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DEPARTMENT OF REVENUE

**2017 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

HALL COUNTY



Pete Ricketts, Governor

April 7, 2017

Commissioner Salmon:

The Property Tax Administrator has compiled the 2017 Reports and Opinions of the Property Tax Administrator for Hall County pursuant to [Neb. Rev. Stat. § 77-5027](#). This Report and Opinion will inform the Tax Equalization and Review Commission of the level of value and quality of assessment for real property in Hall County.

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

For the Tax Commissioner

Sincerely,

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

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

cc: Jan Pelland, Hall County Assessor

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Introduction

[Neb. Rev. Stat. § 77-5027](#) provides that the Property Tax Administrator (PTA) shall prepare and deliver an annual Reports and Opinions (R&O) document to each county and to the Tax Equalization and Review Commission (Commission). This will contain 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 within each county. In addition to an opinion of the level of value and quality of assessment in the county, the PTA may make nonbinding recommendations for subclass adjustments for consideration by the Commission.

The statistical and narrative reports contained in the R&O of the PTA 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 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 state-wide sales file that contains all arm's-length transactions as required by [Neb. Rev. Stat. § 77-1327](#). From this sale file, the Division prepares a statistical analysis comparing assessments to sale prices. After determining if the sales represent the class or subclass of properties being measured, inferences are drawn regarding the assessment level and quality of assessment of the class or subclass being evaluated. 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 professionally accepted mass appraisal methods 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 on 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 Division's analysis is presented and contained within the correlation sections for Residential, Commercial, and Agricultural land.

Statistical 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 level. Since the median ratio is considered neutral in relationship to either assessed value or selling price, adjusting the class or subclass of properties based on 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 value 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 and coefficient of variation. 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. The coefficient produced by this calculation is referred to as the Price Related Differential (PRD) and measures the assessment level of lower-priced properties relative to the assessment level of higher-priced properties.

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

Pursuant to [Neb. Rev. Stat. § 77-5023](#), the acceptable range is 69% to 75% of actual value for agricultural land and 92% to 100% for all other classes of real property.

Nebraska Statutes do not provide for a range of acceptability for the COD or PRD; however, the IAAO establishes the following range of acceptability:

<u>Property Class</u>	<u>COD</u>	<u>PRD</u>
Residential	.05 -.15	.98-1.03
Newer Residential	.05 -.10	.98-1.03
Commercial	.05 -.20	.98-1.03
Agricultural Land	.05 -.25	.98-1.03

Analysis of Assessment Practices:

The Division reviews assessment practices that ultimately affect the valuation of real property in each county. This review is done to ensure the reliability of the statistical analysis and to ensure professionally accepted methods are used in the county assessor’s effort to establish uniform and proportionate valuations.

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, the Division audits a random sample from the county registers of deeds’ records 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 county’s sales verification and qualification procedures 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.

Valuation groupings and market areas are also examined to identify whether the areas being measured truly represent economic areas within the county. The measurement of economic areas is the method by which the Division ensures intra-county equalization exists. The progress of the county’s six-year inspection 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.

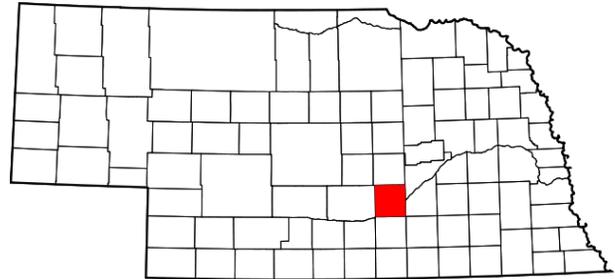
Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on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

The comprehensive review of assessment practices is conducted throughout the year. Issues are presented to the county assessor for clarification. The county assessor can then work to implement corrective measures prior to establishing assessed values. The PTA’s conclusion that assessment quality is either compliant or not compliant with professionally accepted mass appraisal methods is based on the totality of the assessment practices in the county.

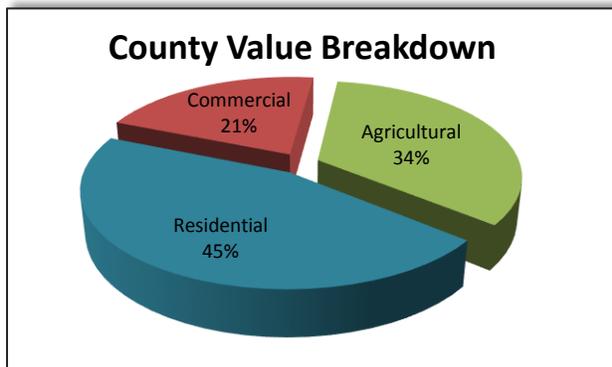
**Further information may be found in Exhibit 94*

County Overview

With a total area of 546 miles, Hall had 61,680 residents, per the Census Bureau Quick Facts for 2015, a 5% population increase over the 2010 US Census. In a review of the past fifty-five years, Hall has seen a steady rise in population of 72% (Nebraska Department of Economic Development). Reports indicated that 62% of county residents were homeowners and 83% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Hall convene in and around the county seat of Grand Island. Per the latest information available from the U.S. Census Bureau, there were 1,822 employer establishments in Hall. Countywide employment was at 30,580 people, a 2% gain relative to the 2010 Census (Nebraska Department of Labor).



2017 Abstract of Assessment, Form 45

U.S. CENSUS POPULATION CHANGE			
	2006	2016	Change
ALDA	652	642	-2%
CAIRO	790	785	-1%
DONIPHAN	763	829	9%
GRAND ISLAND	42,954	48,654	13%
WOOD RIVER	1,204	1,325	10%

Simultaneously, the agricultural economy has remained another strong anchor for Hall that has fortified the local rural area economies. Hall is included in the Central Platte Natural Resources District (NRD). Irrigated land makes up a majority of the land in the county. When compared against the top crops of the other counties in Nebraska, Hall ranks second in sorghum for silage (USDA AgCensus).

An ethanol plant located in Wood River also contributes to the local economy.

2017 Residential Correlation for Hall County

Assessment Actions

Within the residential class of Hall County, physical inspections and re-appraisals of residential improvements take place over a four-year period of the six-year inspection and review cycle. This review is currently ongoing. Additionally, all residential pick-up work is completed every year by the county, as are on-site inspections of any remodeling and new additions.

A market analysis and sales analysis occurred for all residential valuation groupings to determine whether further adjustments or studies were warranted. As a result of these analyses and adjustments, only two areas received valuation changes greater than 1%, Doniphan increased 6% and High Density Rural increased 4%.

Description of Analysis

Hall County contains over 17,000 improved residential parcels. There are ten valuation groupings in Hall County. Grand Island, as the most populous town in the county, contains over 80% of those parcels while the remaining parcels are evenly divided among the remaining valuation groupings. For the current assessment year, Grand Island holds over 85% of the residential sales contained in the ratio study.

Valuation Grouping	Description
1	Grand Island
2	Cairo
3	Alda
4	Wood River
5	Doniphan
6	Kuester Lake
7	Recreational
8	Rural
9	Rural Sub
10	High Density Rural Sub

A review of the county's statistical analysis showed 1,817 residential sales, representing all of the valuation groupings. Analyses of these sales were conducted to determine if the sales overall were reliable for measurement purposes. Those analyses included checks for outlier sales, the total number of sales available, as well as an examination of the distribution of those sales.

In an observation of trends between study years, the newest year contains more sales along with a decreasing median. This is a clear indication of an increasing market.

2017 Residential Correlation for Hall County

Study Yrs						
01-OCT-14 To 30-SEP-15	878	92.57	96.05	93.08	15.00	103.19
01-OCT-15 To 30-SEP-16	939	91.64	95.48	92.52	17.38	103.20

The three measures of central tendency were within range for the residential class as a whole. Both the Coefficient of Dispersion (COD) and Price-Related Differential (PRD) were relatively within range as well. In looking at individual valuation groupings, several outliers were noted and measures of central tendency for the residential class as a whole revealed no outliers. Further, the individual valuation groupings contained limited outliers. The groupings that strayed the furthest from the desired COD and PRDs corresponded with high dollar and low dollar sales. These sales will be addressed further in the Assessment Practice Review section.

An analysis of the sample shows that all measures of central tendency are within the acceptable range for the residential class as a whole. Further, the individual valuation groupings also found the measures of central tendency to be reasonably close to the acceptable range.

Additionally, the stratification by valuation group revealed that eight valuation groupings have achieved a sample size with the potential to be used as a stand-alone measurement of a substratum of the county. Of these valuation groupings, Valuation Grouping 8 contains a median outside of the acceptable range. Analysis of this valuation grouping was conducted to determine if the sales contained within it are representative and reliable.

Valuation Grouping 8, Rural, contains 2% of the improved residential parcels in Hall County. The fifteen sales in the ratio study represent 4% of Rural's improved parcels and account for less than 1% of the total residential sales for the study period. This valuation grouping did not see an overall valuation adjustment for the current assessment year.

The removal of the two highest ratios from the ratio array results in no discernable decrease of the median, as it remains at 79%. When the two lowest ratios are removed from the ratio array, the median increases from 79% to 84%. This could indicate that there are outlier sales with low ratios artificially holding the ratio lower than it should be.

In comparing years of the current study period to each other, the sample size remains constant between the two years, with a significant decrease to the median. While a decreasing median could be an indicator of an increasing market, such a large decrease to the median, coupled with qualitative statistics well over the optimal range, indicates that a point estimate is not reliable to determine a level of value.

<u>VALUATION GROUPING</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
08	15	78.72	100.58	83.26	37.33	120.80
_____ Study Yrs _____						
10/01/2014 To 09/30/2015	7	103.85	129.47	101.34	42.52	127.76
10/01/2015 To 09/30/2016	8	72.86	75.30	71.89	12.92	104.74

2017 Residential Correlation for Hall County

Based on the findings of these analyses, the overall sample is reliable enough to be used in determining a point estimate of a level of value for the residential class of property in Hall County.

Assessment Practice Review

Annually, the Division performs a comprehensive review of the assessment practices in all of the counties. This review is undertaken with the express purpose of determining whether valuation processes have resulted in the uniform and proportionate valuation of real property within the county. Reviewed items may include the county's sales verification and qualification process, the valuation groupings of the county, and the county's inspection and review processes.

The county assessor's office sends a self-addressed stamped verification postcard to all buyers and sellers of property in the county. The assessor reports that there is about a 60% return response rate. The appraisal staff review returned questionnaires and, if the sale appears as an outlier and the questionnaire does not explain the sale, an on-site review is scheduled before making a qualification determination. The Division evaluated those qualification determinations to confirm that sales were properly vetted and given a determination. The county assessor's office offered descriptions of the sales that explained the qualification determination reached.

Valuation groupings were also examined to ensure that the area or group defined is equally subject to a set of economic forces that impact the value of properties within that geographic area. The county has created ten separate valuation groupings for the current assessment year. Grand Island continues to be one valuation grouping. Each town remains a separate valuation grouping. Recreational residential is a valuation grouping and subdivisions lying outside of any city limits is a valuation grouping. Rural is a valuation grouping as well. The review and analysis indicates that Hall County has identified economic areas for the residential property class; however, the Division has concerns over the current allocation of valuation groupings. There have been discussions involving revisions to valuation groupings, both combinations and further stratifications; however, this remains an ongoing process.

In a review of the Real Estate Transfer Statement, Form 521, submissions to the Division for completion and accuracy, it appears that the county has had errors or missing information. Many of the errors found were due to sporadic sales transfers from the county to the Division. Recently, the county has begun to submit the sales more frequently. This should continue to alleviate issues with the accuracy of the sales submitted. It is imperative that the sales be submitted electronically to avoid the errors that are being found.

The last vacant land study to be performed on the commercial class in Hall occurred in 2006. However, a lot study of lots being held for development was completed in 2016.

The county has tentatively created a four-year inspection and review cycle plan for the residential class of property. The inspection and review consists of a re-appraisal, which necessitates a physical inspection of all parcels within each valuation grouping; the county performs both exterior

2017 Residential Correlation for Hall County

and interior reviews, as permitted. As inspections are completed, property records are updated and new values are put on those parcels. Depreciation tables are also updated as area inspections are completed. The county intends to continue to refine this review plan moving forward. There is no basis on which to determine if the county is compliant with this plan as it was just created this year and has not been formalized.

Equalization and Quality of Assessment

The adjustments made for the year in the county encompassed limited increases and decreases and overall affected slightly more than half of the valuation groupings.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	1,589	91.93	95.22	92.67	15.93	102.75
02	30	92.88	107.93	94.70	31.52	113.97
03	10	98.62	105.86	98.02	13.59	108.00
04	40	95.40	102.82	94.58	21.37	108.71
05	25	93.64	99.28	98.55	17.13	100.74
06	5	84.10	86.86	85.08	09.89	102.09
07	1	84.85	84.85	84.85	00.00	100.00
08	15	78.72	100.58	83.26	37.33	120.80
09	35	93.99	96.53	94.47	14.03	102.18
10	67	92.70	95.25	94.18	10.12	101.14
____ALL____	1,817	92.13	95.76	92.79	16.23	103.20

Based on a review of all relevant information, the quality of assessment of the residential class in the county has been determined to be in compliance with generally accepted mass appraisal standards.

Level of Value

Based on a review of all available information, the level of value of the residential class of real property in Hall County is 92%.

2017 Commercial Correlation for Hall County

Assessment Actions

Within the commercial class of Hall County, the county has physically inspected commercial improvements over the past two years. In 2016, commercial parcels lying within Grand Island were inspected. For the current assessment year, the county assessor physically inspected all other commercial parcels within the county. Parcels within those valuation groupings received valuation adjustments. Further, in conjunction with the downtown Grand Island neighborhood association, owners of commercial parcels in that valuation grouping were notified through letters and other forms of communication to contact the county assessor's office and schedule interior inspections of their parcels. This was done in an effort to ensure that all listing information for these parcels are accurate. For those that contacted the county assessor, the parcel was inspected and changes were made, as needed. Additionally, all commercial pick-up work was completed by the county, as were on-site inspections of any remodeling and new additions.

