

NEBRASKA

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DEPARTMENT OF REVENUE

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

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**HITCHCOCK COUNTY**



April 7, 2025

Jim Pillen, Governor

Commissioner Hotz :

The 2025 Reports and Opinions of the Property Tax Administrator have been compiled 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

Sincerely,

Sarah Scott  
Property Tax Administrator  
402-471-5962

cc: Terra Riggs, Hitchcock County Assessor

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## Introduction

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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.

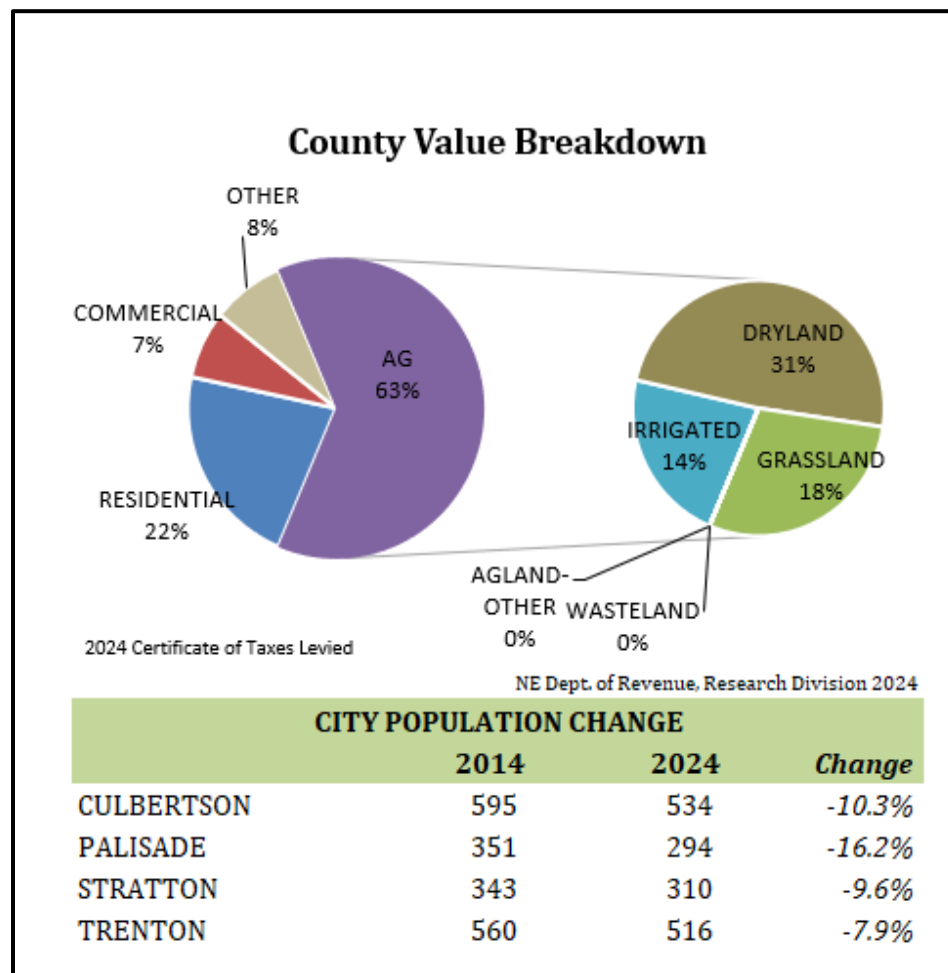
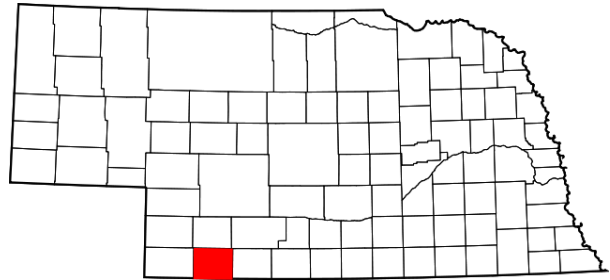
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, if potential issues are identified, they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures 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 2,552 residents, per the Census Bureau Quick Facts for 2023, a 2% population decline from the 2020 U.S. Census. Reports indicate that 79% of county residents are homeowners and 93% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$106,385 (2024 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 71 employer establishments with total employment of 427, a 3% 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.

## 2025 Residential Correlation for Hitchcock County

### *Assessment Practices & Actions*

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

Sales qualification rates for Hitchcock County have changed as a result of a sales qualification procedure modification regarding vacant land sales and parcels that sell multiple times within the study period. The assessor had previously been coding out those sales but training by the Division has led to improved qualification practices. The last several years, the residential sales usability rate had been below the average range, but this year's usability rate is improved.

The Hitchcock County Assessor identifies five valuation groups for residential properties, based on assessor location. Culbertson is located near McCook, with many services and employment options, and the housing demand is strong. The county seat, Trenton, is also situated on Highway 34 but is farther away from McCook. The housing market is active but not as strong as Culbertson. Stratton and Palisade comprise the third valuation group as they are small communities with elementary schools but the older student attend school in other communities. Rural residential housing is strong in the county as it is across the entire state and makes up the fourth group. The final valuation group is lake properties near Swanson Reservoir.

The county assessor meets the six-year inspection requirements and reviews each valuation group on a rotation. The county assessor has provided a written valuation methodology.

| 2025 Residential Assessment Details for Hitchcock County  |   |                         |              |                      |                         |  |
|---|---|-------------------------|--------------|----------------------|-------------------------|--|
| Valuation Group   | Assessor Locations within Valuation Group | Depreciation Table Year | Costing Year | Lot Value Study Year | Last Inspection Year(s) | Description of Assessment Actions for Current Year |
| 1   | Culbertson                                | 2025*                   | 2023         | 2023                 | 2024*                   |  |
| 2   | Trenton                                   | 2025                    | 2023         | 2023                 | 2024*                   |  |
| 3   | Stratton & Palisade                       | 2025*                   | 2023         | 2023                 | 2022                    | 5% economic decrease for Stratton depreciation     |
| 4   | Rural Residential                         | 2024                    | 2023         | 2023                 | 2021                    |  |
| 5   | Lake recreational cabins                  | 2024                    | 2023         | 2025*                | 2023                    | Swanson Lake Cabins leasehold value increased      |
| Additional comments:<br>Pick-up work was completed.<br><br>* = assessment action for current year |   |                         |              |                      |                         |  |

## 2025 Residential Correlation for Hitchcock County

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### *Description of Analysis*

All three measures of central tendency are within the acceptable range. The COD meets IAAO standards, while the PRD is slightly high. When arrayed by sales price, there is not a pattern of regressivity.

When the valuation groups are analyzed individually, the median and at least one other measure of central tendency is in range for all groups, as well as the COD.

The statistical sample and the 2025 County Abstract of Assessment, Form 45 Compared with the 2024 Certificate of Taxes Levied Report (CTL) indicate that the population increased approximately 5% more than the sales; however, this year two valuation groups were physically inspected, accounting for valuation increases and decreases based on physical changes. Review of the sales file suggests large increases on three large sales account for most of the disparity.

### *Equalization and Quality of Assessment*

A review of the statistics and assessment practices demonstrate the assessment practices in Hitchcock County are uniform across the residential class. The quality of assessment of all residential property complies with generally accepted mass appraisal techniques.

| VALUATION GROUP |       |        |        |          |       |        |
|-----------------|-------|--------|--------|----------|-------|--------|
| RANGE           | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    |
| 1               | 14    | 97.97  | 96.19  | 91.42    | 20.34 | 105.22 |
| 2               | 15    | 97.58  | 95.99  | 96.84    | 09.90 | 99.12  |
| 3               | 35    | 96.40  | 99.54  | 95.15    | 16.97 | 104.61 |
| 4               | 8     | 100.19 | 93.65  | 91.36    | 11.56 | 102.51 |
| 5               | 7     | 97.63  | 103.71 | 97.50    | 15.35 | 106.37 |
| ____ ALL ____   | 79    | 97.63  | 98.04  | 93.92    | 15.56 | 104.39 |

### *Level of Value*

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

## 2025 Commercial Correlation for Hitchcock County

### *Assessment Practices & Actions*

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

The commercial sales qualification process was reviewed and there was no indication of bias. The percentage of sales used is higher than the state average.

Commercial property is identified in a single valuation group.

The county assessor is current with the six-year inspection and review cycle. All commercial properties are due to be physically reviewed by the county assessor and deputy in 2025. Depreciation and costing are more than six-years old and need to be updated.

| 2025 Commercial Assessment Details for Hitchcock County  |   |                         |              |                      |                         |  |
|--|---|-------------------------|--------------|----------------------|-------------------------|--|
| Valuation Group  | Assessor Locations within Valuation Group | Depreciation Table Year | Costing Year | Lot Value Study Year | Last Inspection Year(s) | Description of Assessment Actions for Current Year |
| 1  | Entire county                             | 2017                    | 2018         | 2020                 | 2020                    |  |
| Additional comments:<br>Pick-up work was completed. Commercial will be physically reviewed this year for 2026 Assessment Year reappraisal.<br><br>* = assessment action for current year |   |                         |              |                      |                         |  |

### *Description of Analysis*

In the three-year study period, there were very few qualified commercial sales in Hitchcock County. All three measures of central tendency are high. The COD is within range and the PRD is slightly high. When stratified by study year, the small sample of sales have a low median in the first year (one sale), within range for the middle year (three sales) and appear to be over-valued in the most recent study year (two sales). However, with only two sales in the most recent study year, it is difficult to make a conclusion that an entire class of property is overvalued. A detailed summary of the commercial class is provided in the appendix of this report. The ratios of the small sample range from 58-158% and the sales around the median base ratio are 97% and 109%. Only one sale ratio of the sample is in range. The average assessed value for the sample is within \$1,000 of the average adjusted sales price. When stratified by sales price, the median ratio for two of the three incremental ranges is either within range or low. However, the overall ratio statistics are high. Based on the variability in the sample, the statistics will not be used to determine a level of

## **2025 Commercial Correlation for Hitchcock County**

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value. Commercial property is due for physical review and reappraisal next year and the assessor will evaluate property conditions, depreciation tables, costing and lot values at that time.

The statistical sample and the 2025 County Abstract of Assessment, Form 45 Compared with the 2024 Certificate of Taxes Levied Report (CTL) indicate that the population and sales changed minimally, which reflects the assessment actions of pick-up work only.

### ***Equalization and Quality of Assessment***

The small statistical sample is not reliable for measurement purposes. The quality of assessment in Hitchcock County complies with generally accepted mass appraisal techniques.

### ***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.

## 2025 Agricultural Correlation for Hitchcock County

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### *Assessment Practices & Actions*

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

The usability rates show that the Hitchcock County Assessor qualifies a typical percentage of agricultural sales when compared to the state average. Non-qualified sales have sufficient documentation to explain the reason for disqualification.

Two market areas are used in Hitchcock County as parcels that are adjacent to the Republican River are identified separately from the rest of the agricultural land in the county. The parcels next to the river have been identified as having recreational influence. That region is subject to special valuation. Determinations of whether the primary use of land along the river is for agricultural purposes or recreational use is made through physical review by the county assessor's office to determine if the grass has been or is being grazed and photos are taken. The assessor's office requests land lease agreements if additional information is needed. The special valuations are determined from the uninfluenced market areas, which is the agricultural land away from the Republican River.

Agricultural homes and outbuildings are reviewed at the same time as rural residential properties in the county using the same depreciation tables and costing. The county assessor and staff physically review agricultural homes and outbuildings. Agricultural land is reviewed using aerial imagery. The county meets the six-year inspection requirements.

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 assessor values land enrolled in CRP and CREP using sales data when available, values are updated based on the movement of other agricultural land subclasses when sales are insufficient. This year, a regional market analysis was conducted for CREP and CRP.

The county assessor also created a surface water irrigation subclass this year, valued like CREP land. This classification only applies to irrigated parcels that only have surface water rights.

The county assessor has conducted analysis for intensive use parcels. Currently, there no registered feed lots in the county. Small private intensive use areas that have been identified are valued at 75% of \$2,000 which is the same as the farm site acre value, \$1,500 per acre.

## 2025 Agricultural Correlation for Hitchcock County

| 2025 Agricultural Assessment Details for Hitchcock County |                           |                             |                 |                         |                               |   |
|---|---------------------------|-----------------------------|-----------------|-------------------------|-------------------------------|---|
|   |                           | Depreciation<br>Tables Year | Costing<br>Year | Lot Value<br>Study Year | Last<br>Inspection<br>Year(s) | Description of Assessment Actions<br>for Current Year |
| AG OB   | Agricultural outbuildings | 2024                        | 2023            | 2023                    | 2021                          |   |
| AB DW   | Agricultural dwellings    | 2024                        | 2023            | 2023                    | 2021                          |   |
| Additional comments:                                      |                           |                             |                 |                         |                               |   |
| * = assessment action for current year                    |                           |                             |                 |                         |                               |   |

| Market<br>Area  | Description of Unique Characteristics    | Land Use<br>Reviewed<br>Year | Description of Assessment Actions<br>for Current Year |
|---|--|------------------------------|---|
| 1   | All land, except parcels along the river | 2021                         |   |
| 2   | Parcels adjacent to the Republican River | 2021                         |   |
| Additional comments:  |  |                              |   |
| Irrigated land 22% increase<br>Dryland 20% increase<br>CREP 28% increase<br>CRP 32% increase<br>Grassland 8% increase |  |                              |   |

### *Description of Analysis*

All three measures of central tendency are within the acceptable range for the agricultural class. The COD is also within the acceptable range.

When stratified by 80% Majority Land Use (MLU), there are sufficient sales for analysis for dryland and grassland. For each of those two classes, all three measures of central tendency are all within the acceptable range.

There are only three qualified irrigated land sales for 80% MLU and while the median is low, the mean is within range. The Average Acre Value Comparison chart demonstrates that the assessed values for irrigated land in Hitchcock County are comparable with regional values, in between the higher values of Chase and Frontier and the lower values of Dundy, Hayes and Red Willow counties.

The statistical sample and the 2025 County Abstract of Comparison, Form 45 Compared with the 2024 Certificate of Taxes Levied Report (CTL) both reflect the valuation changes reported for the county.

## 2025 Agricultural Correlation for Hitchcock County

### *Equalization and Quality of Assessment*

Review of agricultural improvements and site acres indicate that these parcels are inspected and valued using the same processes that are used for rural residential properties across the county. Agricultural homes and rural residential homes are valued with the same depreciation and costing. Agricultural improvements in Hitchcock County are equalized and assessed at the statutory level.

Agricultural land values are equalized; when compared to adjoining counties, the values set in Hitchcock County are comparable. The quality of assessment of the agricultural class complies with generally accepted mass appraisal techniques.

| 80%MLU By Market Area |       |        |       |          |       |        |
|-----------------------|-------|--------|-------|----------|-------|--------|
| RANGE                 | COUNT | MEDIAN | MEAN  | WGT.MEAN | COD   | PRD    |
| ____Irrigated____     |       |        |       |          |       |        |
| County                | 3     | 65.52  | 69.63 | 67.19    | 16.65 | 103.63 |
| 1                     | 3     | 65.52  | 69.63 | 67.19    | 16.65 | 103.63 |
| ____Dry____           |       |        |       |          |       |        |
| County                | 14    | 68.81  | 75.31 | 69.46    | 27.51 | 108.42 |
| 1                     | 14    | 68.81  | 75.31 | 69.46    | 27.51 | 108.42 |
| ____Grass____         |       |        |       |          |       |        |
| County                | 16    | 70.95  | 72.11 | 72.82    | 16.07 | 99.02  |
| 1                     | 16    | 70.95  | 72.11 | 72.82    | 16.07 | 99.02  |
| ____ALL____           | 55    | 75.19  | 75.47 | 71.08    | 19.66 | 106.18 |

### *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%.



## 2025 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              | 98             | 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 7th day of April, 2025.



