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DEPARTMENT OF REVENUE

**2024 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

HITCHCOCK COUNTY

April 5, 2024



Jim Pillen, Governor

Commissioner Hotz :

The Property Tax Administrator has compiled the 2024 Reports and Opinions of the Property Tax Administrator for Hitchcock 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 Hitchcock 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

A handwritten signature in black ink that reads "Sarah Scott".

Sincerely,
Sarah Scott
Property Tax Administrator
402-471-5962

cc: Terra Riggs, Hitchcock County Assessor

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Introduction

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

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

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

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

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

Statistical Analysis:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Analysis of Assessment Practices:

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

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

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

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

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

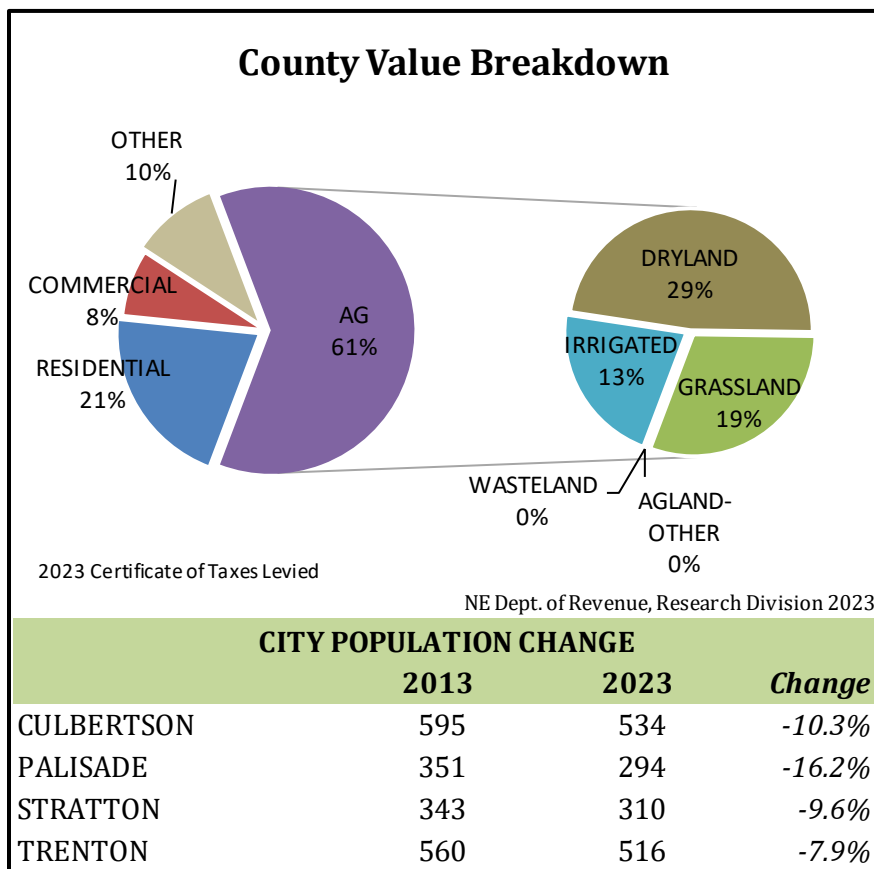
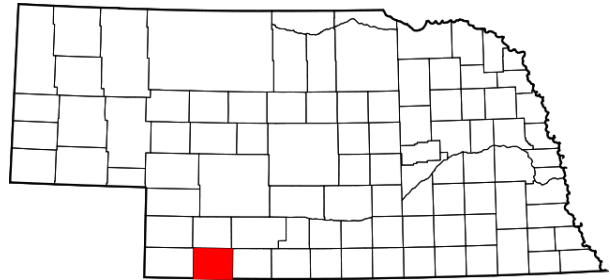
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors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

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

**Further information may be found in Exhibit 94*

County Overview

With a total area of 710 square miles, Hitchcock County has 2,598 residents, per the Census Bureau Quick Facts for 2024, a 1% population decline from the 2023 U.S. Census. Reports indicate that 77% of county residents are homeowners and 91% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$94,882 (2023 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Hitchcock County are evenly disbursed throughout all of the villages; however, Culbertson and Trenton are more active. According to the U.S. Census Bureau, there are 69 employer establishments with total employment of 414, a 4% increase in employment from the prior year.

Agricultural land accounts for the majority of the valuation base in the county. A mix of grass and dry land makes up a majority of the land in the county. Hitchcock County is included in the Middle Republican Natural Resources District (NRD).

The ethanol plant located in Trenton also contributes to the local agricultural economy.

2024 Residential Correlation for Hitchcock County

Assessment Actions

This year, the county assessor and staff conducted physical reviews of all lake properties and completed pickup work for the residential class. All residential properties in the county received new depreciation and costing this year. A lot value study was completed for lake properties along with the inspection. Lot values at North Shore, where the taxpayers own the land, nearly doubled this year.

The county assessor also performed a desktop review of every residential improved parcel in the county, except for Stratton and Palisade, which were recently physically reviewed for the 2023 assessment year.

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.

Review of qualified and non-qualified sales revealed that the usability rate has been below the average range the last few years. Recent discussions with the county assessor have resulted in adjustments in the sales qualification process of vacant land sales and parcels that sell multiple times within the study period. The county assessor sends sales questionnaires to all buyers and sellers of all sales that have a sales price that includes a dollar amount.

There are five residential valuation groups in Hitchcock County. Culbertson is located on Highway 34 near the city of McCook, with job opportunities and many services available. Basic amenities are available in Culbertson and the demand for housing is strong. Trenton, the county seat, comprises the second valuation group and is also situated on the highway but farther away from McCook. Housing demand is not as strong in Trenton but remains active. Stratton and Palisade are smaller communities with limited employment opportunities or amenities. Both of these villages have elementary schools, but older children must commute to other communities for school. The market is less competitive in these small towns. Rural residential housing has a strong demand in Hitchcock County. Lake properties near Swanson Reservoir comprise the final valuation group.

All residential properties in Hitchcock County are valued with 2024 depreciation tables and 2023 costing was implement for this assessment year. Lot value studies have been completed in the last two years for all residential properties. All residential properties have been inspected since 2020, meeting the six-year inspection requirements.

A written valuation methodology has been provided to the Property Assessment Division (Division).

2024 Residential Correlation for Hitchcock County

Description of Analysis

Hitchcock County residential properties are identified by five valuation groups.

Valuation Group	Description
1	Culbertson
2	Trenton
3	Stratton, Palisade
4	Rural Residential
5	Lake

The median, weighted mean and mean are all within range for the residential class of property. The COD and PRD are within IAAO standards.

When stratified by valuation group, all are within range, with the exception of only a few sales in Valuation Group 5. The reappraisal of lake properties and desktop review of most residential improved parcels in the county reflect in the qualitative statistics, COD and PRD of each valuation group.

The statistical sample and the 2024 County Abstract of Assessment, Form 45 Compare with the 2023 Certificate of Taxes Levied Report (CTL) both show valuation changes for the residential class, which is expected based on the desk review of most residential parcels in the county and new depreciation and costing for all residential properties.

Equalization and Quality of Assessment

Even though not all valuation groups had enough sales in the study period for statistical analysis, all residential property in Hitchcock County is subject to the same appraisal techniques. Thus, all residential property is considered equalized. The quality of assessment of residential property complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	11	93.91	90.04	92.17	12.97	97.69
2	18	94.33	90.61	92.76	22.74	97.68
3	43	97.20	99.88	91.07	19.89	109.67
4	14	97.94	95.27	94.50	14.82	100.81
5	3	91.16	91.85	91.45	03.92	100.44
____ALL____	89	96.02	95.79	92.72	18.44	103.31

Level of Value

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

2024 Commercial Correlation for Hitchcock County

Assessment Actions

Routine maintenance and pick-up work were completed for any new additions or building permits for commercial properties in Hitchcock 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 last several years, the Hitchcock County Assessor has qualified a lower than usual percentage of sales, but this is impacted by a very limited number of commercial sales in the county. Previous years, the county assessor had established a pattern of qualifying a higher than usual percentage of sales. All commercial properties are stratified into one valuation group as there is not enough commercial activity to warrant additional groupings. Commercial properties in Hitchcock County were physically reviewed in 2020, with lot values updated that year as well. Depreciation tables are dated 2017 and costing is dated 2018.

Description of Analysis

With few sales, the median and mean are in range for the commercial class. The COD is slightly high for a rural area and the PRD is low. Review of the cumulative and annualized rate of change for commercial properties in the villages in Hitchcock County shows that the values have been changed at a comparable rate to villages in neighboring counties. Trends show that the villages with more active markets have changed at a higher rate both within Hitchcock County and in neighboring counties.

Comparison of the statistics and the 2024 County Abstract of Assessment for Real Property, Form 45 Compared with the 2023 Certificate of Taxes Levied Report (CTL) show minimal valuation change for both the sample and the population which reflects the assessment actions of maintenance and pick-up work.

Equalization and Quality of Assessment

While the statistical sample is considered to small for measurement purposes, review of the assessment practices demonstrate that commercial valuations are equalized. The quality of assessment for the commercial class of real property in Hitchcock County complies with generally accepted mass appraisal techniques.

2024 Commercial Correlation for Hitchcock County

Level of Value

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

2024 Agricultural Correlation for Hitchcock County

Assessment Actions

After conducting a market analysis, the Hitchcock County Assessor increased irrigated and dryland values by 10% and grassland values by 3%. Conservation Reserve Program (CRP) and Conservation Reserve Enhancement Program (CREP) values were increased by 5%.

The assessor completed a desktop review of every improved parcel with agricultural improvements (both agricultural homes and agricultural outbuildings) in the county this year. Also, depreciation tables and costing were updated for agricultural homes and outbuildings.

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.

Usability rates show that the Hitchcock County Assessor generally qualifies a similar percentage of agricultural sales when compared to the state average. In the last few years, an increase in family sales with no sale amount and quit claim sales has impacted the greater number of sales being non-qualified. Non-qualified sales have sufficient documentation to explain the reason for disqualification.

There are two market areas in Hitchcock County agricultural land, with parcels that are adjacent to the Republican River identified separately from the rest of the agricultural land. Those parcels next to the river have recreational influence and that region is subject to special value. Market analysis is conducted to determine if the primary use of land along the Republican River is for agricultural use or recreational hunting. The special valuations are determined from the uninfluenced market area, which represents the rest of the county.

Agricultural homes and outbuildings were physically inspected in 2021. 2024 depreciation tables were updated this year as well as 2023 costing was implemented this year. Land values were updated in 2023 for agricultural homes. Land use was reviewed in 2021 with aerial imagery. There have not been any sales of parcels enrolled in the Wetland Reserve Program (WRP) in Hitchcock County, so sales in neighboring counties are used to determine the value for land in WRP. The county originally valued land enrolled in CRP and CREP using sales data, but recently there have been limited sales, so the assessor uses the average rate of change for irrigated land, dryland and grassland sales to determine the market trend for agricultural land as a whole and uses that as a basis for the CRP and CREP value changes.

The assessor has conducted analysis and all commercial intensive use parcels have been identified. Feed lots that have been identified are valued at farm site acre value, \$1,500 per acre.

Description of Analysis

2024 Agricultural Correlation for Hitchcock County

The median and the mean are within the acceptable range for the agricultural class. The COD is within the standard range. When stratified by 80% Majority Land Use (MLU), all three land classes are within range. However, there is only one irrigated land sale with 80% MLU. Irrigated land values were increased at the same rate as dryland. The Average Acre Values table illustrates that irrigated land values in Hitchcock County are comparable to neighboring counties.

Review of the 2024 County Abstract of Assessment for Real Property, Form 45 Compared to the 2023 Certificate of Taxes Levied Report (CTL) demonstrate that the general agricultural land and the sales changed at a similar rate supporting the conclusion that the changes made to agricultural land in Hitchcock County were equitably applied.

