

AGRICULTURAL

Type : Qualified

Number of Sales :	9	Median :	72	COV :	13.85	95% Median C.I. :	64.68 to 76.27
Total Sales Price :	3,630,900	Wgt. Mean :	73	STD :	09.95	95% Wgt. Mean C.I. :	60.30 to 86.60
Total Adj. Sales Price :	4,287,900	Mean :	72	Avg. Abs. Dev :	06.99	95% Mean C.I. :	64.19 to 79.49
Total Assessed Value :	3,149,543						
Avg. Adj. Sales Price :	476,433	COD :	09.67	MAX Sales Ratio :	93.24		
Avg. Assessed Value :	349,949	PRD :	97.81	MIN Sales Ratio :	58.10		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Qrtrs</u>											
10/01/2019 To 12/31/2019	1	67.05	67.05	67.05		100.00	67.05	67.05	N/A	589,000	394,943
01/01/2020 To 03/31/2020	3	76.27	80.60	84.17	09.16	95.76	72.28	93.24	N/A	477,333	401,756
04/01/2020 To 06/30/2020											
07/01/2020 To 09/30/2020											
10/01/2020 To 12/31/2020											
01/01/2021 To 03/31/2021	1	65.83	65.83	65.83		100.00	65.83	65.83	N/A	74,400	48,978
04/01/2021 To 06/30/2021											
07/01/2021 To 09/30/2021											
10/01/2021 To 12/31/2021											
01/01/2022 To 03/31/2022	2	69.60	69.60	66.85	07.07	104.11	64.68	74.52	N/A	770,250	514,920
04/01/2022 To 06/30/2022	1	74.56	74.56	74.56		100.00	74.56	74.56	N/A	557,000	415,319
07/01/2022 To 09/30/2022	1	58.10	58.10	58.10		100.00	58.10	58.10	N/A	95,000	55,197
<u>Study Yrs</u>											
10/01/2019 To 09/30/2020	4	74.28	77.21	79.18	10.16	97.51	67.05	93.24	N/A	505,250	400,053
10/01/2020 To 09/30/2021	1	65.83	65.83	65.83		100.00	65.83	65.83	N/A	74,400	48,978
10/01/2021 To 09/30/2022	4	69.60	67.97	68.43	09.45	99.33	58.10	74.56	N/A	548,125	375,089
<u>Calendar Yrs</u>											
01/01/2020 To 12/31/2020	3	76.27	80.60	84.17	09.16	95.76	72.28	93.24	N/A	477,333	401,756
01/01/2021 To 12/31/2021	1	65.83	65.83	65.83		100.00	65.83	65.83	N/A	74,400	48,978

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Avg. Assessed Value :	349,949	PRD :	97.81	MIN Sales Ratio :	58.10		

What IF

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	9	72.28	71.84	73.45	09.67	97.81	58.10	93.24	64.68 to 76.27	476,433	349,949

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
_____ Grass _____											
County	5	72.28	74.93	78.71	10.14	95.20	65.83	93.24	N/A	419,080	329,838
1	5	72.28	74.93	78.71	10.14	95.20	65.83	93.24	N/A	419,080	329,838
_____ ALL _____											
10/01/2019 To 09/30/2022	9	72.28	71.84	73.45	09.67	97.81	58.10	93.24	64.68 to 76.27	476,433	349,949

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
_____ Grass _____											
County	9	72.28	71.84	73.45	09.67	97.81	58.10	93.24	64.68 to 76.27	476,433	349,949
1	9	72.28	71.84	73.45	09.67	97.81	58.10	93.24	64.68 to 76.27	476,433	349,949
_____ ALL _____											
10/01/2019 To 09/30/2022	9	72.28	71.84	73.45	09.67	97.81	58.10	93.24	64.68 to 76.27	476,433	349,949

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
80%MLU By Market Area	Grass_1	Total	Decrease	10%

What IF

Hitchcock County 2023 Average Acre Value Comparison

Hypothetical 10% decrease to grassland values

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Hitchcock	1	2,900	2,900	2,760	2,760	2,670	2,670	2,575	2,575	2,864
Hayes	1	2,930	2,930	2,825	2,825	2,720	2,720	2,625	2,625	2,832
Frontier	1	3,175	3,170	3,098	3,123	3,075	3,075	3,020	2,974	3,145
Red Willow	1	2,975	2,975	2,809	2,750	2,645	1,625	2,252	2,229	2,899
Dundy	1	3,175	3,004	1,280	3,173	3,151	2,642	3,161	2,311	3,131
Chase	1	3,724	3,725	3,625	3,625	3,520	3,520	3,520	3,506	3,641

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Hitchcock	1	1,185	1,185	1,110	1,110	1,035	1,035	920	920	1,152
Hayes	1	n/a	955	860	860	835	835	790	790	921
Frontier	1	1,275	1,275	1,225	1,225	1,175	n/a	1,125	1,125	1,252
Red Willow	1	1,335	1,335	1,285	1,285	1,190	1,190	1,110	1,110	1,304
Dundy	1	n/a	1,280	n/a	855	855	n/a	855	855	1,092
Chase	1	n/a	1,345	1,180	1,180	1,045	n/a	995	995	1,260

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Hitchcock	1	525	525	525	525	525	525	525	525	525
Hayes	1	540	540	n/a	540	540	540	540	540	540
Frontier	1	685	685	685	n/a	685	685	685	685	685
Red Willow	1	1,071	961	758	748	745	752	756	858	792
Dundy	1	555	n/a	n/a	555	n/a	555	555	555	555
Chase	1	754	n/a	936	762	630	666	654	659	665

County	Mkt Area	CRP	TIMBER	WASTE
Hitchcock	1	1,250	n/a	n/a
Hayes	1	698	n/a	25
Frontier	1	1,188	n/a	n/a
Red Willow	1	1,289	745	25
Dundy	1	555	n/a	50
Chase	1	737	n/a	20

Source: 2023 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.

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

From: [Sorensen, Ruth](#)
To: [Kuhn, Jim](#); [Keetle, Steve](#); [Hotz, Rob](#); [Loukota, Joe](#)
Cc: triggs@hitchcockcountyne.gov; [Scott, Sarah](#); [Berliner, Amber](#)
Subject: FW: Hitchcock County
Date: Tuesday, April 18, 2023 11:48:00 AM
Attachments: [Hitchcock Grassland -10%.pdf](#)
[Hitchcock Grass -10% 2023 AVG Acre Values Table.pdf](#)

Commissioner Kuhn,

Attached is the requested What-if and a revised Average Acres Values Table reflecting the what-if adjustment.

Please let me know if you have any questions.

Thank you!

Ruth A. Sorensen

Property Tax Administrator/Property Assessment Division

Nebraska Department of Revenue

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From: Kuhn, Jim <jim.kuhn@nebraska.gov>

Sent: Tuesday, April 18, 2023 10:23 AM

To: Sorensen, Ruth <ruth.sorensen@nebraska.gov>

Cc: Keetle, Steve <Steve.Keetle@nebraska.gov>; Hotz, Rob <rob.hotz@nebraska.gov>; Loukota, Joe <Joe.Loukota@nebraska.gov>; triggs@hitchcockcountyne.gov

Subject: Hitchcock County

Ms. Sorensen,

Please provide a What If adjusting grassland agricultural land of Hitchcock County so that the median of the 80% MLU statistic would be at the midpoint of acceptable range and what the new per acre values would be after the adjustment.

Thank you,

James D Kuhn, Commissioner
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