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DEPARTMENT OF REVENUE

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

HAMILTON COUNTY



Pete Ricketts, Governor

April 7, 2017

Commissioner Salmon:

The Property Tax Administrator has compiled the 2017 Reports and Opinions of the Property Tax Administrator for Hamilton 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 Hamilton 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: Pat Sandberg, Hamilton County Assessor

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Introduction

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

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

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

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

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

Statistical Analysis:

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

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

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

The mean ratio is used as a basis for other statistical calculations, such as the price related differential and coefficient of variation. As a simple average of the ratios the mean ratio has limited application in the analysis of the level of value because it assumes a normal distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

The quality of assessment relies in part on statistical indicators as well. If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the mean ratio, it may be an indication of disproportionate assessments. The coefficient produced by this calculation is referred to as the Price Related Differential (PRD) and measures the assessment level of lower-priced properties relative to the assessment level of higher-priced properties.

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

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

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

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

Analysis of Assessment Practices:

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

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

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

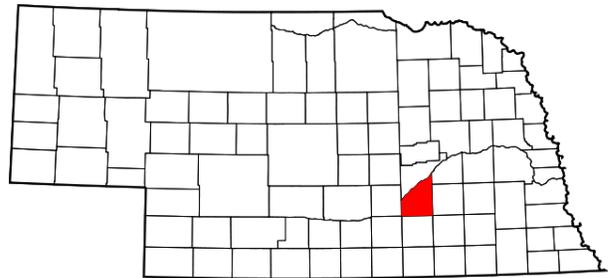
Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on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

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

**Further information may be found in Exhibit 94*

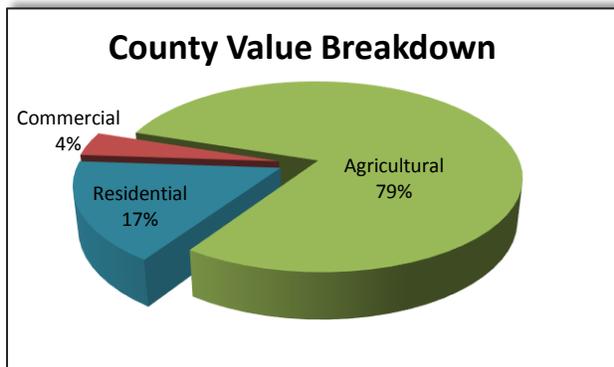
County Overview

With a total area of 543 miles, Hamilton had 9,190 residents, per the Census Bureau Quick Facts for 2015, a slight population increase over the 2010 US Census. In a review of the past fifty-five years, Hamilton has maintained a steady population (Nebraska Department of Economic Development). Reports indicated that 80% of county residents were homeowners and 90% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Hamilton convene in and around the county seat of Aurora. Per the latest information available from the U.S. Census Bureau, there were 304 employer establishments in Hamilton, a 4% expansion over the preceding year. County-wide

employment was at 4,558 people, a 2% loss relative to the 2010 Census (Nebraska Department of Labor).



Simultaneously, the agricultural economy has remained another strong anchor for Hamilton that has fortified the local rural area economies. Hamilton is included in the Upper Big Blue and Central Platte Natural Resources Districts (NRD). Irrigated land makes up a majority of the land in the county. In value of sales by commodity group, Hamilton ranks fourth in grains, oilseeds, dry beans, and dry peas (USDA AgCensus).

2017 Abstract of Assessment, Form 45

U.S. CENSUS POPULATION CHANGE			
	2006	2016	<i>Change</i>
AURORA	4,225	4,479	6%
GILTNER	389	352	-10%
HAMPTON	439	423	-4%
HORDVILLE	150	144	-4%
MARQUETTE	282	229	-19%
PHILLIPS	336	287	-15%

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

2017 Residential Correlation for Hamilton County

Assessment Actions

Within the residential class of Hamilton County, the county physically inspected residential parcels lying within the following valuation groupings:

In Aurora, the neighborhoods reviewed were Aurora State of Pt. Blk 2 Millers, Beard's 1st, Ellsworth, Friesen's 2nd, Hayden's, Jasnowski, Jensen, Lager's, Maple Lawn, Miller's subdivision of Original Town, Mills, Mitchell subdivision, Murphy subdivision, Siekman & Farley, South addition, Vanwormer's subdivision, and Vanwormer's subdivision of Millers.

As part of Valuation Grouping 3, Giltner was reviewed. As part of Valuation Grouping 7, Rathje's Resort was re-appraised. As part of Valuation Grouping 2, the agricultural precincts of Monroe and Phillips were also re-appraised. Additionally, all residential pick-up work was completed by the county, as were on-site inspections of any remodeling and new additions.

A market analysis and sales study occurred for all residential valuation groupings to determine if further adjustments or studies were warranted. As a result of these analyses and adjustments, only those areas re-appraised for the year received valuation changes for the current assessment year. Aurora and Acreages increased 2% each. Both Giltner and Rathje's Resort each saw at least a 15% increase.

Description of Analysis

Hamilton County contains almost 3,500 improved residential parcels. There are ten valuation groupings. Aurora, as the most populous town in the county, contains almost 50% of these parcels while Acreages contain 23% of the parcels. For the current assessment year, Aurora contains 60% of the residential sales contained in the ratio study.

Valuation Grouping	Description
1	Aurora
2	Acreage
3	Giltner, Hampton
4	Hillcrest, Sunset Terrace, Paradise Lake
5	Hordville, Marquette, Phillips, Stockham
6	Lac Denado, Willow Bend
7	Over the Hill Lake, Rathje's Resort, Coyote Bluffs
8	Platte View Estates
9	Turtle Beach, Timber Cove, Mariposa Lake
10	Valley View, Koskovich Sub, Erickson Estates

A review of the county's statistical analysis showed 241 residential sales, representing nine of the ten valuation groupings. Analyses of these sales were conducted to determine if the sales overall

2017 Residential Correlation for Hamilton County

were reliable for measurement purposes. Those analyses included checks for outlier sales, the total number of sales available, an examination of the distribution of those sales, and a trended analysis.

There are thirty-six less sales in the 2017 ratio study than were used in the 2016 ratio study. When comparing years of the current study period, a decreasing median was observed which typically indicates an increasing market.

Study Yrs						
01-OCT-14 To 30-SEP-15	144	94.45	96.94	93.82	12.72	103.33
01-OCT-15 To 30-SEP-16	97	92.09	93.09	89.97	11.58	103.47

An analysis of the sample shows that all of the measures of central tendency are within the acceptable range for the residential class as a whole. Additionally, the qualitative measurements of Coefficient of Dispersion (COD) and Price-Related Differential (PRD) are within range, seeming to indicate that there is, overall, uniformity of assessment.

Additionally, the stratification by valuation grouping revealed that four valuation groupings were sufficiently represented by sales. Of these valuation groupings, all were within the acceptable measurement range.

Based on the findings of these analyses, it was determined that the overall sample was reliable for measurement.

Assessment Practice Review

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

The county assessor's office physically reviews all sales and a questionnaire is provided to both the seller and buyer of a sold property. Once the seller and/or buyer return the questionnaire to the county assessor's office, it becomes part of the property record card file. Once all information has been gathered, the county assessor's office makes a qualification determination on the sold parcel. The county assessor's office offered descriptions for sales requiring them that explained the qualification determination reached. The Division evaluated those qualification determinations to confirm that sales were properly vetted and given a determination.

While analyzing the residential sales data for Hamilton County, the Division discovered that within the last two months, 35 were removed/disqualified by the county assessor. In reviewing these disqualified sales and discussing the removal of the sales with the county assessor, the Division added back many of the sales that had been removed. Sales that are arm's-length transactions are to be qualified in the state sales file to produce a true sample to measure. Sales should not be disqualified because the parcel is being revalued in the next assessment year, or because changes

2017 Residential Correlation for Hamilton County

are anticipated by the county assessor. If changes are made to a property, it is disqualified at that time. If sales are valid indicators of the market value, they must be included in the state sales file.

Valuation groupings were also examined to ensure that the area or group defined is equally subject to a set of economic forces that impact the value of properties within that geographic area. The county has created ten separate valuation groupings. One valuation grouping contains all residential parcels in Aurora. Another contains all acreages in the county. Two other valuation groupings contain the small towns in the county, while the remaining six valuation groupings contain various groups of houses throughout the county. The review and analysis indicates that Hamilton has adequately identified economic areas for the residential property class.

In a review of the Real Estate Transfer Statements, Form 521, submissions for completion and accuracy, it appears that the county has had errors or missing information in the past several years. It is important that accurate sales data be submitted to the state sales file. A check of systematic transfers of information to the Division also shows an increased adherence to guidelines. While the county averaged one transfer every three months until 2015, the county now averages three transfers for every four months. This is an improvement; however, the county is not in full compliance with transfer requirements. Transferring sales data more frequently is imperative to allow time to review for errors or missing information.

The county inspects parcels annually; however, the county has not yet created a systematic schedule in which to review all parcels in the county within a six-year window. The inspection and review consists of a reappraisal, which necessitates a physical inspection of all parcels within each valuation grouping; the county performs both exterior and interior reviews, as permitted. As inspections are completed, property records are updated and new values are put on those parcels. Cost and depreciation tables will be updated once the next revaluation is complete.

A review of the county's inspection history indicates the county has not reviewed and inspected all parcels within the past six years. At the conclusion of assessment year 2015, Aurora, the largest town in the county, had inspections dates outside of the required six years. The county concentrated on Aurora, in 2017; however, there remain many parcels that have not been inspected within the past six years. Out of date information is creating an issue with determining the level of value for residential property in Hamilton County.

While the outdated inspections do not appear to be affecting the uniformity of assessments in the town, as evidenced by the qualitative measurements in Valuation Group 1 for the current year, this is still an issue that the county is working on to address.

Equalization and Quality of Assessment

The adjustments made for the year in the county encompassed both increases and decreases and overall affected all valuation groupings, to varying degrees.

2017 Residential Correlation for Hamilton County

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	155	93.17	95.35	91.72	12.62	103.98
02	33	94.13	97.22	94.36	12.03	103.03
03	23	96.20	96.97	94.15	12.13	103.00
04	4	90.27	89.32	90.18	03.41	99.05
05	16	97.03	92.67	87.45	12.77	105.97
06	6	95.33	94.19	91.72	11.43	102.69
08	2	90.60	90.60	89.32	06.82	101.43
09	1	88.49	88.49	88.49	00.00	100.00
10	1	97.01	97.01	97.01	00.00	100.00
<u>ALL</u>	241	93.41	95.39	92.13	12.34	103.54

Based on a review of the statistical profile, all areas with sufficient sales to measure are valued within the acceptable range. The quality statistics indicate assessments are uniform, despite the county's lag in physical inspections in some areas.

Level of Value

Based on analysis of all available information, the level of value of the residential class of real property in Hamilton County is 93%.

2017 Commercial Correlation for Hamilton County

Assessment Actions

Within the commercial class of Hamilton County, physical inspections and re-appraisals of commercial improvements take place over the six-year inspection and review cycle. For the current assessment year, the county physically inspected all commercial parcels within two valuation groupings. In Aurora, parcels were reviewed in the neighborhoods of Millers sub of Original Town, Ross sub, Siekman & Farley, and Wildish. In Giltner, all commercial parcels were reviewed. Additionally, all commercial pick-up work was completed by the county, as were on-site inspections of any remodeling and new additions.

A market analysis and sales analysis was done for all commercial valuation groupings to determine whether further adjustments or studies were warranted. As a result of these analyses and adjustments, the valuation grouping containing Giltner and Hampton received a decrease of 6%, Aurora received a slight increase of 2%.

Description of Analysis

Hamilton County contains over 300 improved commercial parcels. There are four valuation groupings in Hamilton County. Aurora, as the commercial hub of the county, contains over 60% of those parcels while Rural follows with 15% of the parcels.

Valuation Grouping	Description
1	Aurora
2	Giltner, Hampton
3	Marquette, Stockham, Phillips, Hordville
4	Rural

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

The stratification by valuation group revealed that Valuation Grouping 1, Aurora, has a sample size with the potential to be used as a stand-alone measurement of a substrata of the county.

An analysis of the sample shows that two out of the three measures of central tendency are within the acceptable range for the commercial class as a whole, with the weighted mean falling below the range. Additionally, the qualitative measurement of the Coefficient of Dispersion (COD) was within range with the Price Related Differential (PRD) was above the range. This further indicates that a few high ratio sales may be affecting the PRD and weighted mean. There appears to be overall, uniformity of assessment.

2017 Commercial Correlation for Hamilton County

Commercial sales in the county were also stratified by occupancy code. Occupancy codes identify the type of business currently occupying the commercial parcel. This stratification was completed to determine whether any sales trends could be identified in the county. The stratification showed that fifteen occupancy codes were represented in the county's qualified sales for the current assessment year. No occupancy code achieved a sample size large enough to be considered reliable for any further analysis.

An analysis of the change in Net Taxable Sales and Commercial and Industrial Assessed Value provides insight into the county's market trends, both individually and relative to one another. The expectation is that, economically, increased sales result in increased profit, and thus increase demand for income producing properties.

The data supports that assessed values have increased with the general economic trends in the county. The overall sample is reliable and within the acceptable range.

Assessment Practice Review

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

The county assessor's office physically reviews all sales and a questionnaire is provided to both the seller and buyer of a sold property. Once the seller and/or buyer return the questionnaire to the county assessor's office, it becomes part of the property record card file. Once all information has been gathered, the county assessor's office makes a qualification determination on the sold parcel. The Division evaluated those qualification determinations to confirm that sales were properly vetted and given a determination. The county assessor's office offered descriptions of the sales that explained the qualification determination reached.

Valuation groupings were also examined to ensure that the area or group defined is equally subject to a set of economic forces that impact the value of properties within that geographic area. The county has created four separate valuation groupings. One valuation grouping contains all commercial parcels in Aurora. Two other valuation groupings contain the small towns in the county, while the fourth valuation grouping contains all of the rural commercial parcels in the county. The review and analysis indicates that Hamilton County has adequately identified economic areas for the commercial property class.

In a check of the Real Estate Transfer Statements, Form 521, submissions for completion and accuracy, it appears that the county has had errors or missing information. It is important that accurate sales data be submitted to the state sales file. A check of the systematic transfers of information to the Division has shown an increased adherence to guidelines. While the county

2017 Commercial Correlation for Hamilton County

averaged one transfer every three months until 2015, the county now averages three transfers for every four months. Transferring sales data more frequently is imperative to allow time to review for errors or missing information.

A review of the county’s inspection history indicates the county has not inspected and reviewed all parcels within the past six years. The county assessor was made aware that the commercial class in Aurora was going to fall into being non-compliant for the current assessment year unless it was re-appraised this year; that did not occur. This decision by the county assessor was partly due to a concentrated effort to re-appraise as much of the residential class as possible for the year. However, that reasoning does not negate the fact that the commercial class in Aurora is now out of compliance with the six-year inspection and review requirement.

Equalization and Quality of Assessment

The adjustments made for the year by the county assessor’s office concentrated on the areas inspected and reviewed for the year. This included portions of Valuation Grouping 1.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	19	97.22	93.70	82.99	14.88	112.91
02	2	78.89	78.89	78.98	00.38	99.88
03	1	88.50	88.50	88.50	00.00	100.00
04	3	95.25	95.95	100.71	11.41	95.27
____ALL____	25	95.00	92.42	85.77	14.85	107.75

A review of the statistical profiles indicates that assessed values are uniform and proportionate within the commercial class, despite having inspection dates outside the required six year period.