Equalization and Quality of Assessment

Agricultural homes and outbuildings are inspected and valued the same as rural residential parcels. Agricultural land in Hitchcock County is equalized and represents market value. The quality of assessment of agricultural land complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	1	72.05	72.05	72.05	00.00	100.00
1	1	72.05	72.05	72.05	00.00	100.00
<u>Dry</u>						
County	18	73.05	68.93	63.79	20.15	108.06
1	18	73.05	68.93	63.79	20.15	108.06
<u>Grass</u>						
County	10	71.62	70.95	67.39	11.88	105.28
1	10	71.62	70.95	67.39	11.88	105.28
<u>ALL</u>						
	43	74.56	71.78	65.77	16.34	109.14

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Hitchcock County is 75%.

Special Valuation

A review of agricultural land values in Hitchcock County in areas that have non-agricultural influences indicates that the assessed values used are similar to the assessed values in the areas of the county that do not have non-agricultural influences. Therefore, it is the opinion of the Property Tax Administrator that the level of value for Special Valuation of agricultural land is 75%.

2024 Opinions of the Property Tax Administrator for Hitchcock County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	96	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	75	Meets generally accepted mass appraisal techniques.	No recommendation.
Special Valuation of Agricultural Land	75	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 5th day of April, 2024.



Sarah Scott
Property Tax Administrator

APPENDICES

2024 Commission Summary for Hitchcock County

Residential Real Property - Current

Number of Sales	89	Median	96.02
Total Sales Price	\$11,050,690	Mean	95.79
Total Adj. Sales Price	\$11,050,690	Wgt. Mean	92.72
Total Assessed Value	\$10,245,875	Average Assessed Value of the Base	\$77,296
Avg. Adj. Sales Price	\$124,165	Avg. Assessed Value	\$115,122

Confidence Interval - Current

95% Median C.I	91.16 to 100.21
95% Wgt. Mean C.I	88.28 to 97.16
95% Mean C.I	90.83 to 100.75
% of Value of the Class of all Real Property Value in the County	16.46
% of Records Sold in the Study Period	5.50
% of Value Sold in the Study Period	8.19

Residential Real Property - History

Year	Number of Sales	LOV	Median
2023	84	97	96.86
2022	81	94	94.13
2021	75	92	91.99
2020	92	94	94.38

2024 Commission Summary for Hitchcock County

Commercial Real Property - Current

Number of Sales	8	Median	100.05
Total Sales Price	\$652,000	Mean	98.58
Total Adj. Sales Price	\$652,000	Wgt. Mean	112.39
Total Assessed Value	\$732,755	Average Assessed Value of the Base	\$246,902
Avg. Adj. Sales Price	\$81,500	Avg. Assessed Value	\$91,594

Confidence Interval - Current

95% Median C.I	44.06 to 135.73
95% Wgt. Mean C.I	79.21 to 145.56
95% Mean C.I	70.09 to 127.07
% of Value of the Class of all Real Property Value in the County	7.31
% of Records Sold in the Study Period	3.56
% of Value Sold in the Study Period	1.32

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2023	7	100	102.66
2022	7	100	102.96
2021	6	100	99.42
2020	7	100	58.97

**44 Hitchcock
RESIDENTIAL**

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

Date Range: 10/1/2021 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 89
 Total Sales Price : 11,050,690
 Total Adj. Sales Price : 11,050,690
 Total Assessed Value : 10,245,875
 Avg. Adj. Sales Price : 124,165
 Avg. Assessed Value : 115,122

MEDIAN : 96
 WGT. MEAN : 93
 MEAN : 96
 COD : 18.44
 PRD : 103.31

COV : 24.91
 STD : 23.86
 Avg. Abs. Dev : 17.71
 MAX Sales Ratio : 174.58
 MIN Sales Ratio : 48.60

95% Median C.I. : 91.16 to 100.21
 95% Wgt. Mean C.I. : 88.28 to 97.16
 95% Mean C.I. : 90.83 to 100.75

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-21 To 31-DEC-21	10	100.51	104.12	105.20	17.88	98.97	69.77	131.43	85.27 to 127.26	123,950	130,391
01-JAN-22 To 31-MAR-22	13	97.20	101.87	91.00	15.40	111.95	76.48	174.58	87.15 to 115.29	121,685	110,738
01-APR-22 To 30-JUN-22	10	97.68	92.09	93.61	14.13	98.38	58.82	122.70	66.93 to 104.77	148,000	138,543
01-JUL-22 To 30-SEP-22	10	91.82	93.10	87.35	15.15	106.58	62.49	140.08	69.16 to 107.96	145,050	126,697
01-OCT-22 To 31-DEC-22	10	98.53	97.31	91.54	22.05	106.30	55.91	160.18	61.42 to 120.13	130,050	119,052
01-JAN-23 To 31-MAR-23	10	96.75	95.20	94.28	19.27	100.98	57.00	142.06	60.73 to 119.64	75,850	71,509
01-APR-23 To 30-JUN-23	19	93.57	93.52	90.02	21.18	103.89	48.60	156.84	76.20 to 108.99	121,384	109,271
01-JUL-23 To 30-SEP-23	7	94.58	86.59	93.01	19.09	93.10	53.80	117.08	53.80 to 117.08	133,356	124,034
<u>Study Yrs</u>											
01-OCT-21 To 30-SEP-22	43	94.23	98.08	93.81	16.36	104.55	58.82	174.58	91.16 to 101.19	133,765	125,486
01-OCT-22 To 30-SEP-23	46	96.14	93.65	91.53	20.61	102.32	48.60	160.18	80.28 to 102.61	115,191	105,434
<u>Calendar Yrs</u>											
01-JAN-22 To 31-DEC-22	43	96.03	96.50	90.88	17.03	106.18	55.91	174.58	87.58 to 100.80	135,184	122,849
<u>ALL</u>	89	96.02	95.79	92.72	18.44	103.31	48.60	174.58	91.16 to 100.21	124,165	115,122

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	11	93.91	90.04	92.17	12.97	97.69	66.93	112.83	71.85 to 105.93	95,772	88,275
2	18	94.33	90.61	92.76	22.74	97.68	53.80	140.08	62.49 to 107.62	66,556	61,738
3	43	97.20	99.88	91.07	19.89	109.67	48.60	174.58	89.64 to 107.33	93,598	85,243
4	14	97.94	95.27	94.50	14.82	100.81	65.16	131.43	76.48 to 108.99	308,929	291,933
5	3	91.16	91.85	91.45	03.92	100.44	86.84	97.55	N/A	149,833	137,028
<u>ALL</u>	89	96.02	95.79	92.72	18.44	103.31	48.60	174.58	91.16 to 100.21	124,165	115,122

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	87	96.02	95.87	92.72	18.74	103.40	48.60	174.58	91.16 to 100.54	125,588	116,449
06	2	92.20	92.20	92.22	05.81	99.98	86.84	97.55	N/A	62,250	57,405
07											
<u>ALL</u>	89	96.02	95.79	92.72	18.44	103.31	48.60	174.58	91.16 to 100.21	124,165	115,122

**44 Hitchcock
RESIDENTIAL**

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

Date Range: 10/1/2021 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 89
 Total Sales Price : 11,050,690
 Total Adj. Sales Price : 11,050,690
 Total Assessed Value : 10,245,875
 Avg. Adj. Sales Price : 124,165
 Avg. Assessed Value : 115,122

MEDIAN : 96
 WGT. MEAN : 93
 MEAN : 96
 COD : 18.44
 PRD : 103.31

COV : 24.91
 STD : 23.86
 Avg. Abs. Dev : 17.71
 MAX Sales Ratio : 174.58
 MIN Sales Ratio : 48.60

95% Median C.I. : 91.16 to 100.21
 95% Wgt. Mean C.I. : 88.28 to 97.16
 95% Mean C.I. : 90.83 to 100.75

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000											
Less Than 15,000	1	140.08	140.08	140.08	00.00	100.00	140.08	140.08	N/A	13,000	18,210
Less Than 30,000	10	110.30	117.98	113.94	22.64	103.55	57.00	174.58	96.02 to 160.18	21,650	24,668
Ranges Excl. Low \$											
Greater Than 4,999	89	96.02	95.79	92.72	18.44	103.31	48.60	174.58	91.16 to 100.21	124,165	115,122
Greater Than 14,999	88	95.30	95.29	92.66	18.27	102.84	48.60	174.58	91.16 to 99.84	125,428	116,223
Greater Than 29,999	79	93.70	92.98	92.29	17.10	100.75	48.60	156.84	87.58 to 97.97	137,142	126,572
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999	1	140.08	140.08	140.08	00.00	100.00	140.08	140.08	N/A	13,000	18,210
15,000 TO 29,999	9	107.96	115.52	112.27	22.39	102.89	57.00	174.58	96.02 to 160.18	22,611	25,385
30,000 TO 59,999	14	98.24	97.08	96.12	18.75	101.00	55.91	142.06	76.38 to 120.02	42,529	40,876
60,000 TO 99,999	27	89.64	91.94	91.40	18.84	100.59	53.80	156.84	85.27 to 102.06	74,796	68,362
100,000 TO 149,999	14	91.82	90.42	90.62	16.33	99.78	48.60	120.13	78.13 to 112.83	120,236	108,959
150,000 TO 249,999	13	99.37	95.32	94.87	13.32	100.47	61.42	131.43	76.20 to 107.62	188,577	178,911
250,000 TO 499,999	9	91.16	91.31	91.99	15.08	99.26	65.16	124.03	76.48 to 102.80	321,333	295,590
500,000 TO 999,999	2	88.70	88.70	89.69	08.28	98.90	81.36	96.03	N/A	596,250	534,788
1,000,000 +											
ALL	89	96.02	95.79	92.72	18.44	103.31	48.60	174.58	91.16 to 100.21	124,165	115,122

**44 Hitchcock
COMMERCIAL**

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

Date Range: 10/1/2020 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 8
 Total Sales Price : 652,000
 Total Adj. Sales Price : 652,000
 Total Assessed Value : 732,755
 Avg. Adj. Sales Price : 81,500
 Avg. Assessed Value : 91,594

MEDIAN : 100
 WGT. MEAN : 112
 MEAN : 99
 COD : 26.28
 PRD : 87.71

COV : 34.56
 STD : 34.07
 Avg. Abs. Dev : 26.29
 MAX Sales Ratio : 135.73
 MIN Sales Ratio : 44.06

95% Median C.I. : 44.06 to 135.73
 95% Wgt. Mean C.I. : 79.21 to 145.56
 95% Mean C.I. : 70.09 to 127.07

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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-20 To 31-DEC-20	2	119.35	119.35	117.52	13.73	101.56	102.96	135.73	N/A	22,500	26,443
01-JAN-21 To 31-MAR-21											
01-APR-21 To 30-JUN-21	1	129.44	129.44	129.44	00.00	100.00	129.44	129.44	N/A	400,000	517,775
01-JUL-21 To 30-SEP-21											
01-OCT-21 To 31-DEC-21	1	57.90	57.90	57.90	00.00	100.00	57.90	57.90	N/A	20,000	11,580
01-JAN-22 To 31-MAR-22											
01-APR-22 To 30-JUN-22											
01-JUL-22 To 30-SEP-22											
01-OCT-22 To 31-DEC-22	2	70.60	70.60	58.84	37.59	119.99	44.06	97.13	N/A	48,500	28,535
01-JAN-23 To 31-MAR-23	1	90.07	90.07	90.07	00.00	100.00	90.07	90.07	N/A	60,000	54,040
01-APR-23 To 30-JUN-23											
01-JUL-23 To 30-SEP-23	1	131.35	131.35	131.35	00.00	100.00	131.35	131.35	N/A	30,000	39,405
<u>Study Yrs</u>											
01-OCT-20 To 30-SEP-21	3	129.44	122.71	128.24	08.44	95.69	102.96	135.73	N/A	148,333	190,220
01-OCT-21 To 30-SEP-22	1	57.90	57.90	57.90	00.00	100.00	57.90	57.90	N/A	20,000	11,580
01-OCT-22 To 30-SEP-23	4	93.60	90.65	80.49	25.20	112.62	44.06	131.35	N/A	46,750	37,629
<u>Calendar Yrs</u>											
01-JAN-21 To 31-DEC-21	2	93.67	93.67	126.04	38.19	74.32	57.90	129.44	N/A	210,000	264,678
01-JAN-22 To 31-DEC-22	2	70.60	70.60	58.84	37.59	119.99	44.06	97.13	N/A	48,500	28,535
<u>ALL</u>	8	100.05	98.58	112.39	26.28	87.71	44.06	135.73	44.06 to 135.73	81,500	91,594

