

**NEBRASKA**

Good Life. Great Service.

**DEPARTMENT OF REVENUE**

**2018 REPORTS AND OPINIONS  
OF THE PROPERTY TAX ADMINISTRATOR**

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**HAMILTON COUNTY**

# NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE



Pete Ricketts, Governor

April 6, 2018

Commissioner Keetle:

The Property Tax Administrator has compiled the 2018 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

**Property Assessment Division**  
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## Introduction

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[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 statewide sales file that contains all arm's-length transactions as required by [Neb. Rev. Stat. § 77-1327](#). From this sales file, the Division prepares a statistical analysis comparing assessments to sale prices. After analyzing all available information to determine that 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 PTA's analysis is presented and contained within the Residential, Commercial, and Agricultural land correlations.

## **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 (PRD) and Coefficient of Variation (COV). As a simple average of the ratios the mean ratio has limited application in the analysis of the level of value because it assumes a normal distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

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

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

The confidence interval is another measure used to evaluate the reliability of the statistical indicators. The Division primarily relies upon the median confidence interval, although the mean and weighted mean confidence intervals are calculated as well. While there are no formal standards regarding the acceptable width of such measure, the range established is often useful in determining the range in which the true level of value is expected to exist.

Pursuant to [Section 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 Standard on Ratio Studies establishes the following range of acceptability for the COD:

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

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

The PRD range stated in IAAO standards is 98% to 103%. A perfect match in assessment level between the low-dollar properties and high-dollar properties indicates a PRD of 100%. The reason for the extended range on the high end is IAAO's recognition of the inherent bias in assessment. The IAAO Standard on Ratio Studies notes that the PRD is sensitive to sales with higher prices even if the ratio on higher priced sales do not appear unusual relative to other sales, and that small samples, samples with high dispersion, or extreme ratios may not provide an accurate indication of assessment regressivity or progressivity.

**Analysis of Assessment Practices:**

The Division reviews assessment practices that ultimately affect the valuation of real property in each county. This review is done to ensure the reliability of the statistical analysis and to ensure professionally accepted mass appraisal methods are used in the county assessor's effort to establish uniform and proportionate valuations. The review of assessment practices is based on information filed from county assessors in the form of the Assessment Practices Survey, and in observed assessment practices in the county.

To ensure county assessors are submitting all Real Estate Transfer Statements, required for the development of the state sales file pursuant to Section 77-1327, a random sample from the county registers of deeds' records is audited to confirm that the required sales have been submitted and reflect accurate information. The timeliness of the submission is also reviewed to ensure the sales

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

Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values 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.

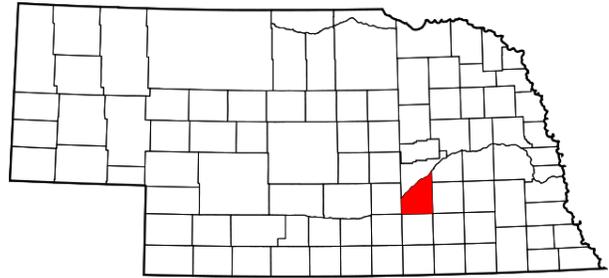
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for the end users, and highlight potential issues in other areas of the assessment process. Public trust in the assessment process demands transparency, and practices are reviewed to ensure taxpayers are served with such transparency.

The comprehensive review of assessment practices is conducted throughout the year. When practical, potential issues identified 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.

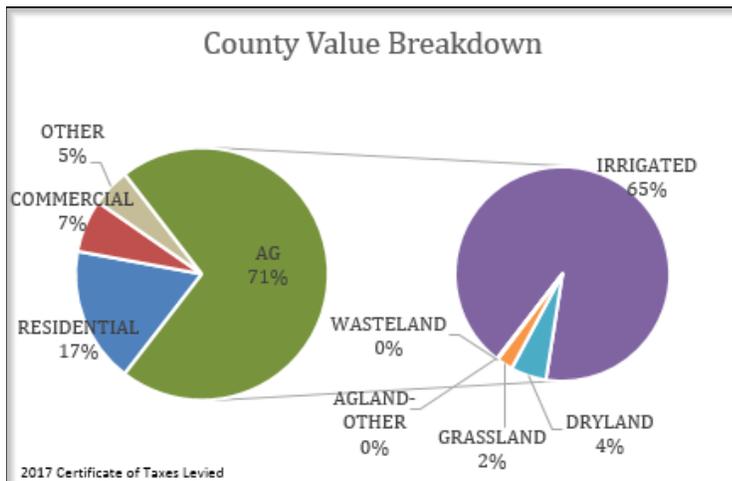
*\*Further information may be found in Exhibit 94*

## County Overview

With a total area of 543 miles, Hamilton County had 9,186 residents, per the Census Bureau Quick Facts for 2016, a slight population increase over the 2010 U.S. Census. Reports indicated that 81% of county residents were homeowners and 92% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Hamilton County are located in and around the county seat of Aurora. According to the latest information available from the U.S. Census Bureau, there were 325 employer establishments with total employment of 2,804.



Agricultural land is the single largest contributor to the county's valuation base. Irrigated land makes up a majority of the land in the county. Hamilton County is included in the Upper Big Blue and Central Platte Natural Resources Districts (NRD). In value of sales by commodity group, Hamilton County ranks fourth in grain production.

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

NE Dept. of Revenue, Research Division 2018

CITY POPULATION CHANGE			
	2007	2017	Change
AURORA	4,225	4,479	6.0%
GILTNER	389	352	-9.5%
HAMPTON	439	423	-3.6%
HORDVILLE	150	144	-4.0%
MARQUETTE	282	229	-18.8%
PHILLIPS	336	287	-14.6%

## 2018 Residential Correlation for Hamilton County

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### *Assessment Actions*

The county physically inspected residential parcels in various subdivisions within the town of Aurora following the schedule outlined in the three-year plan of assessment as well as the residential class of property in Stockham.

Rural residential and agricultural farm homes were reviewed, in Grant, Farmers Valley and Orville townships as part of the ongoing rural review. The first acre value was increased for the home sites, and for any additional acres.

During these reviews, photos of dwellings and outbuildings are taken and measurements are verified. The property record cards are updated to reflect current conditions as well as any improvement to the parcel. Interior inspections are conducted when requested.

The county also reviewed lot values for some of the Aurora subdivisions and parcels in Willow Bend and Platte View Estates.

A market analysis and sales study occurred for all residential valuation groupings to determine if further adjustments or studies were warranted. The overall increase for the county in the residential class was 8.45% excluding growth. The county completed all pick up and permit work for the residential class of properties.

### *Description of Analysis*

Hamilton County contains over 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 21% of the parcels. For the current assessment year, Aurora contains over 60% of the residential sales contained in the ratio study.

<b>Valuation Grouping</b>	<b>Description</b>
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

There are 241 sales in the statistical profile with all of the value groups having representation. Analyses of these sales were conducted to determine if the sales overall were reliable for measurement purposes. Those analyses included checks for outlier sales, the total number of sales available, and an examination of the distribution of those sales.

## 2018 Residential Correlation for Hamilton County

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There are 35 more sales in the second year of the study period. When comparing years of the current study period, a decreasing median was observed which typically indicates an increasing market. The overall market in this area of central Nebraska is on an increasing basis.

Study Yrs						
01-OCT-15 To 30-SEP-16	103	97.09	101.25	97.40	13.09	103.95
01-OCT-16 To 30-SEP-17	138	93.30	97.19	92.95	15.54	104.56

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. With only a four-point separation, they offer support for each other. Of the qualitative measurements the Coefficient of Dispersion (COD) is within the acceptable range and Price-Related Differential (PRD) is above the acceptable range by one point, seeming to indicate that there is overall, uniformity of assessment.

In analyzing the stratification by valuation grouping revealed that three valuation groupings with an adequate sample display a calculated median in the acceptable range with rounding. Two value groups, Valuation Group 5 (Hordville, Marquette, Stockham, and Philips) and Valuation Group 6 (Lake Denado, and Willow Bend), with 13 and 10 sales each are both outside the acceptable range.

In additional analysis for Valuation Group 5 There are two sales with sale prices 10,000 dollars or lower and one sale with a selling price of 175,000 dollars, with an average sale price of 67,000 dollars. This group includes sales from three relatively small villages that do not typically have any sort of an organized market. The additional analysis for Valuation Group 6 included analyzing a sub-stat; an observation of the study year trend reveals a decrease in the ratio correlating to an increase of the market. There were five sales in each year of the study. The assessment actions for this year indicate that the lot values were updated for the current year. For this value grouping with a small sample it would run contrary to the current market to advocate for a reduction of value in an area with an increasing market. These two valuation groups also have the largest disparities as indicated by the Coefficient of Dispersion (COD).

Based on the findings of these analyses, where not all of the valuation groups consist of a sample that is reliable for measurement, it was determined that the overall sample is valued 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

## 2018 Residential Correlation for Hamilton County

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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, a review of changes to the qualification of sales was examined to see if there was any bias observed. During this review changes observed were predominately for new construction where the qualification changed from qualified to substantially changed, where vacant properties sold and subsequently had new improvements added such as a new dwelling being built.

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 minimal errors or missing information in the past several years. A check of systematic transfers of information to the Division demonstrates dramatic improvement.

The counties compliance of the six-year inspections cycle has been in question over the past several years. Upon the review of the survey for residential properties it appears that, the county is in compliance except for a portion of the rural parcels, which are conducted over a multi-year schedule. The inspection and review process 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. While the costing tables are dated the county did update the depreciation tables for a majority of the valuation groups.

## 2018 Residential Correlation for Hamilton County

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### *Equalization and Quality of Assessment*

Based on a review of the statistical profile, all areas with sufficient sales and a reliable sample are valued within the acceptable range.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	150	95.37	99.96	95.22	14.44	104.98
02	27	96.90	97.22	94.92	09.79	102.42
03	28	91.91	95.75	90.56	17.48	105.73
04	2	97.74	97.74	97.51	01.41	100.24
05	13	89.17	86.45	79.03	18.67	109.39
06	10	101.55	110.60	104.89	20.69	105.44
07	1	166.53	166.53	166.53	00.00	100.00
08	6	96.12	96.46	96.29	05.64	100.18
09	3	88.49	90.92	91.82	02.90	99.02
10	1	97.01	97.01	97.01	00.00	100.00
<u>    ALL    </u>	<u>241</u>	95.19	98.93	94.87	14.63	104.28

### *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 95% of market value.

# 2018 Commercial Correlation for Hamilton County

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## *Assessment Actions*

Within the commercial class of Hamilton County, physical inspections and reappraisals of commercial improvements take place over the six-year inspection and review cycle. For the current assessment year, minimal value changes for commercial were seen excluding those attributable to growth. Several of the industrial properties were reviewed and updated by the county due to adjustments on existing structures that were repriced in the CAMA system. The county began a physical review of Aurora and it is estimated that one fourth of Aurora was completed.

A market analysis and sales analysis was done for all commercial valuation groups to determine whether further adjustments or studies were warranted. All permit work was completed for the year.

## *Description of Analysis*

Hamilton County contains almost 400 improved commercial parcels. There are four valuation groups 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.

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

There were twenty-three sales, representing all of the valuation groups in the statistical profile. 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.

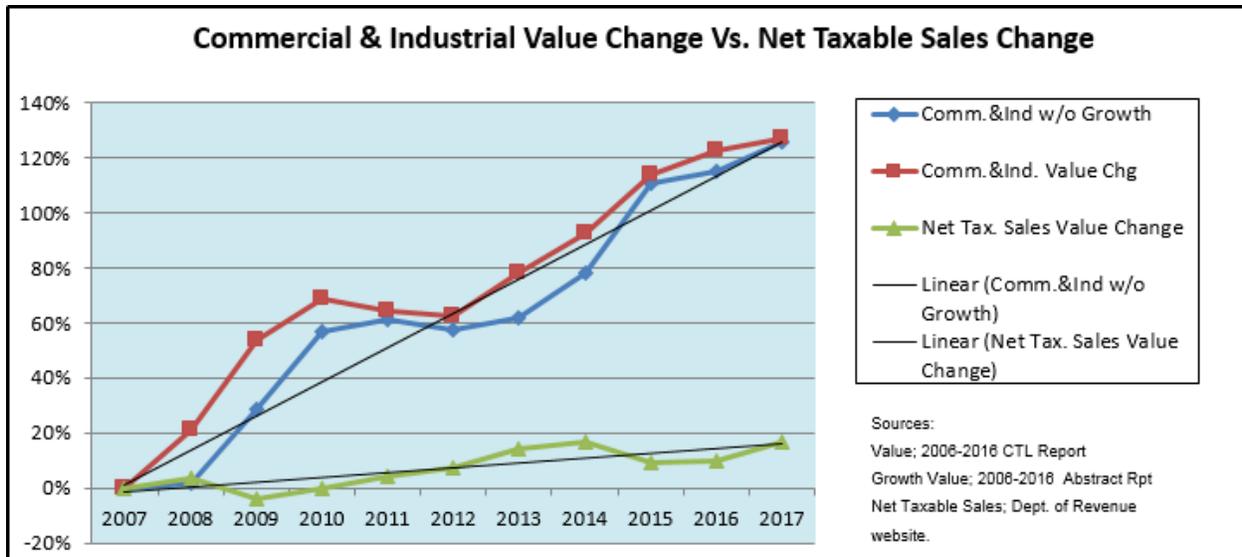
The stratification by valuation group revealed that only Valuation Group 1, Aurora, has a sample size with the potential to be used as a stand-alone measurement of a substratum of the county.