Level of Value

Based on analysis of all available information, the level of value of the commercial class of real property in Hamilton County is 95%.

2017 Agricultural Correlation for Hamilton County

Assessment Actions

Within the agricultural class of Hamilton County, the physical inspections of agricultural improvements, vacant land, and rural residential with agricultural land are done by precinct and take place over the course of the six-year inspection and review cycle. This review is currently ongoing. The county's review consists of comparisons of aerial photographs to identify changes that have occurred to the property, such as new improvements or land use changes. Regardless of whether changes are noted during that review, all parcels are physically inspected for information updates. For the current assessment year, the county inspected Monroe and Phillips precincts. During the years in which a review is not scheduled in a precinct, routine maintenance occurs.

Land use continues to be updated as information becomes available. The county assessor then reviews that information, which includes a physical review of the agricultural land, to verify that information before adjusting the parcel's record to reflect any changes, if necessary. A market analysis and sales analysis occurred for the current year. As a result, updates to land values were made to reflect those findings. Irrigated land was decreased 5% while dryland and grassland remained unchanged.

Description of Analysis

Of Hamilton County's agricultural land, over 75% of the irrigated acres lie in Classes 1A and 1A1. Overall, these land capability groups (LCGs) contain over 50% of the county's total agricultural land composition.

A review of the county's statistical analysis displayed forty-five sales. Analyses of those sales were conducted to determine if the sales were reliable for measurement purposes. Those analyses included checks for outlier sales, the total number of sales available, as well as an examination of the distribution of those sales. The findings of these analyses indicated that the sample was reliable and no comparable sales from outside of Hamilton County were needed to achieve a proportionate and representative sample of sales.

Using the agricultural values provided by the county assessor, a statistical measurement of the agricultural land in Hamilton County was calculated. The results suggest they are within the acceptable overall median range, and within the acceptable range for the 80% majority land use (MLU) statistics that contain a reliable sample size. The sample sizes of dryland and grassland in the county do not lend themselves to be reliable for the purposes of a point estimate of value for those subgroups. However, the county assessor has consistently studied values based on trends in the market and a comparison to comparable counties. For those reasons, dryland and grassland values are believed to be acceptable.

An analysis of the study years was conducted to try to determine any trends in the market for Hamilton County. If the agricultural market were increasing or decreasing, the expectation would be a measurable difference in the statistics of either increasing or decreasing medians.

2017 Agricultural Correlation for Hamilton County

Additionally, the number of qualified sales occurring in the county could indicate a fluctuation in the market if a difference is found between the years. Stratifying the sales by study period year shows an increasing median in each year of the study, clearly indicating a decreasing market. Within this observed trend, Hamilton County holds a median within the acceptable range for the two newest years of the study.

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

Assessment Practice Review

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

The county assessor's office physically reviews all sales and a questionnaire is provided to both the seller and buyer of a sold property. Once the seller and/or buyer return the questionnaire to the county assessor's office, it becomes part of the property record card file. Once all information has been gathered, the county assessor's office makes a qualification determination on the sold parcel. The Division evaluated those qualification determinations to confirm that sales were properly vetted and given a determination. The Division also performed additional analyses of non-agricultural production influences on agricultural sales. The county assessor's office offered descriptions of the sales that explained the qualification determination reached.

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

Within the agricultural class, the county has stated that the review work for agricultural parcels will be on a rotational basis. Among other ways to gather information, aerial imagery is a tool utilized to better identify parcels that require further inspection, for both changes to improvements on agricultural parcels as well as vacant agricultural land use changes. After the initial review, regardless of identified changes, the county physically reviews parcels for changes. The inspection and review consists of a reappraisal, which necessitates a physical inspection of all parcels within each valuation grouping; the county performs both exterior and interior reviews, as permitted. On average, Hamilton County inspects 1-2 agricultural precincts a year. The most recent inspection date is not known for one-fourth of the county's fifteen precincts. In order to comply with the six-year inspection and review requirement, the county must average 2-3 precinct inspections per year. The county has kept the Division apprised of what has been inspected in the county for the last

2017 Agricultural Correlation for Hamilton County

three years; however, anything before that is not known. The county has not shared with the Division a systematic inspection and review plan that would ensure compliance with the six-year requirement. As a result, it cannot be stated whether the county is compliant with the inspection and review requirement of agricultural parcels in Hamilton County.

Equalization

Irrigated land was decreased 5% while dryland and grassland remained unchanged. These adjustments reflect the current movement of the agricultural land market. The analysis supports that the values fall within the acceptable range overall. The analysis also supports that the county is equalized with surrounding comparable counties. Hamilton county has achieved equalization; all values are reasonably comparable, and the statistical analysis supports that values are at uniform portions of market value. The market adjustments made for 2017 parallel the movement of the agricultural market across the state.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	39	71.29	74.01	70.79	18.37	104.55
1	39	71.29	74.01	70.79	18.37	104.55
<u>Dry</u>						
County	1	96.71	96.71	96.71	00.00	100.00
1	1	96.71	96.71	96.71	00.00	100.00
<u>Grass</u>						
County	2	55.46	55.46	50.49	22.99	109.84
1	2	55.46	55.46	50.49	22.99	109.84
<u>ALL</u>						
	45	71.29	74.82	71.53	18.08	104.60

Agricultural improvements are believed to be equalized at the statutorily required assessment level. The quality of assessment complies with professionally accepted mass appraisal standards.

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Hamilton County is 71%.

2017 Opinions of the Property Tax Administrator for Hamilton County

My opinions and recommendations are stated as a conclusion based on all of the factors known to me regarding the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. § 77-5027 (Cum. Supp. 2016). While the median assessment sales ratio from the Qualified Statistical Reports for each class of real property is considered, my opinion of the level of value for a class of real property may be determined from other evidence contained within these Reports and Opinions of the Property Tax Administrator. My opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	93	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	95	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	71	Meets generally accepted mass appraisal practices.	No recommendation.

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

Dated this 7th day of April, 2017.



Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2017 Commission Summary for Hamilton County

Residential Real Property - Current

Number of Sales	241	Median	93.41
Total Sales Price	\$34,406,219	Mean	95.39
Total Adj. Sales Price	\$34,621,887	Wgt. Mean	92.13
Total Assessed Value	\$31,895,695	Average Assessed Value of the Base	\$99,104
Avg. Adj. Sales Price	\$143,659	Avg. Assessed Value	\$132,347

Confidence Interval - Current

95% Median C.I	92.09 to 95.21
95% Wgt. Mean C.I	90.56 to 93.70
95% Mean C.I	93.15 to 97.63
% of Value of the Class of all Real Property Value in the County	16.20
% of Records Sold in the Study Period	5.36
% of Value Sold in the Study Period	7.15

Residential Real Property - History

Year	Number of Sales	LOV	Median
2016	277	95	94.51
2015	216	95	95.07
2014	205	95	95.47
2013	239	96	95.77

2017 Commission Summary for Hamilton County

Commercial Real Property - Current

Number of Sales	25	Median	95.00
Total Sales Price	\$5,607,055	Mean	92.42
Total Adj. Sales Price	\$5,607,055	Wgt. Mean	85.77
Total Assessed Value	\$4,808,950	Average Assessed Value of the Base	\$355,087
Avg. Adj. Sales Price	\$224,282	Avg. Assessed Value	\$192,358

Confidence Interval - Current

95% Median C.I	80.00 to 98.08
95% Wgt. Mean C.I	71.04 to 100.49
95% Mean C.I	84.19 to 100.65
% of Value of the Class of all Real Property Value in the County	6.91
% of Records Sold in the Study Period	4.66
% of Value Sold in the Study Period	2.53

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2016	27	96	89.55
2015	23	94	93.89
2014	25	99	99.00
2013	25	100	99.64

**41 Hamilton
RESIDENTIAL**

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

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

Number of Sales : 241
 Total Sales Price : 34,406,219
 Total Adj. Sales Price : 34,621,887
 Total Assessed Value : 31,895,695
 Avg. Adj. Sales Price : 143,659
 Avg. Assessed Value : 132,347

MEDIAN : 93
 WGT. MEAN : 92
 MEAN : 95
 COD : 12.34
 PRD : 103.54

COV : 18.60
 STD : 17.74
 Avg. Abs. Dev : 11.53
 MAX Sales Ratio : 184.62
 MIN Sales Ratio : 50.91

95% Median C.I. : 92.09 to 95.21
 95% Wgt. Mean C.I. : 90.56 to 93.70
 95% Mean C.I. : 93.15 to 97.63

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qtrts</u>											
01-OCT-14 To 31-DEC-14	30	98.90	103.39	97.26	13.09	106.30	66.03	184.62	94.78 to 102.69	111,897	108,826
01-JAN-15 To 31-MAR-15	34	96.30	97.56	94.71	16.68	103.01	50.91	182.06	88.99 to 98.92	127,718	120,968
01-APR-15 To 30-JUN-15	41	90.17	91.62	89.97	12.22	101.83	61.29	166.83	86.35 to 94.31	157,452	141,660
01-JUL-15 To 30-SEP-15	39	95.65	97.03	95.61	07.82	101.49	77.41	118.88	92.07 to 98.93	134,342	128,444
01-OCT-15 To 31-DEC-15	30	93.73	93.71	91.41	11.09	102.52	68.06	137.67	87.55 to 98.61	145,647	133,130
01-JAN-16 To 31-MAR-16	20	91.53	92.12	90.18	09.84	102.15	75.50	121.22	82.33 to 96.08	170,036	153,344
01-APR-16 To 30-JUN-16	41	91.01	92.66	88.67	12.91	104.50	67.60	169.71	83.54 to 95.75	158,405	140,450
01-JUL-16 To 30-SEP-16	6	93.82	96.08	91.53	09.76	104.97	81.17	119.35	81.17 to 119.35	160,500	146,904
<u>Study Yrs</u>											
01-OCT-14 To 30-SEP-15	144	94.45	96.94	93.82	12.72	103.33	50.91	184.62	92.73 to 96.82	134,682	126,354
01-OCT-15 To 30-SEP-16	97	92.09	93.09	89.97	11.58	103.47	67.60	169.71	88.49 to 94.51	156,987	141,244
<u>Calendar Yrs</u>											
01-JAN-15 To 31-DEC-15	144	93.41	94.92	92.74	12.09	102.35	50.91	182.06	91.70 to 95.83	141,713	131,418
<u>ALL</u>	241	93.41	95.39	92.13	12.34	103.54	50.91	184.62	92.09 to 95.21	143,659	132,347

VALUATION GROUPING										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	155	93.17	95.35	91.72	12.62	103.96	50.91	184.62	91.33 to 94.92	141,622	129,891
02	33	94.13	97.22	94.36	12.03	103.03	67.53	135.21	91.18 to 101.39	188,455	177,826
03	23	96.20	96.97	94.15	12.13	103.00	72.33	136.42	91.72 to 104.06	89,708	84,460
04	4	90.27	89.32	90.18	03.41	99.05	84.01	92.73	N/A	214,225	193,193
05	16	97.03	92.67	87.45	12.77	105.97	66.03	121.67	75.46 to 105.50	60,033	52,497
06	6	95.33	94.19	91.72	11.43	102.69	79.71	111.82	79.71 to 111.82	162,968	149,475
08	2	90.60	90.60	89.32	06.82	101.43	84.42	96.78	N/A	426,450	380,905
09	1	88.49	88.49	88.49	00.00	100.00	88.49	88.49	N/A	440,000	389,375
10	1	97.01	97.01	97.01	00.00	100.00	97.01	97.01	N/A	300,000	291,025
<u>ALL</u>	241	93.41	95.39	92.13	12.34	103.54	50.91	184.62	92.09 to 95.21	143,659	132,347

PROPERTY TYPE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	241	93.41	95.39	92.13	12.34	103.54	50.91	184.62	92.09 to 95.21	143,659	132,347
06											
07											
<u>ALL</u>	241	93.41	95.39	92.13	12.34	103.54	50.91	184.62	92.09 to 95.21	143,659	132,347

**41 Hamilton
RESIDENTIAL**

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Qualified

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 MEAN : 95
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 Avg. Abs. Dev : 11.53
 MAX Sales Ratio : 184.62
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 95% Wgt. Mean C.I. : 90.56 to 93.70
 95% Mean C.I. : 93.15 to 97.63

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000	2	110.07	110.07	100.16	10.55	109.89	98.46	121.67	N/A	20,500	20,533	
Less Than 15,000	6	99.23	99.08	96.88	10.16	102.27	70.20	121.67	70.20 to 121.67	13,611	13,187	
Less Than 30,000	7	100.00	109.17	112.61	18.60	96.95	70.20	169.71	70.20 to 169.71	14,881	16,758	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	239	93.41	95.27	92.12	12.30	103.42	50.91	184.62	92.07 to 94.94	144,690	133,283	
Greater Than 14,999	235	93.40	95.29	92.11	12.30	103.45	50.91	184.62	91.95 to 94.92	146,980	135,390	
Greater Than 29,999	234	93.36	94.98	92.06	12.01	103.17	50.91	184.62	91.95 to 94.90	147,512	135,805	
<u>Incremental Ranges</u>												
0 TO 4,999	2	110.07	110.07	100.16	10.55	109.89	98.46	121.67	N/A	20,500	20,533	
5,000 TO 14,999	4	99.16	93.58	93.58	09.40	100.00	70.20	105.80	N/A	10,166	9,514	
15,000 TO 29,999	1	169.71	169.71	169.71	00.00	100.00	169.71	169.71	N/A	22,500	38,185	
30,000 TO 59,999	26	108.91	113.00	109.75	16.71	102.96	50.91	184.62	96.82 to 125.34	50,598	55,532	
60,000 TO 99,999	44	98.45	103.00	102.63	11.98	100.36	65.54	182.06	96.68 to 102.69	78,014	80,066	
100,000 TO 149,999	64	88.39	88.05	87.78	11.64	100.31	58.16	133.32	83.54 to 91.88	123,305	108,241	
150,000 TO 249,999	72	91.84	91.62	91.45	07.32	100.19	67.53	121.22	90.17 to 93.41	181,454	165,932	
250,000 TO 499,999	27	92.07	90.31	90.41	07.35	99.89	70.28	108.79	86.20 to 94.39	307,344	277,865	
500,000 TO 999,999	1	84.42	84.42	84.42	00.00	100.00	84.42	84.42	N/A	515,000	434,785	
1,000,000 +												
<u>ALL</u>	241	93.41	95.39	92.13	12.34	103.54	50.91	184.62	92.09 to 95.21	143,659	132,347	

41 Hamilton
COMMERCIAL

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

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

Number of Sales : 25
Total Sales Price : 5,607,055
Total Adj. Sales Price : 5,607,055
Total Assessed Value : 4,808,950
Avg. Adj. Sales Price : 224,282
Avg. Assessed Value : 192,358

MEDIAN : 95
WGT. MEAN : 86
MEAN : 92
COD : 14.85
PRD : 107.75

COV : 21.56
STD : 19.93
Avg. Abs. Dev : 14.11
MAX Sales Ratio : 153.72
MIN Sales Ratio : 60.89

95% Median C.I. : 80.00 to 98.08
95% Wgt. Mean C.I. : 71.04 to 100.49
95% Mean C.I. : 84.19 to 100.65

