	705,113,519	-	-	-
2013	513,014	48,064	10.34%	10.34%	4,113,651	-55,704	-1.34%	-1.34%	869,205,328	164,091,809	23.27%	23.27%
2014	510,011	-3,003	-0.59%	9.69%	4,049,986	-63,665	-1.55%	-2.86%	1,225,521,509	356,316,181	40.99%	73.80%
2015	489,552	-20,459	-4.01%	5.29%	4,034,765	-15,221	-0.38%	-3.23%	1,437,959,192	212,437,683	17.33%	103.93%
2016	481,121	-8,431	-1.72%	3.48%	4,008,677	-26,088	-0.65%	-3.85%	1,598,530,137	160,570,945	11.17%	126.71%
2017	422,651	-58,470	-12.15%	-9.10%	4,061,929	53,252	1.33%	-2.58%	1,554,424,131	-44,106,006	-2.76%	120.45%
2018	419,061	-3,590	-0.85%	-9.87%	3,960,607	-101,322	-2.49%	-5.01%	1,432,226,721	-122,197,410	-7.86%	103.12%
2019	408,020	-11,041	-2.63%	-12.24%	0	-3,960,607	-100.00%	-100.00%	1,305,965,617	-126,261,104	-8.82%	85.21%
2020	485,695	77,675	19.04%	4.46%	0	0	-	-100.00%	1,149,833,378	-156,132,239	-11.96%	63.07%
2021	436,315	-49,380	-10.17%	-6.16%	3,446,173	3,446,173	-	-17.35%	1,159,176,445	9,343,067	0.81%	64.40%
2022	613,375	177,060	40.58%	31.92%	3,431,973	-14,200	-0.41%	-17.69%	1,158,399,330	-777,115	-0.07%	64.29%

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County **HALL**

Rate Ann.%chg: Total Agric Land **5.09%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2012 - 2022 (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
2012	606,557,335	209,870	2,890			42,351,283	24,953	1,697			49,610,761	57,173	868		
2013	764,246,531	210,492	3,631	25.63%	25.63%	43,593,852	24,723	1,763	3.89%	3.89%	57,425,031	57,284	1,002	15.53%	15.53%
2014	1,079,250,001	210,724	5,122	41.06%	77.21%	60,092,073	24,403	2,462	39.65%	45.08%	79,959,350	57,099	1,400	39.69%	61.38%
2015	1,283,307,450	214,636	5,979	16.74%	106.87%	62,670,453	21,463	2,920	18.58%	72.04%	84,088,413	55,835	1,506	7.55%	73.56%
2016	1,448,958,395	219,918	6,589	10.20%	127.97%	54,846,765	17,292	3,172	8.63%	86.88%	90,851,997	54,989	1,652	9.71%	90.40%
2017	1,406,215,274	220,442	6,379	-3.18%	120.72%	55,235,439	17,500	3,156	-0.49%	85.96%	90,091,327	54,612	1,650	-0.15%	90.11%
2018	1,296,732,361	220,237	5,888	-7.70%	103.72%	50,761,759	17,360	2,924	-7.36%	72.28%	82,483,246	53,999	1,528	-7.41%	76.03%
2019	1,185,437,889	218,817	5,417	-7.99%	87.45%	45,112,252	16,746	2,694	-7.87%	58.72%	77,040,614	50,467	1,527	-0.06%	75.92%
2020	1,040,801,148	218,166	4,771	-11.94%	65.07%	40,030,961	16,735	2,392	-11.20%	40.94%	68,380,807	49,653	1,377	-9.79%	58.71%
2021	1,039,962,737	218,067	4,769	-0.04%	65.01%	39,991,842	16,632	2,405	0.52%	41.67%	67,831,020	49,234	1,378	0.04%	58.77%
2022	1,046,492,425	219,428	4,769	0.00%	65.01%	40,262,606	16,838	2,391	-0.55%	40.89%	68,794,953	49,939	1,378	-0.01%	58.76%

