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DEPARTMENT OF REVENUE

**2020 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

HALL COUNTY



Pete Ricketts, Governor

April 7, 2020

Commissioner Hotz:

The Property Tax Administrator has compiled the 2020 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: Kristi Wold, Hall County Assessor

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Introduction

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

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

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

The analysis of assessment practices in each county is necessary to give proper context to the statistical inferences from the assessment sales ratio studies and the overall quality of assessment in the county. The assessment practices are evaluated in the county to ensure 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 PTA's analysis is presented and contained within the Residential, Commercial, and Agricultural land correlations of the R&O.

In 2019, [Neb. Rev. Stat. § 77-1363](#) was amended with the passage of LB 372. The bill became operative on August 31, 2019 and specified that Land Capability Group (LCG) classifications must be based on land-use specific productivity data from the Natural Resources Conservation Service (NRCS). The Division used the NRCS data to develop a new LCG structure to comply with the statutory change. Each county received the updated land capability group changes and applied them to the inventory of land in the 2020 assessment year.

Statistical Analysis:

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

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

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

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

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

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

The weighted mean ratio best reflects a comparison of the fully assessable valuation of a jurisdiction, by measuring the total assessed 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 (PRD) and Coefficient of Variation (COV). As a simple average of the ratios, the mean ratio has limited application in the analysis of the level of value because it assumes a normal distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

The quality of assessment relies in part on statistical indicators as well. If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the mean ratio, it may be an indication of disproportionate assessments. Assessments are disproportionate when properties within a class are assessed at noticeably different levels of market value. The coefficient produced by this calculation is referred to as the PRD and measures the assessment level of lower-priced properties relative to the assessment level of higher-priced properties.

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

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

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

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

A COD under 5% indicates that the properties in the sample are either unusually homogenous, or possibly indicative of a non-representative sample due to the selective reappraisal of sold parcels. The reliability of the COD can be directly affected by extreme ratios.

The PRD range stated in IAAO standards is 98% to 103%. A perfect match in assessment level

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

Analysis of Assessment Practices:

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 mass appraisal methods are used to establish uniform and proportionate valuations. The review of assessment practices is based on information provided by the county assessors in Assessment Surveys and Assessed Value Updates (AVU), along with observed assessment practices in the county.

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

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

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

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

are reviewed to ensure taxpayers are served with such transparency.

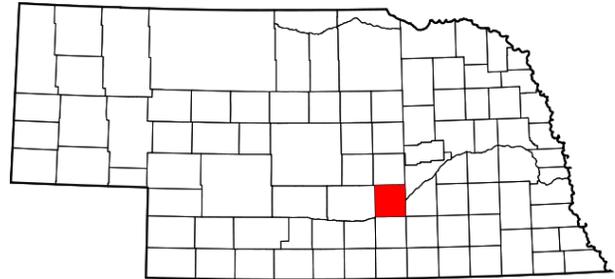
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, potential issues are identified they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures prior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

Reviews of the timeliness of submission of sales information, equalization of sold/unsold properties in the county, the accuracy of the AVU data, and the compliance with statutory reports, are completed annually for each county. If there are inconsistencies or concerns about any of these reviews, those inconsistencies or concerns are addressed in the Correlation Section of the R&O for the subject real property, for the applicable county, along with any applicable corrective measures taken by the county assessor to address the inconsistencies or concerns and the results of those corrective measures.

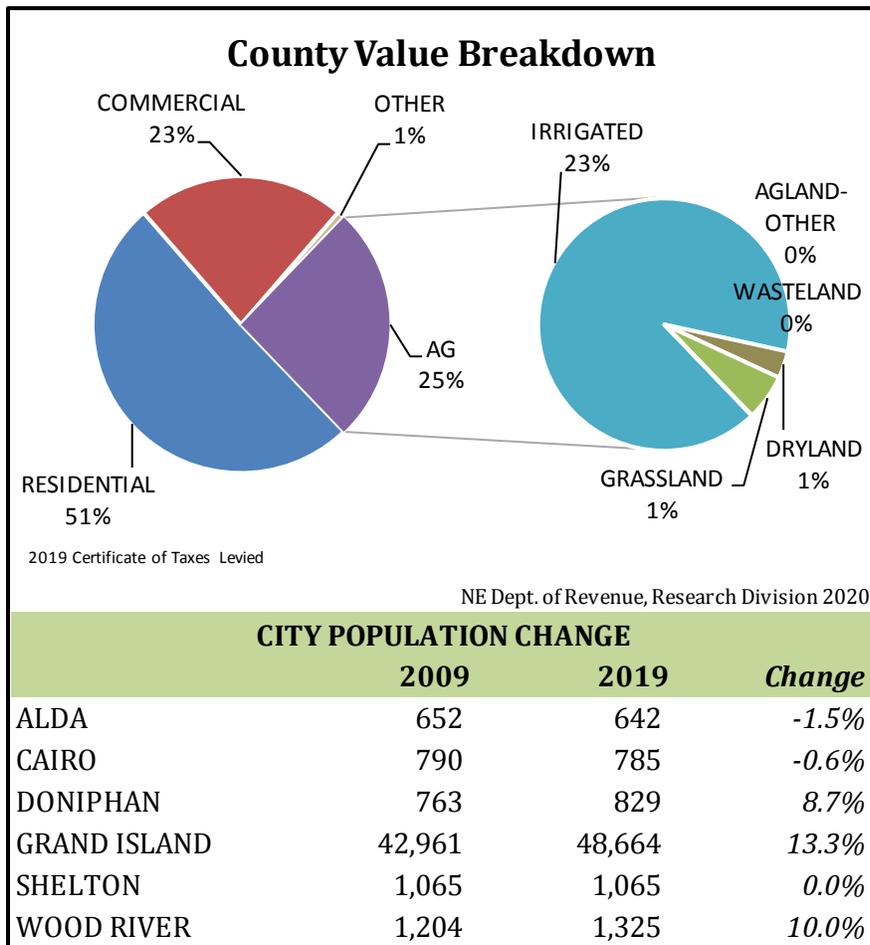
**Further information may be found in Exhibit 94*

County Overview

With a total area of 546 square miles, Hall County had 61,607 residents, per the Census Bureau Quick Facts for 2018, a 5% population increase over the 2010 U.S. Census. Reports indicated that 80% of county residents were homeowners and 91% of residents occupied the same residence as in the prior year (Census Quick Facts). The average home value is \$135,094 (2019 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Hall County are located in and around the county seat of Grand Island. According the U.S. Census Bureau, there were 1,881 employer establishments with total employment of 30,454.



Irrigated land makes up a majority of the land in the county. Hall County is included in the Central Platte Natural Resources District (NRD).

A meat processing facility in Grand Island is the largest employer in the county, a number of manufacturing facilities also provide jobs in the county. An ethanol plant located in Wood River also contributes to the local agricultural economy.

2020 Residential Correlation for Hall County

Assessment Actions

For the 2020 assessment year, approximately 2,168 parcels in valuation groups one through six, which is Grand Island, were desk reviewed with the changes entered into Vanguard. Valuation Group 8, Alda and Valuation Group 14, High Density Rural Subdivisions, which contains Amick Acres were physically inspected and reviewed. A sales analysis was conducted by valuation group, as a result, Valuation Group 1 increased 5%, Valuation Group 2 increased 1%, and Valuation Group 6 increased 4%. Valuation Group 7, Cairo also had a desk review with adjustments made.

Through a sales analysis it was determined all rural homes and outbuildings would be increased 15%.

For the remainder of the residential class only routine maintenance was completed, as well as all pick-up work being completed.

Assessment Practice Review

As explained in the Introduction of this Report and Opinion, the review of the assessment practices to determine compliance and to ensure that all data submitted to the State sales file is timely and accurate, were completed.

One area of review is the county's sales qualification and verification processes. This is evaluated to determine if all arm's-length sales are made available for measurement. Hall County usability rates are slightly higher than typical and need to improve. Currently there are 14 valuation groups recognized by the county assessor, with Grand Island separated into six groups to recognize the different characteristics.

Hall County is now caught up with the required six-year physical inspection and review cycle with the exception of agricultural improvements. A plan is being developed for a lot value study countywide.

The costing tables and depreciation are older. Hall County converted to the Vanguard Computer-Assisted Mass Appraisal (CAMA) program in February 2019 and is still transitioning. The implementation of table driven values to the areas of Grand Island that have a quality/condition review will eventually be implemented. Updated depreciation and costing will also be applied. A valuation methodology has not been started, however as the county works towards table driven values supported by sales analysis the development of one will be started.

2020 Residential Correlation for Hall County

Description of Analysis

The county utilizes 14 valuation groups within the residential class; six of these are within the City of Grand Island, four represent rural areas of the county, and the remaining four represent each of the villages within the county.

Valuation Group	Description
1	Grand Island original town, oldest subdivisions
2	Grand Island tract housing
3	Grand Island high-end homes
4	Grand Island Copper Creek Subdivisions, modern affordable housing
5	Grand Island manufactured housing
6	Grand Island older homes, slightly newer than area 1
7	Cairo
8	Alda
9	Wood River
10	Doniphan
11	Recreational
12	Rural acreages
13	Rural Subdivisions
14	High Density Rural Subdivisions

Review of the statistical profile indicates that all three measures of central tendency are within the acceptable range. All valuation groups have a median within the acceptable range, with exception to one group that has two sales. The qualitative statistics for each valuation group generally support appraisal uniformity. Where the qualitative measures are high, the economics of the area generally explain the dispersion.

Comparison of the statistics and the 2019 County Abstract of Assessment for Real Property, Form 45 Compared to the Certificate of Taxes Levied (CTL) Report indicated that both the sold properties and the abstract changed similarly. The residential class increased approximately 4% this year.

The statistical profile indicates that Property Type 7, mobile homes, contains 22 sales with a median below the acceptable range, but a wide COD and high PRD. The ratios in this sample range from 48%-229%, indicating that this sample is not reliable. Additionally, these sales represent seven different valuation groups; the statistics of this group should not be the basis of a valuation adjustment.

Equalization and Quality of Assessment

A review of the statistics with sufficient sales, along with all other information available, and the assessment practices suggest that assessments within the county are valued within the acceptable

2020 Residential Correlation for Hall County

parameters, and therefore considered equalized. The quality of assessment of the residential property in Hall County complies with generally accepted mass appraisal techniques.

VALUATION GROUP							
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	
1	636	92.18	101.91	95.20	25.16	107.05	
2	364	91.67	93.11	92.57	12.44	100.58	
3	104	93.24	91.82	90.53	11.40	101.42	
4	28	95.48	97.02	96.68	06.33	100.35	
5	10	91.89	103.49	96.48	36.60	107.27	
6	329	91.90	97.67	93.80	17.53	104.13	
7	39	97.46	109.05	103.31	23.92	105.56	
8	15	96.85	94.46	84.42	18.05	111.89	
9	33	91.68	114.56	92.29	39.53	124.13	
10	27	93.98	107.08	93.23	25.96	114.86	
11	2	102.34	102.34	91.30	25.17	112.09	
12	17	96.65	106.19	96.27	23.32	110.30	
13	37	92.41	95.09	92.77	22.70	102.50	
14	68	91.83	89.90	88.84	11.18	101.19	
____ALL____	1,709	92.43	98.38	93.32	19.52	105.42	

Level of Value

Based on analysis of all available information, the level of value for the residential property in Hall County is 92%.

2020 Commercial Correlation for Hall County

Assessment Actions

For the 2020 assessment year, the contract appraiser physically inspected and reviewed all income producing properties. New measurements and photos were taken. Income information was collected on the properties that shared the information. The income approach was used to set the value on these properties. The second phase of the commercial revaluation was started. About half of the downtown commercial was inspected and reviewed with the remaining half to be completed for the 2021 assessment year.

All pick up work was completed and placed on the assessment roll.

Assessment Practice Review

As explained in the Introduction of this Report and Opinion, the review of the assessment practices to determine compliance and the review to ensure that all data submitted to the State sales file is timely and accurate, were completed.

One area of review is the county's sales qualification and verification processes. This is evaluated to determine if all arm's length sales are made available for measurement. Hall County usability rates are slightly higher than typical and is something that needs to be improved. Currently there are eight valuation groups recognized by the county assessor, with Grand Island separated into two groups to recognize the different characteristics.

Hall County is current with the required six-year physical inspection and review cycle for commercial properties and has a spreadsheet to keep track of the progress. The county is in the middle of a two-year reappraisal; this year a portion of downtown Grand Island was inspected. All income producing properties were revalued with new depreciation.

Description of Analysis

The county assessor utilizes eight valuation groups within the commercial class of property, two represent the City of Grand Island; the remainder represent each of the small villages and the rural area.

Valuation Group	Description
1	Grand Island
2	Cairo
3	Alda
4	Wood River
5	Doniphan

2020 Commercial Correlation for Hall County

6	Rural
7	Rural Subdivisions
99	Grand Island Downtown

Review of the statistical profile indicates that both the median and mean are within the acceptable range. The weighted mean is low and is impacted by high priced properties. Overall, the statistical measures support a level of value within the acceptable range. The study year substratum indicates that the commercial market is increasing within the county.

The county assessor's reported actions affected the sales file and the 2020 County Abstract of Assessment for Real Property, Form 45 Compared with the 2019 Certificate of Taxes Levied Report (CTL) similarly reflecting a 2% increase to the class.

Review of valuation groups indicates that only Valuation Groups 1 and 99 have sufficient samples of sales. The COD for Valuation Group 1 is slightly high; however, the sample is large enough that the median does not change as outliers are removed. Although the remaining valuation groups do not have sufficient sales they were re-stratified into groups for analysis. Valuation groups 2, 3, 4, and 5 were grouped as villages and Valuation groups 6 and 7 were grouped as rural locations. Both groups produced medians within the acceptable range.

Three occupancy codes have medians outside of the range, a statistical profile for each of the three occupancy codes has been provided in the addendum of this report.

Occupancy code 352, which also reflects the same 15 sales in the Property Type 2 substrata, have a median of 103%. These properties were reappraised for 2020. These sales represent four different valuation groups. Only Valuation Group 1, Grand Island has more than a few sales. One extreme outlier ratio has some impact on this median, this outlier sale, sold again one-day past the study period cut off, for an amount above the assessed value. This more recent sale would bring the median of the 12 sales in Valuation Group 1 into the acceptable range. This demonstrates that the market for commercial property in Hall County is increasing, and that commercial values should not be decreased based on a small sample of sales.

Occupancy code 406, storage warehouses, has a median, just below the range at 91%. These sales are scattered across five different valuation groups; 11 of the sales are in Valuation Group 1, Grand Island. The median of those 11 sales is low at 85%, however, the ratios of the small sample range from 49-189%, with a COD of 25%. Removal of two extreme sales on either end of the array can move the median from 82-91%.

Occupancy code 528, service repair garages, has a median of 84%; 5 of the sales are outside of Grand Island, but the remaining 14, are within Grand Island and have a median of 85% and a

2020 Commercial Correlation for Hall County

COD of 22%. Removal of the two extreme ratios on each end of the sales array swings this median from 78-90%.

While both occupancy code 406 and 528 remain outside the range as the outlier ratios are temporarily removed, the movement of the median does not lend confidence in a calculated adjustment based on the medians of these groups. The county is in the middle of a two-year reappraisal contract, and these occupancy codes will be revalued next year.

Based on the statistical analysis, the level of value of commercial property in Hall County is believed to be near the low end of the acceptable range.

Equalization and Quality of Assessment

Although the qualitative statistics are above the acceptable range, the analysis supports that all valuation groups with sufficient sales are within the acceptable range. It is believed once the entire reappraisal for the county is done the commercial assessments will improve. The quality of assessment for the commercial class of property is in compliance with generally accepted mass appraisal techniques.

