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DEPARTMENT OF REVENUE

**2022 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

HAMILTON COUNTY



Pete Ricketts, Governor

April 7, 2022

Commissioner Keetle :

The Property Tax Administrator has compiled the 2022 Reports and Opinions of the Property Tax Administrator for Hamilton 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 Hamilton County.

The information contained within the County Reports of the Appendices was provided by the county assessor pursuant to [Neb. Rev. Stat. § 77-1514](#).

For the Tax Commissioner

Sincerely,

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

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

cc: Pat Sandberg, Hamilton County Assessor

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Introduction

Pursuant to [Neb. Rev. Stat. § 77-5027](#), annually, the Property Tax Administrator (PTA) shall 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 for consideration 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 staff 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 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.

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 and 92% to 100% for all other classes of real property.

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 PRD range stated in IAAO standards is 98% to 103%. A perfect match in assessment level between the low-dollar properties and high-dollar properties indicates a PRD of 100%. The reason for the extended range on the high end is IAAO's recognition of the inherent bias in assessment. The IAAO Standard on Ratio Studies notes that the PRD is sensitive to sales with higher prices even if the ratio on higher priced sales do not appear unusual relative to other sales, and that small samples, samples with high dispersion, or extreme ratios may not provide an accurate indication of assessment regressivity or progressivity, appraisal biases that occur when high-value properties are appraised higher or lower than low-value properties in relation to market values.

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.

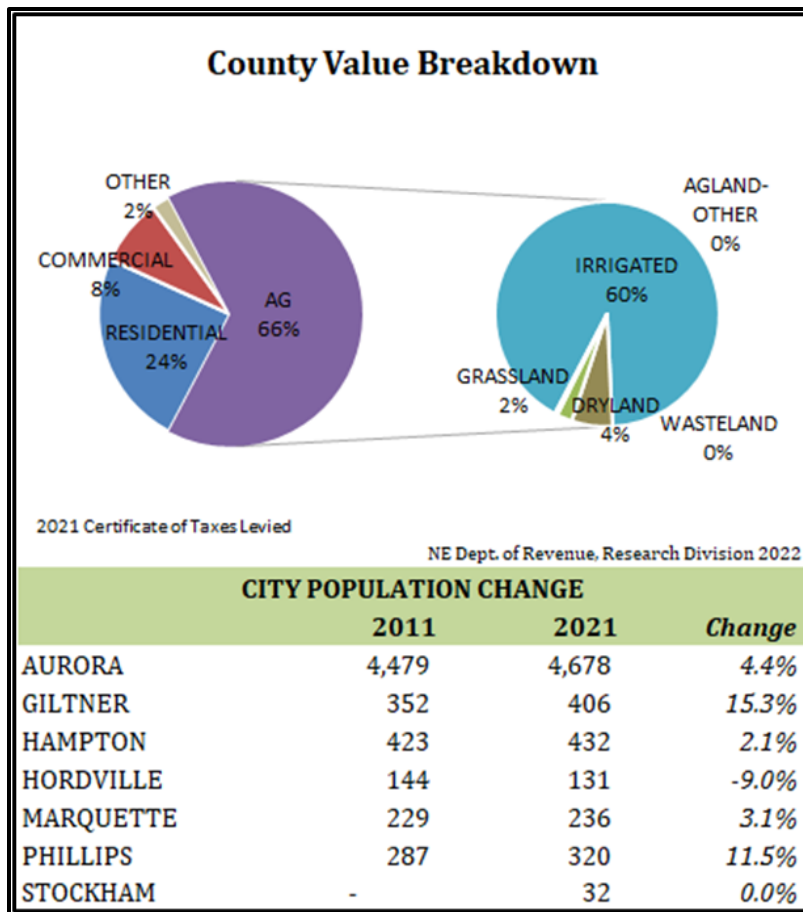
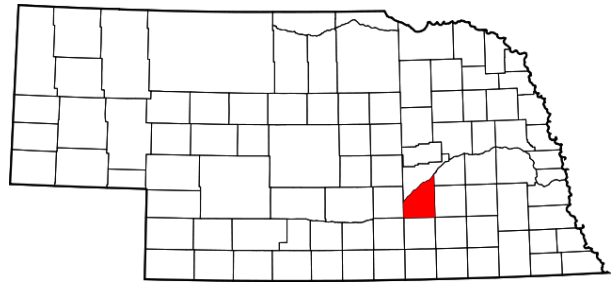
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the review done by Division staff, the Commission, and others. The late, incomplete, 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 543 square miles, Hamilton County has 9,429 residents, per the Census Bureau Quick Facts for 2020, a 3% population increase over the 2010 U.S. Census. Reports indicate that 77% of county residents are homeowners and 89% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$158,106 (2021 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Hamilton County are located in and around the county seat of Aurora. According to the U.S. Census Bureau, there are 312 employer establishments with total employment of 2,990 a decrease of 7% from 2019.

Agricultural land is the single largest contributor to the county's valuation base. Irrigated land makes up a majority of the land in the county. Hamilton County is included in the Upper Big Blue and Central Platte Natural Resources Districts (NRD). In value of sales by commodity group, Hamilton County ranks fourth in grain production.

An ethanol plant located in

Aurora also contributes to the local agricultural economy.

2022 Residential Correlation for Hamilton County

Assessment Actions

The residential class review consisted of completing a review and revalue of 1100 parcels in Aurora, this completes an inspection cycle in Aurora. Lincoln Creek Subdivision, Parkview Estates, Lincolnshire, Lincolnshire 2nd, McBride, McBride 2nd, Greenway, Prairie Fire Estates, Poco Creek, North Acres, Lac Denado, Turtle Beach, Timbercove, Platte View Estates, and North Ridge are all on updated pricing. Rathje's River Estates revalue was completed and new pricing added. All mobile homes in Aurora were equalized.

For 2022, pick-up work and sales review was completed and placed on the assessment rolls for residential properties in Hamilton County.

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.

The sales verification and qualification review was completed to evaluate that all sales were considered arm's-length transactions unless determined otherwise. Sales usability for Hamilton County is towards the upper range of the statewide average. Valuation groups were reviewed and appear to reflect general economic conditions.

All residential costing is 2019, while lot studies vary from 2014 through 2021 depending on the location. Lot values are reviewed when reappraisal is done for each valuation group by analyzing land to building ratios and vacant lot sales.

The county is up to date on their six-year inspection, but improvement is needed to ensure there is consistent documentation of the review work. This was discussed at the time of the assessment practice review. The Hamilton County Assessor does not have a written valuation methodology on file.

2022 Residential Correlation for Hamilton County

Description of Analysis

Hamilton County recognizes 11 valuation groups for the residential class of property.

Valuation Group	Description
1	Aurora
2	Acreages
3	Giltner & Hampton
4	Hillcrest, Sunset Terrace & Paradise Lake
5	Hordville, Marquette, Phillips & Stockham
6	Lac Denado & Willow Bend
7	Over The Hill Lake, Rathje's Resort & Coyote Bluffs
8	Platte View Estates
9	Turtle Beach & Timber Cove
10	Valley View, Koskovich & Erickson Estates
11	Mariposa Lake

The review of the residential statistical profile indicates 318 qualified sales. All measures of central tendency fall within the acceptable range. The COD and PRD are both within the IAAO recommended parameters. By study year there appears to be a three-point difference between the two medians, with the latest year lower than the first. This would suggest a rising market for residential property within the county.

Nine of the 11 valuation groups are represented in the study period; only Valuation Groups 1, 2, 3, and 5 all have sufficient sales for measurement purposes. Valuation Groups 4 and 6 have unreliaibly small samples, but statistical indicators below the acceptable range. Valuation Group 4, the ratios below the median sales are low, while those just above the median sales are at the low end of the acceptable range; it appears this small group maybe trending below the acceptable range and should be addressed in the next assessment year. Valuation Group has more dispersion in the assessment to sale ratios, no reliable conclusion can be drawn from the sample.

Analysis of the 2022 County Abstract of Assessment for Real Property, Form 45 Compared with the 2021 Certificate of Taxes Levied Report (CTL) indicates a change in value of approximately 6% to the residential class excluding growth.

Equalization and Quality of Assessment

The review of the assessment practices in the county determined that residential property is valued uniformly and is appears to be in compliance with generally accepted mass appraisal techniques.

2022 Residential Correlation for Hamilton County

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	198	98.33	99.53	98.37	06.36	101.18
2	36	92.40	90.09	86.64	11.98	103.98
3	41	97.07	93.24	91.17	13.96	102.27
4	6	87.73	85.41	86.36	07.30	98.80
5	19	94.38	94.02	89.40	12.41	105.17
6	4	62.01	65.90	63.41	20.92	103.93
7	1	88.92	88.92	88.92	00.00	100.00
8	5	98.48	105.99	105.09	09.33	100.86
9	8	95.38	94.94	94.17	11.25	100.82
____ALL____	318	97.30	96.58	94.56	09.15	102.14

Level of Value

Based on analysis of all available information, the level of value for the residential property in Hamilton County is 97%.

2022 Commercial Correlation for Hamilton County

Assessment Actions

The Hamilton County Assessor did a reappraisal of all commercial properties in the city of Aurora for 2022. All parcel information was updated, and sketches were corrected. Lots were increased to \$2.00 per square foot.

All pick-up and permit work was reviewed and completed.

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.

The review of the sales verification and qualification indicates the usability is above the state averages for the commercial class. Review of non-qualified sales exhibit reasons for their disqualification. Therefore, all arm's-length agricultural sales were available for measurement purposes.

The six-year inspection cycle is current with the last commercial inspection conducted over 2020 and 2021, with the exception to Aurora which was done for 2022. The costing and depreciation tables that are being used are from 2019. The last lot study was conducted in 2021 for all commercial except Aurora that was done in 2022.

The review and analysis indicated that the county assessor has identified specific economic areas and geographic locations within the four assigned valuation groups being used for the commercial class.

The Hamilton County Assessor does not have a written valuation methodology on file.

Description of Analysis

Four valuation groups have been established for the commercial property class.

Valuation Group	Description
41	Aurora
42	Giltner & Hampton
43	Marquette, Stockham, Phillips and Hordville
44	Rural

Examination of the commercial statistical profile indicates there are 26 qualified sales during this study period. All overall measures of central tendency are slightly above the acceptable range, while the COD and PRD are within the recommended ranges.

2022 Commercial Correlation for Hamilton County

Review of the valuation group substrata shows that Valuation Group 41 is also above the acceptable range; this valuation group contains the majority of sales and is affecting the overall class of property. Although the median is high, the reappraisal that was completed for this year was needed; review of the History Chart 2, Real Property & Growth Valuations in the Appendix of this report shows that commercial property has increased less than one percent per year over the past ten-years, significantly lagging the residential market in Hamilton County at over 3% per year. This reappraisal increased the overall class by 9% and Valuation Group 1 by 17% in the Abstract of Assessment for Real Property, Form 45. This adjustment improves equalization between residential and commercial classes of property.

Analysis of Valuation Group 41 does reflect an increasing market when sales by study years are examined.

<u>Study Yrs</u>	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
10/01/2018 To 09/30/2019	5	102.76	105.90	111.59	20.26	94.90
10/01/2019 To 09/30/2020	7	101.20	113.57	112.27	14.56	101.16
10/01/2020 To 09/30/2021	7	99.07	97.45	88.28	07.85	110.39

A reduction in commercial values based on the overall median would move the newest year of sales to 94%. The analysis suggests that a decrease to Valuation Group 41 and the overall class should not be made, any decrease to the midpoint of the acceptable range would likely result in a future increase to assessed values. A sub stat of Valuation Group 41 both with and without an adjustment to the midpoint, along with a statistical profile of all sales adjusting Valuation Group 41 to the midpoint is included in the appendix of this report. Based on the trend of sales within Valuation Group 41 and the fact assessed values have lagged behind the general economic movement in the county; a recommendation to decrease values will not be made.

Review of the other valuation groups in the county indicate that Valuation Group 43 shows a low median but only includes two qualified sales and is not reliable. Valuation Groups 42 and 44 are both in acceptable range.

Comparison of the 2022 Abstract of Assessment, Form 45 Compared to the 2021 Certificate of Taxes Levied Report (CTL) and the changes in the sales file support that valuation adjustments have been made equitably in Hamilton County and reflect the report assessment action of the county assessor.

2022 Commercial Correlation for Hamilton County

Equalization and Quality of Assessment

Based on the analysis of all available information, commercial property in Hamilton County has been equitably valued, the quality of assessment for the commercial class of property complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
41	19	101.20	105.61	102.80	13.80	102.73
42	4	99.19	95.90	94.58	15.91	101.40
43	2	88.90	88.90	90.13	20.93	98.64
44	1	95.00	95.00	95.00	00.00	100.00
<u> </u> ALL <u> </u>	26	100.94	102.43	101.81	14.17	100.61

Level of Value

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

2022 Agricultural Correlation for Hamilton County

Assessment Actions

For 2022, only pick-up work and sales review was completed for commercial properties in Hamilton County.

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.

Within the agricultural class of property, the sales usability rate is comparable to the state average. Review of the non-qualified sales roster supported that all agricultural sales are available for the measurement of agricultural land in the county. All non-qualified sales have valid comments on sales roster to explain why they are not arm's-length transaction.

Hamilton County only has one market area for agriculture land. A land study was last completed in 2019. The county assessor has indicated that intensive use includes feedlots and vineyards. There are no special value applications on file.

Description of Analysis

The agricultural statistical sample consists of 77 agricultural sales, and indicates that all three measure of central tendency are within the acceptable range. The COD is also within the IAAO recommended parameters.

Analysis of the 80% Majority Land Use (MLU) by market area indicates that the median for grassland is below the parameter, while dryland is above, however, there are not sufficient sales in either group to rely on for measurement. Sixty-nine of the 77 sales are irrigated land, which is in the acceptable range.

Agricultural land in Hamilton County is comparable to adjoining counties and suggests the values are equalized after analyzing the Average Acre Value Comparison chart.

Analysis of the 2022 County Abstract of Assessment for Real Property, Form 45 Compared with the 2021 Certificate of Taxes Levied Report (CTL) indicates a change in value of approximately 1% to the agricultural class excluding growth.

Equalization and Quality of Assessment

The review of agricultural improvements and site acres indicate that these parcels are inspected and valued using the same processes that are used for rural residential and other similar property across the county. Agricultural improvements are equalized and assessed at the statutory level.

The quality of assessment in the agricultural land class of property in Hamilton County complies with generally accepted mass appraisal techniques.

2022 Agricultural Correlation for Hamilton County

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
____Irrigated____						
County	69	72.15	70.09	68.71	09.34	102.01
1	69	72.15	70.09	68.71	09.34	102.01
____Dry____						
County	1	82.56	82.56	82.56	00.00	100.00
1	1	82.56	82.56	82.56	00.00	100.00
____Grass____						
County	1	67.48	67.48	67.48	00.00	100.00
1	1	67.48	67.48	67.48	00.00	100.00
____ALL____	77	72.75	70.73	69.25	09.31	102.14

Level of Value

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

2022 Opinions of the Property Tax Administrator for Hamilton 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	97	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	73	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 7th day of April, 2022.



Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2022 Commission Summary for Hamilton County

Residential Real Property - Current

Number of Sales	318	Median	97.30
Total Sales Price	\$67,796,714	Mean	96.58
Total Adj. Sales Price	\$67,796,714	Wgt. Mean	94.56
Total Assessed Value	\$64,105,516	Average Assessed Value of the Base	\$130,054
Avg. Adj. Sales Price	\$213,197	Avg. Assessed Value	\$201,590

Confidence Interval - Current

95% Median C.I	96.05 to 98.10
95% Wgt. Mean C.I	92.63 to 96.48
95% Mean C.I	94.98 to 98.18
% of Value of the Class of all Real Property Value in the County	23.68
% of Records Sold in the Study Period	6.32
% of Value Sold in the Study Period	9.79

Residential Real Property - History

Year	Number of Sales	LOV	Median
2021	248	95	95.06
2020	273	93	92.70
2019	277	92	92.36
2018	241	95	95.19

2022 Commission Summary for Hamilton County

Commercial Real Property - Current

Number of Sales	26	Median	100.94
Total Sales Price	\$5,521,730	Mean	102.43
Total Adj. Sales Price	\$5,521,730	Wgt. Mean	101.81
Total Assessed Value	\$5,621,850	Average Assessed Value of the Base	\$455,478
Avg. Adj. Sales Price	\$212,374	Avg. Assessed Value	\$216,225

Confidence Interval - Current

95% Median C.I	95.20 to 106.76
95% Wgt. Mean C.I	84.65 to 118.98
95% Mean C.I	92.74 to 112.12
% of Value of the Class of all Real Property Value in the County	8.78
% of Records Sold in the Study Period	4.88
% of Value Sold in the Study Period	2.32

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2021	28	94	94.44
2020	21	94	94.20
2019	25	94	94.20
2018	23	93	93.26

**41 Hamilton
RESIDENTIAL**

PAD 2022 R&O Statistics (Using 2022 Values)

Qualified

Date Range: 10/1/2019 To 9/30/2021 Posted on: 1/31/2022

Number of Sales : 318
 Total Sales Price : 67,796,714
 Total Adj. Sales Price : 67,796,714
 Total Assessed Value : 64,105,516
 Avg. Adj. Sales Price : 213,197
 Avg. Assessed Value : 201,590

MEDIAN : 97
 WGT. MEAN : 95
 MEAN : 97
 COD : 09.15
 PRD : 102.14

COV : 15.04
 STD : 14.53
 Avg. Abs. Dev : 08.90
 MAX Sales Ratio : 160.07
 MIN Sales Ratio : 46.04

95% Median C.I. : 96.05 to 98.10
 95% Wgt. Mean C.I. : 92.63 to 96.48
 95% Mean C.I. : 94.98 to 98.18