Rate Annual %chg Average Value/Acre: 5.14%

3.49%

4.73%

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
2012	464,407	4,648	100			4,101,480	7,682	534			703,085,266	304,326	2,310		
2013	464,410	4,648	100	0.00%	0.00%	4,118,778	7,718	534	-0.04%	-0.04%	869,848,602	304,865	2,853	23.50%	23.50%
2014	511,693	4,654	110	10.05%	10.05%	4,103,759	7,686	534	0.04%	0.00%	1,223,916,876	304,566	4,019	40.84%	73.94%
2015	492,845	4,471	110	0.25%	10.32%	4,052,241	7,610	532	-0.27%	-0.27%	1,434,611,402	304,015	4,719	17.43%	104.25%
2016	477,034	4,313	111	0.34%	10.70%	4,026,828	7,693	523	-1.70%	-1.96%	1,599,161,019	304,205	5,257	11.40%	127.54%
2017	425,053	4,260	100	-9.80%	-0.14%	4,058,077	7,671	529	1.07%	-0.92%	1,556,025,170	304,485	5,110	-2.79%	121.20%
2018	421,770	4,228	100	0.00%	-0.15%	3,965,811	7,533	526	-0.49%	-1.40%	1,434,364,947	303,357	4,728	-7.48%	104.66%
2019	408,829	4,088	100	0.23%	0.09%	0	0				1,307,999,584	290,118	4,509	-4.65%	95.15%
2020	447,363	4,182	107	6.98%	7.07%	0	0				1,149,660,279	288,736	3,982	-11.68%	72.35%
2021	426,421	4,264	100	-6.52%	0.09%	0	0				1,148,212,020	288,198	3,984	0.06%	72.45%
2022	436,316	4,363	100	0.00%	0.09%	3,431,973	6,396	537		0.51%	1,159,418,273	296,964	3,904	-2.00%	68.99%

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HALL

Rate Annual %chg Average Value/Acre: 5.39%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2012 - 2022 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 12/29/2022

CHART 4

CHART 5 - 2022 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
62,895	HALL	258,670,728	66,748,671	191,052,166	2,928,565,234	1,307,252,659	104,811,158	620,682	1,158,399,330	126,010,717	49,413,276	0	6,191,544,621
cnty sectorvalue % of total value:		4.18%	1.08%	3.09%	47.30%	21.11%	1.69%	0.01%	18.71%	2.04%	0.80%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
642	ALDA	2,320,760	389,519	1,852,307	17,422,337	6,100,327	3,921,749	0	0	0	0	0	32,006,999
1.02%	%sector of county sector	0.90%	0.58%	0.97%	0.59%	0.47%	3.74%						0.52%
	%sector of municipality	7.25%	1.22%	5.79%	54.43%	19.06%	12.25%						100.00%
785	CAIRO	690,959	963,765	3,219,819	46,427,336	5,817,721	0	0	224,854	0	0	0	57,344,454
1.25%	%sector of county sector	0.27%	1.44%	1.69%	1.59%	0.45%			0.02%				0.93%
	%sector of municipality	1.20%	1.68%	5.61%	80.96%	10.15%			0.39%				100.00%
829	DONIPHAN	2,002,208	1,481,352	65,405	43,943,177	8,598,691	2,074,660	0	0	0	0	0	58,165,493
1.32%	%sector of county sector	0.77%	2.22%	0.03%	1.50%	0.66%	1.98%						0.94%
	%sector of municipality	3.44%	2.55%	0.11%	75.55%	14.78%	3.57%						100.00%
48,664	GRAND ISLAND	158,701,266	34,413,390	64,846,152	2,305,639,684	1,153,213,781	97,450,154	0	6,510,979	936,403	307,102	0	3,822,018,911
77.37%	%sector of county sector	61.35%	51.56%	33.94%	78.73%	88.22%	92.98%		0.56%	0.74%	0.62%		61.73%
	%sector of municipality	4.15%	0.90%	1.70%	60.33%	30.17%	2.55%		0.17%	0.02%	0.01%		100.00%
1,065	SHELTON	0	0	0	0	370,027	0	0	0	0	0	0	370,027
1.69%	%sector of county sector					0.03%							0.01%
	%sector of municipality					100.00%							100.00%
1,325	WOOD RIVER	14,252,793	1,419,780	3,544,114	52,761,679	41,442,817	0	0	0	0	0	0	113,421,183
2.11%	%sector of county sector	5.51%	2.13%	1.86%	1.80%	3.17%							1.83%
	%sector of municipality	12.57%	1.25%	3.12%	46.52%	36.54%							100.00%
	%sector of county sector												
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53,311	Total Municipalities	177,967,987	38,667,807	73,527,798	2,466,194,217	1,215,543,367	103,446,564	0	6,735,833	936,403	307,102	0	4,083,327,074
84.76%	%all municip.sectors of cnty	68.80%	57.93%	38.49%	84.21%	92.98%	98.70%		0.58%	0.74%	0.62%		65.95%

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Sources: 2022 Certificate of Taxes Levied CTL, 2020 US Census; Dec. 2022 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 12/29/2022