VALUATION GROUP RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	136	92.71	92.68	82.44	24.60	112.42
2	4	102.76	101.68	101.65	10.25	100.03
3	5	97.52	94.46	88.66	18.46	106.54
4	5	217.29	164.90	180.58	33.32	91.32
5	3	97.74	100.14	102.31	05.05	97.88
6	5	114.44	125.79	59.51	49.26	211.38
7	3	66.60	75.22	78.28	13.66	96.09
99	21	93.59	91.64	93.93	21.83	97.56
<u> ALL </u>	<u>182</u>	93.57	95.54	83.03	26.61	115.07

Level of Value

Based on analysis of all available information, the level of value for the commercial property in Hall County is 94%.

2020 Agricultural Correlation for Hall County

Assessment Actions

For 2020, a sales study of the agricultural sales was performed after the Land Capabilities Group (LCG) conversion. Through the analysis, all agricultural values decreased. The irrigated values decreased approximately 12%, dryland 11% and grassland 11%.

All rural homes and outbuildings were increased 15%. Acres enrolled in the Wetland Reserve Program (WRP) are now flat valued at \$1,000 per acre as determined through a sales study.

All pick up work was completed and placed on the 2020 assessment roll.

Assessment Practice Review

As explained in the Introduction of this Report and Opinion, the review of the assessment practices to determine compliance and the review to ensure that all data submitted to the State sales file is timely and accurate, were completed.

Hall County utilizes one market area for the agricultural class of property as no unique market attributes have been recognized, however this is studied each year. The county began completing a systematic land use review in 2019. Intensive use has been reviewed by the county assessor and includes feedlots and vineyards.

Agricultural improvements were last physically inspected in 2011; however, the county assessor's staff does use change finder with Pictometry in between inspection years to identify physical changes to properties; any new structures are physically reviewed for additional information. As with all other improvements in the county, the costing and depreciation tables for agricultural outbuildings are outdated. Historically, the county assessor has utilized factor adjustments to keep pace with rising market values. The county assessor is setting up a plan to reappraise all improvements in the county over the next few assessment years. Home sites are valued at \$22,500 for the first acre, and farm sites are valued at \$4,000. These are the same for both agricultural and rural residential dwellings. During 2018, the county assessor converted to a new Computer Assisted Mass Appraisal (CAMA) system, Vanguard. The conversion is still in the process of being implemented.

Description of Analysis

The agricultural statistical sample consists of 59 sales. All three measures of central tendency for the overall sample are in the acceptable range. The three measures are within three points of each other further providing support of a level of value within the acceptable range. The qualitative statistics are acceptable for the agricultural land class.

Review of the 80% Majority Land Use (MLU) substrata indicates that only the irrigated subclass has a sufficient sample of sales. This is expected as 76% of the agricultural land in the county is

2020 Agricultural Correlation for Hall County

irrigated. The county assessor's office has a history of making adjustments to irrigated land and dryland at the same rate, and this trend continued this year. Grassland was also adjusted. When comparing the counties schedule of values to the adjoining counties with similar markets it appears Hall County's values are relatively similar and equalized. It is believed that Hall County has achieved an acceptable level of value.

Equalization and Quality of Assessment

Agricultural homes and outbuildings have been valued using the same valuation process as rural residential improvements and are believed to be equalized at the statutorily required level.

Agricultural land values appear to be equalized at the uniform portions of market value; all values have been determined to be acceptable and are reasonably comparable to adjoining counties. The quality of assessment of agricultural land in Hall County complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u> Irrigated </u>						
County	49	70.35	73.52	69.96	15.57	105.09
1	49	70.35	73.52	69.96	15.57	105.09
<u> Dry </u>						
County	4	69.05	71.87	68.91	15.18	104.30
1	4	69.05	71.87	68.91	15.18	104.30
<u> Grass </u>						
County	2	55.32	55.32	55.56	06.67	99.57
1	2	55.32	55.32	55.56	06.67	99.57
<u> ALL </u>						
	59	70.14	73.32	70.13	16.25	104.55

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Hall County is 70%.

2020 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 (Reissue 2018). 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 techniques.	No recommendation.
Commercial Real Property	94	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	70	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 7th day of April, 2020.



Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2020 Commission Summary for Hall County

Residential Real Property - Current

Number of Sales	1709	Median	92.43
Total Sales Price	\$283,980,200	Mean	98.38
Total Adj. Sales Price	\$283,980,200	Wgt. Mean	93.32
Total Assessed Value	\$265,012,864	Average Assessed Value of the Base	\$129,419
Avg. Adj. Sales Price	\$166,167	Avg. Assessed Value	\$155,069

Confidence Interval - Current

95% Median C.I	91.43 to 93.28
95% Wgt. Mean C.I	92.44 to 94.20
95% Mean C.I	96.75 to 100.01
% of Value of the Class of all Real Property Value in the County	50.34
% of Records Sold in the Study Period	8.49
% of Value Sold in the Study Period	10.18

Residential Real Property - History

Year	Number of Sales	LOV	Median
2019	1,927	93	92.68
2018	1,962	95	95.01
2017	1,817	92	92.13
2016	1,752	92	92.09

2020 Commission Summary for Hall County

Commercial Real Property - Current

Number of Sales	182	Median	93.57
Total Sales Price	\$112,328,692	Mean	95.54
Total Adj. Sales Price	\$112,328,692	Wgt. Mean	83.03
Total Assessed Value	\$93,263,384	Average Assessed Value of the Base	\$435,804
Avg. Adj. Sales Price	\$617,191	Avg. Assessed Value	\$512,436

Confidence Interval - Current

95% Median C.I	87.89 to 97.65
95% Wgt. Mean C.I	76.86 to 89.19
95% Mean C.I	90.01 to 101.07
% of Value of the Class of all Real Property Value in the County	24.26
% of Records Sold in the Study Period	6.32
% of Value Sold in the Study Period	7.43

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2019	180	93	93.29
2018	178	97	97.06
2017	164	0	95.03
2016	155	94	94.45

**40 Hall
RESIDENTIAL**

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

Date Range: 10/1/2017 To 9/30/2019 Posted on: 1/31/2020

Number of Sales : 1,709
 Total Sales Price : 283,980,200
 Total Adj. Sales Price : 283,980,200
 Total Assessed Value : 265,012,864
 Avg. Adj. Sales Price : 166,167
 Avg. Assessed Value : 155,069

MEDIAN : 92
 WGT. MEAN : 93
 MEAN : 98
 COD : 19.52
 PRD : 105.42

COV : 35.02
 STD : 34.45
 Avg. Abs. Dev : 18.04
 MAX Sales Ratio : 580.45
 MIN Sales Ratio : 48.00

95% Median C.I. : 91.43 to 93.28
 95% Wgt. Mean C.I. : 92.44 to 94.20
 95% Mean C.I. : 96.75 to 100.01

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-17 To 31-DEC-17	226	97.42	105.72	98.06	21.25	107.81	59.65	580.45	93.89 to 100.55	159,424	156,324
01-JAN-18 To 31-MAR-18	166	96.31	100.01	95.85	17.78	104.34	48.00	319.05	92.67 to 100.02	164,141	157,334
01-APR-18 To 30-JUN-18	264	94.98	99.58	95.07	17.59	104.74	61.68	343.75	92.29 to 96.93	171,974	163,496
01-JUL-18 To 30-SEP-18	270	90.99	95.29	92.59	16.92	102.92	55.52	299.12	88.98 to 94.21	169,590	157,020
01-OCT-18 To 31-DEC-18	214	92.29	99.74	94.75	21.31	105.27	55.65	276.52	89.33 to 95.17	155,592	147,416
01-JAN-19 To 31-MAR-19	122	93.89	97.56	93.93	18.04	103.86	62.10	228.62	88.89 to 98.49	168,813	158,561
01-APR-19 To 30-JUN-19	176	88.61	90.63	88.91	15.13	101.93	51.27	179.11	86.42 to 91.41	163,766	145,613
01-JUL-19 To 30-SEP-19	271	87.37	97.47	88.66	23.74	109.94	54.73	472.88	84.99 to 90.05	172,685	153,095
<u>Study Yrs</u>											
01-OCT-17 To 30-SEP-18	926	94.61	99.91	95.17	18.51	104.98	48.00	580.45	93.25 to 96.35	166,812	158,752
01-OCT-18 To 30-SEP-19	783	89.72	96.56	91.12	20.47	105.97	51.27	472.88	88.59 to 91.31	165,405	150,713
<u>Calendar Yrs</u>											
01-JAN-18 To 31-DEC-18	914	93.43	98.43	94.39	18.39	104.28	48.00	343.75	92.24 to 95.04	166,012	156,699
<u>ALL</u>	1,709	92.43	98.38	93.32	19.52	105.42	48.00	580.45	91.43 to 93.28	166,167	155,069

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	636	92.18	101.91	95.20	25.16	107.05	61.38	455.09	89.76 to 94.66	113,437	107,989
2	364	91.67	93.11	92.57	12.44	100.58	59.65	211.11	89.96 to 93.16	228,414	211,435
3	104	93.24	91.82	90.53	11.40	101.42	51.27	140.59	90.51 to 94.84	292,607	264,891
4	28	95.48	97.02	96.68	06.33	100.35	85.94	115.31	92.28 to 100.46	206,580	199,725
5	10	91.89	103.49	96.48	36.60	107.27	55.52	215.17	59.86 to 137.87	39,950	38,542
6	329	91.90	97.67	93.80	17.53	104.13	61.11	580.45	89.36 to 94.63	142,032	133,219
7	39	97.46	109.05	103.31	23.92	105.56	62.72	343.75	90.70 to 110.01	138,021	142,588
8	15	96.85	94.46	84.42	18.05	111.89	48.00	149.93	76.41 to 102.46	65,373	55,187
9	33	91.68	114.56	92.29	39.53	124.13	61.77	472.88	84.55 to 97.35	127,532	117,698
10	27	93.98	107.08	93.23	25.96	114.86	61.68	419.46	87.29 to 111.74	182,389	170,040
11	2	102.34	102.34	91.30	25.17	112.09	76.58	128.10	N/A	12,250	11,185
12	17	96.65	106.19	96.27	23.32	110.30	70.15	228.62	84.57 to 116.29	258,407	248,758
13	37	92.41	95.09	92.77	22.70	102.50	54.73	163.71	80.03 to 99.99	208,049	193,017
14	68	91.83	89.90	88.84	11.18	101.19	55.65	115.05	88.24 to 94.35	260,830	231,723
<u>ALL</u>	1,709	92.43	98.38	93.32	19.52	105.42	48.00	580.45	91.43 to 93.28	166,167	155,069

**40 Hall
RESIDENTIAL**

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Qualified

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 MEAN : 98
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 Avg. Abs. Dev : 18.04
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95% Median C.I. : 91.43 to 93.28
 95% Wgt. Mean C.I. : 92.44 to 94.20
 95% Mean C.I. : 96.75 to 100.01

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	1,685	92.46	98.43	93.37	19.36	105.42	51.27	580.45	91.47 to 93.32	167,537	156,434
06	2	102.34	102.34	91.30	25.17	112.09	76.58	128.10	N/A	12,250	11,185
07	22	85.24	93.86	84.43	31.37	111.17	48.00	228.62	65.04 to 105.16	75,284	63,563
<u>ALL</u>	1,709	92.43	98.38	93.32	19.52	105.42	48.00	580.45	91.43 to 93.28	166,167	155,069

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	5	259.41	293.08	326.81	50.11	89.68	128.10	472.88	N/A	9,141	29,875
Less Than 30,000	22	157.61	217.27	205.48	72.08	105.74	59.86	580.45	99.44 to 291.64	18,532	38,081
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	1,709	92.43	98.38	93.32	19.52	105.42	48.00	580.45	91.43 to 93.28	166,167	155,069
Greater Than 14,999	1,704	92.38	97.80	93.28	18.94	104.85	48.00	580.45	91.42 to 93.17	166,628	155,436
Greater Than 29,999	1,687	92.25	96.82	93.16	17.94	103.93	48.00	343.75	91.31 to 93.12	168,093	156,595
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	5	259.41	293.08	326.81	50.11	89.68	128.10	472.88	N/A	9,141	29,875
15,000 TO 29,999	17	137.87	194.97	190.16	73.72	102.53	59.86	580.45	92.90 to 291.64	21,294	40,494
30,000 TO 59,999	95	124.35	143.20	139.14	38.99	102.92	54.73	343.75	110.21 to 154.15	45,424	63,202
60,000 TO 99,999	270	101.30	107.62	106.52	21.84	101.03	55.52	266.49	98.04 to 105.88	79,182	84,346
100,000 TO 149,999	440	87.92	90.54	90.35	16.58	100.21	48.00	216.40	85.78 to 89.23	126,679	114,457
150,000 TO 249,999	627	90.90	91.24	91.29	12.31	99.95	51.27	160.98	88.97 to 92.28	189,695	173,169
250,000 TO 499,999	244	94.25	93.20	92.84	09.78	100.39	55.65	163.71	92.58 to 96.14	312,320	289,962
500,000 TO 999,999	11	83.38	81.26	81.61	11.63	99.57	56.25	101.91	64.83 to 93.89	635,855	518,932
1,000,000 +											
<u>ALL</u>	1,709	92.43	98.38	93.32	19.52	105.42	48.00	580.45	91.43 to 93.28	166,167	155,069

40 Hall
COMMERCIAL

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

Date Range: 10/1/2016 To 9/30/2019 Posted on: 1/31/2020

Number of Sales : 182
Total Sales Price : 112,328,692
Total Adj. Sales Price : 112,328,692
Total Assessed Value : 93,263,384
Avg. Adj. Sales Price : 617,191
Avg. Assessed Value : 512,436

MEDIAN : 94
WGT. MEAN : 83
MEAN : 96
COD : 26.61
PRD : 115.07

COV : 39.83
STD : 38.05
Avg. Abs. Dev : 24.90
MAX Sales Ratio : 290.70
MIN Sales Ratio : 23.07

95% Median C.I. : 87.89 to 97.65
95% Wgt. Mean C.I. : 76.86 to 89.19
95% Mean C.I. : 90.01 to 101.07

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DATE OF SALE *	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-16 To 31-DEC-16	12	104.58	107.08	105.35	07.77	101.64	80.50	131.85	102.08 to 115.80	288,917	304,372
01-JAN-17 To 31-MAR-17	9	96.22	101.81	86.30	26.74	117.97	40.95	188.97	73.67 to 121.49	214,234	184,883
01-APR-17 To 30-JUN-17	18	97.02	98.44	95.42	18.73	103.16	59.65	173.28	81.90 to 112.46	625,268	596,601
01-JUL-17 To 30-SEP-17	11	93.55	97.14	95.05	24.75	102.20	57.83	158.23	64.74 to 141.59	156,442	148,697
01-OCT-17 To 31-DEC-17	13	78.21	81.61	66.99	31.12	121.82	34.24	154.01	53.91 to 105.13	559,692	374,939
01-JAN-18 To 31-MAR-18	18	69.43	77.73	77.65	27.99	100.10	37.16	142.98	61.50 to 92.88	570,203	442,772
01-APR-18 To 30-JUN-18	22	98.87	107.46	95.46	27.68	112.57	33.71	217.29	84.81 to 115.05	520,545	496,911
01-JUL-18 To 30-SEP-18	20	97.19	106.67	92.13	26.07	115.78	57.30	275.96	87.89 to 116.92	569,527	524,710
01-OCT-18 To 31-DEC-18	24	76.05	77.68	73.11	20.58	106.25	23.07	114.33	65.63 to 92.00	1,267,991	927,049
01-JAN-19 To 31-MAR-19	13	101.30	100.77	91.11	15.44	110.60	48.57	140.26	94.55 to 122.89	489,308	445,786
01-APR-19 To 30-JUN-19	7	113.86	104.37	98.77	16.27	105.67	54.04	130.88	54.04 to 130.88	160,143	158,173
01-JUL-19 To 30-SEP-19	15	72.67	98.91	77.58	49.92	127.49	46.23	290.70	62.92 to 84.32	1,044,129	810,035
<u>Study Yrs</u>											
01-OCT-16 To 30-SEP-17	50	99.94	100.83	96.30	19.09	104.70	40.95	188.97	93.59 to 104.73	367,416	353,818
01-OCT-17 To 30-SEP-18	73	92.88	95.31	84.87	28.42	112.30	33.71	275.96	84.58 to 97.74	553,181	469,457
01-OCT-18 To 30-SEP-19	59	83.94	91.33	77.09	31.06	118.47	23.07	290.70	73.48 to 97.52	908,063	700,036
<u>Calendar Yrs</u>											
01-JAN-17 To 31-DEC-17	51	93.59	94.46	85.27	24.51	110.78	34.24	188.97	82.18 to 99.81	434,898	370,836
01-JAN-18 To 31-DEC-18	84	89.94	92.39	81.28	27.52	113.67	23.07	275.96	78.55 to 96.57	756,404	614,825
<u>ALL</u>	182	93.57	95.54	83.03	26.61	115.07	23.07	290.70	87.89 to 97.65	617,191	512,436