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

Sarah Scott  
Property Tax Administrator

## APPENDICES

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## 2025 Commission Summary for Hitchcock County

### Residential Real Property - Current

|                        |             |                                    |           |
|------------------------|-------------|------------------------------------|-----------|
| Number of Sales        | 79          | Median                             | 97.63     |
| Total Sales Price      | \$8,580,530 | Mean                               | 98.04     |
| Total Adj. Sales Price | \$8,580,530 | Wgt. Mean                          | 93.92     |
| Total Assessed Value   | \$8,058,670 | Average Assessed Value of the Base | \$80,928  |
| Avg. Adj. Sales Price  | \$108,614   | Avg. Assessed Value                | \$102,008 |

### Confidence Interval - Current

|  |                 |
|--|-----------------|
| 95% Median C.I   | 91.40 to 101.82 |
| 95% Wgt. Mean C.I  | 89.74 to 98.09  |
| 95% Mean C.I   | 93.70 to 102.38 |
| % of Value of the Class of all Real Property Value in the County | 15.41           |
| % of Records Sold in the Study Period                            | 4.90            |
| % of Value Sold in the Study Period                              | 6.18            |

### Residential Real Property - History

| Year | Number of Sales | LOV | Median |
|------|-----------------|-----|--------|
| 2024 | 89              | 97  | 96.02  |
| 2023 | 84              | 97  | 96.86  |
| 2022 | 81              | 94  | 94.13  |
| 2021 | 75              | 92  | 91.99  |

## 2025 Commission Summary for Hitchcock County

### Commercial Real Property - Current

|                        |           |                                    |           |
|------------------------|-----------|------------------------------------|-----------|
| Number of Sales        | 6         | Median                             | 103.30    |
| Total Sales Price      | \$188,000 | Mean                               | 107.29    |
| Total Adj. Sales Price | \$188,000 | Wgt. Mean                          | 103.37    |
| Total Assessed Value   | \$194,330 | Average Assessed Value of the Base | \$244,912 |
| Avg. Adj. Sales Price  | \$31,333  | Avg. Assessed Value                | \$32,388  |

### Confidence Interval - Current

|  |                 |
|--|-----------------|
| 95% Median C.I   | 57.90 to 157.83 |
| 95% Wgt. Mean C.I  | 77.80 to 128.93 |
| 95% Mean C.I   | 71.01 to 143.57 |
| % of Value of the Class of all Real Property Value in the County | 6.57            |
| % of Records Sold in the Study Period                            | 2.64            |
| % of Value Sold in the Study Period                              | 0.35            |

### Commercial Real Property - History

| Year | Number of Sales | LOV | Median |
|------|-----------------|-----|--------|
| 2024 | 8               | 100 | 100.05 |
| 2023 | 7               | 100 | 102.66 |
| 2022 | 7               | 100 | 102.96 |
| 2021 | 6               | 100 | 99.42  |

**44 Hitchcock****RESIDENTIAL****PAD 2025 R&O Statistics (Using 2025 Values)**

Qualified

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

|                                    |                |                          |                                     |
|------------------------------------|----------------|--------------------------|-------------------------------------|
| Number of Sales : 79               | MEDIAN : 98    | COV : 20.05              | 95% Median C.I. : 91.40 to 101.82   |
| Total Sales Price : 8,580,530      | WGT. MEAN : 94 | STD : 19.66              | 95% Wgt. Mean C.I. : 89.74 to 98.09 |
| Total Adj. Sales Price : 8,580,530 | MEAN : 98      | Avg. Abs. Dev : 15.19    | 95% Mean C.I. : 93.70 to 102.38     |
| Total Assessed Value : 8,058,670   |                |                          |                                     |
| Avg. Adj. Sales Price : 108,614    | COD : 15.56    | MAX Sales Ratio : 152.80 |                                     |
| Avg. Assessed Value : 102,008      | PRD : 104.39   | MIN Sales Ratio : 56.36  |                                     |

*Printed:3/17/2025 5:18:19PM***DATE OF SALE \***

| RANGE                  | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN   | MAX    | 95%_Median_C.I. | Avg. Adj.<br>Sale Price | Avg.<br>Assd. Val |
|------------------------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|-------------------------|-------------------|
| <u>Qrtrs</u>           |       |        |        |          |       |        |       |        |                 |                         |                   |
| 01-OCT-22 To 31-DEC-22 | 10    | 98.66  | 98.90  | 93.17    | 14.67 | 106.15 | 68.76 | 139.39 | 84.44 to 113.61 | 130,050                 | 121,170           |
| 01-JAN-23 To 31-MAR-23 | 12    | 108.52 | 110.13 | 107.46   | 12.76 | 102.48 | 80.20 | 147.91 | 94.89 to 124.01 | 70,708                  | 75,984            |
| 01-APR-23 To 30-JUN-23 | 17    | 97.55  | 97.54  | 93.73    | 14.63 | 104.06 | 65.16 | 129.82 | 83.44 to 112.63 | 128,018                 | 119,989           |
| 01-JUL-23 To 30-SEP-23 | 7     | 99.84  | 96.36  | 100.21   | 14.05 | 96.16  | 70.29 | 129.73 | 70.29 to 129.73 | 133,356                 | 133,631           |
| 01-OCT-23 To 31-DEC-23 | 7     | 112.89 | 109.63 | 92.13    | 19.80 | 118.99 | 74.00 | 152.80 | 74.00 to 152.80 | 91,357                  | 84,170            |
| 01-JAN-24 To 31-MAR-24 | 4     | 89.21  | 83.24  | 93.60    | 11.58 | 88.93  | 56.93 | 97.63  | N/A             | 149,499                 | 139,924           |
| 01-APR-24 To 30-JUN-24 | 13    | 99.86  | 96.56  | 94.44    | 10.25 | 102.24 | 77.29 | 126.23 | 82.80 to 104.39 | 94,269                  | 89,025            |
| 01-JUL-24 To 30-SEP-24 | 9     | 80.73  | 82.92  | 76.13    | 14.69 | 108.92 | 56.36 | 101.39 | 66.62 to 100.00 | 95,416                  | 72,637            |
| <u>Study Yrs</u>       |       |        |        |          |       |        |       |        |                 |                         |                   |
| 01-OCT-22 To 30-SEP-23 | 46    | 100.93 | 100.94 | 96.96    | 14.52 | 104.10 | 65.16 | 147.91 | 91.52 to 107.43 | 114,322                 | 110,842           |
| 01-OCT-23 To 30-SEP-24 | 33    | 92.95  | 94.00  | 89.11    | 16.36 | 105.49 | 56.36 | 152.80 | 82.80 to 100.07 | 100,659                 | 89,695            |
| <u>Calendar Yrs</u>    |       |        |        |          |       |        |       |        |                 |                         |                   |
| 01-JAN-23 To 31-DEC-23 | 43    | 102.59 | 102.83 | 97.36    | 15.77 | 105.62 | 65.16 | 152.80 | 94.89 to 109.60 | 106,925                 | 104,098           |
| <u>ALL</u>             | 79    | 97.63  | 98.04  | 93.92    | 15.56 | 104.39 | 56.36 | 152.80 | 91.40 to 101.82 | 108,614                 | 102,008           |

**VALUATION GROUP**

| RANGE      | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN   | MAX    | 95%_Median_C.I. | Avg. Adj.<br>Sale Price | Avg.<br>Assd. Val |
|------------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|-------------------------|-------------------|
| 1          | 14    | 97.97  | 96.19  | 91.42    | 20.34 | 105.22 | 56.36 | 129.82 | 74.00 to 122.81 | 114,178                 | 104,384           |
| 2          | 15    | 97.58  | 95.99  | 96.84    | 09.90 | 99.12  | 76.18 | 112.89 | 84.44 to 105.82 | 64,667                  | 62,622            |
| 3          | 35    | 96.40  | 99.54  | 95.15    | 16.97 | 104.61 | 56.93 | 147.91 | 88.04 to 102.85 | 89,520                  | 85,178            |
| 4          | 8     | 100.19 | 93.65  | 91.36    | 11.56 | 102.51 | 65.16 | 108.99 | 65.16 to 108.99 | 265,188                 | 242,288           |
| 5          | 7     | 97.63  | 103.71 | 97.50    | 15.35 | 106.37 | 77.29 | 152.80 | 77.29 to 152.80 | 108,191                 | 105,490           |
| <u>ALL</u> | 79    | 97.63  | 98.04  | 93.92    | 15.56 | 104.39 | 56.36 | 152.80 | 91.40 to 101.82 | 108,614                 | 102,008           |

**PROPERTY TYPE \***

| RANGE      | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN   | MAX    | 95%_Median_C.I. | Avg. Adj.<br>Sale Price | Avg.<br>Assd. Val |
|------------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|-------------------------|-------------------|
| 01         | 73    | 97.63  | 97.49  | 93.77    | 15.36 | 103.97 | 56.36 | 147.91 | 89.52 to 102.09 | 112,646                 | 105,627           |
| 06         | 6     | 98.78  | 104.72 | 97.37    | 17.71 | 107.55 | 77.29 | 152.80 | 77.29 to 152.80 | 59,557                  | 57,988            |
| 07         |       |        |        |          |       |        |       |        |                 |                         |                   |
| <u>ALL</u> | 79    | 97.63  | 98.04  | 93.92    | 15.56 | 104.39 | 56.36 | 152.80 | 91.40 to 101.82 | 108,614                 | 102,008           |

**44 Hitchcock**  
**RESIDENTIAL**

**PAD 2025 R&O Statistics (Using 2025 Values)**

Qualified

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

Number of Sales : 79  
 Total Sales Price : 8,580,530  
 Total Adj. Sales Price : 8,580,530  
 Total Assessed Value : 8,058,670  
 Avg. Adj. Sales Price : 108,614  
 Avg. Assessed Value : 102,008

MEDIAN : 98  
 WGT. MEAN : 94  
 MEAN : 98  
 COD : 15.56  
 PRD : 104.39

COV : 20.05  
 STD : 19.66  
 Avg. Abs. Dev : 15.19  
 MAX Sales Ratio : 152.80  
 MIN Sales Ratio : 56.36

95% Median C.I. : 91.40 to 101.82  
 95% Wgt. Mean C.I. : 89.74 to 98.09  
 95% Mean C.I. : 93.70 to 102.38

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**SALE PRICE \***

| RANGE                      | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN    | MAX    | 95%_Median_C.I. | Avg. Adj.<br>Sale Price | Avg.<br>Assd. Val |
|----------------------------|-------|--------|--------|----------|-------|--------|--------|--------|-----------------|-------------------------|-------------------|
| <u>Low \$ Ranges</u>       |       |        |        |          |       |        |        |        |                 |                         |                   |
| Less Than 5,000            |       |        |        |          |       |        |        |        |                 |                         |                   |
| Less Than 15,000           | 1     | 101.39 | 101.39 | 101.39   | 00.00 | 100.00 | 101.39 | 101.39 | N/A             | 11,500                  | 11,660            |
| Less Than 30,000           | 8     | 107.01 | 105.50 | 103.97   | 20.06 | 101.47 | 56.93  | 139.39 | 56.93 to 139.39 | 20,250                  | 21,053            |
| <u>Ranges Excl. Low \$</u> |       |        |        |          |       |        |        |        |                 |                         |                   |
| Greater Than 4,999         | 79    | 97.63  | 98.04  | 93.92    | 15.56 | 104.39 | 56.36  | 152.80 | 91.40 to 101.82 | 108,614                 | 102,008           |
| Greater Than 14,999        | 78    | 97.61  | 98.00  | 93.91    | 15.71 | 104.36 | 56.36  | 152.80 | 89.52 to 102.09 | 109,859                 | 103,167           |
| Greater Than 29,999        | 71    | 97.55  | 97.20  | 93.72    | 14.73 | 103.71 | 56.36  | 152.80 | 88.95 to 101.82 | 118,571                 | 111,130           |
| <u>Incremental Ranges</u>  |       |        |        |          |       |        |        |        |                 |                         |                   |
| 0 TO 4,999                 |       |        |        |          |       |        |        |        |                 |                         |                   |
| 5,000 TO 14,999            | 1     | 101.39 | 101.39 | 101.39   | 00.00 | 100.00 | 101.39 | 101.39 | N/A             | 11,500                  | 11,660            |
| 15,000 TO 29,999           | 7     | 112.63 | 106.08 | 104.16   | 20.36 | 101.84 | 56.93  | 139.39 | 56.93 to 139.39 | 21,500                  | 22,395            |
| 30,000 TO 59,999           | 17    | 103.15 | 108.00 | 106.54   | 15.52 | 101.37 | 74.00  | 152.80 | 88.95 to 128.23 | 41,726                  | 44,456            |
| 60,000 TO 99,999           | 19    | 91.52  | 94.75  | 94.34    | 13.63 | 100.43 | 70.29  | 126.23 | 83.22 to 102.59 | 77,895                  | 73,484            |
| 100,000 TO 149,999         | 18    | 95.28  | 95.94  | 95.33    | 14.13 | 100.64 | 56.36  | 129.73 | 86.04 to 105.82 | 124,122                 | 118,331           |
| 150,000 TO 249,999         | 11    | 101.05 | 91.99  | 91.53    | 13.53 | 100.50 | 66.62  | 108.99 | 68.76 to 107.62 | 174,863                 | 160,046           |
| 250,000 TO 499,999         | 6     | 91.15  | 87.74  | 89.20    | 12.72 | 98.36  | 65.16  | 100.54 | 65.16 to 100.54 | 345,249                 | 307,969           |
| 500,000 TO 999,999         |       |        |        |          |       |        |        |        |                 |                         |                   |
| 1,000,000 +                |       |        |        |          |       |        |        |        |                 |                         |                   |
| <u>ALL</u>                 | 79    | 97.63  | 98.04  | 93.92    | 15.56 | 104.39 | 56.36  | 152.80 | 91.40 to 101.82 | 108,614                 | 102,008           |

**44 Hitchcock**  
**COMMERCIAL**
**PAD 2025 R&O Statistics (Using 2025 Values)**

Qualified

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

Number of Sales : 6  
 Total Sales Price : 188,000  
 Total Adj. Sales Price : 188,000  
 Total Assessed Value : 194,330  
 Avg. Adj. Sales Price : 31,333  
 Avg. Assessed Value : 32,388

MEDIAN : 103  
 WGT. MEAN : 103  
 MEAN : 107  
 COD : 24.77  
 PRD : 103.79

COV : 32.22  
 STD : 34.57  
 Avg. Abs. Dev : 25.59  
 MAX Sales Ratio : 157.83  
 MIN Sales Ratio : 57.90

95% Median C.I. : 57.90 to 157.83  
 95% Wgt. Mean C.I. : 77.80 to 128.93  
 95% Mean C.I. : 71.01 to 143.57

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**DATE OF SALE \***

| RANGE                  | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN    | MAX    | 95%_Median_C.I. | Avg. Adj.<br>Sale Price | Avg.<br>Assd. Val |
|------------------------|-------|--------|--------|----------|-------|--------|--------|--------|-----------------|-------------------------|-------------------|
| <u>Qrtrs</u>           |       |        |        |          |       |        |        |        |                 |                         |                   |
| 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 | 1     | 97.13  | 97.13  | 97.13    | 00.00 | 100.00 | 97.13  | 97.13  | N/A             | 27,000                  | 26,225            |
| 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            |
| 01-OCT-23 To 31-DEC-23 |       |        |        |          |       |        |        |        |                 |                         |                   |
| 01-JAN-24 To 31-MAR-24 | 1     | 157.83 | 157.83 | 157.83   | 00.00 | 100.00 | 157.83 | 157.83 | N/A             | 15,000                  | 23,675            |
| 01-APR-24 To 30-JUN-24 |       |        |        |          |       |        |        |        |                 |                         |                   |
| 01-JUL-24 To 30-SEP-24 | 1     | 109.46 | 109.46 | 109.46   | 00.00 | 100.00 | 109.46 | 109.46 | N/A             | 36,000                  | 39,405            |
| <u>Study Yrs</u>       |       |        |        |          |       |        |        |        |                 |                         |                   |
| 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 | 3     | 97.13  | 106.18 | 102.28   | 14.17 | 103.81 | 90.07  | 131.35 | N/A             | 39,000                  | 39,890            |
| 01-OCT-23 To 30-SEP-24 | 2     | 133.65 | 133.65 | 123.69   | 18.10 | 108.05 | 109.46 | 157.83 | N/A             | 25,500                  | 31,540            |
| <u>Calendar Yrs</u>    |       |        |        |          |       |        |        |        |                 |                         |                   |
| 01-JAN-22 To 31-DEC-22 | 1     | 97.13  | 97.13  | 97.13    | 00.00 | 100.00 | 97.13  | 97.13  | N/A             | 27,000                  | 26,225            |
| 01-JAN-23 To 31-DEC-23 | 2     | 110.71 | 110.71 | 103.83   | 18.64 | 106.63 | 90.07  | 131.35 | N/A             | 45,000                  | 46,723            |
| <u>ALL</u>             | 6     | 103.30 | 107.29 | 103.37   | 24.77 | 103.79 | 57.90  | 157.83 | 57.90 to 157.83 | 31,333                  | 32,388            |

**VALUATION GROUP**

| RANGE      | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN   | MAX    | 95%_Median_C.I. | Avg. Adj.<br>Sale Price | Avg.<br>Assd. Val |
|------------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|-------------------------|-------------------|
| 1          | 6     | 103.30 | 107.29 | 103.37   | 24.77 | 103.79 | 57.90 | 157.83 | 57.90 to 157.83 | 31,333                  | 32,388            |
| <u>ALL</u> | 6     | 103.30 | 107.29 | 103.37   | 24.77 | 103.79 | 57.90 | 157.83 | 57.90 to 157.83 | 31,333                  | 32,388            |

**PROPERTY TYPE \***

| RANGE      | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN   | MAX    | 95%_Median_C.I. | Avg. Adj.<br>Sale Price | Avg.<br>Assd. Val |
|------------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|-------------------------|-------------------|
| 02         |       |        |        |          |       |        |       |        |                 |                         |                   |
| 03         | 6     | 103.30 | 107.29 | 103.37   | 24.77 | 103.79 | 57.90 | 157.83 | 57.90 to 157.83 | 31,333                  | 32,388            |
| 04         |       |        |        |          |       |        |       |        |                 |                         |                   |
| <u>ALL</u> | 6     | 103.30 | 107.29 | 103.37   | 24.77 | 103.79 | 57.90 | 157.83 | 57.90 to 157.83 | 31,333                  | 32,388            |