CHART 5

Total Real Property Sum Lines 17, 25, & 30	Records : 28,013	Value : 6,411,337,317	Growth 168,718,241	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	1,927	51,335,150	694	26,879,379	180	13,429,602	2,801	91,644,131	
02. Res Improve Land	15,204	300,841,860	574	22,211,224	736	39,639,820	16,514	362,692,904	
03. Res Improvements	16,606	2,602,926,165	1,243	279,116,175	850	166,516,776	18,699	3,048,559,116	
04. Res Total	18,533	2,955,103,175	1,937	328,206,778	1,030	219,586,198	21,500	3,502,896,151	72,508,423
% of Res Total	86.20	84.36	9.01	9.37	4.79	6.27	76.75	54.64	42.98
05. Com UnImp Land	406	40,734,740	14	1,337,674	88	8,788,233	508	50,860,647	
06. Com Improve Land	2,082	200,397,027	46	3,177,084	120	16,317,764	2,248	219,891,875	
07. Com Improvements	2,155	1,013,514,284	54	25,911,837	186	108,619,443	2,395	1,148,045,564	
08. Com Total	2,561	1,254,646,051	68	30,426,595	274	133,725,440	2,903	1,418,798,086	86,583,412
% of Com Total	88.22	88.43	2.34	2.14	9.44	9.43	10.36	22.13	51.32
09. Ind UnImp Land	3	612,918	0	0	0	0	3	612,918	
10. Ind Improve Land	24	3,676,142	0	0	2	819,228	26	4,495,370	
11. Ind Improvements	30	97,463,891	0	0	2	17,999,864	32	115,463,755	
12. Ind Total	33	101,752,951	0	0	2	18,819,092	35	120,572,043	4,213,365
% of Ind Total	94.29	84.39	0.00	0.00	5.71	15.61	0.12	1.88	2.50
13. Rec UnImp Land	0	0	0	0	1	435,023	1	435,023	
14. Rec Improve Land	0	0	0	0	3	433,693	3	433,693	
15. Rec Improvements	0	0	0	0	19	519,905	19	519,905	
16. Rec Total	0	0	0	0	20	1,388,621	20	1,388,621	51,562
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.07	0.02	0.03
Res & Rec Total	18,533	2,955,103,175	1,937	328,206,778	1,050	220,974,819	21,520	3,504,284,772	72,559,985
% of Res & Rec Total	86.12	84.33	9.00	9.37	4.88	6.31	76.82	54.66	43.01
Com & Ind Total	2,594	1,356,399,002	68	30,426,595	276	152,544,532	2,938	1,539,370,129	90,796,777
% of Com & Ind Total	88.29	88.11	2.31	1.98	9.39	9.91	10.49	24.01	53.82
17. Taxable Total	21,127	4,311,502,177	2,005	358,633,373	1,326	373,519,351	24,458	5,043,654,901	163,356,762
% of Taxable Total	86.38	85.48	8.20	7.11	5.42	7.41	87.31	78.67	96.82

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	440	3,160,065	95,307,405	0	0	0
19. Commercial	69	19,516,631	205,563,775	0	0	0
20. Industrial	1	2,010,116	1,858,819	0	0	0
21. Other	1	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	1	930	292,033	441	3,160,995	95,599,438
19. Commercial	15	637,151	21,816,881	84	20,153,782	227,380,656
20. Industrial	0	0	0	1	2,010,116	1,858,819
21. Other	0	0	0	1	0	0
22. Total Sch II				527	25,324,893	324,838,913

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	957	47	317	1,321

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	47	5,007,071	19	3,772,297	2,482	859,599,243	2,548	868,378,611
28. Ag-Improved Land	4	888,409	0	0	955	347,157,592	959	348,046,001
29. Ag Improvements	4	448,804	19	390,593	984	150,418,407	1,007	151,257,804

30. Ag Total					3,555	1,367,682,416
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	3	3.00	67,500	0	0.00	0	
33. HomeSite Improvements	3	0.00	413,264	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	3	59.11	187,330	2	3.59	14,360	
36. FarmSite Improv Land	2	2.35	9,400	0	0.00	0	
37. FarmSite Improvements	2	0.00	35,540	19	0.00	390,593	
38. FarmSite Total							
39. Road & Ditches	20	16.08	0	9	16.80	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	14	13.68	307,868	14	13.68	307,868	
32. HomeSite Improv Land	618	672.13	14,480,392	621	675.13	14,547,892	
33. HomeSite Improvements	649	0.00	106,013,807	652	0.00	106,427,071	3,746,911
34. HomeSite Total				666	688.81	121,282,831	
35. FarmSite UnImp Land	184	396.94	1,555,060	189	459.64	1,756,750	
36. FarmSite Improv Land	743	1,889.80	7,223,367	745	1,892.15	7,232,767	
37. FarmSite Improvements	883	0.00	44,404,600	904	0.00	44,830,733	1,614,568
38. FarmSite Total				1,093	2,351.79	53,820,250	
39. Road & Ditches	2,840	6,182.92	0	2,869	6,215.80	0	
40. Other- Non Ag Use	5	176.16	176,160	5	176.16	176,160	
41. Total Section VI				1,759	9,432.56	175,279,241	5,361,479

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	2	117.38	131,025	2	117.38	131,025