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	136	92.71	92.68	82.44	24.60	112.42	33.71	290.70	83.94 to 97.65	762,278	628,444
2	4	102.76	101.68	101.65	10.25	100.03	88.76	112.46	N/A	57,500	58,451
3	5	97.52	94.46	88.66	18.46	106.54	65.39	131.85	N/A	216,600	192,033
4	5	217.29	164.90	180.58	33.32	91.32	59.65	267.35	N/A	70,000	126,409
5	3	97.74	100.14	102.31	05.05	97.88	93.93	108.74	N/A	113,925	116,563
6	5	114.44	125.79	59.51	49.26	211.38	23.07	275.96	N/A	254,090	151,221
7	3	66.60	75.22	78.28	13.66	96.09	65.88	93.17	N/A	412,549	322,926
99	21	93.59	91.64	93.93	21.83	97.56	57.30	142.98	64.83 to 106.74	197,430	185,445
<u>ALL</u>	182	93.57	95.54	83.03	26.61	115.07	23.07	290.70	87.89 to 97.65	617,191	512,436

**40 Hall
COMMERCIAL**

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

Date Range: 10/1/2016 To 9/30/2019 Posted on: 1/31/2020

Number of Sales : 182
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 Total Assessed Value : 93,263,384
 Avg. Adj. Sales Price : 617,191
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MEDIAN : 94
 WGT. MEAN : 83
 MEAN : 96
 COD : 26.61
 PRD : 115.07

COV : 39.83
 STD : 38.05
 Avg. Abs. Dev : 24.90
 MAX Sales Ratio : 290.70
 MIN Sales Ratio : 23.07

95% Median C.I. : 87.89 to 97.65
 95% Wgt. Mean C.I. : 76.86 to 89.19
 95% Mean C.I. : 90.01 to 101.07

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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	15	102.83	113.28	104.21	14.60	108.70	95.36	267.35	97.81 to 105.13	664,218	692,171
03	167	92.00	93.94	80.97	27.52	116.02	23.07	290.70	83.70 to 96.22	612,967	496,292
04											
<u>ALL</u>	182	93.57	95.54	83.03	26.61	115.07	23.07	290.70	87.89 to 97.65	617,191	512,436

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	1	122.21	122.21	122.21	00.00	100.00	122.21	122.21	N/A	14,000	17,109
Less Than 30,000	4	217.29	208.19	220.85	17.69	94.27	122.21	275.96	N/A	17,750	39,202
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	182	93.57	95.54	83.03	26.61	115.07	23.07	290.70	87.89 to 97.65	617,191	512,436
Greater Than 14,999	181	93.55	95.39	83.02	26.60	114.90	23.07	290.70	87.59 to 97.65	620,523	515,173
Greater Than 29,999	178	93.34	93.01	82.94	24.52	112.14	23.07	290.70	85.46 to 97.27	630,661	523,071
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	1	122.21	122.21	122.21	00.00	100.00	122.21	122.21	N/A	14,000	17,109
15,000 TO 29,999	3	217.29	236.85	245.08	09.00	96.64	217.29	275.96	N/A	19,000	46,566
30,000 TO 59,999	9	88.76	96.35	95.34	38.93	101.06	44.50	173.28	58.62 to 165.82	42,331	40,359
60,000 TO 99,999	18	95.65	97.80	97.83	25.88	99.97	53.91	158.23	71.16 to 118.48	74,583	72,965
100,000 TO 149,999	24	95.49	96.99	96.49	21.29	100.52	57.30	154.01	77.00 to 115.00	119,438	115,247
150,000 TO 249,999	43	101.30	101.44	102.28	20.55	99.18	33.71	267.35	96.00 to 104.43	186,707	190,971
250,000 TO 499,999	38	91.45	90.81	89.49	21.54	101.48	50.42	142.98	78.51 to 100.00	353,489	316,344
500,000 TO 999,999	17	80.78	88.35	89.49	33.52	98.73	23.07	290.70	66.60 to 99.91	696,555	623,346
1,000,000 +	29	78.89	78.81	77.77	22.64	101.34	34.24	113.69	65.63 to 96.57	2,564,322	1,994,288
<u>ALL</u>	182	93.57	95.54	83.03	26.61	115.07	23.07	290.70	87.89 to 97.65	617,191	512,436

**40 Hall
COMMERCIAL**

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Qualified

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 95% Wgt. Mean C.I. : 76.86 to 89.19
 95% Mean C.I. : 90.01 to 101.07

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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
303	1	46.23	46.23	46.23	00.00	100.00	46.23	46.23	N/A	3,300,000	1,525,738
304	1	102.62	102.62	102.62	00.00	100.00	102.62	102.62	N/A	675,000	692,665
306	1	125.81	125.81	125.81	00.00	100.00	125.81	125.81	N/A	450,000	566,124
309	2	104.17	104.17	105.90	11.17	98.37	92.53	115.80	N/A	117,500	124,429
311	1	23.07	23.07	23.07	00.00	100.00	23.07	23.07	N/A	750,000	173,003
313	1	290.70	290.70	290.70	00.00	100.00	290.70	290.70	N/A	743,442	2,161,218
319	2	72.26	72.26	72.26	00.00	100.00	72.26	72.26	N/A	2,965,000	2,142,640
323	2	217.29	217.29	217.29	00.00	100.00	217.29	217.29	N/A	15,000	32,594
326	5	95.93	101.23	106.92	26.08	94.68	58.62	154.01	N/A	104,500	111,731
330	1	37.16	37.16	37.16	00.00	100.00	37.16	37.16	N/A	1,120,000	416,177
336	1	65.88	65.88	65.88	00.00	100.00	65.88	65.88	N/A	42,648	28,097
340	1	158.23	158.23	158.23	00.00	100.00	158.23	158.23	N/A	70,000	110,759
341	5	91.11	92.89	88.13	25.01	105.40	63.01	139.21	N/A	756,200	666,436
343	3	100.00	91.77	87.82	35.96	104.50	33.71	141.59	N/A	175,333	153,972
344	27	92.00	94.13	82.28	24.68	114.40	53.06	173.28	74.49 to 113.86	607,779	500,102
349	3	78.89	83.66	79.50	25.28	105.23	56.14	115.96	N/A	601,833	478,441
350	3	97.05	98.72	97.15	02.05	101.62	96.57	102.55	N/A	506,667	492,211
352	15	102.83	113.28	104.21	14.60	108.70	95.36	267.35	97.81 to 105.13	664,218	692,171
353	28	94.05	91.71	82.92	23.89	110.60	53.91	142.98	67.36 to 106.74	421,605	349,597
384	9	84.58	93.25	86.46	27.82	107.85	57.83	165.82	70.86 to 130.88	164,889	142,555
386	2	98.28	98.28	98.90	02.32	99.37	96.00	100.56	N/A	275,000	271,980
391	2	76.46	76.46	44.17	46.44	173.10	40.95	111.96	N/A	352,250	155,605
406	17	90.92	101.65	86.62	32.70	117.35	48.57	275.96	73.09 to 104.45	389,196	337,136
408	1	59.89	59.89	59.89	00.00	100.00	59.89	59.89	N/A	470,000	281,462
410	5	91.98	93.49	88.65	12.30	105.46	75.13	118.48	N/A	256,200	227,121
419	2	68.68	68.68	73.16	10.45	93.88	61.50	75.85	N/A	400,000	292,648
442	2	93.36	93.36	103.51	32.60	90.19	62.92	123.80	N/A	97,500	100,922
446	2	69.15	69.15	67.64	05.09	102.23	65.63	72.67	N/A	6,752,889	4,567,792
455	1	118.80	118.80	118.80	00.00	100.00	118.80	118.80	N/A	210,000	249,480
470	1	44.50	44.50	44.50	00.00	100.00	44.50	44.50	N/A	45,000	20,026
471	1	93.17	93.17	93.17	00.00	100.00	93.17	93.17	N/A	545,000	507,784
483	1	93.59	93.59	93.59	00.00	100.00	93.59	93.59	N/A	53,328	49,909
494	2	83.05	83.05	87.37	05.83	95.06	78.21	87.89	N/A	3,708,776	3,240,279
528	19	83.70	86.85	82.81	21.78	104.88	50.42	122.52	72.85 to 110.59	271,808	225,096
530	1	65.25	65.25	65.25	00.00	100.00	65.25	65.25	N/A	1,850,000	1,207,173

40 Hall
COMMERCIAL

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

Date Range: 10/1/2016 To 9/30/2019 Posted on: 1/31/2020

Number of Sales : 182
 Total Sales Price : 112,328,692
 Total Adj. Sales Price : 112,328,692
 Total Assessed Value : 93,263,384
 Avg. Adj. Sales Price : 617,191
 Avg. Assessed Value : 512,436

MEDIAN : 94
 WGT. MEAN : 83
 MEAN : 96
 COD : 26.61
 PRD : 115.07

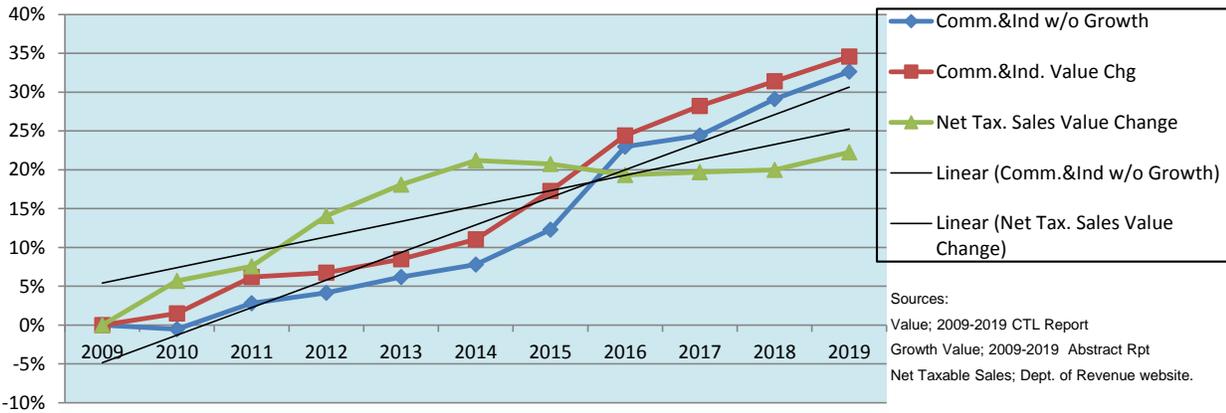
COV : 39.83
 STD : 38.05
 Avg. Abs. Dev : 24.90
 MAX Sales Ratio : 290.70
 MIN Sales Ratio : 23.07

95% Median C.I. : 87.89 to 97.65
 95% Wgt. Mean C.I. : 76.86 to 89.19
 95% Mean C.I. : 90.01 to 101.07

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532	2	102.67	102.67	102.67	00.57	100.00	102.08	103.26	N/A	218,750	224,581
594	4	98.12	101.80	101.07	04.37	100.72	97.27	113.69	N/A	1,875,000	1,895,120
609	1	82.23	82.23	82.23	00.00	100.00	82.23	82.23	N/A	900,000	740,084
851	2	56.96	56.96	39.29	39.89	144.97	34.24	79.68	N/A	1,350,000	530,352
999	2	101.30	101.30	100.05	13.53	101.25	87.59	115.00	N/A	110,000	110,051
<u>ALL</u>	182	93.57	95.54	83.03	26.61	115.07	23.07	290.70	87.89 to 97.65	617,191	512,436

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
2008	\$ 822,668,383	\$ 31,157,730		\$ 791,510,653	--	\$ 923,152,185	--
2009	\$ 860,669,200	\$ 27,284,342	3.17%	\$ 833,384,858	--	\$ 885,019,667	--
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%
2017	\$ 1,103,547,269	\$ 32,634,741	2.96%	\$ 1,070,912,528	-0.01%	\$ 1,059,439,844	0.32%
2018	\$ 1,130,896,413	\$ 19,672,353	1.74%	\$ 1,111,224,060	0.70%	\$ 1,062,071,509	0.25%
2019	\$ 1,158,324,381	\$ 16,662,908	1.44%	\$ 1,141,661,473	0.95%	\$ 1,082,046,534	1.88%
Ann %chg		3.01%		Average	0.53%	2.03%	2.06%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2009	-	-	-
2010	-0.53%	1.50%	5.69%
2011	2.81%	6.19%	7.56%
2012	4.16%	6.76%	14.08%
2013	6.20%	8.49%	18.09%
2014	7.81%	11.05%	21.20%
2015	12.31%	17.27%	20.74%
2016	22.99%	24.44%	19.33%
2017	24.43%	28.22%	19.71%
2018	29.11%	31.40%	20.01%
2019	32.65%	34.58%	22.26%

County Number	40
County Name	Hall

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	15	Median :	103	COV :	37.95	95% Median C.I. :	97.81 to 105.13
Total Sales Price :	9,963,276	Wgt. Mean :	104	STD :	42.99	95% Wgt. Mean C.I. :	95.48 to 112.93
Total Adj. Sales Price :	9,963,276	Mean :	113	Avg. Abs. Dev :	15.01	95% Mean C.I. :	89.47 to 137.09
Total Assessed Value :	10,382,565						
Avg. Adj. Sales Price :	664,218	COD :	14.60	MAX Sales Ratio :	267.35		
Avg. Assessed Value :	692,171	PRD :	108.70	MIN Sales Ratio :	95.36		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2016 To 12/31/2016	4	103.79	103.15	103.57	01.68	99.59	99.97	105.03	N/A	524,750	543,508
01/01/2017 To 03/31/2017	1	108.74	108.74	108.74		100.00	108.74	108.74	N/A	176,776	192,228
04/01/2017 To 06/30/2017	3	99.14	98.72	99.10	01.49	99.62	96.28	100.73	N/A	1,783,500	1,767,509
07/01/2017 To 09/30/2017											
10/01/2017 To 12/31/2017	1	105.13	105.13	105.13		100.00	105.13	105.13	N/A	1,100,000	1,156,402
01/01/2018 To 03/31/2018											
04/01/2018 To 06/30/2018											
07/01/2018 To 09/30/2018	3	97.81	103.69	104.54	07.01	99.19	96.33	116.92	N/A	205,667	214,999
10/01/2018 To 12/31/2018	1	102.83	102.83	102.83		100.00	102.83	102.83	N/A	155,000	159,385
01/01/2019 To 03/31/2019	1	95.36	95.36	95.36		100.00	95.36	95.36	N/A	285,000	271,772
04/01/2019 To 06/30/2019											
07/01/2019 To 09/30/2019	1	267.35	267.35	267.35		100.00	267.35	267.35	N/A	180,000	481,221
<u>Study Yrs</u>											
10/01/2016 To 09/30/2017	8	101.79	102.18	100.56	03.09	101.61	96.28	108.74	96.28 to 108.74	953,285	958,598
10/01/2017 To 09/30/2018	4	101.47	104.05	104.92	06.88	99.17	96.33	116.92	N/A	429,250	450,350
10/01/2018 To 09/30/2019	3	102.83	155.18	147.16	55.75	105.45	95.36	267.35	N/A	206,667	304,126
<u>Calendar Yrs</u>											
01/01/2017 To 12/31/2017	5	100.73	102.00	100.36	03.66	101.63	96.28	108.74	N/A	1,325,455	1,330,231
01/01/2018 To 12/31/2018	4	100.32	103.47	104.19	06.38	99.31	96.33	116.92	N/A	193,000	201,096