A market analysis and sales analysis was done for all commercial valuation groupings to determine whether further adjustments or studies were warranted. As a result of these analyses and adjustments, occupancy codes 352 and 406 that are within Grand Island received valuation changes for the year.

Description of Analysis

Hall County contains over 2,100 improved commercial parcels. There are eight valuation groupings in Hall County for the commercial class of property. Grand Island, as the commercial hub of the county, contains 70% of those parcels while Grand Island Downtown follows with 16% of the parcels.

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

There were 164 sales, representing all of the valuation groupings. Analyses of these sales were done to determine if the sales were reliable for measurement purposes. Those analyses included checks for outlier sales, the total number of sales available, as well as an examination of the distribution of those sales.

2017 Commercial Correlation for Hall County

The number of sales for the 2017 ratio study is an increase over the 152 sales used in the 2016 ratio study. In a five-year lookback of trend examinations over time, there were forty-one less sales found in the 2012 ratio study. The current sample shows steadily increasing number of sales between the three study years. With both increasing sales and decreasing medians, it would appear that the market in Hall County continues to increase.

Study Yrs						
01-OCT-13 To 30-SEP-14	45	98.84	106.74	98.45	26.78	108.42
01-OCT-14 To 30-SEP-15	55	99.20	101.80	87.39	20.41	116.49
01-OCT-15 To 30-SEP-16	64	92.56	100.99	84.07	32.32	120.13

As market in Hall County continues to increase, a stratification by valuation grouping shows two valuation groupings with sample sizes large enough to be given further analyses as stand-alone measurement of substrata of the county.

Commercial sales in the county were stratified by occupancy code. Occupancy codes identify the type of business currently occupying the commercial parcel. This stratification was completed to determine whether any sales trends could be identified in the county. The stratification showed that thirty-five occupancy codes were represented in the county's qualified sales for the current assessment year. Six occupancy codes, accounting for over 60% of the commercial sales within the county, achieved a sample size large enough to be considered reliable for further analysis. Those are medical offices, office buildings, multiple residences, retail stores, storage warehouses, and service repair garages. Of those six occupancy codes, three have numerical medians in the acceptable range. The three occupancy codes that have numerical medians outside of the acceptable range are medical offices, storage warehouses, and service repair garages.

The county assessor made adjustments to occupancy codes lying within Grand Island for the current year. Medical offices, with 10 sales, accounted for 6% of the total sales in the county for the current study year. The majority of those sales occurred in Grand Island. The assessor adjusted Grand Island medical offices by approximately of 8%, increasing that median for that subsection from 80% to 89%. Storage warehouses, with eighteen sales, accounted for 11% of the total sales in the county for the current study year. The majority of these sales occurred in Grand Island. The assessor adjusted Grand Island storage warehouses by approximately 3%. While the overall median for storage warehouses is at 108%, the median for storage warehouses lying in Grand Island is 95%. Service repair garages, with fourteen sales, accounted for 9% of the total sales in the county for the current study year. The majority of those sales occurred in Grand Island. The assessor did not adjust Grand Island service repair garages for the current assessment year; the median for that subsection is at 92%.

With only a 2% valuation increase to Grand Island, the commercial center of the county, the data does not appear to be following that trend and does not appear to be accurately representing the market in the county. It will not be used to determine a point estimate for the level of value for the commercial class of property in Hall County.

2017 Commercial Correlation for Hall County

Assessment Practice Review

Annually, a comprehensive review of the assessment practices is conducted for all counties. The purpose of the review is to examine the assessment practices of the county to determine whether the valuation processes result in uniform and proportionate values in the county. Reviewed items may include the county's sales verification and qualification process, the valuation groupings of the county, a random 521 analysis, timely submission of sales, vacant land, and the county's inspection and review processes.

The county assessor's office sends a self-addressed stamped verification postcard to all buyers and sellers of property in the county. The county assessor reports that there is about a 60% return response rate. The appraisal staff review returned questionnaires and, if the sale appears as an outlier and the questionnaire does not explain the sale, an on-site review is scheduled before making a qualification determination. The Division evaluated those qualification determinations to confirm that sales were properly vetted and given a determination. The county assessor's office offered descriptions of the sales that explained the qualification determination reached.

Valuation groupings were also examined to ensure that the area or group defined is equally subject to a set of economic forces that impact the value of properties within that geographic area. The county has created eight separate valuation groupings for the current assessment year. Grand Island has been separated between the downtown area and all other areas lying in Grand Island. The other groupings consist of small towns throughout the county and the rural commercial parcels. The review and analysis indicates that, the county has identified economic areas for the commercial property class, but continues to refine those areas, as evidenced by the introduction of a new valuation grouping for the current year.

In a check of the Real Estate Transfer Statement, Form 521, submissions to the Division for completion and accuracy, it appears that the county has had errors or missing information. Many of the errors that were found were due to sporadic sales transfers from the county to the Division. Recently, the county has begun to submit the sales more frequently. This should continue to alleviate issues with the accuracy of the sales submitted.

The last vacant land study to be performed on the commercial class in Hall occurred in 2006. However, a lot study of lots being held for development was completed in 2016.

The county has a two-year inspection and review cycle plan for the commercial class of property. The inspection and review consists of a reappraisal, which necessitates a physical inspection of all parcels within each valuation grouping; the county performs both exterior and interior reviews, as permitted. As inspections are completed, property records are updated. It is planned that depreciation tables are also updated as area inspections are completed. However, in assessment year 2016, when the Grand Island commercial was reviewed, the county completed the inspection and revaluation process, but was unable to complete the full reappraisal to include updated depreciation. The depreciation will need to be updated by the county for the 2018 assessment year.

2017 Commercial Correlation for Hall County

Equalization and Quality of Assessment

The adjustments made for the year by the county assessor's office concentrated on the areas where statistically, the valuations were out of the range. However, after adjustment, those areas remained outside the acceptable range. While the assessor reports recent inspections in these areas, the COD and PRD indicate disparity among assessments. The county reported that new depreciation tables were implemented for 2016, but that they were largely a carryover from market models developed in 2009. While the exact cause of the disparity cannot be determined, depreciation tables not calibrated to the current market could be an influencing factor.

A review of the valuation groupings indicates that while two valuation groupings have median ratios within the acceptable range, those areas have CODs well above the acceptable range. After review of the assessments and the assessment practices, commercial property in Hall County is not in compliance for equalization and quality of assessment.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	119	92.41	96.72	85.55	24.54	113.06
02	2	243.76	243.76	243.76	20.33	100.00
03	2	106.73	106.73	99.58	11.57	107.18
04	5	122.43	119.15	113.76	08.04	104.74
05	4	95.80	98.96	75.50	36.36	131.07
06	2	134.56	134.56	155.58	18.57	86.49
07	3	110.72	120.61	117.98	11.21	102.23
99	27	99.09	112.31	106.15	28.61	105.80
____ALL____	164	95.03	102.84	87.76	27.25	117.18

Level of Value

For 2017, based on analysis of all available information discussed in this report, there is not enough information to determine a level of value for the commercial property in Hall County.

2017 Agricultural Correlation for Hall County

Assessment Actions

Within the agricultural class of Hall County, the physical inspections of agricultural improvements, vacant land, and rural residential with agricultural land is currently scheduled to take place over a two year period of the six-year inspection and review cycle. This review last occurred in preparation for assessment year 2014. During the years in which a review is not scheduled, routine maintenance occurs.

Land use continues to be updated as information becomes available. The county assessor then reviews that information, which includes a physical review of the agricultural land, to verify that information before adjusting the parcel's record to reflect any changes, if deemed necessary. A market analysis and sales analysis occurred for the current year. As a result, updates to land values were made to reflect those findings. Irrigated land was decreased 3% while dryland and grassland remained unchanged.

Description of Analysis

Of Hall County's agricultural land, about 60% of the irrigated acres lie in Classes 1A, 2A1, and 2A. Overall, these land capability groups (LCGs) contain over 50% of the county's total agricultural land composition.

Analysis of the sixty-two sales with Hall County was conducted to determine if the sales were reliable for measurement purposes. Those analyses included checks for outlier sales, the total number of sales available, as well as an examination of the distribution of those sales. The findings of these analyses indicated the sample was reliable and no comparable sales from outside Hall County were needed to achieve a proportionate and representative mix of sales.

Using the agricultural values provided by the county assessor, a numerical statistic of the agricultural land in Hall County was calculated. The results suggest that the county is within the acceptable range and is within the acceptable range for any 80% majority land use (MLU) statistics that contains a reliable sample size. The sample sizes of dryland and grassland in the county do not lend themselves to be reliable for the purposes of a point estimate of value for those subgroups. In the case of dryland, no sale in the county was comprised of at least 80% dryland. However, the county assessor has consistently studied values based on trends in the market and a comparison to comparable counties. For those reasons, dryland and grassland values are believed to be acceptable.

Along with the numerical statistic, an analysis of the study years was conducted to try to determine any trends in the market for Hall County. If the agricultural market were increasing or decreasing, the expectation would be a measurable difference in the statistics of either increasing or decreasing medians. Additionally, the number of qualified sales occurring in the county could indicate a fluctuation in the market if a difference is found between the years. Stratifying the sales by study period year shows an increasing median in each year of the study, indicating a decreasing market.

2017 Agricultural Correlation for Hall County

This observed trend is similar to the general movement of the agricultural market in the region. The county assessor's valuation decisions for 2017 mirror this trend of the agricultural market, with decreases to values for the year.

Assessment Practice Review

Annually, a comprehensive review of the assessment practices is conducted for all counties. The purpose of the review is to examine the assessment practices of the county to determine whether the valuation processes result in uniform and proportionate values in the county. Reviewed items may include the county's sales verification and qualification process, the market areas of the county, and the county's inspection and review processes.

The county assessor's office sends a self-addressed stamped verification postcard to all buyers and sellers of property in the county. The county assessor reports that there is about a 60% return response rate. The appraisal staff review returned questionnaires and, if the sale appears as an outlier and the questionnaire does not explain the sale, an on-site review is scheduled before making a qualification determination. The Division evaluated those qualification determinations to confirm that sales were properly vetted and given a determination. In addition to the normal review of sales and qualification determinations, the Division also performed additional analyses of non-agricultural production influences on agricultural sales. The county assessor's office offered descriptions of the sales that explained the qualification determination reached.

After an annual examination of the county's agricultural land, the county concluded that there would remain a single market area within the county. The Division worked with the county assessor to ensure that sales with non-agricultural influences were not used to establish agricultural land values.

Within the agricultural class, the county has stated that review work will be completed in a two-year cycle, one year for agricultural improvements and vacant agricultural land; the other, rural residential and any other agricultural items found during that time. The inspection and review consists of a reappraisal, which necessitates a physical inspection of all parcels within each valuation grouping; the county performs both exterior and interior reviews, as permitted. Among other ways to gather information, aerial imagery is a tool utilized to better identify parcels that require further inspection, for both changes to improvements on agricultural parcels as well as vacant agricultural land use changes.

Equalization

The county assessor decreased irrigated with dryland and grassland remaining unchanged for the current assessment year. These adjustments reflect the current movement of the agricultural land market. The analysis supports that values fall within the acceptable range overall and within the

2017 Agricultural Correlation for Hall County

acceptable range for Majority Land Use subclasses as well. The analysis also supports that the county is equalized with surrounding comparable counties.

Agricultural homes and outbuildings have been valued using the same valuation process as rural residential acreages have; since the rural residential acreages have been determined to be assessed within the acceptable range, agricultural improvements are believed to be equalized at the statutorily required assessment level. The quality of assessment complies with professionally accepted mass appraisal standards.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	43	74.02	79.04	75.38	17.74	104.86
1	43	74.02	79.04	75.38	17.74	104.86
<u>Grass</u>						
County	3	67.06	66.24	61.34	10.44	107.99
1	3	67.06	66.24	61.34	10.44	107.99
<u>ALL</u>						
	61	71.97	76.75	75.96	23.84	101.04

Level of Value

The level of value for agricultural land in Hall County is 72%.

2017 Opinions of the Property Tax Administrator for Hall County

My opinions and recommendations are stated as a conclusion based on all of the factors known to me regarding the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. § 77-5027 (Cum. Supp. 2016). 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	92	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	*NEI	Does not meet generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	72	Meets generally accepted mass appraisal practices.	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, 2017.