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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-19 To 31-DEC-19	30	99.29	104.89	104.25	09.25	100.61	83.88	160.07	97.66 to 104.19	182,847	190,616	
01-JAN-20 To 31-MAR-20	22	100.06	100.59	100.51	05.20	100.08	76.82	119.37	97.71 to 102.46	182,495	183,430	
01-APR-20 To 30-JUN-20	34	98.30	98.22	98.09	06.31	100.13	80.61	125.19	93.94 to 99.56	180,341	176,904	
01-JUL-20 To 30-SEP-20	49	98.20	98.16	98.17	05.98	99.99	72.67	146.89	95.89 to 99.17	213,998	210,079	
01-OCT-20 To 31-DEC-20	39	98.34	99.66	96.40	12.12	103.38	46.04	153.72	94.09 to 99.67	185,473	178,804	
01-JAN-21 To 31-MAR-21	36	98.05	97.36	93.24	07.56	104.42	56.74	128.96	94.48 to 99.77	235,624	219,692	
01-APR-21 To 30-JUN-21	57	95.71	94.81	93.89	07.65	100.98	59.62	128.53	93.57 to 97.46	231,575	217,427	
01-JUL-21 To 30-SEP-21	51	92.13	86.44	84.36	13.55	102.47	46.25	128.84	82.21 to 93.74	250,259	211,125	
<u>Study Yrs</u>												
01-OCT-19 To 30-SEP-20	135	98.73	100.06	99.79	06.74	100.27	72.67	160.07	97.78 to 99.43	193,465	193,056	
01-OCT-20 To 30-SEP-21	183	95.22	94.01	91.28	10.71	102.99	46.04	153.72	94.00 to 97.22	227,754	207,885	
<u>Calendar Yrs</u>												
01-JAN-20 To 31-DEC-20	144	98.53	98.95	98.03	07.66	100.94	46.04	153.72	97.39 to 99.17	193,513	189,704	
<u>ALL</u>	318	97.30	96.58	94.56	09.15	102.14	46.04	160.07	96.05 to 98.10	213,197	201,590	

VALUATION GROUP											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	198	98.33	99.53	98.37	06.36	101.18	70.05	160.07	97.40 to 99.03	193,669	190,506	
2	36	92.40	90.09	86.64	11.98	103.98	55.92	125.19	87.41 to 96.05	307,715	266,603	
3	41	97.07	93.24	91.17	13.96	102.27	46.04	128.96	92.17 to 99.77	156,516	142,694	
4	6	87.73	85.41	86.36	07.30	98.90	72.67	93.79	72.67 to 93.79	259,700	224,264	
5	19	94.38	94.02	89.40	12.41	105.17	56.29	126.63	89.10 to 99.51	121,600	108,709	
6	4	62.01	65.90	63.41	20.92	103.93	46.25	93.34	N/A	320,750	203,373	
7	1	88.92	88.92	88.92	00.00	100.00	88.92	88.92	N/A	46,000	40,905	
8	5	98.48	105.99	105.09	09.33	100.86	94.98	134.40	N/A	564,200	592,890	
9	8	95.38	94.94	94.17	11.25	100.82	70.09	127.24	70.09 to 127.24	492,088	463,416	
<u>ALL</u>	318	97.30	96.58	94.56	09.15	102.14	46.04	160.07	96.05 to 98.10	213,197	201,590	

**41 Hamilton
RESIDENTIAL**

PAD 2022 R&O Statistics (Using 2022 Values)

Qualified

Date Range: 10/1/2019 To 9/30/2021 Posted on: 1/31/2022

Number of Sales : 318
 Total Sales Price : 67,796,714
 Total Adj. Sales Price : 67,796,714
 Total Assessed Value : 64,105,516
 Avg. Adj. Sales Price : 213,197
 Avg. Assessed Value : 201,590

MEDIAN : 97
 WGT. MEAN : 95
 MEAN : 97
 COD : 09.15
 PRD : 102.14

COV : 15.04
 STD : 14.53
 Avg. Abs. Dev : 08.90
 MAX Sales Ratio : 160.07
 MIN Sales Ratio : 46.04

95% Median C.I. : 96.05 to 98.10
 95% Wgt. Mean C.I. : 92.63 to 96.48
 95% Mean C.I. : 94.98 to 98.18

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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	317	97.33	96.61	94.56	09.14	102.17	46.04	160.07	96.05 to 98.14	213,725	202,097
06	1	88.92	88.92	88.92	00.00	100.00	88.92	88.92	N/A	46,000	40,905
07											
<u>ALL</u>	<u>318</u>	<u>97.30</u>	<u>96.58</u>	<u>94.56</u>	<u>09.15</u>	<u>102.14</u>	<u>46.04</u>	<u>160.07</u>	<u>96.05 to 98.10</u>	<u>213,197</u>	<u>201,590</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	1	105.86	105.86	105.86	00.00	100.00	105.86	105.86	N/A	7,000	7,410
Less Than 30,000	2	102.51	102.51	100.89	03.28	101.61	99.15	105.86	N/A	13,500	13,620
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	318	97.30	96.58	94.56	09.15	102.14	46.04	160.07	96.05 to 98.10	213,197	201,590
Greater Than 14,999	317	97.26	96.55	94.55	09.15	102.12	46.04	160.07	95.89 to 98.10	213,848	202,202
Greater Than 29,999	316	97.26	96.54	94.55	09.17	102.10	46.04	160.07	95.89 to 98.05	214,461	202,779
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	1	105.86	105.86	105.86	00.00	100.00	105.86	105.86	N/A	7,000	7,410
15,000 TO 29,999	1	99.15	99.15	99.15	00.00	100.00	99.15	99.15	N/A	20,000	19,830
30,000 TO 59,999	11	115.37	114.78	114.06	12.60	100.63	88.92	138.86	90.36 to 135.43	45,555	51,958
60,000 TO 99,999	23	100.00	109.88	108.91	16.97	100.89	76.82	160.07	96.05 to 121.96	78,837	85,861
100,000 TO 149,999	63	97.80	96.27	96.18	07.18	100.09	56.67	125.19	94.89 to 99.16	128,140	123,252
150,000 TO 249,999	127	97.22	95.17	95.16	07.58	100.01	55.43	128.53	95.57 to 98.10	190,963	181,723
250,000 TO 499,999	79	95.61	93.19	93.04	08.58	100.16	46.04	127.24	93.94 to 98.31	316,559	294,525
500,000 TO 999,999	13	94.86	92.70	91.37	12.17	101.46	56.74	134.40	79.22 to 101.39	624,769	570,824
1,000,000 +											
<u>ALL</u>	<u>318</u>	<u>97.30</u>	<u>96.58</u>	<u>94.56</u>	<u>09.15</u>	<u>102.14</u>	<u>46.04</u>	<u>160.07</u>	<u>96.05 to 98.10</u>	<u>213,197</u>	<u>201,590</u>

41 Hamilton
COMMERCIAL

PAD 2022 R&O Statistics (Using 2022 Values)

Qualified

Date Range: 10/1/2018 To 9/30/2021 Posted on: 1/31/2022

Number of Sales : 26
Total Sales Price : 5,521,730
Total Adj. Sales Price : 5,521,730
Total Assessed Value : 5,621,850
Avg. Adj. Sales Price : 212,374
Avg. Assessed Value : 216,225

MEDIAN : 101
WGT. MEAN : 102
MEAN : 102
COD : 14.17
PRD : 100.61

COV : 23.42
STD : 23.99
Avg. Abs. Dev : 14.30
MAX Sales Ratio : 178.39
MIN Sales Ratio : 64.91

95% Median C.I. : 95.20 to 106.76
95% Wgt. Mean C.I. : 84.65 to 118.98
95% Mean C.I. : 92.74 to 112.12

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-18 To 31-DEC-18	2	130.82	130.82	146.42	21.45	89.35	102.76	158.87	N/A	302,000	442,200
01-JAN-19 To 31-MAR-19	1	66.13	66.13	66.13	00.00	100.00	66.13	66.13	N/A	400,000	264,500
01-APR-19 To 30-JUN-19	2	100.78	100.78	99.02	05.74	101.78	95.00	106.56	N/A	230,000	227,750
01-JUL-19 To 30-SEP-19	1	95.20	95.20	95.20	00.00	100.00	95.20	95.20	N/A	125,000	119,000
01-OCT-19 To 31-DEC-19	2	100.94	100.94	100.74	00.27	100.20	100.67	101.20	N/A	437,500	440,750
01-JAN-20 To 31-MAR-20	3	99.76	105.13	99.74	08.35	105.40	95.33	120.31	N/A	130,667	130,333
01-APR-20 To 30-JUN-20	1	112.75	112.75	112.75	00.00	100.00	112.75	112.75	N/A	200,000	225,500
01-JUL-20 To 30-SEP-20	5	107.33	118.23	135.43	16.39	87.30	94.90	178.39	N/A	101,646	137,660
01-OCT-20 To 31-DEC-20	2	88.53	88.53	104.18	20.60	84.98	70.29	106.76	N/A	123,750	128,925
01-JAN-21 To 31-MAR-21	3	99.07	88.66	93.14	12.48	95.19	64.91	102.00	N/A	85,000	79,167
01-APR-21 To 30-JUN-21	4	94.42	93.58	83.63	10.36	111.90	75.50	110.00	N/A	363,750	304,200
01-JUL-21 To 30-SEP-21											
<u>Study Yrs</u>											
01-OCT-18 To 30-SEP-19	6	98.98	104.09	108.46	18.83	95.97	66.13	158.87	66.13 to 158.87	264,833	287,233
01-OCT-19 To 30-SEP-20	11	103.05	111.02	110.69	11.86	100.30	94.90	178.39	95.33 to 120.31	179,566	198,755
01-OCT-20 To 30-SEP-21	9	96.73	90.82	87.47	13.21	103.83	64.91	110.00	70.29 to 106.76	217,500	190,239
<u>Calendar Yrs</u>											
01-JAN-19 To 31-DEC-19	6	97.94	94.13	92.50	08.86	101.76	66.13	106.56	66.13 to 106.56	310,000	286,750
01-JAN-20 To 31-DEC-20	11	106.76	108.76	115.95	13.87	93.80	70.29	178.39	94.90 to 120.31	122,521	142,059
<u>ALL</u>	26	100.94	102.43	101.81	14.17	100.61	64.91	178.39	95.20 to 106.76	212,374	216,225

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
41	19	101.20	105.61	102.80	13.80	102.73	66.13	178.39	95.20 to 107.33	256,065	263,229
42	4	99.19	95.90	94.58	15.91	101.40	64.91	120.31	N/A	79,750	75,425
43	2	88.90	88.90	90.13	20.93	98.64	70.29	107.50	N/A	18,750	16,900
44	1	95.00	95.00	95.00	00.00	100.00	95.00	95.00	N/A	300,000	285,000
<u>ALL</u>	26	100.94	102.43	101.81	14.17	100.61	64.91	178.39	95.20 to 106.76	212,374	216,225

**41 Hamilton
COMMERCIAL**

PAD 2022 R&O Statistics (Using 2022 Values)

Qualified

Date Range: 10/1/2018 To 9/30/2021 Posted on: 1/31/2022

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 Total Assessed Value : 5,621,850
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 Avg. Assessed Value : 216,225

MEDIAN : 101
 WGT. MEAN : 102
 MEAN : 102
 COD : 14.17
 PRD : 100.61

COV : 23.42
 STD : 23.99
 Avg. Abs. Dev : 14.30
 MAX Sales Ratio : 178.39
 MIN Sales Ratio : 64.91

95% Median C.I. : 95.20 to 106.76
 95% Wgt. Mean C.I. : 84.65 to 118.98
 95% Mean C.I. : 92.74 to 112.12

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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	2	80.73	80.73	74.09	18.08	108.96	66.13	95.33	N/A	275,000	203,750
03	24	101.60	104.23	104.88	13.57	99.38	64.91	178.39	95.20 to 107.33	207,155	217,265
04											
<u>ALL</u>	<u>26</u>	<u>100.94</u>	<u>102.43</u>	<u>101.81</u>	<u>14.17</u>	<u>100.61</u>	<u>64.91</u>	<u>178.39</u>	<u>95.20 to 106.76</u>	<u>212,374</u>	<u>216,225</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	2	88.90	88.90	90.13	20.93	98.64	70.29	107.50	N/A	18,750	16,900
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	26	100.94	102.43	101.81	14.17	100.61	64.91	178.39	95.20 to 106.76	212,374	216,225
Greater Than 14,999	26	100.94	102.43	101.81	14.17	100.61	64.91	178.39	95.20 to 106.76	212,374	216,225
Greater Than 29,999	24	100.94	103.55	101.89	13.82	101.63	64.91	178.39	95.20 to 106.76	228,510	232,835
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	2	88.90	88.90	90.13	20.93	98.64	70.29	107.50	N/A	18,750	16,900
30,000 TO 59,999	3	107.33	97.52	90.94	17.21	107.24	64.91	120.31	N/A	39,000	35,467
60,000 TO 99,999	2	101.06	101.06	101.15	01.97	99.91	99.07	103.05	N/A	78,500	79,400
100,000 TO 149,999	6	98.20	98.03	98.16	04.03	99.87	92.10	102.76	92.10 to 102.76	126,500	124,167
150,000 TO 249,999	8	106.66	113.29	115.70	12.84	97.92	95.33	178.39	95.33 to 178.39	191,404	221,456
250,000 TO 499,999	3	95.00	106.67	110.79	32.54	96.28	66.13	158.87	N/A	390,000	432,067
500,000 TO 999,999	1	100.67	100.67	100.67	00.00	100.00	100.67	100.67	N/A	750,000	755,000
1,000,000 TO 1,999,999	1	75.50	75.50	75.50	00.00	100.00	75.50	75.50	N/A	1,000,000	755,000
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											
<u>ALL</u>	<u>26</u>	<u>100.94</u>	<u>102.43</u>	<u>101.81</u>	<u>14.17</u>	<u>100.61</u>	<u>64.91</u>	<u>178.39</u>	<u>95.20 to 106.76</u>	<u>212,374</u>	<u>216,225</u>

41 Hamilton
COMMERCIAL

PAD 2022 R&O Statistics (Using 2022 Values)

Qualified

Date Range: 10/1/2018 To 9/30/2021 Posted on: 1/31/2022

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 Avg. Assessed Value : 216,225

MEDIAN : 101
 WGT. MEAN : 102
 MEAN : 102
 COD : 14.17
 PRD : 100.61

COV : 23.42
 STD : 23.99
 Avg. Abs. Dev : 14.30
 MAX Sales Ratio : 178.39
 MIN Sales Ratio : 64.91

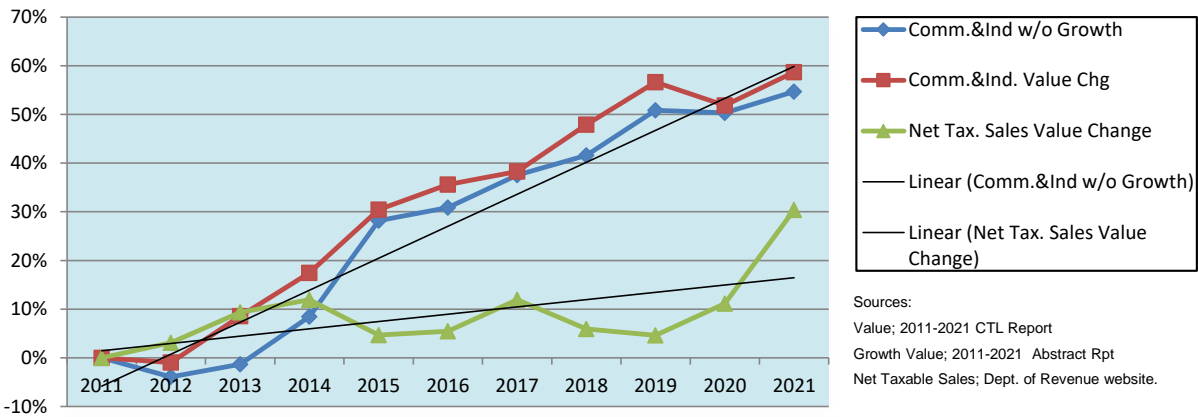
95% Median C.I. : 95.20 to 106.76
 95% Wgt. Mean C.I. : 84.65 to 118.98
 95% Mean C.I. : 92.74 to 112.12

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
344	6	107.05	118.20	124.18	13.67	95.18	101.20	178.39	101.20 to 178.39	158,372	196,658
350	1	106.56	106.56	106.56	00.00	100.00	106.56	106.56	N/A	160,000	170,500
352	5	95.33	87.48	84.74	12.34	103.23	66.13	100.67	N/A	502,000	425,400
353	5	96.73	97.60	96.89	02.24	100.73	95.00	102.00	N/A	155,000	150,180
384	2	93.50	93.50	93.72	01.50	99.77	92.10	94.90	N/A	125,000	117,150
386	2	67.60	67.60	66.21	03.98	102.10	64.91	70.29	N/A	36,250	24,000
406	2	113.91	113.91	115.38	05.63	98.73	107.50	120.31	N/A	26,000	30,000
434	1	110.00	110.00	110.00	00.00	100.00	110.00	110.00	N/A	200,000	220,000
471	1	103.05	103.05	103.05	00.00	100.00	103.05	103.05	N/A	82,000	84,500
851	1	158.87	158.87	158.87	00.00	100.00	158.87	158.87	N/A	470,000	746,700
<u>ALL</u>	<u>26</u>	100.94	102.43	101.81	14.17	100.61	64.91	178.39	95.20 to 106.76	212,374	216,225