VALUATION GROUP											
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	8	100.05	98.58	112.39	26.28	87.71	44.06	135.73	44.06 to 135.73	81,500	91,594
<u>ALL</u>	8	100.05	98.58	112.39	26.28	87.71	44.06	135.73	44.06 to 135.73	81,500	91,594

PROPERTY TYPE *											
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	8	100.05	98.58	112.39	26.28	87.71	44.06	135.73	44.06 to 135.73	81,500	91,594
04											
<u>ALL</u>	8	100.05	98.58	112.39	26.28	87.71	44.06	135.73	44.06 to 135.73	81,500	91,594

**44 Hitchcock
COMMERCIAL**

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

Date Range: 10/1/2020 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 8
 Total Sales Price : 652,000
 Total Adj. Sales Price : 652,000
 Total Assessed Value : 732,755
 Avg. Adj. Sales Price : 81,500
 Avg. Assessed Value : 91,594

MEDIAN : 100
 WGT. MEAN : 112
 MEAN : 99
 COD : 26.28
 PRD : 87.71

COV : 34.56
 STD : 34.07
 Avg. Abs. Dev : 26.29
 MAX Sales Ratio : 135.73
 MIN Sales Ratio : 44.06

95% Median C.I. : 44.06 to 135.73
 95% Wgt. Mean C.I. : 79.21 to 145.56
 95% Mean C.I. : 70.09 to 127.07

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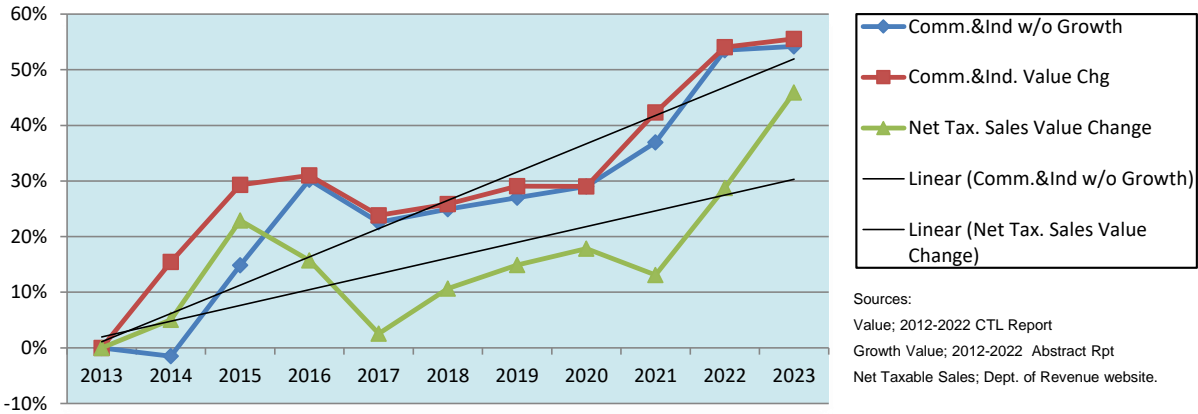
SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	4	100.05	98.43	98.58	20.91	99.85	57.90	135.73	N/A	23,000	22,673
Ranges Excl. Low \$											
Greater Than 4,999	8	100.05	98.58	112.39	26.28	87.71	44.06	135.73	44.06 to 135.73	81,500	91,594
Greater Than 14,999	8	100.05	98.58	112.39	26.28	87.71	44.06	135.73	44.06 to 135.73	81,500	91,594
Greater Than 29,999	4	109.76	98.73	114.65	28.85	86.11	44.06	131.35	N/A	140,000	160,516
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	4	100.05	98.43	98.58	20.91	99.85	57.90	135.73	N/A	23,000	22,673
30,000 TO 59,999	1	131.35	131.35	131.35	00.00	100.00	131.35	131.35	N/A	30,000	39,405
60,000 TO 99,999	2	67.07	67.07	65.30	34.31	102.71	44.06	90.07	N/A	65,000	42,443
100,000 TO 149,999											
150,000 TO 249,999											
250,000 TO 499,999	1	129.44	129.44	129.44	00.00	100.00	129.44	129.44	N/A	400,000	517,775
500,000 TO 999,999											
1,000,000 TO 1,999,999											
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											
ALL	8	100.05	98.58	112.39	26.28	87.71	44.06	135.73	44.06 to 135.73	81,500	91,594

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
340	1	90.07	90.07	90.07	00.00	100.00	90.07	90.07	N/A	60,000	54,040
350	1	131.35	131.35	131.35	00.00	100.00	131.35	131.35	N/A	30,000	39,405
406	4	100.05	96.86	123.16	19.33	78.65	57.90	129.44	N/A	118,000	145,330
442	1	135.73	135.73	135.73	00.00	100.00	135.73	135.73	N/A	20,000	27,145
456	1	44.06	44.06	44.06	00.00	100.00	44.06	44.06	N/A	70,000	30,845
ALL	8	100.05	98.58	112.39	26.28	87.71	44.06	135.73	44.06 to 135.73	81,500	91,594

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
2012	\$ 34,833,723	\$ 286,430	0.82%	\$ 34,547,293		\$ 14,997,847	
2013	\$ 40,221,043	\$ 5,911,472	14.70%	\$ 34,309,571	-1.50%	\$ 15,754,997	5.05%
2014	\$ 45,045,838	\$ 5,045,780	11.20%	\$ 40,000,058	-0.55%	\$ 18,432,285	16.99%
2015	\$ 45,631,943	\$ 265,875	0.58%	\$ 45,366,068	0.71%	\$ 17,354,217	-5.85%
2016	\$ 43,138,323	\$ 430,677	1.00%	\$ 42,707,646	-6.41%	\$ 15,379,068	-11.38%
2017	\$ 43,841,743	\$ 331,310	0.76%	\$ 43,510,433	0.86%	\$ 16,600,146	7.94%
2018	\$ 44,957,814	\$ 711,966	1.58%	\$ 44,245,848	0.92%	\$ 17,235,281	3.83%
2019	\$ 44,947,904	\$ 2,545	0.01%	\$ 44,945,359	-0.03%	\$ 17,675,679	2.56%
2020	\$ 49,583,156	\$ 1,884,860	3.80%	\$ 47,698,296	6.12%	\$ 16,965,349	-4.02%
2021	\$ 53,672,524	\$ 199,600	0.37%	\$ 53,472,924	7.84%	\$ 19,309,771	13.82%
2022	\$ 54,185,339	\$ 473,560	0.87%	\$ 53,711,779	0.07%	\$ 21,886,273	13.34%
2023	\$ 54,491,794	\$ 316,525	0.58%	\$ 54,175,269	-0.02%	\$ 23,313,946	6.52%
Ann %chg	3.08%			Average	0.73%	4.00%	4.44%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2012	-	-	-
2013	-1.50%	15.47%	5.05%
2014	14.83%	29.32%	22.90%
2015	30.24%	31.00%	15.71%
2016	22.60%	23.84%	2.54%
2017	24.91%	25.86%	10.68%
2018	27.02%	29.06%	14.92%
2019	29.03%	29.04%	17.85%
2020	36.93%	42.34%	13.12%
2021	53.51%	54.08%	28.75%
2022	54.19%	55.55%	45.93%
2023	55.53%	56.43%	55.45%

County Number	44
County Name	Hitchcock

44 Hitchcock
AGRICULTURAL LAND

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

Date Range: 10/1/2020 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 43
 Total Sales Price : 22,143,815
 Total Adj. Sales Price : 22,143,815
 Total Assessed Value : 14,563,090
 Avg. Adj. Sales Price : 514,972
 Avg. Assessed Value : 338,677

MEDIAN : 75
 WGT. MEAN : 66
 MEAN : 72
 COD : 16.34
 PRD : 109.14

COV : 21.76
 STD : 15.62
 Avg. Abs. Dev : 12.18
 MAX Sales Ratio : 110.47
 MIN Sales Ratio : 40.33

95% Median C.I. : 67.44 to 80.13
 95% Wgt. Mean C.I. : 59.89 to 71.65
 95% Mean C.I. : 67.11 to 76.45

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qrtrs</u>											
01-OCT-20 To 31-DEC-20	3	90.69	88.66	92.31	09.62	96.05	74.56	100.72	N/A	300,300	277,217
01-JAN-21 To 31-MAR-21	1	75.02	75.02	75.02	00.00	100.00	75.02	75.02	N/A	74,400	55,815
01-APR-21 To 30-JUN-21	1	80.13	80.13	80.13	00.00	100.00	80.13	80.13	N/A	208,000	166,675
01-JUL-21 To 30-SEP-21	3	75.38	77.29	76.64	03.09	100.85	74.76	81.74	N/A	340,200	260,745
01-OCT-21 To 31-DEC-21	5	78.56	78.61	70.08	17.35	112.17	52.80	110.47	N/A	568,600	398,463
01-JAN-22 To 31-MAR-22	4	69.38	68.98	65.40	16.52	105.47	51.36	85.80	N/A	859,775	562,315
01-APR-22 To 30-JUN-22	4	79.14	79.43	80.90	08.09	98.18	73.02	86.40	N/A	503,800	407,553
01-JUL-22 To 30-SEP-22	7	67.44	69.55	69.15	13.63	100.58	54.51	84.99	54.51 to 84.99	378,146	261,482
01-OCT-22 To 31-DEC-22	5	71.54	71.69	67.68	10.85	105.92	55.81	87.87	N/A	446,004	301,843
01-JAN-23 To 31-MAR-23	5	82.98	69.77	54.94	18.50	126.99	43.61	87.56	N/A	827,062	454,418
01-APR-23 To 30-JUN-23	3	47.66	48.98	48.21	03.15	101.60	47.40	51.89	N/A	676,253	326,030
01-JUL-23 To 30-SEP-23	2	52.87	52.87	44.08	23.72	119.94	40.33	65.41	N/A	300,750	132,580
<u>Study Yrs</u>											
01-OCT-20 To 30-SEP-21	8	77.76	81.63	83.32	08.62	97.97	74.56	100.72	74.56 to 100.72	275,488	229,547
01-OCT-21 To 30-SEP-22	20	73.03	73.68	70.38	14.86	104.69	51.36	110.47	63.82 to 84.84	547,216	385,108
01-OCT-22 To 30-SEP-23	15	65.41	64.00	55.86	22.35	114.57	40.33	87.87	47.66 to 82.98	599,706	334,970
<u>Calendar Yrs</u>											
01-JAN-21 To 31-DEC-21	10	76.97	78.01	72.29	10.84	107.91	52.80	110.47	70.37 to 81.74	414,600	299,704
01-JAN-22 To 31-DEC-22	20	72.54	71.95	69.88	12.66	102.96	51.36	87.87	63.82 to 84.84	516,567	360,953
<u>ALL</u>	43	74.56	71.78	65.77	16.34	109.14	40.33	110.47	67.44 to 80.13	514,972	338,677

AREA (MARKET)										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	43	74.56	71.78	65.77	16.34	109.14	40.33	110.47	67.44 to 80.13	514,972	338,677
<u>ALL</u>	43	74.56	71.78	65.77	16.34	109.14	40.33	110.47	67.44 to 80.13	514,972	338,677

44 Hitchcock
AGRICULTURAL LAND

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

Date Range: 10/1/2020 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 43
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 Avg. Assessed Value : 338,677

MEDIAN : 75
 WGT. MEAN : 66
 MEAN : 72
 COD : 16.34
 PRD : 109.14

COV : 21.76
 STD : 15.62
 Avg. Abs. Dev : 12.18
 MAX Sales Ratio : 110.47
 MIN Sales Ratio : 40.33

95% Median C.I. : 67.44 to 80.13
 95% Wgt. Mean C.I. : 59.89 to 71.65
 95% Mean C.I. : 67.11 to 76.45

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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
_____Dry_____											
County	13	71.54	66.17	62.29	19.74	106.23	40.33	90.69	47.66 to 82.98	506,593	315,532
1	13	71.54	66.17	62.29	19.74	106.23	40.33	90.69	47.66 to 82.98	506,593	315,532
_____Grass_____											
County	6	66.83	65.79	56.46	10.41	116.52	47.40	75.02	47.40 to 75.02	397,356	224,333
1	6	66.83	65.79	56.46	10.41	116.52	47.40	75.02	47.40 to 75.02	397,356	224,333
_____ALL_____	43	74.56	71.78	65.77	16.34	109.14	40.33	110.47	67.44 to 80.13	514,972	338,677