An analysis of the sample shows that all three measures of central tendency are within the acceptable range for the commercial class as a whole. Both qualitative measurements, the Coefficient of Dispersion (COD) and the Price Related Differential (PRD) are within the recommended range. There appears to be overall, uniformity of assessment.

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

## 2018 Commercial Correlation for Hamilton County

demand for income producing properties. The data supports that assessed values have increased with the general economic trends in the county.



In comparing the preliminary statistics median and then trending values forward using the percentage increase for the class, the resulting median offers limited support for the calculated median in the statistical profile. With the lack of any meaningful assessment actions for the commercial class along with the use of dated costing and depreciation, it is unusual to see the precision of the statistics knowing the inspection history of the commercial class of properties.

### ***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 groups 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.

## 2018 Commercial Correlation for Hamilton County

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Valuation groups 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 groups. One valuation group contains all commercial parcels in Aurora. Two other valuation groups contain the small towns in the county, while the fourth valuation group 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 substantially improved in both areas. A check of the systematic transfers of information to the Division has shown an increased adherence to guidelines.

A review of the county's inspection history indicates the county has not inspected and reviewed all parcels within the past six years in the commercial class of properties. The county has been transparent with their efforts and has provided details on their progress. As noted in the assessment actions a quarter of the town of Aurora has had new photos taken within the past year.

### *Equalization and Quality of Assessment*

Valuation Group 1 (Aurora) has a median that falls within the acceptable range. It is the only one with an adequate sample for meaningful measurement. In consideration of all information available, it is believed that the assessment practices are applied consistently.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	14	91.58	96.00	93.77	15.42	102.38
02	1	95.76	95.76	95.76	00.00	100.00
03	2	77.22	77.22	77.19	00.06	100.04
04	6	97.63	96.09	97.30	06.75	98.76
____ALL____	23	93.26	94.38	94.51	12.91	99.86

### *Level of Value*

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

# 2018 Agricultural Correlation for Hamilton County

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## *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. For the current year the precincts of Grant, Farmers Valley, and Orville were inspected and reviewed. 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.

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. Overall irrigated land was decreased 6% while dryland decreased 1% 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-seven 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.

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 values are believed to be acceptable.

A review of the study year's strata 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. 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 increase in the ratio for the last year of the study, indicating a decreasing market. This

## 2018 Agricultural Correlation for Hamilton County

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observed trend is similar to the general movement of the agricultural market in the region. The county assessor's valuation decisions for 2018 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 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 is 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 county performs both exterior and interior reviews, as permitted. On average, Hamilton County inspects 1-2 agricultural precincts a year.

## 2018 Agricultural Correlation for Hamilton County

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### *Equalization*

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

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

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	41	72.19	72.65	70.95	12.58	102.40
1	41	72.19	72.65	70.95	12.58	102.40
<u>Dry</u>						
County	2	88.89	88.89	88.93	02.16	99.96
1	2	88.89	88.89	88.93	02.16	99.96
<u>Grass</u>						
County	2	56.00	56.00	51.25	21.79	109.27
1	2	56.00	56.00	51.25	21.79	109.27
<u>ALL</u>	47	74.43	74.54	72.08	15.06	103.41

### *Level of Value*

Based on analysis of all available information, the level of value of agricultural land in Hamilton County is 74%.

## 2018 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
<b>Residential Real Property</b>	95	Meets generally accepted mass appraisal practices.	No recommendation.
<b>Commercial Real Property</b>	93	Meets generally accepted mass appraisal practices.	No recommendation.
<b>Agricultural Land</b>	74	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 6th day of April, 2018.




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Ruth A. Sorensen  
Property Tax Administrator

## APPENDICES

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## 2018 Commission Summary for Hamilton County

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### Residential Real Property - Current

Number of Sales	241	Median	95.19
Total Sales Price	\$37,067,919	Mean	98.93
Total Adj. Sales Price	\$37,067,919	Wgt. Mean	94.87
Total Assessed Value	\$35,164,715	Average Assessed Value of the Base	\$106,836
Avg. Adj. Sales Price	\$153,809	Avg. Assessed Value	\$145,912

### Confidence Interval - Current

95% Median C.I	93.35 to 96.88
95% Wgt. Mean C.I	92.94 to 96.80
95% Mean C.I	95.67 to 102.19
% of Value of the Class of all Real Property Value in the County	18.36
% of Records Sold in the Study Period	5.16
% of Value Sold in the Study Period	7.05

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2017	241	93	93.41
2016	277	95	94.51
2015	216	95	95.07
2014	205	95	95.47

## 2018 Commission Summary for Hamilton County

### Commercial Real Property - Current

Number of Sales	23	Median	93.26
Total Sales Price	\$3,875,252	Mean	94.38
Total Adj. Sales Price	\$3,875,252	Wgt. Mean	94.51
Total Assessed Value	\$3,662,500	Average Assessed Value of the Base	\$380,608
Avg. Adj. Sales Price	\$168,489	Avg. Assessed Value	\$159,239

### Confidence Interval - Current

95% Median C.I	84.13 to 100.00
95% Wgt. Mean C.I	87.13 to 101.89
95% Mean C.I	86.84 to 101.92
% of Value of the Class of all Real Property Value in the County	7.61
% of Records Sold in the Study Period	4.24
% of Value Sold in the Study Period	1.77

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2017	25	95	95.00
2016	27	96	89.55
2015	23	94	93.89
2014	25	99	99.00

**41 Hamilton  
RESIDENTIAL**

**PAD 2018 R&O Statistics (Using 2018 Values)**

Qualified

Date Range: 10/1/2015 To 9/30/2017 Posted on: 2/20/2018

Number of Sales : 241  
 Total Sales Price : 37,067,919  
 Total Adj. Sales Price : 37,067,919  
 Total Assessed Value : 35,164,715  
 Avg. Adj. Sales Price : 153,809  
 Avg. Assessed Value : 145,912

MEDIAN : 95  
 WGT. MEAN : 95  
 MEAN : 99  
 COD : 14.63  
 PRD : 104.28

COV : 26.11  
 STD : 25.83  
 Avg. Abs. Dev : 13.93  
 MAX Sales Ratio : 324.89  
 MIN Sales Ratio : 47.96

95% Median C.I. : 93.35 to 96.88  
 95% Wgt. Mean C.I. : 92.94 to 96.80  
 95% Mean C.I. : 95.67 to 102.19

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<b>DATE OF SALE *</b>										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qtrts</u>											
01-OCT-15 To 31-DEC-15	30	100.93	102.99	100.77	09.67	102.20	80.76	142.96	96.85 to 106.57	145,647	146,772
01-JAN-16 To 31-MAR-16	21	95.21	106.82	97.04	19.75	110.08	78.47	324.89	88.64 to 101.45	168,082	163,106
01-APR-16 To 30-JUN-16	41	96.76	97.86	94.83	11.87	103.20	72.33	181.96	91.27 to 98.89	158,405	150,210
01-JUL-16 To 30-SEP-16	11	99.93	98.56	99.51	10.57	99.05	58.25	129.83	89.98 to 106.47	140,427	139,738
01-OCT-16 To 31-DEC-16	34	95.21	95.17	93.23	11.93	102.08	64.82	136.21	88.75 to 101.02	157,075	146,436
01-JAN-17 To 31-MAR-17	28	93.15	98.76	95.82	13.95	103.07	65.43	208.42	88.54 to 98.62	138,589	132,800
01-APR-17 To 30-JUN-17	47	93.25	97.21	92.69	16.58	104.88	47.96	177.68	87.45 to 96.36	157,668	146,136
01-JUL-17 To 30-SEP-17	29	90.82	97.99	90.59	19.48	108.17	55.71	215.38	84.47 to 96.24	155,105	140,517
<u>Study Yrs</u>											
01-OCT-15 To 30-SEP-16	103	97.09	101.25	97.40	13.09	103.95	58.25	324.89	95.21 to 99.60	154,742	150,719
01-OCT-16 To 30-SEP-17	138	93.30	97.19	92.95	15.54	104.56	47.96	215.38	90.94 to 95.42	153,112	142,323
<u>Calendar Yrs</u>											
01-JAN-16 To 31-DEC-16	107	96.00	98.83	95.21	13.48	103.80	58.25	324.89	93.50 to 97.66	158,033	150,465
<u>ALL</u>	241	95.19	98.93	94.87	14.63	104.28	47.96	324.89	93.35 to 96.88	153,809	145,912

<b>VALUATION GROUPING</b>										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	150	95.37	99.96	95.22	14.44	104.98	55.71	324.89	93.25 to 97.20	142,236	135,431
02	27	96.90	97.22	94.92	09.79	102.42	73.18	131.11	90.82 to 103.54	194,576	184,687
03	28	91.91	95.75	90.56	17.48	105.73	60.02	215.38	82.33 to 95.44	100,165	90,713
04	2	97.74	97.74	97.51	01.41	100.24	96.36	99.11	N/A	227,250	221,590
05	13	89.17	86.45	79.03	18.67	109.39	47.96	129.42	64.82 to 100.70	67,243	53,143
06	10	101.55	110.60	104.89	20.69	105.44	79.71	208.42	83.37 to 121.07	162,817	170,783
07	1	166.53	166.53	166.53	00.00	100.00	166.53	166.53	N/A	7,500	12,490
08	6	96.12	96.46	96.29	05.64	100.18	84.47	108.96	84.47 to 108.96	480,167	462,375
09	3	88.49	90.92	91.82	02.90	99.02	88.28	96.00	N/A	509,667	467,980
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	95.19	98.93	94.87	14.63	104.28	47.96	324.89	93.35 to 96.88	153,809	145,912

<b>PROPERTY TYPE *</b>										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	240	95.17	98.64	94.85	14.38	104.00	47.96	324.89	93.35 to 96.85	154,418	146,468
06	1	166.53	166.53	166.53	00.00	100.00	166.53	166.53	N/A	7,500	12,490
07											
<u>ALL</u>	241	95.19	98.93	94.87	14.63	104.28	47.96	324.89	93.35 to 96.88	153,809	145,912

**41 Hamilton  
RESIDENTIAL**

**PAD 2018 R&O Statistics (Using 2018 Values)**

Qualified

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 Avg. Adj. Sales Price : 153,809  
 Avg. Assessed Value : 145,912

MEDIAN : 95  
 WGT. MEAN : 95  
 MEAN : 99  
 COD : 14.63  
 PRD : 104.28

COV : 26.11  
 STD : 25.83  
 Avg. Abs. Dev : 13.93  
 MAX Sales Ratio : 324.89  
 MIN Sales Ratio : 47.96

95% Median C.I. : 93.35 to 96.88  
 95% Wgt. Mean C.I. : 92.94 to 96.80  
 95% Mean C.I. : 95.67 to 102.19

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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	
___ Low \$ Ranges ___												
Less Than 5,000												
Less Than 15,000	3	100.70	122.41	119.72	22.03	102.25	100.00	166.53	N/A	8,555	10,242	
Less Than 30,000	8	150.14	149.00	155.50	24.23	95.82	100.00	215.38	100.00 to 215.38	16,146	25,107	
___ Ranges Excl. Low \$ ___												
Greater Than 4,999	241	95.19	98.93	94.87	14.63	104.28	47.96	324.89	93.35 to 96.88	153,809	145,912	
Greater Than 14,999	238	95.10	98.63	94.85	14.47	103.99	47.96	324.89	93.25 to 96.82	155,640	147,622	
Greater Than 29,999	233	94.72	97.21	94.65	13.26	102.70	47.96	324.89	93.17 to 96.36	158,535	150,059	
___ Incremental Ranges ___												
0 TO 4,999												
5,000 TO 14,999	3	100.70	122.41	119.72	22.03	102.25	100.00	166.53	N/A	8,555	10,242	
15,000 TO 29,999	5	177.68	164.96	164.38	16.61	100.35	116.03	215.38	N/A	20,700	34,026	
30,000 TO 59,999	19	106.28	124.13	122.98	29.47	100.94	58.25	324.89	100.41 to 134.13	44,719	54,997	
60,000 TO 99,999	41	96.24	99.46	98.01	15.89	101.48	60.02	143.61	89.90 to 101.96	79,265	77,691	
100,000 TO 149,999	71	92.46	92.96	92.60	12.39	100.39	55.71	208.42	87.74 to 95.82	123,861	114,692	
150,000 TO 249,999	66	94.86	95.14	94.87	08.38	100.28	47.96	131.11	91.72 to 97.35	182,147	172,801	
250,000 TO 499,999	31	93.67	92.04	92.17	07.25	99.86	73.18	109.73	89.62 to 96.90	298,174	274,825	
500,000 TO 999,999	5	96.00	95.99	95.90	05.84	100.09	84.47	108.96	N/A	556,000	533,208	
1,000,000 +												
___ ALL ___	241	95.19	98.93	94.87	14.63	104.28	47.96	324.89	93.35 to 96.88	153,809	145,912	

**41 Hamilton**  
**COMMERCIAL**

**PAD 2018 R&O Statistics (Using 2018 Values)**

Qualified

Date Range: 10/1/2014 To 9/30/2017 Posted on: 2/20/2018

Number of Sales : 23  
Total Sales Price : 3,875,252  
Total Adj. Sales Price : 3,875,252  
Total Assessed Value : 3,662,500  
Avg. Adj. Sales Price : 168,489  
Avg. Assessed Value : 159,239

MEDIAN : 93  
WGT. MEAN : 95  
MEAN : 94  
COD : 12.91  
PRD : 99.86

COV : 18.47  
STD : 17.43  
Avg. Abs. Dev : 12.04  
MAX Sales Ratio : 153.72  
MIN Sales Ratio : 70.71