Ruth A. Sorensen

Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2017 Commission Summary for Hall County

Residential Real Property - Current

Number of Sales	1817	Median	92.13
Total Sales Price	\$275,086,120	Mean	95.76
Total Adj. Sales Price	\$276,627,117	Wgt. Mean	92.79
Total Assessed Value	\$256,693,254	Average Assessed Value of the Base	\$115,005
Avg. Adj. Sales Price	\$152,244	Avg. Assessed Value	\$141,273

Confidence Interval - Current

95% Median C.I	91.52 to 92.80
95% Wgt. Mean C.I	92.05 to 93.54
95% Mean C.I	94.57 to 96.95
% of Value of the Class of all Real Property Value in the County	44.59
% of Records Sold in the Study Period	9.23
% of Value Sold in the Study Period	11.34

Residential Real Property - History

Year	Number of Sales	LOV	Median
2016	1,752	92	92.09
2015	1,628	93	93.19
2014	1,528	92	91.57
2013	1,420	93	93.06

2017 Commission Summary for Hall County

Commercial Real Property - Current

Number of Sales	164	Median	95.03
Total Sales Price	\$106,789,897	Mean	102.84
Total Adj. Sales Price	\$106,789,897	Wgt. Mean	87.76
Total Assessed Value	\$93,715,339	Average Assessed Value of the Base	\$392,790
Avg. Adj. Sales Price	\$651,158	Avg. Assessed Value	\$571,435

Confidence Interval - Current

95% Median C.I	91.09 to 99.71
95% Wgt. Mean C.I	74.32 to 101.19
95% Mean C.I	96.81 to 108.87
% of Value of the Class of all Real Property Value in the County	22.16
% of Records Sold in the Study Period	5.73
% of Value Sold in the Study Period	8.33

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2016	155	94	94.45
2015	147		92.63
2014	132	93	93.01
2013	135	95	94.61

**40 Hall
RESIDENTIAL**

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

Date Range: 10/1/2014 To 9/30/2016 Posted on: 1/13/2017

Number of Sales : 1,817
 Total Sales Price : 275,086,120
 Total Adj. Sales Price : 276,627,117
 Total Assessed Value : 256,693,254
 Avg. Adj. Sales Price : 152,244
 Avg. Assessed Value : 141,273

MEDIAN : 92
 WGT. MEAN : 93
 MEAN : 96
 COD : 16.23
 PRD : 103.20

COV : 27.05
 STD : 25.90
 Avg. Abs. Dev : 14.95
 MAX Sales Ratio : 449.59
 MIN Sales Ratio : 35.21

95% Median C.I. : 91.52 to 92.80
 95% Wgt. Mean C.I. : 92.05 to 93.54
 95% Mean C.I. : 94.57 to 96.95

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qtrts</u>												
01-OCT-14 To 31-DEC-14	232	95.60	99.68	95.63	17.34	104.24	53.03	298.70	92.99 to 98.88	144,814	138,483	
01-JAN-15 To 31-MAR-15	142	95.17	97.47	95.17	13.88	102.42	50.50	252.11	92.42 to 97.67	144,575	137,598	
01-APR-15 To 30-JUN-15	252	90.83	94.08	91.42	13.48	102.91	62.63	369.79	89.26 to 92.56	155,486	142,147	
01-JUL-15 To 30-SEP-15	252	90.84	93.87	91.51	14.15	102.58	60.40	449.59	89.03 to 92.54	158,899	145,402	
01-OCT-15 To 31-DEC-15	205	90.60	94.68	92.36	17.30	102.51	35.21	264.37	87.46 to 94.00	150,355	138,872	
01-JAN-16 To 31-MAR-16	156	92.09	94.71	91.10	15.32	103.96	61.30	205.32	89.87 to 94.03	148,987	135,723	
01-APR-16 To 30-JUN-16	276	91.57	95.09	92.26	17.92	103.07	39.93	312.63	88.89 to 93.99	152,353	140,568	
01-JUL-16 To 30-SEP-16	302	91.91	96.79	93.56	18.03	103.45	51.37	243.95	90.48 to 94.95	156,163	146,112	
<u>Study Yrs</u>												
01-OCT-14 To 30-SEP-15	878	92.57	96.05	93.08	15.00	103.19	50.50	449.59	91.70 to 93.47	151,881	141,377	
01-OCT-15 To 30-SEP-16	939	91.64	95.48	92.52	17.38	103.20	35.21	312.63	90.63 to 93.01	152,583	141,176	
<u>Calendar Yrs</u>												
01-JAN-15 To 31-DEC-15	851	91.52	94.73	92.26	14.76	102.68	35.21	449.59	90.62 to 92.42	153,440	141,563	
<u>ALL</u>	1,817	92.13	95.76	92.79	16.23	103.20	35.21	449.59	91.52 to 92.80	152,244	141,273	

VALUATION GROUPING											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
01	1,589	91.93	95.22	92.67	15.93	102.75	35.21	369.79	91.21 to 92.74	149,090	138,168	
02	30	92.88	107.93	94.70	31.52	113.97	50.50	449.59	85.78 to 110.12	115,673	109,538	
03	10	98.62	105.86	98.02	13.59	108.00	84.18	160.35	89.70 to 123.13	68,530	67,172	
04	40	95.40	102.82	94.58	21.37	108.71	39.93	312.63	90.63 to 99.66	114,966	108,737	
05	25	93.64	99.28	98.55	17.13	100.74	73.94	175.66	85.63 to 108.23	142,741	140,675	
06	5	84.10	86.86	85.08	09.89	102.09	70.92	99.64	N/A	213,800	181,909	
07	1	84.85	84.85	84.85	00.00	100.00	84.85	84.85	N/A	23,000	19,515	
08	15	78.72	100.58	83.26	37.33	120.80	62.06	298.70	70.33 to 103.85	246,782	205,461	
09	35	93.99	96.53	94.47	14.03	102.18	52.74	137.16	91.02 to 101.48	187,896	177,499	
10	67	92.70	95.25	94.18	10.12	101.14	67.35	148.83	90.41 to 100.44	239,253	225,324	
<u>ALL</u>	1,817	92.13	95.76	92.79	16.23	103.20	35.21	449.59	91.52 to 92.80	152,244	141,273	

PROPERTY TYPE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
01	1,799	92.10	95.52	92.74	16.04	103.00	35.21	449.59	91.50 to 92.77	153,184	142,056	
06	1	84.85	84.85	84.85	00.00	100.00	84.85	84.85	N/A	23,000	19,515	
07	17	108.22	121.31	108.61	28.00	111.69	77.21	224.44	86.98 to 158.58	60,371	65,568	
<u>ALL</u>	1,817	92.13	95.76	92.79	16.23	103.20	35.21	449.59	91.52 to 92.80	152,244	141,273	

**40 Hall
RESIDENTIAL**

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

Date Range: 10/1/2014 To 9/30/2016 Posted on: 1/13/2017

Number of Sales : 1,817
 Total Sales Price : 275,086,120
 Total Adj. Sales Price : 276,627,117
 Total Assessed Value : 256,693,254
 Avg. Adj. Sales Price : 152,244
 Avg. Assessed Value : 141,273

MEDIAN : 92
 WGT. MEAN : 93
 MEAN : 96
 COD : 16.23
 PRD : 103.20

COV : 27.05
 STD : 25.90
 Avg. Abs. Dev : 14.95
 MAX Sales Ratio : 449.59
 MIN Sales Ratio : 35.21

95% Median C.I. : 91.52 to 92.80
 95% Wgt. Mean C.I. : 92.05 to 93.54
 95% Mean C.I. : 94.57 to 96.95

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000												
Less Than 15,000	5	119.26	187.84	190.78	68.99	98.46	101.46	449.59	N/A	8,000	15,262	
Less Than 30,000	25	158.58	176.84	171.13	41.41	103.34	54.67	449.59	114.79 to 205.32	20,216	34,596	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	1,817	92.13	95.76	92.79	16.23	103.20	35.21	449.59	91.52 to 92.80	152,244	141,273	
Greater Than 14,999	1,812	92.11	95.50	92.78	15.99	102.93	35.21	369.79	91.50 to 92.78	152,642	141,621	
Greater Than 29,999	1,792	92.00	94.63	92.65	15.14	102.14	35.21	298.70	91.35 to 92.69	154,086	142,761	
<u>Incremental Ranges</u>												
0 TO 4,999												
5,000 TO 14,999	5	119.26	187.84	190.78	68.99	98.46	101.46	449.59	N/A	8,000	15,262	
15,000 TO 29,999	20	159.47	174.10	169.44	37.35	102.75	54.67	369.79	114.79 to 224.44	23,270	39,429	
30,000 TO 59,999	132	116.16	123.69	122.76	27.05	100.76	39.93	298.70	108.52 to 121.70	45,580	55,953	
60,000 TO 99,999	353	93.24	95.27	94.89	16.62	100.40	51.37	264.37	91.86 to 95.48	81,174	77,029	
100,000 TO 149,999	524	89.05	90.56	90.73	14.52	99.81	35.21	198.83	87.37 to 90.53	126,576	114,849	
150,000 TO 249,999	598	91.46	92.30	92.42	10.78	99.87	52.77	144.24	90.41 to 92.59	190,097	175,696	
250,000 TO 499,999	175	92.81	91.88	91.59	08.79	100.32	52.74	114.70	91.77 to 93.98	306,472	280,707	
500,000 TO 999,999	9	90.74	88.12	87.17	12.81	101.09	68.97	111.06	71.61 to 101.03	684,889	597,014	
1,000,000 +	1	91.37	91.37	91.37	00.00	100.00	91.37	91.37	N/A	1,650,000	1,507,597	
<u>ALL</u>	1,817	92.13	95.76	92.79	16.23	103.20	35.21	449.59	91.52 to 92.80	152,244	141,273	

40 Hall
COMMERCIAL

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

Date Range: 10/1/2013 To 9/30/2016 Posted on: 1/13/2017

Number of Sales : 164
Total Sales Price : 106,789,897
Total Adj. Sales Price : 106,789,897
Total Assessed Value : 93,715,339
Avg. Adj. Sales Price : 651,158
Avg. Assessed Value : 571,435

MEDIAN : 95
WGT. MEAN : 88
MEAN : 103
COD : 27.25
PRD : 117.18

COV : 38.29
STD : 39.38
Avg. Abs. Dev : 25.90
MAX Sales Ratio : 293.32
MIN Sales Ratio : 39.47

95% Median C.I. : 91.09 to 99.71
95% Wgt. Mean C.I. : 74.32 to 101.19
95% Mean C.I. : 96.81 to 108.87

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-13 To 31-DEC-13	13	101.53	104.45	98.57	26.44	105.97	59.79	194.20	68.23 to 132.09	160,603	158,311
01-JAN-14 To 31-MAR-14	9	94.38	100.17	92.97	12.13	107.74	77.47	146.18	88.63 to 116.81	459,700	427,382
01-APR-14 To 30-JUN-14	12	100.89	113.75	107.39	39.17	105.92	50.06	293.32	67.49 to 130.71	667,928	717,309
01-JUL-14 To 30-SEP-14	11	99.93	107.19	88.86	22.30	120.63	73.99	162.20	79.80 to 150.54	467,022	414,986
01-OCT-14 To 31-DEC-14	15	94.71	100.24	86.99	19.55	115.23	57.21	151.21	83.19 to 115.66	489,501	425,811
01-JAN-15 To 31-MAR-15	14	95.23	107.59	97.31	22.50	110.56	72.85	246.38	84.30 to 120.80	405,752	394,856
01-APR-15 To 30-JUN-15	13	89.89	88.66	76.89	16.74	115.31	43.53	122.43	81.05 to 101.87	601,769	462,695
01-JUL-15 To 30-SEP-15	13	106.95	110.52	89.48	20.70	123.51	60.83	174.38	81.12 to 131.13	1,059,239	947,768
01-OCT-15 To 31-DEC-15	12	95.35	105.41	76.20	39.58	138.33	51.70	195.47	60.77 to 145.70	997,726	760,261
01-JAN-16 To 31-MAR-16	15	96.21	113.79	105.16	35.99	108.21	57.21	269.20	88.46 to 121.08	525,309	552,410
01-APR-16 To 30-JUN-16	20	89.88	93.39	85.62	25.49	109.07	39.47	186.50	76.24 to 97.54	1,190,499	1,019,360
01-JUL-16 To 30-SEP-16	17	80.27	95.50	72.16	33.85	132.34	49.31	237.01	68.68 to 107.64	537,290	387,686
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	45	98.84	106.74	98.45	26.78	108.42	50.06	293.32	90.51 to 112.74	430,611	423,934
01-OCT-14 To 30-SEP-15	55	99.20	101.80	87.39	20.41	116.49	43.53	246.38	89.89 to 103.69	629,385	550,021
01-OCT-15 To 30-SEP-16	64	92.56	100.99	84.07	32.32	120.13	39.47	269.20	77.78 to 99.71	824,941	693,549
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	47	94.71	105.30	95.02	25.03	110.82	50.06	293.32	90.51 to 110.72	524,089	498,003
01-JAN-15 To 31-DEC-15	52	99.23	103.09	84.05	24.89	122.65	43.53	246.38	89.41 to 102.42	754,737	634,368
<u>ALL</u>	164	95.03	102.84	87.76	27.25	117.18	39.47	293.32	91.09 to 99.71	651,158	571,435

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	119	92.41	96.72	85.55	24.54	113.06	39.47	269.20	88.46 to 95.53	838,421	717,269
02	2	243.76	243.76	243.76	20.33	100.00	194.20	293.32	N/A	40,000	97,503
03	2	106.73	106.73	99.58	11.57	107.18	94.38	119.08	N/A	85,500	85,142
04	5	122.43	119.15	113.76	08.04	104.74	99.29	137.99	N/A	34,900	39,702
05	4	95.80	98.96	75.50	36.36	131.07	60.77	143.45	N/A	106,600	80,479
06	2	134.56	134.56	155.58	18.57	86.49	109.57	159.54	N/A	852,500	1,326,333
07	3	110.72	120.61	117.98	11.21	102.23	106.95	144.17	N/A	244,518	288,483
99	27	99.09	112.31	106.15	28.61	105.80	63.91	246.38	86.40 to 115.66	138,050	146,535
<u>ALL</u>	164	95.03	102.84	87.76	27.25	117.18	39.47	293.32	91.09 to 99.71	651,158	571,435

**40 Hall
COMMERCIAL**

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 95% Mean C.I. : 96.81 to 108.87

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02	23	90.38	91.02	85.49	16.99	106.47	57.52	128.40	79.80 to 101.87	298,653	255,306
03	141	96.21	104.77	87.91	28.58	119.18	39.47	293.32	92.41 to 100.34	708,659	623,002
04											
<u>ALL</u>	164	95.03	102.84	87.76	27.25	117.18	39.47	293.32	91.09 to 99.71	651,158	571,435