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qtrts</u>											
01-OCT-13 To 31-DEC-13	3	76.60	81.92	70.61	13.19	116.02	69.43	99.72	N/A	713,000	503,433
01-JAN-14 To 31-MAR-14	6	97.49	94.76	92.89	12.84	102.01	60.89	126.09	60.89 to 126.09	243,000	225,719
01-APR-14 To 30-JUN-14	1	74.07	74.07	74.07	00.00	100.00	74.07	74.07	N/A	135,000	100,000
01-JUL-14 To 30-SEP-14	3	95.00	92.65	92.28	04.64	100.40	84.86	98.08	N/A	33,667	31,067
01-OCT-14 To 31-DEC-14	1	109.41	109.41	109.41	00.00	100.00	109.41	109.41	N/A	85,000	93,000
01-JAN-15 To 31-MAR-15	2	97.13	97.13	97.93	01.94	99.18	95.25	99.00	N/A	35,000	34,275
01-APR-15 To 30-JUN-15	4	78.90	93.56	90.54	29.53	103.34	62.73	153.72	N/A	144,639	130,950
01-JUL-15 To 30-SEP-15											
01-OCT-15 To 31-DEC-15	1	92.38	92.38	92.38	00.00	100.00	92.38	92.38	N/A	75,000	69,285
01-JAN-16 To 31-MAR-16	2	82.05	82.05	82.66	05.95	99.26	77.17	86.92	N/A	105,250	87,000
01-APR-16 To 30-JUN-16	1	97.22	97.22	97.22	00.00	100.00	97.22	97.22	N/A	180,000	175,000
01-JUL-16 To 30-SEP-16	1	112.61	112.61	112.61	00.00	100.00	112.61	112.61	N/A	575,000	647,500
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	13	95.00	89.71	79.78	13.17	112.45	60.89	126.09	74.07 to 98.08	294,846	235,217
01-OCT-14 To 30-SEP-15	7	95.25	96.84	93.43	21.24	103.65	62.73	153.72	62.73 to 153.72	104,794	97,907
01-OCT-15 To 30-SEP-16	5	92.38	93.26	102.43	09.90	91.05	77.17	112.61	N/A	208,100	213,157
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	11	97.31	93.63	92.22	11.77	101.53	60.89	126.09	74.07 to 109.41	161,727	149,138
01-JAN-15 To 31-DEC-15	7	92.38	94.41	91.44	19.71	103.25	62.73	153.72	62.73 to 153.72	103,365	94,519
<u>ALL</u>	25	95.00	92.42	85.77	14.85	107.75	60.89	153.72	80.00 to 98.08	224,282	192,358

VALUATION GROUPING										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	19	97.22	93.70	82.99	14.88	112.91	60.89	153.72	77.80 to 99.00	238,319	197,774
02	2	76.89	76.89	76.98	00.38	99.88	76.60	77.17	N/A	69,500	53,500
03	1	88.50	88.50	88.50	00.00	100.00	88.50	88.50	N/A	20,000	17,700
04	3	95.25	95.95	100.71	11.41	95.27	80.00	112.61	N/A	306,667	308,850
<u>ALL</u>	25	95.00	92.42	85.77	14.85	107.75	60.89	153.72	80.00 to 98.08	224,282	192,358

PROPERTY TYPE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
02	1	86.92	86.92	86.92	00.00	100.00	86.92	86.92	N/A	118,500	103,000
03	24	95.13	92.65	85.74	15.10	108.06	60.89	153.72	77.80 to 98.08	228,690	196,081
04											
<u>ALL</u>	25	95.00	92.42	85.77	14.85	107.75	60.89	153.72	80.00 to 98.08	224,282	192,358

**41 Hamilton
COMMERCIAL**

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

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 COD : 14.85
 PRD : 107.75

COV : 21.56
 STD : 19.93
 Avg. Abs. Dev : 14.11
 MAX Sales Ratio : 153.72
 MIN Sales Ratio : 60.89

95% Median C.I. : 80.00 to 98.08
 95% Wgt. Mean C.I. : 71.04 to 100.49
 95% Mean C.I. : 84.19 to 100.65

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000												
Less Than 15,000												
Less Than 30,000	4	96.67	94.98	95.38	03.21	99.58	88.50	98.08	N/A	23,000	21,938	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	25	95.00	92.42	85.77	14.85	107.75	60.89	153.72	80.00 to 98.08	224,282	192,358	
Greater Than 14,999	25	95.00	92.42	85.77	14.85	107.75	60.89	153.72	80.00 to 98.08	224,282	192,358	
Greater Than 29,999	21	92.38	91.93	85.61	17.38	107.38	60.89	153.72	77.17 to 99.00	262,622	224,819	
<u>Incremental Ranges</u>												
0 TO 4,999												
5,000 TO 14,999												
15,000 TO 29,999	4	96.67	94.98	95.38	03.21	99.58	88.50	98.08	N/A	23,000	21,938	
30,000 TO 59,999	5	84.86	83.64	82.69	12.88	101.15	62.73	99.00	N/A	45,400	37,540	
60,000 TO 99,999	5	99.72	106.48	108.05	18.77	98.55	77.17	153.72	N/A	84,511	91,317	
100,000 TO 149,999	4	82.36	91.22	91.98	18.56	99.17	74.07	126.09	N/A	120,875	111,179	
150,000 TO 249,999	1	97.22	97.22	97.22	00.00	100.00	97.22	97.22	N/A	180,000	175,000	
250,000 TO 499,999	3	80.00	79.52	82.63	15.33	96.24	60.89	97.66	N/A	355,667	293,900	
500,000 TO 999,999	2	104.96	104.96	105.20	07.29	99.77	97.31	112.61	N/A	557,500	586,500	
1,000,000 +	1	69.43	69.43	69.43	00.00	100.00	69.43	69.43	N/A	2,020,000	1,402,500	
<u>ALL</u>	25	95.00	92.42	85.77	14.85	107.75	60.89	153.72	80.00 to 98.08	224,282	192,358	

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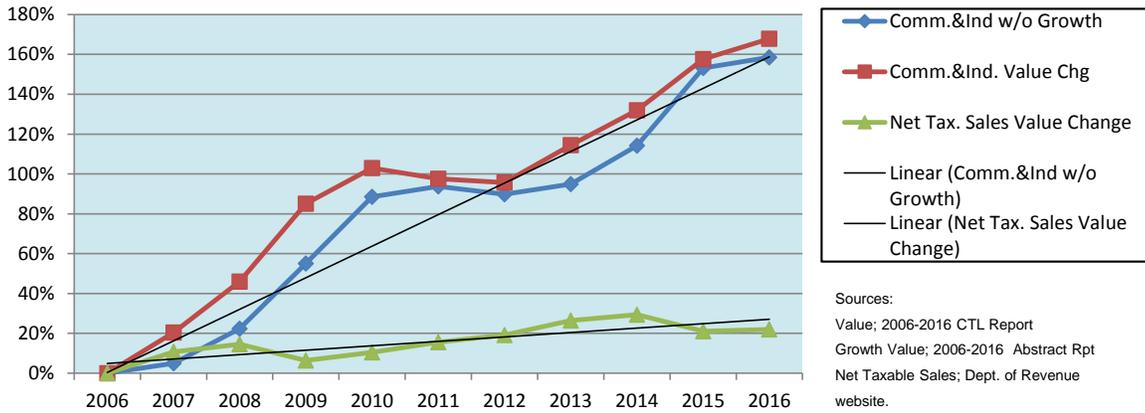
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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
326	1	95.25	95.25	95.25	00.00	100.00	95.25	95.25	N/A	20,000	19,050
344	2	69.35	69.35	65.34	12.20	106.14	60.89	77.80	N/A	190,000	124,150
350	1	76.60	76.60	76.60	00.00	100.00	76.60	76.60	N/A	47,000	36,000
351	1	97.22	97.22	97.22	00.00	100.00	97.22	97.22	N/A	180,000	175,000
352	2	92.12	92.12	95.44	05.64	96.52	86.92	97.31	N/A	329,250	314,250
353	5	88.50	89.47	84.02	06.59	106.49	80.00	99.00	N/A	94,000	78,980
386	2	98.08	98.08	98.08	00.00	100.00	98.08	98.08	N/A	26,000	25,500
387	1	69.43	69.43	69.43	00.00	100.00	69.43	69.43	N/A	2,020,000	1,402,500
406	2	86.07	86.07	91.07	27.12	94.51	62.73	109.41	N/A	70,000	63,750
410	1	126.09	126.09	126.09	00.00	100.00	126.09	126.09	N/A	130,000	163,915
436	1	153.72	153.72	153.72	00.00	100.00	153.72	153.72	N/A	98,555	151,500
471	1	112.61	112.61	112.61	00.00	100.00	112.61	112.61	N/A	575,000	647,500
528	3	77.17	82.97	90.30	10.19	91.88	74.07	97.66	N/A	229,667	207,400
533	1	99.72	99.72	99.72	00.00	100.00	99.72	99.72	N/A	72,000	71,800
580	1	92.38	92.38	92.38	00.00	100.00	92.38	92.38	N/A	75,000	69,285
<u>ALL</u>	25	95.00	92.42	85.77	14.85	107.75	60.89	153.72	80.00 to 98.08	224,282	192,358

Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2006	\$ 70,392,652	\$ 3,249,889	4.62%	\$ 67,142,763	-	\$ 43,569,446	-
2007	\$ 84,734,808	\$ 10,856,630	12.81%	\$ 73,878,178	4.95%	\$ 48,238,058	10.72%
2008	\$ 102,705,074	\$ 16,578,425	16.14%	\$ 86,126,649	1.64%	\$ 49,926,937	3.50%
2009	\$ 130,302,091	\$ 21,198,660	16.27%	\$ 109,103,431	6.23%	\$ 46,324,363	-7.22%
2010	\$ 142,855,866	\$ 10,158,280	7.11%	\$ 132,697,586	1.84%	\$ 48,106,478	3.85%
2011	\$ 139,059,220	\$ 2,638,495	1.90%	\$ 136,420,725	-4.50%	\$ 50,364,933	4.69%
2012	\$ 137,707,416	\$ 4,105,460	2.98%	\$ 133,601,956	-3.92%	\$ 51,922,619	3.09%
2013	\$ 150,950,765	\$ 13,713,440	9.08%	\$ 137,237,325	-0.34%	\$ 55,083,177	6.09%
2014	\$ 163,305,613	\$ 12,511,935	7.66%	\$ 150,793,678	-0.10%	\$ 56,366,838	2.33%
2015	\$ 181,398,715	\$ 3,151,290	1.74%	\$ 178,247,425	9.15%	\$ 52,720,836	-6.47%
2016	\$ 188,531,398	\$ 6,529,020	3.46%	\$ 182,002,378	0.33%	\$ 53,116,608	0.75%
Ann %chg	10.35%			Average	1.53%	2.14%	2.13%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2006	-	-	-
2007	4.95%	20.37%	10.72%
2008	22.35%	45.90%	14.59%
2009	54.99%	85.11%	6.32%
2010	88.51%	102.94%	10.41%
2011	93.80%	97.55%	15.60%
2012	89.80%	95.63%	19.17%
2013	94.96%	114.44%	26.43%
2014	114.22%	131.99%	29.37%
2015	153.22%	157.70%	21.00%
2016	158.55%	167.83%	21.91%

County Number: 41
 County Name: Hamilton

41 Hamilton
AGRICULTURAL LAND

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

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

Number of Sales : 45
Total Sales Price : 40,856,117
Total Adj. Sales Price : 46,845,300
Total Assessed Value : 33,506,770
Avg. Adj. Sales Price : 1,041,007
Avg. Assessed Value : 744,595

MEDIAN : 71
WGT. MEAN : 72
MEAN : 75
COD : 18.08
PRD : 104.60

COV : 28.27
STD : 21.15
Avg. Abs. Dev : 12.89
MAX Sales Ratio : 168.39
MIN Sales Ratio : 35.55

95% Median C.I. : 68.48 to 77.36
95% Wgt. Mean C.I. : 65.83 to 77.22
95% Mean C.I. : 68.64 to 81.00

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qtrrs</u>												
01-OCT-13 To 31-DEC-13	8	76.00	81.50	69.54	32.75	117.20	37.10	168.39	37.10 to 168.39	1,575,447	1,095,571	
01-JAN-14 To 31-MAR-14	8	66.17	71.85	67.76	16.00	106.04	55.65	108.17	55.65 to 108.17	1,028,515	696,972	
01-APR-14 To 30-JUN-14	3	63.66	64.17	64.69	03.53	99.20	61.06	67.80	N/A	1,327,130	858,467	
01-JUL-14 To 30-SEP-14												
01-OCT-14 To 31-DEC-14	5	66.82	68.89	75.95	18.30	90.70	42.71	87.03	N/A	823,625	625,546	
01-JAN-15 To 31-MAR-15	3	79.10	65.30	63.13	19.25	103.44	35.55	81.25	N/A	641,252	404,832	
01-APR-15 To 30-JUN-15	1	70.57	70.57	70.57	00.00	100.00	70.57	70.57	N/A	745,560	526,140	
01-JUL-15 To 30-SEP-15	2	83.84	83.84	83.72	15.36	100.14	70.96	96.71	N/A	565,000	473,025	
01-OCT-15 To 31-DEC-15	3	81.16	80.55	79.13	09.35	101.79	68.86	91.63	N/A	1,230,378	973,602	
01-JAN-16 To 31-MAR-16	9	75.70	79.17	77.12	10.57	102.66	68.20	119.02	69.85 to 81.49	834,814	643,848	
01-APR-16 To 30-JUN-16	3	71.29	71.61	70.82	03.07	101.12	68.48	75.06	N/A	970,103	687,058	
01-JUL-16 To 30-SEP-16												
<u>Study Yrs</u>												
01-OCT-13 To 30-SEP-14	19	67.80	74.70	68.17	23.63	109.58	37.10	168.39	62.18 to 81.95	1,305,952	890,302	
01-OCT-14 To 30-SEP-15	11	70.96	70.78	73.44	18.60	96.38	35.55	96.71	42.71 to 87.03	719,768	528,583	
01-OCT-15 To 30-SEP-16	15	75.06	77.93	76.35	09.94	102.07	68.20	119.02	69.85 to 81.16	940,985	718,441	
<u>Calendar Yrs</u>												
01-JAN-14 To 31-DEC-14	16	66.18	69.49	69.08	14.70	100.59	42.71	108.17	62.18 to 81.95	1,020,477	704,932	
01-JAN-15 To 31-DEC-15	9	79.10	75.09	74.86	14.73	100.31	35.55	96.71	68.86 to 91.63	832,272	623,054	
<u>ALL</u>	45	71.29	74.82	71.53	18.08	104.60	35.55	168.39	68.48 to 77.36	1,041,007	744,595	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	45	71.29	74.82	71.53	18.08	104.60	35.55	168.39	68.48 to 77.36	1,041,007	744,595	
<u>ALL</u>	45	71.29	74.82	71.53	18.08	104.60	35.55	168.39	68.48 to 77.36	1,041,007	744,595	

41 Hamilton
AGRICULTURAL LAND

PAD 2017 R&O Statistics (Using 2017 Values)

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STD : 21.15
Avg. Abs. Dev : 12.89
MAX Sales Ratio : 168.39
MIN Sales Ratio : 35.55

95% Median C.I. : 68.48 to 77.36
95% Wgt. Mean C.I. : 65.83 to 77.22
95% Mean C.I. : 68.64 to 81.00