95% Median C.I. : 84.13 to 100.00  
95% Wgt. Mean C.I. : 87.13 to 101.89  
95% Mean C.I. : 86.84 to 101.92

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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	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	3	80.00	103.84	93.46	31.64	111.11	77.80	153.72	N/A	174,518	163,100	
01-JUL-15 To 30-SEP-15												
01-OCT-15 To 31-DEC-15	1	92.67	92.67	92.67	00.00	100.00	92.67	92.67	N/A	75,000	69,500	
01-JAN-16 To 31-MAR-16	2	93.60	93.60	95.67	17.55	97.84	77.17	110.03	N/A	105,250	100,690	
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	2	93.72	93.72	92.61	10.23	101.20	84.13	103.30	N/A	650,000	601,988	
01-OCT-16 To 31-DEC-16	2	80.12	80.12	84.15	11.74	95.21	70.71	89.52	N/A	122,500	103,083	
01-JAN-17 To 31-MAR-17	5	93.26	94.79	96.83	06.10	97.89	85.63	108.81	N/A	145,259	140,655	
01-APR-17 To 30-JUN-17	2	102.36	102.36	103.67	02.31	98.74	100.00	104.72	N/A	186,500	193,350	
01-JUL-17 To 30-SEP-17	2	76.09	76.09	75.55	01.54	100.71	74.92	77.26	N/A	43,450	32,828	
<u>Study Yrs</u>												
01-OCT-14 To 30-SEP-15	6	97.13	102.53	95.92	18.72	106.89	77.80	153.72	77.80 to 153.72	113,093	108,475	
01-OCT-15 To 30-SEP-16	6	94.95	94.09	93.45	09.93	100.68	77.17	110.03	77.17 to 110.03	294,250	274,976	
01-OCT-16 To 30-SEP-17	11	90.49	90.10	95.15	10.50	94.69	70.71	108.81	74.92 to 104.72	130,109	123,800	
<u>Calendar Yrs</u>												
01-JAN-15 To 31-DEC-15	6	93.96	99.74	93.84	17.29	106.29	77.80	153.72	77.80 to 153.72	111,426	104,558	
01-JAN-16 To 31-DEC-16	7	89.52	90.30	92.30	12.53	97.83	70.71	110.03	70.71 to 110.03	276,500	255,217	
<u>ALL</u>	23	93.26	94.38	94.51	12.91	99.86	70.71	153.72	84.13 to 100.00	168,489	159,239	

VALUATION GROUPING											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
01	14	91.58	96.00	93.77	15.42	102.38	70.71	153.72	77.80 to 109.41	170,604	159,973	
02	1	95.76	95.76	95.76	00.00	100.00	95.76	95.76	N/A	38,297	36,675	
03	2	77.22	77.22	77.19	00.06	100.04	77.17	77.26	N/A	57,750	44,578	
04	6	97.63	96.09	97.30	06.75	98.76	80.00	104.72	80.00 to 104.72	222,167	216,176	
<u>ALL</u>	23	93.26	94.38	94.51	12.91	99.86	70.71	153.72	84.13 to 100.00	168,489	159,239	

PROPERTY TYPE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
02	2	97.83	97.83	95.83	12.47	102.09	85.63	110.03	N/A	141,750	135,838	
03	20	92.97	93.52	93.50	12.96	100.02	70.71	153.72	80.00 to 99.00	165,088	154,356	
04	1	104.72	104.72	104.72	00.00	100.00	104.72	104.72	N/A	290,000	303,700	
<u>ALL</u>	23	93.26	94.38	94.51	12.91	99.86	70.71	153.72	84.13 to 100.00	168,489	159,239	

**41 Hamilton  
COMMERCIAL**

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 Avg. Adj. Sales Price : 168,489  
 Avg. Assessed Value : 159,239

MEDIAN : 93  
 WGT. MEAN : 95  
 MEAN : 94  
 COD : 12.91  
 PRD : 99.86

COV : 18.47  
 STD : 17.43  
 Avg. Abs. Dev : 12.04  
 MAX Sales Ratio : 153.72  
 MIN Sales Ratio : 70.71

95% Median C.I. : 84.13 to 100.00  
 95% Wgt. Mean C.I. : 87.13 to 101.89  
 95% Mean C.I. : 86.84 to 101.92

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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	2	86.26	86.26	85.53	10.43	100.85	77.26	95.25	N/A	21,750	18,603	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	23	93.26	94.38	94.51	12.91	99.86	70.71	153.72	84.13 to 100.00	168,489	159,239	
Greater Than 14,999	23	93.26	94.38	94.51	12.91	99.86	70.71	153.72	84.13 to 100.00	168,489	159,239	
Greater Than 29,999	21	93.26	95.16	94.61	13.22	100.58	70.71	153.72	84.13 to 103.30	182,464	172,633	
<u>Incremental Ranges</u>												
0 TO 4,999												
5,000 TO 14,999												
15,000 TO 29,999	2	86.26	86.26	85.53	10.43	100.85	77.26	95.25	N/A	21,750	18,603	
30,000 TO 59,999	3	95.76	96.01	96.25	01.99	99.75	93.26	99.00	N/A	42,766	41,160	
60,000 TO 99,999	7	92.67	96.94	99.66	21.64	97.27	70.71	153.72	70.71 to 153.72	80,994	80,714	
100,000 TO 149,999	2	93.92	93.92	95.28	17.16	98.57	77.80	110.03	N/A	109,250	104,090	
150,000 TO 249,999	4	90.01	90.72	90.82	03.49	99.89	85.63	97.22	N/A	181,250	164,615	
250,000 TO 499,999	3	104.72	97.84	97.00	09.17	100.87	80.00	108.81	N/A	297,667	288,733	
500,000 TO 999,999	2	93.72	93.72	92.61	10.23	101.20	84.13	103.30	N/A	650,000	601,988	
1,000,000 +												
<u>ALL</u>	23	93.26	94.38	94.51	12.91	99.86	70.71	153.72	84.13 to 100.00	168,489	159,239	

**41 Hamilton**  
**COMMERCIAL**

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COV : 18.47  
STD : 17.43  
Avg. Abs. Dev : 12.04  
MAX Sales Ratio : 153.72  
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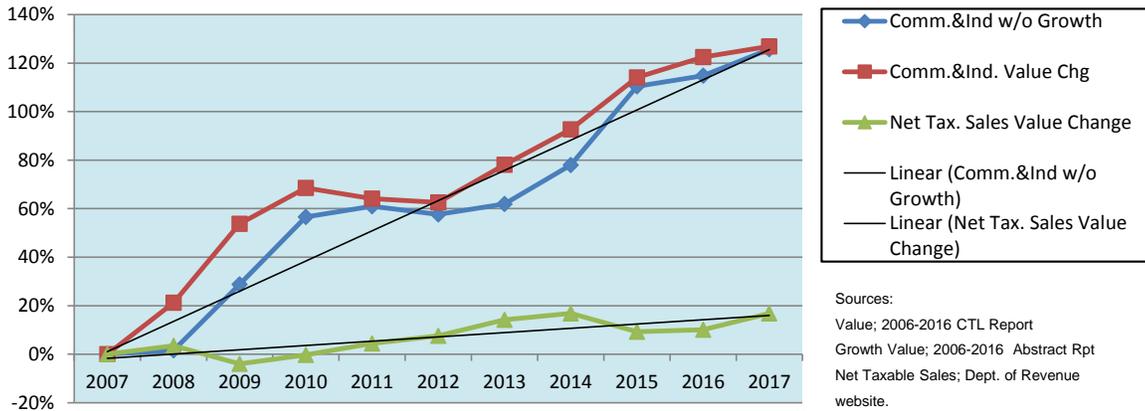
95% Median C.I. : 84.13 to 100.00  
95% Wgt. Mean C.I. : 87.13 to 101.89  
95% Mean C.I. : 86.84 to 101.92

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**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Blank	1	89.52	89.52	89.52	00.00	100.00	89.52	89.52	N/A	175,000	156,665
326	1	95.25	95.25	95.25	00.00	100.00	95.25	95.25	N/A	20,000	19,050
336	1	90.49	90.49	90.49	00.00	100.00	90.49	90.49	N/A	205,000	185,500
341	1	70.71	70.71	70.71	00.00	100.00	70.71	70.71	N/A	70,000	49,500
344	3	77.80	87.18	96.92	14.52	89.95	74.92	108.81	N/A	147,133	142,600
351	1	97.22	97.22	97.22	00.00	100.00	97.22	97.22	N/A	180,000	175,000
352	2	97.83	97.83	95.83	12.47	102.09	85.63	110.03	N/A	141,750	135,838
353	3	80.00	85.42	82.22	09.06	103.89	77.26	99.00	N/A	132,833	109,218
406	1	109.41	109.41	109.41	00.00	100.00	109.41	109.41	N/A	85,000	93,000
436	1	153.72	153.72	153.72	00.00	100.00	153.72	153.72	N/A	98,555	151,500
442	1	95.76	95.76	95.76	00.00	100.00	95.76	95.76	N/A	38,297	36,675
471	1	103.30	103.30	103.30	00.00	100.00	103.30	103.30	N/A	575,000	594,000
494	1	104.72	104.72	104.72	00.00	100.00	104.72	104.72	N/A	290,000	303,700
525	1	84.13	84.13	84.13	00.00	100.00	84.13	84.13	N/A	725,000	609,975
528	2	88.59	88.59	88.00	12.89	100.67	77.17	100.00	N/A	87,500	77,000
557	1	93.26	93.26	93.26	00.00	100.00	93.26	93.26	N/A	40,000	37,305
580	1	92.67	92.67	92.67	00.00	100.00	92.67	92.67	N/A	75,000	69,500
<u>ALL</u>	<u>23</u>	93.26	94.38	94.51	12.91	99.86	70.71	153.72	84.13 to 100.00	168,489	159,239

### 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
2007	\$ 84,734,808	\$ 10,856,630	12.81%	\$ 73,878,178	-	\$ 48,238,058	-
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%
2017	\$ 192,282,199	\$ 1,049,250	0.55%	\$ 191,232,949	1.43%	\$ 56,362,167	6.11%
<b>Ann %chg</b>	8.54%			<b>Average</b>	<b>1.18%</b>	<b>1.08%</b>	<b>1.67%</b>

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2007	-	-	-
2008	1.64%	21.21%	3.50%
2009	28.76%	53.78%	-3.97%
2010	56.60%	68.59%	-0.27%
2011	61.00%	64.11%	4.41%
2012	57.67%	62.52%	7.64%
2013	61.96%	78.14%	14.19%
2014	77.96%	92.73%	16.85%
2015	110.36%	114.08%	9.29%
2016	114.79%	122.50%	10.11%
2017	125.68%	126.92%	16.84%

County Number: 41  
 County Name: Hamilton

**41 Hamilton**  
**AGRICULTURAL LAND**

**PAD 2018 R&O Statistics (Using 2018 Values)**

Qualified

Date Range: 10/1/2014 To 9/30/2017 Posted on: 2/20/2018

Number of Sales : 47  
Total Sales Price : 44,576,910  
Total Adj. Sales Price : 44,576,910  
Total Assessed Value : 32,131,255  
Avg. Adj. Sales Price : 948,445  
Avg. Assessed Value : 683,644

MEDIAN : 74  
WGT. MEAN : 72  
MEAN : 75  
COD : 15.06  
PRD : 103.41

COV : 22.26  
STD : 16.59  
Avg. Abs. Dev : 11.21  
MAX Sales Ratio : 123.82  
MIN Sales Ratio : 33.39

95% Median C.I. : 68.20 to 77.47  
95% Wgt. Mean C.I. : 64.67 to 79.49  
95% Mean C.I. : 69.80 to 79.28

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**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-14 To 31-DEC-14	5	77.47	76.55	77.13	24.44	99.25	43.80	118.10	N/A	823,625	635,259
01-JAN-15 To 31-MAR-15	3	74.43	62.70	60.49	21.00	103.65	33.39	80.27	N/A	641,252	387,868
01-APR-15 To 30-JUN-15	1	66.12	66.12	66.12	00.00	100.00	66.12	66.12	N/A	745,560	492,975
01-JUL-15 To 30-SEP-15	2	78.83	78.83	78.72	15.20	100.14	66.85	90.81	N/A	565,000	444,795
01-OCT-15 To 31-DEC-15	3	76.37	75.88	74.55	09.34	101.78	64.94	86.32	N/A	1,230,378	917,255
01-JAN-16 To 31-MAR-16	9	71.31	75.87	73.53	11.43	103.18	65.58	116.98	65.88 to 77.01	834,814	613,807
01-APR-16 To 30-JUN-16	3	66.83	67.32	66.60	03.07	101.08	64.48	70.64	N/A	970,103	646,128
01-JUL-16 To 30-SEP-16											
01-OCT-16 To 31-DEC-16	3	76.56	90.30	79.15	23.20	114.09	70.53	123.82	N/A	895,974	709,195
01-JAN-17 To 31-MAR-17	9	74.59	73.86	71.94	09.41	102.67	62.86	86.97	64.87 to 83.00	1,089,578	783,806
01-APR-17 To 30-JUN-17	7	77.98	70.30	67.85	15.08	103.61	39.96	90.27	39.96 to 90.27	1,267,440	859,963
01-JUL-17 To 30-SEP-17	2	84.24	84.24	84.24	00.61	100.00	83.73	84.75	N/A	589,245	496,400
<u>Study Yrs</u>											
01-OCT-14 To 30-SEP-15	11	74.43	72.24	72.28	21.60	99.94	33.39	118.10	43.80 to 90.81	719,768	520,224
01-OCT-15 To 30-SEP-16	15	70.64	74.16	72.37	10.49	102.47	64.48	116.98	65.88 to 76.37	940,985	680,961
01-OCT-16 To 30-SEP-17	21	76.56	76.01	71.83	13.57	105.82	39.96	123.82	65.60 to 83.00	1,073,557	771,161
<u>Calendar Yrs</u>											
01-JAN-15 To 31-DEC-15	9	74.43	71.06	70.73	15.30	100.47	33.39	90.81	64.94 to 86.32	832,272	588,659
01-JAN-16 To 31-DEC-16	15	70.64	77.05	73.14	13.52	105.35	64.48	123.82	66.83 to 76.56	874,104	639,349
<u>ALL</u>	47	74.43	74.54	72.08	15.06	103.41	33.39	123.82	68.20 to 77.47	948,445	683,644