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	\$ 139,059,220	\$ 2,638,495	1.90%	\$ 136,420,725		\$ 50,364,933	
2012	\$ 137,707,416	\$ 4,105,460	2.98%	\$ 133,601,956	-3.92%	\$ 51,922,619	3.09%
2013	\$ 150,950,765	\$ 13,713,440	9.08%	\$ 137,237,325	-0.34%	\$ 55,083,177	6.09%
2014	\$ 163,305,613	\$ 12,511,935	7.66%	\$ 150,793,678	-0.10%	\$ 56,366,838	2.33%
2015	\$ 181,398,715	\$ 3,151,290	1.74%	\$ 178,247,425	9.15%	\$ 52,720,836	-6.47%
2016	\$ 188,531,398	\$ 6,529,020	3.46%	\$ 182,002,378	0.33%	\$ 53,116,608	0.75%
2017	\$ 192,282,199	\$ 1,049,250	0.55%	\$ 191,232,949	1.43%	\$ 56,362,167	6.11%
2018	\$ 205,654,994	\$ 8,761,375	4.26%	\$ 196,893,619	2.40%	\$ 53,353,741	-5.34%
2019	\$ 217,816,554	\$ 8,038,845	3.69%	\$ 209,777,709	2.00%	\$ 52,681,459	-1.26%
2020	\$ 211,191,590	\$ 2,131,590	1.01%	\$ 209,060,000	-4.02%	\$ 55,979,703	6.26%
2021	\$ 220,676,090	\$ 5,546,270	2.51%	\$ 215,129,820	1.86%	\$ 65,666,567	17.30%
Ann %chg	4.73%			Average	0.88%	2.69%	2.89%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2011	-	-	-
2012	-3.92%	-0.97%	3.09%
2013	-1.31%	8.55%	9.37%
2014	8.44%	17.44%	11.92%
2015	28.18%	30.45%	4.68%
2016	30.88%	35.58%	5.46%
2017	37.52%	38.27%	11.91%
2018	41.59%	47.89%	5.93%
2019	50.85%	56.64%	4.60%
2020	50.34%	51.87%	11.15%
2021	54.70%	58.69%	30.38%

County Number	41
County Name	Hamilton

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	19	Median :	101	COV :	23.73	95% Median C.I. :	95.20 to 107.33
Total Sales Price :	4,940,230	Wgt. Mean :	103	STD :	25.06	95% Wgt. Mean C.I. :	83.08 to 122.52
Total Adj. Sales Price :	4,865,230	Mean :	106	Avg. Abs. Dev :	13.97	95% Mean C.I. :	93.53 to 117.69
Total Assessed Value :	5,001,350						
Avg. Adj. Sales Price :	256,065	COD :	13.80	MAX Sales Ratio :	178.39		
Avg. Assessed Value :	263,229	PRD :	102.73	MIN Sales Ratio :	66.13		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Qrtrs</u>											
10/01/2018 To 12/31/2018	2	130.82	130.82	146.42	21.45	89.35	102.76	158.87	N/A	302,000	442,200
01/01/2019 To 03/31/2019	1	66.13	66.13	66.13		100.00	66.13	66.13	N/A	400,000	264,500
04/01/2019 To 06/30/2019	1	106.56	106.56	106.56		100.00	106.56	106.56	N/A	160,000	170,500
07/01/2019 To 09/30/2019	1	95.20	95.20	95.20		100.00	95.20	95.20	N/A	125,000	119,000
10/01/2019 To 12/31/2019	2	100.94	100.94	100.74	00.27	100.20	100.67	101.20	N/A	437,500	440,750
01/01/2020 To 03/31/2020	1	99.76	99.76	99.76		100.00	99.76	99.76	N/A	210,000	209,500
04/01/2020 To 06/30/2020	1	112.75	112.75	112.75		100.00	112.75	112.75	N/A	200,000	225,500
07/01/2020 To 09/30/2020	3	107.33	126.87	143.34	25.93	88.51	94.90	178.39	N/A	135,410	194,100
10/01/2020 To 12/31/2020	1	106.76	106.76	106.76		100.00	106.76	106.76	N/A	230,000	245,550
01/01/2021 To 03/31/2021	2	100.54	100.54	100.90	01.46	99.64	99.07	102.00	N/A	100,000	100,900
04/01/2021 To 06/30/2021	4	94.42	93.58	83.63	10.36	111.90	75.50	110.00	N/A	363,750	304,200
07/01/2021 To 09/30/2021											
<u>Study Yrs</u>											
10/01/2018 To 09/30/2019	5	102.76	105.90	111.59	20.26	94.90	66.13	158.87	N/A	257,800	287,680
10/01/2019 To 09/30/2020	7	101.20	113.57	112.27	14.56	101.16	94.90	178.39	94.90 to 178.39	241,604	271,257
10/01/2020 To 09/30/2021	7	99.07	97.45	88.28	07.85	110.39	75.50	110.00	75.50 to 110.00	269,286	237,736
<u>Calendar Yrs</u>											
01/01/2019 To 12/31/2019	5	100.67	93.95	92.02	09.23	102.10	66.13	106.56	N/A	312,000	287,100
01/01/2020 To 12/31/2020	6	107.05	116.65	120.70	15.11	96.64	94.90	178.39	94.90 to 178.39	174,372	210,475

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	19	Median :	101	COV :	23.73	95% Median C.I. :	95.20 to 107.33
Total Sales Price :	4,940,230	Wgt. Mean :	103	STD :	25.06	95% Wgt. Mean C.I. :	83.08 to 122.52
Total Adj. Sales Price :	4,865,230	Mean :	106	Avg. Abs. Dev :	13.97	95% Mean C.I. :	93.53 to 117.69
Total Assessed Value :	5,001,350						
Avg. Adj. Sales Price :	256,065	COD :	13.80	MAX Sales Ratio :	178.39		
Avg. Assessed Value :	263,229	PRD :	102.73	MIN Sales Ratio :	66.13		

What IF

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
41	19	101.20	105.61	102.80	13.80	102.73	66.13	178.39	95.20 to 107.33	256,065	263,229

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
02	1	66.13	66.13	66.13		100.00	66.13	66.13	N/A	400,000	264,500
03	18	101.60	107.81	106.08	12.59	101.63	75.50	178.39	96.73 to 107.33	248,068	263,158
04											

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	19	Median :	101	COV :	23.73	95% Median C.I. :	95.20 to 107.33
Total Sales Price :	4,940,230	Wgt. Mean :	103	STD :	25.06	95% Wgt. Mean C.I. :	83.08 to 122.52
Total Adj. Sales Price :	4,865,230	Mean :	106	Avg. Abs. Dev :	13.97	95% Mean C.I. :	93.53 to 117.69
Total Assessed Value :	5,001,350						
Avg. Adj. Sales Price :	256,065	COD :	13.80	MAX Sales Ratio :	178.39		
Avg. Assessed Value :	263,229	PRD :	102.73	MIN Sales Ratio :	66.13		

What IF

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
__Ranges Excl. Low \$__											
Greater Than 4,999	19	101.20	105.61	102.80	13.80	102.73	66.13	178.39	95.20 to 107.33	256,065	263,229
Greater Than 15,000	19	101.20	105.61	102.80	13.80	102.73	66.13	178.39	95.20 to 107.33	256,065	263,229
Greater Than 30,000	19	101.20	105.61	102.80	13.80	102.73	66.13	178.39	95.20 to 107.33	256,065	263,229
__Incremental Ranges__											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	1	107.33	107.33	107.33		100.00	107.33	107.33	N/A	30,000	32,200
60,000 TO 99,999	1	99.07	99.07	99.07		100.00	99.07	99.07	N/A	75,000	74,300
100,000 TO 149,999	6	98.20	98.03	98.16	04.03	99.87	92.10	102.76	92.10 to 102.76	126,500	124,167
150,000 TO 249,999	6	106.66	116.83	119.25	14.82	97.97	96.73	178.39	96.73 to 178.39	196,872	234,775
250,000 TO 499,999	3	110.00	111.67	115.07	28.10	97.05	66.13	158.87	N/A	356,667	410,400
500,000 TO 999,999	1	100.67	100.67	100.67		100.00	100.67	100.67	N/A	750,000	755,000
1,000,000 TO 1,999,999	1	75.50	75.50	75.50		100.00	75.50	75.50	N/A	1,000,000	755,000
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	19	Median :	101	COV :	23.73	95% Median C.I. :	95.20 to 107.33
Total Sales Price :	4,940,230	Wgt. Mean :	103	STD :	25.06	95% Wgt. Mean C.I. :	83.08 to 122.52
Total Adj. Sales Price :	4,865,230	Mean :	106	Avg. Abs. Dev :	13.97	95% Mean C.I. :	93.53 to 117.69
Total Assessed Value :	5,001,350						
Avg. Adj. Sales Price :	256,065	COD :	13.80	MAX Sales Ratio :	178.39		
Avg. Assessed Value :	263,229	PRD :	102.73	MIN Sales Ratio :	66.13		

What IF

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
344	6	107.05	118.20	124.18	13.67	95.18	101.20	178.39	101.20 to 178.39	158,372	196,658
350	1	106.56	106.56	106.56		100.00	106.56	106.56	N/A	160,000	170,500
352	4	87.63	85.52	84.07	16.78	101.72	66.13	100.67	N/A	590,000	496,000
353	4	97.90	98.25	98.08	02.34	100.17	95.20	102.00	N/A	118,750	116,475
384	2	93.50	93.50	93.72	01.50	99.77	92.10	94.90	N/A	125,000	117,150
434	1	110.00	110.00	110.00		100.00	110.00	110.00	N/A	200,000	220,000
851	1	158.87	158.87	158.87		100.00	158.87	158.87	N/A	470,000	746,700

COMMERCIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	41	Total	Increase	0%

What IF

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	19	Median :	96	COV :	23.72	95% Median C.I. :	90.44 to 101.97
Total Sales Price :	4,940,230	Wgt. Mean :	98	STD :	23.80	95% Wgt. Mean C.I. :	78.93 to 116.39
Total Adj. Sales Price :	4,865,230	Mean :	100	Avg. Abs. Dev :	13.27	95% Mean C.I. :	88.86 to 111.80
Total Assessed Value :	4,751,283						
Avg. Adj. Sales Price :	256,065	COD :	13.80	MAX Sales Ratio :	169.47		
Avg. Assessed Value :	250,068	PRD :	102.73	MIN Sales Ratio :	62.82		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2018 To 12/31/2018	2	124.28	124.28	139.10	21.45	89.35	97.62	150.93	N/A	302,000	420,090
01/01/2019 To 03/31/2019	1	62.82	62.82	62.82		100.00	62.82	62.82	N/A	400,000	251,275
04/01/2019 To 06/30/2019	1	101.23	101.23	101.23		100.00	101.23	101.23	N/A	160,000	161,975
07/01/2019 To 09/30/2019	1	90.44	90.44	90.44		100.00	90.44	90.44	N/A	125,000	113,050
10/01/2019 To 12/31/2019	2	95.89	95.89	95.71	00.27	100.19	95.63	96.14	N/A	437,500	418,713
01/01/2020 To 03/31/2020	1	94.77	94.77	94.77		100.00	94.77	94.77	N/A	210,000	199,025
04/01/2020 To 06/30/2020	1	107.11	107.11	107.11		100.00	107.11	107.11	N/A	200,000	214,225
07/01/2020 To 09/30/2020	3	101.97	120.53	136.18	25.93	88.51	90.15	169.47	N/A	135,410	184,395
10/01/2020 To 12/31/2020	1	101.42	101.42	101.42		100.00	101.42	101.42	N/A	230,000	233,273
01/01/2021 To 03/31/2021	2	95.51	95.51	95.86	01.47	99.63	94.11	96.90	N/A	100,000	95,855
04/01/2021 To 06/30/2021	4	89.70	88.91	79.45	10.37	111.91	71.73	104.50	N/A	363,750	288,990
07/01/2021 To 09/30/2021											
<u>Study Yrs</u>											
10/01/2018 To 09/30/2019	5	97.62	100.61	106.01	20.26	94.91	62.82	150.93	N/A	257,800	273,296
10/01/2019 To 09/30/2020	7	96.14	107.89	106.66	14.56	101.15	90.15	169.47	90.15 to 169.47	241,604	257,694
10/01/2020 To 09/30/2021	7	94.11	92.58	83.87	07.85	110.39	71.73	104.50	71.73 to 104.50	269,286	225,849
<u>Calendar Yrs</u>											
01/01/2019 To 12/31/2019	5	95.63	89.25	87.42	09.22	102.09	62.82	101.23	N/A	312,000	272,745
01/01/2020 To 12/31/2020	6	101.70	110.82	114.67	15.11	96.64	90.15	169.47	90.15 to 169.47	174,372	199,951

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	19	Median :	96	COV :	23.72	95% Median C.I. :	90.44 to 101.97
Total Sales Price :	4,940,230	Wgt. Mean :	98	STD :	23.80	95% Wgt. Mean C.I. :	78.93 to 116.39
Total Adj. Sales Price :	4,865,230	Mean :	100	Avg. Abs. Dev :	13.27	95% Mean C.I. :	88.86 to 111.80
Total Assessed Value :	4,751,283						
Avg. Adj. Sales Price :	256,065	COD :	13.80	MAX Sales Ratio :	169.47		
Avg. Assessed Value :	250,068	PRD :	102.73	MIN Sales Ratio :	62.82		

What IF

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
41	19	96.14	100.33	97.66	13.80	102.73	62.82	169.47	90.44 to 101.97	256,065	250,068

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
02	1	62.82	62.82	62.82		100.00	62.82	62.82	N/A	400,000	251,275
03	18	96.52	102.42	100.78	12.60	101.63	71.73	169.47	91.90 to 101.97	248,068	250,000
04											

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	19	Median :	96	COV :	23.72	95% Median C.I. :	90.44 to 101.97
Total Sales Price :	4,940,230	Wgt. Mean :	98	STD :	23.80	95% Wgt. Mean C.I. :	78.93 to 116.39
Total Adj. Sales Price :	4,865,230	Mean :	100	Avg. Abs. Dev :	13.27	95% Mean C.I. :	88.86 to 111.80
Total Assessed Value :	4,751,283						
Avg. Adj. Sales Price :	256,065	COD :	13.80	MAX Sales Ratio :	169.47		
Avg. Assessed Value :	250,068	PRD :	102.73	MIN Sales Ratio :	62.82		

What IF

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
<u>__ Ranges Excl. Low \$__</u>											
Greater Than 4,999	19	96.14	100.33	97.66	13.80	102.73	62.82	169.47	90.44 to 101.97	256,065	250,068
Greater Than 15,000	19	96.14	100.33	97.66	13.80	102.73	62.82	169.47	90.44 to 101.97	256,065	250,068
Greater Than 30,000	19	96.14	100.33	97.66	13.80	102.73	62.82	169.47	90.44 to 101.97	256,065	250,068
<u>__ Incremental Ranges__</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	1	101.97	101.97	101.97		100.00	101.97	101.97	N/A	30,000	30,590
60,000 TO 99,999	1	94.11	94.11	94.11		100.00	94.11	94.11	N/A	75,000	70,585
100,000 TO 149,999	6	93.29	93.12	93.25	04.03	99.86	87.49	97.62	87.49 to 97.62	126,500	117,958
150,000 TO 249,999	6	101.33	110.98	113.29	14.82	97.96	91.90	169.47	91.90 to 169.47	196,872	223,036
250,000 TO 499,999	3	104.50	106.08	109.31	28.11	97.05	62.82	150.93	N/A	356,667	389,880
500,000 TO 999,999	1	95.63	95.63	95.63		100.00	95.63	95.63	N/A	750,000	717,250
1,000,000 TO 1,999,999	1	71.73	71.73	71.73		100.00	71.73	71.73	N/A	1,000,000	717,250
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	19	Median :	96	COV :	23.72	95% Median C.I. :	90.44 to 101.97
Total Sales Price :	4,940,230	Wgt. Mean :	98	STD :	23.80	95% Wgt. Mean C.I. :	78.93 to 116.39
Total Adj. Sales Price :	4,865,230	Mean :	100	Avg. Abs. Dev :	13.27	95% Mean C.I. :	88.86 to 111.80
Total Assessed Value :	4,751,283						
Avg. Adj. Sales Price :	256,065	COD :	13.80	MAX Sales Ratio :	169.47		
Avg. Assessed Value :	250,068	PRD :	102.73	MIN Sales Ratio :	62.82		

What IF

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
344	6	101.70	112.29	117.97	13.67	95.19	96.14	169.47	96.14 to 169.47	158,372	186,826
350	1	101.23	101.23	101.23		100.00	101.23	101.23	N/A	160,000	161,975
352	4	83.25	81.24	79.86	16.77	101.73	62.82	95.63	N/A	590,000	471,200
353	4	93.01	93.34	93.18	02.33	100.17	90.44	96.90	N/A	118,750	110,651
384	2	88.82	88.82	89.03	01.50	99.76	87.49	90.15	N/A	125,000	111,293
434	1	104.50	104.50	104.50		100.00	104.50	104.50	N/A	200,000	209,000
851	1	150.93	150.93	150.93		100.00	150.93	150.93	N/A	470,000	709,365

COMMERCIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	41	Total	Decrease	5%