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	2	134.35	134.35	135.38	02.71	99.24	130.71	137.99	N/A	9,750	13,200
Less Than 30,000	4	127.41	111.13	103.28	18.22	107.60	51.70	137.99	N/A	13,875	14,330
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	164	95.03	102.84	87.76	27.25	117.18	39.47	293.32	91.09 to 99.71	651,158	571,435
Greater Than 14,999	162	94.66	102.45	87.75	27.18	116.75	39.47	293.32	91.09 to 99.29	659,077	578,327
Greater Than 29,999	160	94.66	102.63	87.75	27.04	116.96	39.47	293.32	91.09 to 99.29	667,090	585,363
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	2	134.35	134.35	135.38	02.71	99.24	130.71	137.99	N/A	9,750	13,200
15,000 TO 29,999	2	87.91	87.91	85.89	41.19	102.35	51.70	124.11	N/A	18,000	15,461
30,000 TO 59,999	16	120.76	142.47	141.82	33.18	100.46	76.24	293.32	103.69 to 194.20	42,213	59,866
60,000 TO 99,999	21	94.60	105.03	105.86	29.94	99.22	57.21	246.38	77.78 to 116.81	74,419	78,783
100,000 TO 149,999	21	94.38	92.98	93.14	16.32	99.83	59.79	125.60	81.12 to 106.80	125,262	116,664
150,000 TO 249,999	33	99.71	107.67	108.40	28.84	99.33	50.06	269.20	88.63 to 107.64	184,512	200,012
250,000 TO 499,999	29	92.41	92.81	92.27	15.66	100.59	64.56	132.09	78.10 to 100.79	361,058	333,140
500,000 TO 999,999	15	88.46	89.90	87.98	19.40	102.18	53.46	119.92	73.99 to 115.30	654,142	575,521
1,000,000 +	25	93.15	95.62	84.38	29.39	113.32	39.47	186.50	77.44 to 99.26	3,019,760	2,548,060
<u>ALL</u>	164	95.03	102.84	87.76	27.25	117.18	39.47	293.32	91.09 to 99.71	651,158	571,435

**40 Hall
COMMERCIAL**

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

Date Range: 10/1/2013 To 9/30/2016 Posted on: 1/13/2017

Number of Sales : 164
 Total Sales Price : 106,789,897
 Total Adj. Sales Price : 106,789,897
 Total Assessed Value : 93,715,339
 Avg. Adj. Sales Price : 651,158
 Avg. Assessed Value : 571,435

MEDIAN : 95
 WGT. MEAN : 88
 MEAN : 103
 COD : 27.25
 PRD : 117.18

COV : 38.29
 STD : 39.38
 Avg. Abs. Dev : 25.90
 MAX Sales Ratio : 293.32
 MIN Sales Ratio : 39.47

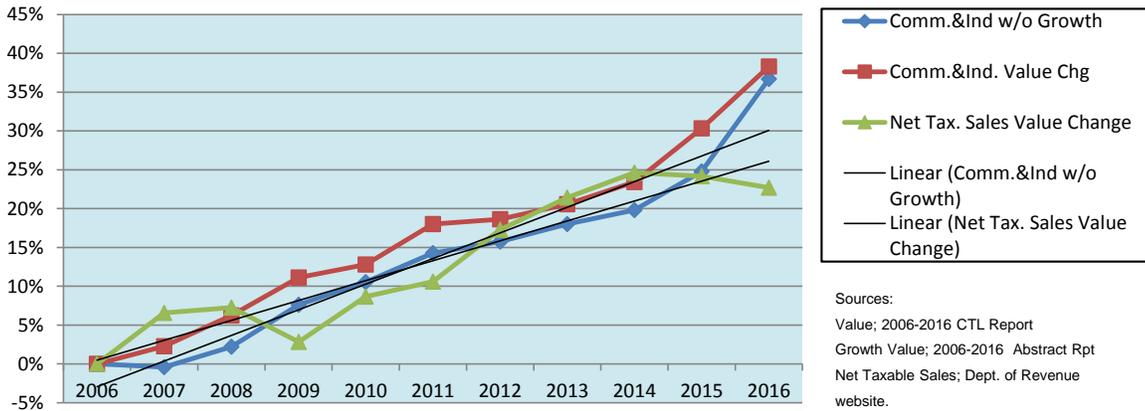
95% Median C.I. : 91.09 to 99.71
 95% Wgt. Mean C.I. : 74.32 to 101.19
 95% Mean C.I. : 96.81 to 108.87

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Blank	4	145.13	176.27	153.75	34.56	114.65	121.52	293.32	N/A	516,750	794,517
300	1	65.27	65.27	65.27	00.00	100.00	65.27	65.27	N/A	85,000	55,479
303	1	77.44	77.44	77.44	00.00	100.00	77.44	77.44	N/A	2,000,000	1,548,778
304	2	90.31	90.31	89.19	11.12	101.26	80.27	100.34	N/A	2,475,000	2,207,548
309	1	269.20	269.20	269.20	00.00	100.00	269.20	269.20	N/A	210,000	565,325
310	1	143.45	143.45	143.45	00.00	100.00	143.45	143.45	N/A	49,900	71,581
311	1	94.01	94.01	94.01	00.00	100.00	94.01	94.01	N/A	68,500	64,396
319	4	120.62	116.80	76.20	40.87	153.28	39.47	186.50	N/A	3,925,000	2,990,999
326	6	88.93	87.72	87.11	06.13	100.70	77.78	94.60	77.78 to 94.60	244,246	212,763
336	2	81.54	81.54	77.17	14.56	105.66	69.67	93.40	N/A	106,000	81,801
340	2	100.46	100.46	90.09	22.70	111.51	77.66	123.25	N/A	55,000	49,549
341	10	91.25	97.04	88.93	20.24	109.12	72.85	174.38	76.28 to 106.95	1,037,133	922,286
343	2	104.99	104.99	101.19	05.46	103.76	99.26	110.72	N/A	745,000	753,842
344	23	98.84	108.12	99.40	26.26	108.77	57.21	246.38	88.46 to 115.66	293,179	291,423
349	2	79.42	79.42	59.44	45.19	133.61	43.53	115.30	N/A	1,195,000	710,362
350	7	112.77	105.41	89.48	14.58	117.80	83.19	129.56	83.19 to 129.56	996,571	891,702
351	2	111.92	111.92	123.14	17.16	90.89	92.71	131.13	N/A	757,500	932,818
352	22	91.56	90.93	83.99	16.49	108.26	57.52	128.40	77.11 to 106.02	249,047	209,174
353	14	99.16	107.10	69.90	30.60	153.22	60.83	195.47	68.68 to 162.20	789,801	552,081
384	6	95.68	97.98	100.89	26.86	97.12	59.66	146.18	59.66 to 146.18	116,200	117,231
386	2	87.77	87.77	89.26	13.14	98.33	76.24	99.29	N/A	52,250	46,636
403	1	144.17	144.17	144.17	00.00	100.00	144.17	144.17	N/A	192,000	276,812
406	18	108.22	106.51	88.61	27.55	120.20	50.06	237.01	83.11 to 119.08	192,278	170,368
407	2	68.85	68.85	61.06	12.52	112.76	60.23	77.47	N/A	4,497,500	2,746,347
418	1	114.87	114.87	114.87	00.00	100.00	114.87	114.87	N/A	278,550	319,961
442	3	97.48	97.34	99.60	20.36	97.73	67.49	127.05	N/A	221,667	220,785
444	1	110.23	110.23	110.23	00.00	100.00	110.23	110.23	N/A	900,000	992,034
447	1	110.69	110.69	110.69	00.00	100.00	110.69	110.69	N/A	5,804,233	6,424,787
455	1	49.31	49.31	49.31	00.00	100.00	49.31	49.31	N/A	3,000,000	1,479,369
470	2	54.46	54.46	57.08	05.07	95.41	51.70	57.21	N/A	388,260	221,604
472	1	125.60	125.60	125.60	00.00	100.00	125.60	125.60	N/A	118,000	148,207
483	1	81.05	81.05	81.05	00.00	100.00	81.05	81.05	N/A	1,075,000	871,287
494	1	101.47	101.47	101.47	00.00	100.00	101.47	101.47	N/A	350,000	355,161
528	14	91.46	99.43	95.13	19.27	104.52	66.55	163.87	81.91 to 121.08	259,881	247,215
532	1	64.56	64.56	64.56	00.00	100.00	64.56	64.56	N/A	295,000	190,466
594	1	172.58	172.58	172.58	00.00	100.00	172.58	172.58	N/A	3,500,000	6,040,203
<u>ALL</u>	164	95.03	102.84	87.76	27.25	117.18	39.47	293.32	91.09 to 99.71	651,158	571,435

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
2006	\$ 774,430,752	\$ 59,925,668	7.74%	\$ 714,505,084	-	\$ 860,630,760	-
2007	\$ 791,953,729	\$ 20,724,075	2.62%	\$ 771,229,654	-0.41%	\$ 917,314,709	6.59%
2008	\$ 822,668,383	\$ 31,157,730	3.79%	\$ 791,510,653	-0.06%	\$ 923,152,185	0.64%
2009	\$ 860,669,200	\$ 27,284,342	3.17%	\$ 833,384,858	1.30%	\$ 885,019,667	-4.13%
2010	\$ 873,581,530	\$ 17,431,609	2.00%	\$ 856,149,921	-0.53%	\$ 935,382,645	5.69%
2011	\$ 913,941,631	\$ 29,047,066	3.18%	\$ 884,894,565	1.30%	\$ 951,903,812	1.77%
2012	\$ 918,865,904	\$ 22,394,592	2.44%	\$ 896,471,312	-1.91%	\$ 1,009,596,541	6.06%
2013	\$ 933,736,605	\$ 19,717,597	2.11%	\$ 914,019,008	-0.53%	\$ 1,045,082,034	3.51%
2014	\$ 955,806,956	\$ 27,952,459	2.92%	\$ 927,854,497	-0.63%	\$ 1,072,666,156	2.64%
2015	\$ 1,009,313,784	\$ 42,711,120	4.23%	\$ 966,602,664	1.13%	\$ 1,068,595,488	-0.38%
2016	\$ 1,071,007,558	\$ 12,438,600	1.16%	\$ 1,058,568,958	4.88%	\$ 1,056,095,617	-1.17%
Ann %chg	3.30%			Average	0.45%	2.43%	2.12%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2006	-	-	-
2007	-0.41%	2.26%	6.59%
2008	2.21%	6.23%	7.26%
2009	7.61%	11.14%	2.83%
2010	10.55%	12.80%	8.69%
2011	14.26%	18.01%	10.61%
2012	15.76%	18.65%	17.31%
2013	18.02%	20.57%	21.43%
2014	19.81%	23.42%	24.64%
2015	24.81%	30.33%	24.16%
2016	36.69%	38.30%	22.71%

County Number: 40
 County Name: Hall

40 Hall
AGRICULTURAL LAND

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

Date Range: 10/1/2013 To 9/30/2016 Posted on: 1/13/2017

Number of Sales : 61
Total Sales Price : 50,598,148
Total Adj. Sales Price : 50,598,148
Total Assessed Value : 38,435,023
Avg. Adj. Sales Price : 829,478
Avg. Assessed Value : 630,082

MEDIAN : 72
WGT. MEAN : 76
MEAN : 77
COD : 23.84
PRD : 101.04

COV : 33.71
STD : 25.87
Avg. Abs. Dev : 17.16
MAX Sales Ratio : 174.78
MIN Sales Ratio : 34.55

95% Median C.I. : 67.89 to 76.34
95% Wgt. Mean C.I. : 69.80 to 82.12
95% Mean C.I. : 70.26 to 83.24

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qtrts</u>											
01-OCT-13 To 31-DEC-13	5	71.97	69.99	67.58	15.40	103.57	47.53	92.16	N/A	1,195,771	808,134
01-JAN-14 To 31-MAR-14	9	70.22	68.91	70.82	27.13	97.30	34.55	108.87	36.45 to 103.00	545,330	386,200
01-APR-14 To 30-JUN-14	4	82.04	79.18	97.89	25.48	80.89	49.50	103.15	N/A	819,740	802,424
01-JUL-14 To 30-SEP-14	2	63.11	63.11	63.09	00.67	100.03	62.69	63.52	N/A	713,800	450,351
01-OCT-14 To 31-DEC-14	5	63.10	63.08	62.91	18.65	100.27	41.40	84.05	N/A	908,987	571,833
01-JAN-15 To 31-MAR-15	9	70.19	84.12	76.81	25.23	109.52	62.72	174.78	64.33 to 87.64	656,954	504,608
01-APR-15 To 30-JUN-15	6	68.46	74.37	83.10	24.03	89.49	46.52	101.93	46.52 to 101.93	1,231,409	1,023,342
01-JUL-15 To 30-SEP-15	2	89.80	89.80	91.80	17.55	97.82	74.04	105.56	N/A	852,000	782,135
01-OCT-15 To 31-DEC-15	7	75.89	67.54	64.23	17.21	105.15	35.36	83.63	35.36 to 83.63	822,653	528,418
01-JAN-16 To 31-MAR-16	6	73.94	77.18	74.66	08.02	103.38	68.92	96.92	68.92 to 96.92	1,204,699	899,463
01-APR-16 To 30-JUN-16	4	100.31	94.53	98.89	12.87	95.59	64.84	112.67	N/A	458,073	453,012
01-JUL-16 To 30-SEP-16	2	128.25	128.25	125.12	35.01	102.50	83.35	173.15	N/A	317,864	397,722
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	20	69.06	70.66	74.56	23.63	94.77	34.55	108.87	62.69 to 74.82	779,669	581,343
01-OCT-14 To 30-SEP-15	22	70.54	77.20	77.26	23.41	99.92	41.40	174.78	63.10 to 84.41	888,635	686,589
01-OCT-15 To 30-SEP-16	19	77.91	82.66	75.73	22.23	109.15	35.36	173.15	68.92 to 96.92	813,410	615,958
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	20	67.48	68.93	73.77	24.50	93.44	34.55	108.87	55.33 to 74.82	707,973	522,268
01-JAN-15 To 31-DEC-15	24	72.47	77.32	76.79	22.60	100.69	35.36	174.78	66.02 to 83.63	865,150	664,363
<u>ALL</u>	61	71.97	76.75	75.96	23.84	101.04	34.55	174.78	67.89 to 76.34	829,478	630,082