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	79,380.42	36.24%	448,479,358	41.76%	5,649.75
46. 1A	43,903.77	20.05%	238,837,044	22.24%	5,440.01
47. 2A1	37,781.95	17.25%	155,562,164	14.49%	4,117.37
48. 2A	31,459.32	14.36%	129,451,921	12.06%	4,114.90
49. 3A1	3,346.97	1.53%	13,337,737	1.24%	3,985.02
50. 3A	10,191.23	4.65%	40,614,071	3.78%	3,985.20
51. 4A1	9,698.81	4.43%	35,584,863	3.31%	3,668.99
52. 4A	3,262.17	1.49%	11,968,859	1.11%	3,668.99
53. Total	219,024.64	100.00%	1,073,836,017	100.00%	4,902.81
Dry					
54. 1D1	758.82	4.49%	2,124,729	5.14%	2,800.04
55. 1D	7,001.13	41.45%	19,678,383	47.62%	2,810.74
56. 2D1	1,699.49	10.06%	4,078,787	9.87%	2,400.01
57. 2D	1,948.70	11.54%	4,676,852	11.32%	2,399.99
58. 3D1	1,458.54	8.63%	3,084,811	7.47%	2,115.00
59. 3D	230.35	1.36%	487,186	1.18%	2,114.98
60. 4D1	1,145.89	6.78%	2,163,437	5.24%	1,888.00
61. 4D	2,649.56	15.68%	5,026,542	12.16%	1,897.12
62. Total	16,892.48	100.00%	41,320,727	100.00%	2,446.10
Grass					
63. 1G1	21,377.15	43.23%	31,241,225	44.37%	1,461.43
64. 1G	6,497.48	13.14%	9,478,202	13.46%	1,458.75
65. 2G1	4,418.23	8.93%	6,141,379	8.72%	1,390.01
66. 2G	13,234.74	26.76%	18,396,280	26.13%	1,390.00
67. 3G1	3,230.25	6.53%	4,247,773	6.03%	1,315.00
68. 3G	530.01	1.07%	696,946	0.99%	1,314.97
69. 4G1	104.42	0.21%	133,142	0.19%	1,275.06
70. 4G	59.56	0.12%	75,947	0.11%	1,275.13
71. Total	49,451.84	100.00%	70,410,894	100.00%	1,423.83
Irrigated Total					
	219,024.64	73.97%	1,073,836,017	90.06%	4,902.81
Dry Total					
	16,892.48	5.71%	41,320,727	3.47%	2,446.10
Grass Total					
	49,451.84	16.70%	70,410,894	5.90%	1,423.83
72. Waste	4,551.25	1.54%	2,275,612	0.19%	500.00
73. Other	6,168.65	2.08%	4,559,925	0.38%	739.21
74. Exempt	10,582.23	3.57%	2,113,868	0.18%	199.76
75. Market Area Total	296,088.86	100.00%	1,192,403,175	100.00%	4,027.18

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	1,115.95	5,146,690	830.72	3,653,347	217,077.97	1,065,035,980	219,024.64	1,073,836,017
77. Dry Land	67.83	173,283	34.39	81,712	16,790.26	41,065,732	16,892.48	41,320,727
78. Grass	206.29	292,143	11.47	16,688	49,234.08	70,102,063	49,451.84	70,410,894
79. Waste	36.59	18,299	12.38	6,190	4,502.28	2,251,123	4,551.25	2,275,612
80. Other	1.67	835	0.00	0	6,166.98	4,559,090	6,168.65	4,559,925
81. Exempt	723.02	12,600	138.81	0	9,720.40	2,101,268	10,582.23	2,113,868
82. Total	1,428.33	5,631,250	888.96	3,757,937	293,771.57	1,183,013,988	296,088.86	1,192,403,175

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	219,024.64	73.97%	1,073,836,017	90.06%	4,902.81
Dry Land	16,892.48	5.71%	41,320,727	3.47%	2,446.10
Grass	49,451.84	16.70%	70,410,894	5.90%	1,423.83
Waste	4,551.25	1.54%	2,275,612	0.19%	500.00
Other	6,168.65	2.08%	4,559,925	0.38%	739.21
Exempt	10,582.23	3.57%	2,113,868	0.18%	199.76
Total	296,088.86	100.00%	1,192,403,175	100.00%	4,027.18