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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	29	70.96	72.71	69.75	16.15	104.24	35.55	168.39	67.80 to 76.54	1,203,572	839,464
1	29	70.96	72.71	69.75	16.15	104.24	35.55	168.39	67.80 to 76.54	1,203,572	839,464
_____Dry_____											
County	1	96.71	96.71	96.71	00.00	100.00	96.71	96.71	N/A	560,000	541,590
1	1	96.71	96.71	96.71	00.00	100.00	96.71	96.71	N/A	560,000	541,590
_____Grass_____											
County	2	55.46	55.46	50.49	22.99	109.84	42.71	68.20	N/A	230,305	116,280
1	2	55.46	55.46	50.49	22.99	109.84	42.71	68.20	N/A	230,305	116,280
_____ALL_____	45	71.29	74.82	71.53	18.08	104.60	35.55	168.39	68.48 to 77.36	1,041,007	744,595

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	39	71.29	74.01	70.79	16.37	104.55	35.55	168.39	68.48 to 77.36	1,138,223	805,755
1	39	71.29	74.01	70.79	16.37	104.55	35.55	168.39	68.48 to 77.36	1,138,223	805,755
_____Dry_____											
County	1	96.71	96.71	96.71	00.00	100.00	96.71	96.71	N/A	560,000	541,590
1	1	96.71	96.71	96.71	00.00	100.00	96.71	96.71	N/A	560,000	541,590
_____Grass_____											
County	2	55.46	55.46	50.49	22.99	109.84	42.71	68.20	N/A	230,305	116,280
1	2	55.46	55.46	50.49	22.99	109.84	42.71	68.20	N/A	230,305	116,280
_____ALL_____	45	71.29	74.82	71.53	18.08	104.60	35.55	168.39	68.48 to 77.36	1,041,007	744,595

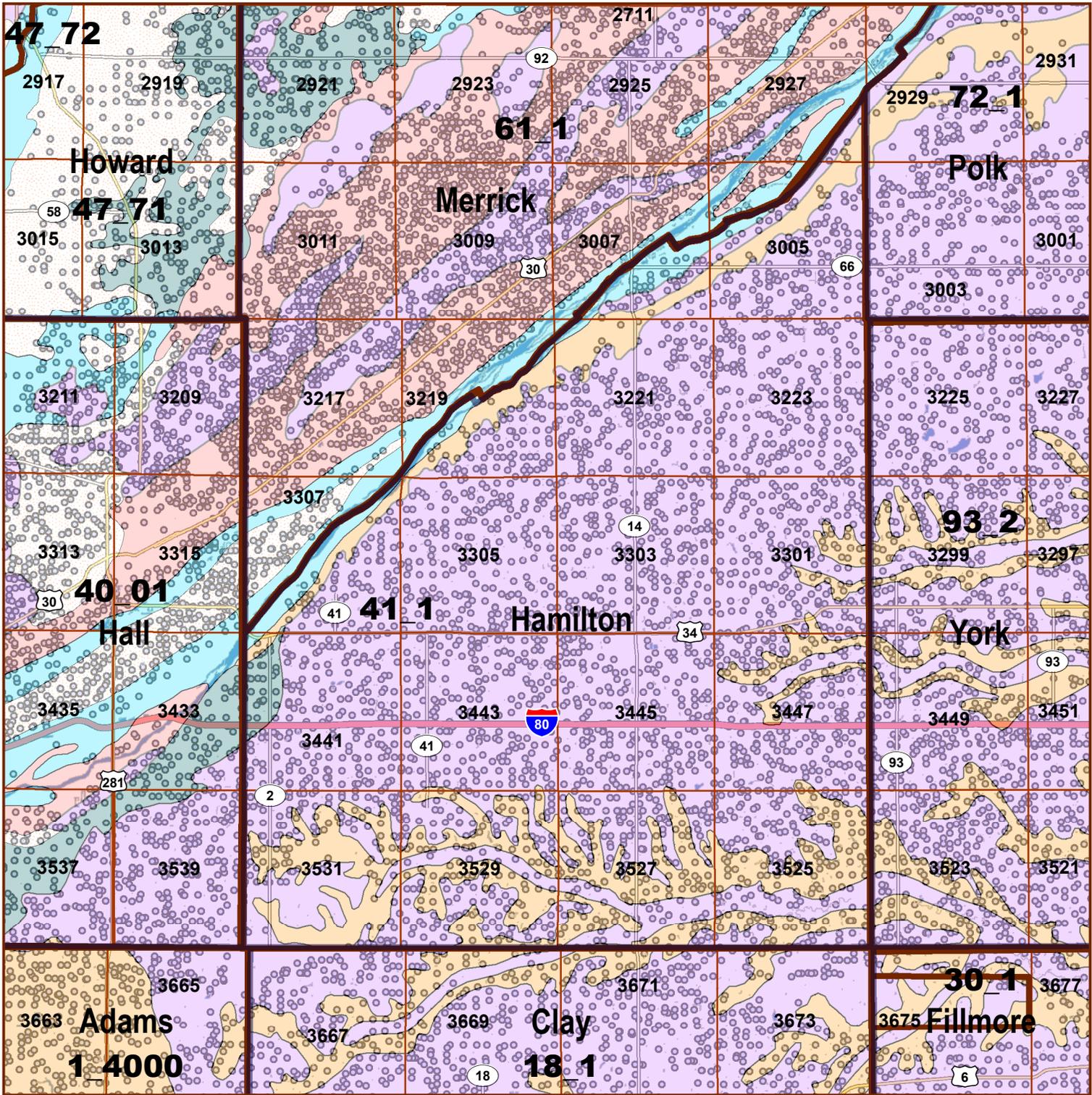
Hamilton County 2017 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Hamilton	1	6900	6836	6800	6750	6700	6700	6600	6600	6837
Clay	1	6685	6685	6480	6480	6325	n/a	6175	6175	6582
Hall	1	7040	7043	6217	6197	4962	4961	4702	4703	6379
Fillmore	2	7300	7200	7100	7000	6700	6500	6300	6150	7084
Polk	1	7493	6798	6366	5970	5515	5405	5218	4629	6847
Seward	1	7600	7500	7200	7149	6900	n/a	5300	4789	7066
York	1	7300	7100	6940	6940	6380	n/a	6200	6200	7034

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Hamilton	1	5000	5000	4800	4799	4700	4699	4599	4599	4885
Clay	1	3645	3495	3365	3265	3160	n/a	3060	3060	3405
Hall	1	3624	3624	3201	3198	2736	2667	2404	2391	3156
Fillmore	2	4155	4105	4005	3925	3790	3650	3515	3455	4005
Polk	1	5636	5336	4040	4040	3680	3580	3470	3470	4914
Seward	1	5900	5800	5300	5300	5300	3850	3800	2900	5216
York	1	5376	5376	4900	4900	4700	n/a	4600	4600	5100

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Hamilton	1	2300	2300	2200	2200	2100	2100	2000	2000	2081
Clay	1	1530	1530	1530	1530	1455	n/a	1455	1455	1477
Hall	1	2398	2393	1970	1974	1523	1523	1519	1521	1650
Fillmore	2	1660	1640	1580	1520	1500	1420	1400	1400	1496
Polk	1	2200	2200	2200	2200	2200	2200	2100	2100	2153
Seward	1	2101	2096	2002	2000	1799	1800	1701	1600	1743
York	1	2117	2045	1804	1801	1684	n/a	1564	1559	1669

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



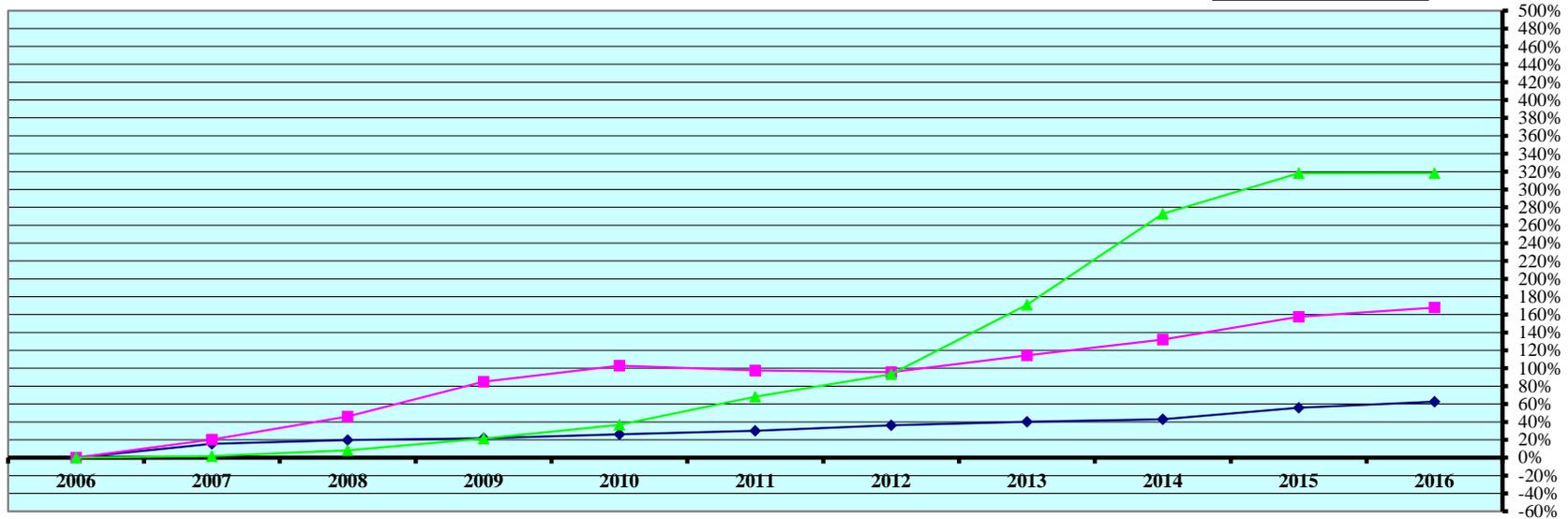
Legend

- County Lines
- Market Areas
- Geo Codes
- Moderately well drained silty soils on uplands and in depressions formed in loess
- Moderately well drained silty soils with clayey subsoils on uplands
- Well drained silty soils formed in loess on uplands
- Well drained silty soils formed in loess and alluvium on stream terraces
- Well to somewhat excessively drained loamy soils formed in weathered sandstone and eolian material on uplands
- Excessively drained sandy soils formed in alluvium in valleys and eolian sand on uplands in sandhills
- Excessively drained sandy soils formed in eolian sands on uplands in sandhills
- Somewhat poorly drained soils formed in alluvium on bottom lands
- Lakes and Ponds
- Irrigation Wells

Hamilton County Map



REAL PROPERTY VALUATIONS - Cumulative %Change 2006-2016



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2006	263,678,042	--	--	--	70,392,652	--	--	--	508,558,165	--	--	--
2007	304,650,794	40,972,752	15.54%	15.54%	84,734,808	14,342,156	20.37%	20.37%	517,523,060	8,964,895	1.76%	1.76%
2008	315,604,562	10,953,768	3.60%	19.69%	102,705,074	17,970,266	21.21%	45.90%	549,998,395	32,475,335	6.28%	8.15%
2009	320,873,266	5,268,704	1.67%	21.69%	130,302,091	27,597,017	26.87%	85.11%	617,199,865	67,201,470	12.22%	21.36%
2010	332,414,169	11,540,903	3.60%	26.07%	142,855,866	12,553,775	9.63%	102.94%	695,387,745	78,187,880	12.67%	36.74%
2011	342,816,103	10,401,934	3.13%	30.01%	139,059,220	-3,796,646	-2.66%	97.55%	854,976,040	159,588,295	22.95%	68.12%
2012	358,958,738	16,142,635	4.71%	36.14%	137,707,416	-1,351,804	-0.97%	95.63%	983,875,865	128,899,825	15.08%	93.46%
2013	369,646,383	10,687,645	2.98%	40.19%	150,950,765	13,243,349	9.62%	114.44%	1,378,956,355	395,080,490	40.16%	171.15%
2014	377,203,086	7,556,703	2.04%	43.05%	163,305,613	12,354,848	8.18%	131.99%	1,895,564,370	516,608,015	37.46%	272.73%
2015	410,642,034	33,438,948	8.86%	55.74%	181,398,715	18,093,102	11.08%	157.70%	2,126,048,445	230,484,075	12.16%	318.05%
2016	428,751,341	18,109,307	4.41%	62.60%	188,531,398	7,132,683	3.93%	167.83%	2,127,001,580	953,135	0.04%	318.24%

Rate Annual %chg: Residential & Recreational 4.98%

Commercial & Industrial 10.35%

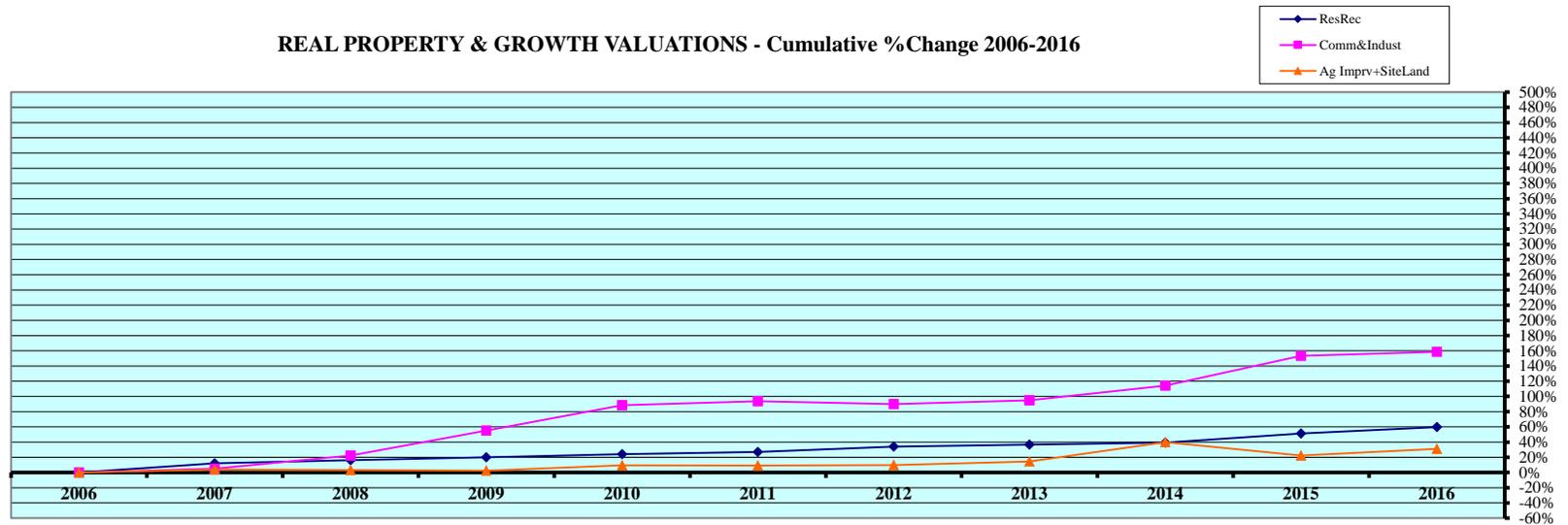
Agricultural Land 15.38%

Cnty# 41
 County HAMILTON

CHART 1 EXHIBIT 41B Page 1

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

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



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2006	263,678,042	4,700,685	1.78%	258,977,357	--	--	70,392,652	3,249,889	4.62%	67,142,763	--	--
2007	304,650,794	8,893,903	2.92%	295,756,891	12.17%	12.17%	84,734,808	10,856,630	12.81%	73,878,178	4.95%	4.95%
2008	315,604,562	9,193,730	2.91%	306,410,832	0.58%	16.21%	102,705,074	16,578,425	16.14%	86,126,649	1.64%	22.35%
2009	320,873,266	4,267,236	1.33%	316,606,030	0.32%	20.07%	130,302,091	21,198,660	16.27%	109,103,431	6.23%	54.99%
2010	332,414,169	5,242,750	1.58%	327,171,419	1.96%	24.08%	142,855,866	10,158,280	7.11%	132,697,586	1.84%	88.51%
2011	342,816,103	7,867,141	2.29%	334,948,962	0.76%	27.03%	139,059,220	2,638,495	1.90%	136,420,725	-4.50%	93.80%
2012	358,958,738	5,693,235	1.59%	353,265,503	3.05%	33.98%	137,707,416	4,105,460	2.98%	133,601,956	-3.92%	89.80%
2013	369,646,383	9,077,982	2.46%	360,568,401	0.45%	36.75%	150,950,765	13,713,440	9.08%	137,237,325	-0.34%	94.96%
2014	377,203,086	9,949,421	2.64%	367,253,665	-0.65%	39.28%	163,305,613	12,511,935	7.66%	150,793,678	-0.10%	114.22%
2015	410,642,034	11,997,491	2.92%	398,644,543	5.68%	51.19%	181,398,715	3,151,290	1.74%	178,247,425	9.15%	153.22%
2016	428,751,341	7,792,467	1.82%	420,958,874	2.51%	59.65%	188,531,398	6,529,020	3.46%	182,002,378	0.33%	158.55%
Rate Ann%chg	4.98%				2.68%		10.35%			C & I w/o growth	1.53%	