AREA (MARKET)										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	61	71.97	76.75	75.96	23.84	101.04	34.55	174.78	67.89 to 76.34	829,478	630,082
<u>ALL</u>	61	71.97	76.75	75.96	23.84	101.04	34.55	174.78	67.89 to 76.34	829,478	630,082

95%MLU By Market Area										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Irrigated</u>											
County	32	73.01	79.26	75.23	18.67	105.36	46.52	174.78	70.01 to 83.35	843,180	634,352
1	32	73.01	79.26	75.23	18.67	105.36	46.52	174.78	70.01 to 83.35	843,180	634,352
<u>Grass</u>											
County	2	71.70	71.70	72.97	06.47	98.26	67.06	76.34	N/A	246,300	179,722
1	2	71.70	71.70	72.97	06.47	98.26	67.06	76.34	N/A	246,300	179,722
<u>ALL</u>	61	71.97	76.75	75.96	23.84	101.04	34.55	174.78	67.89 to 76.34	829,478	630,082

40 Hall
AGRICULTURAL LAND

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

Date Range: 10/1/2013 To 9/30/2016 Posted on: 1/13/2017

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MEDIAN : 72
 WGT. MEAN : 76
 MEAN : 77
 COD : 23.84
 PRD : 101.04

COV : 33.71
 STD : 25.87
 Avg. Abs. Dev : 17.16
 MAX Sales Ratio : 174.78
 MIN Sales Ratio : 34.55

95% Median C.I. : 67.89 to 76.34
 95% Wgt. Mean C.I. : 69.80 to 82.12
 95% Mean C.I. : 70.26 to 83.24

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80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	43	74.02	79.04	75.38	17.74	104.86	46.52	174.78	70.19 to 82.37	821,457	619,222
1	43	74.02	79.04	75.38	17.74	104.86	46.52	174.78	70.19 to 82.37	821,457	619,222
_____Grass_____											
County	3	67.06	66.24	61.34	10.44	107.99	55.33	76.34	N/A	481,867	295,585
1	3	67.06	66.24	61.34	10.44	107.99	55.33	76.34	N/A	481,867	295,585
_____ALL_____	61	71.97	76.75	75.96	23.84	101.04	34.55	174.78	67.89 to 76.34	829,478	630,082

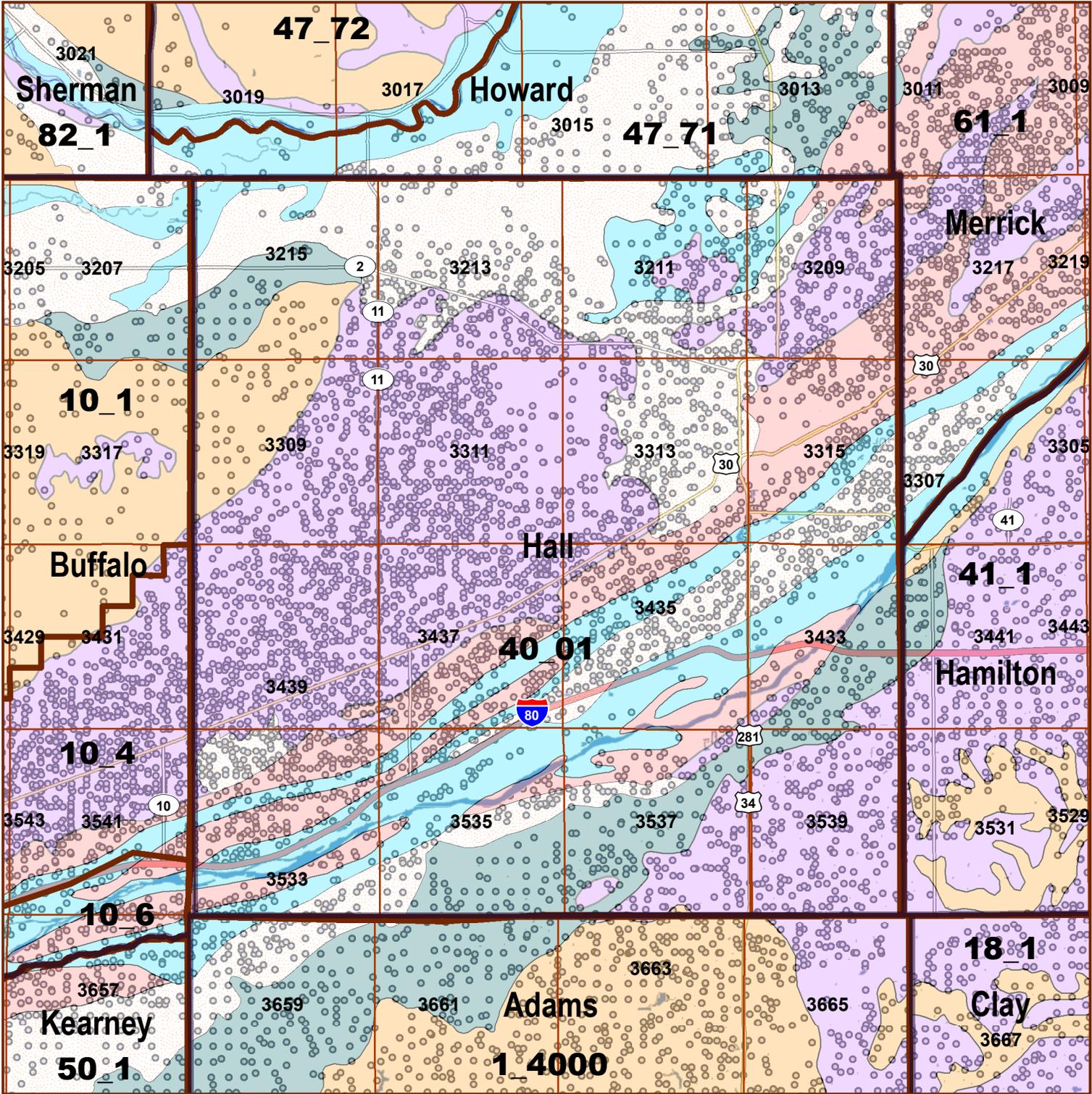
Hall County 2017 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Hall	1	7040	7043	6217	6197	4962	4961	4702	4703	6379
Adams	4000	6150	6100	5950	5850	5750	5600	5500	5250	5997
Buffalo	4	6650	6648	6400	6250	5850	5700	5500	5298	6531
Hamilton	1	6900	6836	6800	6750	6700	6700	6600	6600	6837
Kearney	1	n/a	6594	6110	5820	4850	3395	3395	3395	5847

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Hall	1	3624	3624	3201	3198	2736	2667	2404	2391	3156
Adams	4000	3499	3299	3100	2899	2899	2900	2699	2699	3190
Buffalo	4	n/a	2900	2700	2600	2450	2400	2325	2300	2736
Hamilton	1	5000	5000	4800	4799	4700	4699	4599	4599	4885
Kearney	1	n/a	3500	3100	3100	2500	2000	2000	2000	3097

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Hall	1	2398	2393	1970	1974	1523	1523	1519	1521	1650
Adams	4000	1595	1595	1540	1485	1430	1405	1405	1405	1454
Buffalo	4	1700	1700	1675	1650	1625	1600	1500	1525	1570
Hamilton	1	2300	2300	2200	2200	2100	2100	2000	2000	2081
Kearney	1	n/a	1300	1300	1300	1300	1300	1300	1300	1300

Source: 2017 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.



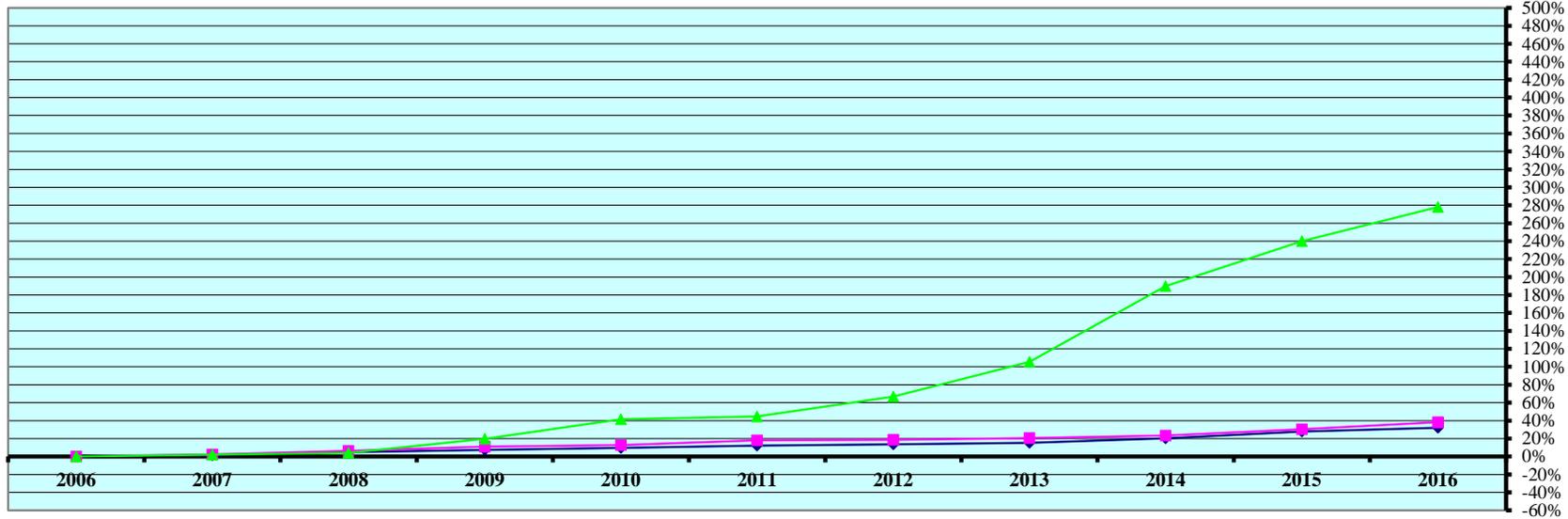
Legend

- County Lines
- Market Areas
- Geo Codes
- Moderately well drained silty soils on uplands and in depressions formed in loess
- Moderately well drained silty soils with clayey subsoils on uplands
- 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
- Excessively 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
- Somewhat poorly drained soils formed in alluvium on bottom lands
- Lakes and Ponds
- Irrigation Wells

Hall County Map



REAL PROPERTY VALUATIONS - Cumulative %Change 2006-2016



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
2006	1,655,293,513	--	--	--	774,430,752	--	--	--	422,832,541	--	--	--
2007	1,681,720,913	26,427,400	1.60%	1.60%	791,953,729	17,522,977	2.26%	2.26%	431,476,186	8,643,645	2.04%	2.04%
2008	1,734,003,259	52,282,346	3.11%	4.76%	822,668,383	30,714,654	3.88%	6.23%	439,389,692	7,913,506	1.83%	3.92%
2009	1,777,497,500	43,494,241	2.51%	7.38%	860,669,200	38,000,817	4.62%	11.14%	506,305,790	66,916,098	15.23%	19.74%
2010	1,813,829,352	36,331,852	2.04%	9.58%	873,581,530	12,912,330	1.50%	12.80%	599,081,797	92,776,007	18.32%	41.68%
2011	1,857,590,565	43,761,213	2.41%	12.22%	913,941,631	40,360,101	4.62%	18.01%	612,109,253	13,027,456	2.17%	44.76%
2012	1,880,216,614	22,626,049	1.22%	13.59%	918,865,904	4,924,273	0.54%	18.65%	705,113,519	93,004,266	15.19%	66.76%
2013	1,908,589,882	28,373,268	1.51%	15.30%	933,736,605	14,870,701	1.62%	20.57%	869,205,328	164,091,809	23.27%	105.57%
2014	1,988,521,459	79,931,577	4.19%	20.13%	955,806,956	22,070,351	2.36%	23.42%	1,225,521,509	356,316,181	40.99%	189.84%
2015	2,113,529,956	125,008,497	6.29%	27.68%	1,009,313,784	53,506,828	5.60%	30.33%	1,437,959,192	212,437,683	17.33%	240.08%
2016	2,185,075,580	71,545,624	3.39%	32.01%	1,071,007,558	61,693,774	6.11%	38.30%	1,598,530,137	160,570,945	11.17%	278.05%

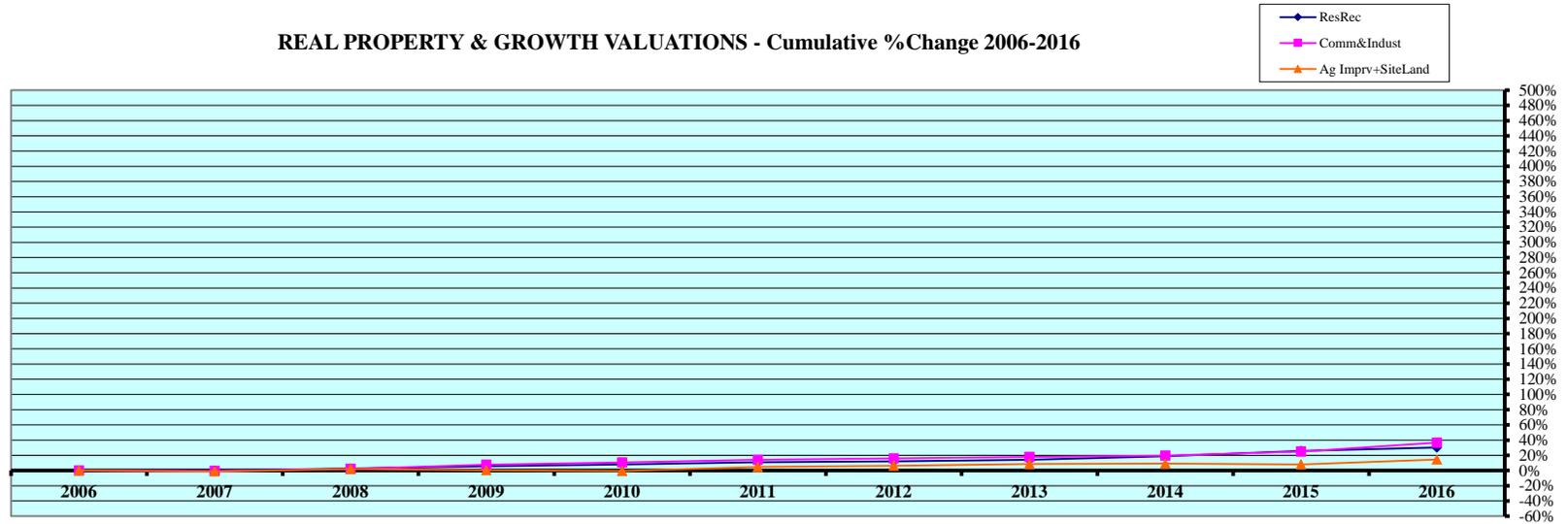
Rate Annual %chg: Residential & Recreational **2.82%** Commercial & Industrial **3.30%** Agricultural Land **14.22%**

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

CHART 1 EXHIBIT 40B Page 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.

REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2006-2016



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	
2006	1,655,293,513	28,723,114	1.74%	1,626,570,399	--	--	774,430,752	59,925,668	7.74%	714,505,084	--	--	
2007	1,681,720,913	30,583,127	1.82%	1,651,137,786	-0.25%	-0.25%	791,953,729	20,724,075	2.62%	771,229,654	-0.41%	-0.41%	
2008	1,734,003,259	32,756,496	1.89%	1,701,246,763	1.16%	2.78%	822,668,383	31,157,730	3.79%	791,510,653	-0.06%	2.21%	
2009	1,777,497,500	28,472,503	1.60%	1,749,024,997	0.87%	5.66%	860,669,200	27,284,342	3.17%	833,384,858	1.30%	7.61%	
2010	1,813,829,352	24,703,076	1.36%	1,789,126,276	0.65%	8.09%	873,581,530	17,431,609	2.00%	856,149,921	-0.53%	10.55%	
2011	1,857,590,565	24,099,933	1.30%	1,833,490,632	1.08%	10.77%	913,941,631	29,047,066	3.18%	884,894,565	1.30%	14.26%	
2012	1,880,216,614	22,761,341	1.21%	1,857,455,273	-0.01%	12.21%	918,865,904	22,394,592	2.44%	896,471,312	-1.91%	15.76%	
2013	1,908,589,882	21,126,981	1.11%	1,887,462,901	0.39%	14.03%	933,736,605	19,717,597	2.11%	914,019,008	-0.53%	18.02%	
2014	1,988,521,459	24,289,478	1.22%	1,964,231,981	2.92%	18.66%	955,806,956	27,952,459	2.92%	927,854,497	-0.63%	19.81%	
2015	2,113,529,956	29,533,661	1.40%	2,083,996,295	4.80%	25.90%	1,009,313,784	42,711,120	4.23%	966,602,664	1.13%	24.81%	
2016	2,185,075,580	27,974,114	1.28%	2,157,101,466	2.06%	30.32%	1,071,007,558	12,438,600	1.16%	1,058,568,958	4.88%	36.69%	
Rate Ann%chg	2.82%					1.37%	3.30%					C & I w/o growth	0.45%

Tax Year	Ag Improvements & Site Land ⁽¹⁾			Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value					
2006	91,381,131	22,385,857	113,766,988	2,441,966	2.15%	111,325,022	--	--
2007	92,121,464	23,555,259	115,676,723	3,307,923	2.86%	112,368,800	-1.23%	-1.23%
2008	91,831,885	25,431,841	117,263,726	1,194,915	1.02%	116,068,811	0.34%	2.02%
2009	89,821,265	25,755,149	115,576,414	1,388,273	1.20%	114,188,141	-2.62%	0.37%
2010	88,581,435	26,066,753	114,648,188	1,437,721	1.25%	113,210,467	-2.05%	-0.49%
2011	92,486,608	28,935,977	121,422,585	2,345,015	1.93%	119,077,570	3.86%	4.67%
2012	92,103,202	30,848,699	122,951,901	2,003,240	1.63%	120,948,661	-0.39%	6.31%
2013	92,441,751	33,001,923	125,443,674	1,995,631	1.59%	123,448,043	0.40%	8.51%
2014	91,508,858	33,721,853	125,230,711	1,043,540	0.83%	124,187,171	-1.00%	9.16%
2015	90,406,390	34,914,993	125,321,383	2,588,824	2.07%	122,732,559	-1.99%	7.88%
2016	93,418,030	37,442,179	130,860,209	695,988	0.53%	130,164,221	3.86%	14.41%
Rate Ann%chg	0.22%	5.28%	1.41%	Ag Imprv+Site w/o growth			-0.08%	

(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.

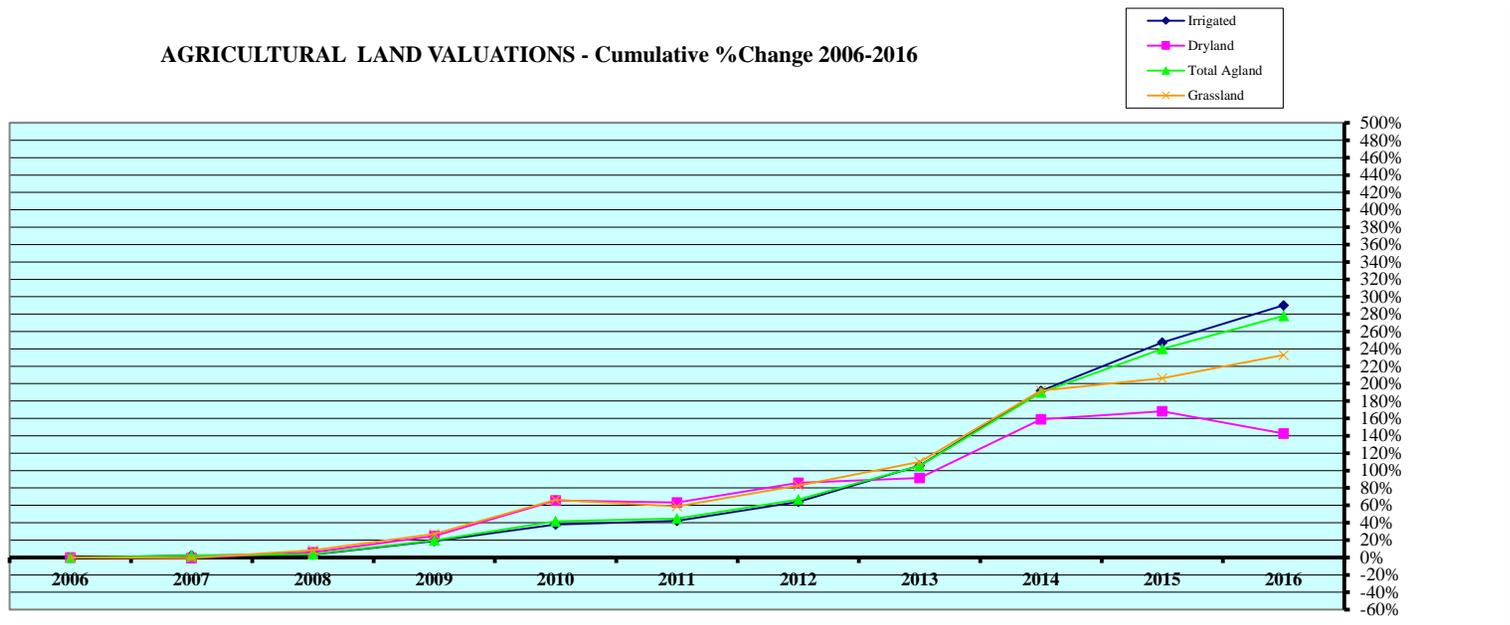
Sources:
Value; 2006 - 2016 CTL
Growth Value; 2006-2016 Abstract of Asmnt Rpt.

NE Dept. of Revenue, Property Assessment Division
Prepared as of 03/01/2017

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County HALL

CHART 2

AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2006-2016



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
2006	371,149,229	--	--	--	22,611,734	--	--	--	27,321,207	--	--	--
2007	380,101,357	8,952,128	2.41%	2.41%	22,466,338	-145,396	-0.64%	-0.64%	27,157,125	-164,082	-0.60%	-0.60%
2008	383,906,169	3,804,812	1.00%	3.44%	23,969,620	1,503,282	6.69%	6.01%	29,613,466	2,456,341	9.04%	8.39%
2009	441,230,100	57,323,931	14.93%	18.88%	28,203,153	4,233,533	17.66%	24.73%	34,732,681	5,119,215	17.29%	27.13%
2010	511,557,952	70,327,852	15.94%	37.83%	37,440,955	9,237,802	32.75%	65.58%	45,476,207	10,743,526	30.93%	66.45%
2011	527,322,455	15,764,503	3.08%	42.08%	36,882,241	-558,714	-1.49%	63.11%	43,344,582	-2,131,625	-4.69%	58.65%
2012	608,522,792	81,200,337	15.40%	63.96%	42,034,379	5,152,138	13.97%	85.90%	49,922,043	6,577,461	15.17%	82.72%
2013	763,918,911	155,396,119	25.54%	105.83%	43,303,231	1,268,852	3.02%	91.51%	57,356,521	7,434,478	14.89%	109.93%
2014	1,082,688,418	318,769,507	41.73%	191.71%	58,535,135	15,231,904	35.17%	158.87%	79,737,959	22,381,438	39.02%	191.85%
2015	1,289,135,983	206,447,565	19.07%	247.34%	60,645,935	2,110,800	3.61%	168.21%	83,652,957	3,914,998	4.91%	206.18%
2016	1,448,222,947	159,086,964	12.34%	290.20%	54,847,921	-5,798,014	-9.56%	142.56%	90,969,471	7,316,514	8.75%	232.96%

Rate Ann.%chg: Irrigated **14.59%** Dryland **9.27%** Grassland **12.78%**

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
2006	85,918	--	--	--	1,664,453	--	--	--	422,832,541	--	--	--
2007	85,614	-304	-0.35%	-0.35%	1,665,752	1,299	0.08%	0.08%	431,476,186	8,643,645	2.04%	2.04%
2008	85,249	-365	-0.43%	-0.78%	1,815,188	149,436	8.97%	9.06%	439,389,692	7,913,506	1.83%	3.92%
2009	86,331	1,082	1.27%	0.48%	2,053,525	238,337	13.13%	23.38%	506,305,790	66,916,098	15.23%	19.74%
2010	437,607	351,276	406.89%	409.33%	4,169,076	2,115,551	103.02%	150.48%	599,081,797	92,776,007	18.32%	41.68%
2011	464,831	27,224	6.22%	441.02%	4,095,144	-73,932	-1.77%	146.04%	612,109,253	13,027,456	2.17%	44.76%
2012	464,950	119	0.03%	441.16%	4,169,355	74,211	1.81%	150.49%	705,113,519	93,004,266	15.19%	66.76%
2013	513,014	48,064	10.34%	497.10%	4,113,651	-55,704	-1.34%	147.15%	869,205,328	164,091,809	23.27%	105.57%
2014	510,011	-3,003	-0.59%	493.60%	4,049,986	-63,665	-1.55%	143.32%	1,225,521,509	356,316,181	40.99%	189.84%
2015	489,552	-20,459	-4.01%	469.79%	4,034,765	-15,221	-0.38%	142.41%	1,437,959,192	212,437,683	17.33%	240.08%
2016	481,121	-8,431	-1.72%	459.98%	4,008,677	-26,088	-0.65%	140.84%	1,598,530,137	160,570,945	11.17%	278.05%

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Rate Ann.%chg: Total Agric Land **14.22%**

AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2006-2016 (from County Abstract Reports)⁽¹⁾

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2006	371,293,997	206,697	1,796			22,622,461	27,497	823			27,396,542	56,774	483		
2007	380,253,444	206,943	1,837	2.29%	2.29%	22,458,977	27,278	823	0.07%	0.07%	27,186,528	56,363	482	-0.04%	-0.04%
2008	382,827,215	208,491	1,836	-0.07%	2.22%	24,119,720	26,522	909	10.46%	10.54%	29,568,702	55,764	530	9.93%	9.88%
2009	442,059,798	209,235	2,113	15.06%	17.62%	28,163,029	26,898	1,047	15.13%	27.26%	34,327,619	56,135	612	15.33%	26.73%
2010	512,183,904	209,024	2,450	15.98%	36.41%	37,450,739	26,742	1,400	33.76%	70.22%	45,640,441	56,392	809	32.35%	67.72%
2011	532,634,127	208,895	2,550	4.06%	41.94%	38,165,832	25,522	1,495	6.78%	81.76%	43,949,045	57,516	764	-5.59%	58.35%
2012	606,557,335	209,870	2,890	13.35%	60.89%	42,351,283	24,953	1,697	13.50%	106.29%	49,610,761	57,173	868	13.56%	79.82%
2013	764,246,531	210,492	3,631	25.63%	102.12%	43,593,852	24,723	1,763	3.89%	114.32%	57,425,031	57,284	1,002	15.53%	107.74%
2014	1,079,250,001	210,724	5,122	41.06%	185.12%	60,092,073	24,403	2,462	39.65%	199.30%	79,959,350	57,099	1,400	39.69%	190.20%
2015	1,283,307,450	214,636	5,979	16.74%	232.85%	62,670,453	21,463	2,920	18.58%	254.91%	84,088,413	55,835	1,506	7.55%	212.10%
2016	1,448,958,395	219,918	6,589	10.20%	266.78%	54,846,765	17,292	3,172	8.63%	285.52%	90,851,997	54,989	1,652	9.71%	242.39%