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	1	72.05	72.05	72.05	00.00	100.00	72.05	72.05	N/A	595,700	429,195
1	1	72.05	72.05	72.05	00.00	100.00	72.05	72.05	N/A	595,700	429,195
_____Dry_____											
County	18	73.05	68.93	63.79	20.15	108.06	40.33	110.47	54.51 to 81.74	450,973	287,665
1	18	73.05	68.93	63.79	20.15	108.06	40.33	110.47	54.51 to 81.74	450,973	287,665
_____Grass_____											
County	10	71.62	70.95	67.39	11.88	105.28	47.40	86.40	63.68 to 85.80	457,664	308,434
1	10	71.62	70.95	67.39	11.88	105.28	47.40	86.40	63.68 to 85.80	457,664	308,434
_____ALL_____	43	74.56	71.78	65.77	16.34	109.14	40.33	110.47	67.44 to 80.13	514,972	338,677

Hitchcock County 2024 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Hitchcock	1	3,190	3,040	3,040	3,040	2,940	2,940	2,835	2,835	3,150
Chase	1	4,170	4,060	4,060	4,060	3,940	3,940	3,940	3,924	4,076
Dundy	1	3,015	1,450	1,450	3,167	3,146	2,530	3,127	1,809	3,109
Frontier	1	3,649	3,573	3,573	3,603	3,555	3,555	3,500	3,443	3,623
Hayes	1	3,230	3,120	3,120	3,120	3,005	3,005	2,890	2,890	3,123
Red Willow	1	3,330	3,149	3,149	3,090	2,960	1,953	2,523	2,500	3,245

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Hitchcock	1	1,305	1,305	1,220	1,220	1,140	1,140	1,010	1,010	1,269
Chase	1	n/a	1,440	1,265	1,265	1,120	n/a	1,065	1,065	1,350
Dundy	1	n/a	1,450	n/a	1,100	1,100	n/a	900	900	1,265
Frontier	1	1,400	1,400	1,350	1,350	1,300	n/a	1,250	1,250	1,377
Hayes	1	n/a	1,145	1,030	1,030	1,000	1,000	950	950	1,105
Red Willow	1	1,495	1,495	1,440	1,440	1,330	1,330	1,245	1,245	1,461

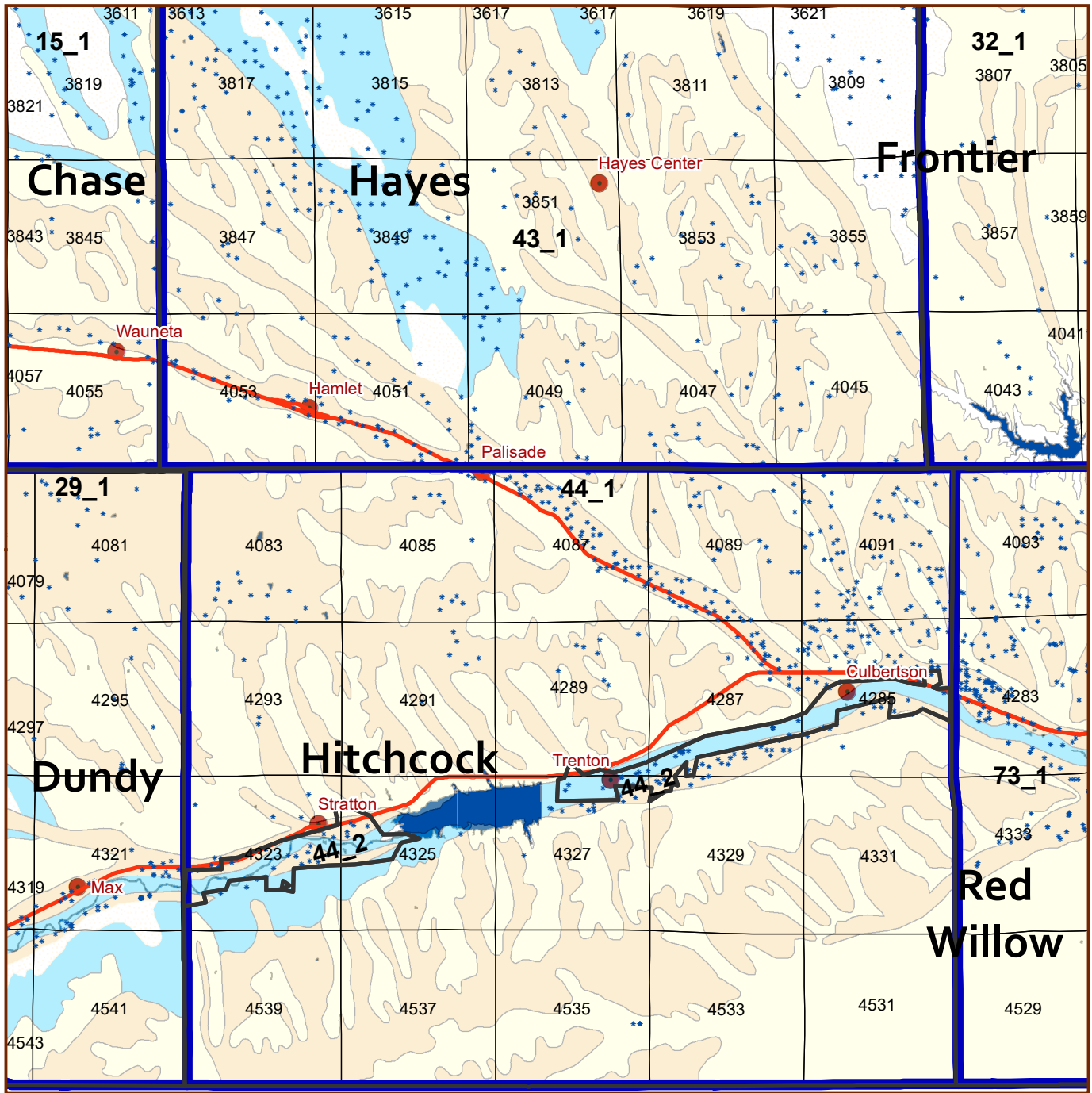
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Hitchcock	1	600	600	600	600	n/a	600	600	600	600
Chase	1	795	n/a	1,016	804	630	675	661	663	674
Dundy	1	590	n/a	n/a	590	n/a	590	590	590	590
Frontier	1	730	730	730	n/a	730	730	730	730	730
Hayes	1	585	585	n/a	585	585	585	585	585	585
Red Willow	1	1,162	1,077	849	839	835	843	847	961	885

County	Mkt Area	CRP	TIMBER	WASTE
Hitchcock	1	1,297	n/a	n/a
Chase	1	787	n/a	20
Dundy	1	590	n/a	75
Frontier	1	1,305	n/a	n/a
Hayes	1	739	n/a	25
Red Willow	1	1,444	835	100

Source: 2024 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.

HITCHCOCK COUNTY



Legend

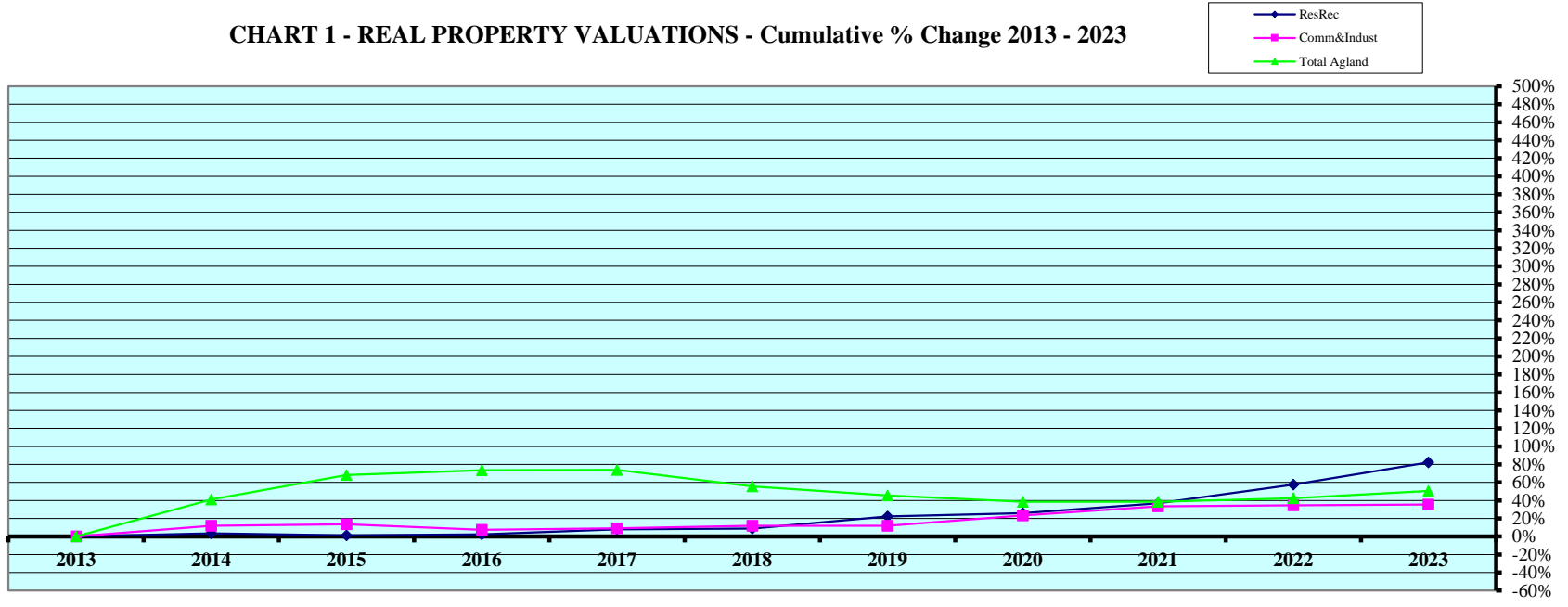
- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

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 2013 - 2023



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
2013	61,355,430	-	-	-	40,221,043	-	-	-	293,075,400	-	-	-
2014	63,446,919	2,091,489	3.41%	3.41%	45,045,838	4,824,795	12.00%	12.00%	412,985,070	119,909,670	40.91%	40.91%
2015	62,062,227	-1,384,692	-2.18%	1.15%	45,631,943	586,105	1.30%	13.45%	493,351,455	80,366,385	19.46%	68.34%
2016	62,837,350	775,123	1.25%	2.42%	43,138,323	-2,493,620	-5.46%	7.25%	509,028,310	15,676,855	3.18%	73.69%
2017	66,174,490	3,337,140	5.31%	7.85%	43,841,743	703,420	1.63%	9.00%	509,829,325	801,015	0.16%	73.96%
2018	66,696,485	521,995	0.79%	8.71%	44,957,814	1,116,071	2.55%	11.78%	456,298,410	-53,530,915	-10.50%	55.69%
2019	75,055,515	8,359,030	12.53%	22.33%	44,947,904	-9,910	-0.02%	11.75%	426,808,155	-29,490,255	-6.46%	45.63%
2020	77,181,450	2,125,935	2.83%	25.79%	49,583,156	4,635,252	10.31%	23.28%	405,635,680	-21,172,475	-4.96%	38.41%
2021	84,003,130	6,821,680	8.84%	36.91%	53,672,524	4,089,368	8.25%	33.44%	405,695,415	59,735	0.01%	38.43%
2022	96,656,580	12,653,450	15.06%	57.54%	54,185,339	512,815	0.96%	34.72%	417,143,315	11,447,900	2.82%	42.33%
2023	111,835,445	15,178,865	15.70%	82.27%	54,491,794	306,455	0.57%	35.48%	441,451,810	24,308,495	5.83%	50.63%