**AREA (MARKET)**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	47	74.43	74.54	72.08	15.06	103.41	33.39	123.82	68.20 to 77.47	948,445	683,644
<u>ALL</u>	47	74.43	74.54	72.08	15.06	103.41	33.39	123.82	68.20 to 77.47	948,445	683,644

**41 Hamilton**  
**AGRICULTURAL LAND**

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MEDIAN : 74  
 WGT. MEAN : 72  
 MEAN : 75  
 COD : 15.06  
 PRD : 103.41

COV : 22.26  
 STD : 16.59  
 Avg. Abs. Dev : 11.21  
 MAX Sales Ratio : 123.82  
 MIN Sales Ratio : 33.39

95% Median C.I. : 68.20 to 77.47  
 95% Wgt. Mean C.I. : 64.67 to 79.49  
 95% Mean C.I. : 69.80 to 79.28

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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
<b>_____Irrigated_____</b>											
County	27	72.19	73.21	71.85	11.73	101.89	33.39	123.82	66.83 to 76.56	949,454	682,174
1	27	72.19	73.21	71.85	11.73	101.89	33.39	123.82	66.83 to 76.56	949,454	682,174
<b>_____Dry_____</b>											
County	2	88.89	88.89	88.93	02.16	99.96	86.97	90.81	N/A	548,125	487,448
1	2	88.89	88.89	88.93	02.16	99.96	86.97	90.81	N/A	548,125	487,448
<b>_____Grass_____</b>											
County	2	56.00	56.00	51.25	21.79	109.27	43.80	68.20	N/A	230,305	118,033
1	2	56.00	56.00	51.25	21.79	109.27	43.80	68.20	N/A	230,305	118,033
<b>_____ALL_____</b>	<b>47</b>	<b>74.43</b>	<b>74.54</b>	<b>72.08</b>	<b>15.06</b>	<b>103.41</b>	<b>33.39</b>	<b>123.82</b>	<b>68.20 to 77.47</b>	<b>948,445</b>	<b>683,644</b>

**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
<b>_____Irrigated_____</b>											
County	41	72.19	72.65	70.95	12.58	102.40	33.39	123.82	66.83 to 77.01	1,028,538	729,790
1	41	72.19	72.65	70.95	12.58	102.40	33.39	123.82	66.83 to 77.01	1,028,538	729,790
<b>_____Dry_____</b>											
County	2	88.89	88.89	88.93	02.16	99.96	86.97	90.81	N/A	548,125	487,448
1	2	88.89	88.89	88.93	02.16	99.96	86.97	90.81	N/A	548,125	487,448
<b>_____Grass_____</b>											
County	2	56.00	56.00	51.25	21.79	109.27	43.80	68.20	N/A	230,305	118,033
1	2	56.00	56.00	51.25	21.79	109.27	43.80	68.20	N/A	230,305	118,033
<b>_____ALL_____</b>	<b>47</b>	<b>74.43</b>	<b>74.54</b>	<b>72.08</b>	<b>15.06</b>	<b>103.41</b>	<b>33.39</b>	<b>123.82</b>	<b>68.20 to 77.47</b>	<b>948,445</b>	<b>683,644</b>

## Hamilton County 2018 Average Acre Value Comparison

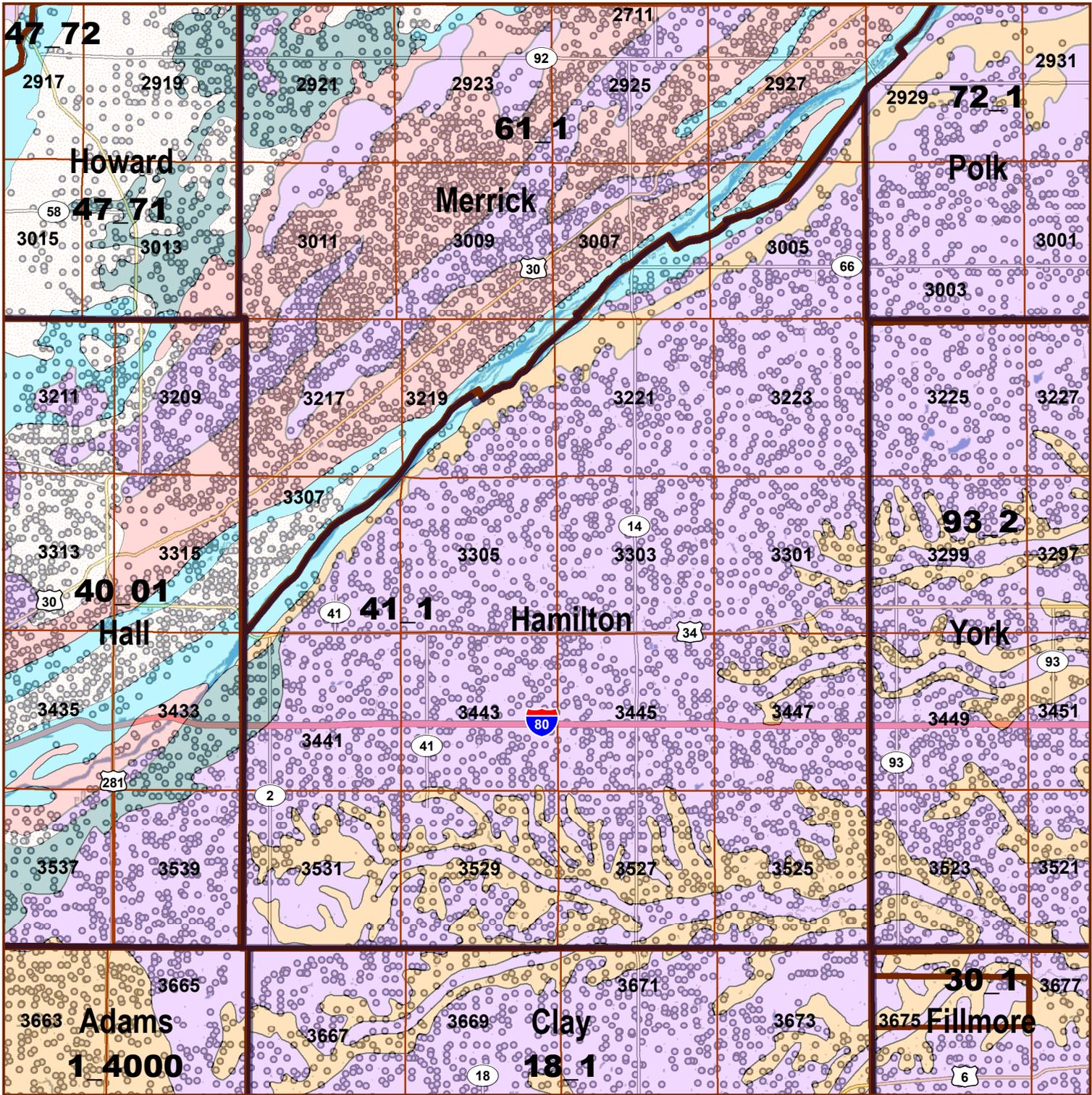
County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Hamilton	1	6450	6439	6425	6400	6373	6375	6341	6350	<b>6430</b>
Clay	1	6285	6285	6155	6155	5695	n/a	5560	5560	<b>6148</b>
Hall	1	6495	6495	5740	5737	4570	4570	4335	4323	<b>5888</b>
Fillmore	2	7000	6900	6800	6700	6400	6200	6000	5850	<b>6783</b>
Polk	1	7044	6390	5985	5613	5185	5084	4907	4353	<b>6437</b>
Seward	1	7600	7500	7200	7149	6900	n/a	5300	4789	<b>7065</b>
York	1	7300	7100	6940	6940	6380	n/a	6200	6200	<b>7034</b>

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Hamilton	1	5000	5000	4800	4800	4700	4700	4600	4600	<b>4887</b>
Clay	1	3245	2970	2860	2775	2685	n/a	2600	2600	<b>2922</b>
Hall	1	3340	3340	2955	2955	2530	2530	2230	2230	<b>2924</b>
Fillmore	2	3755	3705	3605	3525	3390	3250	3115	3055	<b>3605</b>
Polk	1	5504	5230	4039	4039	3606	3508	3401	3401	<b>4820</b>
Seward	1	5900	5800	5300	5300	5300	3850	3800	2900	<b>5215</b>
York	1	5376	5376	4900	4900	4700	n/a	4600	4600	<b>5100</b>

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Hamilton	1	2300	2300	2200	2200	2100	2100	2000	2000	<b>2081</b>
Clay	1	1455	1455	1455	1455	1380	n/a	1380	1235	<b>1332</b>
Hall	1	2220	2213	1826	1833	1407	1409	1408	1408	<b>1528</b>
Fillmore	2	1660	1640	1580	1520	1500	1420	1400	1400	<b>1496</b>
Polk	1	2200	2200	2200	2200	2200	2200	2100	2100	<b>2154</b>
Seward	1	2101	2096	2002	2000	1799	1800	1701	1600	<b>1742</b>
York	1	2120	2052	1804	1801	1685	n/a	1564	1559	<b>1670</b>

County	Mkt Area	CRP	TIMBER	WASTE
Hamilton	1	n/a	n/a	900
Clay	1	n/a	n/a	n/a
Hall	1	n/a	n/a	100
Fillmore	2	n/a	n/a	195
Polk	1	n/a	1200	40
Seward	1	2551	600	100
York	1	n/a	n/a	600

Source: 2018 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.  
 CRP and TIMBER values are weighted averages from Schedule XIII, line 104 and 113.



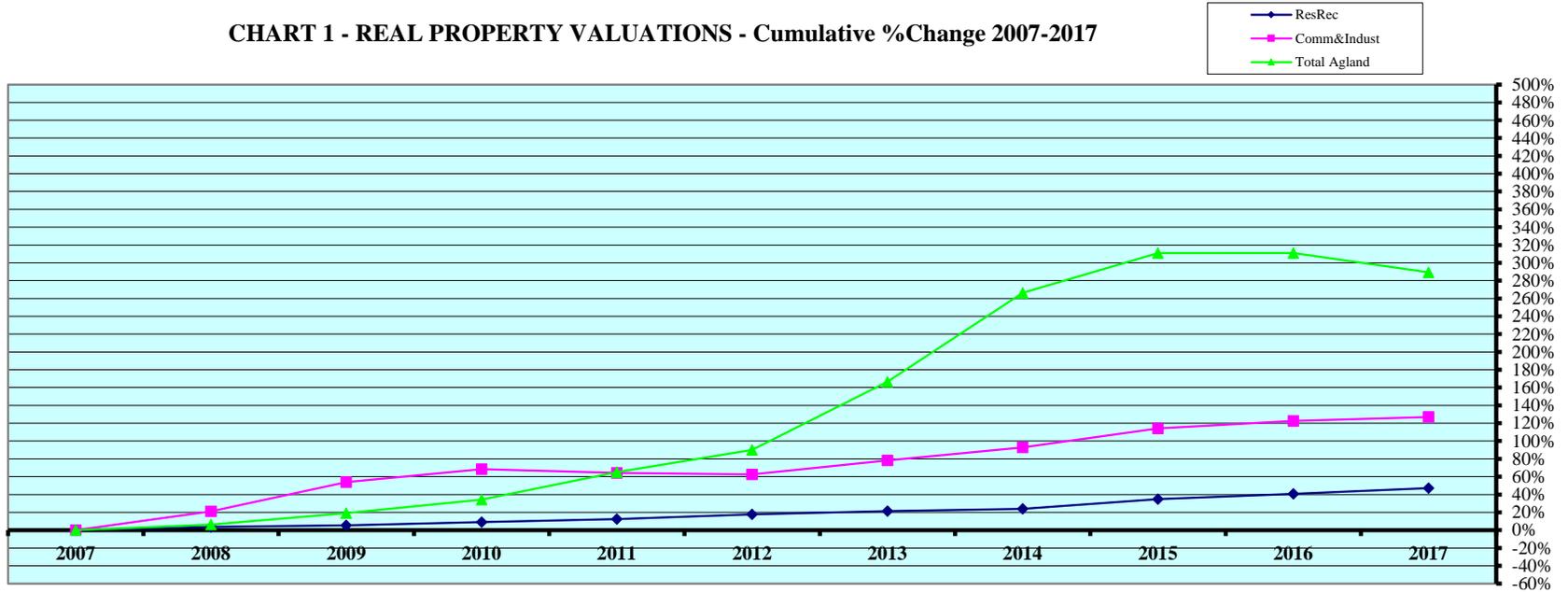
**Legend**

- 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



**CHART 1 - REAL PROPERTY VALUATIONS - Cumulative %Change 2007-2017**



Tax Year	Residential & Recreational <sup>(1)</sup>				Commercial & Industrial <sup>(1)</sup>				Total Agricultural Land <sup>(1)</sup>			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2007	304,650,794	--	--	--	84,734,808	--	--	--	517,523,060	--	--	--
2008	315,604,562	10,953,768	3.60%	3.60%	102,705,074	17,970,266	21.21%	21.21%	549,998,395	32,475,335	6.28%	6.28%
2009	320,873,266	5,268,704	1.67%	5.32%	130,302,091	27,597,017	26.87%	53.78%	617,199,865	67,201,470	12.22%	19.26%
2010	332,414,169	11,540,903	3.60%	9.11%	142,855,866	12,553,775	9.63%	68.59%	695,387,745	78,187,880	12.67%	34.37%
2011	342,816,103	10,401,934	3.13%	12.53%	139,059,220	-3,796,646	-2.66%	64.11%	854,976,040	159,588,295	22.95%	65.21%
2012	358,958,738	16,142,635	4.71%	17.83%	137,707,416	-1,351,804	-0.97%	62.52%	983,875,865	128,899,825	15.08%	90.11%
2013	369,646,383	10,687,645	2.98%	21.33%	150,950,765	13,243,349	9.62%	78.14%	1,378,956,355	395,080,490	40.16%	166.45%
2014	377,203,086	7,556,703	2.04%	23.81%	163,305,613	12,354,848	8.18%	92.73%	1,895,564,370	516,608,015	37.46%	266.28%
2015	410,642,034	33,438,948	8.86%	34.79%	181,398,715	18,093,102	11.08%	114.08%	2,126,048,445	230,484,075	12.16%	310.81%
2016	428,751,341	18,109,307	4.41%	40.74%	188,531,398	7,132,683	3.93%	122.50%	2,127,001,580	953,135	0.04%	311.00%
2017	448,375,430	19,624,089	4.58%	47.18%	192,282,199	3,750,801	1.99%	126.92%	2,014,238,590	-112,762,990	-5.30%	289.21%