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	15	Median :	103	COV :	37.95	95% Median C.I. :	97.81 to 105.13
Total Sales Price :	9,963,276	Wgt. Mean :	104	STD :	42.99	95% Wgt. Mean C.I. :	95.48 to 112.93
Total Adj. Sales Price :	9,963,276	Mean :	113	Avg. Abs. Dev :	15.01	95% Mean C.I. :	89.47 to 137.09
Total Assessed Value :	10,382,565						
Avg. Adj. Sales Price :	664,218	COD :	14.60	MAX Sales Ratio :	267.35		
Avg. Assessed Value :	692,171	PRD :	108.70	MIN Sales Ratio :	95.36		

What IF

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	12	101.78	102.11	101.12	04.07	100.98	95.36	116.92	96.33 to 105.03	787,875	796,704
4	1	267.35	267.35	267.35		100.00	267.35	267.35	N/A	180,000	481,221
5	1	108.74	108.74	108.74		100.00	108.74	108.74	N/A	176,776	192,228
99	1	97.81	97.81	97.81		100.00	97.81	97.81	N/A	152,000	148,665

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
02	15	102.83	113.28	104.21	14.60	108.70	95.36	267.35	97.81 to 105.13	664,218	692,171
03											
04											

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	15	Median :	103	COV :	37.95	95% Median C.I. :	97.81 to 105.13
Total Sales Price :	9,963,276	Wgt. Mean :	104	STD :	42.99	95% Wgt. Mean C.I. :	95.48 to 112.93
Total Adj. Sales Price :	9,963,276	Mean :	113	Avg. Abs. Dev :	15.01	95% Mean C.I. :	89.47 to 137.09
Total Assessed Value :	10,382,565						
Avg. Adj. Sales Price :	664,218	COD :	14.60	MAX Sales Ratio :	267.35		
Avg. Assessed Value :	692,171	PRD :	108.70	MIN Sales Ratio :	95.36		

What IF

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
<u>__ Ranges Excl. Low \$__</u>											
Greater Than 4,999	15	102.83	113.28	104.21	14.60	108.70	95.36	267.35	97.81 to 105.13	664,218	692,171
Greater Than 15,000	15	102.83	113.28	104.21	14.60	108.70	95.36	267.35	97.81 to 105.13	664,218	692,171
Greater Than 30,000	15	102.83	113.28	104.21	14.60	108.70	95.36	267.35	97.81 to 105.13	664,218	692,171
<u>__ Incremental Ranges__</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999											
60,000 TO 99,999											
100,000 TO 149,999											
150,000 TO 249,999	9	102.83	121.34	120.96	22.36	100.31	96.28	267.35	96.33 to 116.92	188,253	227,706
250,000 TO 499,999	3	99.97	99.39	99.35	02.50	100.04	95.36	102.85	N/A	320,000	317,929
500,000 TO 999,999											
1,000,000 +	3	104.73	103.00	100.96	01.91	102.02	99.14	105.13	N/A	2,436,333	2,459,809

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
352	15	102.83	113.28	104.21	14.60	108.70	95.36	267.35	97.81 to 105.13	664,218	692,171

COMMERCIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
OCCUPANCY CODE	352	Total	Increase	0%

What IF

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	17	Median :	91	COV :	53.71	95% Median C.I. :	73.09 to 104.45
Total Sales Price :	6,616,328	Wgt. Mean :	87	STD :	54.60	95% Wgt. Mean C.I. :	66.07 to 107.18
Total Adj. Sales Price :	6,616,328	Mean :	102	Avg. Abs. Dev :	29.73	95% Mean C.I. :	73.58 to 129.72
Total Assessed Value :	5,731,308						
Avg. Adj. Sales Price :	389,196	COD :	32.70	MAX Sales Ratio :	275.96		
Avg. Assessed Value :	337,136	PRD :	117.35	MIN Sales Ratio :	48.57		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2016 To 12/31/2016											
01/01/2017 To 03/31/2017	1	188.97	188.97	188.97		100.00	188.97	188.97	N/A	208,828	394,618
04/01/2017 To 06/30/2017	3	82.18	86.87	88.87	08.68	97.75	78.51	99.91	N/A	473,000	420,363
07/01/2017 To 09/30/2017	1	90.92	90.92	90.92		100.00	90.92	90.92	N/A	425,000	386,426
10/01/2017 To 12/31/2017	2	82.77	82.77	78.62	11.70	105.28	73.09	92.44	N/A	105,000	82,551
01/01/2018 To 03/31/2018											
04/01/2018 To 06/30/2018	2	98.93	98.93	103.32	05.58	95.75	93.41	104.45	N/A	975,000	1,007,335
07/01/2018 To 09/30/2018	3	122.21	154.52	82.86	57.43	186.48	65.39	275.96	N/A	123,667	102,467
10/01/2018 To 12/31/2018	3	85.46	85.98	81.95	06.00	104.92	78.55	93.93	N/A	205,000	167,998
01/01/2019 To 03/31/2019	1	48.57	48.57	48.57		100.00	48.57	48.57	N/A	1,242,500	603,437
04/01/2019 To 06/30/2019	1	54.04	54.04	54.04		100.00	54.04	54.04	N/A	175,000	94,568
07/01/2019 To 09/30/2019											
<u>Study Yrs</u>											
10/01/2016 To 09/30/2017	5	90.92	108.10	99.48	28.20	108.67	78.51	188.97	N/A	410,566	408,427
10/01/2017 To 09/30/2018	7	93.41	118.14	98.27	41.55	120.22	65.39	275.96	65.39 to 275.96	361,571	355,311
10/01/2018 To 09/30/2019	5	78.55	72.11	59.14	19.55	121.93	48.57	93.93	N/A	406,500	240,400
<u>Calendar Yrs</u>											
01/01/2017 To 12/31/2017	7	90.92	100.86	97.54	23.19	103.40	73.09	188.97	73.09 to 188.97	323,261	315,319
01/01/2018 To 12/31/2018	8	93.67	114.92	96.26	36.53	119.38	65.39	275.96	65.39 to 275.96	367,000	353,258

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	17	Median :	91	COV :	53.71	95% Median C.I. :	73.09 to 104.45
Total Sales Price :	6,616,328	Wgt. Mean :	87	STD :	54.60	95% Wgt. Mean C.I. :	66.07 to 107.18
Total Adj. Sales Price :	6,616,328	Mean :	102	Avg. Abs. Dev :	29.73	95% Mean C.I. :	73.58 to 129.72
Total Assessed Value :	5,731,308						
Avg. Adj. Sales Price :	389,196	COD :	32.70	MAX Sales Ratio :	275.96		
Avg. Assessed Value :	337,136	PRD :	117.35	MIN Sales Ratio :	48.57		

What IF

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	11	85.46	91.36	87.02	25.09	104.99	48.57	188.97	54.04 to 104.45	539,575	469,534
3	1	65.39	65.39	65.39		100.00	65.39	65.39	N/A	330,000	215,784
5	1	93.93	93.93	93.93		100.00	93.93	93.93	N/A	100,000	93,926
6	2	199.09	199.09	223.46	38.62	89.09	122.21	275.96	N/A	20,500	45,809
99	2	82.77	82.77	78.62	11.70	105.28	73.09	92.44	N/A	105,000	82,551

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
02											
03	17	90.92	101.65	86.62	32.70	117.35	48.57	275.96	73.09 to 104.45	389,196	337,136
04											

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	17	Median :	91	COV :	53.71	95% Median C.I. :	73.09 to 104.45
Total Sales Price :	6,616,328	Wgt. Mean :	87	STD :	54.60	95% Wgt. Mean C.I. :	66.07 to 107.18
Total Adj. Sales Price :	6,616,328	Mean :	102	Avg. Abs. Dev :	29.73	95% Mean C.I. :	73.58 to 129.72
Total Assessed Value :	5,731,308						
Avg. Adj. Sales Price :	389,196	COD :	32.70	MAX Sales Ratio :	275.96		
Avg. Assessed Value :	337,136	PRD :	117.35	MIN Sales Ratio :	48.57		

What IF

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Less Than 5,000											
Less Than 15,000	1	122.21	122.21	122.21		100.00	122.21	122.21	N/A	14,000	17,109
Less Than 30,000	2	199.09	199.09	223.46	38.62	89.09	122.21	275.96	N/A	20,500	45,809
<u>__ Ranges Excl. Low \$__</u>											
Greater Than 4,999	17	90.92	101.65	86.62	32.70	117.35	48.57	275.96	73.09 to 104.45	389,196	337,136
Greater Than 15,000	16	88.19	100.36	86.55	33.61	115.96	48.57	275.96	73.09 to 99.91	412,646	357,137
Greater Than 30,000	15	85.46	88.65	85.77	22.13	103.36	48.57	188.97	73.09 to 93.93	438,355	375,979
<u>__ Incremental Ranges__</u>											
0 TO 4,999											
5,000 TO 14,999	1	122.21	122.21	122.21		100.00	122.21	122.21	N/A	14,000	17,109
15,000 TO 29,999	1	275.96	275.96	275.96		100.00	275.96	275.96	N/A	27,000	74,509
30,000 TO 59,999											
60,000 TO 99,999	2	88.95	88.95	88.45	03.92	100.57	85.46	92.44	N/A	70,000	61,915
100,000 TO 149,999	1	93.93	93.93	93.93		100.00	93.93	93.93	N/A	100,000	93,926
150,000 TO 249,999	4	83.25	102.38	107.06	46.62	95.63	54.04	188.97	N/A	183,457	196,410
250,000 TO 499,999	5	78.55	79.11	79.88	07.43	99.04	65.39	90.92	N/A	401,000	320,313
500,000 TO 999,999	1	99.91	99.91	99.91		100.00	99.91	99.91	N/A	604,000	603,437
1,000,000 +	2	76.51	76.51	81.25	36.52	94.17	48.57	104.45	N/A	1,496,250	1,215,647

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
406	17	90.92	101.65	86.62	32.70	117.35	48.57	275.96	73.09 to 104.45	389,196	337,136

COMMERCIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
OCCUPANCY CODE	406	Total	Increase	0%

What IF

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	19	Median :	84	COV :	25.34	95% Median C.I. :	72.85 to 110.59
Total Sales Price :	5,164,361	Wgt. Mean :	83	STD :	22.01	95% Wgt. Mean C.I. :	73.37 to 92.26
Total Adj. Sales Price :	5,164,361	Mean :	87	Avg. Abs. Dev :	18.23	95% Mean C.I. :	76.24 to 97.46
Total Assessed Value :	4,276,815						
Avg. Adj. Sales Price :	271,808	COD :	21.78	MAX Sales Ratio :	122.52		
Avg. Assessed Value :	225,096	PRD :	104.88	MIN Sales Ratio :	50.42		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Qrtrs</u>											
10/01/2016 To 12/31/2016											
01/01/2017 To 03/31/2017	3	96.22	100.47	96.44	13.09	104.18	83.70	121.49	N/A	111,667	107,696
04/01/2017 To 06/30/2017											
07/01/2017 To 09/30/2017	4	73.33	81.01	87.42	16.65	92.67	64.74	112.64	N/A	184,715	161,472
10/01/2017 To 12/31/2017	2	101.01	101.01	101.04	12.22	99.97	88.67	113.35	N/A	199,500	201,571
01/01/2018 To 03/31/2018	1	50.42	50.42	50.42		100.00	50.42	50.42	N/A	250,000	126,059
04/01/2018 To 06/30/2018	1	79.44	79.44	79.44		100.00	79.44	79.44	N/A	1,000,000	794,417
07/01/2018 To 09/30/2018	4	101.93	100.63	98.74	15.63	101.91	76.13	122.52	N/A	174,750	172,557
10/01/2018 To 12/31/2018	3	63.89	64.20	65.50	09.52	98.02	55.24	73.48	N/A	422,500	276,725
01/01/2019 To 03/31/2019	1	97.65	97.65	97.65		100.00	97.65	97.65	N/A	475,000	463,820
04/01/2019 To 06/30/2019											
07/01/2019 To 09/30/2019											
<u>Study Yrs</u>											
10/01/2016 To 09/30/2017	7	83.70	89.35	90.23	20.30	99.02	64.74	121.49	64.74 to 121.49	153,409	138,425
10/01/2017 To 09/30/2018	8	90.97	91.80	85.77	19.93	107.03	50.42	122.52	50.42 to 122.52	293,500	251,730
10/01/2018 To 09/30/2019	4	68.69	72.57	74.26	18.93	97.72	55.24	97.65	N/A	435,625	323,499
<u>Calendar Yrs</u>											
01/01/2017 To 12/31/2017	9	88.67	91.94	93.16	18.62	98.69	64.74	121.49	72.85 to 113.35	163,651	152,457
01/01/2018 To 12/31/2018	9	76.13	80.55	75.89	23.76	106.14	50.42	122.52	55.24 to 110.59	357,389	271,209

PAD 2020 R&O Statistics 2020 Values

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	19	Median :	84	COV :	25.34	95% Median C.I. :	72.85 to 110.59
Total Sales Price :	5,164,361	Wgt. Mean :	83	STD :	22.01	95% Wgt. Mean C.I. :	73.37 to 92.26
Total Adj. Sales Price :	5,164,361	Mean :	87	Avg. Abs. Dev :	18.23	95% Mean C.I. :	76.24 to 97.46
Total Assessed Value :	4,276,815						
Avg. Adj. Sales Price :	271,808	COD :	21.78	MAX Sales Ratio :	122.52		
Avg. Assessed Value :	225,096	PRD :	104.88	MIN Sales Ratio :	50.42		

What IF

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	14	81.57	86.93	81.85	22.26	106.21	50.42	121.49	72.85 to 112.64	310,026	253,762
6	1	93.26	93.26	93.26		100.00	93.26	93.26	N/A	270,000	251,798
99	4	76.71	84.96	85.26	26.91	99.65	63.89	122.52	N/A	138,500	118,087

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
02											
03	19	83.70	86.85	82.81	21.78	104.88	50.42	122.52	72.85 to 110.59	271,808	225,096
04											

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	19	Median :	84	COV :	25.34	95% Median C.I. :	72.85 to 110.59
Total Sales Price :	5,164,361	Wgt. Mean :	83	STD :	22.01	95% Wgt. Mean C.I. :	73.37 to 92.26
Total Adj. Sales Price :	5,164,361	Mean :	87	Avg. Abs. Dev :	18.23	95% Mean C.I. :	76.24 to 97.46
Total Assessed Value :	4,276,815						
Avg. Adj. Sales Price :	271,808	COD :	21.78	MAX Sales Ratio :	122.52		
Avg. Assessed Value :	225,096	PRD :	104.88	MIN Sales Ratio :	50.42		