Rate Annual %chg Average Value/Acre: 13.88%

14.45%

13.10%

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
2006	85,822	4,316	20			1,662,273	7,808	213			423,061,095	303,091	1,396		
2007	85,582	4,304	20	0.00%	0.00%	1,663,459	7,803	213	0.13%	0.13%	431,647,990	302,691	1,426	2.16%	2.16%
2008	84,842	4,267	20	0.00%	0.00%	1,812,823	7,792	233	9.13%	9.27%	438,413,302	302,836	1,448	1.52%	3.72%
2009	86,243	4,331	20	0.14%	0.14%	2,064,626	7,805	265	13.70%	24.24%	506,701,315	304,404	1,665	14.98%	19.25%
2010	434,583	4,346	100	402.19%	402.90%	4,178,869	7,797	536	102.61%	151.73%	599,888,536	304,301	1,971	18.43%	41.23%
2011	455,219	4,556	100	-0.09%	402.46%	4,130,732	7,697	537	0.14%	152.08%	619,334,955	304,186	2,036	3.28%	45.87%
2012	464,407	4,648	100	0.00%	402.47%	4,101,480	7,682	534	-0.52%	150.77%	703,085,266	304,326	2,310	13.47%	65.52%
2013	464,410	4,648	100	0.00%	402.47%	4,118,778	7,718	534	-0.04%	150.67%	869,848,602	304,865	2,853	23.50%	104.41%
2014	511,693	4,654	110	10.05%	452.95%	4,103,759	7,686	534	0.04%	150.78%	1,223,916,876	304,566	4,019	40.84%	187.90%
2015	492,845	4,471	110	0.25%	454.35%	4,052,241	7,610	532	-0.27%	150.10%	1,434,611,402	304,015	4,719	17.43%	238.07%
2016	477,034	4,313	111	0.34%	456.23%	4,026,828	7,693	523	-1.70%	145.84%	1,599,161,019	304,205	5,257	11.40%	276.61%

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Rate Annual %chg Average Value/Acre: 14.18%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2006 - 2016 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2017

Total Real Property Sum Lines 17, 25, & 30	Records : 26,143	Value : 5,076,527,650	Growth 62,565,658	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	1,228	15,999,471	129	2,077,095	92	1,493,213	1,449	19,569,779	
02. Res Improve Land	15,338	215,905,677	1,168	33,416,138	733	28,604,392	17,239	277,926,207	
03. Res Improvements	16,221	1,636,760,471	1,235	206,966,783	757	121,721,765	18,213	1,965,449,019	
04. Res Total	17,449	1,868,665,619	1,364	242,460,016	849	151,819,370	19,662	2,262,945,005	28,931,170
% of Res Total	88.74	82.58	6.94	10.71	4.32	6.71	75.21	44.58	46.24
05. Com UnImp Land	467	32,459,820	15	229,311	82	2,502,431	564	35,191,562	
06. Com Improve Land	1,970	149,049,589	36	1,733,590	89	8,033,383	2,095	158,816,562	
07. Com Improvements	2,063	787,017,985	43	8,983,468	165	55,242,714	2,271	851,244,167	
08. Com Total	2,530	968,527,394	58	10,946,369	247	65,778,528	2,835	1,045,252,291	30,539,765
% of Com Total	89.24	92.66	2.05	1.05	8.71	6.29	10.84	20.59	48.81
09. Ind UnImp Land	3	984,906	0	0	0	0	3	984,906	
10. Ind Improve Land	24	4,331,049	0	0	1	35,100	25	4,366,149	
11. Ind Improvements	25	73,130,064	0	0	1	1,216,366	26	74,346,430	
12. Ind Total	28	78,446,019	0	0	1	1,251,466	29	79,697,485	2,094,976
% of Ind Total	96.55	98.43	0.00	0.00	3.45	1.57	0.11	1.57	3.35
13. Rec UnImp Land	0	0	0	0	1	141,220	1	141,220	
14. Rec Improve Land	0	0	0	0	2	109,107	2	109,107	
15. Rec Improvements	0	0	0	0	19	340,403	19	340,403	
16. Rec Total	0	0	0	0	20	590,730	20	590,730	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.08	0.01	0.00
Res & Rec Total	17,449	1,868,665,619	1,364	242,460,016	869	152,410,100	19,682	2,263,535,735	28,931,170
% of Res & Rec Total	88.65	82.56	6.93	10.71	4.42	6.73	75.29	44.59	46.24
Com & Ind Total	2,558	1,046,973,413	58	10,946,369	248	67,029,994	2,864	1,124,949,776	32,634,741
% of Com & Ind Total	89.32	93.07	2.03	0.97	8.66	5.96	10.96	22.16	52.16
17. Taxable Total	20,007	2,915,639,032	1,422	253,406,385	1,117	219,440,094	22,546	3,388,485,511	61,565,911
% of Taxable Total	88.74	86.05	6.31	7.48	4.95	6.48	86.24	66.75	98.40

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	225	2,465,873	30,861,805	0	0	0
19. Commercial	55	14,730,696	41,507,232	0	0	0
20. Industrial	1	2,183,323	1,682,484	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	1	930	180,074	226	2,466,803	31,041,879
19. Commercial	2	238,679	29,005,237	57	14,969,375	70,512,469
20. Industrial	0	0	0	1	2,183,323	1,682,484
21. Other	0	0	0	0	0	0
22. Total Sch II				284	19,619,501	103,236,832

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	906	45	247	1,198

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	45	7,294,177	17	4,656,521	2,478	1,091,687,741	2,540	1,103,638,439
28. Ag-Improved Land	8	2,696,454	1	574,579	989	474,725,387	998	477,996,420
29. Ag Improvements	8	484,530	22	303,195	1,027	105,619,555	1,057	106,407,280
30. Ag Total							3,597	1,688,042,139

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	4	4.00	90,000	0	0.00	0	
33. HomeSite Improvements	6	4.00	472,348	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	2	55.03	171,010	2	3.59	14,360	
36. FarmSite Improv Land	5	51.34	205,360	0	0.00	0	
37. FarmSite Improvements	3	0.00	12,182	22	0.00	303,195	
38. FarmSite Total							
39. Road & Ditches	0	19.14	0	0	13.04	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	21	19.68	424,300	21	19.68	424,300	
32. HomeSite Improv Land	664	743.58	15,793,619	668	747.58	15,883,619	
33. HomeSite Improvements	678	729.35	76,674,285	684	733.35	77,146,633	999,747
34. HomeSite Total				705	767.26	93,454,552	
35. FarmSite UnImp Land	114	165.50	728,574	118	224.12	913,944	
36. FarmSite Improv Land	831	2,143.43	8,171,560	836	2,194.77	8,376,920	
37. FarmSite Improvements	921	0.00	28,945,270	946	0.00	29,260,647	0
38. FarmSite Total				1,064	2,418.89	38,551,511	
39. Road & Ditches	0	6,295.40	0	0	6,327.58	0	
40. Other- Non Ag Use	0	40.47	10,906	0	40.47	10,906	
41. Total Section VI				1,769	9,554.20	132,016,969	999,747

Schedule VII : Agricultural Records :Ag Land Detail - Game & Parks

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	2	117.38	148,868	2	117.38	148,868

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. Recapture Value N/A	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Market Value	0	0	0	0	0	0

* LB 968 (2006) for tax year 2009 and forward there will be no Recapture value.

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	31,808.96	14.43%	223,938,791	15.92%	7,040.12
46. 1A	87,523.33	39.70%	616,457,937	43.84%	7,043.36
47. 2A1	30,577.07	13.87%	190,084,524	13.52%	6,216.57
48. 2A	26,555.56	12.05%	164,558,844	11.70%	6,196.78
49. 3A1	6,637.28	3.01%	32,931,984	2.34%	4,961.67
50. 3A	10,282.46	4.66%	51,011,788	3.63%	4,961.05
51. 4A1	17,602.19	7.98%	82,764,842	5.89%	4,701.96
52. 4A	9,454.79	4.29%	44,466,564	3.16%	4,703.07
53. Total	220,441.64	100.00%	1,406,215,274	100.00%	6,379.08
Dry					
54. 1D1	1,152.47	6.59%	4,177,087	7.56%	3,624.46
55. 1D	5,914.79	33.80%	21,437,900	38.81%	3,624.46
56. 2D1	2,022.02	11.55%	6,471,907	11.72%	3,200.71
57. 2D	2,577.51	14.73%	8,241,842	14.92%	3,197.60
58. 3D1	990.24	5.66%	2,709,402	4.91%	2,736.11
59. 3D	2,167.31	12.38%	5,780,265	10.46%	2,667.02
60. 4D1	1,505.13	8.60%	3,618,307	6.55%	2,403.98
61. 4D	1,170.71	6.69%	2,798,729	5.07%	2,390.63
62. Total	17,500.18	100.00%	55,235,439	100.00%	3,156.28
Grass					
63. 1G1	615.82	1.13%	1,476,853	1.64%	2,398.19
64. 1G	2,264.87	4.15%	5,420,799	6.02%	2,393.43
65. 2G1	1,691.51	3.10%	3,331,580	3.70%	1,969.59
66. 2G	8,236.16	15.08%	16,254,779	18.04%	1,973.59
67. 3G1	1,257.68	2.30%	1,915,762	2.13%	1,523.25
68. 3G	9,789.30	17.93%	14,913,367	16.55%	1,523.44
69. 4G1	6,717.75	12.30%	10,207,243	11.33%	1,519.44
70. 4G	24,038.55	44.02%	36,570,944	40.59%	1,521.35
71. Total	54,611.64	100.00%	90,091,327	100.00%	1,649.67
Irrigated Total					
Irrigated Total	220,441.64	72.40%	1,406,215,274	90.37%	6,379.08
Dry Total					
Dry Total	17,500.18	5.75%	55,235,439	3.55%	3,156.28
Grass Total					
Grass Total	54,611.64	17.94%	90,091,327	5.79%	1,649.67
72. Waste	4,260.33	1.40%	425,053	0.03%	99.77
73. Other	7,671.07	2.52%	4,058,077	0.26%	529.01
74. Exempt	4,259.29	1.40%	0	0.00%	0.00
75. Market Area Total	304,484.86	100.00%	1,556,025,170	100.00%	5,110.35

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	1,404.42	8,861,632	821.00	5,089,998	218,216.22	1,392,263,644	220,441.64	1,406,215,274
77. Dry Land	72.13	238,868	33.61	107,129	17,394.44	54,889,442	17,500.18	55,235,439
78. Grass	211.73	421,573	11.47	18,531	54,388.44	89,651,223	54,611.64	90,091,327
79. Waste	20.21	2,021	10.82	1,082	4,229.30	421,950	4,260.33	425,053
80. Other	1.67	167	0.00	0	7,669.40	4,057,910	7,671.07	4,058,077
81. Exempt	693.33	0	136.16	0	3,429.80	0	4,259.29	0
82. Total	1,710.16	9,524,261	876.90	5,216,740	301,897.80	1,541,284,169	304,484.86	1,556,025,170

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	220,441.64	72.40%	1,406,215,274	90.37%	6,379.08
Dry Land	17,500.18	5.75%	55,235,439	3.55%	3,156.28
Grass	54,611.64	17.94%	90,091,327	5.79%	1,649.67
Waste	4,260.33	1.40%	425,053	0.03%	99.77
Other	7,671.07	2.52%	4,058,077	0.26%	529.01
Exempt	4,259.29	1.40%	0	0.00%	0.00
Total	304,484.86	100.00%	1,556,025,170	100.00%	5,110.35

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 Alda	23	297,186	221	2,572,008	221	11,577,320	244	14,446,514	64,940
83.2 Cairo	71	628,630	298	4,410,803	298	25,677,254	369	30,716,687	0
83.3 Doniphan	24	255,848	275	3,916,945	275	31,012,358	299	35,185,151	386,958
83.4 Grand Island	1,048	14,252,890	14,184	201,450,202	14,184	1,533,209,194	15,232	1,748,912,286	23,348,659
83.5 High Dens Rural Sub	70	902,188	707	21,007,386	707	136,448,048	777	158,357,622	719,735
83.6 Kuester Lake	1	18,000	70	1,260,000	70	10,364,682	71	11,642,682	165,101
83.7 Mh In Courts	2	7,500	0	0	892	10,753,029	894	10,760,529	19,423
83.8 Recreational	0	0	0	0	15	233,178	15	233,178	0
83.9 Rural	44	916,915	422	18,188,796	423	67,810,673	467	86,916,384	1,474,694
83.10 Rural Sub	99	1,737,753	655	19,848,601	655	100,408,727	754	121,995,081	2,235,468
83.11 Wood River	67	694,089	406	5,258,729	406	35,065,067	473	41,017,885	421,738
83.12 [none]	1	0	3	121,844	86	3,229,892	87	3,351,736	94,454
84 Residential Total	1,450	19,710,999	17,241	278,035,314	18,232	1,965,789,422	19,682	2,263,535,735	28,931,170