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 Alda	15	236,360	221	2,839,372	222	20,660,460	237	23,736,192	550,722
83.2 Cairo	39	970,439	326	5,200,654	329	51,534,823	368	57,705,916	575,962
83.3 Doniphan	19	313,568	272	4,260,968	275	40,985,259	294	45,559,795	338,139
83.4 Gi Downtown	0	0	1	22,920	1	179,546	1	202,466	179,731
83.5 Grand Island	109	1,951,942	8	161,904	73	2,641,560	182	4,755,406	1,740,810
83.6 Grand Island 1	266	5,995,060	6,364	90,583,890	6,358	710,590,713	6,624	807,169,663	10,980,548
83.7 Grand Island 2	529	16,755,088	3,791	122,246,681	4,112	945,451,904	4,641	1,084,453,673	27,952,514
83.8 Grand Island 3	602	20,951,758	261	6,817,570	794	263,869,545	1,396	291,638,873	5,476,159
83.9 Grand Island 4	142	1,001,981	359	2,169,295	12	1,812,796	154	4,984,072	9,537,948
83.10 Grand Island 5	57	561,750	174	3,287,473	181	11,329,553	238	15,178,776	729,677
83.11 Grand Island 6	147	4,089,007	3,005	57,421,488	3,051	510,140,009	3,198	571,650,504	5,697,736
83.12 High Dens Rural Sub	482	18,584,109	278	8,841,086	730	185,155,136	1,212	212,580,331	1,121,162
83.13 Kuester Lake	71	1,265,000	0	0	71	13,511,297	142	14,776,297	100,405
83.14 Mh In Courts	1	14,660	0	0	903	13,617,975	904	13,632,635	1,274,191
83.15 Recreational	0	0	1	48,266	16	552,208	16	600,474	59,820
83.16 Rural	125	11,373,433	392	24,841,845	473	88,350,277	598	124,565,555	2,521,967
83.17 Rural Sub	138	6,958,592	639	28,698,061	689	136,454,357	827	172,111,010	2,519,503
83.18 Wood River	60	1,056,407	425	5,685,124	428	52,241,603	488	58,983,134	1,202,991
84 Residential Total	2,802	92,079,154	16,517	363,126,597	18,718	3,049,079,021	21,520	3,504,284,772	72,559,985

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line# I</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Alda	7	239,599	36	1,364,504	37	8,083,159	44	9,687,262	971,697
85.2	Cairo	5	41,895	42	1,522,295	44	4,157,587	49	5,721,777	0
85.3	Doniphan	8	165,503	42	1,270,122	43	10,144,635	51	11,580,260	0
85.4	Gi Downtown	7	214,110	337	6,755,138	352	54,838,537	359	61,807,785	184,537
85.5	Grand Island	380	42,278,762	1,603	193,024,295	1,658	1,041,199,659	2,038	1,276,502,716	75,093,000
85.6	Grand Island 1	2	39,902	4	374,673	4	1,223,237	6	1,637,812	193,700
85.7	Grand Island 2	0	0	2	116,634	2	613,706	2	730,340	0
85.8	Grand Island 6	0	0	1	185,474	1	1,596,117	1	1,781,591	0
85.9	High Dens Rural Sub	6	569,093	1	93,825	1	115,622	7	778,540	0
85.10	Kuester Lake	0	0	0	0	1	715,500	1	715,500	0
85.11	Rural	62	5,979,279	80	11,936,013	152	70,524,224	214	88,439,516	13,080,532
85.12	Rural Sub	19	1,738,736	54	6,163,238	55	30,083,001	74	37,984,975	1,189,390
85.13	Wood River	15	206,686	72	1,581,034	77	40,214,335	92	42,002,055	83,921
86	Commercial Total	511	51,473,565	2,274	224,387,245	2,427	1,263,509,319	2,938	1,539,370,129	90,796,777

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	21,377.15	43.23%	31,241,225	44.37%	1,461.43
88. 1G	6,497.48	13.14%	9,478,202	13.46%	1,458.75
89. 2G1	4,418.23	8.93%	6,141,379	8.72%	1,390.01
90. 2G	13,234.74	26.76%	18,396,280	26.13%	1,390.00
91. 3G1	3,230.25	6.53%	4,247,773	6.03%	1,315.00
92. 3G	530.01	1.07%	696,946	0.99%	1,314.97
93. 4G1	104.42	0.21%	133,142	0.19%	1,275.06
94. 4G	59.56	0.12%	75,947	0.11%	1,275.13
95. Total	49,451.84	100.00%	70,410,894	100.00%	1,423.83
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	49,451.84	100.00%	70,410,894	100.00%	1,423.83
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	49,451.84	100.00%	70,410,894	100.00%	1,423.83

**2023 County Abstract of Assessment for Real Property, Form 45
Compared with the 2022 Certificate of Taxes Levied Report (CTL)**

40 Hall

	2022 CTL County Total	2023 Form 45 County Total	Value Difference (2023 form 45 - 2022 CTL)	Percent Change	2023 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	2,928,565,234	3,502,896,151	574,330,917	19.61%	72,508,423	17.14%
02. Recreational	620,682	1,388,621	767,939	123.73%	51,562	115.42%
03. Ag-Homesite Land, Ag-Res Dwelling	126,010,717	121,282,831	-4,727,886	-3.75%	3,746,911	-6.73%
04. Total Residential (sum lines 1-3)	3,055,196,633	3,625,567,603	570,370,970	18.67%	76,306,896	16.17%
05. Commercial	1,307,252,659	1,418,798,086	111,545,427	8.53%	86,583,412	1.91%
06. Industrial	104,811,158	120,572,043	15,760,885	15.04%	4,213,365	11.02%
07. Total Commercial (sum lines 5-6)	1,412,063,817	1,539,370,129	127,306,312	9.02%	90,796,777	2.59%
08. Ag-Farmsite Land, Outbuildings	49,237,116	53,820,250	4,583,134	9.31%	1,614,568	6.03%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	176,160	176,160	0	0.00%		
11. Total Non-Agland (sum lines 8-10)	49,413,276	53,996,410	4,583,134	9.28%	1,614,568	6.01%
12. Irrigated	1,045,246,015	1,073,836,017	28,590,002	2.74%		
13. Dryland	40,265,436	41,320,727	1,055,291	2.62%		
14. Grassland	68,842,531	70,410,894	1,568,363	2.28%		
15. Wasteland	613,375	2,275,612	1,662,237	271.00%		
16. Other Agland	3,431,973	4,559,925	1,127,952	32.87%		
17. Total Agricultural Land	1,158,399,330	1,192,403,175	34,003,845	2.94%		
18. Total Value of all Real Property (Locally Assessed)	5,675,073,056	6,411,337,317	736,264,261	12.97%	168,718,241	10.00%