What IF

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
__ Ranges Excl. Low \$ __											
Greater Than 4,999	19	83.70	86.85	82.81	21.78	104.88	50.42	122.52	72.85 to 110.59	271,808	225,096
Greater Than 15,000	19	83.70	86.85	82.81	21.78	104.88	50.42	122.52	72.85 to 110.59	271,808	225,096
Greater Than 30,000	19	83.70	86.85	82.81	21.78	104.88	50.42	122.52	72.85 to 110.59	271,808	225,096
__ Incremental Ranges __											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	1	64.74	64.74	64.74		100.00	64.74	64.74	N/A	58,000	37,551
60,000 TO 99,999	1	121.49	121.49	121.49		100.00	121.49	121.49	N/A	60,000	72,892
100,000 TO 149,999	4	79.92	88.80	87.56	17.91	101.42	72.85	122.52	N/A	128,000	112,083
150,000 TO 249,999	5	96.22	94.54	94.57	14.84	99.97	63.89	113.35	N/A	181,200	171,356
250,000 TO 499,999	6	83.53	80.50	80.25	24.76	100.31	50.42	112.64	50.42 to 112.64	333,477	267,629
500,000 TO 999,999	1	73.48	73.48	73.48		100.00	73.48	73.48	N/A	627,500	461,071
1,000,000 +	1	79.44	79.44	79.44		100.00	79.44	79.44	N/A	1,000,000	794,417

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
528	19	83.70	86.85	82.81	21.78	104.88	50.42	122.52	72.85 to 110.59	271,808	225,096

COMMERCIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
OCCUPANCY CODE	528	Total	Increase	0%

What IF

40 Hall
AGRICULTURAL LAND

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

Date Range: 10/1/2016 To 9/30/2019 Posted on: 1/31/2020

Number of Sales : 59
Total Sales Price : 42,909,314
Total Adj. Sales Price : 42,909,314
Total Assessed Value : 30,094,447
Avg. Adj. Sales Price : 727,277
Avg. Assessed Value : 510,075

MEDIAN : 70
WGT. MEAN : 70
MEAN : 73
COD : 16.25
PRD : 104.55

COV : 22.56
STD : 16.54
Avg. Abs. Dev : 11.40
MAX Sales Ratio : 128.93
MIN Sales Ratio : 51.53

95% Median C.I. : 65.39 to 71.49
95% Wgt. Mean C.I. : 64.64 to 75.63
95% Mean C.I. : 69.10 to 77.54

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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-16 To 31-DEC-16	3	53.32	58.71	58.16	12.34	100.95	51.53	71.28	N/A	595,757	346,479
01-JAN-17 To 31-MAR-17	5	62.50	68.41	64.05	14.30	106.81	56.56	96.44	N/A	807,373	517,134
01-APR-17 To 30-JUN-17	7	64.92	64.68	63.64	06.75	101.63	54.18	70.48	54.18 to 70.48	795,788	506,472
01-JUL-17 To 30-SEP-17	1	98.20	98.20	98.20	00.00	100.00	98.20	98.20	N/A	300,000	294,606
01-OCT-17 To 31-DEC-17	4	102.08	95.86	77.22	15.60	124.14	61.09	118.19	N/A	981,964	758,312
01-JAN-18 To 31-MAR-18	8	72.54	78.81	74.11	16.05	106.34	62.77	128.93	62.77 to 128.93	877,796	650,551
01-APR-18 To 30-JUN-18	10	71.68	76.19	74.37	16.10	102.45	51.63	105.43	64.98 to 96.68	531,481	395,276
01-JUL-18 To 30-SEP-18	4	61.19	64.42	66.47	09.79	96.92	57.85	77.46	N/A	289,742	192,600
01-OCT-18 To 31-DEC-18	8	70.39	72.65	70.70	14.31	102.76	58.11	103.23	58.11 to 103.23	727,799	514,530
01-JAN-19 To 31-MAR-19	5	66.30	67.12	67.36	03.68	99.64	62.51	72.44	N/A	932,012	627,803
01-APR-19 To 30-JUN-19	3	80.27	78.67	74.30	10.37	105.88	65.39	90.35	N/A	696,071	517,187
01-JUL-19 To 30-SEP-19	1	70.64	70.64	70.64	00.00	100.00	70.64	70.64	N/A	1,220,000	861,795
<u>Study Yrs</u>											
01-OCT-16 To 30-SEP-17	16	63.71	66.82	63.83	13.97	104.68	51.53	98.20	56.56 to 70.48	730,916	466,564
01-OCT-17 To 30-SEP-18	26	71.68	78.21	74.38	19.70	105.15	51.63	128.93	64.98 to 80.17	670,154	498,493
01-OCT-18 To 30-SEP-19	17	70.35	71.97	70.11	11.37	102.65	58.11	103.23	62.51 to 80.27	811,216	568,742
<u>Calendar Yrs</u>											
01-JAN-17 To 31-DEC-17	17	65.69	75.08	68.37	21.65	109.81	54.18	118.19	61.09 to 98.20	813,837	556,402
01-JAN-18 To 31-DEC-18	30	70.64	74.38	72.70	15.57	102.31	51.63	128.93	64.98 to 74.23	643,951	468,127
<u>ALL</u>	59	70.14	73.32	70.13	16.25	104.55	51.53	128.93	65.39 to 71.49	727,277	510,075

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	59	70.14	73.32	70.13	16.25	104.55	51.53	128.93	65.39 to 71.49	727,277	510,075
<u>ALL</u>	59	70.14	73.32	70.13	16.25	104.55	51.53	128.93	65.39 to 71.49	727,277	510,075

40 Hall
AGRICULTURAL LAND

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

Date Range: 10/1/2016 To 9/30/2019 Posted on: 1/31/2020

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Total Assessed Value : 30,094,447
Avg. Adj. Sales Price : 727,277
Avg. Assessed Value : 510,075

MEDIAN : 70
WGT. MEAN : 70
MEAN : 73
COD : 16.25
PRD : 104.55

COV : 22.56
STD : 16.54
Avg. Abs. Dev : 11.40
MAX Sales Ratio : 128.93
MIN Sales Ratio : 51.53

95% Median C.I. : 65.39 to 71.49
95% Wgt. Mean C.I. : 64.64 to 75.63
95% Mean C.I. : 69.10 to 77.54

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	40	70.39	73.50	69.66	15.00	105.51	51.53	128.93	65.39 to 71.87	805,457	561,044
1	40	70.39	73.50	69.66	15.00	105.51	51.53	128.93	65.39 to 71.87	805,457	561,044
Dry											
County	2	82.35	82.35	82.31	11.15	100.05	73.17	91.52	N/A	208,800	171,859
1	2	82.35	82.35	82.31	11.15	100.05	73.17	91.52	N/A	208,800	171,859
Grass											
County	1	59.01	59.01	59.01	00.00	100.00	59.01	59.01	N/A	146,944	86,705
1	1	59.01	59.01	59.01	00.00	100.00	59.01	59.01	N/A	146,944	86,705
ALL	59	70.14	73.32	70.13	16.25	104.55	51.53	128.93	65.39 to 71.49	727,277	510,075

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	49	70.35	73.52	69.96	15.57	105.09	51.53	128.93	65.69 to 71.49	814,468	569,840
1	49	70.35	73.52	69.96	15.57	105.09	51.53	128.93	65.69 to 71.49	814,468	569,840
Dry											
County	4	69.05	71.87	68.91	15.18	104.30	57.85	91.52	N/A	313,677	216,143
1	4	69.05	71.87	68.91	15.18	104.30	57.85	91.52	N/A	313,677	216,143
Grass											
County	2	55.32	55.32	55.56	06.67	99.57	51.63	59.01	N/A	137,932	76,631
1	2	55.32	55.32	55.56	06.67	99.57	51.63	59.01	N/A	137,932	76,631
ALL	59	70.14	73.32	70.13	16.25	104.55	51.53	128.93	65.39 to 71.49	727,277	510,075

Hall County 2020 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Hall	1	5498	5280	4000	3986	3868	3864	3651	3615	4771
Buffalo	1	5090	5090	4875	4765	3386	4480	4110	4110	4616
Buffalo	4	5480	2949	5230	5170	4815	4657	4530	3766	5158
Howard	7100	4850	4850	4400	4200	3800	3700	3500	3500	4064
Merrick	1	4800	4500	4200	4000	3900	3700	3550	3150	4147
Hamilton	1	6095	5923	5791	5599	n/a	5300	5100	5100	5899
Clay	1	5825	5825	5705	5705	n/a	5500	5370	5370	5729
Adams	4	5249	5198	5094	4991	4735	4795	4764	4582	5131

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Hall	1	2719	2738	2328	2328	2052	2052	1888	1888	2392
Buffalo	1	2355	2355	2195	2195	2040	1940	1900	1900	2098
Buffalo	4	n/a	2340	2195	2110	2005	1950	1890	1865	2220
Howard	7100	2500	2500	2400	2400	2300	2200	2100	2000	2273
Merrick	1	2800	2575	2400	2300	2175	2075	1900	1840	2286
Hamilton	1	4900	4900	4800	4800	4700	4700	4600	4600	4834
Clay	1	2760	2525	2435	2360	2285	2285	2210	2210	2484
Adams	4	3260	3075	2890	2700	2700	2700	2515	2515	2977

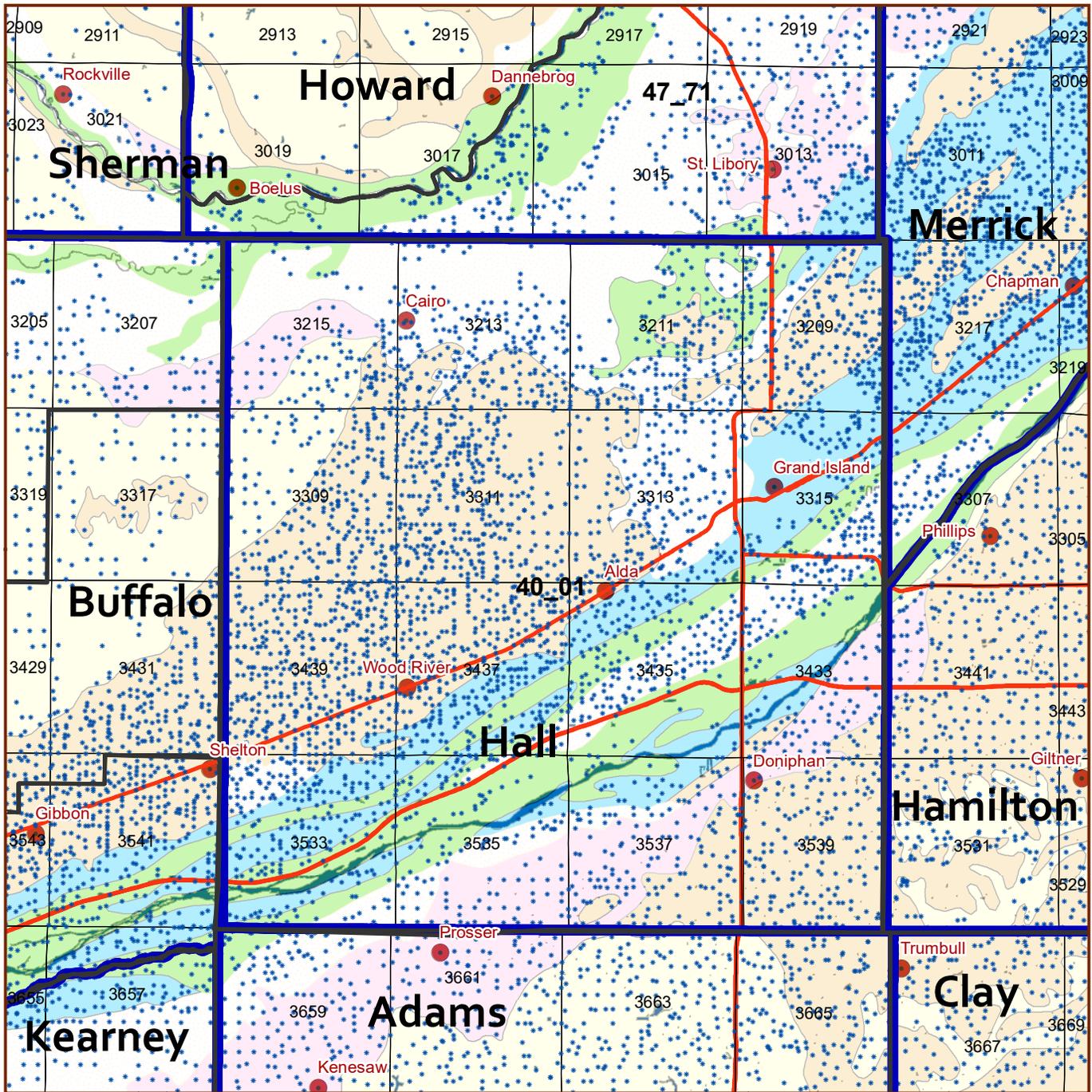
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Hall	1	1411	1408	1346	1349	1274	1275	1275	1275	1377
Buffalo	1	1422	1482	1420	1376	1417	1195	1371	1350	1366
Buffalo	4	n/a	1410	1390	1365	1345	1320	n/a	n/a	1362
Howard	7100	1275	1175	1175	1175	1150	1150	1150	n/a	1194
Merrick	1	1514	1460	1479	1427	1409	1350	1345	1200	1478
Hamilton	1	1750	1700	1650	1600	1550	1500	n/a	1300	1698
Clay	1	1275	1275	1270	1270	n/a	n/a	n/a	1165	1265
Adams	4	1405	1405	1380	1380	1355	n/a	1355	1355	1385

County	Mkt Area	CRP	TIMBER	WASTE
Hall	1	n/a	n/a	107
Buffalo	1	2026	1851	400
Buffalo	4	1367	505	472
Howard	7100	1187	n/a	750
Merrick	1	1220	500	547
Hamilton	1	n/a	n/a	900
Clay	1	n/a	n/a	500
Adams	4	n/a	n/a	202

Source: 2020 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.

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

HALL COUNTY



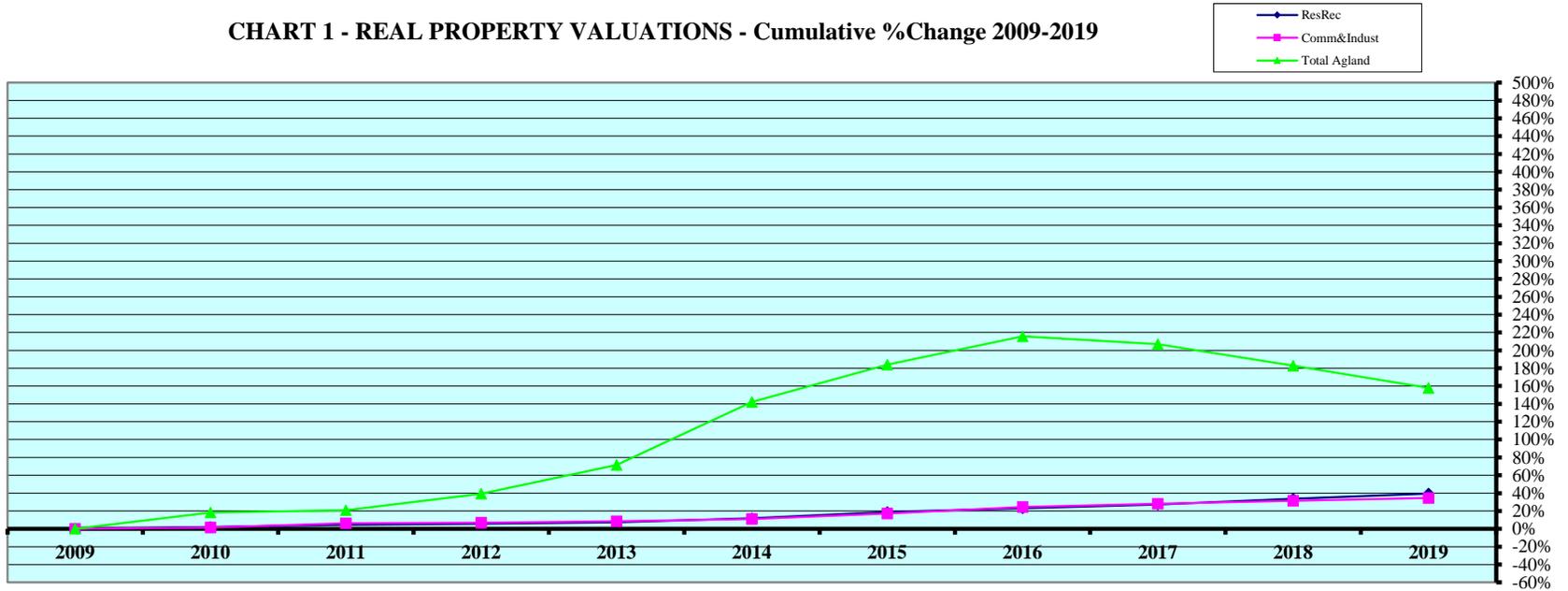
Legend

- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

**Soils
CLASS**

- Excessive drained sandy soils formed in alluvium in valleys and eolian sand on uplands in sandhills
- Excessively drained sandy soils formed in eolian sands on uplands in sandhills
- Moderately well drained silty soils on uplands and in depressions formed in loess
- Well drained silty soils formed in loess on uplands
- Well drained silty soils formed in loess and alluvium on stream terraces
- Well to somewhat excessively drained loamy soils formed in weathered sandstone and eolian material on uplands
- Somewhat poorly drained soils formed in alluvium on bottom lands
- Moderately well drained silty soils with clay subsoils on uplands
- Lakes