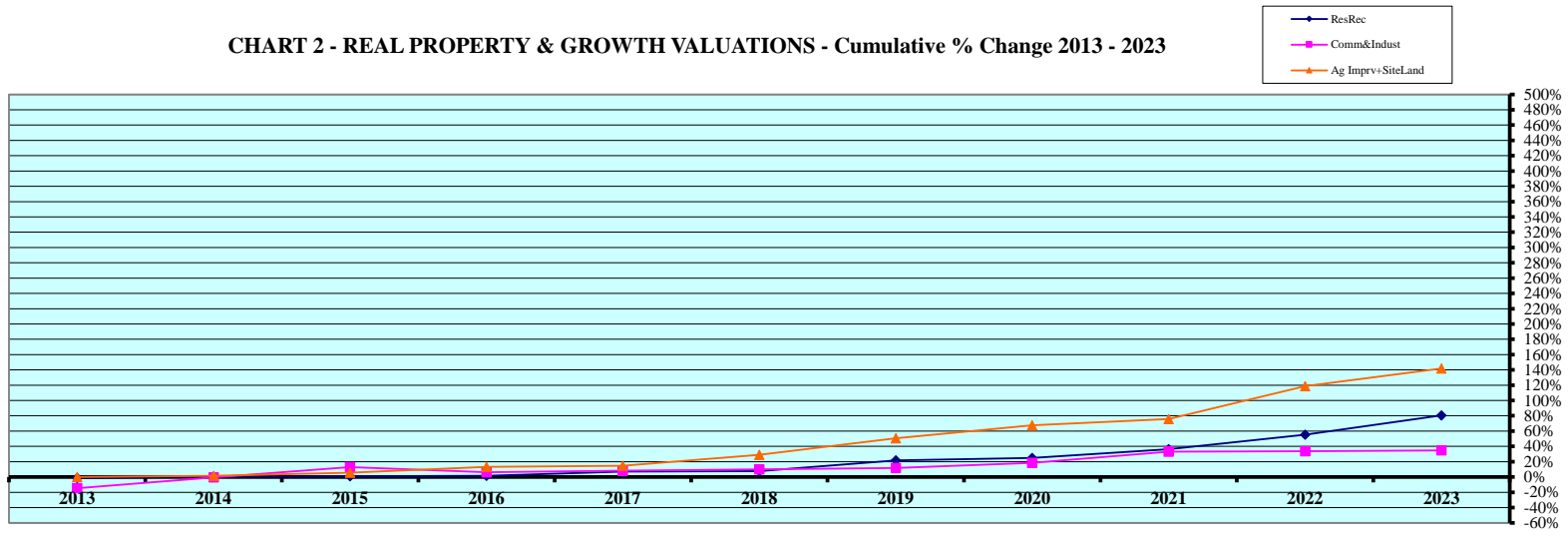
Rate Annual %chg: Residential & Recreational **6.19%** Commercial & Industrial **3.08%** Agricultural Land **4.18%**

Cnty# **44**
County **HITCHCOCK**

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 2013 - 2023



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
2013	61,355,430	941,350	1.53%	60,414,080	-	-1.53%	40,221,043	5,911,472	14.70%	34,309,571	-	-14.70%
2014	63,446,919	1,964,371	3.10%	61,482,548	0.21%	0.21%	45,045,838	5,045,780	11.20%	40,000,058	-0.55%	-0.55%
2015	62,062,227	175,782	0.28%	61,886,445	-2.46%	0.87%	45,631,943	265,875	0.58%	45,366,068	0.71%	12.79%
2016	62,837,350	569,900	0.91%	62,267,450	0.33%	1.49%	43,138,323	430,677	1.00%	42,707,646	-6.41%	6.18%
2017	66,174,490	555,535	0.84%	65,618,955	4.43%	6.95%	43,841,743	331,310	0.76%	43,510,433	0.86%	8.18%
2018	66,696,485	677,650	1.02%	66,018,835	-0.24%	7.60%	44,957,814	711,966	1.58%	44,245,848	0.92%	10.01%
2019	75,055,515	477,760	0.64%	74,577,755	11.82%	21.55%	44,947,904	2,545	0.01%	44,945,359	-0.03%	11.75%
2020	77,181,450	495,235	0.64%	76,686,215	2.17%	24.99%	49,583,156	1,884,860	3.80%	47,698,296	6.12%	18.59%
2021	84,003,130	333,220	0.40%	83,669,910	8.41%	36.37%	53,672,524	199,600	0.37%	53,472,924	7.84%	32.95%
2022	96,656,580	1,338,530	1.38%	95,318,050	13.47%	55.35%	54,185,339	473,560	0.87%	53,711,779	0.07%	33.54%
2023	111,835,445	1,061,350	0.95%	110,774,095	14.61%	80.54%	54,491,794	316,525	0.58%	54,175,269	-0.02%	34.69%
Rate Ann%chg	6.19%			Resid & Recreat w/o growth 5.27%			3.08%			C & I w/o growth 0.95%		

Tax Year	Ag Improvements & Site Land ⁽¹⁾							
	Agric. Dwelling & Homesite Value	Ag Outblgd & 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
2013	18,369,705	6,605,240	24,974,945	756,720	3.03%	24,218,225	-	-
2014	18,745,405	8,045,410	26,790,815	1,423,049	5.31%	25,367,766	1.57%	1.57%
2015	25,009,104	1,352,470	26,361,574	1,000	0.00%	26,360,574	-1.61%	5.55%
2016	26,913,884	1,704,930	28,618,814	370,630	1.30%	28,248,184	7.16%	13.11%
2017	20,801,290	8,674,530	29,475,820	839,205	2.85%	28,636,615	0.06%	14.66%
2018	22,993,690	9,671,150	32,664,840	440,905	1.35%	32,223,935	9.32%	29.03%
2019	25,251,560	13,568,155	38,819,715	1,173,866	3.02%	37,645,849	15.25%	50.73%
2020	26,825,190	16,366,275	43,191,465	1,315,660	3.05%	41,875,805	7.87%	67.67%
2021	27,644,345	16,470,040	44,114,385	225,235	0.51%	43,889,150	1.62%	75.73%
2022	34,314,315	21,400,035	55,714,350	1,064,405	1.91%	54,649,945	23.88%	118.82%
2023	37,766,385	22,963,095	60,729,480	328,605	0.54%	60,400,875	8.41%	141.85%
Rate Ann%chg	7.47%	13.27%	9.29%	Ag Imprv+Site w/o growth			7.35%	

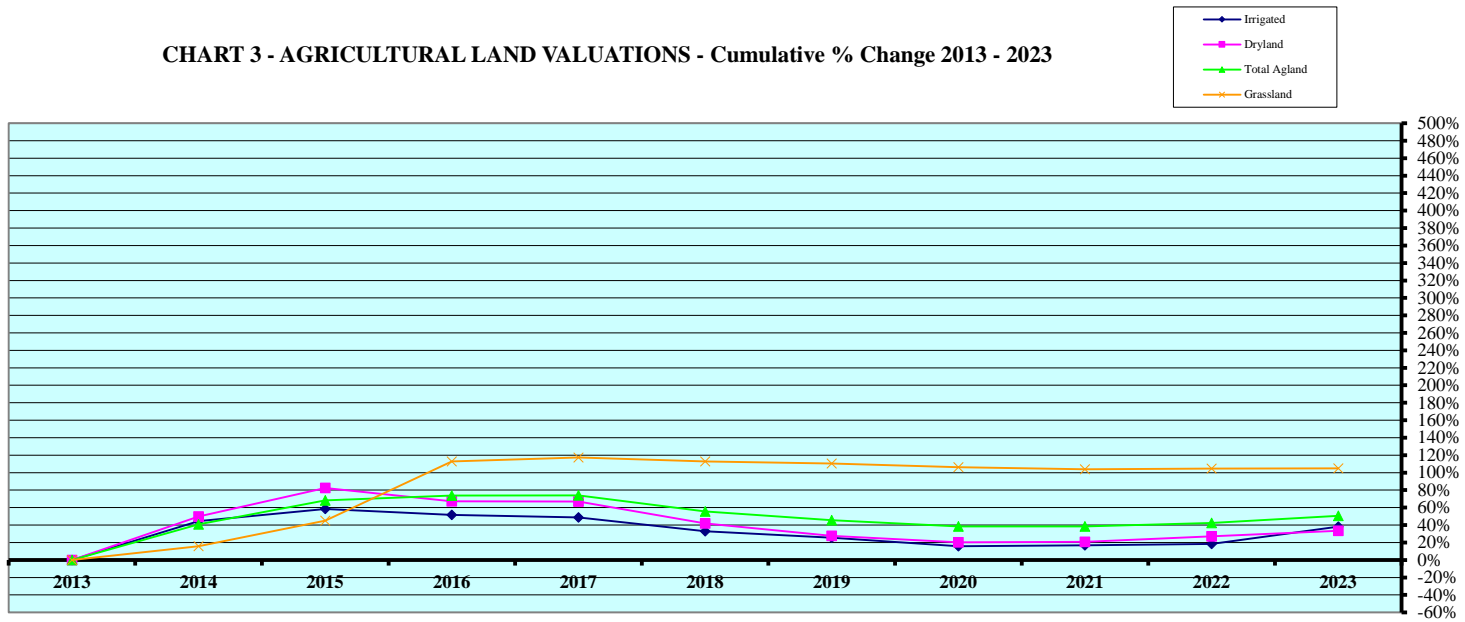
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property. Sources: Value; 2013 - 2023 CTL Growth Value; 2013 - 2023 Abstract of Asmnt Rpt. Prepared as of 12/29/2023

Cnty# 44
County HITCHCOCK

CHART 2

NE Dept. of Revenue, Property Assessment Division

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2013 - 2023



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
2013	69,129,920	-	-	-	158,129,425	-	-	-	65,745,745	-	-	-
2014	99,886,125	30,756,205	44.49%	44.49%	236,836,475	78,707,050	49.77%	49.77%	76,191,965	10,446,220	15.89%	15.89%
2015	109,504,440	9,618,315	9.63%	58.40%	288,476,980	51,640,505	21.80%	82.43%	95,297,625	19,105,660	25.08%	44.95%
2016	104,816,020	-4,688,420	-4.28%	51.62%	264,237,520	-24,239,460	-8.40%	67.10%	139,902,360	44,604,735	46.81%	112.79%
2017	102,861,785	-1,954,235	-1.86%	48.79%	263,979,300	-258,220	-0.10%	66.94%	142,915,930	3,013,570	2.15%	117.38%
2018	91,814,515	-11,047,270	-10.74%	32.81%	224,478,965	-39,500,335	-14.96%	41.96%	139,931,970	-2,983,960	-2.09%	112.84%
2019	86,740,475	-5,074,040	-5.53%	25.47%	201,682,625	-22,796,340	-10.16%	27.54%	138,314,110	-1,617,860	-1.16%	110.38%
2020	79,993,115	-6,747,360	-7.78%	15.71%	189,956,825	-11,725,800	-5.81%	20.13%	135,613,715	-2,700,395	-1.95%	106.27%
2021	80,692,075	698,960	0.87%	16.73%	190,838,485	881,660	0.46%	20.68%	134,092,180	-1,521,535	-1.12%	103.96%
2022	81,820,810	1,128,735	1.40%	18.36%	200,855,575	10,017,090	5.25%	27.02%	134,466,930	374,750	0.28%	104.53%
2023	95,523,815	13,703,005	16.75%	38.18%	211,136,990	10,281,415	5.12%	33.52%	134,791,005	324,075	0.24%	105.02%

Rate Ann.%chg: Irrigated **3.29%** Dryland **2.93%** Grassland **7.44%**

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
2013	70,310	-	-	-	0	-	-	-	293,075,400	-	-	-
2014	70,505	195	0.28%	0.28%	0	0	-	-	412,985,070	119,909,670	40.91%	40.91%
2015	68,590	-1,915	-2.72%	-2.45%	3,820	3,820	-	-	493,351,455	80,366,385	19.46%	68.34%
2016	68,590	0	0.00%	-2.45%	3,820	0	0.00%	-	509,028,310	15,676,855	3.18%	73.69%
2017	68,490	-100	-0.15%	-2.59%	3,820	0	0.00%	-	509,829,325	801,015	0.16%	73.96%
2018	69,140	650	0.95%	-1.66%	3,820	0	0.00%	-	456,298,410	-53,530,915	-10.50%	55.69%
2019	67,125	-2,015	-2.91%	-4.53%	3,820	0	0.00%	-	426,808,155	-29,490,255	-6.46%	45.63%
2020	68,205	1,080	1.61%	-2.99%	3,820	0	0.00%	-	405,635,680	-21,172,475	-4.96%	38.41%
2021	68,855	650	0.95%	-2.07%	3,820	0	0.00%	-	405,695,415	59,735	0.01%	38.43%
2022	0	-68,855	-100.00%	-100.00%	0	-3,820	-100.00%	-	417,143,315	11,447,900	2.82%	42.33%
2023	0	0	-	-100.00%	0	0	-	-	441,451,810	24,308,495	5.83%	50.63%