What IF

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	26	Median :	96	COV :	22.95	95% Median C.I. :	91.90 to 101.97
Total Sales Price :	5,598,909	Wgt. Mean :	97	STD :	22.62	95% Wgt. Mean C.I. :	81.25 to 113.31
Total Adj. Sales Price :	5,521,730	Mean :	99	Avg. Abs. Dev :	13.60	95% Mean C.I. :	89.43 to 107.71
Total Assessed Value :	5,371,783						
Avg. Adj. Sales Price :	212,374	COD :	14.18	MAX Sales Ratio :	169.47		
Avg. Assessed Value :	206,607	PRD :	101.33	MIN Sales Ratio :	62.82		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Qrtrs</u>											
10/01/2018 To 12/31/2018	2	124.28	124.28	139.10	21.45	89.35	97.62	150.93	N/A	302,000	420,090
01/01/2019 To 03/31/2019	1	62.82	62.82	62.82		100.00	62.82	62.82	N/A	400,000	251,275
04/01/2019 To 06/30/2019	2	98.12	98.12	97.17	03.18	100.98	95.00	101.23	N/A	230,000	223,488
07/01/2019 To 09/30/2019	1	90.44	90.44	90.44		100.00	90.44	90.44	N/A	125,000	113,050
10/01/2019 To 12/31/2019	2	95.89	95.89	95.71	00.27	100.19	95.63	96.14	N/A	437,500	418,713
01/01/2020 To 03/31/2020	3	95.33	103.47	97.07	08.93	106.59	94.77	120.31	N/A	130,667	126,842
04/01/2020 To 06/30/2020	1	107.11	107.11	107.11		100.00	107.11	107.11	N/A	200,000	214,225
07/01/2020 To 09/30/2020	5	103.05	114.43	129.70	16.47	88.23	90.15	169.47	N/A	101,646	131,837
10/01/2020 To 12/31/2020	2	85.86	85.86	99.22	18.13	86.53	70.29	101.42	N/A	123,750	122,787
01/01/2021 To 03/31/2021	3	94.11	85.31	89.18	11.33	95.66	64.91	96.90	N/A	85,000	75,803
04/01/2021 To 06/30/2021	4	89.70	88.91	79.45	10.37	111.91	71.73	104.50	N/A	363,750	288,990
07/01/2021 To 09/30/2021											
<u>Study Yrs</u>											
10/01/2018 To 09/30/2019	6	96.31	99.67	103.93	17.57	95.90	62.82	150.93	62.82 to 150.93	264,833	275,247
10/01/2019 To 09/30/2020	11	101.97	107.40	105.88	12.07	101.44	90.15	169.47	94.77 to 120.31	179,566	190,124
10/01/2020 To 09/30/2021	9	91.90	87.03	83.22	12.39	104.58	64.91	104.50	70.29 to 101.42	217,500	180,994
<u>Calendar Yrs</u>											
01/01/2019 To 12/31/2019	6	95.32	90.21	88.64	07.83	101.77	62.82	101.23	62.82 to 101.23	310,000	274,788
01/01/2020 To 12/31/2020	11	101.97	105.58	111.26	13.86	94.89	70.29	169.47	90.15 to 120.31	122,521	136,319

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	26	Median :	96	COV :	22.95	95% Median C.I. :	91.90 to 101.97
Total Sales Price :	5,598,909	Wgt. Mean :	97	STD :	22.62	95% Wgt. Mean C.I. :	81.25 to 113.31
Total Adj. Sales Price :	5,521,730	Mean :	99	Avg. Abs. Dev :	13.60	95% Mean C.I. :	89.43 to 107.71
Total Assessed Value :	5,371,783						
Avg. Adj. Sales Price :	212,374	COD :	14.18	MAX Sales Ratio :	169.47		
Avg. Assessed Value :	206,607	PRD :	101.33	MIN Sales Ratio :	62.82		

What IF

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
41	19	96.14	100.33	97.66	13.80	102.73	62.82	169.47	90.44 to 101.97	256,065	250,068
42	4	99.19	95.90	94.58	15.91	101.40	64.91	120.31	N/A	79,750	75,425
43	2	88.90	88.90	90.13	20.93	98.64	70.29	107.50	N/A	18,750	16,900
44	1	95.00	95.00	95.00		100.00	95.00	95.00	N/A	300,000	285,000

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
02	2	79.08	79.08	71.69	20.56	110.31	62.82	95.33	N/A	275,000	197,138
03	24	96.52	100.19	100.12	13.79	100.07	64.91	169.47	91.90 to 103.05	207,155	207,396
04											

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	26	Median :	96	COV :	22.95	95% Median C.I. :	91.90 to 101.97
Total Sales Price :	5,598,909	Wgt. Mean :	97	STD :	22.62	95% Wgt. Mean C.I. :	81.25 to 113.31
Total Adj. Sales Price :	5,521,730	Mean :	99	Avg. Abs. Dev :	13.60	95% Mean C.I. :	89.43 to 107.71
Total Assessed Value :	5,371,783						
Avg. Adj. Sales Price :	212,374	COD :	14.18	MAX Sales Ratio :	169.47		
Avg. Assessed Value :	206,607	PRD :	101.33	MIN Sales Ratio :	62.82		

What IF

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	2	88.90	88.90	90.13	20.93	98.64	70.29	107.50	N/A	18,750	16,900
__Ranges Excl. Low \$__											
Greater Than 4,999	26	95.89	98.57	97.28	14.18	101.33	62.82	169.47	91.90 to 101.97	212,374	206,607
Greater Than 15,000	26	95.89	98.57	97.28	14.18	101.33	62.82	169.47	91.90 to 101.97	212,374	206,607
Greater Than 30,000	24	95.89	99.37	97.33	13.74	102.10	62.82	169.47	91.90 to 101.97	228,510	222,416
__Incremental Ranges__											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	2	88.90	88.90	90.13	20.93	98.64	70.29	107.50	N/A	18,750	16,900
30,000 TO 59,999	3	101.97	95.73	89.56	18.11	106.89	64.91	120.31	N/A	39,000	34,930
60,000 TO 99,999	2	98.58	98.58	98.78	04.53	99.80	94.11	103.05	N/A	78,500	77,543
100,000 TO 149,999	6	93.29	93.12	93.25	04.03	99.86	87.49	97.62	87.49 to 97.62	126,500	117,958
150,000 TO 249,999	7	101.23	108.75	111.27	13.54	97.74	91.90	169.47	91.90 to 169.47	190,176	211,603
250,000 TO 499,999	4	99.75	103.31	106.18	24.46	97.30	62.82	150.93	N/A	342,500	363,660
500,000 TO 999,999	1	95.63	95.63	95.63		100.00	95.63	95.63	N/A	750,000	717,250
1,000,000 TO 1,999,999	1	71.73	71.73	71.73		100.00	71.73	71.73	N/A	1,000,000	717,250
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	26	Median :	96	COV :	22.95	95% Median C.I. :	91.90 to 101.97
Total Sales Price :	5,598,909	Wgt. Mean :	97	STD :	22.62	95% Wgt. Mean C.I. :	81.25 to 113.31
Total Adj. Sales Price :	5,521,730	Mean :	99	Avg. Abs. Dev :	13.60	95% Mean C.I. :	89.43 to 107.71
Total Assessed Value :	5,371,783						
Avg. Adj. Sales Price :	212,374	COD :	14.18	MAX Sales Ratio :	169.47		
Avg. Assessed Value :	206,607	PRD :	101.33	MIN Sales Ratio :	62.82		

What IF

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
344	6	101.70	112.29	117.97	13.67	95.19	96.14	169.47	96.14 to 169.47	158,372	186,826
350	1	101.23	101.23	101.23		100.00	101.23	101.23	N/A	160,000	161,975
352	5	94.77	84.06	80.79	11.90	104.05	62.82	95.63	N/A	502,000	405,560
353	5	94.11	93.67	93.88	02.03	99.78	90.44	96.90	N/A	155,000	145,521
384	2	88.82	88.82	89.03	01.50	99.76	87.49	90.15	N/A	125,000	111,293
386	2	67.60	67.60	66.21	03.98	102.10	64.91	70.29	N/A	36,250	24,000
406	2	113.91	113.91	115.38	05.63	98.73	107.50	120.31	N/A	26,000	30,000
434	1	104.50	104.50	104.50		100.00	104.50	104.50	N/A	200,000	209,000
471	1	103.05	103.05	103.05		100.00	103.05	103.05	N/A	82,000	84,500
851	1	150.93	150.93	150.93		100.00	150.93	150.93	N/A	470,000	709,365

COMMERCIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	41	Total	Decrease	5%

What IF

41 Hamilton
AGRICULTURAL LAND

PAD 2022 R&O Statistics (Using 2022 Values)

Qualified

Date Range: 10/1/2018 To 9/30/2021 Posted on: 1/31/2022

Number of Sales : 77
 Total Sales Price : 70,575,953
 Total Adj. Sales Price : 70,575,953
 Total Assessed Value : 48,872,645
 Avg. Adj. Sales Price : 916,571
 Avg. Assessed Value : 634,710

MEDIAN : 73
 WGT. MEAN : 69
 MEAN : 71
 COD : 09.31
 PRD : 102.14

COV : 14.31
 STD : 10.12
 Avg. Abs. Dev : 06.77
 MAX Sales Ratio : 85.40
 MIN Sales Ratio : 33.52

95% Median C.I. : 70.45 to 74.82
 95% Wgt. Mean C.I. : 63.71 to 74.79
 95% Mean C.I. : 68.47 to 72.99

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-18 To 31-DEC-18	4	71.63	73.79	74.78	05.28	98.68	69.57	82.31	N/A	1,112,197	831,693
01-JAN-19 To 31-MAR-19	10	68.30	65.21	64.65	11.17	100.87	41.76	76.84	47.19 to 74.00	864,863	559,171
01-APR-19 To 30-JUN-19	4	75.43	76.34	76.69	04.61	99.54	70.84	83.65	N/A	815,352	625,311
01-JUL-19 To 30-SEP-19	1	80.69	80.69	80.69	00.00	100.00	80.69	80.69	N/A	535,500	432,100
01-OCT-19 To 31-DEC-19	6	75.44	74.11	73.17	05.46	101.28	67.05	82.56	67.05 to 82.56	675,771	494,433
01-JAN-20 To 31-MAR-20	7	76.03	76.41	75.23	05.91	101.57	64.87	85.40	64.87 to 85.40	847,332	637,476
01-APR-20 To 30-JUN-20	9	75.84	76.22	75.43	06.84	101.05	65.55	85.40	70.60 to 85.35	911,746	687,727
01-JUL-20 To 30-SEP-20	3	72.02	71.60	73.30	03.62	97.68	67.48	75.31	N/A	885,712	649,222
01-OCT-20 To 31-DEC-20	12	72.45	71.26	70.98	05.55	100.39	65.08	81.89	66.10 to 75.12	891,086	632,484
01-JAN-21 To 31-MAR-21	9	68.07	63.89	57.53	18.63	111.06	39.41	84.32	43.79 to 77.84	1,116,548	642,388
01-APR-21 To 30-JUN-21	8	71.99	68.12	68.64	09.92	99.24	33.52	76.41	33.52 to 76.41	929,858	638,284
01-JUL-21 To 30-SEP-21	4	63.08	64.37	64.00	04.80	100.58	60.99	70.32	N/A	1,163,000	744,281
<u>Study Yrs</u>											
01-OCT-18 To 30-SEP-19	19	71.44	70.17	70.15	09.38	100.03	41.76	83.65	68.09 to 75.99	889,175	623,780
01-OCT-19 To 30-SEP-20	25	75.31	75.21	74.66	06.12	100.74	64.87	85.40	72.02 to 77.72	833,952	622,645
01-OCT-20 To 30-SEP-21	33	70.32	67.65	65.35	10.78	103.52	33.52	84.32	66.10 to 73.15	994,934	650,142
<u>Calendar Yrs</u>											
01-JAN-19 To 31-DEC-19	21	73.44	70.61	69.65	09.19	101.38	41.76	83.65	68.09 to 76.06	785,722	547,221
01-JAN-20 To 31-DEC-20	31	73.73	73.90	73.45	06.50	100.61	64.87	85.40	71.10 to 75.84	886,684	651,269
<u>ALL</u>	77	72.75	70.73	69.25	09.31	102.14	33.52	85.40	70.45 to 74.82	916,571	634,710

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	77	72.75	70.73	69.25	09.31	102.14	33.52	85.40	70.45 to 74.82	916,571	634,710
<u>ALL</u>	77	72.75	70.73	69.25	09.31	102.14	33.52	85.40	70.45 to 74.82	916,571	634,710

41 Hamilton
AGRICULTURAL LAND

PAD 2022 R&O Statistics (Using 2022 Values)

Qualified

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MEDIAN : 73
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 MEAN : 71
 COD : 09.31
 PRD : 102.14

COV : 14.31
 STD : 10.12
 Avg. Abs. Dev : 06.77
 MAX Sales Ratio : 85.40
 MIN Sales Ratio : 33.52

95% Median C.I. : 70.45 to 74.82
 95% Wgt. Mean C.I. : 63.71 to 74.79
 95% Mean C.I. : 68.47 to 72.99

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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	57	72.15	69.72	67.93	09.65	102.64	33.52	85.40	70.32 to 74.87	922,313	626,511
1	57	72.15	69.72	67.93	09.65	102.64	33.52	85.40	70.32 to 74.87	922,313	626,511
Dry											
County	1	82.56	82.56	82.56	00.00	100.00	82.56	82.56	N/A	557,410	460,185
1	1	82.56	82.56	82.56	00.00	100.00	82.56	82.56	N/A	557,410	460,185
ALL	77	72.75	70.73	69.25	09.31	102.14	33.52	85.40	70.45 to 74.82	916,571	634,710

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	69	72.15	70.09	68.71	09.34	102.01	33.52	85.40	70.32 to 74.82	944,847	649,160
1	69	72.15	70.09	68.71	09.34	102.01	33.52	85.40	70.32 to 74.82	944,847	649,160
Dry											
County	1	82.56	82.56	82.56	00.00	100.00	82.56	82.56	N/A	557,410	460,185
1	1	82.56	82.56	82.56	00.00	100.00	82.56	82.56	N/A	557,410	460,185
Grass											
County	1	67.48	67.48	67.48	00.00	100.00	67.48	67.48	N/A	157,135	106,040
1	1	67.48	67.48	67.48	00.00	100.00	67.48	67.48	N/A	157,135	106,040
ALL	77	72.75	70.73	69.25	09.31	102.14	33.52	85.40	70.45 to 74.82	916,571	634,710

Hamilton County 2022 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Hamilton	1	6,090	5,991	5,784	5,599	2,200	5,300	5,100	5,100	5,903
Merrick	1	4,800	4,525	4,225	4,000	3,800	3,700	3,550	3,150	4,155
Polk	1	6,408	5,807	5,460	5,083	4,674	4,638	4,440	3,832	5,902
York	1	6,800	6,800	6,499	6,500	n/a	5,997	5,800	5,800	6,636
Fillmore	1	6,500	6,300	6,200	6,100	5,899	5,600	5,400	5,350	6,142
Clay	1	5,925	5,925	5,830	5,830	n/a	5,650	5,520	5,520	5,845
Adams	4000	5,454	5,398	5,283	5,176	4,899	4,964	4,989	4,740	5,330
Hall	1	5,497	5,278	3,997	3,991	3,868	3,868	3,669	3,669	4,769

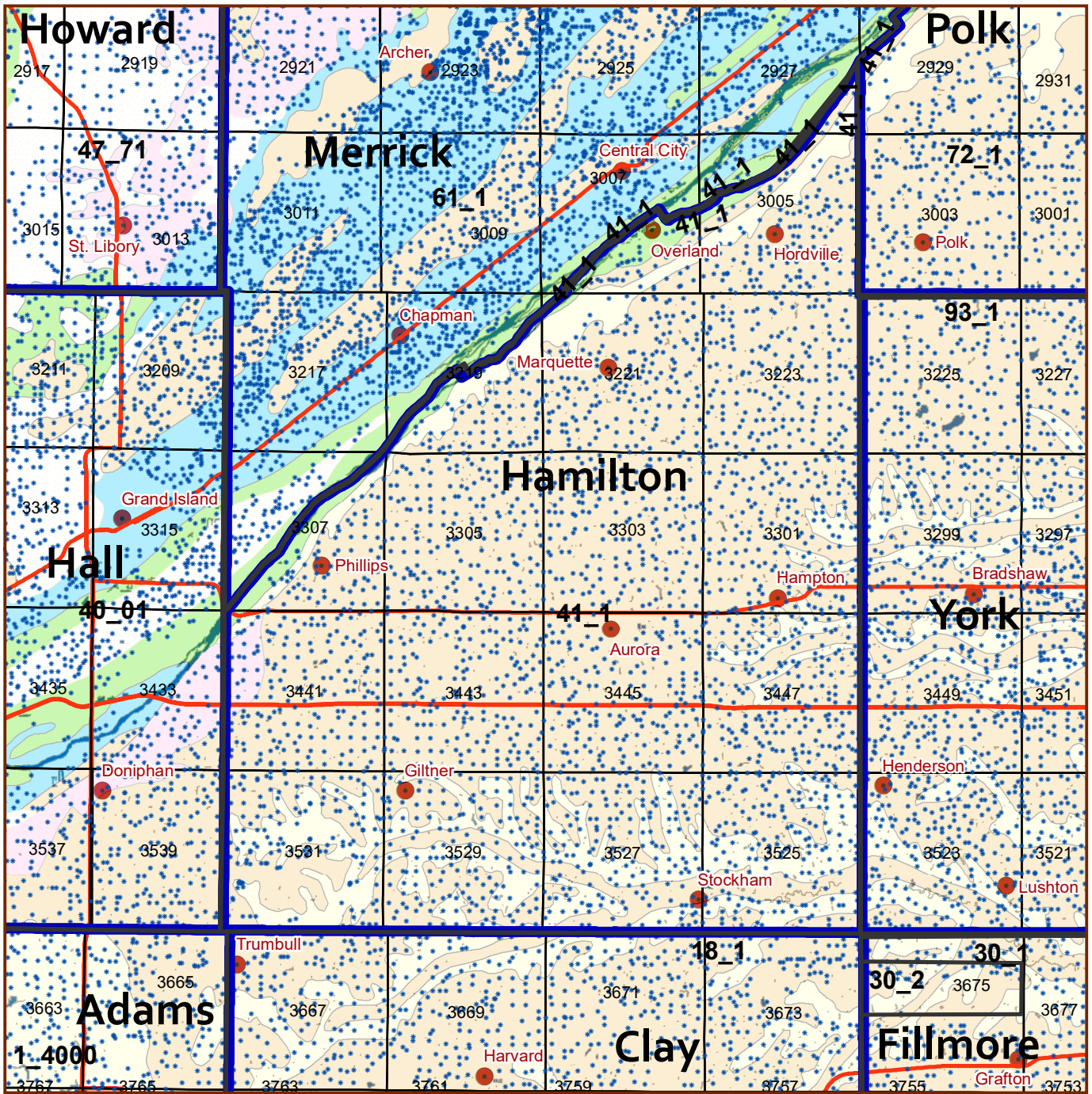
County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Hamilton	1	4,900	4,900	4,800	4,800	4,700	4,700	4,600	4,600	4,834
Merrick	1	2,800	2,575	2,475	2,400	2,175	2,075	1,900	1,840	2,313
Polk	1	5,048	4,770	3,681	3,681	3,287	3,196	3,100	3,100	4,443
York	1	4,800	4,994	4,500	4,500	4,397	n/a	4,400	4,400	4,692
Fillmore	1	3,755	3,650	3,400	3,400	3,300	3,100	3,100	3,000	3,451
Clay	1	3,025	3,025	2,765	2,675	2,600	2,510	2,510	2,425	2,841
Adams	4000	3,122	2,950	2,775	2,589	2,590	2,590	2,412	2,414	2,855
Hall	1	2,719	2,729	2,328	2,328	2,052	2,052	1,888	1,897	2,391

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Hamilton	1	1,750	1,700	1,650	1,600	1,550	1,500	n/a	1,300	1,698
Merrick	1	1,765	1,650	1,656	1,577	1,535	n/a	1,342	1,200	1,683
Polk	1	2,200	2,200	2,200	2,200	2,200	n/a	2,100	2,100	2,197
York	1	1,621	1,622	1,606	1,600	n/a	n/a	n/a	1,316	1,611
Fillmore	1	1,500	1,500	1,400	n/a	n/a	1,400	n/a	n/a	1,461
Clay	1	1,250	1,250	1,250	1,251	n/a	n/a	n/a	1,165	1,244
Adams	4000	1,350	1,350	1,320	1,320	1,305	n/a	1,305	1,305	1,329
Hall	1	1,410	1,412	1,346	1,351	1,274	1,275	1,275	1,275	1,378






County	Mkt Area	CRP	TIMBER	WASTE
Hamilton	1	n/a	n/a	900
Merrick	1	1,214	n/a	546
Polk	1	1,150	0	40
York	1	800	n/a	600
Fillmore	1	1,429	n/a	381
Clay	1	1,254	n/a	500
Adams	4000	n/a	n/a	203
Hall	1	n/a	n/a	100

Source: 2022 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.