Tax Year	Ag Improvements & Site Land ⁽¹⁾				Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value		
2006	45,199,198	26,849,286	72,048,484	396,140	0.55%	71,652,344
2007	47,620,015	28,486,171	76,106,186	1,358,240	1.78%	74,747,946
2008	47,369,508	27,827,467	75,196,975	686,240	0.91%	74,510,735
2009	47,093,757	28,412,449	75,506,206	1,654,405	2.19%	73,851,801
2010	47,028,709	33,770,864	80,799,573	2,002,500	2.48%	78,797,073
2011	45,736,990	35,143,072	80,880,062	2,259,980	2.79%	78,620,082
2012	45,077,090	37,254,355	82,331,445	3,209,390	3.90%	79,122,055
2013	45,499,571	40,515,965	86,015,536	3,685,258	4.28%	82,330,278
2014	58,438,815	45,985,653	104,424,468	3,642,305	3.49%	100,782,163
2015	44,009,188	47,284,703	91,293,891	3,144,590	3.44%	88,149,301
2016	46,506,183	51,177,535	97,683,718	3,187,400	3.26%	94,496,318
Rate Ann%chg	0.29%	6.66%	3.09%		Ag Imprv+Site w/o growth	0.44%

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

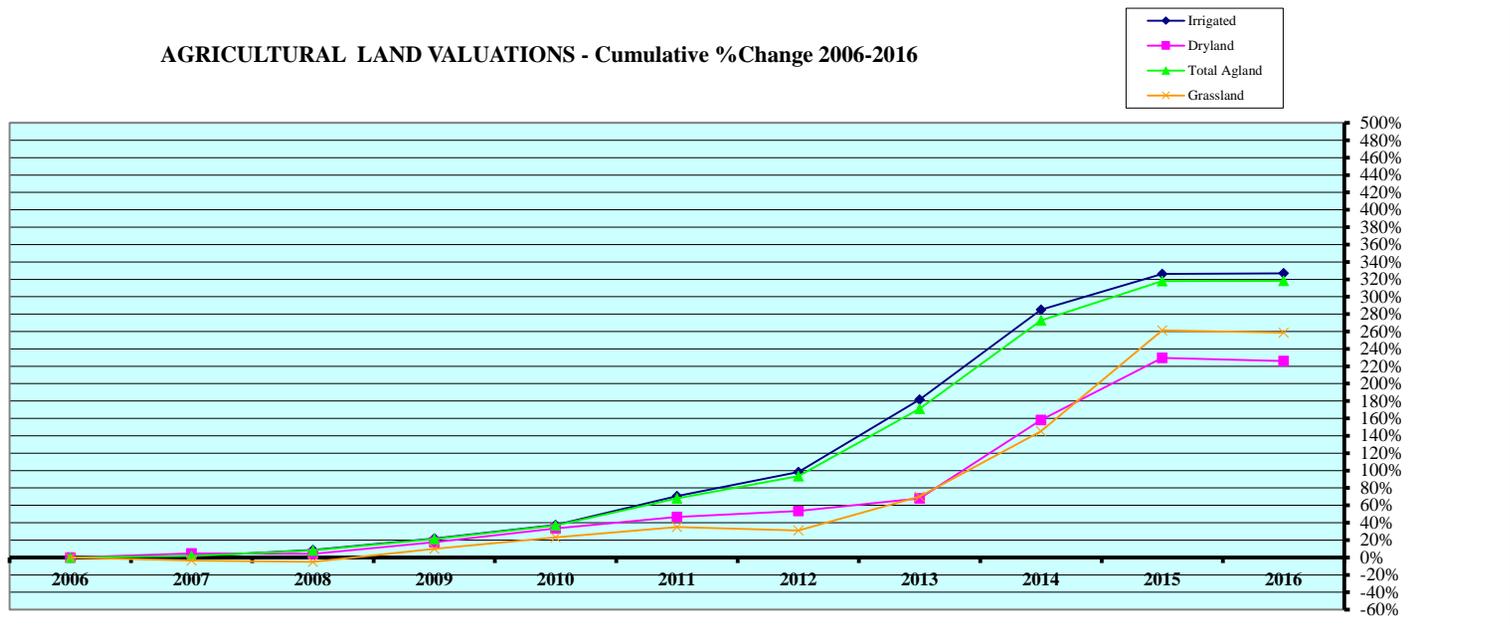
Sources:
Value; 2006 - 2016 CTL
Growth Value; 2006-2016 Abstract of Asmnt Rpt.

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

Cnty# 41
County HAMILTON

CHART 2

AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2006-2016



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2006	459,651,710	--	--	--	34,161,000	--	--	--	14,076,530	--	--	--
2007	466,892,140	7,240,430	1.58%	1.58%	35,733,270	1,572,270	4.60%	4.60%	13,580,840	-495,690	-3.52%	-3.52%
2008	499,769,010	32,876,870	7.04%	8.73%	35,545,995	-187,275	-0.52%	4.05%	13,372,150	-208,690	-1.54%	-5.00%
2009	560,290,435	60,521,425	12.11%	21.89%	40,133,870	4,587,875	12.91%	17.48%	15,475,410	2,103,260	15.73%	9.94%
2010	631,193,930	70,903,495	12.65%	37.32%	45,549,270	5,415,400	13.49%	33.34%	17,330,625	1,855,215	11.99%	23.12%
2011	783,842,720	152,648,790	24.18%	70.53%	50,059,215	4,509,945	9.90%	46.54%	18,988,420	1,657,795	9.57%	34.89%
2012	911,008,140	127,165,420	16.22%	98.20%	52,414,690	2,355,475	4.71%	53.43%	18,467,535	-520,885	-2.74%	31.19%
2013	1,295,119,000	384,110,860	42.16%	181.76%	57,373,280	4,958,590	9.46%	67.95%	23,955,185	5,487,650	29.72%	70.18%
2014	1,769,688,020	474,569,020	36.64%	285.01%	88,241,210	30,867,930	53.80%	158.31%	34,537,575	10,582,390	44.18%	145.36%
2015	1,959,596,125	189,908,105	10.73%	326.32%	112,599,885	24,358,675	27.60%	229.62%	50,854,555	16,316,980	47.24%	261.27%
2016	1,962,127,785	2,531,660	0.13%	326.87%	111,352,220	-1,247,665	-1.11%	225.96%	50,502,490	-352,065	-0.69%	258.77%

Rate Ann.%chg: Irrigated **15.62%** Dryland **12.54%** Grassland **13.63%**

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2006	280,375	--	--	--	388,550	--	--	--	508,558,165	--	--	--
2007	540,540	260,165	92.79%	92.79%	776,270	387,720	99.79%	99.79%	517,523,060	8,964,895	1.76%	1.76%
2008	539,925	-615	-0.11%	92.57%	771,315	-4,955	-0.64%	98.51%	549,998,395	32,475,335	6.28%	8.15%
2009	538,020	-1,905	-0.35%	91.89%	762,130	-9,185	-1.19%	96.15%	617,199,865	67,201,470	12.22%	21.36%
2010	564,900	26,880	5.00%	101.48%	749,020	-13,110	-1.72%	92.77%	695,387,745	78,187,880	12.67%	36.74%
2011	591,130	26,230	4.64%	110.84%	1,494,555	745,535	99.53%	284.65%	854,976,040	159,588,295	22.95%	68.12%
2012	606,885	15,755	2.67%	116.45%	1,378,615	-115,940	-7.76%	254.81%	983,875,865	128,899,825	15.08%	93.46%
2013	1,035,715	428,830	70.66%	269.40%	1,473,175	94,560	6.86%	279.15%	1,378,956,355	395,080,490	40.16%	171.15%
2014	1,622,990	587,275	56.70%	478.86%	1,474,575	1,400	0.10%	279.51%	1,895,564,370	516,608,015	37.46%	272.73%
2015	1,728,540	105,550	6.50%	516.51%	1,269,340	-205,235	-13.92%	226.69%	2,126,048,445	230,484,075	12.16%	318.05%
2016	1,740,395	11,855	0.69%	520.74%	1,278,690	9,350	0.74%	229.09%	2,127,001,580	953,135	0.04%	318.24%

Cnty# **41**
County **HAMILTON**

Rate Ann.%chg: Total Agric Land **15.38%**

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

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2006	460,255,525	261,591	1,759			33,674,220	29,969	1,124			14,139,720	27,841	508		
2007	466,778,880	263,628	1,771	0.63%	0.63%	35,763,190	28,481	1,256	11.75%	11.75%	13,537,935	26,967	502	-1.15%	-1.15%
2008	499,788,715	264,836	1,887	6.58%	7.26%	35,631,550	27,668	1,288	2.56%	14.61%	13,353,845	26,624	502	-0.09%	-1.24%
2009	559,487,635	265,338	2,109	11.73%	19.84%	40,135,930	26,888	1,493	15.91%	32.85%	15,436,735	26,557	581	15.89%	14.45%
2010	631,412,350	266,078	2,373	12.54%	34.87%	45,416,265	26,559	1,710	14.56%	52.19%	17,368,235	26,632	652	12.20%	28.41%
2011	784,001,075	266,233	2,945	24.09%	67.37%	49,983,735	26,550	1,883	10.09%	67.55%	18,854,415	26,386	715	9.57%	40.70%
2012	910,399,590	266,539	3,416	15.99%	94.13%	52,722,505	26,309	2,004	6.45%	78.35%	18,768,455	26,182	717	0.32%	41.15%
2013	1,294,031,030	268,351	4,822	41.18%	174.07%	57,665,255	24,906	2,315	15.54%	106.06%	24,210,750	25,336	956	33.31%	88.16%
2014	1,766,588,905	269,026	6,567	36.18%	273.22%	90,047,805	24,465	3,681	58.97%	227.57%	34,775,930	24,930	1,395	45.97%	174.66%
2015	1,958,170,240	270,015	7,252	10.44%	312.18%	115,012,640	23,554	4,883	32.66%	334.56%	51,287,385	24,655	2,080	49.13%	309.60%
2016	1,960,709,055	270,404	7,251	-0.01%	312.12%	112,715,465	23,074	4,885	0.04%	334.75%	50,607,720	24,334	2,080	-0.02%	309.50%

Rate Annual %chg Average Value/Acre: 15.21%

15.83%

15.14%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2006	302,320	1,727	175			387,685	2,215	175			508,759,470	323,344	1,573		
2007	548,325	1,567	350	99.96%	99.96%	776,270	2,218	350	100.00%	100.00%	517,404,600	322,860	1,603	1.85%	1.85%
2008	554,825	1,585	350	0.00%	99.96%	774,115	2,212	350	0.00%	100.00%	550,103,050	322,925	1,704	6.30%	8.27%
2009	551,665	1,576	350	-0.02%	99.93%	762,130	2,177	350	0.00%	100.00%	616,374,095	322,537	1,911	12.18%	21.46%
2010	537,300	1,535	350	0.03%	99.99%	751,765	2,148	350	0.00%	100.00%	695,485,915	322,952	2,154	12.69%	36.87%
2011	571,115	1,632	350	0.00%	99.99%	1,037,430	2,140	485	38.50%	177.01%	854,447,770	322,941	2,646	22.86%	68.16%
2012	609,795	1,742	350	0.00%	99.99%	1,356,525	2,265	599	23.52%	242.18%	983,856,870	323,037	3,046	15.11%	93.57%
2013	1,039,415	1,732	600	71.41%	242.80%	1,341,170	2,236	600	0.18%	242.81%	1,378,287,620	322,561	4,273	40.30%	171.57%
2014	1,531,930	1,702	900	49.99%	414.18%	1,336,070	2,227	600	0.00%	242.81%	1,894,280,640	322,351	5,876	37.53%	273.48%
2015	1,615,550	1,795	900	0.00%	414.18%	1,264,840	2,108	600	0.00%	242.81%	2,127,350,655	322,128	6,604	12.38%	319.72%
2016	1,726,930	1,919	900	0.00%	414.18%	1,263,840	2,106	600	0.02%	242.86%	2,127,023,010	321,837	6,609	0.07%	320.04%

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HAMILTON

Rate Annual %chg Average Value/Acre: 15.43%

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

Total Real Property
Sum Lines 17, 25, & 30

Records : 8,428

Value : 2,752,403,939

Growth 10,586,326

Sum Lines 17, 25, & 41

Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	298	3,089,422	11	1,380	678	3,848,535	987	6,939,337	
02. Res Improve Land	2,343	33,279,890	23	705,275	950	42,677,223	3,316	76,662,388	
03. Res Improvements	2,435	212,186,721	23	2,783,535	1,014	145,999,150	3,472	360,969,406	
04. Res Total	2,733	248,556,033	34	3,490,190	1,692	192,524,908	4,459	444,571,131	8,010,276
% of Res Total	61.29	55.91	0.76	0.79	37.95	43.31	52.91	16.15	75.67
05. Com UnImp Land	91	2,069,049	5	153,690	11	825,075	107	3,047,814	
06. Com Improve Land	317	7,343,563	13	421,640	27	3,766,337	357	11,531,540	
07. Com Improvements	337	56,290,053	28	4,507,765	39	31,635,678	404	92,433,496	
08. Com Total	428	65,702,665	33	5,083,095	50	36,227,090	511	107,012,850	1,049,250
% of Com Total	83.76	61.40	6.46	4.75	9.78	33.85	6.06	3.89	9.91
09. Ind UnImp Land	4	92,295	0	0	0	0	4	92,295	
10. Ind Improve Land	4	2,190,414	13	1,031,480	3	262,650	20	3,484,544	
11. Ind Improvements	5	40,529,916	13	16,644,220	3	22,562,550	21	79,736,686	
12. Ind Total	9	42,812,625	13	17,675,700	3	22,825,200	25	83,313,525	0
% of Ind Total	36.00	51.39	52.00	21.22	12.00	27.40	0.30	3.03	0.00
13. Rec UnImp Land	1	0	0	0	23	1,134,690	24	1,134,690	
14. Rec Improve Land	0	0	0	0	1	95,535	1	95,535	
15. Rec Improvements	0	0	0	0	17	167,985	17	167,985	
16. Rec Total	1	0	0	0	40	1,398,210	41	1,398,210	0
% of Rec Total	2.44	0.00	0.00	0.00	97.56	100.00	0.49	0.05	0.00
Res & Rec Total	2,734	248,556,033	34	3,490,190	1,732	193,923,118	4,500	445,969,341	8,010,276
% of Res & Rec Total	60.76	55.73	0.76	0.78	38.49	43.48	53.39	16.20	75.67
Com & Ind Total	437	108,515,290	46	22,758,795	53	59,052,290	536	190,326,375	1,049,250
% of Com & Ind Total	81.53	57.02	8.58	11.96	9.89	31.03	6.36	6.91	9.91
17. Taxable Total	3,171	357,071,323	80	26,248,985	1,785	252,975,408	5,036	636,295,716	9,059,526
% of Taxable Total	62.97	56.12	1.59	4.13	35.44	39.76	59.75	23.12	85.58