44 Hitchcock  
COMMERCIAL

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

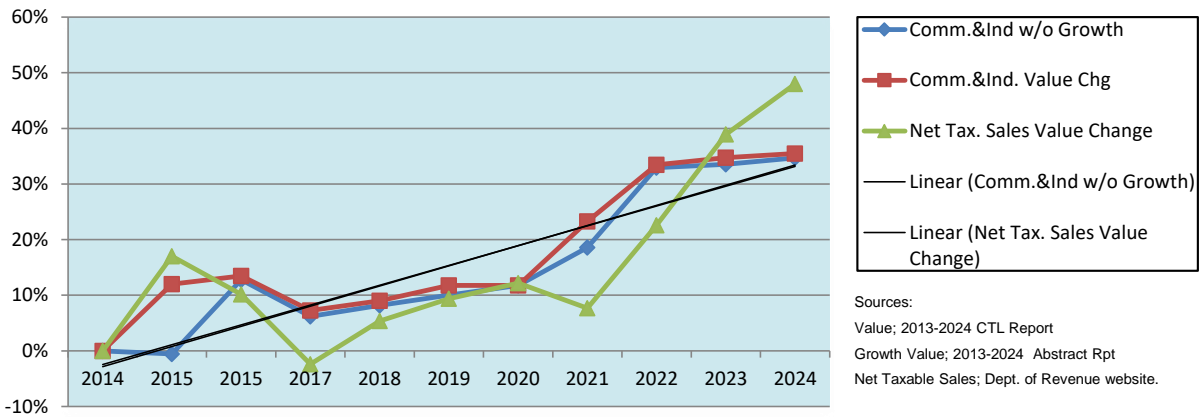
|                                  |                 |                          |                                      |
|----------------------------------|-----------------|--------------------------|--------------------------------------|
| Number of Sales : 6              | MEDIAN : 103    | COV : 32.22              | 95% Median C.I. : 57.90 to 157.83    |
| Total Sales Price : 188,000      | WGT. MEAN : 103 | STD : 34.57              | 95% Wgt. Mean C.I. : 77.80 to 128.93 |
| Total Adj. Sales Price : 188,000 | MEAN : 107      | Avg. Abs. Dev : 25.59    | 95% Mean C.I. : 71.01 to 143.57      |
| Total Assessed Value : 194,330   |                 |                          |                                      |
| Avg. Adj. Sales Price : 31,333   | COD : 24.77     | MAX Sales Ratio : 157.83 |                                      |
| Avg. Assessed Value : 32,388     | PRD : 103.79    | MIN Sales Ratio : 57.90  | Printed:3/17/2025 5:18:21PM          |

| SALE PRICE *              |       |        |        |          |       |        |        |        |                 | Avg. Adj.<br>Sale Price | Avg.<br>Assd. Val |
|---------------------------|-------|--------|--------|----------|-------|--------|--------|--------|-----------------|-------------------------|-------------------|
| RANGE                     | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN    | MAX    | 95%_Median_C.I. |                         |                   |
| ___Low \$ Ranges___       |       |        |        |          |       |        |        |        |                 |                         |                   |
| Less Than 5,000           |       |        |        |          |       |        |        |        |                 |                         |                   |
| Less Than 15,000          |       |        |        |          |       |        |        |        |                 |                         |                   |
| Less Than 30,000          | 3     | 97.13  | 104.29 | 99.16    | 34.29 | 105.17 | 57.90  | 157.83 | N/A             | 20,667                  | 20,493            |
| ___Ranges Excl. Low \$___ |       |        |        |          |       |        |        |        |                 |                         |                   |
| Greater Than 4,999        | 6     | 103.30 | 107.29 | 103.37   | 24.77 | 103.79 | 57.90  | 157.83 | 57.90 to 157.83 | 31,333                  | 32,388            |
| Greater Than 14,999       | 6     | 103.30 | 107.29 | 103.37   | 24.77 | 103.79 | 57.90  | 157.83 | 57.90 to 157.83 | 31,333                  | 32,388            |
| Greater Than 29,999       | 3     | 109.46 | 110.29 | 105.44   | 12.57 | 104.60 | 90.07  | 131.35 | N/A             | 42,000                  | 44,283            |
| ___Incremental Ranges___  |       |        |        |          |       |        |        |        |                 |                         |                   |
| 0 TO 4,999                |       |        |        |          |       |        |        |        |                 |                         |                   |
| 5,000 TO 14,999           |       |        |        |          |       |        |        |        |                 |                         |                   |
| 15,000 TO 29,999          | 3     | 97.13  | 104.29 | 99.16    | 34.29 | 105.17 | 57.90  | 157.83 | N/A             | 20,667                  | 20,493            |
| 30,000 TO 59,999          | 2     | 120.41 | 120.41 | 119.41   | 09.09 | 100.84 | 109.46 | 131.35 | N/A             | 33,000                  | 39,405            |
| 60,000 TO 99,999          | 1     | 90.07  | 90.07  | 90.07    | 00.00 | 100.00 | 90.07  | 90.07  | N/A             | 60,000                  | 54,040            |
| 100,000 TO 149,999        |       |        |        |          |       |        |        |        |                 |                         |                   |
| 150,000 TO 249,999        |       |        |        |          |       |        |        |        |                 |                         |                   |
| 250,000 TO 499,999        |       |        |        |          |       |        |        |        |                 |                         |                   |
| 500,000 TO 999,999        |       |        |        |          |       |        |        |        |                 |                         |                   |
| 1,000,000 TO 1,999,999    |       |        |        |          |       |        |        |        |                 |                         |                   |
| 2,000,000 TO 4,999,999    |       |        |        |          |       |        |        |        |                 |                         |                   |
| 5,000,000 TO 9,999,999    |       |        |        |          |       |        |        |        |                 |                         |                   |
| 10,000,000 +              |       |        |        |          |       |        |        |        |                 |                         |                   |
| ___ALL___                 | 6     | 103.30 | 107.29 | 103.37   | 24.77 | 103.79 | 57.90  | 157.83 | 57.90 to 157.83 | 31,333                  | 32,388            |

| OCCUPANCY CODE |       |        |        |          |       |        |        |        |                 | Avg. Adj.<br>Sale Price | Avg.<br>Assd. Val |
|----------------|-------|--------|--------|----------|-------|--------|--------|--------|-----------------|-------------------------|-------------------|
| RANGE          | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN    | MAX    | 95%_Median_C.I. |                         |                   |
| 339            | 1     | 157.83 | 157.83 | 157.83   | 00.00 | 100.00 | 157.83 | 157.83 | N/A             | 15,000                  | 23,675            |
| 340            | 1     | 90.07  | 90.07  | 90.07    | 00.00 | 100.00 | 90.07  | 90.07  | N/A             | 60,000                  | 54,040            |
| 350            | 2     | 120.41 | 120.41 | 119.41   | 09.09 | 100.84 | 109.46 | 131.35 | N/A             | 33,000                  | 39,405            |
| 406            | 2     | 77.52  | 77.52  | 80.44    | 25.31 | 96.37  | 57.90  | 97.13  | N/A             | 23,500                  | 18,903            |
| ___ALL___      | 6     | 103.30 | 107.29 | 103.37   | 24.77 | 103.79 | 57.90  | 157.83 | 57.90 to 157.83 | 31,333                  | 32,388            |



### Commercial & Industrial Value Change Vs. Net Taxable Sales Change



| Tax Year | Value         | Growth Value | % Growth of Value | Value Exclud. Growth | Ann.%chg w/o grwth | Net Taxable Sales Value | % Chg Net Tax. Sales |
|----------|---------------|--------------|-------------------|----------------------|--------------------|-------------------------|----------------------|
| 2013     | \$ 40,221,043 | \$ 5,911,472 | 14.70%            | \$ 34,309,571        |                    | \$ 15,754,997           |                      |
| 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%                |
| 2024     | \$ 55,552,874 | \$ 986,220   | 1.78%             | \$ 54,566,654        | 0.14%              | \$ 18,364,030           | -21.23%              |
| Ann %chg | 2.12%         |              |                   | Average              | 0.88%              | -0.04%                  | 2.05%                |

| Tax Year | Cumulative Change   |                 |                     |
|----------|---------------------|-----------------|---------------------|
|          | Cmltv%chg w/o grwth | Cmltv%chg Value | Cmltv%chg Net Sales |
| 2013     | -                   | -               | -                   |
| 2014     | -0.55%              | 12.00%          | 16.99%              |
| 2015     | 12.79%              | 13.45%          | 10.15%              |
| 2016     | 6.18%               | 7.25%           | -2.39%              |
| 2017     | 8.18%               | 9.00%           | 5.36%               |
| 2018     | 10.01%              | 11.78%          | 9.40%               |
| 2019     | 11.75%              | 11.75%          | 12.19%              |
| 2020     | 18.59%              | 23.28%          | 7.68%               |
| 2021     | 32.95%              | 33.44%          | 22.56%              |
| 2022     | 33.54%              | 34.72%          | 38.92%              |
| 2023     | 34.69%              | 35.48%          | 47.98%              |
| 2024     | 35.67%              | 38.12%          | 16.56%              |

|               |           |
|---------------|-----------|
| County Number | 44        |
| County Name   | Hitchcock |

## COMMERCIAL IMPROVED

Type : Qualified

|                          |         |             |        |                   |        |                      |                 |
|--------------------------|---------|-------------|--------|-------------------|--------|----------------------|-----------------|
| Number of Sales :        | 6       | Median :    | 103    | COV :             | 32.22  | 95% Median C.I. :    | 57.90 to 157.83 |
| Total Sales Price :      | 188,000 | Wgt. Mean : | 103    | STD :             | 34.57  | 95% Wgt. Mean C.I. : | 77.80 to 128.93 |
| Total Adj. Sales Price : | 188,000 | Mean :      | 107    | Avg. Abs. Dev :   | 25.59  | 95% Mean C.I. :      | 71.01 to 143.57 |
| Total Assessed Value :   | 194,330 |             |        |                   |        |                      |                 |
| Avg. Adj. Sales Price :  | 31,333  | COD :       | 24.77  | MAX Sales Ratio : | 157.83 |                      |                 |
| Avg. Assessed Value :    | 32,388  | PRD :       | 103.79 | MIN Sales Ratio : | 57.90  |                      |                 |

What IF

**DATE OF SALE \***

| RANGE                    | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN    | MAX    | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Value |
|--------------------------|-------|--------|--------|----------|-------|--------|--------|--------|-----------------|----------------------|-----------------|
| ____Qrtrs____            |       |        |        |          |       |        |        |        |                 |                      |                 |
| 10/01/2021 To 12/31/2021 | 1     | 57.90  | 57.90  | 57.90    |       | 100.00 | 57.90  | 57.90  | N/A             | 20,000               | 11,580          |
| 01/01/2022 To 03/31/2022 |       |        |        |          |       |        |        |        |                 |                      |                 |
| 04/01/2022 To 06/30/2022 |       |        |        |          |       |        |        |        |                 |                      |                 |
| 07/01/2022 To 09/30/2022 |       |        |        |          |       |        |        |        |                 |                      |                 |
| 10/01/2022 To 12/31/2022 | 1     | 97.13  | 97.13  | 97.13    |       | 100.00 | 97.13  | 97.13  | N/A             | 27,000               | 26,225          |
| 01/01/2023 To 03/31/2023 | 1     | 90.07  | 90.07  | 90.07    |       | 100.00 | 90.07  | 90.07  | N/A             | 60,000               | 54,040          |
| 04/01/2023 To 06/30/2023 |       |        |        |          |       |        |        |        |                 |                      |                 |
| 07/01/2023 To 09/30/2023 | 1     | 131.35 | 131.35 | 131.35   |       | 100.00 | 131.35 | 131.35 | N/A             | 30,000               | 39,405          |
| 10/01/2023 To 12/31/2023 |       |        |        |          |       |        |        |        |                 |                      |                 |
| 01/01/2024 To 03/31/2024 | 1     | 157.83 | 157.83 | 157.83   |       | 100.00 | 157.83 | 157.83 | N/A             | 15,000               | 23,675          |
| 04/01/2024 To 06/30/2024 |       |        |        |          |       |        |        |        |                 |                      |                 |
| 07/01/2024 To 09/30/2024 | 1     | 109.46 | 109.46 | 109.46   |       | 100.00 | 109.46 | 109.46 | N/A             | 36,000               | 39,405          |
| ____Study Yrs____        |       |        |        |          |       |        |        |        |                 |                      |                 |
| 10/01/2021 To 09/30/2022 | 1     | 57.90  | 57.90  | 57.90    |       | 100.00 | 57.90  | 57.90  | N/A             | 20,000               | 11,580          |
| 10/01/2022 To 09/30/2023 | 3     | 97.13  | 106.18 | 102.28   | 14.17 | 103.81 | 90.07  | 131.35 | N/A             | 39,000               | 39,890          |
| 10/01/2023 To 09/30/2024 | 2     | 133.65 | 133.65 | 123.69   | 18.10 | 108.05 | 109.46 | 157.83 | N/A             | 25,500               | 31,540          |
| ____Calendar Yrs____     |       |        |        |          |       |        |        |        |                 |                      |                 |
| 01/01/2022 To 12/31/2022 | 1     | 97.13  | 97.13  | 97.13    |       | 100.00 | 97.13  | 97.13  | N/A             | 27,000               | 26,225          |
| 01/01/2023 To 12/31/2023 | 2     | 110.71 | 110.71 | 103.83   | 18.64 | 106.63 | 90.07  | 131.35 | N/A             | 45,000               | 46,723          |

COMMERCIAL IMPROVED

Type : Qualified

|                          |         |             |        |                   |        |                      |                 |
|--------------------------|---------|-------------|--------|-------------------|--------|----------------------|-----------------|
| Number of Sales :        | 6       | Median :    | 103    | COV :             | 32.22  | 95% Median C.I. :    | 57.90 to 157.83 |
| Total Sales Price :      | 188,000 | Wgt. Mean : | 103    | STD :             | 34.57  | 95% Wgt. Mean C.I. : | 77.80 to 128.93 |
| Total Adj. Sales Price : | 188,000 | Mean :      | 107    | Avg.Abs.Dev :     | 25.59  | 95% Mean C.I. :      | 71.01 to 143.57 |
| Total Assessed Value :   | 194,330 |             |        |                   |        |                      |                 |
| Avg. Adj. Sales Price :  | 31,333  | COD :       | 24.77  | MAX Sales Ratio : | 157.83 |                      |                 |
| Avg. Assessed Value :    | 32,388  | PRD :       | 103.79 | MIN Sales Ratio : | 57.90  |                      |                 |

What IF

VALUATION GROUP

| RANGE | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. | Avg.Adj.SalePrice | Avg.AssdValue |
|-------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|-------------------|---------------|
| 1     | 6     | 103.30 | 107.29 | 103.37   | 24.77 | 103.79 | 57.90 | 157.83 | 57.90 to 157.83 | 31,333            | 32,388        |

PROPERTY TYPE \*

| RANGE | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. | Avg.Adj.SalePrice | Avg.AssdValue |
|-------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|-------------------|---------------|
| 02    |       |        |        |          |       |        |       |        |                 |                   |               |
| 03    | 6     | 103.30 | 107.29 | 103.37   | 24.77 | 103.79 | 57.90 | 157.83 | 57.90 to 157.83 | 31,333            | 32,388        |
| 04    |       |        |        |          |       |        |       |        |                 |                   |               |

## COMMERCIAL IMPROVED

Type : Qualified

|                          |         |             |        |                   |        |                      |                 |
|--------------------------|---------|-------------|--------|-------------------|--------|----------------------|-----------------|
| Number of Sales :        | 6       | Median :    | 103    | COV :             | 32.22  | 95% Median C.I. :    | 57.90 to 157.83 |
| Total Sales Price :      | 188,000 | Wgt. Mean : | 103    | STD :             | 34.57  | 95% Wgt. Mean C.I. : | 77.80 to 128.93 |
| Total Adj. Sales Price : | 188,000 | Mean :      | 107    | Avg.Abs.Dev :     | 25.59  | 95% Mean C.I. :      | 71.01 to 143.57 |
| Total Assessed Value :   | 194,330 |             |        |                   |        |                      |                 |
| Avg. Adj. Sales Price :  | 31,333  | COD :       | 24.77  | MAX Sales Ratio : | 157.83 |                      |                 |
| Avg. Assessed Value :    | 32,388  | PRD :       | 103.79 | MIN Sales Ratio : | 57.90  |                      |                 |

What IF

SALE PRICE \*

| RANGE                   | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN    | MAX    | 95% Median C.I. | Avg.Adj.SalePrice | Avg.AssdValue |
|-------------------------|-------|--------|--------|----------|-------|--------|--------|--------|-----------------|-------------------|---------------|
| Less Than 5,000         |       |        |        |          |       |        |        |        |                 |                   |               |
| Less Than 15,000        |       |        |        |          |       |        |        |        |                 |                   |               |
| Less Than 30,000        | 3     | 97.13  | 104.29 | 99.16    | 34.29 | 105.17 | 57.90  | 157.83 | N/A             | 20,667            | 20,493        |
| __Ranges Excl. Low \$__ |       |        |        |          |       |        |        |        |                 |                   |               |
| Greater Than 4,999      | 6     | 103.30 | 107.29 | 103.37   | 24.77 | 103.79 | 57.90  | 157.83 | 57.90 to 157.83 | 31,333            | 32,388        |
| Greater Than 15,000     | 6     | 103.30 | 107.29 | 103.37   | 24.77 | 103.79 | 57.90  | 157.83 | 57.90 to 157.83 | 31,333            | 32,388        |
| Greater Than 30,000     | 3     | 109.46 | 110.29 | 105.44   | 12.57 | 104.60 | 90.07  | 131.35 | N/A             | 42,000            | 44,283        |
| __Incremental Ranges__  |       |        |        |          |       |        |        |        |                 |                   |               |
| 0 TO 4,999              |       |        |        |          |       |        |        |        |                 |                   |               |
| 5,000 TO 14,999         |       |        |        |          |       |        |        |        |                 |                   |               |
| 15,000 TO 29,999        | 3     | 97.13  | 104.29 | 99.16    | 34.29 | 105.17 | 57.90  | 157.83 | N/A             | 20,667            | 20,493        |
| 30,000 TO 59,999        | 2     | 120.41 | 120.41 | 119.41   | 09.09 | 100.84 | 109.46 | 131.35 | N/A             | 33,000            | 39,405        |
| 60,000 TO 99,999        | 1     | 90.07  | 90.07  | 90.07    |       | 100.00 | 90.07  | 90.07  | N/A             | 60,000            | 54,040        |
| 100,000 TO 149,999      |       |        |        |          |       |        |        |        |                 |                   |               |
| 150,000 TO 249,999      |       |        |        |          |       |        |        |        |                 |                   |               |
| 250,000 TO 499,999      |       |        |        |          |       |        |        |        |                 |                   |               |
| 500,000 TO 999,999      |       |        |        |          |       |        |        |        |                 |                   |               |
| 1,000,000 TO 1,999,999  |       |        |        |          |       |        |        |        |                 |                   |               |
| 2,000,000 TO 4,999,999  |       |        |        |          |       |        |        |        |                 |                   |               |
| 5,000,000 TO 9,999,999  |       |        |        |          |       |        |        |        |                 |                   |               |
| 10,000,000 +            |       |        |        |          |       |        |        |        |                 |                   |               |

COMMERCIAL IMPROVED

Type : Qualified

|                          |         |             |        |                   |        |                      |                 |
|--------------------------|---------|-------------|--------|-------------------|--------|----------------------|-----------------|
| Number of Sales :        | 6       | Median :    | 103    | COV :             | 32.22  | 95% Median C.I. :    | 57.90 to 157.83 |
| Total Sales Price :      | 188,000 | Wgt. Mean : | 103    | STD :             | 34.57  | 95% Wgt. Mean C.I. : | 77.80 to 128.93 |
| Total Adj. Sales Price : | 188,000 | Mean :      | 107    | Avg.Abs.Dev :     | 25.59  | 95% Mean C.I. :      | 71.01 to 143.57 |
| Total Assessed Value :   | 194,330 |             |        |                   |        |                      |                 |
| Avg. Adj. Sales Price :  | 31,333  | COD :       | 24.77  | MAX Sales Ratio : | 157.83 |                      |                 |
| Avg. Assessed Value :    | 32,388  | PRD :       | 103.79 | MIN Sales Ratio : | 57.90  |                      |                 |