CHART 1 - REAL PROPERTY VALUATIONS - Cumulative %Change 2009-2019



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
2009	1,777,497,500	--	--	--	860,669,200	--	--	--	506,305,790	--	--	--
2010	1,813,829,352	36,331,852	2.04%	2.04%	873,581,530	12,912,330	1.50%	1.50%	599,081,797	92,776,007	18.32%	18.32%
2011	1,857,590,565	43,761,213	2.41%	4.51%	913,941,631	40,360,101	4.62%	6.19%	612,109,253	13,027,456	2.17%	20.90%
2012	1,880,216,614	22,626,049	1.22%	5.78%	918,865,904	4,924,273	0.54%	6.76%	705,113,519	93,004,266	15.19%	39.27%
2013	1,908,589,882	28,373,268	1.51%	7.38%	933,736,605	14,870,701	1.62%	8.49%	869,205,328	164,091,809	23.27%	71.68%
2014	1,988,521,459	79,931,577	4.19%	11.87%	955,806,956	22,070,351	2.36%	11.05%	1,225,521,509	356,316,181	40.99%	142.05%
2015	2,113,529,956	125,008,497	6.29%	18.90%	1,009,313,784	53,506,828	5.60%	17.27%	1,437,959,192	212,437,683	17.33%	184.01%
2016	2,185,075,580	71,545,624	3.39%	22.93%	1,071,007,558	61,693,774	6.11%	24.44%	1,598,530,137	160,570,945	11.17%	215.72%
2017	2,262,851,150	77,775,570	3.56%	27.31%	1,103,547,269	32,539,711	3.04%	28.22%	1,554,424,131	-44,106,006	-2.76%	207.01%
2018	2,378,453,150	115,602,000	5.11%	33.81%	1,130,896,413	27,349,144	2.48%	31.40%	1,432,226,721	-122,197,410	-7.86%	182.88%
2019	2,479,253,691	100,800,541	4.24%	39.48%	1,158,324,381	27,427,968	2.43%	34.58%	1,305,965,617	-126,261,104	-8.82%	157.94%

Rate Annual %chg: Residential & Recreational **3.38%**

Commercial & Industrial **3.01%**

Agricultural Land **9.94%**

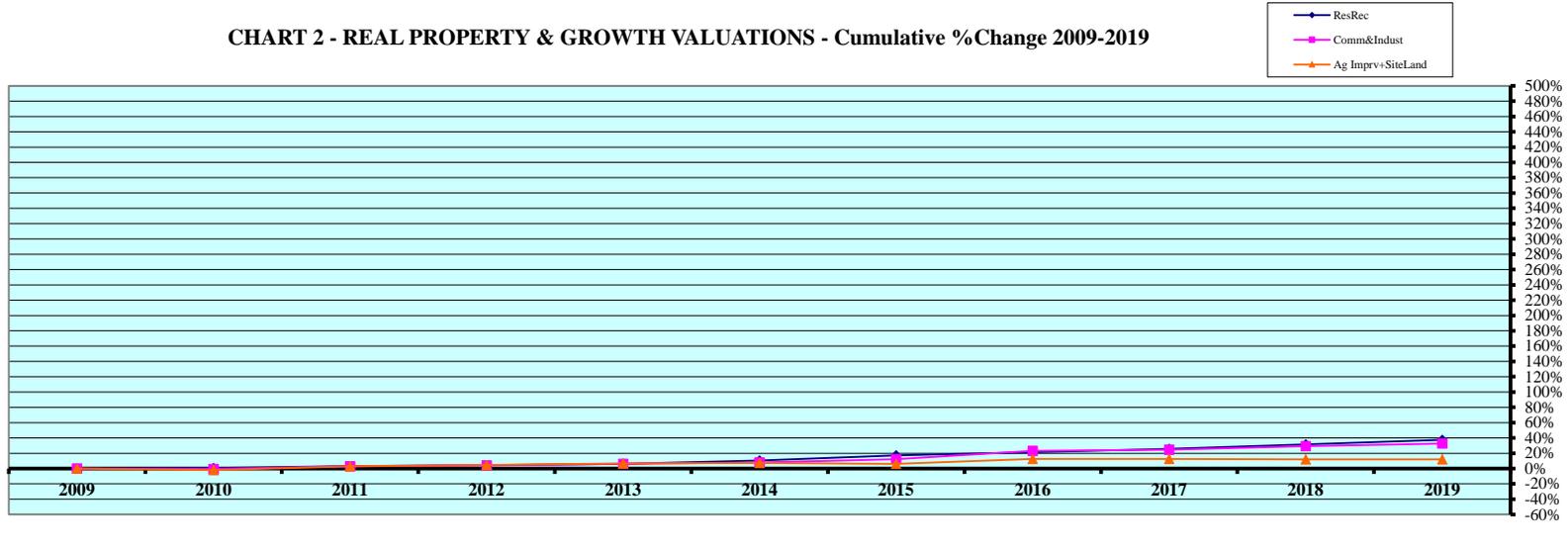
Cnty# **40**
County **HALL**

CHART 1

(1) Residential & Recreational excludes Agric. dwelling & farm home site land. Commercial & Industrial excludes minerals. Agricultural land includes irrigated, dry, grass, waste, & other agland, excludes farm site land.

Source: 2009 - 2019 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2020

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2009-2019



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
2009	1,777,497,500	28,472,503	1.60%	1,749,024,997	--	--	860,669,200	27,284,342	3.17%	833,384,858	--	--
2010	1,813,829,352	24,703,076	1.36%	1,789,126,276	0.65%	0.65%	873,581,530	17,431,609	2.00%	856,149,921	-0.53%	-0.53%
2011	1,857,590,565	24,099,933	1.30%	1,833,490,632	1.08%	3.15%	913,941,631	29,047,066	3.18%	884,894,565	1.30%	2.81%
2012	1,880,216,614	22,761,341	1.21%	1,857,455,273	-0.01%	4.50%	918,865,904	22,394,592	2.44%	896,471,312	-1.91%	4.16%
2013	1,908,589,882	21,126,981	1.11%	1,887,462,901	0.39%	6.19%	933,736,605	19,717,597	2.11%	914,019,008	-0.53%	6.20%
2014	1,988,521,459	24,289,478	1.22%	1,964,231,981	2.92%	10.51%	955,806,956	27,952,459	2.92%	927,854,497	-0.63%	7.81%
2015	2,113,529,956	29,533,661	1.40%	2,083,996,295	4.80%	17.24%	1,009,313,784	42,711,120	4.23%	966,602,664	1.13%	12.31%
2016	2,185,075,580	27,974,114	1.28%	2,157,101,466	2.06%	21.36%	1,071,007,558	12,438,600	1.16%	1,058,568,958	4.88%	22.99%
2017	2,262,851,150	28,931,170	1.28%	2,233,919,980	2.24%	25.68%	1,103,547,269	32,634,741	2.96%	1,070,912,528	-0.01%	24.43%
2018	2,378,453,150	37,510,340	1.58%	2,340,942,810	3.45%	31.70%	1,130,896,413	19,672,353	1.74%	1,111,224,060	0.70%	29.11%
2019	2,479,253,691	34,227,601	1.38%	2,445,026,090	2.80%	37.55%	1,158,324,381	16,662,908	1.44%	1,141,661,473	0.95%	32.65%
Rate Ann%chg	3.38%			2.04%			3.01%			C & I w/o growth 0.53%		

Tax Year	Ag Improvements & Site Land ⁽¹⁾				% 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	Growth Value				
2009	89,821,265	25,755,149	115,576,414	1,388,273	1.20%	114,188,141	--	--
2010	88,581,435	26,066,753	114,648,188	1,437,721	1.25%	113,210,467	-2.05%	-2.05%
2011	92,486,608	28,935,977	121,422,585	2,345,015	1.93%	119,077,570	3.86%	3.03%
2012	92,103,202	30,848,699	122,951,901	2,003,240	1.63%	120,948,661	-0.39%	4.65%
2013	92,441,751	33,001,923	125,443,674	1,995,631	1.59%	123,448,043	0.40%	6.81%
2014	91,508,858	33,721,853	125,230,711	1,043,540	0.83%	124,187,171	-1.00%	7.45%
2015	90,406,390	34,914,993	125,321,383	2,588,824	2.07%	122,732,559	-1.99%	6.19%
2016	93,418,030	37,442,179	130,860,209	695,988	0.53%	130,164,221	3.86%	12.62%
2017	92,445,453	38,596,290	131,041,743	999,747	0.76%	130,041,996	-0.63%	12.52%
2018	93,500,150	37,544,200	131,044,350	1,482,263	1.13%	129,562,087	-1.13%	12.10%
2019	104,547,484	40,982,153	145,529,637	16,232,772	11.15%	129,296,865	-1.33%	11.87%
Rate Ann%chg	1.53%	4.75%	2.33%	Ag Imprv+Site w/o growth		-0.04%		

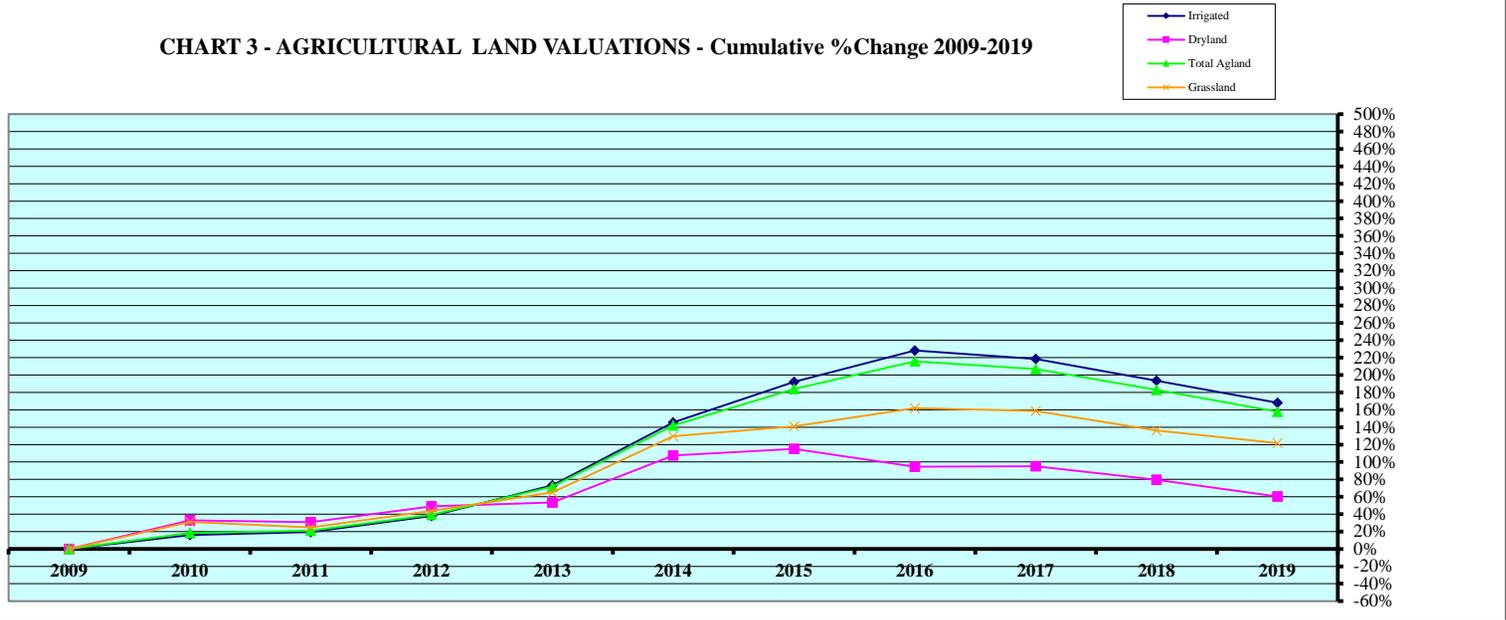
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property. Sources: Value; 2009 - 2019 CTL Growth Value; 2009-2019 Abstract of Asmnt Rpt.

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County HALL

CHART 2

NE Dept. of Revenue, Property Assessment Division
Prepared as of 03/01/2020

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative %Change 2009-2019



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
2009	441,230,100	--	--	--	28,203,153	--	--	--	34,732,681	--	--	--
2010	511,557,952	70,327,852	15.94%	15.94%	37,440,955	9,237,802	32.75%	32.75%	45,476,207	10,743,526	30.93%	30.93%
2011	527,322,455	15,764,503	3.08%	19.51%	36,882,241	-558,714	-1.49%	30.77%	43,344,582	-2,131,625	-4.69%	24.79%
2012	608,522,792	81,200,337	15.40%	37.92%	42,034,379	5,152,138	13.97%	49.04%	49,922,043	6,577,461	15.17%	43.73%
2013	763,918,911	155,396,119	25.54%	73.13%	43,303,231	1,268,852	3.02%	53.54%	57,356,521	7,434,478	14.89%	65.14%
2014	1,082,688,418	318,769,507	41.73%	145.38%	58,535,135	15,231,904	35.17%	107.55%	79,737,959	22,381,438	39.02%	129.58%
2015	1,289,135,983	206,447,565	19.07%	192.17%	60,645,935	2,110,800	3.61%	115.03%	83,652,957	3,914,998	4.91%	140.85%
2016	1,448,222,947	159,086,964	12.34%	228.22%	54,847,921	-5,798,014	-9.56%	94.47%	90,969,471	7,316,514	8.75%	161.91%
2017	1,405,070,373	-43,152,574	-2.98%	218.44%	55,053,920	205,999	0.38%	95.20%	89,815,258	-1,154,213	-1.27%	158.59%
2018	1,295,223,122	-109,847,251	-7.82%	193.55%	50,618,637	-4,435,283	-8.06%	79.48%	82,005,294	-7,809,964	-8.70%	136.10%
2019	1,183,382,405	-111,840,717	-8.63%	168.20%	45,198,154	-5,420,483	-10.71%	60.26%	76,977,038	-5,028,256	-6.13%	121.63%