HAMILTON COUNTY



Legend

-  Market_Area
-  County
-  Registered_WellsDNR
-  geocode
-  Federal Roads

Soils

CLASS










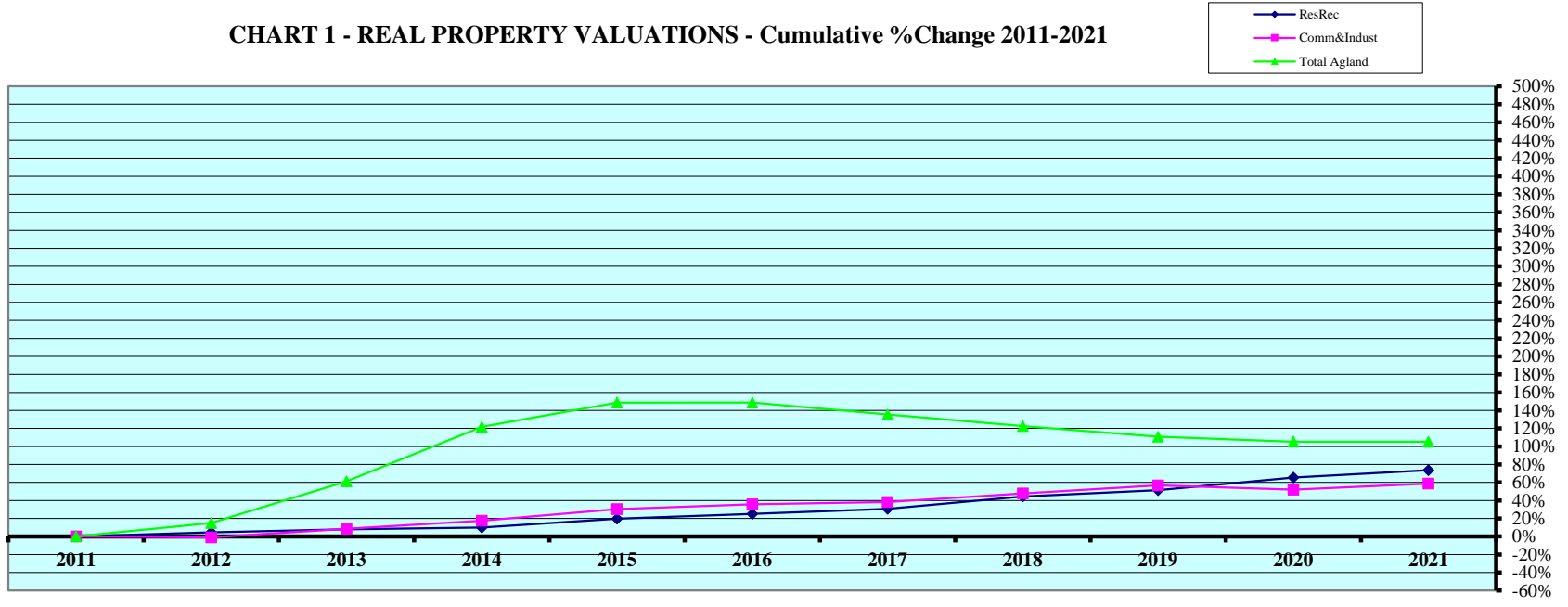
-  Excessive drained sandy soils formed in alluvium in valleys and eolian sand on uplands in sandhills
-  Excessively drained sandy soils formed in eolian sands on uplands in sandhills
-  Moderately well drained silty soils on uplands and in depressions formed in loess
-  Well drained silty soils formed 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 2011-2021



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
2011	342,816,103	-	-	-	139,059,220	-	-	-	854,976,040	-	-	-
2012	358,958,738	16,142,635	4.71%	4.71%	137,707,416	-1,351,804	-0.97%	-0.97%	983,875,865	128,899,825	15.08%	15.08%
2013	369,646,383	10,687,645	2.98%	7.83%	150,950,765	13,243,349	9.62%	8.55%	1,378,956,355	395,080,490	40.16%	61.29%
2014	377,203,086	7,556,703	2.04%	10.03%	163,305,613	12,354,848	8.18%	17.44%	1,895,564,370	516,608,015	37.46%	121.71%
2015	410,642,034	33,438,948	8.86%	19.78%	181,398,715	18,093,102	11.08%	30.45%	2,126,048,445	230,484,075	12.16%	148.67%
2016	428,751,341	18,109,307	4.41%	25.07%	188,531,398	7,132,683	3.93%	35.58%	2,127,001,580	953,135	0.04%	148.78%
2017	448,375,430	19,624,089	4.58%	30.79%	192,282,199	3,750,801	1.99%	38.27%	2,014,238,590	-112,762,990	-5.30%	135.59%
2018	495,374,661	46,999,231	10.48%	44.50%	205,654,994	13,372,795	6.95%	47.89%	1,903,728,305	-110,510,285	-5.49%	122.66%
2019	518,699,711	23,325,050	4.71%	51.31%	217,816,554	12,161,560	5.91%	56.64%	1,802,033,520	-101,694,785	-5.34%	110.77%
2020	566,680,790	47,981,079	9.25%	65.30%	211,191,590	-6,624,964	-3.04%	51.87%	1,754,570,595	-47,462,925	-2.63%	105.22%
2021	595,165,613	28,484,823	5.03%	73.61%	220,676,090	9,484,500	4.49%	58.69%	1,754,749,280	178,685	0.01%	105.24%

Rate Annual %chg: Residential & Recreational **5.67%**

Commercial & Industrial **4.73%**

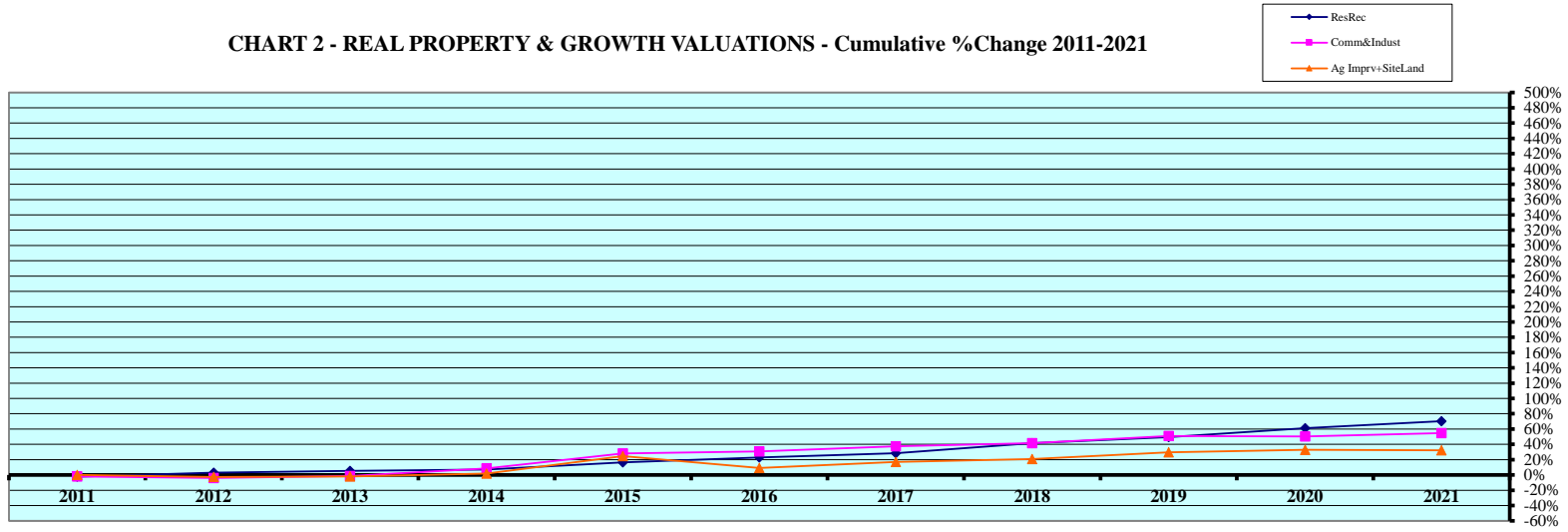
Agricultural Land **7.45%**

Cnty# **41**
County **HAMILTON**

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 2011-2021



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		
2011	342,816,103	7,867,141	2.29%	334,948,962	-	-2.29%	139,059,220	2,638,495	1.90%	136,420,725	-	-1.90%		
2012	358,958,738	5,693,235	1.59%	353,265,503	3.05%	3.05%	137,707,416	4,105,460	2.98%	133,601,956	-3.92%	-3.92%		
2013	369,646,383	9,077,982	2.46%	360,568,401	0.45%	5.18%	150,950,765	13,713,440	9.08%	137,237,325	-0.34%	-1.31%		
2014	377,203,086	9,949,421	2.64%	367,253,665	-0.65%	7.13%	163,305,613	12,511,935	7.66%	150,793,678	-0.10%	8.44%		
2015	410,642,034	11,997,491	2.92%	398,644,543	5.68%	16.29%	181,398,715	3,151,290	1.74%	178,247,425	9.15%	28.18%		
2016	428,751,341	7,792,467	1.82%	420,958,874	2.51%	22.79%	188,531,398	6,529,020	3.46%	182,002,378	0.33%	30.88%		
2017	448,375,430	8,010,276	1.79%	440,365,154	2.71%	28.46%	192,282,199	1,049,250	0.55%	191,232,949	1.43%	37.52%		
2018	495,374,661	10,041,591	2.03%	485,333,070	8.24%	41.57%	205,654,994	8,761,375	4.26%	196,893,619	2.40%	41.59%		
2019	518,699,711	6,696,245	1.29%	512,003,466	3.36%	49.35%	217,816,554	8,038,845	3.69%	209,777,709	2.00%	50.85%		
2020	566,680,790	13,974,100	2.47%	552,706,690	6.56%	61.23%	211,191,590	2,131,590	1.01%	209,060,000	-4.02%	50.34%		
2021	595,165,613	11,342,080	1.91%	583,823,533	3.03%	70.30%	220,676,090	5,546,270	2.51%	215,129,820	1.86%	54.70%		
Rate Ann%chg	5.67%					Resid & Recreat w/o growth	3.49%	4.73%					C & I w/o growth	0.88%

Tax Year	Ag Improvements & Site Land ⁽¹⁾							
	Agric. Dwelling & Homesite Value	Ag Outbldg & 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
2011	47,028,709	33,770,864	80,799,573	2,002,500	2.48%	78,797,073	-	-
2012	45,736,990	35,143,072	80,880,062	2,259,980	2.79%	78,620,082	-2.70%	-2.70%
2013	45,077,090	37,254,355	82,331,445	3,209,390	3.90%	79,122,055	-2.17%	-2.08%
2014	45,499,571	40,515,965	86,015,536	3,685,258	4.28%	82,330,278	0.00%	1.89%
2015	58,438,815	45,985,653	104,424,468	3,642,305	3.49%	100,782,163	17.17%	24.73%
2016	44,009,188	47,284,703	91,293,891	3,144,590	3.44%	88,149,301	-15.59%	9.10%
2017	46,506,183	51,177,535	97,683,718	3,187,400	3.26%	94,496,318	3.51%	16.95%
2018	46,755,835	52,385,653	99,141,488	1,526,800	1.54%	97,614,688	-0.07%	20.81%
2019	48,935,660	57,101,418	106,037,078	1,350,550	1.27%	104,686,528	5.59%	29.56%
2020	49,418,610	58,288,088	107,706,698	336,095	0.31%	107,370,603	1.26%	32.89%
2021	50,539,680	58,643,230	109,182,910	2,269,425	2.08%	106,913,485	-0.74%	32.32%
Rate Ann%chg	0.72%	5.67%	3.06%	Ag Imprv+Site w/o growth			0.63%	

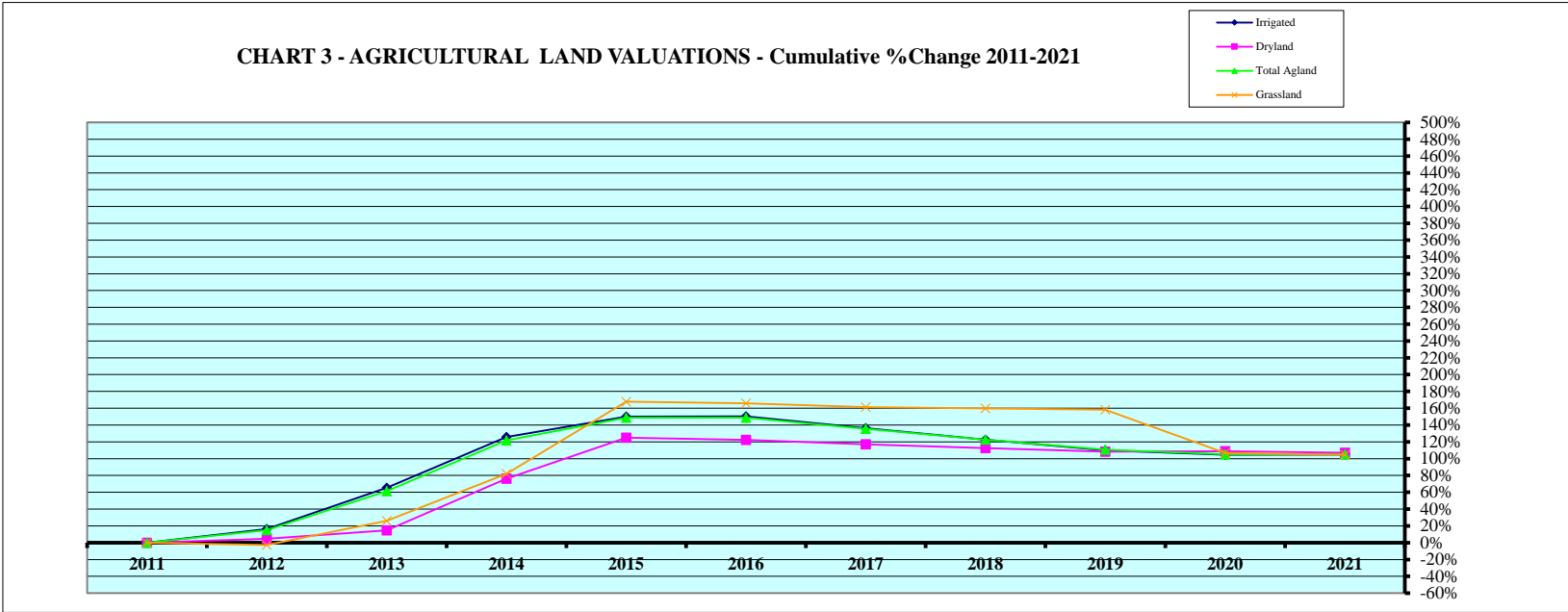
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property. Sources: Value; 2011 - 2021 CTL Growth Value; 2011-2021 Abstract of Asmnt Rpt.