What IF

OCCUPANCY CODE

| RANGE | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN    | MAX    | 95% Median C.I. | Avg.Adj.SalePrice | Avg.AssdValue |
|-------|-------|--------|--------|----------|-------|--------|--------|--------|-----------------|-------------------|---------------|
| 339   | 1     | 157.83 | 157.83 | 157.83   |       | 100.00 | 157.83 | 157.83 | N/A             | 15,000            | 23,675        |
| 340   | 1     | 90.07  | 90.07  | 90.07    |       | 100.00 | 90.07  | 90.07  | N/A             | 60,000            | 54,040        |
| 350   | 2     | 120.41 | 120.41 | 119.41   | 09.09 | 100.84 | 109.46 | 131.35 | N/A             | 33,000            | 39,405        |
| 406   | 2     | 77.52  | 77.52  | 80.44    | 25.31 | 96.37  | 57.90  | 97.13  | N/A             | 23,500            | 18,903        |

COMMERCIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

| Strata Heading | Strata | Change Value | Change Type | Percent Change |
|----------------|--------|--------------|-------------|----------------|
| ALL            |        | Total        | Increase    | 0%             |

What IF

**44 Hitchcock****AGRICULTURAL LAND****PAD 2025 R&O Statistics (Using 2025 Values)**

Qualified

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

|                                     |                |                          |                                     |
|-------------------------------------|----------------|--------------------------|-------------------------------------|
| Number of Sales : 55                | MEDIAN : 75    | COV : 24.18              | 95% Median C.I. : 67.04 to 81.57    |
| Total Sales Price : 31,757,915      | WGT. MEAN : 71 | STD : 18.25              | 95% Wgt. Mean C.I. : 66.24 to 75.91 |
| Total Adj. Sales Price : 31,757,915 | MEAN : 75      | Avg. Abs. Dev : 14.78    | 95% Mean C.I. : 70.65 to 80.29      |
| Total Assessed Value : 22,572,255   |                |                          |                                     |
| Avg. Adj. Sales Price : 577,417     | COD : 19.66    | MAX Sales Ratio : 131.68 |                                     |
| Avg. Assessed Value : 410,405       | PRD : 106.18   | MIN Sales Ratio : 42.21  |                                     |

*Printed:3/17/2025 5:18:23PM***DATE OF SALE \***

| RANGE                  | COUNT | MEDIAN | MEAN  | WGT.MEAN | COD   | PRD    | MIN   | MAX    | 95%_Median_C.I. | Avg. Adj.<br>Sale Price | Avg.<br>Assd. Val |
|------------------------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|-------------------------|-------------------|
| <u>Qrtrs</u>           |       |        |       |          |       |        |       |        |                 |                         |                   |
| 01-OCT-21 To 31-DEC-21 | 5     | 91.55  | 92.28 | 81.73    | 17.95 | 112.91 | 64.33 | 131.68 | N/A             | 568,600                 | 464,707           |
| 01-JAN-22 To 31-MAR-22 | 5     | 79.53  | 77.71 | 75.40    | 11.95 | 103.06 | 61.79 | 94.52  | N/A             | 909,820                 | 685,990           |
| 01-APR-22 To 30-JUN-22 | 4     | 84.83  | 86.13 | 85.91    | 05.96 | 100.26 | 78.72 | 96.14  | N/A             | 503,800                 | 432,830           |
| 01-JUL-22 To 30-SEP-22 | 7     | 76.83  | 82.20 | 82.18    | 14.19 | 100.02 | 65.36 | 103.56 | 65.36 to 103.56 | 378,146                 | 310,776           |
| 01-OCT-22 To 31-DEC-22 | 5     | 81.24  | 83.06 | 80.38    | 12.83 | 103.33 | 67.04 | 107.05 | N/A             | 446,004                 | 358,517           |
| 01-JAN-23 To 31-MAR-23 | 5     | 99.73  | 83.47 | 65.48    | 18.39 | 127.47 | 52.43 | 104.14 | N/A             | 827,062                 | 541,544           |
| 01-APR-23 To 30-JUN-23 | 3     | 57.34  | 57.12 | 54.84    | 05.74 | 104.16 | 52.07 | 61.95  | N/A             | 676,253                 | 370,875           |
| 01-JUL-23 To 30-SEP-23 | 3     | 70.86  | 68.91 | 70.22    | 18.25 | 98.13  | 48.54 | 87.32  | N/A             | 415,500                 | 291,748           |
| 01-OCT-23 To 31-DEC-23 | 8     | 59.50  | 61.47 | 57.60    | 19.76 | 106.72 | 42.21 | 92.22  | 42.21 to 92.22  | 331,875                 | 191,154           |
| 01-JAN-24 To 31-MAR-24 | 4     | 74.95  | 74.25 | 74.25    | 07.97 | 100.00 | 65.52 | 81.57  | N/A             | 391,225                 | 290,485           |
| 01-APR-24 To 30-JUN-24 | 3     | 76.34  | 72.00 | 67.72    | 13.78 | 106.32 | 54.05 | 85.62  | N/A             | 1,436,700               | 972,962           |
| 01-JUL-24 To 30-SEP-24 | 3     | 54.58  | 55.17 | 53.08    | 06.89 | 103.94 | 49.82 | 61.10  | N/A             | 511,000                 | 271,260           |
| <u>Study Yrs</u>       |       |        |       |          |       |        |       |        |                 |                         |                   |
| 01-OCT-21 To 30-SEP-22 | 21    | 83.42  | 84.28 | 80.14    | 13.98 | 105.17 | 61.79 | 131.68 | 75.19 to 94.31  | 574,015                 | 460,011           |
| 01-OCT-22 To 30-SEP-23 | 16    | 72.40  | 75.67 | 67.30    | 23.25 | 112.44 | 48.54 | 107.05 | 57.34 to 99.73  | 602,537                 | 405,511           |
| 01-OCT-23 To 30-SEP-24 | 18    | 64.60  | 65.02 | 63.84    | 17.72 | 101.85 | 42.21 | 92.22  | 54.58 to 76.34  | 559,056                 | 356,880           |
| <u>Calendar Yrs</u>    |       |        |       |          |       |        |       |        |                 |                         |                   |
| 01-JAN-22 To 31-DEC-22 | 21    | 81.24  | 82.09 | 79.79    | 12.11 | 102.88 | 61.79 | 107.05 | 73.94 to 88.04  | 544,826                 | 434,728           |
| 01-JAN-23 To 31-DEC-23 | 19    | 61.95  | 67.75 | 61.84    | 24.28 | 109.56 | 42.21 | 104.14 | 52.43 to 87.32  | 529,767                 | 327,622           |
| <u>ALL</u>             | 55    | 75.19  | 75.47 | 71.08    | 19.66 | 106.18 | 42.21 | 131.68 | 67.04 to 81.57  | 577,417                 | 410,405           |

**AREA (MARKET)**

| RANGE      | COUNT | MEDIAN | MEAN  | WGT.MEAN | COD   | PRD    | MIN   | MAX    | 95%_Median_C.I. | Avg. Adj.<br>Sale Price | Avg.<br>Assd. Val |
|------------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|-------------------------|-------------------|
| 1          | 55    | 75.19  | 75.47 | 71.08    | 19.66 | 106.18 | 42.21 | 131.68 | 67.04 to 81.57  | 577,417                 | 410,405           |
| <u>ALL</u> | 55    | 75.19  | 75.47 | 71.08    | 19.66 | 106.18 | 42.21 | 131.68 | 67.04 to 81.57  | 577,417                 | 410,405           |

**44 Hitchcock**  
**AGRICULTURAL LAND**

**PAD 2025 R&O Statistics (Using 2025 Values)**

Qualified

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

Number of Sales : 55  
 Total Sales Price : 31,757,915  
 Total Adj. Sales Price : 31,757,915  
 Total Assessed Value : 22,572,255  
 Avg. Adj. Sales Price : 577,417  
 Avg. Assessed Value : 410,405

MEDIAN : 75  
 WGT. MEAN : 71  
 MEAN : 75  
 COD : 19.66  
 PRD : 106.18

COV : 24.18  
 STD : 18.25  
 Avg. Abs. Dev : 14.78  
 MAX Sales Ratio : 131.68  
 MIN Sales Ratio : 42.21

95% Median C.I. : 67.04 to 81.57  
 95% Wgt. Mean C.I. : 66.24 to 75.91  
 95% Mean C.I. : 70.65 to 80.29

*Printed:3/17/2025 5:18:23PM*

**95%MLU By Market Area**

| RANGE         | COUNT | MEDIAN | MEAN  | WGT.MEAN | COD   | PRD    | MIN   | MAX    | 95%_Median_C.I. | Avg. Adj.<br>Sale Price | Avg.<br>Assd. Val |
|---------------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|-------------------------|-------------------|
| ____Dry____   |       |        |       |          |       |        |       |        |                 |                         |                   |
| County        | 11    | 67.04  | 71.53 | 67.25    | 26.46 | 106.36 | 42.21 | 100.52 | 48.54 to 99.73  | 540,119                 | 363,254           |
| 1             | 11    | 67.04  | 71.53 | 67.25    | 26.46 | 106.36 | 42.21 | 100.52 | 48.54 to 99.73  | 540,119                 | 363,254           |
| ____Grass____ |       |        |       |          |       |        |       |        |                 |                         |                   |
| County        | 10    | 69.93  | 69.44 | 63.56    | 12.04 | 109.25 | 52.07 | 92.22  | 55.24 to 81.24  | 290,171                 | 184,421           |
| 1             | 10    | 69.93  | 69.44 | 63.56    | 12.04 | 109.25 | 52.07 | 92.22  | 55.24 to 81.24  | 290,171                 | 184,421           |
| ____ALL____   | 55    | 75.19  | 75.47 | 71.08    | 19.66 | 106.18 | 42.21 | 131.68 | 67.04 to 81.57  | 577,417                 | 410,405           |

**80%MLU By Market Area**

| RANGE             | COUNT | MEDIAN | MEAN  | WGT.MEAN | COD   | PRD    | MIN   | MAX    | 95%_Median_C.I. | Avg. Adj.<br>Sale Price | Avg.<br>Assd. Val |
|-------------------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|-------------------------|-------------------|
| ____Irrigated____ |       |        |       |          |       |        |       |        |                 |                         |                   |
| County            | 3     | 65.52  | 69.63 | 67.19    | 16.65 | 103.63 | 55.32 | 88.04  | N/A             | 721,900                 | 485,067           |
| 1                 | 3     | 65.52  | 69.63 | 67.19    | 16.65 | 103.63 | 55.32 | 88.04  | N/A             | 721,900                 | 485,067           |
| ____Dry____       |       |        |       |          |       |        |       |        |                 |                         |                   |
| County            | 14    | 68.81  | 75.31 | 69.46    | 27.51 | 108.42 | 42.21 | 131.68 | 52.43 to 99.73  | 508,287                 | 353,047           |
| 1                 | 14    | 68.81  | 75.31 | 69.46    | 27.51 | 108.42 | 42.21 | 131.68 | 52.43 to 99.73  | 508,287                 | 353,047           |
| ____Grass____     |       |        |       |          |       |        |       |        |                 |                         |                   |
| County            | 16    | 70.95  | 72.11 | 72.82    | 16.07 | 99.02  | 46.09 | 96.14  | 61.10 to 83.74  | 346,432                 | 252,269           |
| 1                 | 16    | 70.95  | 72.11 | 72.82    | 16.07 | 99.02  | 46.09 | 96.14  | 61.10 to 83.74  | 346,432                 | 252,269           |
| ____ALL____       | 55    | 75.19  | 75.47 | 71.08    | 19.66 | 106.18 | 42.21 | 131.68 | 67.04 to 81.57  | 577,417                 | 410,405           |



## Hitchcock County 2025 Average Acre Value Comparison

| County     | Mkt Area | 1A1   | 1A    | 2A1   | 2A    | 3A1   | 3A    | 4A1   | 4A    | WEIGHTED AVG IRR |
|------------|----------|-------|-------|-------|-------|-------|-------|-------|-------|------------------|
| Hitchcock  | 1        | 3,842 | 3,849 | 3,750 | 3,711 | 3,461 | 3,600 | 3,417 | 3,457 | <b>3,799</b>     |
| Chase      | 1        | 4,669 | 4,670 | 4,545 | 4,545 | 4,415 | 4,415 | 4,415 | 4,398 | <b>4,565</b>     |
| Dundy      | 1        | 3,400 | 3,253 | 1,690 | 3,316 | 3,297 | 2,644 | 3,229 | 1,969 | <b>3,252</b>     |
| Frontier   | 1        | 4,143 | 4,156 | 4,082 | 4,139 | 4,100 | 4,076 | 4,029 | 3,958 | <b>4,131</b>     |
| Hayes      | 1        | 3,810 | 3,810 | 3,680 | 3,680 | 3,545 | 3,545 | 3,410 | 3,410 | <b>3,684</b>     |
| Red Willow | 1        | 3,660 | 3,660 | 3,499 | 3,430 | 3,315 | 2,117 | 2,851 | 2,823 | <b>3,577</b>     |

| County     | Mkt Area | 1D1   | 1D    | 2D1   | 2D    | 3D1   | 3D    | 4D1   | 4D    | WEIGHTED AVG DRY |
|------------|----------|-------|-------|-------|-------|-------|-------|-------|-------|------------------|
| Hitchcock  | 1        | 1,570 | 1,570 | 1,470 | 1,470 | 1,370 | 1,370 | 1,220 | 1,220 | <b>1,528</b>     |
| Chase      | 1        | n/a   | 1,440 | 1,265 | 1,265 | 1,120 | n/a   | 1,065 | 1,065 | <b>1,350</b>     |
| Dundy      | 1        | n/a   | 1,690 | n/a   | 1,290 | 1,290 | n/a   | 1,050 | 1,050 | <b>1,476</b>     |
| Frontier   | 1        | 1,750 | 1,750 | 1,700 | 1,700 | 1,650 | n/a   | 1,600 | 1,600 | <b>1,727</b>     |
| Hayes      | 1        | n/a   | 1,455 | 1,310 | 1,310 | 1,270 | 1,270 | 1,210 | 1,210 | <b>1,404</b>     |
| Red Willow | 1        | 1,870 | 1,870 | 1,815 | 1,815 | 1,690 | 1,690 | 1,595 | 1,595 | <b>1,833</b>     |

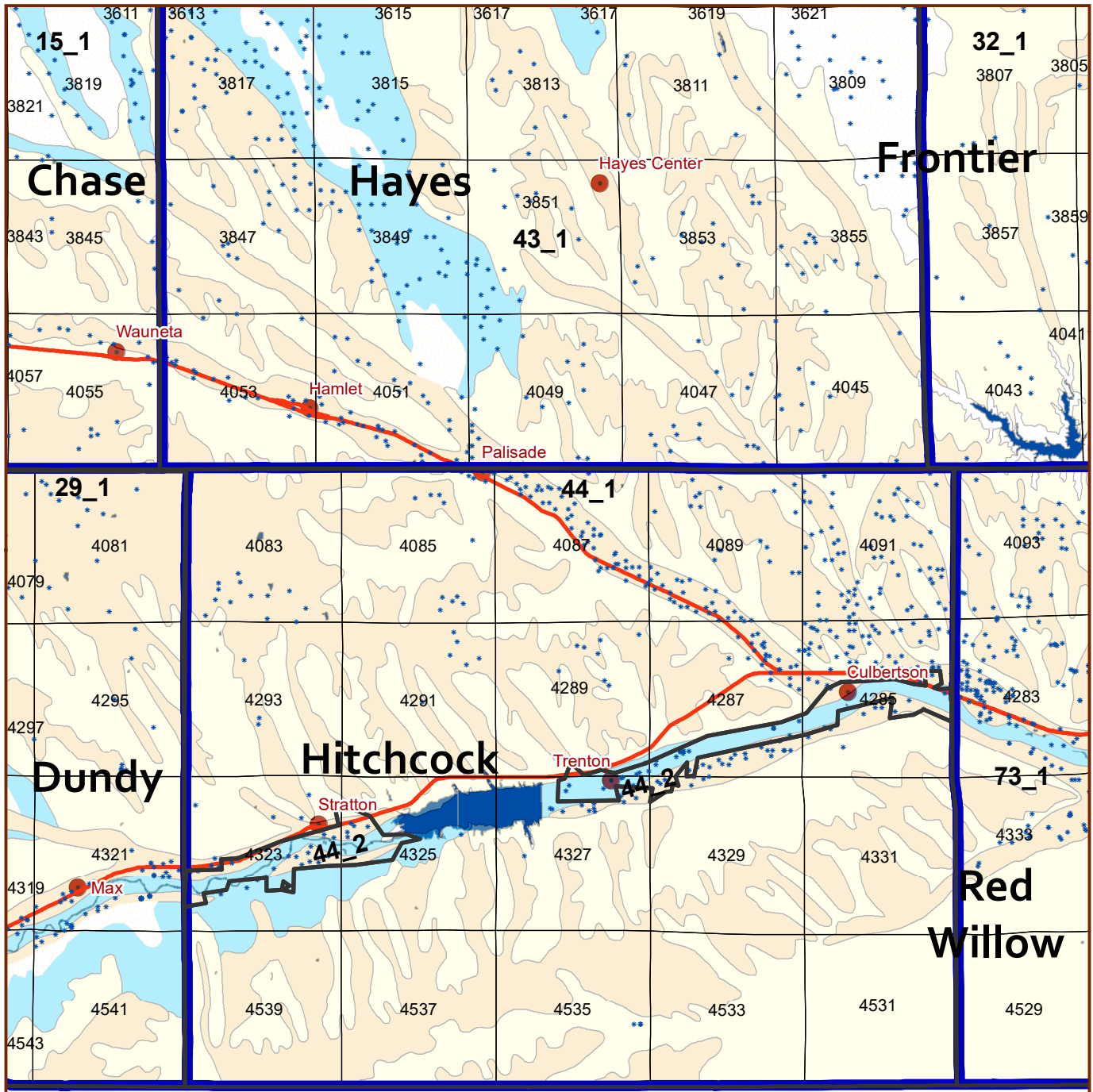
| County     | Mkt Area | 1G1   | 1G    | 2G1   | 2G  | 3G1 | 3G  | 4G1 | 4G  | WEIGHTED AVG GRASS |
|------------|----------|-------|-------|-------|-----|-----|-----|-----|-----|--------------------|
| Hitchcock  | 1        | 650   | 650   | 650   | 650 | n/a | 650 | 650 | 650 | <b>650</b>         |
| Chase      | 1        | 821   | n/a   | 1,050 | 834 | 660 | 708 | 692 | 698 | <b>706</b>         |
| Dundy      | 1        | 590   | n/a   | n/a   | 590 | n/a | 590 | 590 | 590 | <b>590</b>         |
| Frontier   | 1        | 765   | 765   | 765   | n/a | 765 | 765 | 765 | 765 | <b>765</b>         |
| Hayes      | 1        | 600   | 600   | n/a   | 600 | 600 | 600 | 600 | 600 | <b>600</b>         |
| Red Willow | 1        | 1,085 | 1,019 | 846   | 838 | 835 | 841 | 844 | 933 | <b>873</b>         |

| County     | Mkt Area | CRP   | TIMBER | WASTE |
|------------|----------|-------|--------|-------|
| Hitchcock  | 1        | 1,676 | n/a    | n/a   |
| Chase      | 1        | 787   | n/a    | 20    |
| Dundy      | 1        | 800   | n/a    | 75    |
| Frontier   | 1        | 1,310 | n/a    | n/a   |
| Hayes      | 1        | 1,187 | n/a    | 294   |
| Red Willow | 1        | 1,454 | 835    | 100   |

Source: 2025 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.