Rate Ann.%chg: Irrigated **10.37%** Dryland **4.83%** Grassland **8.28%**

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
2009	86,331	--	--	--	2,053,525	--	--	--	506,305,790	--	--	--
2010	437,607	351,276	406.89%	406.89%	4,169,076	2,115,551	103.02%	103.02%	599,081,797	92,776,007	18.32%	18.32%
2011	464,831	27,224	6.22%	438.43%	4,095,144	-73,932	-1.77%	99.42%	612,109,253	13,027,456	2.17%	20.90%
2012	464,950	119	0.03%	438.57%	4,169,355	74,211	1.81%	103.03%	705,113,519	93,004,266	15.19%	39.27%
2013	513,014	48,064	10.34%	494.24%	4,113,651	-55,704	-1.34%	100.32%	869,205,328	164,091,809	23.27%	71.68%
2014	510,011	-3,003	-0.59%	490.76%	4,049,986	-63,665	-1.55%	97.22%	1,225,521,509	356,316,181	40.99%	142.05%
2015	489,552	-20,459	-4.01%	467.06%	4,034,765	-15,221	-0.38%	96.48%	1,437,959,192	212,437,683	17.33%	184.01%
2016	481,121	-8,431	-1.72%	457.30%	4,008,677	-26,088	-0.65%	95.21%	1,598,530,137	160,570,945	11.17%	215.72%
2017	422,651	-58,470	-12.15%	389.57%	4,061,929	53,252	1.33%	97.80%	1,554,424,131	-44,106,006	-2.76%	207.01%
2018	419,061	-3,590	-0.85%	385.41%	3,960,607	-101,322	-2.49%	92.87%	1,432,226,721	-122,197,410	-7.86%	182.88%
2019	408,020	-11,041	-2.63%	372.62%	0	-3,960,607	-100.00%	-100.00%	1,305,965,617	-126,261,104	-8.82%	157.94%

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Rate Ann.%chg: Total Agric Land **9.94%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2009-2019 (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
2009	442,059,798	209,235	2,113			28,163,029	26,898	1,047			34,327,619	56,135	612		
2010	512,183,904	209,024	2,450	15.98%	15.98%	37,450,739	26,742	1,400	33.76%	33.76%	45,640,441	56,392	809	32.35%	32.35%
2011	532,634,127	208,895	2,550	4.06%	20.69%	38,165,832	25,522	1,495	6.78%	42.83%	43,949,045	57,516	764	-5.59%	24.95%
2012	606,557,335	209,870	2,890	13.35%	36.80%	42,351,283	24,953	1,697	13.50%	62.10%	49,610,761	57,173	868	13.56%	41.90%
2013	764,246,531	210,492	3,631	25.63%	71.85%	43,593,852	24,723	1,763	3.89%	68.41%	57,425,031	57,284	1,002	15.53%	63.93%
2014	1,079,250,001	210,724	5,122	41.06%	142.42%	60,092,073	24,403	2,462	39.65%	135.19%	79,959,350	57,099	1,400	39.69%	128.99%
2015	1,283,307,450	214,636	5,979	16.74%	183.00%	62,670,453	21,463	2,920	18.58%	178.88%	84,088,413	55,835	1,506	7.55%	146.27%
2016	1,448,958,395	219,918	6,589	10.20%	211.85%	54,846,765	17,292	3,172	8.63%	202.94%	90,851,997	54,989	1,652	9.71%	170.18%
2017	1,406,215,274	220,442	6,379	-3.18%	201.93%	55,235,439	17,500	3,156	-0.49%	201.45%	90,091,327	54,612	1,650	-0.15%	169.76%
2018	1,296,732,361	220,237	5,888	-7.70%	178.68%	50,761,759	17,360	2,924	-7.36%	179.27%	82,483,246	53,999	1,528	-7.41%	149.79%
2019	1,185,437,889	218,817	5,417	-7.99%	156.42%	45,112,252	16,746	2,694	-7.87%	157.29%	77,040,614	50,467	1,527	-0.06%	149.63%

Rate Annual %chg Average Value/Acre: 9.87%

9.91%

9.58%

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
2009	86,243	4,331	20			2,064,626	7,805	265			506,701,315	304,404	1,665		
2010	434,583	4,346	100	402.19%	402.19%	4,178,869	7,797	536	102.61%	102.61%	599,888,536	304,301	1,971	18.43%	18.43%
2011	455,219	4,556	100	-0.09%	401.76%	4,130,732	7,697	537	0.14%	102.89%	619,334,955	304,186	2,036	3.28%	22.32%
2012	464,407	4,648	100	0.00%	401.76%	4,101,480	7,682	534	-0.52%	101.84%	703,085,266	304,326	2,310	13.47%	38.79%
2013	464,410	4,648	100	0.00%	401.76%	4,118,778	7,718	534	-0.04%	101.75%	869,848,602	304,865	2,853	23.50%	71.41%
2014	511,693	4,654	110	10.05%	452.18%	4,103,759	7,686	534	0.04%	101.84%	1,223,916,876	304,566	4,019	40.84%	141.42%
2015	492,845	4,471	110	0.25%	453.57%	4,052,241	7,610	532	-0.27%	101.30%	1,434,611,402	304,015	4,719	17.43%	183.49%
2016	477,034	4,313	111	0.34%	455.45%	4,026,828	7,693	523	-1.70%	97.87%	1,599,161,019	304,205	5,257	11.40%	215.81%
2017	425,053	4,260	100	-9.80%	401.04%	4,058,077	7,671	529	1.07%	99.99%	1,556,025,170	304,485	5,110	-2.79%	207.01%
2018	421,770	4,228	100	0.00%	401.03%	3,965,811	7,533	526	-0.49%	99.01%	1,434,364,947	303,357	4,728	-7.48%	184.06%
2019	408,829	4,088	100	0.23%	402.19%	0	0				1,307,999,584	290,118	4,509	-4.65%	170.85%

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HALL

Rate Annual %chg Average Value/Acre: 10.48%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2009 - 2019 County Abstract Reports
Aglard Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2020

CHART 4

CHART 5 - 2019 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
58,607	HALL	255,643,206	59,583,394	160,832,579	2,478,650,283	1,075,375,218	82,949,163	603,408	1,305,965,617	104,547,484	40,982,153	0	5,565,132,505
cnty sectorvalue % of total value:		4.59%	1.07%	2.89%	44.54%	19.32%	1.49%	0.01%	23.47%	1.88%	0.74%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
642	ALDA	3,175,441	465,245	1,619,406	13,445,294	5,019,670	3,944,586	0	0	0	0	0	27,669,642
1.10%	%sector of county sector	1.24%	0.78%	1.01%	0.54%	0.47%	4.76%						0.50%
	%sector of municipality	11.48%	1.68%	5.85%	48.59%	18.14%	14.26%						100.00%
785	CAIRO	443,229	652,761	2,467,416	33,807,240	5,268,045	0	0	254,024	0	0	0	42,892,715
1.34%	%sector of county sector	0.17%	1.10%	1.53%	1.36%	0.49%			0.02%				0.77%
	%sector of municipality	1.03%	1.52%	5.75%	78.82%	12.28%			0.59%				100.00%
829	DONIPHAN	1,483,462	801,695	75,278	36,845,147	7,454,902	2,041,675	0	0	0	0	0	48,702,159
1.41%	%sector of county sector	0.58%	1.35%	0.05%	1.49%	0.69%	2.46%						0.88%
	%sector of municipality	3.05%	1.65%	0.15%	75.65%	15.31%	4.19%						100.00%
48,664	GRAND ISLAND	154,796,710	31,165,268	56,131,857	1,924,360,942	973,903,780	75,688,300	0	12,452,403	1,001,927	274,733	0	3,229,775,920
83.03%	%sector of county sector	60.55%	52.31%	34.90%	77.64%	90.56%	91.25%		0.95%	0.96%	0.67%		58.04%
	%sector of municipality	4.79%	0.96%	1.74%	59.58%	30.15%	2.34%		0.39%	0.03%	0.01%		100.00%
1,065	SHELTON	0	0	0	0	193,728	0	0	0	0	0	0	193,728
1.82%	%sector of county sector					0.02%							0.00%
	%sector of municipality					100.00%							100.00%
1,325	WOOD RIVER	17,351,260	1,090,371	3,038,512	43,532,365	9,514,769	0	0	0	0	0	0	74,527,277
2.26%	%sector of county sector	6.79%	1.83%	1.89%	1.76%	0.88%							1.34%
	%sector of municipality	23.28%	1.46%	4.08%	58.41%	12.77%							100.00%
53,310	Total Municipalities	177,250,102	34,175,340	63,332,469	2,051,990,988	1,001,354,894	81,674,561	0	12,706,427	1,001,927	274,733	0	3,423,761,441
90.96%	%all municip.sectors of cnty	69.33%	57.36%	39.38%	82.79%	93.12%	98.46%		0.97%	0.96%	0.67%		61.52%

Sources: 2019 Certificate of Taxes Levied CTL, 2010 US Census; Dec. 2019 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2020

Total Real Property Sum Lines 17, 25, & 30	Records : 26,525	Value : 5,174,050,256	Growth 89,928,970	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	1,140	18,452,645	124	1,856,731	105	3,720,950	1,369	24,030,326	
02. Res Improve Land	15,763	222,581,202	1,108	32,520,610	801	42,977,977	17,672	298,079,789	
03. Res Improvements	16,670	1,917,481,620	1,241	222,040,872	825	142,196,741	18,736	2,281,719,233	
04. Res Total	17,810	2,158,515,467	1,365	256,418,213	930	188,895,668	20,105	2,603,829,348	18,878,404
% of Res Total	88.58	82.90	6.79	9.85	4.63	7.25	75.80	50.32	20.99
05. Com UnImp Land	429	27,617,540	13	190,112	71	3,115,487	513	30,923,139	
06. Com Improve Land	2,020	162,537,939	35	1,719,504	101	9,615,452	2,156	173,872,895	
07. Com Improvements	2,110	894,240,599	43	9,051,536	185	60,778,798	2,338	964,070,933	
08. Com Total	2,539	1,084,396,078	56	10,961,152	256	73,509,737	2,851	1,168,866,967	69,565,473
% of Com Total	89.06	92.77	1.96	0.94	8.98	6.29	10.75	22.59	77.36
09. Ind UnImp Land	3	813,034	0	0	0	0	3	813,034	
10. Ind Improve Land	24	5,494,076	0	0	1	35,100	25	5,529,176	
11. Ind Improvements	25	78,573,629	0	0	1	1,332,666	26	79,906,295	
12. Ind Total	28	84,880,739	0	0	1	1,367,766	29	86,248,505	70,384
% of Ind Total	96.55	98.41	0.00	0.00	3.45	1.59	0.11	1.67	0.08
13. Rec UnImp Land	0	0	0	0	1	151,960	1	151,960	
14. Rec Improve Land	0	0	0	0	2	107,762	2	107,762	
15. Rec Improvements	0	0	0	0	18	343,686	18	343,686	
16. Rec Total	0	0	0	0	19	603,408	19	603,408	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.07	0.01	0.00
Res & Rec Total	17,810	2,158,515,467	1,365	256,418,213	949	189,499,076	20,124	2,604,432,756	18,878,404
% of Res & Rec Total	88.50	82.88	6.78	9.85	4.72	7.28	75.87	50.34	20.99
Com & Ind Total	2,567	1,169,276,817	56	10,961,152	257	74,877,503	2,880	1,255,115,472	69,635,857
% of Com & Ind Total	89.13	93.16	1.94	0.87	8.92	5.97	10.86	24.26	77.43
17. Taxable Total	20,377	3,327,792,284	1,421	267,379,365	1,206	264,376,579	23,004	3,859,548,228	88,514,261
% of Taxable Total	88.58	86.22	6.18	6.93	5.24	6.85	86.73	74.59	98.43

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	319	2,818,590	52,568,359	0	0	0
19. Commercial	64	19,429,331	136,212,356	0	0	0
20. Industrial	1	2,183,323	1,858,819	0	0	0
21. Other	2	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	1	930	211,995	320	2,819,520	52,780,354
19. Commercial	10	706,667	39,295,603	74	20,135,998	175,507,959
20. Industrial	0	0	0	1	2,183,323	1,858,819
21. Other	0	0	0	2	0	0
22. Total Sch II				397	25,138,841	230,147,132

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	944	45	285	1,274

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	46	6,160,263	19	3,666,375	2,464	821,945,927	2,529	831,772,565
28. Ag-Improved Land	5	908,603	1	29,440	931	343,127,125	937	344,065,168
29. Ag Improvements	5	428,056	21	486,427	966	137,749,812	992	138,664,295

30. Ag Total					3,521	1,314,502,028
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	4	4.00	90,000	0	0.00	0	
33. HomeSite Improvements	4	0.00	420,206	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	1	54.11	221,440	2	3.59	14,360	
36. FarmSite Improv Land	4	7.35	29,400	1	3.86	15,440	
37. FarmSite Improvements	2	0.00	7,850	21	0.00	486,427	
38. FarmSite Total							
39. Road & Ditches	0	19.25	0	0	16.80	0	
40. Other- Non Ag Use	0	1.67	167	0	0.00	0	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	6	6.00	135,000	6	6.00	135,000	
32. HomeSite Improv Land	597	642.88	13,910,063	601	646.88	14,000,063	
33. HomeSite Improvements	623	0.00	86,631,909	627	0.00	87,052,115	1,042,298
34. HomeSite Total				633	652.88	101,187,178	
35. FarmSite UnImp Land	112	148.80	611,550	115	206.50	847,350	
36. FarmSite Improv Land	784	1,963.19	7,551,631	789	1,974.40	7,596,471	
37. FarmSite Improvements	876	0.00	51,117,903	899	0.00	51,612,180	372,411
38. FarmSite Total				1,014	2,180.90	60,056,001	
39. Road & Ditches	0	6,200.41	0	0	6,236.46	0	
40. Other- Non Ag Use	0	6,619.93	3,598,403	0	6,621.60	3,598,570	
41. Total Section VI				1,647	15,691.84	164,841,749	1,414,709

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	127,761	2	117.38	127,761

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Market Value	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Market Value	0	0	0	0	0	0

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	79,179.30	36.29%	435,340,803	41.83%	5,498.16
46. 1A	44,039.48	20.19%	232,546,088	22.34%	5,280.40
47. 2A1	37,861.63	17.35%	151,446,520	14.55%	4,000.00
48. 2A	30,660.18	14.05%	122,219,726	11.74%	3,986.27
49. 3A1	3,330.98	1.53%	12,884,231	1.24%	3,868.00
50. 3A	10,183.02	4.67%	39,342,382	3.78%	3,863.53
51. 4A1	9,626.71	4.41%	35,147,270	3.38%	3,651.02
52. 4A	3,284.65	1.51%	11,874,128	1.14%	3,615.04
53. Total	218,165.95	100.00%	1,040,801,148	100.00%	4,770.69
Dry					
54. 1D1	749.86	4.48%	2,038,872	5.09%	2,719.00
55. 1D	6,967.31	41.63%	19,073,105	47.65%	2,737.51
56. 2D1	1,748.73	10.45%	4,071,048	10.17%	2,328.00
57. 2D	1,932.90	11.55%	4,499,788	11.24%	2,328.00
58. 3D1	1,459.79	8.72%	2,995,485	7.48%	2,052.00
59. 3D	210.03	1.26%	430,982	1.08%	2,052.00
60. 4D1	1,117.54	6.68%	2,109,911	5.27%	1,888.00
61. 4D	2,548.61	15.23%	4,811,770	12.02%	1,888.00
62. Total	16,734.77	100.00%	40,030,961	100.00%	2,392.08
Grass					
63. 1G1	21,445.14	43.19%	30,253,864	44.24%	1,410.76
64. 1G	6,533.65	13.16%	9,202,232	13.46%	1,408.44
65. 2G1	4,353.81	8.77%	5,859,153	8.57%	1,345.75
66. 2G	13,291.01	26.77%	17,932,111	26.22%	1,349.19
67. 3G1	3,210.44	6.47%	4,088,823	5.98%	1,273.60
68. 3G	683.32	1.38%	871,246	1.27%	1,275.02
69. 4G1	106.41	0.21%	135,674	0.20%	1,275.01
70. 4G	29.57	0.06%	37,704	0.06%	1,275.08
71. Total	49,653.35	100.00%	68,380,807	100.00%	1,377.16
Irrigated Total					
	218,165.95	75.56%	1,040,801,148	90.53%	4,770.69
Dry Total					
	16,734.77	5.80%	40,030,961	3.48%	2,392.08
Grass Total					
	49,653.35	17.20%	68,380,807	5.95%	1,377.16
72. Waste	4,181.88	1.45%	447,363	0.04%	106.98
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	8,526.89	2.95%	0	0.00%	0.00
75. Market Area Total	288,735.95	100.00%	1,149,660,279	100.00%	3,981.70