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County HAMILTON

CHART 2

NE Dept. of Revenue, Property Assessment Division

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative %Change 2011-2021



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
2011	783,842,720	-	-	-	50,059,215	-	-	-	18,988,420	-	-	-
2012	911,008,140	127,165,420	16.22%	16.22%	52,414,690	2,355,475	4.71%	4.71%	18,467,535	-520,885	-2.74%	-2.74%
2013	1,295,119,000	384,110,860	42.16%	65.23%	57,373,280	4,958,590	9.46%	14.61%	23,955,185	5,487,650	29.72%	26.16%
2014	1,769,688,020	474,569,020	36.64%	125.77%	88,241,210	30,867,930	53.80%	76.27%	34,537,575	10,582,390	44.18%	81.89%
2015	1,959,596,125	189,908,105	10.73%	150.00%	112,599,885	24,358,675	27.60%	124.93%	50,854,555	16,316,980	47.24%	167.82%
2016	1,962,127,785	2,531,660	0.13%	150.32%	111,352,220	-1,247,665	-1.11%	122.44%	50,502,490	-352,065	-0.69%	165.96%
2017	1,853,104,250	-109,023,535	-5.56%	136.41%	108,594,505	-2,757,715	-2.48%	116.93%	49,609,550	-892,940	-1.77%	161.26%
2018	1,745,038,115	-108,066,135	-5.83%	122.63%	106,386,655	-2,207,850	-2.03%	112.52%	49,345,285	-264,265	-0.53%	159.87%
2019	1,645,640,885	-99,397,230	-5.70%	109.95%	104,341,270	-2,045,385	-1.92%	108.44%	49,002,675	-342,610	-0.69%	158.07%
2020	1,604,708,050	-40,932,835	-2.49%	104.72%	104,573,435	232,165	0.22%	108.90%	39,256,915	-9,745,760	-19.89%	106.74%
2021	1,605,881,685	1,173,635	0.07%	104.87%	103,609,680	-963,755	-0.92%	106.97%	38,880,090	-376,825	-0.96%	104.76%

Rate Ann.%chg: Irrigated Dryland Grassland

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2011	591,130	-	-	-	1,494,555	-	-	-	854,976,040	-	-	-
2012	606,885	15,755	2.67%	2.67%	1,378,615	-115,940	-7.76%	-7.76%	983,875,865	128,899,825	15.08%	15.08%
2013	1,035,715	428,830	70.66%	75.21%	1,473,175	94,560	6.86%	-1.43%	1,378,956,355	395,080,490	40.16%	61.29%
2014	1,622,990	587,275	56.70%	174.56%	1,474,575	1,400	0.10%	-1.34%	1,895,564,370	516,608,015	37.46%	121.71%
2015	1,728,540	105,550	6.50%	192.41%	1,269,340	-205,235	-13.92%	-15.07%	2,126,048,445	230,484,075	12.16%	148.67%
2016	1,740,395	11,855	0.69%	194.42%	1,278,690	9,350	0.74%	-14.44%	2,127,001,580	953,135	0.04%	148.78%
2017	1,739,665	-730	-0.04%	194.29%	1,190,620	-88,070	-6.89%	-20.34%	2,014,238,590	-112,762,990	-5.30%	135.59%
2018	1,754,270	14,605	0.84%	196.77%	1,203,980	13,360	1.12%	-19.44%	1,903,728,305	-110,510,285	-5.49%	122.66%
2019	1,842,940	88,670	5.05%	211.77%	1,205,750	1,770	0.15%	-19.32%	1,802,033,520	-101,694,785	-5.34%	110.77%
2020	1,925,170	82,230	4.46%	225.68%	4,107,025	2,901,275	240.62%	174.80%	1,754,570,595	-47,462,925	-2.63%	105.22%
2021	1,933,675	8,505	0.44%	227.12%	4,444,150	337,125	8.21%	197.36%	1,754,749,280	178,685	0.01%	105.24%

Cnty#
County

Rate Ann.%chg: Total Agric Land

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2011-2021 (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
2011	631,412,350	266,078	2,373			45,416,265	26,559	1,710			81,700,995	133,333	613		
2012	784,001,075	266,233	2,945	24.09%	24.09%	49,983,735	26,550	1,883	10.09%	10.09%	89,688,965	135,300	663	8.18%	9.46%
2013	910,399,590	266,539	3,416	15.99%	43.94%	52,722,505	26,309	2,004	6.45%	17.19%	89,574,800	130,628	686	3.44%	13.24%
2014	1,294,031,030	268,351	4,822	41.18%	103.21%	57,665,255	24,906	2,315	15.54%	35.40%	97,239,960	127,646	762	11.09%	25.80%
2015	1,766,588,905	269,026	6,567	36.18%	176.72%	90,047,805	24,465	3,681	58.97%	115.24%	128,539,130	127,483	1,008	32.36%	66.50%
2016	1,958,170,240	270,015	7,252	10.44%	205.60%	115,012,640	23,554	4,883	32.66%	185.54%	149,636,865	127,257	1,176	16.62%	94.17%
2017	1,960,709,055	270,404	7,251	-0.01%	205.56%	112,715,465	23,074	4,885	0.04%	185.66%	164,929,515	127,713	1,291	9.83%	113.25%
2018	1,852,371,240	270,946	6,837	-5.71%	188.10%	109,719,125	22,460	4,885	0.01%	185.68%	174,353,050	127,360	1,369	6.01%	126.06%
2019	1,745,027,395	271,380	6,430	-5.95%	170.97%	107,192,295	21,935	4,887	0.03%	185.77%	167,960,980	130,138	1,291	-5.72%	113.13%
2020	1,645,961,125	271,673	6,059	-5.78%	155.31%	104,353,770	21,635	4,823	-1.30%	182.06%	167,183,410	129,675	1,289	-0.11%	112.90%
2021	1,604,758,765	271,795	5,904	-2.55%	148.81%	104,568,920	21,634	4,834	0.21%	182.66%	39,401,420	23,191	1,699	31.78%	177.28%

Rate Annual %chg Average Value/Acre: 9.54%

10.95%

10.74%

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
2011	537,300	1,535	350			751,765	2,148	350			695,485,915	322,952	2,154		
2012	571,115	1,632	350	0.00%	0.00%	1,037,430	2,140	485	38.50%	38.50%	854,447,770	322,941	2,646	22.86%	22.86%
2013	609,795	1,742	350	0.00%	0.00%	1,356,525	2,265	599	23.52%	71.09%	983,856,870	323,037	3,046	15.11%	41.43%
2014	1,039,415	1,732	600	71.41%	71.41%	1,341,170	2,236	600	0.18%	71.40%	983,856,870	322,561	4,273	40.30%	98.42%
2015	1,531,930	1,702	900	49.99%	157.11%	1,336,070	2,227	600	0.00%	71.40%	1,894,280,640	322,351	5,876	37.53%	172.88%
2016	1,615,550	1,795	900	0.00%	157.11%	1,264,840	2,108	600	0.00%	71.40%	2,127,350,655	322,128	6,604	12.38%	206.66%
2017	1,726,930	1,919	900	0.00%	157.11%	1,263,840	2,106	600	0.02%	71.43%	2,127,023,010	321,837	6,609	0.07%	206.89%
2018	1,751,580	1,946	900	-0.01%	157.09%	754,500	1,258	600	-0.02%	71.39%	2,015,544,250	321,097	6,277	-5.02%	191.48%
2019	1,742,635	1,936	900	0.01%	157.11%	1,190,620	1,985	600	0.01%	71.40%	1,904,552,265	320,974	5,934	-5.47%	175.53%
2020	1,790,205	1,989	900	0.00%	157.11%	1,205,750	2,011	600	-0.04%	71.34%	1,802,310,320	320,852	5,617	-5.33%	160.84%
2021	1,847,900	2,053	900	0.00%	157.11%	4,131,395	2,755	1,500	150.05%	328.43%	1,754,708,400	321,428	5,459	-2.82%	153.50%

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HAMILTON

Rate Annual %chg Average Value/Acre: 9.75%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2011 - 2021 County Abstract Reports
Aglnd Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2022

CHART 4

CHART 5 - 2021 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
9,429	HAMILTON	146,991,741	30,679,666	71,731,039	592,582,643	137,001,350	83,674,740	2,582,970	1,754,749,280	50,683,005	60,666,580	360	2,931,343,374
cnty sectorvalue % of total value:		5.01%	1.05%	2.45%	20.22%	4.67%	2.85%	0.09%	59.86%	1.73%	2.07%	0.00%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
4,479	AURORA	41,222,691	5,176,165	5,539,195	258,921,195	77,959,485	51,271,530	0	0	0	0	0	440,090,261
47.50%	%sector of county sector	28.04%	16.87%	7.72%	43.69%	56.90%	61.27%						15.01%
	%sector of municipality	9.37%	1.18%	1.26%	58.83%	17.71%	11.65%						100.00%
352	GILTNER	1,151,990	479,906	252,227	17,681,281	5,007,655	0	0	0	35,000	136,865	0	24,744,924
3.73%	%sector of county sector	0.78%	1.56%	0.35%	2.98%	3.66%				0.07%	0.23%		0.84%
	%sector of municipality	4.66%	1.94%	1.02%	71.45%	20.24%				0.14%	0.55%		100.00%
423	HAMPTON	344,904	619,155	947,413	24,144,810	5,695,200	0	0	82,670	0	0	0	31,834,152
4.49%	%sector of county sector	0.23%	2.02%	1.32%	4.07%	4.16%			0.00%	1.09%			1.09%
	%sector of municipality	1.08%	1.94%	2.98%	75.85%	17.89%			0.26%				100.00%
144	HORDVILLE	378,319	293,328	520,583	4,004,180	1,931,590	0	0	73,350	0	0	0	7,201,350
1.53%	%sector of county sector	0.26%	0.96%	0.73%	0.68%	1.41%			0.00%				0.25%
	%sector of municipality	5.25%	4.07%	7.23%	55.60%	26.82%			1.02%				100.00%
229	MARQUETTE	110,073	881,665	62,552	6,470,060	1,891,035	0	640	62,175	0	0	0	9,478,200
2.43%	%sector of county sector	0.07%	2.87%	0.09%	1.09%	1.38%		0.02%	0.00%				0.32%
	%sector of municipality	1.16%	9.30%	0.66%	68.26%	19.95%		0.01%	0.66%				100.00%
287	PHILLIPS	74,673	1,233,365	2,400,629	12,456,990	457,875	0	0	170,035	0	0	0	16,793,567
3.04%	%sector of county sector	0.05%	4.02%	3.35%	2.10%	0.33%			0.01%				0.57%
	%sector of municipality	0.44%	7.34%	14.29%	74.18%	2.73%			1.01%				100.00%
44	STOCKHAM	12,661	0	0	1,205,765	102,120	0	0	59,580	0	0	0	1,380,126
0.47%	%sector of county sector	0.01%			0.20%	0.07%			0.04%				1.01%
	%sector of municipality	0.92%			87.37%	7.40%			4.32%				100.00%
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
5,958	Total Municipalities	43,295,311	8,683,584	9,722,599	324,884,281	93,044,960	51,271,530	640	447,810	35,000	136,865	0	531,522,580
63.19%	%all municip.sectors of cnty	29.45%	28.30%	13.55%	54.83%	67.92%	61.27%	0.02%	0.03%	0.07%	0.23%		18.13%

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Sources: 2021 Certificate of Taxes Levied CTL, 2020 US Census; Dec. 2021 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2022

CHART 5

Total Real Property Sum Lines 17, 25, & 30	Records : 8,998	Value : 2,764,893,798	Growth 19,921,675	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	494	7,383,965	19	380,590	847	25,185,225	1,360	32,949,780	
02. Res Improve Land	2,286	54,650,988	25	823,705	1,014	47,942,550	3,325	103,417,243	
03. Res Improvements	2,496	302,157,821	26	3,568,995	1,080	209,869,566	3,602	515,596,382	
04. Res Total	2,990	364,192,774	45	4,773,290	1,927	282,997,341	4,962	651,963,405	16,053,530
% of Res Total	60.26	55.86	0.91	0.73	38.84	43.41	55.15	23.58	80.58
05. Com UnImp Land	82	2,607,080	5	134,835	11	745,570	98	3,487,485	
06. Com Improve Land	328	14,682,010	10	848,405	27	4,087,170	365	19,617,585	
07. Com Improvements	348	95,562,890	23	6,255,095	39	32,328,540	410	134,146,525	
08. Com Total	430	112,851,980	28	7,238,335	50	37,161,280	508	157,251,595	2,075,695
% of Com Total	84.65	71.77	5.51	4.60	9.84	23.63	5.65	5.69	10.42
09. Ind UnImp Land	5	911,440	1	214,100	0	0	6	1,125,540	
10. Ind Improve Land	5	2,602,505	9	1,496,510	3	350,520	17	4,449,535	
11. Ind Improvements	5	38,340,585	11	16,642,390	3	24,959,980	19	79,942,955	
12. Ind Total	10	41,854,530	12	18,353,000	3	25,310,500	25	85,518,030	2,365
% of Ind Total	40.00	48.94	48.00	21.46	12.00	29.60	0.28	3.09	0.01
13. Rec UnImp Land	2	10,225	0	0	26	684,730	28	694,955	
14. Rec Improve Land	0	0	0	0	5	862,020	5	862,020	
15. Rec Improvements	0	0	0	0	44	1,172,190	44	1,172,190	
16. Rec Total	2	10,225	0	0	70	2,718,940	72	2,729,165	181,285
% of Rec Total	2.78	0.37	0.00	0.00	97.22	99.63	0.80	0.10	0.91
Res & Rec Total	2,992	364,202,999	45	4,773,290	1,997	285,716,281	5,034	654,692,570	16,234,815
% of Res & Rec Total	59.44	55.63	0.89	0.73	39.67	43.64	55.95	23.68	81.49
Com & Ind Total	440	154,706,510	40	25,591,335	53	62,471,780	533	242,769,625	2,078,060
% of Com & Ind Total	82.55	63.73	7.50	10.54	9.94	25.73	5.92	8.78	10.43
17. Taxable Total	3,432	518,909,509	85	30,364,625	2,050	348,188,061	5,567	897,462,195	18,312,875
% of Taxable Total	61.65	57.82	1.53	3.38	36.82	38.80	61.87	32.46	91.92

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	19	50,560	2,967,550	0	0	0
19. Commercial	6	80,570	1,582,605	0	0	0
20. Industrial	3	216,590	13,413,410	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	19	50,560	2,967,550
19. Commercial	0	0	0	6	80,570	1,582,605
20. Industrial	0	0	0	3	216,590	13,413,410
21. Other	0	0	0	0	0	0
22. Total Sch II				28	347,720	17,963,565

Schedule III : Mineral Interest Records

Mineral Interest	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
23. Producing	0	0	0	0	0	0	0	0	0
24. Non-Producing	0	0	0	0	2	16,340	2	16,340	0
25. Total	0	0	0	0	2	16,340	2	16,340	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	222	3	126	351

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	14	437,815	14	1,673,230	2,602	1,349,082,940	2,630	1,351,193,985
28. Ag-Improved Land	2	53,270	2	425,855	707	430,061,645	711	430,540,770
29. Ag Improvements	2	125,940	3	206,965	794	85,347,603	799	85,680,508

30. Ag Total				3,429	1,867,415,263
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	1	1.00	35,000	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	2	2.61	18,270	2	2.92	20,455	
37. FarmSite Improvements	2	0.00	125,940	3	0.00	206,965	
38. FarmSite Total							
39. Road & Ditches	5	2.37	0	8	7.29	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	17	17.01	595,350	18	18.01	630,350	
32. HomeSite Improv Land	308	314.53	11,026,750	308	314.53	11,026,750	
33. HomeSite Improvements	314	0.00	39,401,163	314	0.00	39,401,163	783,440
34. HomeSite Total				332	332.54	51,058,263	
35. FarmSite UnImp Land	82	139.33	940,150	82	139.33	940,150	
36. FarmSite Improv Land	675	2,012.87	13,982,500	679	2,018.40	14,021,225	
37. FarmSite Improvements	787	0.00	45,946,440	792	0.00	46,279,345	825,360
38. FarmSite Total				874	2,157.73	61,240,720	
39. Road & Ditches	3,070	7,226.49	0	3,083	7,236.15	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				1,206	9,726.42	112,298,983	1,608,800

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	9	808.30	2,722,595	9	808.30	2,722,595

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	154,115.81	56.56%	938,616,065	58.35%	6,090.33
46. 1A	31,705.68	11.63%	189,953,935	11.81%	5,991.16
47. 2A1	33,174.35	12.17%	191,871,800	11.93%	5,783.74
48. 2A	27,288.14	10.01%	152,795,320	9.50%	5,599.33
49. 3A1	9.24	0.00%	20,330	0.00%	2,200.22
50. 3A	7,626.41	2.80%	40,419,945	2.51%	5,300.00
51. 4A1	13,621.51	5.00%	69,469,755	4.32%	5,100.00
52. 4A	4,964.50	1.82%	25,318,930	1.57%	5,100.00
53. Total	272,505.64	100.00%	1,608,466,080	100.00%	5,902.51
Dry					
54. 1D1	9,328.48	44.45%	45,709,545	45.06%	4,900.00
55. 1D	3,132.08	14.92%	15,347,125	15.13%	4,899.98
56. 2D1	2,397.65	11.42%	11,508,630	11.34%	4,799.96
57. 2D	3,316.00	15.80%	15,916,780	15.69%	4,799.99
58. 3D1	160.04	0.76%	752,175	0.74%	4,699.92
59. 3D	67.79	0.32%	318,615	0.31%	4,700.03
60. 4D1	1,900.23	9.05%	8,740,980	8.62%	4,599.96
61. 4D	684.83	3.26%	3,150,180	3.11%	4,599.94
62. Total	20,987.10	100.00%	101,444,030	100.00%	4,833.64
Grass					
63. 1G1	12,567.98	54.89%	21,995,870	56.59%	1,750.15
64. 1G	1,214.53	5.30%	2,064,700	5.31%	1,700.00
65. 2G1	5,972.51	26.09%	9,854,885	25.35%	1,650.04
66. 2G	2,237.75	9.77%	3,580,380	9.21%	1,599.99
67. 3G1	780.36	3.41%	1,209,560	3.11%	1,550.00
68. 3G	25.30	0.11%	37,950	0.10%	1,500.00
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	97.11	0.42%	126,240	0.32%	1,299.97
71. Total	22,895.54	100.00%	38,869,585	100.00%	1,697.69
Irrigated Total					
	272,505.64	84.81%	1,608,466,080	91.64%	5,902.51
Dry Total					
	20,987.10	6.53%	101,444,030	5.78%	4,833.64
Grass Total					
	22,895.54	7.13%	38,869,585	2.21%	1,697.69
72. Waste	2,131.65	0.66%	1,918,445	0.11%	899.98
73. Other	2,806.96	0.87%	4,418,140	0.25%	1,573.99
74. Exempt	1,265.12	0.39%	6,222,820	0.35%	4,918.76
75. Market Area Total	321,326.89	100.00%	1,755,116,280	100.00%	5,462.09