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	2	14,555	846,015	0	0	0
19. Commercial	6	89,065	3,699,520	0	0	0
20. Industrial	3	216,590	14,240,065	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	2	14,555	846,015
19. Commercial	0	0	0	6	89,065	3,699,520
20. Industrial	0	0	0	3	216,590	14,240,065
21. Other	0	0	0	0	0	0
22. Total Sch II				11	320,210	18,785,600

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	0	0	0	0	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	237	5	125	367

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	7	239,460	14	2,343,845	2,513	1,498,680,790	2,534	1,501,264,095
28. Ag-Improved Land	4	73,555	1	3,455	756	538,801,155	761	538,878,165
29. Ag Improvements	4	185,020	2	92,625	852	75,688,318	858	75,965,963
30. Ag Total							3,392	2,116,108,223

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	4	8.63	72,245	4	1.95	10,630	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	0	0.00	0	
37. FarmSite Improvements	4	0.00	185,020	2	0.00	92,625	
38. FarmSite Total							
39. Road & Ditches	3	1.25	0	7	8.68	0	
40. Other- Non Ag Use	0	0.00	0	1	0.02	115	
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	464	1,152.13	6,611,165	472	1,162.71	6,694,040	
32. HomeSite Improv Land	350	2,107.07	17,785,345	350	2,107.07	17,785,345	
33. HomeSite Improvements	353	0.00	37,876,893	353	0.00	37,876,893	1,305,860
34. HomeSite Total				825	3,269.78	62,356,278	
35. FarmSite UnImp Land	3	7.06	38,830	3	7.06	38,830	
36. FarmSite Improv Land	2	14.94	76,620	2	14.94	76,620	
37. FarmSite Improvements	844	0.00	37,811,425	850	0.00	38,089,070	220,940
38. FarmSite Total				853	22.00	38,204,520	
39. Road & Ditches	3,040	7,222.75	0	3,050	7,232.68	0	
40. Other- Non Ag Use	4	0.58	3,060	5	0.60	3,175	
41. Total Section VI				1,678	10,525.06	100,563,973	1,526,800

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	9	808.31	944,700	9	808.31	944,700

Schedule VIII : Agricultural Records : Special Value

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

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	142,623.01	52.64%	984,089,170	53.13%	6,899.93
46. 1A	62,442.31	23.05%	426,842,515	23.04%	6,835.79
47. 2A1	18,702.19	6.90%	127,171,100	6.87%	6,799.80
48. 2A	640.17	0.24%	4,320,935	0.23%	6,749.67
49. 3A1	26,697.46	9.85%	178,867,490	9.66%	6,699.79
50. 3A	1,357.24	0.50%	9,093,510	0.49%	6,700.00
51. 4A1	13,544.07	5.00%	89,387,940	4.83%	6,599.78
52. 4A	4,939.51	1.82%	32,598,580	1.76%	6,599.56
53. Total	270,945.96	100.00%	1,852,371,240	100.00%	6,836.68
Dry					
54. 1D1	9,942.59	44.27%	49,711,320	45.31%	4,999.84
55. 1D	4,248.75	18.92%	21,242,445	19.36%	4,999.69
56. 2D1	1,749.77	7.79%	8,398,245	7.65%	4,799.63
57. 2D	183.85	0.82%	882,360	0.80%	4,799.35
58. 3D1	3,348.43	14.91%	15,736,795	14.34%	4,699.75
59. 3D	132.89	0.59%	624,470	0.57%	4,699.15
60. 4D1	2,125.57	9.46%	9,776,055	8.91%	4,599.26
61. 4D	727.92	3.24%	3,347,435	3.05%	4,598.63
62. Total	22,459.77	100.00%	109,719,125	100.00%	4,885.14
Grass					
63. 1G1	2,052.29	8.38%	4,719,375	9.26%	2,299.57
64. 1G	1,316.30	5.38%	3,027,035	5.94%	2,299.65
65. 2G1	2,179.92	8.90%	4,795,440	9.41%	2,199.82
66. 2G	591.37	2.42%	1,300,915	2.55%	2,199.83
67. 3G1	2,063.60	8.43%	4,333,210	8.51%	2,099.83
68. 3G	2,057.83	8.40%	4,321,325	8.48%	2,099.94
69. 4G1	3,207.15	13.10%	6,414,010	12.59%	1,999.91
70. 4G	11,018.56	45.00%	22,036,495	43.25%	1,999.94
71. Total	24,487.02	100.00%	50,947,805	100.00%	2,080.60
Irrigated Total					
	270,945.96	84.38%	1,852,371,240	91.90%	6,836.68
Dry Total					
	22,459.77	6.99%	109,719,125	5.44%	4,885.14
Grass Total					
	24,487.02	7.63%	50,947,805	2.53%	2,080.60
72. Waste	1,946.34	0.61%	1,751,580	0.09%	899.94
73. Other	1,257.80	0.39%	754,500	0.04%	599.86
74. Exempt	1.02	0.00%	0	0.00%	0.00
75. Market Area Total	321,096.89	100.00%	2,015,544,250	100.00%	6,277.06

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	28.40	195,680	323.58	2,222,830	270,593.98	1,849,952,730	270,945.96	1,852,371,240
77. Dry Land	9.02	45,090	4.15	20,770	22,446.60	109,653,265	22,459.77	109,719,125
78. Grass	0.00	0	42.59	92,460	24,444.43	50,855,345	24,487.02	50,947,805
79. Waste	0.00	0	0.55	495	1,945.79	1,751,085	1,946.34	1,751,580
80. Other	0.00	0	0.00	0	1,257.80	754,500	1,257.80	754,500
81. Exempt	0.00	0	0.00	0	1.02	0	1.02	0
82. Total	37.42	240,770	370.87	2,336,555	320,688.60	2,012,966,925	321,096.89	2,015,544,250

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	270,945.96	84.38%	1,852,371,240	91.90%	6,836.68
Dry Land	22,459.77	6.99%	109,719,125	5.44%	4,885.14
Grass	24,487.02	7.63%	50,947,805	2.53%	2,080.60
Waste	1,946.34	0.61%	1,751,580	0.09%	899.94
Other	1,257.80	0.39%	754,500	0.04%	599.86
Exempt	1.02	0.00%	0	0.00%	0.00
Total	321,096.89	100.00%	2,015,544,250	100.00%	6,277.06

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 N/a Or Error	5	2,345	0	0	2	185,965	7	188,310	88,510
83.2 Acreages (rural Res)	608	1,300,035	713	31,261,275	736	102,192,700	1,344	134,754,010	1,458,670
83.3 Aurora	132	1,921,552	1,635	27,510,930	1,719	168,243,025	1,851	197,675,507	3,200,556
83.4 Coyote Bluffs (shoups)	0	0	0	0	3	75,180	3	75,180	0
83.5 Erickson Est	3	60,000	3	93,250	3	562,125	6	715,375	1,075
83.6 Giltner	37	356,275	162	2,346,690	163	11,768,260	200	14,471,225	459,890
83.7 Hampton	16	142,060	197	2,003,340	197	14,767,580	213	16,912,980	190,610
83.8 Hillcrest View Sub	0	0	6	108,000	6	889,075	6	997,075	0
83.9 Hordville	16	95,080	60	57,460	60	2,803,915	76	2,956,455	50,000
83.10 Koskovich Sub	0	0	2	40,000	2	98,120	2	138,120	39,215
83.11 Lac Denado	14	181,785	14	458,655	14	1,002,875	28	1,643,315	40,695
83.12 Mariposa Lake	20	720,000	6	750,000	6	1,760,385	26	3,230,385	519,560
83.13 Marquette (& Kronborg)	18	32,665	119	370,755	120	4,555,770	138	4,959,190	520
83.14 Over The Hill	0	0	1	95,535	16	103,560	16	199,095	0
83.15 Paradise Lake	2	47,170	12	373,800	12	1,719,440	14	2,140,410	24,800
83.16 Phillips	26	459,040	135	682,145	138	7,042,401	164	8,183,586	437,375
83.17 Platte View Est	19	601,500	42	2,533,055	42	13,135,090	61	16,269,645	670,395
83.18 Rathjes	1	438,270	0	0	37	660,105	38	1,098,375	88,295
83.19 Rural	30	1,203,385	7	253,285	9	387,155	39	1,843,825	140,725
83.20 Stockham	51	65,895	25	34,925	25	827,250	76	928,070	0
83.21 Sunset Terrace	3	67,170	43	1,034,070	43	5,730,205	46	6,831,445	59,065
83.22 Timbercove	2	100,000	17	1,220,000	17	3,808,525	19	5,128,525	254,950
83.23 Turtle Beach	5	218,200	39	2,760,000	39	8,994,905	44	11,973,105	66,470
83.24 Valley View	1	25,000	5	151,395	5	865,120	6	1,041,515	50,000
83.25 Willow Bend	2	36,600	74	2,619,358	75	8,958,660	77	11,614,618	168,900
84 Residential Total	1,011	8,074,027	3,317	76,757,923	3,489	361,137,391	4,500	445,969,341	8,010,276

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	Acreages (rural Res)	0	0	2	17,070	2	140,630	2	157,700	0
85.2	Aurora	71	2,027,734	234	8,958,263	245	94,254,163	316	105,240,160	688,670
85.3	Giltner	4	8,825	16	269,340	19	4,147,605	23	4,425,770	2,000
85.4	Hampton	9	113,240	31	498,255	32	4,705,180	41	5,316,675	128,000
85.5	Hordville	1	285	7	9,560	8	1,794,710	9	1,804,555	8,300
85.6	Marquette (& Kronborg)	4	5,710	20	39,355	20	1,385,945	24	1,431,010	8,000
85.7	Phillips	2	960	7	12,570	9	330,950	11	344,480	50,000
85.8	Rural	16	979,315	58	5,209,746	88	65,369,939	104	71,559,000	164,280
85.9	Stockham	4	4,040	2	1,925	2	41,060	6	47,025	0
86	Commercial Total	111	3,140,109	377	15,016,084	425	172,170,182	536	190,326,375	1,049,250

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	2,052.29	8.38%	4,719,375	9.26%	2,299.57
88. 1G	1,316.30	5.38%	3,027,035	5.94%	2,299.65
89. 2G1	2,179.92	8.90%	4,795,440	9.41%	2,199.82
90. 2G	591.37	2.42%	1,300,915	2.55%	2,199.83
91. 3G1	2,063.60	8.43%	4,333,210	8.51%	2,099.83
92. 3G	2,057.83	8.40%	4,321,325	8.48%	2,099.94
93. 4G1	3,207.15	13.10%	6,414,010	12.59%	1,999.91
94. 4G	11,018.56	45.00%	22,036,495	43.25%	1,999.94
95. Total	24,487.02	100.00%	50,947,805	100.00%	2,080.60
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	24,487.02	100.00%	50,947,805	100.00%	2,080.60
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	24,487.02	100.00%	50,947,805	100.00%	2,080.60

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

41 Hamilton

	2016 CTL County Total	2017 Form 45 County Total	Value Difference (2017 form 45 - 2016 CTL)	Percent Change	2017 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	427,618,436	444,571,131	16,952,695	3.96%	8,010,276	2.09%
02. Recreational	1,132,905	1,398,210	265,305	23.42%	0	23.42%
03. Ag-Homesite Land, Ag-Res Dwelling	46,506,183	62,356,278	15,850,095	34.08%	1,305,860	31.27%
04. Total Residential (sum lines 1-3)	475,257,524	508,325,619	33,068,095	6.96%	9,316,136	5.00%
05. Commercial	105,220,644	107,012,850	1,792,206	1.70%	1,049,250	0.71%
06. Industrial	83,310,754	83,313,525	2,771	0.00%	0	0.00%
07. Total Commercial (sum lines 5-6)	188,531,398	190,326,375	1,794,977	0.95%	1,049,250	0.40%
08. Ag-Farmsite Land, Outbuildings	51,177,535	38,204,520	-12,973,015	-25.35%	220,940	-25.78%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	0	3,175	3,175			
11. Total Non-Agland (sum lines 8-10)	51,177,535	38,207,695	-12,969,840	-25.34%	220,940	-25.77%
12. Irrigated	1,962,127,785	1,852,371,240	-109,756,545	-5.59%		
13. Dryland	111,352,220	109,719,125	-1,633,095	-1.47%		
14. Grassland	50,502,490	50,947,805	445,315	0.88%		
15. Wasteland	1,740,395	1,751,580	11,185	0.64%		
16. Other Agland	1,278,690	754,500	-524,190	-40.99%		
17. Total Agricultural Land	2,127,001,580	2,015,544,250	-111,457,330	-5.24%		
18. Total Value of all Real Property (Locally Assessed)	2,841,968,037	2,752,403,939	-89,564,098	-3.15%	10,586,326	-3.52%

2017 Assessment Survey for Hamilton County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	2
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	General - \$173,640 Reappraisal - \$37,000
7.	Adopted budget, or granted budget if different from above:
	General - \$173,011 Reappraisal - \$36,000
8.	Amount of the total assessor's budget set aside for appraisal work:
	Contracted - \$3,000 In-House - \$30,400
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	N/A
10.	Part of the assessor's budget that is dedicated to the computer system:
	CAMA/MIPS \$17,500; GIS \$10,000; Maintenance computers \$900
11.	Amount of the assessor's budget set aside for education/workshops:
	\$550 (all staff)
12.	Other miscellaneous funds:
	Office equipment \$1,500
13.	Amount of last year's assessor's budget not used:
	General \$0.00; Reappraisal \$1072

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	Assessor and 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://hamilton.gisworkshop.com
7.	Who maintains the GIS software and maps?
	Assessor's Office and GIS Workshop
8.	Personal Property software:
	MIPS

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?
	All towns in the county are zoned.
4.	When was zoning implemented?
	1970

D. Contracted Services

1.	Appraisal Services:
	Stanard Appraisal appraises commercial and industrial parcels with Assessor.
2.	GIS Services:
	GIS Workshop
3.	Other services:
	N/A

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Yes. Commercial and Industrial only.
2.	If so, is the appraisal or listing service performed under contract?
	No
3.	What appraisal certifications or qualifications does the County require?
	That the appraiser be licensed/registered
4.	Have the existing contracts been approved by the PTA?
	Mass reappraisals – yes; annual pickup work – no
5.	Does the appraisal or listing service providers establish assessed values for the county?
	No – they assist assessor in setting values, but the assessor has final determination of value.