CRP and TIMBER values are weighted averages from Schedule XIII, line 104 and 113.

# HITCHCOCK COUNTY



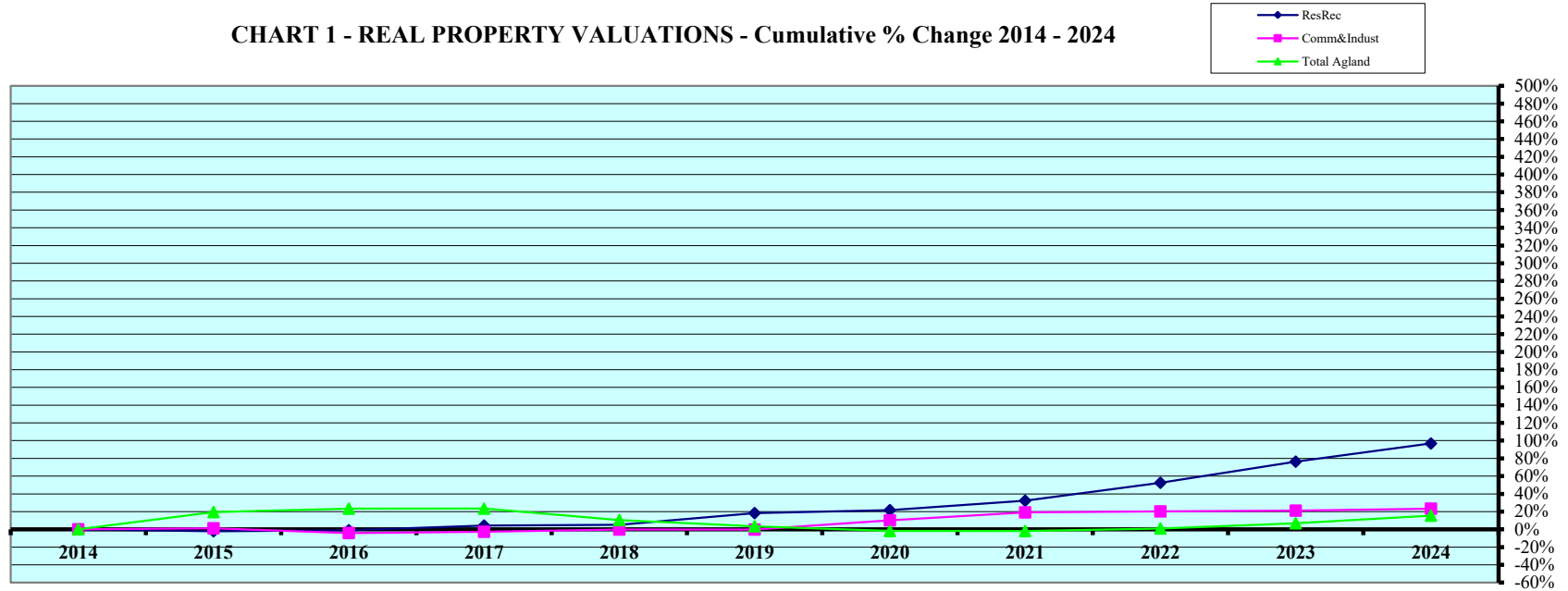
## Legend

- 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 2014 - 2024



| Tax Year | Residential & Recreational (1) |                |          |           | Commercial & Industrial (1) |                |          |           | Total Agricultural Land (1) |                |          |           |
|----------|--------------------------------|----------------|----------|-----------|-----------------------------|----------------|----------|-----------|-----------------------------|----------------|----------|-----------|
|          | Value                          | Amnt Value Chg | Ann.%chg | Cmltv%chg | Value                       | Amnt Value Chg | Ann.%chg | Cmltv%chg | Value                       | Amnt Value Chg | Ann.%chg | Cmltv%chg |
| 2014     | 63,446,919                     | -              | -        | -         | 45,045,838                  | -              | -        | -         | 412,985,070                 | -              | -        | -         |
| 2015     | 62,062,227                     | -1,384,692     | -2.18%   | -2.18%    | 45,631,943                  | 586,105        | 1.30%    | 1.30%     | 493,351,455                 | 80,366,385     | 19.46%   | 19.46%    |
| 2016     | 62,837,350                     | 775,123        | 1.25%    | -0.96%    | 43,138,323                  | -2,493,620     | -5.46%   | -4.23%    | 509,028,310                 | 15,676,855     | 3.18%    | 23.26%    |
| 2017     | 66,174,490                     | 3,337,140      | 5.31%    | 4.30%     | 43,841,743                  | 703,420        | 1.63%    | -2.67%    | 509,829,325                 | 801,015        | 0.16%    | 23.45%    |
| 2018     | 66,696,485                     | 521,995        | 0.79%    | 5.12%     | 44,957,814                  | 1,116,071      | 2.55%    | -0.20%    | 456,298,410                 | -53,530,915    | -10.50%  | 10.49%    |
| 2019     | 75,055,515                     | 8,359,030      | 12.53%   | 18.30%    | 44,947,904                  | -9,910         | -0.02%   | -0.22%    | 426,808,155                 | -29,490,255    | -6.46%   | 3.35%     |
| 2020     | 77,181,450                     | 2,125,935      | 2.83%    | 21.65%    | 49,583,156                  | 4,635,252      | 10.31%   | 10.07%    | 405,635,680                 | -21,172,475    | -4.96%   | -1.78%    |
| 2021     | 84,003,130                     | 6,821,680      | 8.84%    | 32.40%    | 53,672,524                  | 4,089,368      | 8.25%    | 19.15%    | 405,695,415                 | 59,735         | 0.01%    | -1.77%    |
| 2022     | 96,656,580                     | 12,653,450     | 15.06%   | 52.34%    | 54,185,339                  | 512,815        | 0.96%    | 20.29%    | 417,143,315                 | 11,447,900     | 2.82%    | 1.01%     |
| 2023     | 111,835,445                    | 15,178,865     | 15.70%   | 76.27%    | 54,491,794                  | 306,455        | 0.57%    | 20.97%    | 441,451,810                 | 24,308,495     | 5.83%    | 6.89%     |
| 2024     | 124,921,850                    | 13,086,405     | 11.70%   | 96.89%    | 55,519,849                  | 1,028,055      | 1.89%    | 23.25%    | 476,559,835                 | 35,108,025     | 7.95%    | 15.39%    |

Rate Annual %chg: Residential & Recreational **7.01%** Commercial & Industrial **2.11%** Agricultural Land **1.44%**

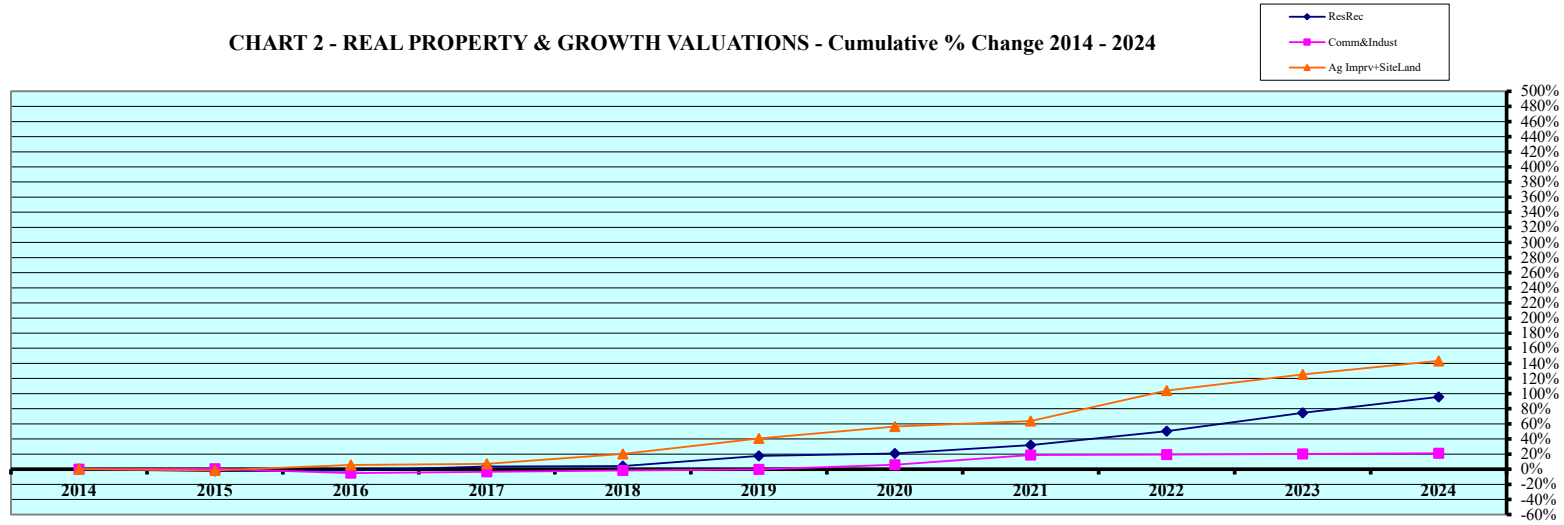
Cnty# **44**  
County **HITCHCOCK**

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.

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

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



| Tax Year     | Residential & Recreational (1) |                            |                   |                      |                    |                     | Commercial & Industrial (1) |                  |                   |                      |                    |                     |
|--------------|--------------------------------|----------------------------|-------------------|----------------------|--------------------|---------------------|-----------------------------|------------------|-------------------|----------------------|--------------------|---------------------|
|              | Value                          | Growth Value               | % growth of value | Value Exclud. Growth | Ann.%chg w/o grwth | Cmltv%chg w/o grwth | Value                       | Growth Value     | % growth of value | Value Exclud. Growth | Ann.%chg w/o grwth | Cmltv%chg w/o grwth |
| 2014         | 63,446,919                     | 1,964,371                  | 3.10%             | 61,482,548           | --                 | --                  | 45,045,838                  | 5,045,780        | 11.20%            | 40,000,058           | --                 | --                  |
| 2015         | 62,062,227                     | 175,782                    | 0.28%             | 61,886,445           | -2.46%             | -2.46%              | 45,631,943                  | 265,875          | 0.58%             | 45,366,068           | 0.71%              | 0.71%               |
| 2016         | 62,837,350                     | 569,900                    | 0.91%             | 62,267,450           | 0.33%              | -1.86%              | 43,138,323                  | 430,677          | 1.00%             | 42,707,646           | -6.41%             | -5.19%              |
| 2017         | 66,174,490                     | 555,535                    | 0.84%             | 65,618,955           | 4.43%              | 3.42%               | 43,841,743                  | 331,310          | 0.76%             | 43,510,433           | 0.86%              | -3.41%              |
| 2018         | 66,696,485                     | 677,650                    | 1.02%             | 66,018,835           | -0.24%             | 4.05%               | 44,957,814                  | 711,966          | 1.58%             | 44,245,848           | 0.92%              | -1.78%              |
| 2019         | 75,055,515                     | 477,760                    | 0.64%             | 74,577,755           | 11.82%             | 17.54%              | 44,947,904                  | 2,545            | 0.01%             | 44,945,359           | -0.03%             | -0.22%              |
| 2020         | 77,181,450                     | 495,235                    | 0.64%             | 76,686,215           | 2.17%              | 20.87%              | 49,583,156                  | 1,884,860        | 3.80%             | 47,698,296           | 6.12%              | 5.89%               |
| 2021         | 84,003,130                     | 333,220                    | 0.40%             | 83,669,910           | 8.41%              | 31.87%              | 53,672,524                  | 199,600          | 0.37%             | 53,472,924           | 7.84%              | 18.71%              |
| 2022         | 96,656,580                     | 1,338,530                  | 1.38%             | 95,318,050           | 13.47%             | 50.23%              | 54,185,339                  | 473,560          | 0.87%             | 53,711,779           | 0.07%              | 19.24%              |
| 2023         | 111,835,445                    | 1,061,350                  | 0.95%             | 110,774,095          | 14.61%             | 74.59%              | 54,491,794                  | 316,525          | 0.58%             | 54,175,269           | -0.02%             | 20.27%              |
| 2024         | 124,921,850                    | 768,670                    | 0.62%             | 124,153,180          | 11.01%             | 95.68%              | 55,519,849                  | 986,220          | 1.78%             | 54,533,629           | 0.08%              | 21.06%              |
| Rate Ann%chg | 7.01%                          | Resid & Recreat w/o growth |                   |                      |                    | 6.35%               | 2.11%                       | C & I w/o growth |                   |                      |                    | 1.02%               |

| Tax Year     | Ag Improvements & Site Land (1)  |                             |                           |                          |                   |                      |                    | Cmltv%chg w/o grwth |
|--------------|----------------------------------|-----------------------------|---------------------------|--------------------------|-------------------|----------------------|--------------------|---------------------|
|              | Agric. Dwelling & Homesite Value | Ag Outbldg & Farmsite Value | Ag Imprv+Site Total Value | Growth Value             | % growth of value | Value Exclud. Growth | Ann.%chg w/o grwth |                     |
| 2014         | 18,745,405                       | 8,045,410                   | 26,790,815                | 1,423,049                | 5.31%             | 25,367,766           | --                 | --                  |
| 2015         | 25,009,104                       | 1,352,470                   | 26,361,574                | 1,000                    | 0.00%             | 26,360,574           | -1.61%             | -1.61%              |
| 2016         | 26,913,884                       | 1,704,930                   | 28,618,814                | 370,630                  | 1.30%             | 28,248,184           | 7.16%              | 5.44%               |
| 2017         | 20,801,290                       | 8,674,530                   | 29,475,820                | 839,205                  | 2.85%             | 28,636,615           | 0.06%              | 6.89%               |
| 2018         | 22,993,690                       | 9,671,150                   | 32,664,840                | 440,905                  | 1.35%             | 32,223,935           | 9.32%              | 20.28%              |
| 2019         | 25,251,560                       | 13,568,155                  | 38,819,715                | 1,173,866                | 3.02%             | 37,645,849           | 15.25%             | 40.52%              |
| 2020         | 26,825,190                       | 16,366,275                  | 43,191,465                | 1,315,660                | 3.05%             | 41,875,805           | 7.87%              | 56.31%              |
| 2021         | 27,644,345                       | 16,470,040                  | 44,114,385                | 225,235                  | 0.51%             | 43,889,150           | 1.62%              | 63.82%              |
| 2022         | 34,314,315                       | 21,400,035                  | 55,714,350                | 1,064,405                | 1.91%             | 54,649,945           | 23.88%             | 103.99%             |
| 2023         | 37,766,385                       | 22,963,095                  | 60,729,480                | 328,605                  | 0.54%             | 60,400,875           | 8.41%              | 125.45%             |
| 2024         | 41,929,661                       | 23,755,290                  | 65,684,951                | 494,337                  | 0.75%             | 65,190,614           | 7.35%              | 143.33%             |
| Rate Ann%chg | 8.38%                            | 11.43%                      | 9.38%                     | Ag Imprv+Site w/o growth |                   |                      | 7.93%              |                     |

(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land.  
Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property.  
Sources:  
Value; 2014 - 2024 CTL  
Growth Value; 2014 - 2024 Abstract of Asmnt Rpt.  
Prepared as of 02/11/2025