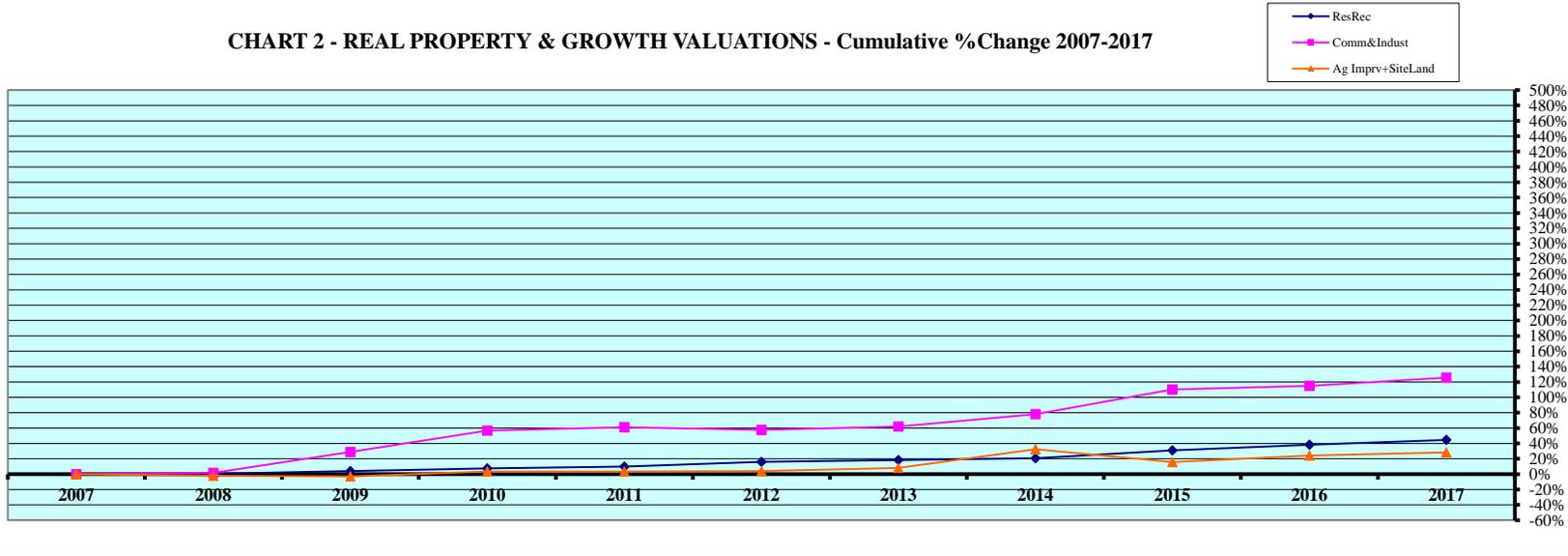
Rate Annual %chg: Residential & Recreational **3.94%** Commercial & Industrial **8.54%** Agricultural Land **14.56%**

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

**CHART 1**

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

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2007-2017



Tax Year	Residential & Recreational <sup>(1)</sup>						Commercial & Industrial <sup>(1)</sup>					
	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
2007	304,650,794	8,893,903	2.92%	295,756,891	--	--	84,734,808	10,856,630	12.81%	73,878,178	--	--
2008	315,604,562	9,193,730	2.91%	306,410,832	0.58%	0.58%	102,705,074	16,578,425	16.14%	86,126,649	1.64%	1.64%
2009	320,873,266	4,267,236	1.33%	316,606,030	0.32%	3.92%	130,302,091	21,198,660	16.27%	109,103,431	6.23%	28.76%
2010	332,414,169	5,242,750	1.58%	327,171,419	1.96%	7.39%	142,855,866	10,158,280	7.11%	132,697,586	1.84%	56.60%
2011	342,816,103	7,867,141	2.29%	334,948,962	0.76%	9.95%	139,059,220	2,638,495	1.90%	136,420,725	-4.50%	61.00%
2012	358,958,738	5,693,235	1.59%	353,265,503	3.05%	15.96%	137,707,416	4,105,460	2.98%	133,601,956	-3.92%	57.67%
2013	369,646,383	9,077,982	2.46%	360,568,401	0.45%	18.35%	150,950,765	13,713,440	9.08%	137,237,325	-0.34%	61.96%
2014	377,203,086	9,949,421	2.64%	367,253,665	-0.65%	20.55%	163,305,613	12,511,935	7.66%	150,793,678	-0.10%	77.96%
2015	410,642,034	11,997,491	2.92%	398,644,543	5.68%	30.85%	181,398,715	3,151,290	1.74%	178,247,425	9.15%	110.36%
2016	428,751,341	7,792,467	1.82%	420,958,874	2.51%	38.18%	188,531,398	6,529,020	3.46%	182,002,378	0.33%	114.79%
2017	448,375,430	8,010,276	1.79%	440,365,154	2.71%	44.55%	192,282,199	1,049,250	0.55%	191,232,949	1.43%	125.68%
Rate Ann%chg	3.94%				1.74%		8.54%			C & I w/o growth		1.18%

Tax Year	Ag Improvements & Site Land <sup>(1)</sup>			Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value					
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	-2.10%	-2.10%
2009	47,093,757	28,412,449	75,506,206	1,654,405	2.19%	73,851,801	-1.79%	-2.96%
2010	47,028,709	33,770,864	80,799,573	2,002,500	2.48%	78,797,073	4.36%	3.54%
2011	45,736,990	35,143,072	80,880,062	2,259,980	2.79%	78,620,082	-2.70%	3.30%
2012	45,077,090	37,254,355	82,331,445	3,209,390	3.90%	79,122,055	-2.17%	3.96%
2013	45,499,571	40,515,965	86,015,536	3,685,258	4.28%	82,330,278	0.00%	8.18%
2014	58,438,815	45,985,653	104,424,468	3,642,305	3.49%	100,782,163	17.17%	32.42%
2015	44,009,188	47,284,703	91,293,891	3,144,590	3.44%	88,149,301	-15.59%	15.82%
2016	46,506,183	51,177,535	97,683,718	3,187,400	3.26%	94,496,318	3.51%	24.16%
2017	46,755,835	52,385,653	99,141,488	1,526,800	1.54%	97,614,688	-0.07%	28.26%
Rate Ann%chg	-0.18%	6.28%	2.68%			Ag Imprv+Site w/o growth	0.06%	

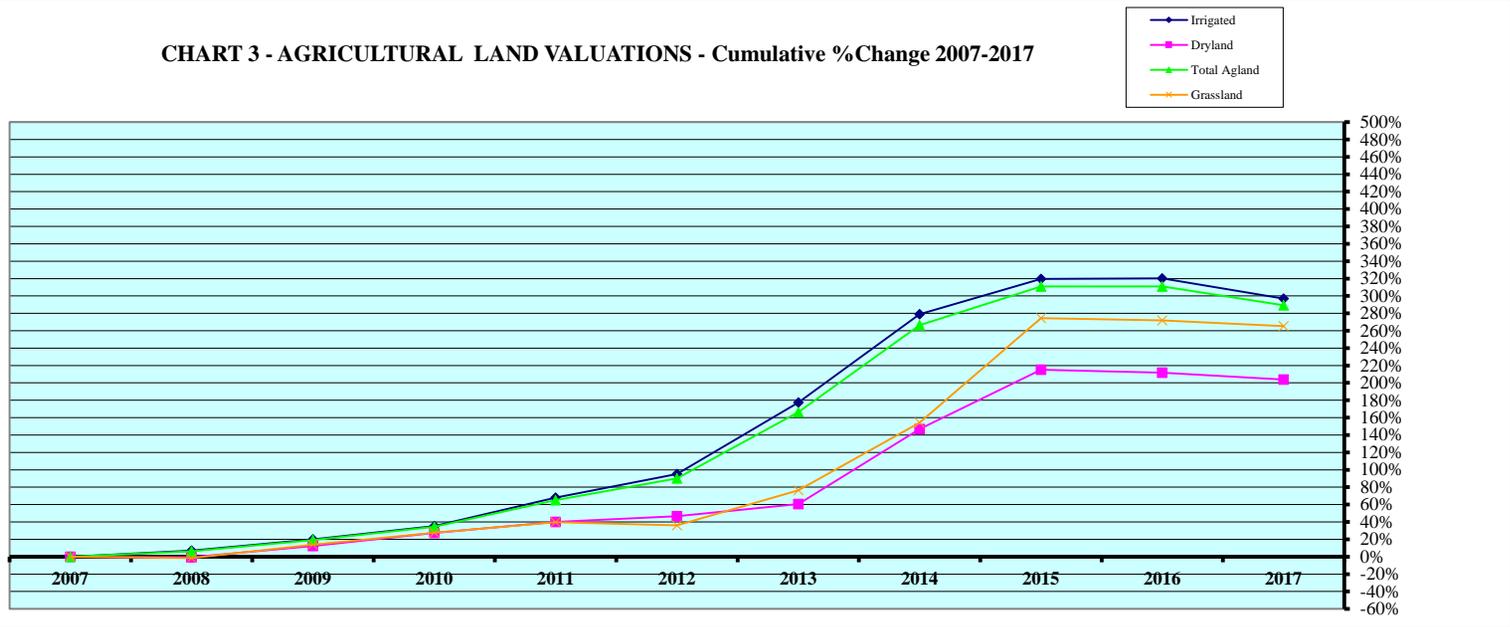
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property. Sources: Value; 2007 - 2017 CTL Growth Value; 2007-2017 Abstract of Asmnt Rpt.

NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2018

Cnty# 41  
County HAMILTON

CHART 2

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative %Change 2007-2017



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
2007	466,892,140	--	--	--	35,733,270	--	--	--	13,580,840	--	--	--
2008	499,769,010	32,876,870	7.04%	7.04%	35,545,995	-187,275	-0.52%	-0.52%	13,372,150	-208,690	-1.54%	-1.54%
2009	560,290,435	60,521,425	12.11%	20.00%	40,133,870	4,587,875	12.91%	12.32%	15,475,410	2,103,260	15.73%	13.95%
2010	631,193,930	70,903,495	12.65%	35.19%	45,549,270	5,415,400	13.49%	27.47%	17,330,625	1,855,215	11.99%	27.61%
2011	783,842,720	152,648,790	24.18%	67.89%	50,059,215	4,509,945	9.90%	40.09%	18,988,420	1,657,795	9.57%	39.82%
2012	911,008,140	127,165,420	16.22%	95.12%	52,414,690	2,355,475	4.71%	46.68%	18,467,535	-520,885	-2.74%	35.98%
2013	1,295,119,000	384,110,860	42.16%	177.39%	57,373,280	4,958,590	9.46%	60.56%	23,955,185	5,487,650	29.72%	76.39%
2014	1,769,688,020	474,569,020	36.64%	279.04%	88,241,210	30,867,930	53.80%	146.94%	34,537,575	10,582,390	44.18%	154.31%
2015	1,959,596,125	189,908,105	10.73%	319.71%	112,599,885	24,358,675	27.60%	215.11%	50,854,555	16,316,980	47.24%	274.46%
2016	1,962,127,785	2,531,660	0.13%	320.25%	111,352,220	-1,247,665	-1.11%	211.62%	50,502,490	-352,065	-0.69%	271.87%
2017	1,853,104,250	-109,023,535	-5.56%	296.90%	108,594,505	-2,757,715	-2.48%	203.90%	49,609,550	-892,940	-1.77%	265.29%