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	50.86	305,300	319.74	1,906,450	272,135.04	1,606,254,330	272,505.64	1,608,466,080
77. Dry Land	25.21	123,415	22.83	110,940	20,939.06	101,209,675	20,987.10	101,444,030
78. Grass	1.39	2,435	35.03	60,455	22,859.12	38,806,695	22,895.54	38,869,585
79. Waste	7.41	6,665	0.87	785	2,123.37	1,910,995	2,131.65	1,918,445
80. Other	0.00	0	0.00	0	2,806.96	4,418,140	2,806.96	4,418,140
81. Exempt	14.18	0	5.27	0	1,245.67	6,222,820	1,265.12	6,222,820
82. Total	84.87	437,815	378.47	2,078,630	320,863.55	1,752,599,835	321,326.89	1,755,116,280

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	272,505.64	84.81%	1,608,466,080	91.64%	5,902.51
Dry Land	20,987.10	6.53%	101,444,030	5.78%	4,833.64
Grass	22,895.54	7.13%	38,869,585	2.21%	1,697.69
Waste	2,131.65	0.66%	1,918,445	0.11%	899.98
Other	2,806.96	0.87%	4,418,140	0.25%	1,573.99
Exempt	1,265.12	0.39%	6,222,820	0.35%	4,918.76
Total	321,326.89	100.00%	1,755,116,280	100.00%	5,462.09

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 Acreages	733	19,426,975	716	25,126,000	763	127,524,208	1,496	172,077,183	1,387,510
83.2 Aurora	183	3,193,095	1,679	46,795,593	1,763	242,987,515	1,946	292,976,203	4,032,095
83.3 Coyote Bluffs (shoups)	0	0	0	0	3	103,125	3	103,125	0
83.4 Erickson Est	1	29,720	5	369,510	5	1,454,720	6	1,853,950	0
83.5 Giltner	23	240,370	178	2,854,485	178	15,388,136	201	18,482,991	562,490
83.6 Hampton	8	77,945	201	3,965,180	201	20,496,610	209	24,539,735	341,150
83.7 Hillcrest View Sub	0	0	6	300,000	6	929,760	6	1,229,760	0
83.8 Hordville	20	234,730	63	140,540	64	3,858,640	84	4,233,910	159,205
83.9 Koskovich Sub	0	0	2	96,075	2	223,085	2	319,160	105,000
83.10 Lac Denado	13	99,750	22	1,069,610	22	3,146,810	35	4,316,170	607,440
83.11 Mariposa Lake	52	3,513,440	20	3,143,000	20	9,284,895	72	15,941,335	2,028,920
83.12 Marquette (& Kronborg)	23	64,395	116	437,480	121	6,457,270	144	6,959,145	84,405
83.13 Over The Hill	0	0	1	93,405	12	102,705	12	196,110	1,240
83.14 Paradise Lake	2	15,995	13	420,765	13	2,830,410	15	3,267,170	42,095
83.15 Phillips	193	3,471,435	19	57,905	140	10,201,215	333	13,730,555	1,973,600
83.16 Platte View Est	9	257,860	52	4,742,800	52	24,682,425	61	29,683,085	296,500
83.17 Rathjes	0	0	1	128,500	32	1,186,905	32	1,315,405	331,825
83.18 Rural	49	1,864,350	25	1,477,195	37	6,828,578	86	10,170,123	2,972,270
83.19 Stockham	49	55,455	26	57,735	26	1,090,475	75	1,203,665	0
83.20 Sunset Terrace	2	55,510	43	1,454,830	43	6,190,380	45	7,700,720	0
83.21 Timbercove	3	77,210	18	1,709,195	18	6,129,010	21	7,915,415	336,635
83.22 Turtle Beach	6	271,130	39	3,285,130	39	12,283,505	45	15,839,765	185,000
83.23 Valley View	15	612,035	10	699,115	10	2,828,575	25	4,139,725	664,150
83.24 Willow Bend	4	83,335	75	5,855,215	76	10,559,615	80	16,498,165	123,285
84 Residential Total	1,388	33,644,735	3,330	104,279,263	3,646	516,768,572	5,034	654,692,570	16,234,815

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Aurora	64	3,274,845	243	15,951,190	254	128,156,680	318	147,382,715	2,075,695
85.2	Giltner	4	102,340	18	273,990	21	4,631,325	25	5,007,655	0
85.3	Hampton	9	126,740	31	496,390	32	5,072,070	41	5,695,200	0
85.4	Hordville	1	710	8	19,475	9	1,911,405	10	1,931,590	0
85.5	Marquette (& Kronborg)	4	5,990	21	110,085	23	1,827,545	27	1,943,620	0
85.6	Phillips	2	3,500	6	40,595	7	409,905	9	454,000	0
85.7	Rural	17	1,094,880	53	7,170,045	81	71,987,800	98	80,252,725	2,365
85.8	Stockham	3	4,020	2	5,350	2	92,750	5	102,120	0
86	Commercial Total	104	4,613,025	382	24,067,120	429	214,089,480	533	242,769,625	2,078,060

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	12,567.98	54.89%	21,995,870	56.59%	1,750.15
88. 1G	1,214.53	5.30%	2,064,700	5.31%	1,700.00
89. 2G1	5,972.51	26.09%	9,854,885	25.35%	1,650.04
90. 2G	2,237.75	9.77%	3,580,380	9.21%	1,599.99
91. 3G1	780.36	3.41%	1,209,560	3.11%	1,550.00
92. 3G	25.30	0.11%	37,950	0.10%	1,500.00
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	97.11	0.42%	126,240	0.32%	1,299.97
95. Total	22,895.54	100.00%	38,869,585	100.00%	1,697.69
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	22,895.54	100.00%	38,869,585	100.00%	1,697.69
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	22,895.54	100.00%	38,869,585	100.00%	1,697.69

**2022 County Abstract of Assessment for Real Property, Form 45
Compared with the 2021 Certificate of Taxes Levied Report (CTL)**

41 Hamilton

	2021 CTL County Total	2022 Form 45 County Total	Value Difference (2022 form 45 - 2021 CTL)	Percent Change	2022 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	592,582,643	651,963,405	59,380,762	10.02%	16,053,530	7.31%
02. Recreational	2,582,970	2,729,165	146,195	5.66%	181,285	-1.36%
03. Ag-Homesite Land, Ag-Res Dwelling	50,683,005	51,058,263	375,258	0.74%	783,440	-0.81%
04. Total Residential (sum lines 1-3)	645,848,618	705,750,833	59,902,215	9.27%	17,018,255	6.64%
05. Commercial	137,001,350	157,251,595	20,250,245	14.78%	2,075,695	13.27%
06. Industrial	83,674,740	85,518,030	1,843,290	2.20%	2,365	2.20%
07. Total Commercial (sum lines 5-6)	220,676,090	242,769,625	22,093,535	10.01%	2,078,060	9.07%
08. Ag-Farmsite Land, Outbuildings	60,666,580	61,240,720	574,140	0.95%	825,360	-0.41%
09. Minerals	360	16,340	15,980	4,438.89	0	4,438.89%
10. Non Ag Use Land	0	0	0			
11. Total Non-Agland (sum lines 8-10)	60,666,940	61,257,060	590,120	0.97%	825,360	-0.39%
12. Irrigated	1,605,881,685	1,608,466,080	2,584,395	0.16%		
13. Dryland	103,609,680	101,444,030	-2,165,650	-2.09%		
14. Grassland	38,880,090	38,869,585	-10,505	-0.03%		
15. Wasteland	1,933,675	1,918,445	-15,230	-0.79%		
16. Other Agland	4,444,150	4,418,140	-26,010	-0.59%		
17. Total Agricultural Land	1,754,749,280	1,755,116,280	367,000	0.02%		
18. Total Value of all Real Property (Locally Assessed)	2,681,940,928	2,764,893,798	82,952,870	3.09%	19,921,675	2.35%

2022 Assessment Survey for Hamilton County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	One
2.	Appraiser(s) on staff:
	None
3.	Other full-time employees:
	Two--and both hold Assessor certificates
4.	Other part-time employees:
	None
5.	Number of shared employees:
	None
6.	Assessor's requested budget for current fiscal year:
	\$192,500
7.	Adopted budget, or granted budget if different from above:
	\$192,500
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$34,240
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	N/A
10.	Part of the assessor's budget that is dedicated to the computer system:
	CAMA & MIPS = \$17,435; GIS & County Webpage = \$12,160 (these are part of the reappraisal budget); Computer maintenance and repairs = \$1,500.
11.	Amount of the assessor's budget set aside for education/workshops:
	\$2,900, consisting of \$800 for fees, \$850 for mileage, \$1,200 for lodging and \$50 for meals.
12.	Amount of last year's assessor's budget not used:
	\$100.96 left in general budget. \$1,706 left in reappraisal budget.

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
3.	Personal Property software:
	MIPS
4.	Are cadastral maps currently being used?
	No, but referenced, at times for estimated age of rural outbuildings.
5.	If so, who maintains the Cadastral Maps?
	No longer updated.
6.	Does the county have GIS software?
	Yes
7.	Is GIS available to the public? If so, what is the web address?
	Yes, at https://hamilton.gworks.com
8.	Who maintains the GIS software and maps?
	Office staff and gWorks backs up data nightly.
9.	What type of aerial imagery is used in the cyclical review of properties?
	gWorks and Google Earth.
10.	When was the aerial imagery last updated?
	gWorks 2018, Google Earth 2020.

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?
	All seven municipalities.
4.	When was zoning implemented?
	1974

D. Contracted Services

1.	Appraisal Services:
	Stanard Appraisal appraises commercial and industrial parcels with the Assessor.
2.	GIS Services:
	gWorks
3.	Other services:
	N/A

E. Appraisal /Listing Services

1.	List any outside appraisal or listing services employed by the county for the current assessment year
	Stanard Appraisal
2.	If so, is the appraisal or listing service performed under contract?
	N/A
3.	What appraisal certifications or qualifications does the County require?
	N/A
4.	Have the existing contracts been approved by the PTA?
	N/A
5.	Does the appraisal or listing service providers establish assessed values for the county?
	N/A

2022 Residential Assessment Survey for Hamilton County

1.	Valuation data collection done by:														
	Assessor and staff														
2.	List the valuation group recognized by the County and describe the unique characteristics of each:														
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7	Includes: Over the Hill Lake, Rathje's Resort, Coyote Bluffs. Over the Hill Lake is a man-made lake with seasonal cabins. Rathje's Resort abuts the Platte River and consists of a number of cabins, with a mix of year round, seasonal, and IOLL residences. The overall looks of the homes, as well as the owners' approach to upkeep and maintenance vary. Coyote Bluffs contains three cabins on the river.
8	All Platte View Estates. A completed housing development located one mile from the Platte River and the county line that contains higher-end housing on paved streets lit by street lights. Current home values exceed \$400,000.
9	Turtle Beach, Timber Cove. Turtle Beach is alongside the Platte River. The homes here are good quality and are a permanent residence for the owners. Timber Cove is on a man-made lake and abuts the Platte River and is active with new construction. Most of the property owners live here year-round.
10	Includes: Valley View, Valley View 2nd, Valley View 3rd, Valley View 4th Koskovich Sub, Erickson Estates. Valley View, consisting of 3-4 acre lots, abuts a rural golf course. Koskovich abuts Valley View. Erickson Estates, known for panoramic views, is a small group of relatively new houses.
11	Mariposa Lake. Mariposa Lake is a high-end subdivision with a locked gate that requires a code to gain entry. The entire parcel has now been platted and 71 lots for sale at \$105,000/acre. As of January, 2021, only 45 lots remain and are vacant at this time. New homes are being constructed regularly and all are of very good quality.
AG OB	Agricultural Outbuildings
AG DW	Agricultural Dwellings

3.	List and describe the approach(es) used to estimate the market value of residential properties.
	The cost approach and sales comparison approach are used to estimate value for the residential class.
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?
	Tables provided by the CAMA vendor.
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.
	Yes, if there is an adequate number of qualified sales to show that it is needed.
6.	Describe the methodology used to determine the residential lot values?
	The county uses an analysis of vacant residential parcels to establish assessments for the land component of the assessed value. Also improved lot sales help establish the probable value of an improved lot.
7.	How are rural residential site values developed?
	Based on sales. Rural residential (acreages) and farm home sites are valued the same countywide.

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?

Sales price, square foot, and location are three of the main criteria that are examined. If there are a number of lots selling in a certain subdivision, that is noted and then taken into account for the following years' revalue of that subdivision. If city wide or village wide the market dictates that vacant lots are selling strong, a possible revaluation of the entire area will be seriously considered. The assessor utilizes discounted cash flow analysis for lots held for resale in a new subdivision.

<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	2017	2019	2017	2017
2	2017	2019	2014	2020
3	2017	2019	2020	2021
4	2017	2019	2018	2018
5	2017	2019	2019	2020
6	2015	2019	2020	2020
7	2016	2019	IOLL	2020
8	2017	2019	2018	2022
9	2017	2019	2020	2022
10	2017	2019	2021	2022
11	2017	2019	2022	2022
AG OB	2017	2019	2014	2020
AG DW	2017	2019	2014	2020

2022 Commercial Assessment Survey for Hamilton County

1.	Valuation data collection done by:										
	Assessor & Stanard Appraisal Services for commercial and industrial parcels.										
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 the primary method used to estimate value for the commercial class; however, income information and comparable sales (if any) are considered when available. Occasional physical viewing by meeting with property owner's also helps determine if the assessment is correct as far as an occupancy code.										
3a.	Describe the process used to determine the value of unique commercial properties.										
	Physical inspection and joint review with commercial appraiser. Sometimes a comparable sale can be considered using the state sales file query and adjust for the local market.										
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?										
	Depreciation tables are developed by the contract appraiser using information derived from the local market.										

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.

Yes

6. Describe the methodology used to determine the commercial lot values.

Vacant commercial/industrial lots are valued primarily using current market information from qualified sales. If improved with a dilapidated structure, the cost to cure is considered.

<u>Valuation Group</u>	<u>Date of Depreciation</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
41	2019	2019	2022	2022
42	2019	2019	2021	2021
43	2019	2019	2013	2020
44	2019	2019	2021	2020

2022 Agricultural Assessment Survey for Hamilton County

1.	Valuation data collection done by:	
	Assessor and staff.	
2.	List each market area, and describe the location and the specific characteristics that make each unique.	
	<u>Market Area</u>	<u>Description of unique characteristics</u>
	<u>Year Land Use Completed</u>	
	1	Market Area 1 consists of the whole county. Primarily irrigated, and relatively flat in topography where farmed, which is primarily the county in its entirety. The more hilly and rougher land areas are located on the Northern border of the County along the Platte River. The Northeast portion, Bluff Precinct, is the most rugged. The Southeast corner of the County, namely Farmer's Valley Precinct, consists more of the pasture lands, and varies in topography. The Southwest corner of the County, namely Scoville Precinct, is predominantly dry land crop farming.
	2019	
3.	Describe the process used to determine and monitor market areas.	
	The county reviews sale information and identifies common characteristics of the parcels. The sales support one market area for the entire county.	
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.	
	Primary use of parcel. Land use by NRD. Acreages (parcels with dwelling under 20 acres) are considered to be rural residential.	
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, the same value is used as for rural acreages.	
6.	What separate market analysis has been conducted where intensive use is identified in the county?	
	Feedlots are valued countywide at \$4500/ac. Vineyards are also in the Non Ag-Other category in the abstract.	
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.	
	WRP lands are assessed the same as waste at \$900/ac.	
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?	
	None.	

8b.	What process was used to determine if non-agricultural influences exist in the county?
	N/A
	<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

~2021 Plan of Assessment for Hamilton County~

(For Assessment years 2022, 2023, and 2024)

Date: June 14th, 2021

Plan of Assessment Requirements:

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

As per Nebraska Statute 77-1311.02, on or before July 31 each year, the Assessor shall present the Plan to the County Board of Equalization and the Assessor may amend the Plan, if necessary, after the budget is approved by the County Board. A copy of the Plan and any amendments thereto shall be mailed to the Nebraska Department of Revenue Property Assessment Division on or before October 31 each year.

Real Property Assessment Requirements:

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

Acceptable assessment levels, for real property, as stated in §77-5023, are as follows:

- 1) 92% to 100 % of actual value for all classes of real property excluding agricultural and horticultural land.
- 2) 69% to 75% of actual value for agricultural land and horticultural land.

Level of Value, Quality, and Uniformity for Assessment Year 2021:

<u>Property Class</u>	<u>Median</u>
Residential	95%
Commercial	94%
Agricultural Land	75%

The total value of Hamilton County for 2020 was \$2,899,773,114.

As per 2021 Abstract, the county consists of the following:

<u>Type</u>	<u>Parcels</u>
Residential =	4,780
Commercial =	535
Industrial =	26
Recreational =	45
Agricultural =	3,427
Tax Increment Financing =	<u>11</u>
Total =	<u>8,824</u>

Approaches to Value:

The three approaches to value are used in accordance with IAAO mass appraisal techniques.

1. Market Approach: Sales of like properties are analyzed and used to establish values. Utilized for ag land sales and similar res and commercial properties.
2. Income Approach: This is applied to commercial properties whenever applicable. Income and Expense data is collected and analyzed is used to set a value.
3. Cost Approach: Best used for new construction.