2023 Assessment Survey for Hall County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	3 with 1 open position
3.	Other full-time employees:
	3
4.	Other part-time employees:
	None
5.	Number of shared employees:
	None
6.	Assessor's requested budget for current fiscal year:
	\$749,814.17
7.	Adopted budget, or granted budget if different from above:
	same as above
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$8,600
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	\$28,600
10.	Part of the assessor's budget that is dedicated to the computer system:
	The budget for the computer system is maintained by the County IT Department.
11.	Amount of the assessor's budget set aside for education/workshops:
	\$4,500
12.	Amount of last year's assessor's budget not used:
	\$30,611.11

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS SEPTEMBER 2021
2.	CAMA software:
	MIPS SEPTEMBER 2021
3.	Personal Property software:
	MIPS SEPTEMBER 2021
4.	Are cadastral maps currently being used?
	No
5.	If so, who maintains the Cadastral Maps?
	N/A
6.	Does the county have GIS software?
	Yes
7.	Is GIS available to the public? If so, what is the web address?
	Yes, http://grandislandne.map.beehere.net/
8.	Who maintains the GIS software and maps?
	County GIS Department
9.	What type of aerial imagery is used in the cyclical review of properties?
	Pictometry
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?
	Alda, Cairo, Doniphan, Grand Island, and Wood River are zoned.
4.	When was zoning implemented?
	May 1942; updated 1967

D. Contracted Services

1.	Appraisal Services:
	Stanard Appraisal
2.	GIS Services:
	None
3.	Other services:
	The County Board contracts with Stanard Appraisal as a referee for CBOE.

E. Appraisal /Listing Services

1.	List any outside appraisal or listing services employed by the county for the current assessment year
	Yes - Stanard Appraisal and Lake Mac Assessment
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	Recommendation of the assessor
4.	Have the existing contracts been approved by the PTA?
	Yes
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Appraisal service sets values for parcels under review with approval by county assessor.

2023 Residential Assessment Survey for Hall County

1.	Valuation data collection done by:																																		
	The staff appraisers.																																		
2.	List the valuation group recognized by the County and describe the unique characteristics of each:																																		
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Grand Island Area 1 - Original town and oldest subdivisions. The majority of homes in this area were built Pre World War II. As is typical in older neighborhoods the homes contain a wide variety of quality and condition.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Grand Island Area 2 - mainly built after 1960, desirable homes in nice neighborhoods.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Grand Island Area 3 - High end homes. Mainly built in the 1990's and 2000's although some subdivisions were developed as early as the 1970's.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Grand Island Area 4 - Copper Creek Subdivisions; affordable housing built in or after 2013. The majority of sales in this area are still new construction, although some of the original houses are starting to resell.</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Grand Island Area 5 - Mobile homes in Grand Island. These are subdivisions which primarily consist of manufactured housing, although some stick built homes are also included.</td> </tr> <tr> <td style="text-align: center;">6</td> <td>Grand Island Area 6 - These are older homes in Grand Island, they are similar to area 1, but the majority of the properties are somewhat newer and are generally better kept. There are a number of rental homes and first-time homebuyers properties in this area.</td> </tr> <tr> <td style="text-align: center;">7</td> <td>Cairo - Small community located on highway 2 northwest of Grand Island with a K-12 school.</td> </tr> <tr> <td style="text-align: center;">8</td> <td>Alda - Small community located on Highway 30 west of Grand Island. There is only a primary school in Alda, it provides affordable housing for commuters into Grand Island.</td> </tr> <tr> <td style="text-align: center;">9</td> <td>Wood River - Small Community on Highway 30 west of Grand Island with a K-12 school system.</td> </tr> <tr> <td style="text-align: center;">10</td> <td>Doniphan - Small community located on Highway 34 equal distance to Grand Island and Hastings, Doniphan does have a K-12 school, a slightly higher residential market due to it's proximity to both Cities.</td> </tr> <tr> <td style="text-align: center;">11</td> <td>Recreational. 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3.	List and describe the approach(es) used to estimate the market value of residential properties.
	Only the cost approach is used for residential properties in Hall County.
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?
	Hall County utilizes one depreciation table based on the local market with economic adjustments by location.
5.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.
	No, one table is used with economic depreciation adjusted for valuation groups.
6.	Describe the methodology used to determine the residential lot values?
	Depending on the location, the county uses square feet, lot, site, or acre methodology. Vacant lot sales have also been averaged to come up with lot values.
7.	How are rural residential site values developed?
	Rural residential site values are based on sales analysis and comparison to the surrounding counties. Rural residential subdivisions are valued differently than rural residential acreages not in subdivisions.
8.	Are there form 191 applications on file?
	No
9.	Describe the methodology used to determine value for vacant lots being held for sale or resale?
	N/A