Rate Ann.%chg: Irrigated **14.78%** Dryland **11.76%** Grassland **13.83%**

Tax Year	Waste Land <sup>(1)</sup>				Other Agland <sup>(1)</sup>				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2007	540,540	--	--	--	776,270	--	--	--	517,523,060	--	--	--
2008	539,925	-615	-0.11%	-0.11%	771,315	-4,955	-0.64%	-0.64%	549,998,395	32,475,335	6.28%	6.28%
2009	538,020	-1,905	-0.35%	-0.47%	762,130	-9,185	-1.19%	-1.82%	617,199,865	67,201,470	12.22%	19.26%
2010	564,900	26,880	5.00%	4.51%	749,020	-13,110	-1.72%	-3.51%	695,387,745	78,187,880	12.67%	34.37%
2011	591,130	26,230	4.64%	9.36%	1,494,555	745,535	99.53%	92.53%	854,976,040	159,588,295	22.95%	65.21%
2012	606,885	15,755	2.67%	12.27%	1,378,615	-115,940	-7.76%	77.59%	983,875,865	128,899,825	15.08%	90.11%
2013	1,035,715	428,830	70.66%	91.61%	1,473,175	94,560	6.86%	89.78%	1,378,956,355	395,080,490	40.16%	166.45%
2014	1,622,990	587,275	56.70%	200.25%	1,474,575	1,400	0.10%	89.96%	1,895,564,370	516,608,015	37.46%	266.28%
2015	1,728,540	105,550	6.50%	219.78%	1,269,340	-205,235	-13.92%	63.52%	2,126,048,445	230,484,075	12.16%	310.81%
2016	1,740,395	11,855	0.69%	221.97%	1,278,690	9,350	0.74%	64.72%	2,127,001,580	953,135	0.04%	311.00%
2017	1,739,665	-730	-0.04%	221.84%	1,190,620	-88,070	-6.89%	53.38%	2,014,238,590	-112,762,990	-5.30%	289.21%

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

Rate Ann.%chg: Total Agric Land **14.56%**

**CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2007-2017** (from County Abstract Reports)<sup>(1)</sup>

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2007	466,778,880	263,628	1,771			35,763,190	28,481	1,256			13,537,935	26,967	502		
2008	499,788,715	264,836	1,887	6.58%	6.58%	35,631,550	27,668	1,288	2.56%	2.56%	13,353,845	26,624	502	-0.09%	-0.09%
2009	559,487,635	265,338	2,109	11.73%	19.09%	40,135,930	26,888	1,493	15.91%	18.88%	15,436,735	26,557	581	15.89%	15.78%
2010	631,412,350	266,078	2,373	12.54%	34.02%	45,416,265	26,559	1,710	14.56%	36.18%	17,368,235	26,632	652	12.20%	29.90%
2011	784,001,075	266,233	2,945	24.09%	66.32%	49,983,735	26,550	1,883	10.09%	49.93%	18,854,415	26,386	715	9.57%	42.33%
2012	910,399,590	266,539	3,416	15.99%	92.91%	52,722,505	26,309	2,004	6.45%	59.59%	18,768,455	26,182	717	0.32%	42.79%
2013	1,294,031,030	268,351	4,822	41.18%	172.35%	57,665,255	24,906	2,315	15.54%	84.39%	24,210,750	25,336	956	33.31%	90.35%
2014	1,766,588,905	269,026	6,567	36.18%	270.87%	90,047,805	24,465	3,681	58.97%	193.12%	34,775,930	24,930	1,395	45.97%	177.86%
2015	1,958,170,240	270,015	7,252	10.44%	309.58%	115,012,640	23,554	4,883	32.66%	288.86%	51,287,385	24,655	2,080	49.13%	314.37%
2016	1,960,709,055	270,404	7,251	-0.01%	309.52%	112,715,465	23,074	4,885	0.04%	289.02%	50,607,720	24,334	2,080	-0.02%	314.27%
2017	1,852,371,240	270,946	6,837	-5.71%	286.12%	109,719,125	22,460	4,885	0.01%	289.04%	50,947,805	24,487	2,081	0.04%	314.44%

Rate Annual %chg Average Value/Acre: **14.46%**

**14.55%**

**15.28%**

Tax Year	WASTE LAND <sup>(2)</sup>					OTHER AGLAND <sup>(2)</sup>					TOTAL AGRICULTURAL LAND <sup>(1)</sup>				
	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
2007	548,325	1,567	350			776,270	2,218	350			517,404,600	322,860	1,603		
2008	554,825	1,585	350	0.00%	0.00%	774,115	2,212	350	0.00%	0.00%	550,103,050	322,925	1,704	6.30%	6.30%
2009	551,665	1,576	350	-0.02%	-0.01%	762,130	2,177	350	0.00%	0.00%	616,374,095	322,537	1,911	12.18%	19.25%
2010	537,300	1,535	350	0.03%	0.01%	751,765	2,148	350	0.00%	0.00%	695,485,915	322,952	2,154	12.69%	34.38%
2011	571,115	1,632	350	0.00%	0.02%	1,037,430	2,140	485	38.50%	38.50%	854,447,770	322,941	2,646	22.86%	65.10%
2012	609,795	1,742	350	0.00%	0.02%	1,356,525	2,265	599	23.52%	71.09%	983,856,870	323,037	3,046	15.11%	90.05%
2013	1,039,415	1,732	600	71.41%	71.44%	1,341,170	2,236	600	0.18%	71.40%	1,378,287,620	322,561	4,273	40.30%	166.63%
2014	1,531,930	1,702	900	49.99%	157.14%	1,336,070	2,227	600	0.00%	71.40%	1,894,280,640	322,351	5,876	37.53%	266.69%
2015	1,615,550	1,795	900	0.00%	157.14%	1,264,840	2,108	600	0.00%	71.40%	2,127,350,655	322,128	6,604	12.38%	312.09%
2016	1,726,930	1,919	900	0.00%	157.14%	1,263,840	2,106	600	0.02%	71.43%	2,127,023,010	321,837	6,609	0.07%	312.40%
2017	1,751,580	1,946	900	-0.01%	157.13%	754,500	1,258	600	-0.02%	71.39%	2,015,544,250	321,097	6,277	-5.02%	291.69%

**41**  
**HAMILTON**

Rate Annual %chg Average Value/Acre: **14.63%**

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2007 - 2017 County Abstract Reports  
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2018

**CHART 4**



<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 8,604</b>	<b>Value : 2,716,767,476</b>	<b>Growth 20,153,516</b>	<b>Sum Lines 17, 25, &amp; 41</b>
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	326	4,294,365	19	338,030	783	21,142,266	1,128	25,774,661	
<b>02. Res Improve Land</b>	2,362	51,763,420	23	653,890	938	39,171,698	3,323	91,589,008	
<b>03. Res Improvements</b>	2,451	220,427,225	23	2,945,305	1,028	157,051,790	3,502	380,424,320	
<b>04. Res Total</b>	2,777	276,485,010	42	3,937,225	1,811	217,365,754	4,630	497,787,989	10,041,591
<b>% of Res Total</b>	59.98	55.54	0.91	0.79	39.11	43.67	53.81	18.32	49.83
<b>05. Com UnImp Land</b>	94	2,031,494	5	119,570	13	845,065	112	2,996,129	
<b>06. Com Improve Land</b>	317	8,097,113	12	440,410	27	4,032,852	356	12,570,375	
<b>07. Com Improvements</b>	338	64,603,047	28	4,862,775	39	32,236,148	405	101,701,970	
<b>08. Com Total</b>	432	74,731,654	33	5,422,755	52	37,114,065	517	117,268,474	8,016,895
<b>% of Com Total</b>	83.56	63.73	6.38	4.62	10.06	31.65	6.01	4.32	39.78
<b>09. Ind UnImp Land</b>	5	104,105	0	0	0	0	5	104,105	
<b>10. Ind Improve Land</b>	4	2,190,414	13	1,070,550	3	262,650	20	3,523,614	
<b>11. Ind Improvements</b>	5	40,529,916	13	16,888,850	3	28,355,050	21	85,773,816	
<b>12. Ind Total</b>	10	42,824,435	13	17,959,400	3	28,617,700	26	89,401,535	744,480
<b>% of Ind Total</b>	38.46	47.90	50.00	20.09	11.54	32.01	0.30	3.29	3.69
<b>13. Rec UnImp Land</b>	1	8,085	0	0	22	856,990	23	865,075	
<b>14. Rec Improve Land</b>	0	0	0	0	1	97,755	1	97,755	
<b>15. Rec Improvements</b>	0	0	0	0	17	174,295	17	174,295	
<b>16. Rec Total</b>	1	8,085	0	0	39	1,129,040	40	1,137,125	0
<b>% of Rec Total</b>	2.50	0.71	0.00	0.00	97.50	99.29	0.46	0.04	0.00
<b>Res &amp; Rec Total</b>	2,778	276,493,095	42	3,937,225	1,850	218,494,794	4,670	498,925,114	10,041,591
<b>% of Res &amp; Rec Total</b>	59.49	55.42	0.90	0.79	39.61	43.79	54.28	18.36	49.83
<b>Com &amp; Ind Total</b>	442	117,556,089	46	23,382,155	55	65,731,765	543	206,670,009	8,761,375
<b>% of Com &amp; Ind Total</b>	81.40	56.88	8.47	11.31	10.13	31.81	6.31	7.61	43.47
<b>17. Taxable Total</b>	3,220	394,049,184	88	27,319,380	1,905	284,226,559	5,213	705,595,123	18,802,966
<b>% of Taxable Total</b>	61.77	55.85	1.69	3.87	36.54	40.28	60.59	25.97	93.30

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	2	14,555	851,015	0	0	0
19. Commercial	6	89,065	3,797,420	0	0	0
20. Industrial	3	216,590	14,870,535	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	851,015
19. Commercial	0	0	0	6	89,065	3,797,420
20. Industrial	0	0	0	3	216,590	14,870,535
21. Other	0	0	0	0	0	0
22. Total Sch II				11	320,210	19,518,970

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	231	4	127	362

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	10	306,900	14	2,187,115	2,525	1,423,941,820	2,549	1,426,435,835
28. Ag-Improved Land	2	47,030	1	4,095	747	506,114,305	750	506,165,430
29. Ag Improvements	2	173,840	2	173,060	838	78,224,188	842	78,571,088
30. Ag Total							3,391	2,011,172,353

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	1	1.00	30,000	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	2	2.62	17,030	1	0.63	4,095	
37. FarmSite Improvements	2	0.00	173,840	2	0.00	173,060	
38. FarmSite Total							
39. Road & Ditches	4	1.38	0	7	6.17	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	21	21.01	630,300	22	22.01	660,300	
32. HomeSite Improv Land	338	344.54	10,345,000	338	344.54	10,345,000	
33. HomeSite Improvements	341	0.00	38,179,475	341	0.00	38,179,475	590,070
34. HomeSite Total				<b>363</b>	<b>366.55</b>	<b>49,184,775</b>	
35. FarmSite UnImp Land	84	207.90	1,222,850	84	207.90	1,222,850	
36. FarmSite Improv Land	716	2,545.64	15,799,725	719	2,548.89	15,820,850	
37. FarmSite Improvements	829	0.00	40,044,713	833	0.00	40,391,613	760,480
38. FarmSite Total				<b>917</b>	<b>2,756.79</b>	<b>57,435,313</b>	
39. Road & Ditches	3,046	7,258.46	0	3,057	7,266.01	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				<b>1,280</b>	<b>10,389.35</b>	<b>106,620,088</b>	<b>1,350,550</b>

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	808.30	2,958,840	9	808.30	2,958,840

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	142,830.08	52.63%	921,187,490	52.79%	6,449.53
46. 1A	62,500.02	23.03%	402,466,305	23.06%	6,439.46
47. 2A1	18,635.32	6.87%	119,731,865	6.86%	6,425.00
48. 2A	643.15	0.24%	4,116,140	0.24%	6,399.97
49. 3A1	26,770.98	9.86%	170,616,875	9.78%	6,373.20
50. 3A	1,297.49	0.48%	8,271,445	0.47%	6,374.96
51. 4A1	13,731.88	5.06%	87,068,655	4.99%	6,340.62
52. 4A	4,971.40	1.83%	31,568,620	1.81%	6,350.05
53. Total	271,380.32	100.00%	1,745,027,395	100.00%	6,430.19
<b>Dry</b>					
54. 1D1	9,762.35	44.51%	48,811,705	45.54%	5,000.00
55. 1D	4,160.28	18.97%	20,801,325	19.41%	4,999.98
56. 2D1	1,725.15	7.86%	8,280,630	7.73%	4,799.95
57. 2D	179.27	0.82%	860,505	0.80%	4,800.05
58. 3D1	3,296.26	15.03%	15,492,400	14.45%	4,699.99
59. 3D	120.05	0.55%	564,225	0.53%	4,699.92
60. 4D1	1,974.52	9.00%	9,082,735	8.47%	4,599.97
61. 4D	717.14	3.27%	3,298,770	3.08%	4,599.90
62. Total	21,935.02	100.00%	107,192,295	100.00%	4,886.81
<b>Grass</b>					
63. 1G1	2,043.53	8.61%	4,700,030	9.51%	2,299.96
64. 1G	1,309.58	5.52%	3,011,960	6.10%	2,299.94
65. 2G1	2,076.41	8.75%	4,568,090	9.25%	2,199.99
66. 2G	547.48	2.31%	1,204,450	2.44%	2,199.99
67. 3G1	2,062.12	8.69%	4,330,415	8.77%	2,099.98
68. 3G	1,880.86	7.92%	3,949,765	8.00%	2,099.98
69. 4G1	3,140.58	13.23%	6,281,085	12.71%	1,999.98
70. 4G	10,676.75	44.98%	21,353,525	43.23%	2,000.00
71. Total	23,737.31	100.00%	49,399,320	100.00%	2,081.08
<b>Irrigated Total</b>					
	271,380.32	84.55%	1,745,027,395	91.62%	6,430.19
<b>Dry Total</b>					
	21,935.02	6.83%	107,192,295	5.63%	4,886.81
<b>Grass Total</b>					
	23,737.31	7.40%	49,399,320	2.59%	2,081.08
72. Waste	1,936.28	0.60%	1,742,635	0.09%	899.99
73. Other	1,984.65	0.62%	1,190,620	0.06%	599.91
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	320,973.58	100.00%	1,904,552,265	100.00%	5,933.67