Valuation Groups:

Aurora: (**Valuation Group 1**): Aurora is the largest town in Hamilton Co as well as the county seat. It is located in the middle of the county lying 3 miles north of I-80 at the intersection of Highways 14 & 34. It is the hub for most activities for the area. Some residents of Aurora commute to the surrounding larger cities for employment. The population is 4,480 as per the 2010 census.

The housing market is quite active with very little hint of slowing down. The downtown Central Park Square business district has a variety of active retail stores.

Aurora is very fortunate to have an active and progressive Chamber of Commerce.

Rural Acreages (**Valuation Group 2**): Rural Acreages (tracts with 20 acres or less) have always been a hot commodity in this county. Once listed (or not) they are promptly sold. There are approximately 680 rural residential properties in Hamilton County.

Giltner and Hampton Villages (**Valuation Group 3**): Both contain a school and a bank and a Coop grain facility. Subject to the same economic market associated with towns.

Hillcrest, Sunset Terrace, Paradise Lake (**Valuation Group 4**): Three rural residential subdivisions near the Platte River that are within a mile of each other; same general market and similar dwellings.

Hordville, Marquette, Phillips & Stockham Villages (**Valuation Group 5**): None of these small residential towns have a school and Stockham does not have a post office. Little or no commercial activity.

Lac Denado, Willow Bend (**Valuation Group 6**): Consist of rural residential lake properties. Mixed with homes of different sizes and ages. Seasonal and year round dwellings exist.

Over the Hill Lake, Coyote Bluffs & Rathje's Resort (**Valuation Group 7**): All cabins/mobile homes here are on IOLL Cards. Over the Hill Lake is a man-made lake with seasonal cabins. Coyote Bluffs has three parcels that are occupied during summer only and abut the Platte River/Merrick Co in the northern part of the County. Rathje's Resort abuts the Platte River/Merrick Co in the western part of the County and some are lived in year round. The looks of the homes vary as do the owners' approach to the care and maintenance of them.

Platte View Estates (**Valuation Group 8**): A higher-end housing development that has completed all four phases of expansion for a total of 59 lots. There is a paved road through the subdivision as well as street lights. Property values are around \$400,000 and some exceed \$500,000. The homes are very good quality to excellent quality, over 2,000 square footage with attached 3 stall garages and some have walk-out basements. Lots size varies as in 1 acre to 1.86 acres. It is a bedroom community for Grand Island and sales are very strong.

Timber Cove Lake & Turtle Beach (**Valuation Group 9**): Both rural subdivisions abut the Platte River/Merrick County in the northern part of Hamilton County and both are on a man-made lake. The homes are similar in style and ages. They majority are permanent residences.

Valley View I, II, III & IV, Koskovich Sub & Erickson Estates (**Valuation Group 10**): All of these are rural subdivisions. All of Valley View subs and Koskovich Sub abuts a 9-hole golf course. Valley View 4th is the newest sub with 19 lots with new homes underway. Only 6 lots remain for sale. Erickson Estates, known for panoramic views, is a group of 6 lots with 4 new homes and one 88'x60' farm utility building and one lot vacant. All lots are over 1.8 acres in size.

Mariposa Lake (**Valuation Group 11**): A high-end rural subdivision that is gated on a man-made lake on sand roads. All lots are over 1.00 acre in size. These newly built homes are of very good to very good quality with the vast majority of the homes over 2,000 square footage with attached 3 stall garages and walk-out basements. This sub is continually having new homes being constructed as lots regularly sell. There have been very few sales of improved lots to date.

Assessment Actions Planned for Assessment Years 2022-2024:

Residential – 2022-2024:

An updated costing program was installed in December 3rd, 2019.

Market analysis will be conducted to ensure that the level of value and quality of assessment in Hamilton County is in compliance to state statutes to facilitate equalization within the classes of property in Hamilton County.

The Assessor will continue to study to see where “trouble spots” arise where it appears her stats are not in compliance. The continual growth of the city of Aurora will need to be monitored often.

The Assessor, with the assistance from her staff, have divided the City of Aurora into five parts to make the 6 year review cycle easier to accomplish.

Aurora City will continue to be priced out in the new CAMA pricing system by the division of the city & its subdivisions. Sketches of dwellings will be updated.

Pick-up work and zoning/building permits will be checked and placed on the assessment roll by March 19th of the appropriate year.

It is time in the 6 year review cycle to inspect/revalue a few subdivisions in the City of Aurora for 2022.

Rural Residential – 2022-2024:

A market study will be conducted to bring rural residential properties to 100% of market value. Started in 2020, is the recognition of feedlots and vineyards across the County, to be coded as “intensive use” so on the abstract they will listed as “Other Agland”.

The rural residential properties continued to be reviewed and they are now all in a 6 year review cycle. For 2022 we hope to inspect/revalue Mariposa Lake, Platte View Estates, Timbercove, Lac Denado and Turtle Beach Sub and price them on the new pricing in cama.

There are four township acreages to be reviewed for 2022; namely Valley, Grant, Monroe and Phillips Precincts.

Pick-up work and zoning/building permits will be checked and placed on the assessment roll by March 19th of the applicable year.

Aerial photos were taken in 2019. They continue to be printed and put into each rural real residential property card.

Commercial – 2022-2024:

An updated costing program was installed in December 3rd, 2019.

The Assessor wants to look at her market of commercial land sales along the corridors of Highway 34 and Highway 14, which intersect in Aurora. She also wants to revalue the commercial properties around the town square, and 1 block off the square as well as Industrial Sub with the assistance of Stanard Appraisal Inc. staff.

Josh Garris, Commercial Appraiser, (employed by Stanard Appraisals Inc.) will assist the Assessor in the valuing commercial properties with in the county for 2022 assessment purposes. The Assessor is continuing to master the commercial appraisal program in the computer. Sketching is becoming more successful as well as the valuing of structures / site improvements that have currently been reviewed.

Market analysis will be conducted to ensure that the level of value and quality of assessment in Hamilton County is in compliance to state statutes to facilitate equalization within the classes of property in Hamilton County.

Pick-up work and zoning/building permits will be conducted by Stanard Appraisal Services, Inc. with verification by the Assessor before being placed on the assessment roll by March 19th of the applicable year.

Agricultural Land – 2022-2024:

The new soils conversion was implemented for 2020.

The Assessor's Liaison from Department of Revenue always assists the Assessor to set the valuations for her Ag land countywide before the first of each year.

Market analysis will be conducted to ensure that the level of value and quality of assessment is in compliance with State Statutes. Ag lands are reviewed and land use will be updated as the information becomes available. Well permits as received from Upper Big Blue and Central Platte NRDs will be reviewed and adjusted to match the corresponding appraisal card. Drive by inspections will be conducted of the parcel if needed.

General Descriptions

Current Resources:

There are currently four full time employees on staff including the Assessor. The Assessor, her Deputy and the two office clerks are certified by the Property Tax Administrator. All four certificate holders will continue to keep their certifications current by attending continuing education and obtaining the number of hours required by the Property Assessment Division. At least part of these hours will be courses offered by IAAO or the equivalent.

The Assessor and/or a staff member will attend all the district meetings and workshops provided. Current Statutes and Regulations will continue to be followed to the best of our ability and the office will keep current on any changes that may be made by them.

Proposed submitted General Budget for July 1, 2020 – June 30, 2021 is \$188,770. The proposed submitted Reappraisal Budget for July 1, 2020 – June 30, 2021 is \$34,500. The Reappraisal Budget includes all the Maintenance agreements for GIS, CAMA, MIPS PC Admin and the web site.

The Assessor uses a 2020 Jeep Cherokee 4x4 to complete all pick up work throughout the county. It is also used during protest time to view all protested properties.

The Assessor employs the services of Stanard Appraisal Services, Inc. to review and assess the commercial and industrial properties for the county.

MIPS, Inc. headquartered in Lincoln, Nebraska is the vendor for the assessment administration and CAMA pricing.

ArcView is the GIS software and ARC 10.4.1 is currently being used by Hamilton County and is supported by gWorks in Omaha, Nebraska.

gWorks also is the host for the Hamilton County Assessor's Website. Available on the website is the property record information, tax information, latest deed information, parcel lines, land use, soil types, NRD districts, Fire Districts and aerial photos on the rural sites. The Hamilton County Assessor's office is continually maintaining their GIS mapping system. Parcel splits are entered into the GIS program when the deed or subdivision approvals are filed and become available in the Assessor's office. The web address is: <https://hamilton.gworks.com>.

Current Assessment Procedures for Real Property:

On average, 50 deeds per month are received from the Registrar of Deeds that affect this office. Real Estate transfer statements are handled daily. Ownership changes are made in the administrative package and updated on the website daily. Agricultural and some commercial sales are verified by telephone call and physical inspections as necessary.

Most residential sales are inspected and new photos taken. Also all residential sale grantees are mailed out a questionnaire on their property. This office has a great percentage of these returned to us in a timely manner. Zoning/building permits are constantly being verified in the field. Pickup work is to be completed by March 10th of each year.

For fiscal year June 1st, 2020 to June 1st, 2021, an estimated 90 Zoning (building) Permits were filed for improvements to real estate in Aurora City. For Rural and Villages 80 were issued. Occasionally the Assessor and staff discover a new or altered structure, where no permit was issued, and the applicable property record card is updated and a copy of the real estate breakdown & pic of the structure is given to the P&Z person.

Appraisal Property Record Cards for all properties reflect the current owner and their mailing address, the latest purchase price with a copy of the recorded deed or similar instrument. If the property is improved, a situs address, photos and a sketch of the dwelling/commercial building(s) is included. The aerial photos therein reflect the date of Dec, Jan, Feb, March 2019. When a survey exists, the property record card acres match.

Several "Sales Books" are continually kept updated reflecting current sales in agricultural, residential and commercial properties. These "Sales Books" are used by incoming independent appraisers, the general public, and this office staff.

Nebraska Statute 77-1311.03 states that a portion of the real property parcels in the county are to be reviewed and inspected to complete a total review of all properties every six years. To comply with this statute, it is the goal of the office to try to review at least 17% of the properties yearly. Market data is gathered and reviewed yearly.

In one years' time this office physically inspects approximately 600 parcels, both residential and rural properties; equivalent to 50 days "out" of the office. The Assessor has no desire to hire out this portion of her assessment work. She believes the accuracy of her records and her ability to visit with constituents about their properties is invaluable

With the help and guidance of the Nebraska Department of Revenue Property Assessment Division Field Liaisons, ratio studies are done on all the sales beginning in the early fall. These studies are used to determine the areas that are out of compliance that need reviewing for the next assessment cycle.

The CAMA pricing system is 2019 for Residential and Commercial. Depreciation studies are done yearly in the areas that are scheduled for review or have been determined through ratio studies that need review. The cost approach is used to establish the cost new and depreciation is used to bring the properties to market value. The income approach is also used on the commercial and some of the industrial properties by Stanard Appraisal Services, Inc. for the Assessor.

Continual market analysis will be conducted in all categories of properties to ensure that the level of value and quality of assessment in Hamilton is in compliance to State Statutes to facilitate equalization within the classes and subclasses of Hamilton County.

Agricultural land values are established yearly. The entire County remains in one market area. Land use is also being updated as the owners have been reporting their acres to the Assessor's office. Our office has been working in cooperation with the Upper Big Blue NRD and Central Platte NRD offices to report land use to assist them in allocating water for irrigation.

Generally, before March 5 of each year, ratio studies are run using the newly established values to see if the areas out of compliance will now meet the guidelines.

Notices of Valuation Change are mailed to the property owners on or before June 1st. There were approximately 1,370 printed and mailed out on June 1st, 2021.

Current Assessment Procedures for Personal Property

Out of an estimated 1320 Personal Property Schedules, approximately 425 were filed with this office on line. 96 Personal Property Schedules were delinquent as of May 1, 2021.

Current Assessment Procedures for Homestead Exemptions

The Assessor and her staff currently receive approximately 390 Homestead Exemptions in the office. Quite a few of the applicants need assistance and rely upon this staff in correctly filling out their forms. The County Assessor arranges personal visits to the residence of several homestead applicants to assist in the filing process of their Homestead Exemption forms. Reminders were mailed out June 11th, for 70 of those who have not yet filed for 2021.

Other functions performed by the Assessor's Office, but not limited to:

1. Appraisal cards can be updated daily, but generally annually. Ownership changes are made as the 521 transfers attached to recorded deeds are given to the Assessor's offices from the Register of Deeds. The sales are 'worked' and exported via internet to the Nebraska Department of Revenue Property Assessment Division. Splits and subdivision changes are made as they become available to the Assessor's office. Some come from the County Clerk, through a filed survey and/or deed, and some are discovered and printed from the Nebraska State Surveyor's webpage. These are updated in the GIS system at the same time they are changed on the appraisal cards and in the computer Administrative Package.

2. Assessor, often with the help of her staff, annually prepare and file Assessor Administrative Reports required by law/regulation as follows:
 - a. Abstracts (Real and Personal Property)
 - b. Assessor Survey
 - c. Sales information to Department of Revenue rosters & annual Assessed Value Update w/Abstract
 - d. Certification of Value to Political Subdivisions
 - e. School District Taxable Value Report
 - f. Homestead Exemption Tax Loss Report
 - g. Certificate of Taxes Levied Report
 - h. Report of all exempt property and taxable government owned property
 - i. Annual 3 Year Plan of Assessment Report
3. Personal Property: Administer annual filing of approximately 1320 Schedules, prepare subsequent notices for incomplete filings.
4. Permissive Exemptions: Administer annual filings of Applications for new or continued exempt use, review and make recommendations to County Board of Equalization.
5. Taxable Government Owned Property: Annual review of government owned property not used for public purpose, send notices of intent to tax, etc.
6. Homestead Exemptions: Administer approximately 375 annual filings of Homestead Exemptions Applications, conduct the approval/denial process along with proper taxpayer notifications.
7. A copy machine is available for appraisers to make copies and get a receipt for monies paid for said copies. A fee sheet is submitted monthly to the County Board.
8. Centrally Assessed: Review of valuations as certified by Nebraska Department of Revenue Property Assessment Division for railroads and public service entities, establish assessment records and tax billing for tax list.
9. Tax Increment Financing: Management of record/valuation information for properties in Community Redevelopment Projects for proper reporting on administrative reports and allocation of ad valorem tax.
10. Tax Districts and Tax Rates: Management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.
11. Tax Lists: Prepare and certify tax lists to County Treasurer for real property, personal property, centrally assessed and Nebraska Game & Parks.

12. Tax List Corrections: Prepare tax correction documents to inform the County Board of Equalization of changes in value and for the Chairman's signature.
13. Assist the County Clerk & County Treasurer in verifying/checking the new levies that are set county wide each year.
14. County Board of Equalization: Either the Assessor or her Deputy attend County Board of Equalization meetings for valuation protests (providing requested information) and also regular meetings of CBE for tax corrections, 3 Year Plan, cemetery report, permissive exemptions, etc.
15. Prepare the Physical Visitation Map and Daily Schedule for County Board of Equalization field reviews on all protested properties. In the past, this Assessor physically visits every protested property in the County. At the request of the Assessor at least one county Commissioner accompanies her and one of her staff. She is very appreciative of any Commissioners that can assist her with this challenging process. On all commercial properties, a Stanard Appraisal Inc. employee accompanies the Assessor.
16. Tax Equalization & Review Commission Appeals: Prepare information and attend taxpayer appeal hearings before TERC, update County Attorney to accompany Assessor to said hearing(s). Defend valuation set by the County Board of Equalization. Encourage County Board of Equalization officials to attend to said hearing(s). Continue to do my very best to work with the property owners and County Board of Equalization on an agreement of a taxable value on protested properties, thus avoiding a TERC filing by said property owners.
17. TERC Statewide Equalization: Attend hearings if applicable to county, to defend values, and/or implement orders of the TERC.
18. Education: Assessor Education – attend meetings, workshops and education classes to obtain required hours of continuing education to maintain assessor certification. The four certificate holders of the assessor's office will meet their 60 hours of education in a four year period to maintain their certification. The Assessment Clerks will attend some of the monthly Central District Association meetings with the County Assessor and/or her Deputy.
19. Safety procedures are practiced to the highest degree possible in this office. The Sheriff's office is notified of a work area before any staff leaves the office for assessment work in the county. It is office policy and mandatory that "in house" appraisal staff is always sent out in 'pairs' for field assessment work. The county vehicle is equipped with pepper spray and orange safety vests, tape measures, county & village maps, office supplies, extra winter gear as well as toilet paper, flashlight, binoculars & dog biscuits.

20. The Assessor and/or at least one of her staff will attempt to continue to attend the monthly Central Nebraska County Assessors Association meetings. In attendance are also Liaisons from the same area and, at times, state employees.
21. The Assessor will continue to e-mail press releases from the State to the Aurora News Register for their publication for the public.
22. The Assessor and her staff know that any questions/concerns/problems that arise in the office can be handled quickly, by a phone call or email to the Department of Revenue Property Assessment Division. A listing of those employees by their specialty area is available to the Assessor and her staff.
23. This office will work diligently to comply with Nebraska § 77-1311.03 to follow a six year cycle on an inspection and review of properties in this county to achieve uniform & proportionate values.

Other commitments by this County Assessor:

24. She currently sits as the Past President for the NACO Central District Executive Board.
25. She is a member of the Board of Directors of MIPS, Inc. representing Assessors.
26. The Assessor remains on the Rent Restricted Housing Projects Valuation Committee that meets annually from September through November to set the cap rate to be used by Nebraska counties state-wide on such housing projects. This appointed term is indefinite.

In Conclusion:

My exceptionally skilled staff & I do the very best we can with the monies budgeted and the time allotted to maintain an efficient and professional office. We will continue to be courteous and respectful to property owners, constituents, visitors and co-workers of this fine County.

Patricia E Sandberg
Hamilton County Assessor

As per Nebraska Statute 77-1311.02, a copy of this report was submitted to all five of the members of the Hamilton County Board of Equalization on Monday, July 26th, 2021.