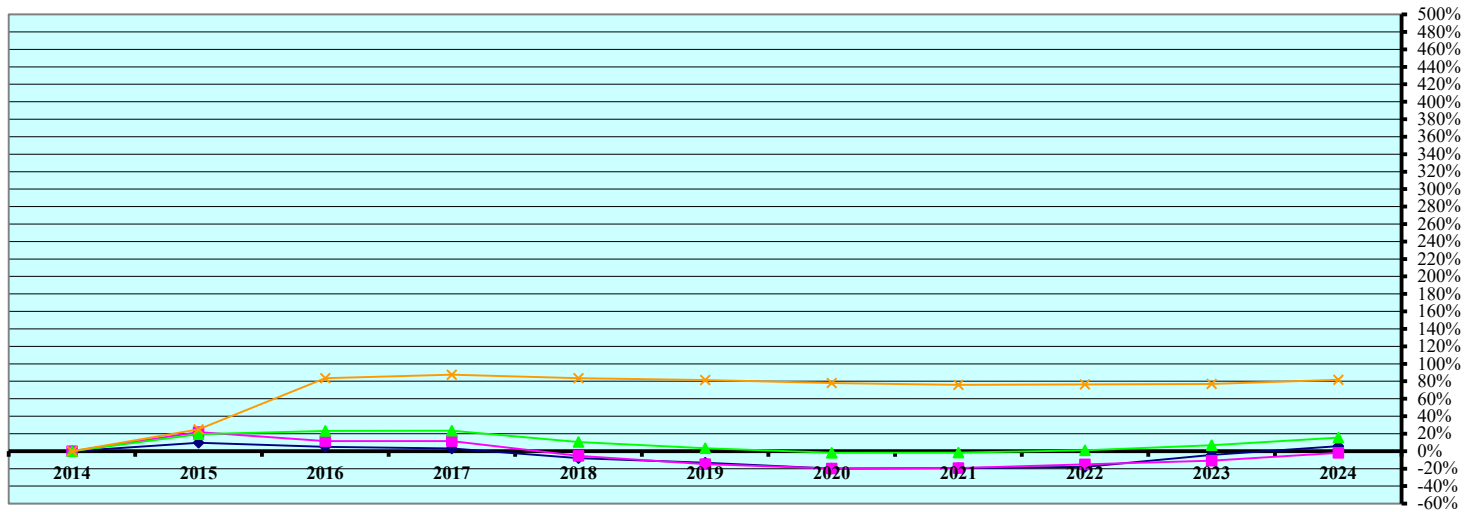
Cnty#  
County

|           |
|-----------|
| 44        |
| HITCHCOCK |

CHART 2

NE Dept. of Revenue, Property Assessment Division

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



| Tax Year | Irrigated Land |             |         |           | Dryland     |             |         |           | Grassland   |            |         |           |
|----------|----------------|-------------|---------|-----------|-------------|-------------|---------|-----------|-------------|------------|---------|-----------|
|          | Value          | Value Chg   | Ann%chg | Cmltv%chg | Value       | Value Chg   | Ann%chg | Cmltv%chg | Value       | Value Chg  | Ann%chg | Cmltv%chg |
| 2014     | 99,886,125     | -           | -       | -         | 236,836,475 | -           | -       | -         | 76,191,965  | -          | -       | -         |
| 2015     | 109,504,440    | 9,618,315   | 9.63%   | 9.63%     | 288,476,980 | 51,640,505  | 21.80%  | 21.80%    | 95,297,625  | 19,105,660 | 25.08%  | 25.08%    |
| 2016     | 104,816,020    | -4,688,420  | -4.28%  | 4.94%     | 264,237,520 | -24,239,460 | -8.40%  | 11.57%    | 139,902,360 | 44,604,735 | 46.81%  | 83.62%    |
| 2017     | 102,861,785    | -1,954,235  | -1.86%  | 2.98%     | 263,979,300 | -258,220    | -0.10%  | 11.46%    | 142,915,930 | 3,013,570  | 2.15%   | 87.57%    |
| 2018     | 91,814,515     | -11,047,270 | -10.74% | -8.08%    | 224,478,965 | -39,500,335 | -14.96% | -5.22%    | 139,931,970 | -2,983,960 | -2.09%  | 83.66%    |
| 2019     | 86,740,475     | -5,074,040  | -5.53%  | -13.16%   | 201,682,625 | -22,796,340 | -10.16% | -14.84%   | 138,314,110 | -1,617,860 | -1.16%  | 81.53%    |
| 2020     | 79,993,115     | -6,747,360  | -7.78%  | -19.92%   | 189,956,825 | -11,725,800 | -5.81%  | -19.79%   | 135,613,715 | -2,700,395 | -1.95%  | 77.99%    |
| 2021     | 80,692,075     | 698,960     | 0.87%   | -19.22%   | 190,838,485 | 881,660     | 0.46%   | -19.42%   | 134,092,180 | -1,521,535 | -1.12%  | 75.99%    |
| 2022     | 81,820,810     | 1,128,735   | 1.40%   | -18.09%   | 200,855,575 | 10,017,090  | 5.25%   | -15.19%   | 134,466,930 | 374,750    | 0.28%   | 76.48%    |
| 2023     | 95,523,815     | 13,703,005  | 16.75%  | -4.37%    | 211,136,990 | 10,281,415  | 5.12%   | -10.85%   | 134,791,005 | 324,075    | 0.24%   | 76.91%    |
| 2024     | 105,731,500    | 10,207,685  | 10.69%  | 5.85%     | 232,466,970 | 21,329,980  | 10.10%  | -1.84%    | 138,361,365 | 3,570,360  | 2.65%   | 81.60%    |

Rate Ann.%chg: Irrigated 0.57% Dryland -0.19% Grassland 6.15%

| Tax Year | Waste Land (1) |           |          |           | Other Agland (1) |           |          |           | Total Agricultural |             |         |           |
|----------|----------------|-----------|----------|-----------|------------------|-----------|----------|-----------|--------------------|-------------|---------|-----------|
|          | Value          | Value Chg | Ann%chg  | Cmltv%chg | Value            | Value Chg | Ann%chg  | Cmltv%chg | Value              | Value Chg   | Ann%chg | Cmltv%chg |
| 2014     | 70,505         | -         | -        | -         | 0                | -         | -        | -         | 412,985,070        | -           | -       | -         |
| 2015     | 68,590         | -1,915    | -2.72%   | -2.72%    | 3,820            | 3,820     | -        | -         | 493,351,455        | 80,366,385  | 19.46%  | 19.46%    |
| 2016     | 68,590         | 0         | 0.00%    | -2.72%    | 3,820            | 0         | 0.00%    | -         | 509,028,310        | 15,676,855  | 3.18%   | 23.26%    |
| 2017     | 68,490         | -100      | -0.15%   | -2.86%    | 3,820            | 0         | 0.00%    | -         | 509,829,325        | 801,015     | 0.16%   | 23.45%    |
| 2018     | 69,140         | 650       | 0.95%    | -1.94%    | 3,820            | 0         | 0.00%    | -         | 456,298,410        | -53,530,915 | -10.50% | 10.49%    |
| 2019     | 67,125         | -2,015    | -2.91%   | -4.79%    | 3,820            | 0         | 0.00%    | -         | 426,808,155        | -29,490,255 | -6.46%  | 3.35%     |
| 2020     | 68,205         | 1,080     | 1.61%    | -3.26%    | 3,820            | 0         | 0.00%    | -         | 405,635,680        | -21,172,475 | -4.96%  | -1.78%    |
| 2021     | 68,855         | 650       | 0.95%    | -2.34%    | 3,820            | 0         | 0.00%    | -         | 405,695,415        | 59,735      | 0.01%   | -1.77%    |
| 2022     | 0              | -68,855   | -100.00% | -100.00%  | 0                | -3,820    | -100.00% | -         | 417,143,315        | 11,447,900  | 2.82%   | 1.01%     |
| 2023     | 0              | 0         | -        | -100.00%  | 0                | 0         | -        | -         | 441,451,810        | 24,308,495  | 5.83%   | 6.89%     |
| 2024     | 0              | 0         | -        | -100.00%  | 0                | 0         | -        | -         | 476,559,835        | 35,108,025  | 7.95%   | 15.39%    |

Cnty# 44  
County HITCHCOCK

Rate Ann.%chg: Total Agric Land 1.44%

**CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2014 - 2024 (from County Abstract Reports)(<sup>1</sup>)**

| Tax Year | IRRIGATED LAND |        |                    |                     |                       | DRYLAND     |         |                    |                     |                       | GRASSLAND   |         |                    |                     |                       |
|----------|----------------|--------|--------------------|---------------------|-----------------------|-------------|---------|--------------------|---------------------|-----------------------|-------------|---------|--------------------|---------------------|-----------------------|
|          | Value          | Acres  | Avg Value per Acre | Ann%chg AvgVal/acre | Cmltv%chg AvgVal/Acre | Value       | Acres   | Avg Value per Acre | Ann%chg AvgVal/acre | Cmltv%chg AvgVal/Acre | Value       | Acres   | Avg Value per Acre | Ann%chg AvgVal/acre | Cmltv%chg AvgVal/Acre |
| 2014     | 99,363,385     | 38,949 | 2,551              |                     |                       | 237,183,660 | 189,153 | 1,254              |                     |                       | 76,217,185  | 208,561 | 365                |                     |                       |
| 2015     | 113,703,225    | 35,967 | 3,161              | 23.92%              | 23.92%                | 286,864,260 | 186,381 | 1,539              | 22.74%              | 22.74%                | 94,768,635  | 214,205 | 442                | 21.06%              | 21.06%                |
| 2016     | 104,766,780    | 33,912 | 3,089              | -2.28%              | 21.10%                | 264,405,235 | 182,114 | 1,452              | -5.67%              | 15.79%                | 139,800,610 | 220,548 | 634                | 43.27%              | 73.45%                |
| 2017     | 103,026,785    | 33,256 | 3,098              | 0.28%               | 21.44%                | 264,653,300 | 182,497 | 1,450              | -0.12%              | 15.65%                | 142,358,815 | 220,733 | 645                | 1.74%               | 76.48%                |
| 2018     | 92,573,650     | 33,203 | 2,788              | -10.00%             | 9.29%                 | 224,234,650 | 181,874 | 1,233              | -14.98%             | -1.68%                | 139,999,735 | 221,660 | 632                | -2.07%              | 72.83%                |
| 2019     | 86,740,470     | 32,759 | 2,648              | -5.03%              | 3.79%                 | 201,885,470 | 182,199 | 1,108              | -10.13%             | -11.63%               | 140,517,200 | 221,772 | 634                | 0.32%               | 73.38%                |
| 2020     | 80,013,420     | 32,705 | 2,447              | -7.60%              | -4.10%                | 189,954,095 | 181,923 | 1,044              | -5.77%              | -16.73%               | 135,618,630 | 221,537 | 612                | -3.38%              | 67.52%                |
| 2021     | 80,702,980     | 32,990 | 2,446              | -0.01%              | -4.11%                | 190,790,805 | 182,658 | 1,045              | 0.04%               | -16.70%               | 134,168,170 | 220,203 | 609                | -0.47%              | 66.73%                |
| 2022     | 82,028,060     | 33,535 | 2,446              | -0.01%              | -4.12%                | 201,146,865 | 183,173 | 1,098              | 5.13%               | -12.43%               | 134,165,145 | 220,717 | 608                | -0.23%              | 66.34%                |
| 2023     | 95,289,470     | 33,298 | 2,862              | 16.99%              | 12.18%                | 211,108,700 | 183,215 | 1,152              | 4.93%               | -8.11%                | 134,933,105 | 220,897 | 611                | 0.49%               | 67.15%                |
| 2024     | 105,731,500    | 33,591 | 3,148              | 9.99%               | 23.38%                | 232,399,065 | 183,199 | 1,269              | 10.09%              | 1.17%                 | 138,391,285 | 220,752 | 627                | 2.63%               | 71.55%                |

Rate Annual %chg Average Value/Acre:

0.62%

-0.20%

6.15%

| Tax Year | WASTE LAND (2) |       |                    |                     |                       | OTHER AGLAND (2) |       |                    |                     |                       | TOTAL AGRICULTURAL LAND (1) |         |                    |                     |                       |
|----------|----------------|-------|--------------------|---------------------|-----------------------|------------------|-------|--------------------|---------------------|-----------------------|-----------------------------|---------|--------------------|---------------------|-----------------------|
|          | Value          | Acres | Avg Value per Acre | Ann%chg AvgVal/acre | Cmltv%chg AvgVal/Acre | Value            | Acres | Avg Value per Acre | Ann%chg AvgVal/acre | Cmltv%chg AvgVal/Acre | Value                       | Acres   | Avg Value per Acre | Ann%chg AvgVal/acre | Cmltv%chg AvgVal/Acre |
| 2014     | 66,130         | 1,328 | 50                 |                     |                       | 0                | 0     |                    |                     |                       | 412,830,360                 | 437,992 | 943                |                     |                       |
| 2015     | 68,190         | 1,363 | 50                 | 0.47%               | 0.47%                 | 3,050            | 61    | 50                 |                     |                       | 495,407,360                 | 437,977 | 1,131              | 20.01%              | 20.01%                |
| 2016     | 68,590         | 1,371 | 50                 | 0.00%               | 0.47%                 | 3,820            | 76    | 50                 | 0.06%               |                       | 509,045,035                 | 438,021 | 1,162              | 2.74%               | 23.30%                |
| 2017     | 68,590         | 1,371 | 50                 | 0.00%               | 0.47%                 | 3,820            | 76    | 50                 | 0.00%               |                       | 510,111,310                 | 437,933 | 1,165              | 0.23%               | 23.58%                |
| 2018     | 69,140         | 1,382 | 50                 | 0.00%               | 0.46%                 | 3,820            | 76    | 50                 | 0.00%               |                       | 456,880,995                 | 438,196 | 1,043              | -10.49%             | 10.62%                |
| 2019     | 294,425        | 1,382 | 213                | 325.84%             | 327.82%               | 3,820            | 76    | 50                 | 0.00%               |                       | 429,441,385                 | 438,188 | 980                | -6.00%              | 3.98%                 |
| 2020     | 68,205         | 1,364 | 50                 | -76.52%             | 0.46%                 | 3,820            | 76    | 50                 | 0.00%               |                       | 405,658,170                 | 437,604 | 927                | -5.41%              | -1.65%                |
| 2021     | 68,855         | 1,377 | 50                 | 0.00%               | 0.46%                 | 3,820            | 76    | 50                 | 0.00%               |                       | 405,734,630                 | 437,304 | 928                | 0.09%               | -1.56%                |
| 2022     | 0              | 0     |                    |                     | #VALUE!               | 0                | 0     |                    |                     |                       | 417,340,070                 | 437,425 | 954                | 2.83%               | 1.22%                 |
| 2023     | 0              | 0     |                    |                     | #VALUE!               | 0                | 0     |                    |                     |                       | 441,331,275                 | 437,410 | 1,009              | 5.75%               | 7.05%                 |
| 2024     | 0              | 0     |                    |                     | #VALUE!               | 0                | 0     |                    |                     |                       | 476,521,850                 | 437,542 | 1,089              | 7.94%               | 15.55%                |

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HITCHCOCK

Rate Annual %chg Average Value/Acre:

1.45%

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

CHART 4

| Pop.                               | County:                      | Personal Prop | StateAsd PP | StateAsdReal  | Residential | Commercial | Industrial | Recreation | Agland      | Agdwell&HS | AgImprv&FS | Minerals   | Total Value |
|------------------------------------|------------------------------|---------------|-------------|---------------|-------------|------------|------------|------------|-------------|------------|------------|------------|-------------|
| 2,616                              | HITCHCOCK                    | 35,139,003    | 30,201,347  | 34,848,072    | 115,403,430 | 32,281,044 | 23,238,805 | 9,518,420  | 476,559,835 | 41,929,661 | 23,755,290 | 36,738,835 | 859,613,742 |
| cnty sectorvalue % of total value: |                              | 4.09%         | 3.51%       | 4.05%         | 13.43%      | 3.76%      | 2.70%      | 1.11%      | 55.44%      | 4.88%      | 2.76%      | 4.27%      | 100.00%     |
| Pop.                               | Municipality:                | Personal Prop | StateAsd PP | StateAsd Real | Residential | Commercial | Industrial | Recreation | Agland      | Agdwell&HS | AgImprv&FS | Minerals   | Total Value |
| 534                                | CULBERTSON                   | 1,536,803     | 798,863     | 1,612,835     | 19,491,425  | 4,386,899  | 6,616,464  | 0          | 69,835      | 0          | 4,725      | 0          | 34,517,849  |
| 20.41%                             | %sector of county sector     | 4.37%         | 2.65%       | 4.63%         | 16.89%      | 13.59%     | 28.47%     |            | 0.01%       |            | 0.02%      |            | 4.02%       |
|                                    | %sector of municipality      | 4.45%         | 2.31%       | 4.67%         | 56.47%      | 12.71%     | 19.17%     |            | 0.20%       |            | 0.01%      |            | 100.00%     |
| 294                                | PALISADE                     | 172,970       | 806,606     | 692,453       | 10,837,710  | 3,447,210  | 0          | 0          | 3,495       | 0          | 0          | 0          | 15,960,444  |
| 11.24%                             | %sector of county sector     | 0.49%         | 2.67%       | 1.99%         | 9.39%       | 10.68%     |            |            | 0.00%       |            |            |            | 1.86%       |
|                                    | %sector of municipality      | 1.08%         | 5.05%       | 4.34%         | 67.90%      | 21.60%     |            |            | 0.02%       |            |            |            | 100.00%     |
| 310                                | STRATTON                     | 310,508       | 605,979     | 1,107,409     | 14,511,110  | 2,837,200  | 0          | 0          | 19,800      | 0          | 4,730      | 0          | 19,396,736  |
| 11.85%                             | %sector of county sector     | 0.88%         | 2.01%       | 3.18%         | 12.57%      | 8.79%      |            |            | 0.00%       |            | 0.02%      |            | 2.26%       |
|                                    | %sector of municipality      | 1.60%         | 3.12%       | 5.71%         | 74.81%      | 14.63%     |            |            | 0.10%       |            | 0.02%      |            | 100.00%     |
| 516                                | TRENTON                      | 459,205       | 877,800     | 1,280,935     | 17,603,080  | 3,004,845  | 0          | 172,220    | 13,050      | 0          | 0          | 0          | 23,411,135  |
| 19.72%                             | %sector of county sector     | 1.31%         | 2.91%       | 3.68%         | 15.25%      | 9.31%      |            | 1.81%      | 0.00%       |            |            |            | 2.72%       |
|                                    | %sector of municipality      | 1.96%         | 3.75%       | 5.47%         | 75.19%      | 12.84%     |            | 0.74%      | 0.06%       |            |            |            | 100.00%     |
|                                    |                              |               |             |               |             |            |            |            |             |            |            |            |             |
|                                    | %sector of county sector     |               |             |               |             |            |            |            |             |            |            |            |             |
|                                    | %sector of municipality      |               |             |               |             |            |            |            |             |            |            |            |             |
|                                    |                              |               |             |               |             |            |            |            |             |            |            |            |             |
|                                    | %sector of county sector     |               |             |               |             |            |            |            |             |            |            |            |             |
|                                    | %sector of municipality      |               |             |               |             |            |            |            |             |            |            |            |             |
|                                    |                              |               |             |               |             |            |            |            |             |            |            |            |             |
|                                    | %sector of county sector     |               |             |               |             |            |            |            |             |            |            |            |             |
|                                    | %sector of municipality      |               |             |               |             |            |            |            |             |            |            |            |             |
|                                    |                              |               |             |               |             |            |            |            |             |            |            |            |             |
|                                    | %sector of county sector     |               |             |               |             |            |            |            |             |            |            |            |             |
|                                    | %sector of municipality      |               |             |               |             |            |            |            |             |            |            |            |             |
|                                    |                              |               |             |               |             |            |            |            |             |            |            |            |             |
|                                    | %sector of county sector     |               |             |               |             |            |            |            |             |            |            |            |             |
|                                    | %sector of municipality      |               |             |               |             |            |            |            |             |            |            |            |             |
|                                    |                              |               |             |               |             |            |            |            |             |            |            |            |             |
|                                    | %sector of county sector     |               |             |               |             |            |            |            |             |            |            |            |             |
|                                    | %sector of municipality      |               |             |               |             |            |            |            |             |            |            |            |             |
|                                    |                              |               |             |               |             |            |            |            |             |            |            |            |             |
|                                    | %sector of county sector     |               |             |               |             |            |            |            |             |            |            |            |             |
|                                    | %sector of municipality      |               |             |               |             |            |            |            |             |            |            |            |             |
|                                    |                              |               |             |               |             |            |            |            |             |            |            |            |             |
|                                    | %sector of county sector     |               |             |               |             |            |            |            |             |            |            |            |             |
|                                    | %sector of municipality      |               |             |               |             |            |            |            |             |            |            |            |             |
|                                    |                              |               |             |               |             |            |            |            |             |            |            |            |             |
|                                    | %sector of county sector     |               |             |               |             |            |            |            |             |            |            |            |             |
|                                    | %sector of municipality      |               |             |               |             |            |            |            |             |            |            |            |             |
|                                    |                              |               |             |               |             |            |            |            |             |            |            |            |             |
| 1,655                              | Total Municipalities         | 2,479,486     | 3,089,248   | 4,693,632     | 62,443,328  | 13,676,155 | 6,616,464  | 172,220    | 106,180     | 0          | 9,455      | 0          | 93,286,168  |
| 63.25%                             | %all municip.sectors of cnty | 7.06%         | 10.23%      | 13.47%        | 54.11%      | 42.37%     | 28.47%     | 1.81%      | 0.02%       |            | 0.04%      |            | 10.85%      |