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	1,356.55	6,249,105	834.22	3,568,805	215,975.18	1,030,983,238	218,165.95	1,040,801,148
77. Dry Land	67.41	173,178	34.39	79,799	16,632.97	39,777,984	16,734.77	40,030,961
78. Grass	220.95	302,758	11.47	16,173	49,420.93	68,061,876	49,653.35	68,380,807
79. Waste	28.18	2,818	12.38	1,238	4,141.32	443,307	4,181.88	447,363
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	715.65	0	138.81	0	7,672.43	0	8,526.89	0
82. Total	1,673.09	6,727,859	892.46	3,666,015	286,170.40	1,139,266,405	288,735.95	1,149,660,279

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	218,165.95	75.56%	1,040,801,148	90.53%	4,770.69
Dry Land	16,734.77	5.80%	40,030,961	3.48%	2,392.08
Grass	49,653.35	17.20%	68,380,807	5.95%	1,377.16
Waste	4,181.88	1.45%	447,363	0.04%	106.98
Other	0.00	0.00%	0	0.00%	0.00
Exempt	8,526.89	2.95%	0	0.00%	0.00
Total	288,735.95	100.00%	1,149,660,279	100.00%	3,981.70

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	18	241,711	226	2,813,213	226	14,069,687	244	17,124,611	187,254
83.2 Cairo	46	524,521	323	4,543,417	325	35,586,062	371	40,654,000	715,612
83.3 Doniphan	22	255,477	274	3,910,068	276	32,680,253	298	36,845,798	15,198
83.4 Grand Island	976	16,292,541	14,574	207,814,265	14,634	1,801,435,695	15,610	2,025,542,501	15,831,017
83.5 High Dens Rural Sub	63	695,418	718	21,381,378	718	142,624,181	781	164,700,977	742,593
83.6 Kuester Lake	1	18,000	0	0	70	11,767,264	71	11,785,264	25,679
83.7 Mh In Courts	1	7,500	3	0	901	9,565,746	902	9,573,246	1,536
83.8 Recreational	0	0	0	0	15	233,178	15	233,178	0
83.9 Rural	65	3,297,995	476	32,114,759	499	80,048,009	564	115,460,763	666,923
83.10 Rural Sub	105	2,001,086	667	20,204,619	675	116,343,770	780	138,549,475	463,007
83.11 Wood River	73	848,037	413	5,405,832	415	37,709,074	488	43,962,943	229,585
84 Residential Total	1,370	24,182,286	17,674	298,187,551	18,754	2,282,062,919	20,124	2,604,432,756	18,878,404

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Alda	7	126,602	34	1,108,404	35	8,186,453	42	9,421,459	0
85.2	Cairo	5	27,930	43	967,111	45	4,332,938	50	5,327,979	0
85.3	Doniphan	6	89,180	40	842,172	40	8,671,697	46	9,603,049	106,608
85.4	Gi Downtown	8	237,102	341	5,936,202	356	45,831,662	364	52,004,966	904,419
85.5	Grand Island	393	27,913,682	1,528	159,323,746	1,597	901,151,146	1,990	1,088,388,574	67,917,182
85.6	High Dens Rural Sub	6	600	1	46,229	1	117,656	7	164,485	0
85.7	Kuester Lake	0	0	0	0	1	717,924	1	717,924	0
85.8	Rural	56	2,396,006	73	6,774,418	163	41,084,324	219	50,254,748	548,863
85.9	Rural Sub	20	801,597	50	3,458,769	50	25,015,595	70	29,275,961	45,810
85.10	Wood River	15	143,474	71	945,020	76	8,867,833	91	9,956,327	112,975
86	Commercial Total	516	31,736,173	2,181	179,402,071	2,364	1,043,977,228	2,880	1,255,115,472	69,635,857

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	21,445.14	43.19%	30,253,864	44.24%	1,410.76
88. 1G	6,533.65	13.16%	9,202,232	13.46%	1,408.44
89. 2G1	4,353.81	8.77%	5,859,153	8.57%	1,345.75
90. 2G	13,291.01	26.77%	17,932,111	26.22%	1,349.19
91. 3G1	3,210.44	6.47%	4,088,823	5.98%	1,273.60
92. 3G	683.32	1.38%	871,246	1.27%	1,275.02
93. 4G1	106.41	0.21%	135,674	0.20%	1,275.01
94. 4G	29.57	0.06%	37,704	0.06%	1,275.08
95. Total	49,653.35	100.00%	68,380,807	100.00%	1,377.16
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	49,653.35	100.00%	68,380,807	100.00%	1,377.16
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	49,653.35	100.00%	68,380,807	100.00%	1,377.16

**2020 County Abstract of Assessment for Real Property, Form 45
Compared with the 2019 Certificate of Taxes Levied Report (CTL)**

40 Hall

	2019 CTL County Total	2020 Form 45 County Total	Value Difference (2020 form 45 - 2019 CTL)	Percent Change	2020 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	2,478,650,283	2,603,829,348	125,179,065	5.05%	18,878,404	4.29%
02. Recreational	603,408	603,408	0	0.00%	0	0.00%
03. Ag-Homesite Land, Ag-Res Dwelling	104,547,484	101,187,178	-3,360,306	-3.21%	1,042,298	-4.21%
04. Total Residential (sum lines 1-3)	2,583,801,175	2,705,619,934	121,818,759	4.71%	19,920,702	3.94%
05. Commercial	1,075,375,218	1,168,866,967	93,491,749	8.69%	69,565,473	2.22%
06. Industrial	82,949,163	86,248,505	3,299,342	3.98%	70,384	3.89%
07. Total Commercial (sum lines 5-6)	1,158,324,381	1,255,115,472	96,791,091	8.36%	69,635,857	2.34%
08. Ag-Farmsite Land, Outbuildings	37,463,029	60,056,001	22,592,972	60.31%	372,411	59.31%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	3,519,124	3,598,570	79,446	2.26%		
11. Total Non-Agland (sum lines 8-10)	40,982,153	63,654,571	22,672,418	55.32%	372,411	54.41%
12. Irrigated	1,183,382,405	1,040,801,148	-142,581,257	-12.05%		
13. Dryland	45,198,154	40,030,961	-5,167,193	-11.43%		
14. Grassland	76,977,038	68,380,807	-8,596,231	-11.17%		
15. Wasteland	408,020	447,363	39,343	9.64%		
16. Other Agland	0	0	0			
17. Total Agricultural Land	1,305,965,617	1,149,660,279	-156,305,338	-11.97%		
18. Total Value of all Real Property (Locally Assessed)	5,089,073,326	5,174,050,256	84,976,930	1.67%	89,928,970	-0.10%

2020 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:
	None
5.	Number of shared employees:
	None
6.	Assessor's requested budget for current fiscal year:
	\$626,855
7.	Adopted budget, or granted budget if different from above:
	same
8.	Amount of the total assessor's budget set aside for appraisal work:
	N/A
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	\$21,000
10.	Part of the assessor's budget that is dedicated to the computer system:
	The budget for the computer system is maintained by the County IT Department.
11.	Amount of the assessor's budget set aside for education/workshops:
	\$4,500
12.	Other miscellaneous funds:
	\$0
13.	Amount of last year's assessor's budget not used:
	\$0

B. Computer, Automation Information and GIS

1.	Administrative software:
	CAMAVISION
2.	CAMA software:
	CAMAVISION
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, http://grandislandne.map.beehere.net/
7.	Who maintains the GIS software and maps?
	County GIS Department
8.	What type of aerial imagery is used in the cyclical review of properties?
	Pictometry
9.	When was the aerial imagery last updated?
	2019
10.	Personal Property software:
	CAMAVISION

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 are zoned.
4.	When was zoning implemented?
	May 1942; updated 1967

D. Contracted Services

1.	Appraisal Services:
	Stanard Appraisal
2.	GIS Services:
	None
3.	Other services:
	The 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?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	Recommendation of the assessor
4.	Have the existing contracts been approved by the PTA?
	Yes
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Stanard Appraisal sets values for commercial parcels under review with approval by county assessor.

2020 Residential Assessment Survey for Hall County

1.	Valuation data collection done by:																																
	The staff appraisers.																																
2.	List the valuation group recognized by the County and describe the unique characteristics of each:																																
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Group</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Grand Island Area 1 - Original town and oldest subdivisions. The majority of homes in this area were built Pre World War II. As is typical in older neighborhoods the homes contain a wide variety of quality and condition.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Grand Island Area 2 - mainly built after 1960, desirable homes in nice neighborhoods.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Grand Island Area 3 - High end homes. Mainly built in the 1990's and 2000's although some subdivisions were developed as early as the 1970's.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Grand Island Area 4 - Copper Creek Subdivisions; affordable housing built in or after 2013. The majority of sales in this area are still new construction, although some of the original houses are starting to resell.</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Grand Island Area 5 - Mobile homes in Grand Island. These are subdivisions which primarily consist of manufactured housing, although some stick built homes are also included.</td> </tr> <tr> <td style="text-align: center;">6</td> <td>Grand Island Area 6 - These are older homes in Grand Island, they are similar to area 1, but the majority of the properties are somewhat newer and are generally better kept. There are a number of rental homes and first-time homebuyers properties in this area.</td> </tr> <tr> <td style="text-align: center;">7</td> <td>Cairo - Small community located on highway 2 northwest of Grand Island with a K-12 school.</td> </tr> <tr> <td style="text-align: center;">8</td> <td>Alda - Small community located on Highway 30 west of Grand Island. 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	Only the cost approach is used for residential properties in Hall County.
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?
	Hall County utilizes one depreciation table with economic adjustments by location.
5.	Are individual depreciation tables developed for each valuation group?
	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. All are developed using a sales comparison approach.
7.	How are rural residential site values developed?
	Rural residential site values are based on sales analysis and comparison to the surrounding counties. Rural residential subdivisions are valued differently than rural residential acreages not in subdivisions.
8.	Are there form 191 applications on file?
	No
9.	Describe the methodology used to determine value for vacant lots being held for sale or resale?
	Lots held for sale are valued using a discounted cash flow methodology, if an application to combine lots is filed.

10.	<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1	2004	2005	2004	2005-2018
	2	2004	2005	2004	2005-2018
	3	2004	2005	2004	2005-2018
	4	2004	2005	2013	2013-2018
	5	2004	2005	2004	2005-2018
	6	2004	2005	2004	2005-2018
	7	2004	2005	2016	2017
	8	2004	2005	2016	2019
	9	2004	2005	2016	2017
	10	2004	2005	2016	2017
	11	2004	2005	2016	2011
	12	2004	2005	2016	2011
	13	2004	2005	2016	2017
	14	2004	2005	2016	2017
	AG	2004	2005	2016	2011

2020 Commercial Assessment Survey for Hall County

1.	Valuation data collection done by:																		
	The staff appraisers and Standard Appraisal for new construction.																		
2.	List the valuation group recognized in the County and describe the unique characteristics of each:																		
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3.	List and describe the approach(es) used to estimate the market value of commercial properties.																		
	Generally only the cost approach is used within the commercial class. The income approach is used for Section 42 housing.																		
3a.	Describe the process used to determine the value of unique commercial properties.																		
	Hall County will contract out appraisal assignments for unique commercial properties; generally the contract appraiser will develop all three approaches to market value and will rely on sales from outside the county to develop values.																		
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?																		
	Hall County relies on both the tables provided by the CAMA vendor and local market information for depreciation studies.																		
5.	Are individual depreciation tables developed for each valuation grouping?																		
	No, however, economic depreciation will be applied to each valuation group as warranted.																		
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. All values are established using a sales comparison approach.																		

7.	<u>Valuation Group</u>	<u>Date of Depreciation</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1	2016	2014	2016	2015
	2	2016	2014	2016	2016
	3	2016	2014	2016	2016
	4	2016	2014	2016	2016
	5	2016	2014	2016	2016
	6	2016	2014	2016	2016
	7	2016	2014	2016	2016
	99	2016	2014	2016	2015-2016

2020 Agricultural Assessment Survey for Hall County

1.	Valuation data collection done by:							
	The 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.	2014-2019						
	The county began completing a systematic land use review in 2019.							
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. Since the county is 75% irrigated land, and soils are relatively similar in the county, there has not been a need to develop market areas.							
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 to differentiate rural residential and recreation land from agricultural land. There are few recreational parcels in the county, and they are primarily along the Platte River and are improved with cabins and/or mobile homes.							
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?							
	Yes; farm home sites carry the same first acre value as the rural residential acreages that are not in subdivisions.							
6.	What separate market analysis has been conducted where intensive use is identified in the county?							
	The county has feedlots and vineyards. The feedlots are currently assessed as dryland, and the vineyards are currently assessed as irrigated cropland. The county assessor is unaware of any analysis that led to the current valuation methodology.							
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.							
	According to USDA records, there are approximately 100 acres of land enrolled in the Wetlands Reserve Program, those acres have been identified but are currently being assessed as agricultural land.							
	<i><u>If your county has special value applications, please answer the following</u></i>							
8a.	How many parcels have a special valuation application on file?							
	3							
8b.	What process was used to determine if non-agricultural influences exist in the county?							
	Sales are studied for any non-agricultural influence.							

	<u>If your county recognizes a special value, please answer the following</u>
8c.	Describe the non-agricultural influences recognized within the county.
	N/A
8d.	Where is the influenced area located within the county?
	N/A
8e.	Describe in detail how the special values were arrived at in the influenced area(s).
	N/A

2019 PLAN OF ASSESSMENT FOR HALL COUNTY
ASSESSMENT YEARS 2020, 2021 AND 2022

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, 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.

2020

During calendar year 2020, the Assessor's Office plans to accomplish the following:

- 1) Update ag land use and soil types (with our GIS department)
- 2) Review valuations and assessment levels for problem areas and any necessary adjustments
- 3) Keep working on the 6 year review properties. After falling behind in past years and reviewing a tremendous amount of properties last year, we should be caught up this year
- 4) Continue working on taking new photos of all types of properties
- 5) Inspect Grand Island mobile homes and collect income data
- 6) Request funds from the County Board for a 2 year, full Commercial reappraisal
- 7) We are learning our new Vanguard system. So far we have updated the Grand Island Residential depreciation tables.
- 8) Start doing a desk review of all improved residential properties to correct quality on homes.
- 9) Work on updating lot values on Residential and Commercial properties in the City of Grand Island
- 10) Do a field review of Alda village

2021

During calendar year 2021, the Assessor's Office plans to accomplish the following:

- 1) Continue working with the new Pictometry flight information
- 2) Review ag parcels for land use and soil changes
- 3) Review valuations and assessment levels for problem areas and any necessary adjustments
- 4) Keep working on the 6 year review cycle
- 5) Work on comparable sales properties for residential parcels
- 6) If approved, continue commercial review

2022

During calendar year 2022, the Assessor's Office plans to accomplish the following:

- 1) Review ag parcels for land use and soil changes

- 2) Review valuations and assessment levels for problem areas and any necessary adjustments
- 3) Keep working on the 6 year review work
- 4) Continue working with new Pictometry flight info

The breakdown of value in Hall County for 2018 is approximately as follows:

Real Estate	91.53%
Personal Property	4.86%
Centrally Assessed	<u>3.61%</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.

SPECIAL VALUATION METHODOLOGY

Hall County has received 3 applications for special value. All 3 applications were from the same land owner and are approximately 2 miles outside of the municipal boundary of Grand Island. When studying these, we reviewed the ag land sales to determine if sales outside of Grand Island influenced ag land. There were a few of those sales, but it was determined that they were not qualified because of development or non-ag influence. We also compared or agland values with the surrounding counties. In studying that we determined that our land was comparable to theirs and a special valuation does not apply.