2017 Residential Assessment Survey for Hamilton County

1.	Valuation data collection done by:																
	Assessor and Staff																
2.	List the valuation groupings recognized by the County and describe the unique characteristics of each:																
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Aurora (population 4,472 – 2015). Located in the middle of the county 3 miles north of Interstate 80 and at the intersection of Highways 14 and 34, Aurora is the county seat and largest town in Hamilton County as well as the hub for most activities in the area. The housing market is quite active with no signs of slowing down. New subdivisions are continuously being developed. Rental properties are many but few are available at any given time. Among the big draws to Aurora are the school system, Memorial Hospital/Wortman Surgical Center with visiting specialists, Chiropractic Clinics and Jim’s U-Save Pharmacy. Seniors are in good hands with some retirement housing along with a Senior Center. For entertainment there is 12th Street Cinema, a local library, newer aquatic parks and the Edgerton Explorit Center alongside the Plainsman Museum.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Acreage. Parcels in the rural areas of the county with 20 acres or less.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Includes: Giltner (2014 population-340) Hampton (2014 population-429). Homes in these two towns vary in size, style, quality, and condition, but are subject to the same economic market. Both towns contain school districts.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Includes: Hillcrest, Sunset Terrace, Paradise Lake. Three subdivisions near the Platte River that are within a mile of each other and contain similar dwellings. They have the same general market.</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Includes: Hordville (2014 population-146), Marquette (2014 population-230), Phillips (2014 population-286), Stockham (2014 population-43). These relatively small towns have little economic growth and contain no schools.</td> </tr> <tr> <td style="text-align: center;">6</td> <td>Includes: Lac Denado, Willow Bend These lake property areas contain older improvements. Both seasonal and year-round dwellings exist.</td> </tr> <tr> <td style="text-align: center;">7</td> <td>Includes: Over the Hill Lake, Rathje’s Resort, Coyote Bluffs. Over the Hill Lake is a man-made lake with seasonal cabins. Rathje's Resort abuts the Platte River and consists of a number of cabins, with a mix of year round, seasonal, and IOLL residences. The overall looks of the homes, as well as the owners’ approach to upkeep and maintenance, vary. Coyote Bluffs contains three cabins on the river.</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	1	Aurora (population 4,472 – 2015). Located in the middle of the county 3 miles north of Interstate 80 and at the intersection of Highways 14 and 34, Aurora is the county seat and largest town in Hamilton County as well as the hub for most activities in the area. The housing market is quite active with no signs of slowing down. New subdivisions are continuously being developed. Rental properties are many but few are available at any given time. Among the big draws to Aurora are the school system, Memorial Hospital/Wortman Surgical Center with visiting specialists, Chiropractic Clinics and Jim’s U-Save Pharmacy. Seniors are in good hands with some retirement housing along with a Senior Center. For entertainment there is 12th Street Cinema, a local library, newer aquatic parks and the Edgerton Explorit Center alongside the Plainsman Museum.	2	Acreage. Parcels in the rural areas of the county with 20 acres or less.	3	Includes: Giltner (2014 population-340) Hampton (2014 population-429). Homes in these two towns vary in size, style, quality, and condition, but are subject to the same economic market. Both towns contain school districts.	4	Includes: Hillcrest, Sunset Terrace, Paradise Lake. Three subdivisions near the Platte River that are within a mile of each other and contain similar dwellings. They have the same general market.	5	Includes: Hordville (2014 population-146), Marquette (2014 population-230), Phillips (2014 population-286), Stockham (2014 population-43). These relatively small towns have little economic growth and contain no schools.	6	Includes: Lac Denado, Willow Bend These lake property areas contain older improvements. Both seasonal and year-round dwellings exist.	7	Includes: Over the Hill Lake, Rathje’s Resort, Coyote Bluffs. Over the Hill Lake is a man-made lake with seasonal cabins. Rathje's Resort abuts the Platte River and consists of a number of cabins, with a mix of year round, seasonal, and IOLL residences. The overall looks of the homes, as well as the owners’ approach to upkeep and maintenance, vary. Coyote Bluffs contains three cabins on the river.
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8	Platte View Estates. A completed housing development located one mile from the Platte River and the county line that contains higher-end housing on paved streets lit by street lights. Current home values exceed \$400,000.
9	Includes: Turtle Beach, Timber Cove, Mariposa Lake. Turtle Beach is alongside the Platte River and has mostly been completed. Timber Cove is on a man-made lake abutting the Platte River and is still active with construction, though most lots have sold. Mariposa Lake is a high-end gated subdivision with a limited number of homes in place and lots still available for purchase.
10	Includes: Valley View, Koskovich Sub, Erickson Estates. Valley View, consisting of 3-4 acre lots, abuts a rural golf course. Koskovich abuts Valley View. Erickson Estates, known for panoramic views, is a small group of relatively new houses.
Ag	Agricultural outbuildings and improvements

3. List and describe the approach(es) used to estimate the market value of residential properties.

The cost approach and sales comparison approach are used to estimate value in the residential class.

4. If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?

Depreciation schedules are based on local market information.

5. Are individual depreciation tables developed for each valuation grouping?

Yes if there is an adequate number of qualified sales.

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

The county uses an analysis of vacant residential parcels to establish assessments for the land component of the assessed value.

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

Sales price, square foot, and location are three of the main criteria that are examined. If there are a number of lots selling in a certain subdivision, and that is noted and then taken into account for the following years' revalue of that subdivision. If city wide or village wide the market dictates that vacant lots are selling strong, a possible revalue of the entire area will be seriously considered.

8.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1	2014	2007	2014	2008-2016
	2	2014	2007	2014	2008-2014
	3	2010	2007	2010	2010-2016
	4	2013	2007	2013	2013
	5	2013	2007	2013	2013
	6	2014	2007	2014	2010-2013
	7	2009	2007	2009	2010-2016
	8	2014	2007	2014	2014
	9	2014	2007	2014	2014
	10	2013	2007	2013	2013-2014
Ag	2014	2007	2014	2010-2016	
Valuation groupings are created by looking for similar characteristics, for example, proximity, size, and amenities. The groupings are then reviewed annually to ensure that those similarities remain.					

2017 Commercial Assessment Survey for Hamilton County

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4	Rural. Consists of parcels lying outside of towns.										
3.	List and describe the approach(es) used to estimate the market value of commercial properties.										
	The cost approach is the primary method used to estimate value in the commercial class, however, income information and comparable sales are considered when available. Occasional physical viewing by driving by also helps determine when a more detailed review of a parcel is necessary.										
3a.	Describe the process used to determine the value of unique commercial properties.										
	Physical inspection, joint review with commercial appraiser, and locate comparable sales using new state sales file query.										
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?										
	Depreciation tables are developed by the contract appraiser using information derived from the market.										
5.	Are individual depreciation tables developed for each valuation grouping?										

	Yes																									
6.	Describe the methodology used to determine the commercial lot values.																									
	Vacant commercial lots are valued primarily using market information from vacant lot sales. If improved with a dilapidated structure, the cost to cure is considered.																									
7.	<table border="1"> <thead> <tr> <th><u>Valuation Grouping</u></th> <th><u>Date of Depreciation Tables</u></th> <th><u>Date of Costing</u></th> <th><u>Date of Lot Value Study</u></th> <th><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td>1</td> <td>2009</td> <td>2008</td> <td>2008</td> <td>2009-2014</td> </tr> <tr> <td>2</td> <td>2008</td> <td>2008</td> <td>2013</td> <td>2013-2014</td> </tr> <tr> <td>3</td> <td>2008</td> <td>2008</td> <td>2013</td> <td>2010-2014</td> </tr> <tr> <td>4</td> <td>2008</td> <td>2008</td> <td>2013</td> <td>2009-2016</td> </tr> </tbody> </table> <p>Valuation groupings are created by looking for similar characteristics, for example, proximity, size, and amenities. The groupings are then reviewed annually to ensure that those similarities remain. Continual physical visits throughout the year is also taken into consideration to verify status of groupings.</p>	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>	1	2009	2008	2008	2009-2014	2	2008	2008	2013	2013-2014	3	2008	2008	2013	2010-2014	4	2008	2008	2013	2009-2016
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3	2008	2008	2013	2010-2014																						
4	2008	2008	2013	2009-2016																						

2017 Agricultural Assessment Survey for Hamilton County

1.	Valuation data collection done by:						
	Assessor and Staff						
2.	List each market area, and describe the location and the specific characteristics that make each unique.						
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center; width: 15%;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Market Area 1 consists of the entire county. Primarily irrigated, and relatively flat in topography.</td> <td style="text-align: center;">ongoing</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	Market Area 1 consists of the entire county. Primarily irrigated, and relatively flat in topography.	ongoing
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>					
1	Market Area 1 consists of the entire county. Primarily irrigated, and relatively flat in topography.	ongoing					
3.	Describe the process used to determine and monitor market areas.						
	The county reviews sale information and identifies common characteristics of the parcels. The sales support one market area for the entire county.						
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.						
	Land is considered residential if it is not being used for ag and has a primary residence. Acreages or parcels with dwellings and/or outbuildings of 20 acres or less are considered to be rural residential.						
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?						
	Yes, same valuation for home site and building site county-wide						
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.						
	Interviews with buyers and sellers, and review of questionnaires.						

~2016 Plan of Assessment for Hamilton County~

(For Assessment years 2017, 2018, and 2019)

Date: June 15th, 2016

Plan of Assessment Requirements:

Pursuant to Neb. Laws 2005, LB 263, Section 9, on or before June 15 each year, the Assessor shall prepare a Plan Of Assessment, (herein after referred to as the “Plan”), which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes and subclasses of real property that the County Assessor plans to examine during the years contained in the Plan. The Plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to try to complete those actions while staying in compliance with Statutes and Regulations.

As per Nebraska Statute 77-1311.02, on or before July 31 each year, the Assessor shall present the Plan to the County Board of Equalization and the Assessor may amend the Plan, if necessary, after the budget is approved by the County Board. A copy of the Plan and any amendments thereto shall be mailed to the Nebraska Department of Revenue Property Assessment Division on or before October 31 each year.

Real Property Assessment Requirements:

All property in the State of Nebraska is subject to property tax unless expressly exempt by Nebraska Constitution, Article VIII, or is permitted by the constitution and enabling legislation adopted by the legislature. The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by law as “the market value of real property in the ordinary course of trade.”

Assessment levels required for real property are as follows:

- 1) 92% to 100 % of actual value for all classes of real property excluding agricultural and horticultural land;
- 2) 69% to 75% of actual value for agricultural land and horticultural land

General Description of Real Property in Hamilton County

The total value of Hamilton County for 2015 was \$3,111,235,127.

For fiscal year June 1st, 2015 to June 1st, 2016, an estimated 75 Zoning (building) Permits were filed for improvements to real estate in Aurora City, 90 for Rural and Villages. Also the Assessor and staff discover many new and altered structures where no permit was applied for or issued. Approximately 25 parcels are affected in that way. In these incidences, the changes are noted, and the applicable property record card is updated

For more information see 2016 Reports & Opinions, Abstract and Assessor Survey.

Current Resources

There are currently four full time employees on staff including the Assessor. The Assessor, her Deputy and the two office clerks are certified by the Property Tax Administrator. All four certificate holders will continue to keep their certifications current by attending continuing education and obtaining the number of hours required by the Property Assessment Division. At least part of these hours will be courses offered by IAAO or the equivalent.

The Assessor and/or a staff member will attend all the district meetings and workshops provided. Current Statutes and Regulations will continue to be followed to the best of our ability and the office will keep current on any changes that may be made to them.

The cadastral maps are updated as the transfer statements are processed. They are in very poor condition, but with the implementation of GIS, the information is available electronically.

Proposed submitted General Budget for July 1, 2016 – June 30, 2019 is \$173,792. The proposed submitted Reappraisal Budget for July 1, 2016 – June 30, 2017 is \$37,700. The Reappraisal Budget includes all the Maintenance agreements for GIS, CAMA, MIPS PC Admin and the web site.

The Assessor still uses a 2005 Chevy Colorado 4x4 pick up to complete all pick up work throughout the county.

The Assessor employs the services of Stanard Appraisal Services, Inc. to review and assess the commercial and industrial properties for the county.

MIPS, Inc. headquartered in Lincoln, Nebraska is the vendor for the assessment administration and CAMA pricing.

ArcView is the GIS software and ARC 10.2.2 is currently being used by Hamilton County and is supported by GIS Workshop in Lincoln, Nebraska.

GIS Workshop also is the host for the Hamilton County Assessor's Website. Available on the website is the property record information, tax information, latest deed information, parcel lines, land use, soil types, NRD districts, Fire Districts and aerial photos on the rural sites. The Hamilton County Assessor's office is continually maintaining their GIS mapping system. Parcel splits are entered into the GIS program when the deed or subdivision approvals are filed and become available in the Assessor's office.

Current Assessment Procedures for Real Property

On average, 35-40 deeds per month are received from the Registrar of Deeds that affect this office. Real Estate transfer statements are handled daily. Ownership changes are made in the administrative package and updated on the website daily. Agricultural and some commercial sales are verified by telephone call and physical inspections as necessary. Most residential sales are inspected and new photos taken if necessary. Zoning/building permits are constantly being verified in the field. Pickup work is to be completed by March 10th of each year.

Appraisal Property Record Cards for all properties reflect the current owner and their mailing address, the latest purchase price with a copy of the recorded deed or similar instrument. If the property is improved, a situs address, photos and a sketch of the dwelling/commercial building(s) is included. The aerial photos therein reflect the date of approximately March 1, 2008 and/or May 1, 2013.

Several "Sales Books" are continually kept updated reflecting current sales in agricultural, residential and commercial properties. These "Sales Books" are used by incoming independent appraisers, the general public, and this office staff.

It is a continuing practice to send out questionnaires to property owners in regards to the correct interior info on their dwelling and out buildings listed on their appraisal cards. We are having a good success rate in the questionnaires being returned to us in a timely manner.

Nebraska Statute 77-1311.03 states that a portion of the real property parcels in the county are to be reviewed and inspected to complete a total review of all properties every six years. To comply with this statute, it is the goal of the office to try to review at least 17% of the properties yearly. Market data is gathered and reviewed yearly.

In one years' time this office physically inspects approximately 540 parcels, both residential and rural properties; equivalent to 50 days "out" of the office. About 30% of those viewed (165+/-) are from both rural and in-town building permits. The Assessor has no desire to hire out this portion of her assessment work. She believes the accuracy of her records and her ability to visit with constituents about their properties is invaluable. She is also saving the county a great deal of money, (estimated at \$54,000+/year) by continuing this practice along with her staff. An independent

appraisal company would charge the County at *least* \$100/parcel to perform the same service as the Assessor and staff are now completing.

With the help and guidance of the Nebraska Department of Revenue Property Assessment Division Field Liaison, Bridget Barclay-Sudol, ratio studies are done on all the sales beginning in the early fall. These studies are used to determine the areas that are out of compliance that need reviewing for the next assessment cycle.

The CAMA costing program for commercial is April 2008. Residential property is June 2007. Depreciation studies are done yearly in the areas that are scheduled for review or have been determined through ratio studies that need review. The cost approach is used to establish the cost new and depreciation is used to bring the properties to market value. The income approach is also used on the commercial and some of the industrial properties by Stanard Appraisal Services, Inc. for the Assessor.

Continual market analysis will be conducted in all categories of properties to ensure that the level of value and quality of assessment in Hamilton is in compliance to State Statutes to facilitate equalization within the classes and subclasses of Hamilton County.

Agricultural land values are established yearly. The entire County remains in one market area. Land use is also being updated as the owners have been reporting their acres to the Assessor's office. Our office has been working in cooperation with the Upper Big Blue NRD and Central Platte NRD offices to report land use to assist them in allocating water for irrigation.