Cnty# **44**
County **HITCHCOCK**

Rate Ann.%chg: Total Agric Land **4.18%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2013 - 2023 (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
2013	69,069,940	38,913	1,775			158,165,195	189,407	835			65,733,440	208,499	315		
2014	99,363,385	38,949	2,551	43.73%	43.73%	237,183,660	189,153	1,254	50.16%	50.16%	76,217,185	208,561	365	15.91%	15.91%
2015	113,703,225	35,967	3,161	23.92%	78.11%	286,864,260	186,381	1,539	22.74%	84.31%	94,768,635	214,205	442	21.06%	40.33%
2016	104,766,780	33,912	3,089	-2.28%	74.05%	264,405,235	182,114	1,452	-5.67%	73.87%	139,800,610	220,548	634	43.27%	101.06%
2017	103,026,785	33,256	3,098	0.28%	74.54%	264,653,300	182,497	1,450	-0.12%	73.66%	142,358,815	220,733	645	1.74%	104.57%
2018	92,573,650	33,203	2,788	-10.00%	57.08%	224,234,650	181,874	1,233	-14.98%	47.64%	139,999,735	221,660	632	-2.07%	100.34%
2019	86,740,470	32,759	2,648	-5.03%	49.18%	201,885,470	182,199	1,108	-10.13%	32.69%	140,517,200	221,772	634	0.32%	100.97%
2020	80,013,420	32,705	2,447	-7.60%	37.84%	189,954,095	181,923	1,044	-5.77%	25.04%	135,618,630	221,537	612	-3.38%	94.17%
2021	80,702,980	32,990	2,446	-0.01%	37.82%	190,790,805	182,658	1,045	0.04%	25.08%	134,168,170	220,203	609	-0.47%	93.26%
2022	82,028,060	33,535	2,446	-0.01%	37.81%	201,146,865	183,173	1,098	5.13%	31.50%	134,165,145	220,717	608	-0.23%	92.81%
2023	95,289,470	33,298	2,862	16.99%	61.23%	211,108,700	183,215	1,152	4.93%	37.98%	134,933,105	220,897	611	0.49%	93.75%

Rate Annual %chg Average Value/Acre: 4.89%

3.27%

6.84%

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
2013	68,100	1,368	50			0	0				293,036,675	438,187	669		
2014	66,130	1,328	50	0.01%	0.01%	0	0				412,830,360	437,992	943	40.94%	40.94%
2015	68,190	1,363	50	0.47%	0.48%	3,050	61	50			495,407,360	437,977	1,131	20.01%	69.14%
2016	68,590	1,371	50	0.00%	0.48%	3,820	76	50	0.06%		509,045,035	438,021	1,162	2.74%	73.78%
2017	68,590	1,371	50	0.00%	0.48%	3,820	76	50	0.00%		510,111,310	437,933	1,165	0.23%	74.18%
2018	69,140	1,382	50	0.00%	0.48%	3,820	76	50	0.00%		456,880,995	438,196	1,043	-10.49%	55.91%
2019	294,425	1,382	213	325.84%	327.87%	3,820	76	50	0.00%		429,441,385	438,188	980	-6.00%	46.55%
2020	68,205	1,364	50	-76.52%	0.48%	3,820	76	50	0.00%		405,658,170	437,604	927	-5.41%	38.62%
2021	68,855	1,377	50	0.00%	0.48%	3,820	76	50	0.00%		405,734,630	437,304	928	0.09%	38.74%
2022	0	0				0	0				417,340,070	437,425	954	2.83%	42.67%
2023	0	0				0	0				441,331,275	437,410	1,009	5.75%	50.87%

44
HITCHCOCK

Rate Annual %chg Average Value/Acre: 4.20%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2013 - 2023 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 12/29/2023

CHART 4

CHART 5 - 2023 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
2,616	HITCHCOCK	34,388,581	31,695,398	36,552,252	104,167,215	31,252,989	23,238,805	7,668,230	441,451,810	37,766,385	22,963,095	49,094,355	820,239,115
cnty sectorvalue % of total value:		4.19%	3.86%	4.46%	12.70%	3.81%	2.83%	0.93%	53.82%	4.60%	2.80%	5.99%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
534	CULBERTSON	1,879,129	750,130	1,700,627	17,883,840	4,355,704	6,616,464	0	66,045	0	4,615	0	33,256,554
20.41%	%sector of county sector	5.46%	2.37%	4.65%	17.17%	13.94%	28.47%		0.01%		0.02%		4.05%
	%sector of municipality	5.65%	2.26%	5.11%	53.78%	13.10%	19.90%		0.20%		0.01%		100.00%
294	PALISADE	235,020	761,347	757,421	10,173,540	3,433,995	0	0	3,175	0	0	0	15,364,498
11.24%	%sector of county sector	0.68%	2.40%	2.07%	9.77%	10.99%			0.00%				1.87%
	%sector of municipality	1.53%	4.96%	4.93%	66.21%	22.35%			0.02%				100.00%
310	STRATTON	291,549	568,285	1,166,134	14,041,405	2,825,150	0	0	19,305	0	4,625	0	18,916,453
11.85%	%sector of county sector	0.85%	1.79%	3.19%	13.48%	9.04%			0.00%		0.02%		2.31%
	%sector of municipality	1.54%	3.00%	6.16%	74.23%	14.93%			0.10%		0.02%		100.00%
516	TRENTON	484,905	831,967	1,352,050	14,166,055	3,021,975	0	208,655	11,850	0	0	0	20,077,457
19.72%	%sector of county sector	1.41%	2.62%	3.70%	13.60%	9.67%		2.72%	0.00%				2.45%
	%sector of municipality	2.42%	4.14%	6.73%	70.56%	15.05%		1.04%	0.06%				100.00%
	%sector of county sector												
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1,655	Total Municipalities	2,890,603	2,911,729	4,976,232	56,264,843	13,636,825	6,616,464	208,655	100,375	0	9,240	0	87,614,966
63.25%	%all municip.sectors of cnty	8.41%	9.19%	13.61%	54.01%	43.63%	28.47%	2.72%	0.02%		0.04%		10.68%

Total Real Property Sum Lines 17, 25, & 30	Records : 4,525	Value : 759,675,310	Growth 4,069,877
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Sum Lines 17, 25, & 41

Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	158	1,094,635	0	0	66	1,286,225	224	2,380,860	
02. Res Improve Land	953	4,909,575	0	0	225	11,328,620	1,178	16,238,195	
03. Res Improvements	958	56,646,755	0	0	239	40,266,600	1,197	96,913,355	
04. Res Total	1,116	62,650,965	0	0	305	52,881,445	1,421	115,532,410	720,925
% of Res Total	78.54	54.23	0.00	0.00	21.46	45.77	31.40	15.21	17.71
05. Com UnImp Land	25	71,895	0	0	4	49,045	29	120,940	
06. Com Improve Land	134	441,345	0	0	36	717,600	170	1,158,945	
07. Com Improvements	140	11,881,819	0	0	54	19,152,365	194	31,034,184	
08. Com Total	165	12,395,059	0	0	58	19,919,010	223	32,314,069	986,220
% of Com Total	73.99	38.36	0.00	0.00	26.01	61.64	4.93	4.25	24.23
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	1	44,265	0	0	1	270,000	2	314,265	
11. Ind Improvements	1	6,572,199	0	0	1	16,352,341	2	22,924,540	
12. Ind Total	1	6,616,464	0	0	1	16,622,341	2	23,238,805	0
% of Ind Total	50.00	28.47	0.00	0.00	50.00	71.53	0.04	3.06	0.00
13. Rec UnImp Land	0	0	0	0	18	1,910,730	18	1,910,730	
14. Rec Improve Land	1	21,500	0	0	178	1,931,160	179	1,952,660	
15. Rec Improvements	1	14,790	0	0	178	5,654,745	179	5,669,535	
16. Rec Total	1	36,290	0	0	196	9,496,635	197	9,532,925	47,745
% of Rec Total	0.51	0.38	0.00	0.00	99.49	99.62	4.35	1.25	1.17
Res & Rec Total	1,117	62,687,255	0	0	501	62,378,080	1,618	125,065,335	768,670
% of Res & Rec Total	69.04	50.12	0.00	0.00	30.96	49.88	35.76	16.46	18.89
Com & Ind Total	166	19,011,523	0	0	59	36,541,351	225	55,552,874	986,220
% of Com & Ind Total	73.78	34.22	0.00	0.00	26.22	65.78	4.97	7.31	24.23
17. Taxable Total	1,283	81,698,778	0	0	560	98,919,431	1,843	180,618,209	1,754,890
% of Taxable Total	69.61	45.23	0.00	0.00	30.39	54.77	40.73	23.78	43.12

Schedule II : Tax Increment Financing (TIF)

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

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	0	0	0	0	300	36,692,640	300	36,692,640	1,820,650
24. Non-Producing	0	0	0	0	23	46,195	23	46,195	0
25. Total	0	0	0	0	323	36,738,835	323	36,738,835	1,820,650

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	136	0	177	313

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	10	77,840	0	0	1,871	354,852,645	1,881	354,930,485
28. Ag-Improved Land	2	29,840	0	0	454	132,888,685	456	132,918,525
29. Ag Improvements	2	7,955	0	0	476	54,461,301	478	54,469,256

30. Ag Total				2,359	542,318,266
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	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	1	1.00	1,500	0	0.00	0	
37. FarmSite Improvements	2	0.00	7,955	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.00	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	11	11.00	385,000	11	11.00	385,000	
32. HomeSite Improv Land	247	255.00	8,925,000	247	255.00	8,925,000	
33. HomeSite Improvements	257	0.00	32,736,126	257	0.00	32,736,126	0
34. HomeSite Total				268	266.00	42,046,126	
35. FarmSite UnImp Land	92	178.03	355,000	92	178.03	355,000	
36. FarmSite Improv Land	382	903.44	1,631,660	383	904.44	1,633,160	
37. FarmSite Improvements	444	0.00	21,725,175	446	0.00	21,733,130	494,337
38. FarmSite Total				538	1,082.47	23,721,290	
39. Road & Ditches	1,494	5,038.77	0	1,494	5,038.77	0	
40. Other- Non Ag Use	97	650.93	29,000	97	650.93	29,000	
41. Total Section VI				806	7,038.17	65,796,416	494,337