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	28.04	180,830	314.06	2,023,580	271,038.22	1,742,822,985	271,380.32	1,745,027,395
<b>77. Dry Land</b>	25.21	126,045	13.95	68,445	21,895.86	106,997,805	21,935.02	107,192,295
<b>78. Grass</b>	0.00	0	43.34	94,045	23,693.97	49,305,275	23,737.31	49,399,320
<b>79. Waste</b>	0.03	25	1.16	1,045	1,935.09	1,741,565	1,936.28	1,742,635
<b>80. Other</b>	0.00	0	0.00	0	1,984.65	1,190,620	1,984.65	1,190,620
<b>81. Exempt</b>	0.00	0	0.00	0	0.00	0	0.00	0
<b>82. Total</b>	<b>53.28</b>	<b>306,900</b>	<b>372.51</b>	<b>2,187,115</b>	<b>320,547.79</b>	<b>1,902,058,250</b>	<b>320,973.58</b>	<b>1,904,552,265</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	271,380.32	84.55%	1,745,027,395	91.62%	6,430.19
<b>Dry Land</b>	21,935.02	6.83%	107,192,295	5.63%	4,886.81
<b>Grass</b>	23,737.31	7.40%	49,399,320	2.59%	2,081.08
<b>Waste</b>	1,936.28	0.60%	1,742,635	0.09%	899.99
<b>Other</b>	1,984.65	0.62%	1,190,620	0.06%	599.91
<b>Exempt</b>	0.00	0.00%	0	0.00%	0.00
<b>Total</b>	<b>320,973.58</b>	<b>100.00%</b>	<b>1,904,552,265</b>	<b>100.00%</b>	<b>5,933.67</b>

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 Acreages	708	18,129,150	701	21,144,100	743	108,536,635	1,451	147,809,885	1,858,240
83.2 Aurora	170	3,045,235	1,644	45,658,900	1,730	174,012,010	1,900	222,716,145	3,451,968
83.3 Coyote Bluffs (shoups)	0	0	0	0	3	75,180	3	75,180	0
83.4 Erickson Est	3	60,000	3	93,250	3	562,125	6	715,375	0
83.5 Giltner	32	286,550	168	2,489,995	168	12,486,320	200	15,262,865	361,018
83.6 Hampton	14	115,045	199	2,045,240	199	15,234,750	213	17,395,035	375,050
83.7 Hillcrest View Sub	0	0	6	300,000	6	927,310	6	1,227,310	940
83.8 Hordville	19	205,060	58	53,850	59	2,847,075	78	3,105,985	23,525
83.9 Koskovich Sub	1	25,000	1	35,000	1	76,780	2	136,780	0
83.10 Lac Denado	15	194,370	14	514,120	14	1,056,435	29	1,764,925	50,265
83.11 Mariposa Lake	32	1,382,626	9	1,450,000	9	2,636,800	41	5,469,426	573,690
83.12 Marquette (& Kronborg)	16	28,970	119	371,995	120	4,685,665	136	5,086,630	2,825
83.13 Over The Hill	0	0	1	97,755	16	109,870	16	207,625	6,640
83.14 Paradise Lake	2	34,840	12	379,840	12	1,719,440	14	2,134,120	0
83.15 Phillips	24	423,655	135	687,755	137	7,477,010	161	8,588,420	444,770
83.16 Platte View Est	17	626,010	44	5,466,055	44	15,541,595	61	21,633,660	1,800,385
83.17 Rathjes	1	213,675	0	0	36	658,910	37	872,585	0
83.18 Rural	34	1,272,135	6	213,720	14	1,567,420	48	3,053,275	526,950
83.19 Stockham	49	86,080	26	56,895	26	1,073,740	75	1,216,715	113,550
83.20 Sunset Terrace	3	95,955	43	1,427,135	43	6,108,260	46	7,631,350	36,735
83.21 Timbercove	2	100,000	17	1,220,000	17	3,835,905	19	5,155,905	10,890
83.22 Turtle Beach	5	218,200	39	2,760,000	39	9,054,050	44	12,032,250	44,975
83.23 Valley View	2	26,580	5	170,000	5	998,610	7	1,195,190	133,490
83.24 Willow Bend	2	70,600	74	5,051,158	75	9,316,720	77	14,438,478	225,685
84 Residential Total	1,151	26,639,736	3,324	91,686,763	3,519	380,598,615	4,670	498,925,114	10,041,591

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line# I</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Acreages	0	0	2	91,835	2	335,515	2	427,350	0
85.2	Aurora	75	1,998,194	233	9,634,388	244	101,981,417	319	113,613,999	7,277,135
85.3	Giltner	4	8,825	16	269,340	19	4,253,100	23	4,531,265	100,750
85.4	Hampton	9	113,240	31	498,260	32	4,731,250	41	5,342,750	0
85.5	Hordville	1	285	7	9,475	8	1,822,155	9	1,831,915	30,000
85.6	Marquette (& Kronborg)	5	8,675	20	39,355	21	1,530,845	26	1,578,875	134,000
85.7	Phillips	2	960	7	12,570	9	239,950	11	253,480	0
85.8	Rural	18	965,010	58	5,533,416	89	72,488,804	107	78,987,230	1,219,490
85.9	Stockham	3	5,045	2	5,350	2	92,750	5	103,145	0
86	Commercial Total	117	3,100,234	376	16,093,989	426	187,475,786	543	206,670,009	8,761,375

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	2,043.53	8.61%	4,700,030	9.51%	2,299.96
88. 1G	1,309.58	5.52%	3,011,960	6.10%	2,299.94
89. 2G1	2,076.41	8.75%	4,568,090	9.25%	2,199.99
90. 2G	547.48	2.31%	1,204,450	2.44%	2,199.99
91. 3G1	2,062.12	8.69%	4,330,415	8.77%	2,099.98
92. 3G	1,880.86	7.92%	3,949,765	8.00%	2,099.98
93. 4G1	3,140.58	13.23%	6,281,085	12.71%	1,999.98
94. 4G	10,676.75	44.98%	21,353,525	43.23%	2,000.00
95. Total	23,737.31	100.00%	49,399,320	100.00%	2,081.08
<b>CRP</b>					
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
<b>Timber</b>					
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	23,737.31	100.00%	49,399,320	100.00%	2,081.08
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	23,737.31	100.00%	49,399,320	100.00%	2,081.08

**2018 County Abstract of Assessment for Real Property, Form 45  
Compared with the 2017 Certificate of Taxes Levied Report (CTL)**

**41 Hamilton**

	<b>2017 CTL County Total</b>	<b>2018 Form 45 County Total</b>	<b>Value Difference (2018 form 45 - 2017 CTL)</b>	<b>Percent Change</b>	<b>2018 Growth (New Construction Value)</b>	<b>Percent Change excl. Growth</b>
01. Residential	447,276,600	497,787,989	50,511,389	11.29%	10,041,591	9.05%
02. Recreational	1,098,830	1,137,125	38,295	3.49%	0	3.49%
03. Ag-Homesite Land, Ag-Res Dwelling	46,755,835	49,184,775	2,428,940	5.19%	590,070	3.93%
<b>04. Total Residential (sum lines 1-3)</b>	<b>495,131,265</b>	<b>548,109,889</b>	<b>52,978,624</b>	<b>10.70%</b>	<b>10,631,661</b>	<b>8.55%</b>
05. Commercial	108,929,674	117,268,474	8,338,800	7.66%	8,016,895	0.30%
06. Industrial	83,352,525	89,401,535	6,049,010	7.26%	744,480	6.36%
<b>07. Total Commercial (sum lines 5-6)</b>	<b>192,282,199</b>	<b>206,670,009</b>	<b>14,387,810</b>	<b>7.48%</b>	<b>8,761,375</b>	<b>2.93%</b>
08. Ag-Farmsite Land, Outbuildings	52,385,653	57,435,313	5,049,660	9.64%	760,480	8.19%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	0	0	0			
<b>11. Total Non-Agland (sum lines 8-10)</b>	<b>52,385,653</b>	<b>57,435,313</b>	<b>5,049,660</b>	<b>9.64%</b>	<b>760,480</b>	<b>8.19%</b>
12. Irrigated	1,853,104,250	1,745,027,395	-108,076,855	-5.83%		
13. Dryland	108,594,505	107,192,295	-1,402,210	-1.29%		
14. Grassland	49,609,550	49,399,320	-210,230	-0.42%		
15. Wasteland	1,739,665	1,742,635	2,970	0.17%		
16. Other Agland	1,190,620	1,190,620	0	0.00%		
<b>17. Total Agricultural Land</b>	<b>2,014,238,590</b>	<b>1,904,552,265</b>	<b>-109,686,325</b>	<b>-5.45%</b>		
<b>18. Total Value of all Real Property (Locally Assessed)</b>	<b>2,754,037,707</b>	<b>2,716,767,476</b>	<b>-37,270,231</b>	<b>-1.35%</b>	<b>20,153,516</b>	<b>-2.09%</b>

## 2018 Assessment Survey for Hamilton County

### A. Staffing and Funding Information

<b>1.</b>	<b>Deputy(ies) on staff:</b>
	1
<b>2.</b>	<b>Appraiser(s) on staff:</b>
	0
<b>3.</b>	<b>Other full-time employees:</b>
	2, both have Assessor Certification.
<b>4.</b>	<b>Other part-time employees:</b>
	0
<b>5.</b>	<b>Number of shared employees:</b>
	0
<b>6.</b>	<b>Assessor's requested budget for current fiscal year:</b>
	General - \$181,354 Reappraisal - \$37,000
<b>7.</b>	<b>Adopted budget, or granted budget if different from above:</b>
	General - \$178,042 Reappraisal - \$36,000
<b>8.</b>	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	Contracted - \$3,000
<b>9.</b>	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	N/A
<b>10.</b>	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	CAMA/MIPS \$18,100; GIS \$13,700; Maintenance computers \$1,100
<b>11.</b>	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$850 (all staff)
<b>12.</b>	<b>Other miscellaneous funds:</b>
	Office equipment \$2,500
<b>13.</b>	<b>Amount of last year's assessor's budget not used:</b>
	0

## B. Computer, Automation Information and GIS

1.	<b>Administrative software:</b>
	MIPS
2.	<b>CAMA software:</b>
	MIPS
3.	<b>Are cadastral maps currently being used?</b>
	No longer updated.
4.	<b>If so, who maintains the Cadastral Maps?</b>
	No longer updated.
5.	<b>Does the county have GIS software?</b>
	Yes
6.	<b>Is GIS available to the public? If so, what is the web address?</b>
	Yes. <a href="http://hamilton.gisworkshop.com">http://hamilton.gisworkshop.com</a>
7.	<b>Who maintains the GIS software and maps?</b>
	Assessor's Office and GIS Workshop
8.	<b>Personal Property software:</b>
	MIPS

## C. Zoning Information

1.	<b>Does the county have zoning?</b>
	Yes
2.	<b>If so, is the zoning countywide?</b>
	Yes
3.	<b>What municipalities in the county are zoned?</b>
	All towns in the county are zoned.
4.	<b>When was zoning implemented?</b>
	1970

### D. Contracted Services

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

### E. Appraisal /Listing Services

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

## 2018 Residential Assessment Survey for Hamilton County

<b>1.</b>	<b>Valuation data collection done by:</b>																
	Assessor and Staff																
<b>2.</b>	<b>List the valuation groupings recognized by the County and describe the unique characteristics of each:</b>																
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center; padding: 5px;"><u>Valuation Grouping</u></th> <th style="text-align: center; padding: 5px;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center; vertical-align: top; padding: 5px;">1</td> <td style="padding: 5px;">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; vertical-align: top; padding: 5px;">2</td> <td style="padding: 5px;">Acreage. Parcels in the rural areas of the county with 20 acres or less.</td> </tr> <tr> <td style="text-align: center; vertical-align: top; padding: 5px;">3</td> <td style="padding: 5px;">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; vertical-align: top; padding: 5px;">4</td> <td style="padding: 5px;">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; vertical-align: top; padding: 5px;">5</td> <td style="padding: 5px;">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; vertical-align: top; padding: 5px;">6</td> <td style="padding: 5px;">Includes: Lac Denado, Willow Bend These lake property areas contain older improvements. 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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.																

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

<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>
	The cost approach and sales comparison approach are used to estimate value in the residential class.
<b>4.</b>	<b>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?</b>
	Depreciation schedules are based on local market information.
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>
	Yes, if there is an adequate number of qualified sales.
<b>6.</b>	<b>Describe the methodology used to determine the residential lot values?</b>
	The county uses an analysis of vacant residential parcels to establish assessments for the land component of the assessed value.
<b>7.</b>	<b>Describe the methodology used to determine value for vacant lots being held for sale or resale?</b>
	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. County utilizes discounted cash flow analysis for lots held for resale.