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line# I</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Alda	7	126,602	35	909,982	36	8,039,437	43	9,076,021	43,053
85.2	Cairo	7	107,270	39	667,331	41	4,265,029	48	5,039,630	41,660
85.3	Doniphan	6	89,180	40	862,859	40	8,167,101	46	9,119,140	713,160
85.4	Gi Downtown	12	359,686	340	6,215,629	355	43,517,263	367	50,092,578	1,103,946
85.5	Grand Island	423	32,226,564	1,478	144,413,902	1,546	790,024,634	1,969	966,665,100	26,792,167
85.6	High Dens Rural Sub	6	600	1	46,229	1	115,828	7	162,657	0
85.7	Kuester Lake	0	0	1	18,000	1	699,924	1	717,924	0
85.8	Rural	61	1,431,552	68	5,918,442	148	40,011,724	209	47,361,718	3,217,060
85.9	Rural Sub	23	873,784	49	3,420,986	49	22,037,457	72	26,332,227	485,831
85.10	Wood River	19	402,262	69	709,351	74	8,471,577	93	9,583,190	235,580
85.11	[none]	3	558,968	0	0	6	240,623	9	799,591	2,284
86	Commercial Total	567	36,176,468	2,120	163,182,711	2,297	925,590,597	2,864	1,124,949,776	32,634,741

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	615.82	1.13%	1,476,853	1.64%	2,398.19
88. 1G	2,264.87	4.15%	5,420,799	6.02%	2,393.43
89. 2G1	1,691.51	3.10%	3,331,580	3.70%	1,969.59
90. 2G	8,236.16	15.08%	16,254,779	18.04%	1,973.59
91. 3G1	1,257.68	2.30%	1,915,762	2.13%	1,523.25
92. 3G	9,789.30	17.93%	14,913,367	16.55%	1,523.44
93. 4G1	6,717.75	12.30%	10,207,243	11.33%	1,519.44
94. 4G	24,038.55	44.02%	36,570,944	40.59%	1,521.35
95. Total	54,611.64	100.00%	90,091,327	100.00%	1,649.67
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	54,611.64	100.00%	90,091,327	100.00%	1,649.67
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	54,611.64	100.00%	90,091,327	100.00%	1,649.67

**2017 County Abstract of Assessment for Real Property, Form 45
Compared with the 2016 Certificate of Taxes Levied Report (CTL)**

40 Hall

	2016 CTL County Total	2017 Form 45 County Total	Value Difference (2017 form 45 - 2016 CTL)	Percent Change	2017 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	2,184,484,850	2,262,945,005	78,460,155	3.59%	28,931,170	2.27%
02. Recreational	590,730	590,730	0	0.00%	0	0.00%
03. Ag-Homesite Land, Ag-Res Dwelling	93,418,030	93,454,552	36,522	0.04%	999,747	-1.03%
04. Total Residential (sum lines 1-3)	2,278,493,610	2,356,990,287	78,496,677	3.45%	29,930,917	2.13%
05. Commercial	994,141,320	1,045,252,291	51,110,971	5.14%	30,539,765	2.07%
06. Industrial	76,866,238	79,697,485	2,831,247	3.68%	2,094,976	0.96%
07. Total Commercial (sum lines 5-6)	1,071,007,558	1,124,949,776	53,942,218	5.04%	32,634,741	1.99%
08. Ag-Farmsite Land, Outbuildings	37,432,021	38,551,511	1,119,490	2.99%	0	2.99%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	10,158	10,906	748	7.36%		
11. Total Non-Agland (sum lines 8-10)	37,442,179	38,562,417	1,120,238	2.99%	0	2.99%
12. Irrigated	1,448,222,947	1,406,215,274	-42,007,673	-2.90%		
13. Dryland	54,847,921	55,235,439	387,518	0.71%		
14. Grassland	90,969,471	90,091,327	-878,144	-0.97%		
15. Wasteland	481,121	425,053	-56,068	-11.65%		
16. Other Agland	4,008,677	4,058,077	49,400	1.23%		
17. Total Agricultural Land	1,598,530,137	1,556,025,170	-42,504,967	-2.66%		
18. Total Value of all Real Property (Locally Assessed)	4,985,473,484	5,076,527,650	91,054,166	1.83%	62,565,658	0.57%

2017 Assessment Survey for Hall County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	4
3.	Other full-time employees:
	3
4.	Other part-time employees:
	0
5.	Number of shared employees:
	1 Position is budgeted out of the appraisal budget.
6.	Assessor's requested budget for current fiscal year:
	\$550,048
7.	Adopted budget, or granted budget if different from above:
	\$549,448
8.	Amount of the total assessor's budget set aside for appraisal work:
	-
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	\$50,684
10.	Part of the assessor's budget that is dedicated to the computer system:
	Budgeted out of the IT Department
11.	Amount of the assessor's budget set aside for education/workshops:
	\$2,050
12.	Other miscellaneous funds:
	\$0
13.	Amount of last year's assessor's budget not used:
	\$3,000

B. Computer, Automation Information and GIS

1.	Administrative software:
	TerraScan
2.	CAMA software:
	TerraScan
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	Office staff
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes gis.hallcountyne.gov
7.	Who maintains the GIS software and maps?
	GIS Department
8.	Personal Property software:
	TerraScan

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes
3.	What municipalities in the county are zoned?
	Alda, Cairo, Doniphan, Grand Island, and Wood River
4.	When was zoning implemented?
	May 1942; updated 1967

D. Contracted Services

1.	
2.	
3.	Other services:
	County Board contracts with Stanard Appraisal as a referee for CBOE

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Yes - Stanard Appraisal
2.	If so, is the appraisal or listing service performed under contract?
	No
3.	What appraisal certifications or qualifications does the County require?
	None
4.	Have the existing contracts been approved by the PTA?
	N/A
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Stanard Appraisal sets values for commercial parcels under review with approval by assessor

2017 Residential Assessment Survey for Hall County

1.	Valuation data collection done by:																								
	Staff appraisers and staff																								
2.	List the valuation groupings recognized by the County and describe the unique characteristics of each:																								
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Grouping</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>Grand Island (2015 population - 51,440). County seat and largest city in the county. With an increasing population, the city currently has four high schools.</td> </tr> <tr> <td style="text-align: center;">02</td> <td>Cairo (2013 population – 801). Small community located on the highway northwest of Grand Island. A bedroom community for Grand Island, it is part of a consolidated school in a rural area north of town. in rural area north of town, some business activity, bedroom community for Grand Island</td> </tr> <tr> <td style="text-align: center;">03</td> <td>Alda. (2013 population - 647). Small community located on a very busy highway. A bedroom community for Grand Island, it has a primary school.</td> </tr> <tr> <td style="text-align: center;">04</td> <td>Wood River (2013 population – 1,361). Small community located on a busy highway. A bedroom community for Grand Island, it has a K-12 school.</td> </tr> <tr> <td style="text-align: center;">05</td> <td>Doniphan (2013 population – 843). Small community, located on a busy highway halfway between Grand Island and Hastings. A bedroom community, it has a K-12 school.</td> </tr> <tr> <td style="text-align: center;">06</td> <td>Kuester Lake. A community located just outside of Grand Island city limits. It is a subdivision of year round IOLL homes on a lake.</td> </tr> <tr> <td style="text-align: center;">07</td> <td>Recreational. Parcels whose use has been determined to be recreational, mostly along the river. These parcels can be manufactured housing or lot cabin, and contain diverse improvements.</td> </tr> <tr> <td style="text-align: center;">08</td> <td>Rural. All residences not in an identified subdivision and located outside of any city limits.</td> </tr> <tr> <td style="text-align: center;">09</td> <td>Rural Sub. Rural residences located in platted subdivisions outside of any city limits. These homes tend to be scattered and less homogenous.</td> </tr> <tr> <td style="text-align: center;">10</td> <td>High Density Rural Sub. Rural residences located in platted subdivisions outside of any city limits. These homes tend to be homogenous.</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Agricultural outbuildings and improvements</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	01	Grand Island (2015 population - 51,440). County seat and largest city in the county. With an increasing population, the city currently has four high schools.	02	Cairo (2013 population – 801). Small community located on the highway northwest of Grand Island. A bedroom community for Grand Island, it is part of a consolidated school in a rural area north of town. in rural area north of town, some business activity, bedroom community for Grand Island	03	Alda. (2013 population - 647). Small community located on a very busy highway. A bedroom community for Grand Island, it has a primary school.	04	Wood River (2013 population – 1,361). Small community located on a busy highway. A bedroom community for Grand Island, it has a K-12 school.	05	Doniphan (2013 population – 843). Small community, located on a busy highway halfway between Grand Island and Hastings. A bedroom community, it has a K-12 school.	06	Kuester Lake. A community located just outside of Grand Island city limits. It is a subdivision of year round IOLL homes on a lake.	07	Recreational. Parcels whose use has been determined to be recreational, mostly along the river. These parcels can be manufactured housing or lot cabin, and contain diverse improvements.	08	Rural. All residences not in an identified subdivision and located outside of any city limits.	09	Rural Sub. Rural residences located in platted subdivisions outside of any city limits. These homes tend to be scattered and less homogenous.	10	High Density Rural Sub. Rural residences located in platted subdivisions outside of any city limits. These homes tend to be homogenous.	AG	Agricultural outbuildings and improvements
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3.	List and describe the approach(es) used to estimate the market value of residential properties.																								
	Cost and sales comparison approaches																								
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?																								
	Hall County relies on both the tables provided by the CAMA vendor and local market information																								
5.	Are individual depreciation tables developed for each valuation grouping?																								
	No																								
6.	Describe the methodology used to determine the residential lot values?																								

Depending on the location, the county uses square feet, lot, site, or acre methodology

7. Describe the methodology used to determine value for vacant lots being held for sale or resale?

Lots held by the developer are eligible for developer discount upon proper application

<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
01	2004	2005	2004	2005-2014
02	2004	2005	2016	2013
03	2004	2005	2016	2005
04	2004	2005	2016	2005
05	2004	2005	2016	2005-2014
06	2004	2005	2016	2010
07	2004	2005	2016	2011
08	2004	2005	2016	2011
09	2004	2005	2016	2011
10	2004	2005	2016	2011
AG	2004	2005	2016	2011

2017 Commercial Assessment Survey for Hall County

1.	Valuation data collection done by:																		
	Staff appraisers																		
2.	List the valuation groupings recognized in the County and describe the unique characteristics of each:																		
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3.	List and describe the approach(es) used to estimate the market value of commercial properties.																		
	Cost, sales comparison, and income, when available																		
3a.	Describe the process used to determine the value of unique commercial properties.																		
	Hall County relies on an appraiser with experience in valuing unique properties																		
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?																		
	Hall County relies on both the tables provided by the CAMA vendor and local market information																		
5.	Are individual depreciation tables developed for each valuation grouping?																		
	No																		
6.	Describe the methodology used to determine the commercial lot values.																		
	Depending on the location and size of the parcel the county uses square feet or acre as a unit of comparison																		

7.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	01	2016	2014	2016	2015
	02	2016	2014	2016	2016
	03	2016	2014	2016	2016
	04	2016	2014	2016	2016
	05	2016	2014	2016	2016
	06	2016	2014	2016	2016
	07	2016	2014	2016	2016
99	2016	2014	2016	2015-2016	

2017 Agricultural Assessment Survey for Hall County

1.	Valuation data collection done by:							
	Office staff							
2.	List each market area, and describe the location and the specific characteristics that make each unique.							
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01	The entire county is considered one market area. No unique market attributes have been recognized.	2014						
3.	Describe the process used to determine and monitor market areas.							
	The county reviews all sales for market differences as well as a spreadsheet analysis along with plotting the sales using GIS							
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.							
	The county verifies sales and looks at present use of the parcel							
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?							
	Yes							
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.							
	The county uses sales verification as a tool to monitor any influence; sales along the river are analyzed for recreational influence							

2016 PLAN OF ASSESSMENT FOR HALL COUNTY
ASSESSMENT YEARS 2017, 2018 AND 2019

REAL PROPERTY

There are several areas addressed on an annual basis that I do not foresee changing. These include conducting an unimproved ag land market analysis (plotting all vacant ag land sales and color coding them for level of assessment) and creating a color map to use as a visual aid, review statistical analysis of property types for problem areas, sending questionnaires to buyer/seller on recently sold properties, compiling sales books based on current sales, monitoring ag land sales to determine need for additional market areas and conducting pick-up work.

2017

During calendar year 2017, the Assessor's Office plans to accomplish the following:

- 1) Review ag parcels for land use change
- 2) Working with 2016 flight of Pictometry Intelligent Images aerial photos to determine which parcels require on site review for changes
- 3) Review valuations and assessment levels for problem areas and any necessary adjustments
- 4) Work on third year of 6 year review cycle
- 5) Continue working on taking new photos of all types of properties
- 6) Implement new Marshall-Swift cost tables, conduct depreciation study and compile new depreciation tables and conduct land study for commercial properties outside the city of Grand Island
- 7) Inspect mobile homes located in mobile home parks and collect income Data (was on last year's plan but not done)
- 8) Work on establishing additional assessor locations
- 9) Finalize commercial reval on commercial property outside the city of Grand Island

2018

During calendar year 2018, the Assessor's Office plans to accomplish the following:

- 1) Complete taking photos of all types of properties
- 2) Review ag parcels for land use changes
- 3) Review valuations and assessment levels for problem areas and any necessary adjustments
- 4) Work on fourth year of 6 year review cycle
- 5) Work on comparable sales properties for residential parcels

2019

During calendar year 2019, the Assessor's Office plans to accomplish the following:

- 1) Review ag parcels for land use changes
- 2) Review valuations and assessment levels for problem areas and any necessary adjustments
- 3) Work on fifth year of 6 year review cycle

The breakdown of value in Hall County for 2016 is approximately as follows:

Real Estate	90.97%
Personal Property	5.52%
Centrally Assessed	<u>3.51%</u>
	100.00%

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