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	0	0.00	0	0	0.00	0

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	260	34,888.63	45,416,720	260	34,888.63	45,416,720
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	12,213.35	38.32%	38,960,560	38.81%	3,190.00
46. 1A	14,026.77	44.01%	44,745,395	44.57%	3,190.00
47. 2A1	1,227.73	3.85%	3,732,310	3.72%	3,040.01
48. 2A	1,597.99	5.01%	4,857,890	4.84%	3,040.00
49. 3A1	543.33	1.70%	1,597,390	1.59%	2,940.00
50. 3A	752.48	2.36%	2,212,295	2.20%	2,940.01
51. 4A1	296.91	0.93%	841,750	0.84%	2,835.03
52. 4A	1,212.47	3.80%	3,437,355	3.42%	2,835.00
53. Total	31,871.03	100.00%	100,384,945	100.00%	3,149.72
Dry					
54. 1D1	6.13	0.00%	8,000	0.00%	1,305.06
55. 1D	146,771.63	80.56%	191,536,990	82.86%	1,305.00
56. 2D1	431.89	0.24%	526,905	0.23%	1,220.00
57. 2D	12,911.89	7.09%	15,752,500	6.81%	1,220.00
58. 3D1	1,177.12	0.65%	1,341,910	0.58%	1,139.99
59. 3D	6,870.85	3.77%	7,832,755	3.39%	1,140.00
60. 4D1	7,703.48	4.23%	7,780,520	3.37%	1,010.00
61. 4D	6,321.13	3.47%	6,384,335	2.76%	1,010.00
62. Total	182,194.12	100.00%	231,163,915	100.00%	1,268.78
Grass					
63. 1G1	263.14	0.12%	158,170	0.12%	601.09
64. 1G	1,819.41	0.85%	1,099,805	0.82%	604.48
65. 2G1	16.70	0.01%	10,020	0.01%	600.00
66. 2G	5,216.05	2.44%	3,497,255	2.61%	670.48
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	34,901.60	16.32%	23,446,420	17.49%	671.79
69. 4G1	169,905.02	79.43%	104,793,770	78.16%	616.78
70. 4G	1,790.73	0.84%	1,074,430	0.80%	600.00
71. Total	213,912.65	100.00%	134,079,870	100.00%	626.80
Irrigated Total					
Irrigated Total	31,871.03	7.45%	100,384,945	21.56%	3,149.72
Dry Total					
Dry Total	182,194.12	42.57%	231,163,915	49.65%	1,268.78
Grass Total					
Grass Total	213,912.65	49.98%	134,079,870	28.80%	626.80
72. Waste	0.00	0.00%	0	0.00%	0.00
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	587.91	0.14%	411,860	0.09%	700.55
75. Market Area Total	427,977.80	100.00%	465,628,730	100.00%	1,087.97

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	764.17	44.42%	2,437,705	45.59%	3,190.00
46. 1A	473.31	27.51%	1,509,855	28.24%	3,189.99
47. 2A1	0.00	0.00%	0	0.00%	0.00
48. 2A	26.64	1.55%	80,985	1.51%	3,039.98
49. 3A1	95.95	5.58%	282,095	5.28%	2,940.02
50. 3A	142.67	8.29%	419,445	7.85%	2,939.97
51. 4A1	1.00	0.06%	2,835	0.05%	2,835.00
52. 4A	216.45	12.58%	613,635	11.48%	2,835.00
53. Total	1,720.19	100.00%	5,346,555	100.00%	3,108.12
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	658.26	65.52%	859,025	69.55%	1,304.99
56. 2D1	10.98	1.09%	13,395	1.08%	1,219.95
57. 2D	78.05	7.77%	95,220	7.71%	1,219.99
58. 3D1	58.35	5.81%	66,520	5.39%	1,140.02
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	12.38	1.23%	12,500	1.01%	1,009.69
61. 4D	186.63	18.58%	188,490	15.26%	1,009.97
62. Total	1,004.65	100.00%	1,235,150	100.00%	1,229.43
Grass					
63. 1G1	1,071.01	15.66%	642,610	14.90%	600.00
64. 1G	0.00	0.00%	0	0.00%	0.00
65. 2G1	13.65	0.20%	8,190	0.19%	600.00
66. 2G	3,629.77	53.07%	2,308,125	53.54%	635.89
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	1,472.23	21.52%	923,225	21.41%	627.09
69. 4G1	602.09	8.80%	398,625	9.25%	662.07
70. 4G	51.07	0.75%	30,640	0.71%	599.96
71. Total	6,839.82	100.00%	4,311,415	100.00%	630.34
Irrigated Total					
Irrigated Total	1,720.19	17.98%	5,346,555	49.08%	3,108.12
Dry Total					
Dry Total	1,004.65	10.50%	1,235,150	11.34%	1,229.43
Grass Total					
Grass Total	6,839.82	71.51%	4,311,415	39.58%	630.34
72. Waste	0.00	0.00%	0	0.00%	0.00
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	9,564.66	100.00%	10,893,120	100.00%	1,138.89

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	0.00	0	33,591.22	105,731,500	33,591.22	105,731,500
77. Dry Land	38.68	48,015	0.00	0	183,160.09	232,351,050	183,198.77	232,399,065
78. Grass	96.95	58,165	0.00	0	220,655.52	138,333,120	220,752.47	138,391,285
79. Waste	0.00	0	0.00	0	0.00	0	0.00	0
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	0.00	0	0.00	0	587.91	411,860	587.91	411,860
82. Total	135.63	106,180	0.00	0	437,406.83	476,415,670	437,542.46	476,521,850

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	33,591.22	7.68%	105,731,500	22.19%	3,147.59
Dry Land	183,198.77	41.87%	232,399,065	48.77%	1,268.56
Grass	220,752.47	50.45%	138,391,285	29.04%	626.91
Waste	0.00	0.00%	0	0.00%	0.00
Other	0.00	0.00%	0	0.00%	0.00
Exempt	587.91	0.13%	411,860	0.09%	700.55
Total	437,542.46	100.00%	476,521,850	100.00%	1,089.09

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 Ag Homes/out Buildings	20	1,991,490	14	1,167,325	14	1,661,605	34	4,820,420	54,455
83.2 Castaway	18	732,795	7	334,045	7	1,501,625	25	2,568,465	0
83.3 Castaway Commercial	1	50,925	0	0	1	144,565	2	195,490	0
83.4 Culbertson	20	217,455	278	1,420,420	278	17,950,955	298	19,588,830	266,055
83.5 Good Life Marina	2	4,000	113	232,000	113	1,473,860	115	1,709,860	0
83.6 Lake Swanson Ctry Est	23	175,310	8	352,680	8	1,113,450	31	1,641,440	9,920
83.7 Laker's North Shore	5	72,250	52	870,800	52	3,079,375	57	4,022,425	25,225
83.8 Palisade	36	172,910	173	840,105	173	9,736,255	209	10,749,270	85,730
83.9 Rural Residential	22	218,100	204	10,282,055	216	36,307,225	238	46,807,380	13,265
83.10 Stratton	58	417,895	205	1,175,435	205	12,932,775	263	14,526,105	73,150
83.11 Swanson Lake Cabin	0	0	11	110,000	11	776,035	11	886,035	0
83.12 Trenton	37	238,460	292	1,405,990	298	15,905,165	335	17,549,615	240,870
84 Residential Total	242	4,291,590	1,357	18,190,855	1,376	102,582,890	1,618	125,065,335	768,670

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line# I</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	N/a Or Error	0	0	0	0	1	21,335	1	21,335	21,335
85.2	Castaway	0	0	1	49,770	1	6,470	1	56,240	6,470
85.3	Castaway Commercial	0	0	3	167,720	3	595,085	3	762,805	298,825
85.4	Commercial	0	0	2	26,540	2	271,550	2	298,090	151,020
85.5	Culbertson Commercial	6	36,495	51	428,485	56	24,616,023	62	25,081,003	508,570
85.6	Ethanol Commercial	0	0	1	270,000	1	16,352,341	1	16,622,341	0
85.7	Good Life Marina	0	0	1	40,000	1	215,235	1	255,235	0
85.8	Palisade	0	0	1	700	1	4,380	1	5,080	0
85.9	Palisade Commercial	6	22,505	25	88,375	29	3,432,395	35	3,543,275	0
85.10	Rural Commercial	0	0	0	0	2	610,180	2	610,180	0
85.11	Stratton	0	0	1	6,300	1	31,410	1	37,710	0
85.12	Stratton Commercial	7	17,110	41	186,540	45	3,610,785	52	3,814,435	0
85.13	Trenton Commercial	10	44,830	45	208,780	53	4,191,535	63	4,445,145	0
86	Commercial Total	29	120,940	172	1,473,210	196	53,958,724	225	55,552,874	986,220

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	262.14	0.13%	157,280	0.13%	599.98
88. 1G	1,794.40	0.87%	1,076,630	0.87%	599.99
89. 2G1	16.70	0.01%	10,020	0.01%	600.00
90. 2G	4,928.67	2.40%	2,957,150	2.40%	599.99
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	31,923.59	15.52%	19,154,145	15.52%	600.00
93. 4G1	164,968.35	80.20%	98,980,980	80.20%	600.00
94. 4G	1,790.73	0.87%	1,074,430	0.87%	600.00
95. Total	205,684.58	100.00%	123,410,635	100.00%	600.00
CRP					
96. 1C1	1.00	0.01%	890	0.01%	890.00
97. 1C	25.01	0.30%	23,175	0.22%	926.63
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	287.38	3.49%	540,105	5.06%	1,879.41
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	2,978.01	36.19%	4,292,275	40.23%	1,441.32
102. 4C1	4,936.67	60.00%	5,812,790	54.48%	1,177.47
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	8,228.07	100.00%	10,669,235	100.00%	1,296.69
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	205,684.58	96.15%	123,410,635	92.04%	600.00
CRP Total	8,228.07	3.85%	10,669,235	7.96%	1,296.69
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	213,912.65	100.00%	134,079,870	100.00%	626.80

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

Market Area 2

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	1,071.01	16.23%	642,610	16.23%	600.00
88. 1G	0.00	0.00%	0	0.00%	0.00
89. 2G1	13.65	0.21%	8,190	0.21%	600.00
90. 2G	3,530.75	53.52%	2,118,465	53.52%	600.00
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	1,413.95	21.43%	848,360	21.43%	599.99
93. 4G1	517.12	7.84%	310,275	7.84%	600.01
94. 4G	51.07	0.77%	30,640	0.77%	599.96
95. Total	6,597.55	100.00%	3,958,540	100.00%	600.00
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	99.02	40.87%	189,660	53.75%	1,915.37
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	58.28	24.06%	74,865	21.22%	1,284.57
102. 4C1	84.97	35.07%	88,350	25.04%	1,039.78
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	242.27	100.00%	352,875	100.00%	1,456.54
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	6,597.55	96.46%	3,958,540	91.82%	600.00
CRP Total	242.27	3.54%	352,875	8.18%	1,456.54
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	6,839.82	100.00%	4,311,415	100.00%	630.34

**2024 County Abstract of Assessment for Real Property, Form 45
Compared with the 2023 Certificate of Taxes Levied Report (CTL)**

44 Hitchcock

	2023 CTL County Total	2024 Form 45 County Total	Value Difference (2024 form 45 - 2023 CTL)	Percent Change	2024 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	104,167,215	115,532,410	11,365,195	10.91%	720,925	10.22%
02. Recreational	7,668,230	9,532,925	1,864,695	24.32%	47,745	23.69%
03. Ag-Homesite Land, Ag-Res Dwelling	37,766,385	42,046,126	4,279,741	11.33%	0	11.33%
04. Total Residential (sum lines 1-3)	149,601,830	167,111,461	17,509,631	11.70%	768,670	11.19%
05. Commercial	31,252,989	32,314,069	1,061,080	3.40%	986,220	0.24%
06. Industrial	23,238,805	23,238,805	0	0.00%	0	0.00%
07. Total Commercial (sum lines 5-6)	54,491,794	55,552,874	1,061,080	1.95%	986,220	0.14%
08. Ag-Farmsite Land, Outbuildings	22,934,095	23,721,290	787,195	3.43%	494,337	1.28%
09. Minerals	49,094,355	36,738,835	-12,355,520	-25.17	1,820,650	-28.88%
10. Non Ag Use Land	29,000	29,000	0	0.00%		
11. Total Non-Agland (sum lines 8-10)	72,057,450	60,489,125	-11,568,325	-16.05%	2,314,987	-19.27%
12. Irrigated	95,523,815	105,731,500	10,207,685	10.69%		
13. Dryland	211,136,990	232,399,065	21,262,075	10.07%		
14. Grassland	134,791,005	138,391,285	3,600,280	2.67%		
15. Wasteland	0	0	0			
16. Other Agland	0	0	0			
17. Total Agricultural Land	441,451,810	476,521,850	35,070,040	7.94%		
18. Total Value of all Real Property (Locally Assessed)	717,602,884	759,675,310	42,072,426	5.86%	4,069,877	5.30%

2024 Assessment Survey for Hitchcock County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	0
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$131,652.50
7.	Adopted budget, or granted budget if different from above:
	N/A
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$5,790 (oil and gas appraisal)
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:
	\$22,000
11.	Amount of the assessor's budget set aside for education/workshops:
	\$2,000
12.	Amount of last year's assessor's budget not used:
	\$5,520.35