## CHART 5

Total Real Property  
Sum Lines 17, 25, & 30

Records : 4,555

Value : 846,472,729

Growth 3,311,074

Sum Lines 17, 25, &amp; 41

## Schedule I : Non-Agricultural Records

|                      | Urban   |            | SubUrban |       | Rural   |            | Total   |             | Growth  |
|----------------------|---------|------------|----------|-------|---------|------------|---------|-------------|---------|
|                      | Records | Value      | Records  | Value | Records | Value      | Records | Value       |         |
| 01. Res UnImp Land   | 153     | 1,074,750  | 0        | 0     | 65      | 1,265,845  | 218     | 2,340,595   |         |
| 02. Res Improve Land | 955     | 4,966,260  | 0        | 0     | 226     | 11,370,620 | 1,181   | 16,336,880  |         |
| 03. Res Improvements | 960     | 61,951,680 | 0        | 0     | 238     | 40,201,235 | 1,198   | 102,152,915 |         |
| 04. Res Total        | 1,113   | 67,992,690 | 0        | 0     | 303     | 52,837,700 | 1,416   | 120,830,390 | 449,789 |
| % of Res Total       | 78.60   | 56.27      | 0.00     | 0.00  | 21.40   | 43.73      | 31.09   | 14.27       | 13.58   |
| 05. Com UnImp Land   | 25      | 73,560     | 0        | 0     | 5       | 59,510     | 30      | 133,070     |         |
| 06. Com Improve Land | 136     | 442,150    | 0        | 0     | 36      | 708,095    | 172     | 1,150,245   |         |
| 07. Com Improvements | 141     | 11,890,494 | 0        | 0     | 54      | 19,182,450 | 195     | 31,072,944  |         |
| 08. Com Total        | 166     | 12,406,204 | 0        | 0     | 59      | 19,950,055 | 225     | 32,356,259  | 33,820  |
| % of Com Total       | 73.78   | 38.34      | 0.00     | 0.00  | 26.22   | 61.66      | 4.94    | 3.82        | 1.02    |
| 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    | 2.75        | 0.00    |
| 13. Rec UnImp Land   | 0       | 0          | 0        | 0     | 17      | 1,902,520  | 17      | 1,902,520   |         |
| 14. Rec Improve Land | 1       | 21,500     | 0        | 0     | 178     | 2,043,895  | 179     | 2,065,395   |         |
| 15. Rec Improvements | 1       | 14,790     | 0        | 0     | 178     | 5,642,975  | 179     | 5,657,765   |         |
| 16. Rec Total        | 1       | 36,290     | 0        | 0     | 195     | 9,589,390  | 196     | 9,625,680   | 6,815   |
| % of Rec Total       | 0.51    | 0.38       | 0.00     | 0.00  | 99.49   | 99.62      | 4.30    | 1.14        | 0.21    |
| Res & Rec Total      | 1,114   | 68,028,980 | 0        | 0     | 498     | 62,427,090 | 1,612   | 130,456,070 | 456,604 |
| % of Res & Rec Total | 69.11   | 52.15      | 0.00     | 0.00  | 30.89   | 47.85      | 35.39   | 15.41       | 13.79   |
| Com & Ind Total      | 167     | 19,022,668 | 0        | 0     | 60      | 36,572,396 | 227     | 55,595,064  | 33,820  |
| % of Com & Ind Total | 73.57   | 34.22      | 0.00     | 0.00  | 26.43   | 65.78      | 4.98    | 6.57        | 1.02    |
| 17. Taxable Total    | 1,281   | 87,051,648 | 0        | 0     | 558     | 98,999,486 | 1,839   | 186,051,134 | 490,424 |
| % of Taxable Total   | 69.66   | 46.79      | 0.00     | 0.00  | 30.34   | 53.21      | 40.37   | 21.98       | 14.81   |



Schedule II : Tax Increment Financing (TIF)

|                  | Records | Urban<br>Value Base | Value Excess |  | Records | SubUrban<br>Value Base | Value Excess |
|------------------|---------|---------------------|--------------|--|---------|------------------------|--------------|
| 18. Residential  | 0       | 0                   | 0            |  | 0       | 0                      | 0            |
| 19. Commercial   | 0       | 0                   | 0            |  | 0       | 0                      | 0            |
| 20. Industrial   | 0       | 0                   | 0            |  | 0       | 0                      | 0            |
| 21. Other        | 0       | 0                   | 0            |  | 0       | 0                      | 0            |
|                  | Records | Rural<br>Value Base | Value Excess |  | Records | Total<br>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<br>Value | Records | SubUrban<br>Value | Records | Rural<br>Value | Records | Total<br>Value | Growth  |
|-------------------|---------|----------------|---------|-------------------|---------|----------------|---------|----------------|---------|
| 23. Producing     | 0       | 0              | 0       | 0                 | 320     | 31,111,000     | 320     | 31,111,000     | 311,780 |
| 24. Non-Producing | 0       | 0              | 0       | 0                 | 23      | 46,195         | 23      | 46,195         | 0       |
| 25. Total         | 0       | 0              | 0       | 0                 | 343     | 31,157,195     | 343     | 31,157,195     | 311,780 |

Schedule IV : Exempt Records : Non-Agricultural

|            | Urban<br>Records | SubUrban<br>Records | Rural<br>Records | Total<br>Records |
|------------|------------------|---------------------|------------------|------------------|
| 26. Exempt | 135              | 0                   | 181              | 316              |

Schedule V : Agricultural Records

|                      | Records | Urban<br>Value | Records | SubUrban<br>Value | Records | Rural<br>Value | Records | Total<br>Value |
|----------------------|---------|----------------|---------|-------------------|---------|----------------|---------|----------------|
| 27. Ag-Vacant Land   | 10      | 90,150         | 0       | 0                 | 1,886   | 417,656,950    | 1,896   | 417,747,100    |
| 28. Ag-Improved Land | 2       | 32,200         | 0       | 0                 | 454     | 154,397,565    | 456     | 154,429,765    |
| 29. Ag Improvements  | 2       | 7,955          | 0       | 0                 | 475     | 57,079,580     | 477     | 57,087,535     |

|              |  |  |  |       |             |
|--------------|--|--|--|-------|-------------|
| 30. Ag Total |  |  |  | 2,373 | 629,264,400 |
|--------------|--|--|--|-------|-------------|

Schedule VI : Agricultural Records :Non-Agricultural Detail

|                           | Urban   |          |            | SubUrban |          |            |           |
|---------------------------|---------|----------|------------|----------|----------|------------|-----------|
|                           | Records | Acres    | Value      | Records  | Acres    | Value      |           |
| 31. HomeSite UnImp Land   | 0       | 0.00     | 0          | 0        | 0.00     | 0          |           |
| 32. HomeSite Improv Land  | 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    |          |            | Growth    |
|                           | Records | Acres    | Value      | Records  | Acres    | Value      |           |
| 31. HomeSite UnImp Land   | 11      | 11.00    | 385,000    | 11       | 11.00    | 385,000    |           |
| 32. HomeSite Improv Land  | 249     | 257.00   | 8,995,000  | 249      | 257.00   | 8,995,000  |           |
| 33. HomeSite Improvements | 257     | 0.00     | 32,761,310 | 257      | 0.00     | 32,761,310 | 121,630   |
| 34. HomeSite Total        |         |          |            | 268      | 268.00   | 42,141,310 |           |
| 35. FarmSite UnImp Land   | 92      | 191.03   | 374,500    | 92       | 191.03   | 374,500    |           |
| 36. FarmSite Improv Land  | 385     | 907.44   | 1,644,660  | 386      | 908.44   | 1,646,160  |           |
| 37. FarmSite Improvements | 446     | 0.00     | 24,318,270 | 448      | 0.00     | 24,326,225 | 2,387,240 |
| 38. FarmSite Total        |         |          |            | 540      | 1,099.47 | 26,346,885 |           |
| 39. Road & Ditches        | 1,502   | 5,045.07 | 0          | 1,502    | 5,045.07 | 0          |           |
| 40. Other- Non Ag Use     | 1       | 29.00    | 29,000     | 1        | 29.00    | 29,000     |           |
| 41. Total Section VI      |         |          |            | 808      | 6,441.54 | 68,517,195 | 2,508,870 |

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     | 34,900.20 | 53,151,965 | 260      | 34,900.20 | 53,151,965 |
| 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               | 12,281.33  | 37.84%      | 47,187,530  | 38.27%      | 3,842.22                |
| 46. 1A                | 14,064.73  | 43.33%      | 54,140,390  | 43.91%      | 3,849.37                |
| 47. 2A1               | 1,227.73   | 3.78%       | 4,604,010   | 3.73%       | 3,750.02                |
| 48. 2A                | 1,604.21   | 4.94%       | 5,953,985   | 4.83%       | 3,711.47                |
| 49. 3A1               | 544.33     | 1.68%       | 1,883,765   | 1.53%       | 3,460.70                |
| 50. 3A                | 752.48     | 2.32%       | 2,708,925   | 2.20%       | 3,600.00                |
| 51. 4A1               | 752.41     | 2.32%       | 2,570,950   | 2.09%       | 3,416.95                |
| 52. 4A                | 1,229.51   | 3.79%       | 4,250,165   | 3.45%       | 3,456.80                |
| 53. Total             | 32,456.73  | 100.00%     | 123,299,720 | 100.00%     | 3,798.90                |
| Dry                   |            |             |             |             |                         |
| 54. 1D1               | 6.13       | 0.00%       | 9,625       | 0.00%       | 1,570.15                |
| 55. 1D                | 146,638.41 | 80.81%      | 230,222,400 | 83.04%      | 1,570.00                |
| 56. 2D1               | 431.89     | 0.24%       | 634,880     | 0.23%       | 1,470.00                |
| 57. 2D                | 12,868.25  | 7.09%       | 18,916,345  | 6.82%       | 1,470.00                |
| 58. 3D1               | 1,180.03   | 0.65%       | 1,616,645   | 0.58%       | 1,370.00                |
| 59. 3D                | 6,815.85   | 3.76%       | 9,337,720   | 3.37%       | 1,370.00                |
| 60. 4D1               | 7,225.19   | 3.98%       | 8,814,745   | 3.18%       | 1,220.00                |
| 61. 4D                | 6,294.83   | 3.47%       | 7,679,700   | 2.77%       | 1,220.00                |
| 62. Total             | 181,460.58 | 100.00%     | 277,232,060 | 100.00%     | 1,527.78                |
| Grass                 |            |             |             |             |                         |
| 63. 1G1               | 325.66     | 0.15%       | 212,205     | 0.14%       | 651.62                  |
| 64. 1G                | 1,819.41   | 0.85%       | 1,196,915   | 0.81%       | 657.86                  |
| 65. 2G1               | 16.70      | 0.01%       | 10,855      | 0.01%       | 650.00                  |
| 66. 2G                | 5,253.31   | 2.45%       | 3,920,990   | 2.66%       | 746.38                  |
| 67. 3G1               | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 68. 3G                | 34,927.30  | 16.32%      | 26,302,180  | 17.82%      | 753.06                  |
| 69. 4G1               | 169,896.68 | 79.38%      | 114,758,100 | 77.77%      | 675.46                  |
| 70. 4G                | 1,790.73   | 0.84%       | 1,163,980   | 0.79%       | 650.00                  |
| 71. Total             | 214,029.79 | 100.00%     | 147,565,225 | 100.00%     | 689.46                  |
|                       |            |             |             |             |                         |
| Irrigated Total       | 32,456.73  | 7.58%       | 123,299,720 | 22.50%      | 3,798.90                |
| Dry Total             | 181,460.58 | 42.40%      | 277,232,060 | 50.58%      | 1,527.78                |
| Grass Total           | 214,029.79 | 50.01%      | 147,565,225 | 26.92%      | 689.46                  |
| 72. Waste             | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 73. Other             | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 74. Exempt            | 9,188.85   | 2.15%       | 470,815     | 0.09%       | 51.24                   |
| 75. Market Area Total | 427,947.10 | 100.00%     | 548,097,005 | 100.00%     | 1,280.76                |

## 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%      | 2,894,625  | 45.14%      | 3,787.93                |
| 46. 1A                | 473.31   | 27.51%      | 1,822,410  | 28.42%      | 3,850.35                |
| 47. 2A1               | 0.00     | 0.00%       | 0          | 0.00%       | 0.00                    |
| 48. 2A                | 26.64    | 1.55%       | 99,100     | 1.55%       | 3,719.97                |
| 49. 3A1               | 95.95    | 5.58%       | 345,415    | 5.39%       | 3,599.95                |
| 50. 3A                | 142.67   | 8.29%       | 489,470    | 7.63%       | 3,430.78                |
| 51. 4A1               | 1.00     | 0.06%       | 3,500      | 0.05%       | 3,500.00                |
| 52. 4A                | 216.45   | 12.58%      | 757,575    | 11.81%      | 3,500.00                |
| 53. Total             | 1,720.19 | 100.00%     | 6,412,095  | 100.00%     | 3,727.55                |
| Dry                   |          |             |            |             |                         |
| 54. 1D1               | 0.00     | 0.00%       | 0          | 0.00%       | 0.00                    |
| 55. 1D                | 658.26   | 65.52%      | 1,033,465  | 69.50%      | 1,570.00                |
| 56. 2D1               | 10.98    | 1.09%       | 16,140     | 1.09%       | 1,469.95                |
| 57. 2D                | 78.05    | 7.77%       | 114,730    | 7.72%       | 1,469.96                |
| 58. 3D1               | 58.35    | 5.81%       | 79,940     | 5.38%       | 1,370.01                |
| 59. 3D                | 0.00     | 0.00%       | 0          | 0.00%       | 0.00                    |
| 60. 4D1               | 12.38    | 1.23%       | 15,105     | 1.02%       | 1,220.11                |
| 61. 4D                | 186.63   | 18.58%      | 227,685    | 15.31%      | 1,219.98                |
| 62. Total             | 1,004.65 | 100.00%     | 1,487,065  | 100.00%     | 1,480.18                |
| Grass                 |          |             |            |             |                         |
| 63. 1G1               | 1,071.01 | 15.63%      | 696,150    | 14.65%      | 649.99                  |
| 64. 1G                | 0.00     | 0.00%       | 0          | 0.00%       | 0.00                    |
| 65. 2G1               | 13.65    | 0.20%       | 8,865      | 0.19%       | 649.45                  |
| 66. 2G                | 3,641.34 | 53.15%      | 2,545,770  | 53.58%      | 699.13                  |
| 67. 3G1               | 0.00     | 0.00%       | 0          | 0.00%       | 0.00                    |
| 68. 3G                | 1,472.23 | 21.49%      | 1,015,940  | 21.38%      | 690.07                  |
| 69. 4G1               | 602.09   | 8.79%       | 451,120    | 9.50%       | 749.26                  |
| 70. 4G                | 51.07    | 0.75%       | 33,195     | 0.70%       | 649.99                  |
| 71. Total             | 6,851.39 | 100.00%     | 4,751,040  | 100.00%     | 693.44                  |
|                       |          |             |            |             |                         |
| Irrigated Total       | 1,720.19 | 17.96%      | 6,412,095  | 50.69%      | 3,727.55                |
| Dry Total             | 1,004.65 | 10.49%      | 1,487,065  | 11.76%      | 1,480.18                |
| Grass Total           | 6,851.39 | 71.55%      | 4,751,040  | 37.56%      | 693.44                  |
| 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 | 9,576.23 | 100.00%     | 12,650,200 | 100.00%     | 1,321.00                |

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     | 34,176.92  | 129,711,815 | 34,176.92  | 129,711,815 |
| 77. Dry Land  | 38.68  | 57,830  | 0.00     | 0     | 182,426.55 | 278,661,295 | 182,465.23 | 278,719,125 |
| 78. Grass     | 96.95  | 63,020  | 0.00     | 0     | 220,784.23 | 152,253,245 | 220,881.18 | 152,316,265 |
| 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     | 9,188.85   | 470,815     | 9,188.85   | 470,815     |
| 82. Total     | 135.63 | 120,850 | 0.00     | 0     | 437,387.70 | 560,626,355 | 437,523.33 | 560,747,205 |

|           | Acres      | % of Acres* | Value       | % of Value* | Average Assessed Value* |
|-----------|------------|-------------|-------------|-------------|-------------------------|
| Irrigated | 34,176.92  | 7.81%       | 129,711,815 | 23.13%      | 3,795.30                |
| Dry Land  | 182,465.23 | 41.70%      | 278,719,125 | 49.70%      | 1,527.52                |
| Grass     | 220,881.18 | 50.48%      | 152,316,265 | 27.16%      | 689.58                  |
| Waste     | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| Other     | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| Exempt    | 9,188.85   | 2.10%       | 470,815     | 0.08%       | 51.24                   |
| Total     | 437,523.33 | 100.00%     | 560,747,205 | 100.00%     | 1,281.64                |