10.	<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1	2019	2019	2022	2019-2022
	2	2019	2022	2022	2019-2022
	3	2019	2019	2022	2019-2022
	4	2019	2022	2022	2019-2022
	5	2019	2022	2022	2019-2022
	6	2019	2022	2022	2019-2022
	7	2019	2022	2022	2019
	8	2019	2019	2022	2019
	9	2019	2019	2022	2019
	10	2019	2019	2022	2021
	11	2019	2022	2022	2017
	12	2019	2019	2022	2017-2021
	13	2019	2019	2022	2017-2021
	14	2019	2019	2022	2017-2021
	AG OB	2019	2019	2016	2017-2021
	AG DW	2019	2019	2016	2017-2021
The 2022 costing was applied to valuation groups that had desk reviews done.					

2023 Commercial Assessment Survey for Hall County

1.	Valuation data collection done by:																		
	The staff appraisers and Standard Appraisal for new construction.																		
2.	List the valuation group recognized in the County and describe the unique characteristics of each:																		
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3.	List and describe the approach(es) used to estimate the market value of commercial properties.																		
	The cost approach is used when the income data is not available for the income producing properties. The income approach is used for Section 42 housing.																		
3a.	Describe the process used to determine the value of unique commercial properties.																		
	Hall County will contract out appraisal assignments for unique commercial properties; generally the contract appraiser will develop all three approaches to market value and will rely on sales from outside the county to develop values.																		
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?																		
	Hall County relies on the local market information for depreciation studies and was most recently studied in 2020.																		
5.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.																		
	No, however, economic depreciation will be applied to each valuation group as warranted based on the market study done by the contract appraiser.																		
6.	Describe the methodology used to determine the commercial lot values.																		
	Depending on the location and size of the parcel, the county uses square feet or acre as a unit of comparison.																		

7.	<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1	2020	2019	2022	2019-2020
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	5	2020	2019	2022	2019-2020
	6	2020	2019	2022	2019-2020
	7	2020	2019	2022	2019-2020
	99	2020	2019	2022	2019-2020

2023 Agricultural Assessment Survey for Hall County

1.	Valuation data collection done by:							
	The office staff.							
2.	List each market area, and describe the location and the specific characteristics that make each unique.							
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01	The entire county is considered one market area. No unique market attributes have been recognized.	2018-2021						
	The county began completing a systematic land use review in 2019 and is continually updated with NRD changes.							
3.	Describe the process used to determine and monitor market areas.							
	The county reviews all sales for market differences as well as a spreadsheet analysis. Since the county is 75% irrigated land, and soils are relatively similar in the county, there has not been a need to develop market areas.							
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.							
	The county verifies sales and looks at present use of the parcel to differentiate rural residential and recreation land from agricultural land. There are few recreational parcels in the county, and they are primarily along the Platte River and are improved with cabins and/or mobile homes.							
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?							
	Yes; farm home sites carry the same first acre value as the rural residential acreages that are not in subdivisions.							
6.	What separate market analysis has been conducted where intensive use is identified in the county?							
	The county has feedlots and vineyards. The feedlots are currently assessed as dryland, and the vineyards are currently assessed as irrigated cropland.							
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.							
	Currently there are 4 parcels enrolled in WRP. Those acres have been identified and are flat valued at \$1,000 per acre based on a sales study of the surrounding area.							
7a.	Are any other agricultural subclasses used? If yes, please explain.							
	No							
	<i><u>If your county has special value applications, please answer the following</u></i>							
8a.	How many parcels have a special valuation application on file?							

	3
8b.	What process was used to determine if non-agricultural influences exist in the county?
	Sales are studied for any non-agricultural influence.
	<i><u>If your county recognizes a special value, please answer the following</u></i>
8c.	Describe the non-agricultural influences recognized within the county.
	N/A
8d.	Where is the influenced area located within the county?
	N/A
8e.	Describe in detail how the special values were arrived at in the influenced area(s).
	N/A

2023 PLAN OF ASSESSMENT FOR HALL COUNTY
ASSESSMENT YEARS 2023, 2024 AND 2025

REAL PROPERTY

There are several areas addressed on an annual basis that I do not foresee changing. These include conducting an unimproved ag land market analysis, review statistical analysis of property types for problem areas, sending questionnaires to buyer/seller on recently sold properties, compiling sales books based on current sales, monitoring ag land sales to determine need for additional market areas and conducting pick-up work.