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
5.	If so, who maintains the Cadastral Maps?
	N/A
6.	Does the county have GIS software?
	Yes
7.	Is GIS available to the public? If so, what is the web address?
	Yes, hitchcock.gworks.com
8.	Who maintains the GIS software and maps?
	The maps and software are maintained by both the assessor's office staff and the county's GIS vendor.
9.	What type of aerial imagery is used in the cyclical review of properties?
	GIS
10.	When was the aerial imagery last updated?
	2022

C. Zoning Information

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

3.	What municipalities in the county are zoned?
	Culbertson and Trenton
4.	When was zoning implemented?
	June 2000

D. Contracted Services

1.	Appraisal Services:
	Pritchard & Abbott
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
	Yes, for the appraisal of oil and gas minerals.
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	The county does not specify requirements; however, the appraisal firm is a national leader in the field of oil and gas minerals.
4.	Have the existing contracts been approved by the PTA?
	Yes
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Yes

2024 Residential Assessment Survey for Hitchcock County

1.	Valuation data collection done by:																
	The assessor and staff																
2.	List the valuation group recognized by the County and describe the unique characteristics of each:																
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Culbertson - located along Hwy 34 near the City of McCook, where job opportunities and goods and services are available. There is a K-12 school system within the community and basic amenities are available locally. Demand for housing is strong, and the market has been increasing in recent years.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Trenton - also on Hwy 34, but further from McCook in the middle of the county. Commuting to McCook is still feasible, and jobs are also available locally, primarily in agribusiness. There is a K-12 school system within the community and basic amenities are available locally. There is demand for residential housing, but the market is not as strong as it is in Culbertson.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Stratton & Palisade - smaller communities with limited employment opportunities or amenities. Both Villages have elementary school systems; however, older children must commute to Benkelman or Wauenta for school. There is less demand for housing here and the market is less organized.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Rural Residential - all parcels outside the four villages and not located around Swanson Lake. As is typical in this region of the state, rural properties are in demand and will typically sell well.</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Lake— recreational cabins at Swanson Reservoir (Laker's North Shore, Swanson Lake Cabins, Lake Swanson County Estates, Castaway)</td> </tr> <tr> <td style="text-align: center;">AG DW</td> <td>Agricultural dwellings</td> </tr> <tr> <td style="text-align: center;">AG OB</td> <td>Agricultural outbuildings</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Culbertson - located along Hwy 34 near the City of McCook, where job opportunities and goods and services are available. There is a K-12 school system within the community and basic amenities are available locally. Demand for housing is strong, and the market has been increasing in recent years.	2	Trenton - also on Hwy 34, but further from McCook in the middle of the county. Commuting to McCook is still feasible, and jobs are also available locally, primarily in agribusiness. There is a K-12 school system within the community and basic amenities are available locally. There is demand for residential housing, but the market is not as strong as it is in Culbertson.	3	Stratton & Palisade - smaller communities with limited employment opportunities or amenities. Both Villages have elementary school systems; however, older children must commute to Benkelman or Wauenta for school. There is less demand for housing here and the market is less organized.	4	Rural Residential - all parcels outside the four villages and not located around Swanson Lake. As is typical in this region of the state, rural properties are in demand and will typically sell well.	5	Lake— recreational cabins at Swanson Reservoir (Laker's North Shore, Swanson Lake Cabins, Lake Swanson County Estates, Castaway)	AG DW	Agricultural dwellings	AG OB	Agricultural outbuildings
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AG DW	Agricultural dwellings																
AG OB	Agricultural outbuildings																
3.	List and describe the approach(es) used to estimate the market value of residential properties.																
	Only the cost approach is used in the county to determine residential property market value.																
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 studies are developed based on local market information.																
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.																

Rural Res, lake properties (North Shore, Swanson Lake Cabins and Good Life), Castaway, Lake Swanson County Estates and agricultural improvements have the same depreciation table. Laker's North Shore has a 5% economic increase and Castaway has a 7% economic increase.

Trenton and Beverly share the same depreciation table.

Culbertson, Stratton & Palisade are on the same depreciation table. Stratton has a 5% economic decrease.

6. Describe the methodology used to determine the residential lot values?

All lots are valued by the square foot using local sales information. Rural Residential sites are valued by the acre.

7. How are rural residential site values developed?

Rural residential site values are developed by studying improved sales.

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?

No applications have been received to combine parcels, all lots being held for sale or resale are being valued the same as all other lots within the neighborhood. The assessor has identified an unimproved lot value for rural subdivisions.

<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	2024	2023	2023	2020
2	2024	2023	2023	2020
3	2024	2023	2023	2022
4	2024	2023	2023	2021
5	2024	2023	2024	2023
AG DW	2024	2023	2023	2021
AG OB	2024	2023		2021

2024 Commercial Assessment Survey for Hitchcock County

1.	Valuation data collection done by:													
	The assessor and staff; industrial parcels are done by a contract appraiser.													
2.	List the valuation group recognized in the County and describe the unique characteristics of each:													
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>There are no valuation groupings within the commercial class, as there are too few sales in the study period to warrant locational stratification.</td> </tr> </tbody> </table>				<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	There are no valuation groupings within the commercial class, as there are too few sales in the study period to warrant locational stratification.						
<u>Valuation Group</u>	<u>Description of unique characteristics</u>													
1	There are no valuation groupings within the commercial class, as there are too few sales in the study period to warrant locational stratification.													
3.	List and describe the approach(es) used to estimate the market value of commercial properties.													
	Where sufficient data exists, all three approaches were developed for commercial property market values.													
3a.	Describe the process used to determine the value of unique commercial properties.													
	Contract appraisers were relied upon in 2020 to develop the value for the Ethanol Plant and another large, unique property in the county.													
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?													
	Depreciation is developed using local market information, as well as sales data from outside of the county.													
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.													
	The contract appraiser developed market models based on the sale price per square foot of different properties with adjustments for various characteristics. Locational adjustments would typically be handled in the land value if necessary.													
6.	Describe the methodology used to determine the commercial lot values.													
	The commercial lot values were established by conducting a sales analysis; values are applied per square foot.													
7.	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Group</u></th> <th style="width: 20%; text-align: center;"><u>Date of Depreciation Tables</u></th> <th style="width: 15%; text-align: center;"><u>Date of Costing</u></th> <th style="width: 20%; text-align: center;"><u>Date of Lot Value Study</u></th> <th style="width: 30%; text-align: center;"><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">2017</td> <td style="text-align: center;">2018</td> <td style="text-align: center;">2020</td> <td style="text-align: center;">2020</td> </tr> </tbody> </table>				<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	2018	2020	2020
<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	2018	2020	2020										

2024 Agricultural Assessment Survey for Hitchcock County

1.	Valuation data collection done by:									
	The assessor and staff									
2.	List each market area, and describe the location and the specific characteristics that make each unique.									
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Market Area 1 identifies all land, with the exception of parcels along the river. This region is not likely to be influenced by non-agricultural factors.</td> <td style="text-align: center;">2021</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Market Area 2 identifies the parcels adjacent to the Republican River, this region is influenced by recreational factors and is subject to special value.</td> <td style="text-align: center;">2021</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	Market Area 1 identifies all land, with the exception of parcels along the river. This region is not likely to be influenced by non-agricultural factors.	2021	2	Market Area 2 identifies the parcels adjacent to the Republican River, this region is influenced by recreational factors and is subject to special value.	2021
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>								
1	Market Area 1 identifies all land, with the exception of parcels along the river. This region is not likely to be influenced by non-agricultural factors.	2021								
2	Market Area 2 identifies the parcels adjacent to the Republican River, this region is influenced by recreational factors and is subject to special value.	2021								
3.	Describe the process used to determine and monitor market areas.									
	Sales in the county have shown a need for a separate market area along the Republican River.									
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.									
	Rural residential land is generally less than 20 acres and is reviewed more thoroughly for agricultural use.									
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?									
	Farm home sites and rural residential home sites are valued the same countywide.									
6.	What separate market analysis has been conducted where intensive use is identified in the county?									
	Assessor conducted analysis to determine if there are intensive use parcels in the county not previously identified and all commercial intensive use parcels have been identified. Feed lots that have been identified are valued at farm site acre value (\$1,500 an acre).									
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.									
	There have not been any sales in Hitchcock County, so sales in neighboring counties are used to determine the value for land in Wetland Reserve Program.									
7a.	Are any other agricultural subclasses used? If yes, please explain.									
	CREP, CRP									
	<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?									
	247									
8b.	What process was used to determine if non-agricultural influences exist in the county?									

	Market analysis of parcels sold along the Republican River
	<u>If your county recognizes a special value, please answer the following</u>
8c.	Describe the non-agricultural influences recognized within the county.
	Recreational hunting
8d.	Where is the influenced area located within the county?
	Parcels adjacent to the Republican river
8e.	Describe in detail how the special values were arrived at in the influenced area(s).
	Sales along the river were analyzed. The county assessor arrived at a median selling price for grass land that was influenced by non-agricultural factors.

HITCHCOCK COUNTY PLAN OF ASSESSMENT

Assessment Years 2024, 2025, 2026

Date: June, 2023

Pursuant to Nebr. 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 or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and the quality of assessment practices required by law, and the resources necessary to complete those actions. 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 Department 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.” Neb. Rev. Stat. 77-112 (Reissue 2003). Assessment levels required for real property are as follows:

- 1) 100% of actual value for all classes of real property excluding agricultural and horticultural land;
- 2) 75% of actual value for agricultural land and horticultural land; and
- 3) 75% of special value for agricultural and horticultural land which meets the Qualifications for special valuation under 77-1344 and 75% of its recapture value as defined in 77-1343 when the land is disqualified for special valuation under 77-1347.

Reference, Neb. Rev. Stat. 77-201 (R.S.Supp 2004).

Assessment Year 2024

For assessment year 2024 all parcels located in Laker’s North Shore, Good Life Marina, Swanson Lake Cabins and Swanson Country Estates will be reviewed. New measurements and physical inspections of the condition and all improvements on each property record card will be reviewed. Sales information will be reviewed to determine if depreciation tables being used need to be updated. We will take into account the future of Good Life Marina’s trailers.

Also, gWorks should update Hitchcock Counties basemap to show 2022 flyover so the Assessor’s Office will review ag land in 2023 on gWorks for 2024 assessments.

Assessment Year 2025

For assessment year 2025 parcels located in Trenton and Culbertson will be completed. New measurements, physical inspections of the condition and all improvements on each property record card will be reviewed. Sales information will be reviewed to determine if depreciation tables being used need to be updated.

Assessment Year 2026

Commercial parcels throughout Hitchcock County will be inspected for assessment year 2026. Review of commercial sales throughout the county will be used to determine depreciation tables for commercial properties in the county. Physical inspections with new measurements and review of each condition of all commercial properties will be done. A Certified General Appraiser will not be hired for the inspections of commercial properties in Hitchcock County.

Assessment Year 2027

For assessment year 2027, Rural Residential and Ag Improvements will be reviewed. New measurements and physical inspections of the condition and all improvements on each property record card will be reviewed. Sales information will be reviewed to determine if depreciation tables being used need to be updated.

2024 Methodology for Special Valuation

Hitchcock County

The Hitchcock County Assessor's Office submits this report to the Department of Revenue Property Assessment Division pursuant to REG-11-005.04. The influence identified is recreational.

Market Areas

Hitchcock County has identified two market areas.

Identification

Land in Market Area 1 is identified as land that is not likely to be influenced by non-agricultural or non-horticultural factors.

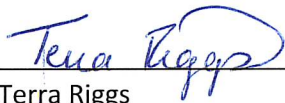
Land in Market Area 2 is identified as land that is along the Republican River. Some of the properties in this neighborhood are primarily used for recreational purposes. Other parcels are used for agricultural or horticultural and recreational purposes.

Agricultural Values

Values are placed on agricultural and horticultural properties using uninfluenced comparable sales away from the river. After reviewing comparable sales, the Hitchcock County Assessor's Office determined there is a separate market value for recreational land along the Republican River. The recreational influences affect grass subclasses and government program lands. Cropland within the influenced market area is similar to the uninfluenced region. All sales used to value recreational land are near or on the Republican River.

Qualifying Property

There are currently 15 parcels in Hitchcock County that have been removed from being considered special value. The Hitchcock County Assessor's Office reviews land in Market Area 2 every year to determine their primary use.



Terra Riggs
Hitchcock County Assessor