## 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           | 19                     | 2,001,275    | 14                   | 1,170,060    | 14                  | 1,649,945    | 33             | 4,821,280    | 0             |
| 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                       | 19                     | 214,085      | 279                  | 1,442,480    | 279                 | 20,134,390   | 298            | 21,790,955   | 29,517        |
| 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    | 0             |
| 83.7 Laker's North Shore              | 5                      | 72,250       | 52                   | 870,800      | 52                  | 3,084,195    | 57             | 4,027,245    | 11,745        |
| 83.8 Palisade                         | 34                     | 165,035      | 174                  | 853,190      | 174                 | 11,101,215   | 208            | 12,119,440   | 84,231        |
| 83.9 Rural Residential                | 21                     | 184,130      | 205                  | 10,324,055   | 215                 | 36,217,530   | 236            | 46,725,715   | 130,560       |
| 83.10 Stratton                        | 58                     | 414,165      | 204                  | 1,184,260    | 204                 | 14,370,825   | 262            | 15,969,250   | 45,935        |
| 83.11 Swanson Lake Cabin              | 0                      | 0            | 11                   | 220,000      | 11                  | 776,035      | 11             | 996,035      | 0             |
| 83.12 Trenton                         | 35                     | 229,145      | 293                  | 1,418,705    | 299                 | 16,243,045   | 334            | 17,890,895   | 154,616       |
| 84 Residential Total                  | 235                    | 4,243,115    | 1,360                | 18,402,275   | 1,377               | 107,810,680  | 1,612          | 130,456,070  | 456,604       |

## Schedule XII : Commercial Records - Assessor Location Detail

| <u>Line#</u> | <u>Assessor Location</u> | <u>Unimproved Land</u> |              | <u>Improved Land</u> |              | <u>Improvements</u> |              | <u>Total</u>   |              | <u>Growth</u> |
|--------------|--------------------------|------------------------|--------------|----------------------|--------------|---------------------|--------------|----------------|--------------|---------------|
|              |                          | <u>Records</u>         | <u>Value</u> | <u>Records</u>       | <u>Value</u> | <u>Records</u>      | <u>Value</u> | <u>Records</u> | <u>Value</u> |               |
| 85.1         | N/a Or Error             | 0                      | 0            | 0                    | 0            | 1                   | 21,335       | 1              | 21,335       | 0             |
| 85.2         | Castaway                 | 0                      | 0            | 1                    | 49,770       | 1                   | 6,470        | 1              | 56,240       | 0             |
| 85.3         | Castaway Commercial      | 1                      | 10,465       | 3                    | 157,255      | 3                   | 595,085      | 4              | 762,805      | 0             |
| 85.4         | Commercial               | 0                      | 0            | 2                    | 26,540       | 2                   | 282,240      | 2              | 308,780      | 10,690        |
| 85.5         | Culbertson Commercial    | 6                      | 36,495       | 50                   | 409,445      | 55                  | 24,602,293   | 61             | 25,048,233   | 0             |
| 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            | 2                    | 7,875        | 2                   | 63,805       | 2              | 71,680       | 0             |
| 85.12        | Stratton Commercial      | 6                      | 15,975       | 43                   | 188,570      | 46                  | 3,613,190    | 52             | 3,817,735    | 0             |
| 85.13        | Trenton Commercial       | 11                     | 47,630       | 45                   | 225,980      | 53                  | 4,198,535    | 64             | 4,472,145    | 23,130        |
| 86           | Commercial Total         | 30                     | 133,070      | 174                  | 1,464,510    | 197                 | 53,997,484   | 227            | 55,595,064   | 33,820        |



## 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                | 324.66     | 0.16%       | 211,030     | 0.16%       | 650.00                  |
| 88. 1G                 | 1,794.40   | 0.87%       | 1,166,375   | 0.87%       | 650.01                  |
| 89. 2G1                | 16.70      | 0.01%       | 10,855      | 0.01%       | 650.00                  |
| 90. 2G                 | 4,965.93   | 2.41%       | 3,227,895   | 2.41%       | 650.01                  |
| 91. 3G1                | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 92. 3G                 | 31,943.20  | 15.52%      | 20,763,225  | 15.52%      | 650.00                  |
| 93. 4G1                | 164,959.67 | 80.16%      | 107,224,080 | 80.16%      | 650.00                  |
| 94. 4G                 | 1,790.73   | 0.87%       | 1,163,980   | 0.87%       | 650.00                  |
| 95. Total              | 205,795.29 | 100.00%     | 133,767,440 | 100.00%     | 650.00                  |
| CRP                    |            |             |             |             |                         |
| 96. 1C1                | 1.00       | 0.01%       | 1,175       | 0.01%       | 1,175.00                |
| 97. 1C                 | 25.01      | 0.30%       | 30,540      | 0.22%       | 1,221.11                |
| 98. 2C1                | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 99. 2C                 | 287.38     | 3.49%       | 693,095     | 5.02%       | 2,411.77                |
| 100. 3C1               | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 101. 3C                | 2,984.10   | 36.24%      | 5,538,955   | 40.14%      | 1,856.16                |
| 102. 4C1               | 4,937.01   | 59.96%      | 7,534,020   | 54.60%      | 1,526.03                |
| 103. 4C                | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
| 104. Total             | 8,234.50   | 100.00%     | 13,797,785  | 100.00%     | 1,675.61                |
| 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                    |
|                        |            |             |             |             |                         |
| Grass Total            | 205,795.29 | 96.15%      | 133,767,440 | 90.65%      | 650.00                  |
| CRP Total              | 8,234.50   | 3.85%       | 13,797,785  | 9.35%       | 1,675.61                |
| Timber Total           | 0.00       | 0.00%       | 0           | 0.00%       | 0.00                    |
|                        |            |             |             |             |                         |
| 114. Market Area Total | 214,029.79 | 100.00%     | 147,565,225 | 100.00%     | 689.46                  |

## 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 | 16.21%      | 696,150   | 16.20%      | 649.99                  |
| 88. 1G                 | 0.00     | 0.00%       | 0         | 0.00%       | 0.00                    |
| 89. 2G1                | 13.65    | 0.21%       | 8,865     | 0.21%       | 649.45                  |
| 90. 2G                 | 3,542.32 | 53.60%      | 2,302,505 | 53.60%      | 650.00                  |
| 91. 3G1                | 0.00     | 0.00%       | 0         | 0.00%       | 0.00                    |
| 92. 3G                 | 1,413.95 | 21.39%      | 919,080   | 21.39%      | 650.01                  |
| 93. 4G1                | 517.12   | 7.82%       | 336,120   | 7.82%       | 649.98                  |
| 94. 4G                 | 51.07    | 0.77%       | 33,195    | 0.77%       | 649.99                  |
| 95. Total              | 6,609.12 | 100.00%     | 4,295,915 | 100.00%     | 650.00                  |
| 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%      | 243,265   | 53.45%      | 2,456.73                |
| 100. 3C1               | 0.00     | 0.00%       | 0         | 0.00%       | 0.00                    |
| 101. 3C                | 58.28    | 24.06%      | 96,860    | 21.28%      | 1,661.98                |
| 102. 4C1               | 84.97    | 35.07%      | 115,000   | 25.27%      | 1,353.42                |
| 103. 4C                | 0.00     | 0.00%       | 0         | 0.00%       | 0.00                    |
| 104. Total             | 242.27   | 100.00%     | 455,125   | 100.00%     | 1,878.59                |
| 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                    |
| Grass Total            | 6,609.12 | 96.46%      | 4,295,915 | 90.42%      | 650.00                  |
| CRP Total              | 242.27   | 3.54%       | 455,125   | 9.58%       | 1,878.59                |
| Timber Total           | 0.00     | 0.00%       | 0         | 0.00%       | 0.00                    |
| 114. Market Area Total | 6,851.39 | 100.00%     | 4,751,040 | 100.00%     | 693.44                  |

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

**44 Hitchcock**

|   | <b>2024 CTL County<br/>Total</b> | <b>2025 Form 45<br/>County Total</b> | <b>Value Difference<br/>(2025 form 45 - 2024 CTL)</b> | <b>Percent<br/>Change</b> | <b>2025 Growth<br/>(New Construction Value)</b> | <b>Percent Change<br/>excl. Growth</b> |
|---|----------------------------------|--------------------------------------|---|---------------------------|---|--|
| 01. Residential   | 115,403,430                      | 120,830,390                          | 5,426,960   | 4.70%                     | 449,789   | 4.31%                                  |
| 02. Recreational  | 9,518,420                        | 9,625,680                            | 107,260   | 1.13%                     | 6,815   | 1.06%                                  |
| 03. Ag-Homesite Land, Ag-Res Dwelling                             | 41,929,661                       | 42,141,310                           | 211,649   | 0.50%                     | 121,630   | 0.21%                                  |
| <b>04. Total Residential (sum lines 1-3)</b>                      | <b>166,851,511</b>               | <b>172,597,380</b>                   | <b>5,745,869</b>                                      | <b>3.44%</b>              | <b>578,234</b>                                  | <b>3.10%</b>                           |
| 05. Commercial  | 32,281,044                       | 32,356,259                           | 75,215  | 0.23%                     | 33,820  | 0.13%                                  |
| 06. Industrial  | 23,238,805                       | 23,238,805                           | 0   | 0.00%                     | 0   | 0.00%                                  |
| <b>07. Total Commercial (sum lines 5-6)</b>                       | <b>55,519,849</b>                | <b>55,595,064</b>                    | <b>75,215</b>   | <b>0.14%</b>              | <b>33,820</b>                                   | <b>0.07%</b>                           |
| 08. Ag-Farmsite Land, Outbuildings                                | 23,726,290                       | 26,346,885                           | 2,620,595   | 11.05%                    | 2,387,240                                       | 0.98%                                  |
| 09. Minerals  | 36,738,835                       | 31,157,195                           | -5,581,640  | -15.19                    | 311,780   | -16.04%                                |
| 10. Non Ag Use Land   | 29,000                           | 29,000                               | 0   | 0.00%                     |   |  |
| <b>11. Total Non-Agland (sum lines 8-10)</b>                      | <b>60,494,125</b>                | <b>57,533,080</b>                    | <b>-2,961,045</b>                                     | <b>-4.89%</b>             | <b>2,699,020</b>                                | <b>-9.36%</b>                          |
| 12. Irrigated   | 105,731,500                      | 129,711,815                          | 23,980,315  | 22.68%                    |   |  |
| 13. Dryland   | 232,466,970                      | 278,719,125                          | 46,252,155  | 19.90%                    |   |  |
| 14. Grassland   | 138,361,365                      | 152,316,265                          | 13,954,900  | 10.09%                    |   |  |
| 15. Wasteland   | 0                                | 0                                    | 0   |                           |   |  |
| 16. Other Agland  | 0                                | 0                                    | 0   |                           |   |  |
| <b>17. Total Agricultural Land</b>                                | <b>476,559,835</b>               | <b>560,747,205</b>                   | <b>84,187,370</b>                                     | <b>17.67%</b>             |   |  |
| <b>18. Total Value of all Real Property</b><br>(Locally Assessed) | <b>759,425,320</b>               | <b>846,472,729</b>                   | <b>87,047,409</b>                                     | <b>11.46%</b>             | <b>3,311,074</b>                                | <b>11.03%</b>                          |

## 2025 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:                            |
|     | \$146,019   |
| 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<br>\$10,000 ethanol and Kuglers 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:                               |
|     | \$1,580   |

## B. Computer, Automation Information and GIS

|     |   |
|-----|---|
| 1.  | <b>Administrative software:</b>   |
|     | MIPS  |
| 2.  | <b>CAMA software:</b>   |
|     | MIPS  |
| 3.  | <b>Personal Property software:</b>  |
|     | MIPS  |
| 4.  | <b>Are cadastral maps currently being used?</b>   |
|     | No  |
| 5.  | <b>If so, who maintains the Cadastral Maps?</b>   |
|     | N/A   |
| 6.  | <b>Does the county have GIS software?</b>   |
|     | Yes   |
| 7.  | <b>Is GIS available to the public? If so, what is the web address?</b>                                |
|     | Yes, hitchcock.gworks.com   |
| 8.  | <b>Who maintains the GIS software and maps?</b>   |
|     | The maps and software are maintained by both the assessor's office staff and the county's GIS vendor. |
| 9.  | <b>What type of aerial imagery is used in the cyclical review of properties?</b>                      |
|     | GIS   |
| 10. | <b>When was the aerial imagery last updated?</b>  |
|     | 2022  |

## C. Zoning Information

|    |   |
|----|---|
| 1. | <b>Does the county have zoning?</b>     |
|    | Yes                                     |
| 2. | <b>If so, is the zoning countywide?</b> |
|    | Yes                                     |

|           |   |
|-----------|---|
| <b>3.</b> | <b>What municipalities in the county are zoned?</b> |
|           | Culbertson and Trenton                              |
| <b>4.</b> | <b>When was zoning implemented?</b>                 |
|           | June 2000   |

#### **D. Contracted Services**

|           |                            |
|-----------|----------------------------|
| <b>1.</b> | <b>Appraisal Services:</b> |
|           | Pritchard & Abbott         |
| <b>2.</b> | <b>GIS Services:</b>       |
|           | gWorks                     |
| <b>3.</b> | <b>Other services:</b>     |
|           | N/A                        |

#### **E. Appraisal /Listing Services**

|           |  |
|-----------|--|
| <b>1.</b> | <b>List any outside appraisal or listing services employed by the county for the current assessment year</b>                     |
|           | Yes, for the appraisal of oil and gas minerals.  |
| <b>2.</b> | <b>If so, is the appraisal or listing service performed under contract?</b>  |
|           | Yes  |
| <b>3.</b> | <b>What appraisal certifications or qualifications does the County require?</b>  |
|           | The county does not specify requirements; however, the appraisal firm is a national leader in the field of oil and gas minerals. |
| <b>4.</b> | <b>Have the existing contracts been approved by the PTA?</b>   |
|           | Yes  |
| <b>5.</b> | <b>Does the appraisal or listing service providers establish assessed values for the county?</b>                                 |
|           | Yes  |

## 2025 Residential Assessment Survey for Hitchcock County

|           |   |
|-----------|---|
| <b>1.</b> | <b>Valuation data collection done by:</b>   |
|           | The assessor and staff  |
| <b>2.</b> | <b>List and describe the approach(es) used to estimate the market value of residential properties.</b>  |
|           | Only the cost approach is used in the county to determine residential property market value.  |
| <b>3.</b> | <b>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?</b>   |
|           | Depreciation studies are developed based on local market information.   |
| <b>4.</b> | <b>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.</b>  |
|           | <p>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.</p> <p>Trenton and Beverly share the same depreciation table.</p> <p>Culbertson, Stratton &amp; Palisade are on the same depreciation table. Stratton has a 5% economic decrease.</p> |
| <b>5.</b> | <b>Describe the methodology used to determine the residential lot values?</b>   |
|           | All lots are valued by the square foot using local sales information. Rural Residential sites are valued by the acre.   |
| <b>6.</b> | <b>How are rural residential site values developed?</b>   |
|           | Rural residential site values are developed by studying improved sales.   |
| <b>7.</b> | <b>Are there form 191 applications on file?</b>   |
|           | No  |
| <b>8.</b> | <b>Describe the methodology used to determine value for vacant lots being held for sale or resale?</b>  |
|           | 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.  |

## 2025 Commercial Assessment Survey for Hitchcock County

|            |  |
|------------|--|
| <b>1.</b>  | <b>Valuation data collection done by:</b>  |
|            | The assessor and staff; industrial parcels are done by a contract appraiser.   |
| <b>2.</b>  | <b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>  |
|            | Where sufficient data exists, all three approaches were developed for commercial property market values.   |
| <b>2a.</b> | <b>Describe the process used to determine the value of unique commercial properties.</b>   |
|            | Contract appraisers were relied upon in 2020 to develop the value for the Ethanol Plant and another large, unique property in the county.  |
| <b>3.</b>  | <b>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?</b>  |
|            | Depreciation is developed using local market information, as well as sales data from outside of the county.  |
| <b>4.</b>  | <b>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.</b>                                     |
|            | 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. |
| <b>5.</b>  | <b>Describe the methodology used to determine the commercial lot values.</b>   |
|            | The commercial lot values were established by conducting a sales analysis; values are applied per square foot.   |



## 2025 Agricultural Assessment Survey for Hitchcock County

|     |   |
|-----|---|
| 1.  | <b>Valuation data collection done by:</b>   |
|     | The assessor and staff  |
| 2.  | <b>Describe the process used to determine and monitor market areas.</b>   |
|     | Sales in the county have shown a need for a separate market area along the Republican River.  |
| 3.  | <b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>   |
|     | Rural residential land is generally less than 20 acres and is reviewed more thoroughly for agricultural use.  |
| 4.  | <b>Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?</b>  |
|     | Farm home sites and rural residential home sites are valued the same countywide.  |
| 5.  | <b>What separate market analysis has been conducted where intensive use is identified in the county?</b>  |
|     | 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). There are no registered feed lots in the county. |
| 6.  | <b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>   |
|     | 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.  |
| 6a. | <b>Are any other agricultural subclasses used? If yes, please explain.</b>  |
|     | CREP, CRP, surface water irrigation   |
|     | <b><u>If your county has special value applications, please answer the following</u></b>  |
| 7a. | <b>How many parcels have a special valuation application on file?</b>   |
|     | 247   |
| 7b. | <b>What process was used to determine if non-agricultural influences exist in the county?</b>   |
|     | Market analysis of parcels sold along the Republican River  |
|     | <b><u>If your county recognizes a special value, please answer the following</u></b>  |
| 7c. | <b>Describe the non-agricultural influences recognized within the county.</b>   |
|     | Recreational hunting  |
| 7d. | <b>Where is the influenced area located within the county?</b>  |
|     | Parcels adjacent to the Republican river  |

|     |  |
|-----|--|
| 7e. | <b>Describe in detail how the special values were arrived at in the influenced area(s).</b>  |
|     | 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 2025, 2026, 2027**

**Date: May, 2024**

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 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.

Industrial properties will be reviewed and valued by a Certified General Appraiser. (Kugler Oil Company and Trenton Agri Products)

Also, gWorks should update Hitchcock Counties basemap to show 2024 flyover so the Assessor's Office will review ag land in 2025 on gWorks for 2026 assessments.

### **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.

## **2025 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.

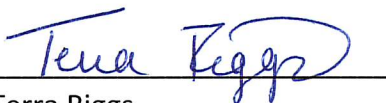
Land in Market Area 2 is identified as land that is along the Republican River. Some of the properties in this neighborhood are primarily used for recreational purposes. Other parcels are used for agricultural or horticultural and recreational purposes.

#### **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 13 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