2023

During calendar year 2023, the Assessor's Office plans to accomplish the following:

- **Residential:**
 1. We continually review valuations and assessment levels for problem areas and any necessary adjustments. Adjustments may be made by reviewing the subdivision; either in person or with pictometry.
 2. We will keep working on the 6-year review properties. The field appraisal staff is working on catching up on the subdivisions that haven't been looked at since 2005 and also the subdivisions that were reviewed in 2016. A detailed list can be provided upon request.
 3. We will continue to send out questionnaires to the owner of record before doing a subdivision in the 6-year review cycle. This gives us information about the home and also notifies them when we will be in the neighborhood. We have had a wonderful response to these.
 4. The new Pictometry flight was done in February of 2022. We will use change finder to locate and list any properties that have changed.
 5. I plan on contracting with Bryan Hill (Lake Mac Assessment, LLC) to do a study of commercial and residential lot values within Hall County. Bryan will use known mass appraisal land valuation methods to build market value land models.
 6. I also plan on updating the depreciation table for Grand Island again. I will do a study of arm's length transactions and create a new depreciation table based of sales and condition. I am noticing an upward trend with older homes selling tremendously higher than the assessed value.
 7. Since we converted to MIPS, we are doing desk reviews to clean up records.

- **Agricultural Land:**

1. Every year we update ag land use and soil types (with our GIS department). The NRCS office sends us land updates with an overlay that the GIS department uses to notify us of any land use changes.
2. We will also work with the GIS department to double check acres, soil type, and land use in South Loup, Mayfield, Prairie Creek, and Lake Townships.

- **Commercial:**

1. Since a full commercial review was performed in 2019 thru 2020, we will just continue to follow the market by studying sales. We will make any adjustments as needed.

2024

During calendar year 2024, the Assessor's Office plans to accomplish the following:

- **Residential:**

1. We will continue using change finder to locate and list any properties that have changed since 2019. We will also use pictometry to help with the remaining desk reviews.
2. We will keep working on the 6-year review cycle. The field appraisal staff is working on catching up on the subdivisions that haven't been looked at since 2006 and also the subdivisions that were reviewed in 2017. A detailed list can be provided upon request.
3. We continue to send out questionnaires to the owner of record before doing a subdivision in the 6-year review cycle. This gives us information about the home and also notifies them when we will be in the neighborhood.

- **Agricultural Land:**

1. We will continue working with the GIS department to double check acres, soil type, and land use in Cameron, Harrison, Center, and Washington townships. Beyond that we will keep our land use current according to the information the NRCS office provides.

- **Commercial:**

1. We will continue to follow the market by studying sales. We will make any adjustments as needed.
2. We would also like to measure and take updated pictures of all exempt properties so there is a detailed record of them.

2025

During calendar year 2025, the Assessor's Office plans to accomplish the following:

- **Residential:**
 1. We will continue to review valuations and assessment levels for problem areas and make any necessary adjustments.
 2. The field appraisal staff will keep working on the 6-year review work. They are reviewing subdivisions that haven't been looked at since 2007 and also the subdivisions that were reviewed in 2018. A detailed list can be provided upon request.
 3. We will keep working with the Pictometry flight info. We will be using change finder to locate and list any properties that have changed since 2019. (if not already completed)
 4. We would also like to measure and have pictures of all exempt properties so there is a detailed record of them.

- **Agricultural Land:**
 1. Review ag parcels for land use and soil changes.
 2. We will also work with the GIS department to double check acres and use in Jackson, Wood River, Alda, and Doniphan townships. Beyond that we will keep our land use current according to the information the NRCS office provides.

- **Commercial:**
 1. We will just continue to follow the market by studying sales. We will make any adjustments as needed.
 2. We would also like to measure and take updated pictures of all exempt properties so there is a detailed record of them.

The breakdown of value in Hall County for 2021 is approximately as follows:

Real Estate	91.24%
Personal Property	4.94%
Centrally Assessed	<u>3.82%</u>
	100.00%

This breakdown supports the need to allocate the majority of resources (man-hours, technology and budget) on the real estate portion of the Assessor's office statutory duties.

SPECIAL VALUATION METHODOLOGY

Hall County has received 3 applications for special value. All 3 applications were from the same land owner and are approximately 2 miles outside of the municipal boundary of Grand Island. When studying these, we reviewed the agland sales to determine if sales outside of Grand Island influenced agland. There were a few of those sales, but it was determined that they were not qualified because of development or non-ag influence. We also compared or agland values with the surrounding counties. In studying that we determined that our land was comparable to theirs and a special valuation does not apply.