Generally, before March 5 of each year, ratio studies are run using the newly established values to see if the areas out of compliance will now meet the guidelines.

Notices of Valuation Change are mailed to the property owners on or before June 1. There were approximately 1925 printed and mailed out on May 30th, 2016.

Level of Value, Quality, and Uniformity for Assessment Year 2015:

<u>Property Class</u>	<u>Median</u>
Residential	95%
Commercial	96%
Agricultural Land	69%

For more information regarding statistical measures see 2016 Reports & Opinions.

Current Assessment Procedures for Personal Property

Out of an estimated 1475 Personal Property Schedules, approximately 105 Personal Property Schedules were delinquent as of May 1, 2016. The County Assessor notified the late filers by mail, and over two-thirds responded with a filing of their schedules. A 10% penalty was assessed to these schedules. A 25% penalty will be assessed as well as

“Assessor’s estimated acquisition amount” to approximately 30 are still delinquent as of July 1, 2016.

Current Assessment Procedures for Homestead Exemptions

The Assessor and her staff currently receive approximately 350 Homestead Exemptions in the office. Quite a few of the applicants need assistance and rely upon this staff in correctly filling out their forms. The County Assessor arranges personal visits to the residence of several homestead applicants to assist in the filing process of their Homestead Exemption forms. Reminders were mailed out June 13th, for those not having yet filed for 2015.

Assessment actions completed for assessment year 2016:

Residential / Rural Residential:

The village of Hampton was revalued in its entirety. The appraisal card was compared with what was actually at the property. Siding, roofing, decks, outbuildings, patios, heating & cooling, finished basements, additions, deletions, and remodeling were included as part of these inspections. Approximately 275 parcels were reviewed.

All of the following subdivisions in Aurora are now on the new CAMA pricing: Coop Sub, Cassell’s Add, Wadell’s Add, and all of Original Town of Aurora. Rural Res was Turtle Beach, Platte View Estates, Paradise Lake,

Low Income properties were repriced due to the new instructions from Department of Revenue on these types of parcels. This relates to 31 parcels in the City of Aurora.

Commercial:

With the assistance of Stanard Appraisal Inc. the following were several out of 30 parcels that were physically inspected and changed in assessment: Aventine is now completed & making ethanol; Aurora Coop vertical tanks, Penner Mfg’s Office space, Grain Place Foods new bins & building; JWF Friesen Ford Dealership, Yellow Lucky Dog, Grafton Law Office, Timpte, Love’s Travel Stop, Aurora Coop office, McHarge Storage Units, Berthelsen Turkey Ranch, A-1 Figergalss, Nebco Inc and Mid West Land Developers.

Agricultural Land:

The County remains in one market area. All irrigated crop ground, dry cropable and pasture land values ‘rolled over’ in values for the County to be in compliance.

Assessment actions planned for assessment year 2017:

Residential:

Market analysis will be conducted to ensure that the level of value and quality of assessment in Hamilton County is in compliance to state statutes to facilitate equalization within the classes of property in Hamilton County.

The Assessor will continue to study to see where “trouble spots” arise where it appears her stats are not in compliance. The continual growth of the city of Aurora will need to be monitored often.

The village of Giltner is in the process of being reviewed and will be put on the new CAMA pricing. New photos are being taken and each card inspected with what is physically existing on each parcel to be in compliance with the 6 year review cycle. There are approximately 270 parcels to review.

New lot values may be applied to McBride Sub, McBride 2nd Sub and Parkview Estates.

Rural Residential:

A market study will be conducted to bring rural residential properties to 100% of market value.

A review of rural residential properties will continue. The appraisal card will be reviewed in office comparing the 2008 aerial with the 2013 aerial along with the building assessment record. When differences are found, Assessor and/or staff will physically inspect the property with the record to verify. If no changes are noted, the property will be considered “inspected” as part of the six year cycle review process. We are in great hopes to get one fourth of the county reviewed per/year and this process to continue.

Pick-up work and zoning/building permits will be checked and placed on the assessment roll by March 19, 2017.

Commercial:

Commercial properties will be reviewed and re-priced as necessary for 2016 with the assistance of Stanard Appraisal Inc staff. Reviews will be done on a few rural commercial properties.

Agricultural Land:

Market analysis will be conducted to ensure that the level of value and quality of assessment is in compliance with State Statutes. Ag lands are reviewed and land use will be updated as the information becomes available. Well permits as received from Upper Big Blue and Central Platte NRDs will be reviewed and adjusted to match the

corresponding appraisal card. Drive by inspections will be conducted of the parcel if needed.

Assessment Actions Planned for Assessment Year 2018:

Residential:

Market analysis will be conducted to ensure that the level of value and quality of assessment in Hamilton County is in compliance to state statutes to facilitate equalization within the classes of property in Hamilton County.

Aurora City will continue to be priced out in the new CAMA pricing system by subdivisions. Sketches of dwellings will be updated.

Pick-up work and building permits will be checked and placed on the assessment roll by March 19, 2018.

Rural Residential:

A review of rural residential properties will continue. The appraisal card will be reviewed in office comparing the 2008 aerial with the 2013 aerial along with the building assessment record. When differences are found, Assessor and/or staff will physically inspect the property with the record to verify. If no changes are noted, the property will be considered “inspected” as part of the six year cycle review process. We are in great hopes to get the second quarter of the county reviewed.

Commercial:

Market analysis will be conducted to ensure that the level of value and quality of assessment in Hamilton County is in compliance to state statutes to facilitate equalization within the classes of property in Hamilton County.

Pick-up work and zoning/building permits will be conducted by Stanard Appraisal Services, Inc with verification by the Assessor before being placed on the assessment roll by March 19, 2018.

Agricultural Land:

Market analysis will be conducted to ensure that the level of value and quality of assessment in Hamilton County is in compliance to state statutes to facilitate equalization within the classes of property in Hamilton County.

Land use will be updated as needed. Well registration lists will be checked and drive by inspections will be made to verify land use.

The 2013 aerial photos are now 5 years old and the Assessor will budget for the county to be flown and new photos to be taken in the early spring of 2018.

Assessment Actions Planned for Assessment Year 2019:

Residential:

Market analysis will be conducted to ensure that the level of value and quality of assessment in Hamilton County is in compliance to state statutes to facilitate equalization within the classes of property in Hamilton County.

Rural Residential:

A review of rural residential properties will continue. The appraisal card will be reviewed in office comparing the 2013 aerial with the new 2018 aerial along with the building assessment record. When differences are found, Assessor and/or staff will physically inspect the property with the record to verify. If no changes are noted, the property will be considered “inspected” as part of the six year cycle review process. We are in great hopes to get the second quarter of the county reviewed.

Commercial:

Market analysis will be conducted to ensure that the level of value and quality of assessment in Hamilton County is in compliance to state statutes to facilitate equalization within the classes of property in Hamilton County.

Pick-up work and zoning/building permits will be checked and placed on the assessment roll by March 19, 2019. A commercial appraiser will be used again to assist the Assessor in completing the commercial assessments.

Agricultural Land:

Market analysis will be conducted to ensure that the level of value and quality of assessment in Hamilton County is in compliance to state statutes to facilitate equalization within the classes of property in Hamilton County.

Land use will be updated as needed. Well registration lists will be checked and drive by inspections will be made to verify land use when needed.

Other functions performed by the Assessor's Office, but not limited to:

1. Appraisal cards can be updated daily, but generally annually. Ownership changes are made as the 521 transfers attached to recorded deeds are given to the Assessor's offices from the Register of Deeds. The sales are 'worked' and exported via internet to the Nebraska Department of Revenue Property Assessment Division. Splits and subdivision changes are made as they become available to the Assessor's office. Some come from the County Clerk, through a filed survey and/or deed, and some are discovered and printed from the Nebraska State Surveyor's webpage. These are updated in the GIS system at the same time they are changed on the appraisal cards and in the computer Administrative Package.
2. Assessor, occasionally with the help of her staff, annually prepare and file Assessor Administrative Reports required by law/regulation as follows:
 - a. Abstracts (Real and Personal Property)
 - b. Assessor Survey
 - c. Sales information to Department of Revenue rosters & annual Assessed Value Update w/Abstract
 - d. Certification of Value to Political Subdivisions
 - e. School District Taxable Value Report
 - f. Homestead Exemption Tax Loss Report
 - g. Certificate of Taxes Levied Report
 - h. Report of all exempt property and taxable government owned property
 - i. Annual Plan of Assessment Report
3. Personal Property: administer annual filing of approximately 1500 Schedules, prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required. The Personal Property Schedules are now available on the web and about 365 were filed on line in 2015 with minimal fixable problems.
4. Permissive Exemptions: administer annual filings of Applications for new or continued exempt use, review and make recommendations to County Board of Equalization.
5. Taxable Government Owned Property: annual review of government owned property not used for public purpose, send notices of intent to tax, etc.
6. Homestead Exemptions: administer approximately 355 annual filings (for 2015) of Homestead Exemptions Applications with assistance to applicants, conduct the approval/denial process along with proper taxpayer notifications.
7. A copy machine is available for appraisers to make copies and get a receipt for monies paid for said copies. A fee sheet is submitted monthly to the County Board.

8. Centrally Assessed: review of valuations as certified by Nebraska Department of Revenue Property Assessment Division for railroads and public service entities, establish assessment records and tax billing for tax list.
9. Tax Increment Financing: management of record/valuation information for properties in Community Redevelopment Projects for proper reporting on administrative reports and allocation of ad valorem tax.
10. Tax Districts and Tax Rates: management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.
11. Tax Lists: prepare and certify tax lists to County Treasurer for real property, personal property, and centrally assessed.
12. Tax List Corrections: prepare tax correction documents to inform the County Board of Equalization of changes in value and for the Chairman's signature.
13. County Board of Equalization: either the Assessor or her Deputy attend County Board of Equalization meetings for valuation protests (providing requested information) and also regular meetings of CBE for tax corrections, 3 Year Plan, cemetery report, permissive exemptions, etc.
14. Prepare the Physical Visitation Map and Daily Schedule for County Board of Equalization field reviews on all protested properties. This Assessor physically visits every protested property in the County accompanied by at least one staff employee. At the request of the Assessor at least one county Commissioner accompanies her and one of her staff to physically inspect all protested properties. She is very appreciative of any Commissioners that can assist her with this challenging process. On all commercial properties, a Stanard Appraisal Inc employee accompanies the Assessor on all commercial protests.
15. Tax Equalization & Review Commission Appeals: prepare information and attend taxpayer appeal hearings before TERC, update County Attorney to accompany Assessor to said hearing(s). Defend valuation set by the County Board of Equalization. Encourage County Board of Equalization officials to attend to said hearing(s). Continue to do my very best to work with the property owners and County Board of Equalization on an agreement of a taxable value on protested properties, thus avoiding a TERC filing by said property owners.
16. TERC Statewide Equalization: attend hearings if applicable to county, defend values, and/or implement orders of the TERC.
17. Education: Assessor Education – attend meetings, workshops and education classes to obtain required hours of continuing education to maintain assessor

certification. The four certificate holders of the assessor's office will meet their 60 hours of education in a four year period to maintain their certification. The Assessment Clerks will attend some of the monthly Central District Association meetings with the County Assessor and/or her Deputy.

18. Safety procedures are practiced to the highest degree possible in this office. Usually, the Sheriff's office is notified of a work area before any staff leaves the office for assessment work in the county. It is office policy and mandatory that "in house" appraisal staff is always sent out in 'pairs' for field assessment work. The county vehicle is equipped with pepper spray and orange safety vests, tape measures, county & village maps, office supplies, extra winter gear as well as toilet paper, flashlight, binoculars & dog biscuits.
19. The Assessor and/or at least one of her staff will attempt to continue to attend the monthly Central Nebraska County Assessors Association meetings. In attendance are also Liaisons from the same area and, at times, state employees.
20. The Assessor will continue to e-mail press releases from the State to the Aurora News Register for their publication for the public.
21. The Assessor and her staff know that any questions/concerns/problems that arise in the office can be handled quickly, by a phone call or email to the Department of Revenue Property Assessment Division. A listing of those employees by their specialty area is available to the Assessor and her staff.

Other commitments by this County Assessor:

22. She currently sits as the President for the NACO Central District Executive Board. Her term is for 2 years starting March 2016 to March 2018.
23. She is a member of the Board of Directors of MIPS, Inc. representing the Assessors state wide that are using MIPS programs. Her term ends December, 2016. If no other Assessor is interested in filling her open position, Sandberg will ask to remain on the Board for another two year term.
24. The Assessor is on the Nebraska Assessment Education Certification Advisory Board for the classes offered to Assessor and staff for continuing education hours towards their state certificates.

In Conclusion:

The Hamilton County Assessor's Office will strive to maintain an efficient and professional office while continuing to be courteous and respectful to property owners, visitors and co-workers of this County.

Patricia E Sandberg

As per Nebraska Statute 77-1311.02, a copy of this report was submitted to all 5 of the members of the Hamilton County Board of Equalization on Monday, July 18th, 2016.

Amended Assessment Actions (June 15th, 2016 – October 30th, 2016)

In June a total of 40 Property Valuation Protests were filed; one commercial, 38 residential, one agricultural and two were withdrawn. In June and July, the Assessor, Deputy and, at least one, of the County Board of Equalization Commissioners physically inspected and reviewed all of the filed Protests.

The Assessor presented her proposed budgets to the County Board on July 18th.

The pick up work is well under way and the Assessor and/or her staff are continually going out and doing field work throughout the county.

The rural residential properties need reviewed as there is no consistency in the time frame of them being physically inspected county wide. Four township have been completed at this writing, namely Bluff, South Platte, Otis and Valley. The County Assessor and Deputy will continue this process in hopes of finishing three to four townships/year.

Approximately 20 Personal Property Schedules were given a 25% penalty on July 1st, with Assessor's Estimated Acquisitions added to each. We are continually receiving federal depreciation worksheets from property owners to update their 2016 Personal Property schedule, which, at times, involves tax corrections for previous years.

August 21st through 25th the Assessor attended the Assessor's Annual Workshop in North Platte. The county pickup was tuned up and readied for further use during this time.

On September 20th, the County Board approved the Assessor's budget as follows: Reappraisal at \$36,000.00; General at \$173,011.00.

Neither the Assessor nor the Deputy attended NACO's 11th Annual Legislative Conference in York on October 13th.

The County Board of Equalization will approve the levies on November 2nd.

The Assessor's Liaison from Department of Revenue, Bridget Barclay-Sudol, will be assisting the Assessor in proposed 2017 valuations for her Ag land countywide before the first of the year. The Assessor is planning on increasing the values on the rural residential lands also.

Mr. Josh Garris, Commercial Appraiser, employed by Stanard Appraisals Inc., will assist in the valuing of approximately 30 commercial properties with in the county for 2017 assessment purposes.

The Assessor is planning on attending the NACO Annual Conference in December in Kearney.

The Assessor sits on the NACO Central District Executive Board as the President for a term from March, 2016 through March 2018.

The Assessor sits on the Nebraska Assessment Education Certification Advisory Board for an indefinite term.

The Assessor sits on the MIPS Board of Directors representing the Assessors. Her term will expire in December, 2016.

At this writing, Hamilton County as no outstanding nor current cases that need to heard by the Tax Equalization and Review Commission present commissioners. For this, the Assessor is relieved and most grateful.

Respectfully submitted this 27th day of October, 2016.

/s/ Patricia E Sandberg
Hamilton County Assessor
Aurora, Nebraska