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	2017	2007	2017	2015-2017
	2	2017	2007	2014	2008-2017
	3	2017	2007	2010	2016-2017
	4	2017	2007	2017	2015-2017
	5	2017	2007	2013	2012-2017
	6	2015	2007	2017	2014-2015
	7	2016	2007	IOLL	2016-2017
	8	2017	2007	2017	2014-2018
	9	2017	2007	2017	2014-2017
	10	2017	2007	2013	2015-2017
	Ag	2017	2007	2014	2010-2017
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.					

## 2018 Commercial Assessment Survey for Hamilton County

<b>1.</b>	<b>Valuation data collection done by:</b>										
	Contract Appraiser and Assessor										
<b>2.</b>	<b>List the valuation groupings recognized in the County and describe the unique characteristics of each:</b>										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Grouping</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>(Aurora) All parcels are located within the town of Aurora. Aurora is the county seat and largest town in Hamilton County, with an estimated population of 4,500. It is the hub for most activities in the area, Aurora is located in the middle of Hamilton County; 3 miles north of Interstate 80 and at the intersection of Highways 14 and 34. The downtown Central Park Square business district has a variety of active retail stores which is located on all four sides of the Courthouse. 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. A long-term medical facility held their groundbreaking this spring. Once completed in the summer of 2018, it will be 42,000 square feet and hold sixty-four beds.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Includes: Giltner, Hampton. These towns have relatively small commercial districts. Each contains a post office and a bank. They are subject to the same economic market and are comparable based on locational characteristics.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Includes: Marquette, Stockham, Phillips, Hordville. These are relatively small commercial districts, but are a unique market based on locational characteristics.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Rural. Consists of parcels lying outside of towns.</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	1	(Aurora) All parcels are located within the town of Aurora. Aurora is the county seat and largest town in Hamilton County, with an estimated population of 4,500. It is the hub for most activities in the area, Aurora is located in the middle of Hamilton County; 3 miles north of Interstate 80 and at the intersection of Highways 14 and 34. The downtown Central Park Square business district has a variety of active retail stores which is located on all four sides of the Courthouse. 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. A long-term medical facility held their groundbreaking this spring. Once completed in the summer of 2018, it will be 42,000 square feet and hold sixty-four beds.	2	Includes: Giltner, Hampton. These towns have relatively small commercial districts. Each contains a post office and a bank. They are subject to the same economic market and are comparable based on locational characteristics.	3	Includes: Marquette, Stockham, Phillips, Hordville. These are relatively small commercial districts, but are a unique market based on locational characteristics.	4	Rural. Consists of parcels lying outside of towns.
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4	Rural. Consists of parcels lying outside of towns.										
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>										
	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.										
<b>3a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>										
	Physical inspection, joint review with commercial appraiser, and locate comparable sales using new state sales file query and adjusting for local market.										
<b>4.</b>	<b>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?</b>										
	Depreciation tables are developed by the contract appraiser using information derived from the local market.										
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>										

	Yes																													
<b>6.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>																													
	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.																													
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	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.																													

## 2018 Agricultural Assessment Survey for Hamilton County

<b>1.</b>	<b>Valuation data collection done by:</b>							
	Assessor and Staff							
<b>2.</b>	<b>List each market area, and describe the location and the specific characteristics that make each unique.</b>							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><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						
<b>3.</b>	<b>Describe the process used to determine and monitor market areas.</b>							
	The county reviews sale information and identifies common characteristics of the parcels. The sales support one market area for the entire county.							
<b>4.</b>	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>							
	Primary use of parcel. Land use by NRD. Acreages or parcels with dwellings and/or outbuildings of 20 acres or less are considered to be rural residential.							
<b>5.</b>	<b>Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?</b>							
	Yes, same valuation for home site and building site county-wide							
<b>6.</b>	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>							
	Interviews with buyers and sellers, and review of questionnaires.							

**~2017 Plan of Assessment for Hamilton County~**

**(For Assessment years 2018, 2019, and 2020)**

**Date: June 15th, 2017**

**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 2016 was \$3,204,272,453.

For fiscal year June 1<sup>st</sup>, 2016 to June 1<sup>st</sup>, 2017, an estimated 100 Zoning (building) Permits were filed for improvements to real estate in Aurora City. For Rural and Villages 65 were issued. Also the Assessor and staff discover many new and altered structures where no permit were issued. Approximately 10 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 in very poor condition and no longer updated. With the implementation of GIS, the information is available electronically.

Proposed submitted General Budget for July 1, 2017 – June 30, 2018 is \$180,602. The proposed submitted Reappraisal Budget for July 1, 2017 – June 30, 2017 is \$36,325. The Reappraisal Budget includes all the Maintenance agreements for GIS, CAMA, MIPS PC Admin and the web site.

The Assessor uses a 2005 Chevy Colorado 4x4 pick up to complete all pick up work throughout the county. It is also used during protest time to view all protested properties. It is shared with the Courthouse maintenance man for his duties that involve any driving.

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 10.4.1 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, 40-45 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 10<sup>th</sup> 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 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* \$135/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 pricing system 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 4300 printed and mailed out on June 1, 2017.

#### Level of Value, Quality, and Uniformity for Assessment Year 2017:

<u>Property Class</u>	<u>Median</u>
Residential	93%
Commercial	95%
Agricultural Land	71%

For more information regarding statistical measures see 2017 Reports & Opinions.

#### Current Assessment Procedures for Personal Property

Out of an estimated 1460 Personal Property Schedules, approximately 70 Personal Property Schedules were delinquent as of May 1, 2017. The County Assessor notified the late filers by mail. A 10% penalty will be assessed to these schedules. A 25% penalty will be assessed as well as "Assessor's estimated acquisition amount" to approximately 20 that will be delinquent as of July 1, 2017.

#### Current Assessment Procedures for Homestead Exemptions

The Assessor and her staff currently receive approximately 370 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 13<sup>th</sup>, for those not having yet filed for 2017.

### **Assessment actions COMPLETED for assessment year 2017:**

#### Residential – 2017:

All of the following subdivisions in Aurora are now on the new CAMA pricing: Ellsworth Sub, Jensen Sub, Murphy Sub, VanWormers Sub, Maple Lawn Sub, Mills Sub, Mo Sub, Millers Add, Aurora State Sub, Lagars Sub and Mitchell's Sub all of Aurora.

Constantly being reviewed are the newer subdivisions that have active building going on, namely Green Way and North Ridge.

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.

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

Several new subdivisions have been platted in the City limits. Namely Streeter's Park Sub, Streeter's First Add and Streeter's Second Add.

#### Rural Residential - 2017:

Rural residential properties were reviewed and was put on the new CAMA pricing. Most were in Monroe (north & south) and Phillips Townships. Total parcel count of all rural residential inspected was approximately 280 parcels.

Also reviewed was Valley View, Koskovich, Rathje's Resort, Platte View, Mariposa I & II, Turtle Beach, Lac Denado, Timbercove.

#### Commercial - 2017:

Cottage Home commercial properties were physically inspected and revalued.

With the assistance of Stanard Appraisal Inc. the following were physically inspected and revalued:

Aurora: Hamilton Telephone new building, recent sale of Jim's U-Save Pharmacy, O'Reilly Auto Parts interior remodel complete, Element Beauty Salon, Master's

Plumbing Inc., Pinnacle Bank drive-thru, Pizza Hut, Mason's Jar / Copper Pot Venue, The Ivy, NRCS/FSA/USDA Bldg., Friesen Ford new addition, Snider's Outdoor Power interior remodel complete, Jim Anderson DDS, Sallans Chiropractic Clinic,

Rural: Bish Enterprises, Norder, Tom Cornwell, Aurora Coop new spray plane hangar, Midwest Land Development, interior offices complete. Cornerstone Bank Marquette, interior remodel due to new Post Office location and The Grain Place outbuilding completed.

#### Agricultural Land - 2017:

The County remains in one market area. All irrigated crop ground decreased by 6%. All dry cropable and pasture land values 'rolled over' in values from 2016 to 2017 for the County to be in compliance.

#### **Assessment actions planned for assessment year 2018:**

##### Residential - 2018:

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.

New lot values may be applied to McBride Sub, McBride 2<sup>nd</sup> Sub. Parkview Estates. Also Original Town, Millers Add and Ellsworth Add may have their lots adjusted to \$1.50/sq ft.

The Assessor, with the assistance from her staff, have divided the City of Aurora into five parts to make the 6 year review cycle easier to accomplish. This will take into effect in the fall of 2018 for 2019 assessment purposes.

Also it is time to inspect/revalue all of the following:

Stockham Village, Phillips Village, Hampton Commercial lots, Sunset Terrace, McBride Sub, McBride 2<sup>nd</sup> Sub, Parkview Sub, Cottage Home, Blacks, Tucker, South Park, Enterprise and Stones.

### Rural Residential - 2018:

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

Willow Bend sales will be reviewed to determine if the value of the lots needs to increase to \$50K/lot. Also Sunset Terrace lot values may need to be adjusted.

Rural acreages sales will be reviewed to determine if the value / acre needs to be increased, not including the first acre of home site. 2-9 acres @ \$7K/ac and 10+ acres @ \$4K/ac.

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, 2018.

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 fall of 2018.

Mariposa Lake Phase II is underway and lots are selling with new homes being constructed quite regularly. All new structures are viewed and photographed several times during their construction by Assessor and staff.

### Commercial - 2018:

Commercial properties will be reviewed and re-priced as necessary for 2018 with the assistance of Stanard Appraisal Inc. staff. Reviews will be done on a few rural commercial properties.

Hampton Commercial lots need to be reviewed.

It is time to inspect all commercial properties in the City of Aurora. There are approximately 200 parcels. The Assessor plans on going card to card and verify information with the property owners when possible and take photos.

Being built is a new semi-truck wash at the I-80 interchange.

Also being constructed is a new long-term living facility in one of the new subdivisions from 2017. It is to be completed in summer of 2018.

Agricultural Land - 2018:

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 2019:**Residential - 2019:

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 the division of the city & its subdivisions. Sketches of dwellings will be updated.

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

The divided portions of Aurora City for 6 year review will be implemented.

Rural Residential - 2019:

A review of rural residential properties will continue. The appraisal card will be reviewed in office comparing the 2013 aerial with the 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.

Commercial - 2019:

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, 2019.

Agricultural Land - 2019:

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.

**Assessment Actions Planned for Assessment Year 2020:**Residential - 2020:

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.

McBride, McBride 2<sup>nd</sup>, Parkview Estates, Lincolnshire, Newman.

Rural Residential - 2020:

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 - 2020:

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 - 2020:

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 3 Year Plan of Assessment Report
3. Personal Property: administer annual filing of approximately 1460 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 401 were filed on line in 2017 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 370 annual filings 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, centrally assessed and Nebraska Game & Parks.
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. Assist the County Clerk & County Treasurer in verifying/checking the new levies that are set county wide each year.
14. 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.
15. 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.
16. 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.

17. TERC Statewide Equalization: attend hearings if applicable to county, defend values, and/or implement orders of the TERC.
18. 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.
19. 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.
20. 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.
21. The Assessor will continue to e-mail press releases from the State to the Aurora News Register for their publication for the public.
22. 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:

23. 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.
24. 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, 2019. If no other Assessor is interested in filling her open position, Sandberg will ask to remain on the Board for another two year term.
25. 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.

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Patricia E Sandberg  
Hamilton County Assessor

As per Nebraska Statute 77-1311.02, a copy of this report was submitted to all five of the members of the Hamilton County Board of Equalization on Monday, July 17<sup>th</sup>, 2017.

## Codicil to 3-year Plant (June 15<sup>th</sup>, 2017 – October 30<sup>th</sup>, 2017)

In June a total of 26 Property Valuation Protests were filed; three commercial, 22 residential, one agricultural and one was 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 17<sup>th</sup>.

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, villages and Aurora city.

The rural residential properties need reviewed as there is no consistency in the time frame of them being physically inspected county wide. Three township have been completed for 2017 for 2018 new values, namely Grant, Farmers Valley & Orville. The County Assessor and Deputy will continue this process in hopes of finishing three to four townships/year. Villages and Rural Subdivisions viewed in 2017 for 2018 are as follows: Stockham Village, Sunset Terrace & Hillcrest. A designated portion of Aurora city is also under review for 2018 revalue.

17 Personal Property Schedules were given a 25% penalty on July 1<sup>st</sup>, with Assessor's Estimated Acquisitions added to each. We are continually receiving federal depreciation worksheets from property owners to update their 2017 Personal Property schedule(s), which, at times, involves tax corrections for previous years.

August 27<sup>th</sup> through 30<sup>th</sup> the Assessor & her Deputy attended the Assessor's Annual Workshop in Nebraska City.

On September 11<sup>th</sup>, the County Board approved the Assessor's budget as follows: Reappraisal at \$36,625.00; General at \$178,042.00.

Neither the Assessor nor the Deputy attended NACO's 12<sup>th</sup> Annual Legislative Conference in Gering on October 12<sup>th</sup>.

The County Board of Equalization approved the local levies on October 2<sup>nd</sup>. Due to an error in the Village of Hampton, the corrected Levy will be approved Nov 6<sup>th</sup>.

The Assessor's Liaison from Department of Revenue, Bridget Barclay-Sudol, will be assisting the Assessor in 2018 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 for acreages 20.00 acres and smaller.

Mr. Josh Garris, Commercial Appraiser, (employed by Stanard Appraisals Inc.,) will assist the Assessor in the valuing of approximately 50 commercial properties with in the county for 2018 assessment purposes. The Assessor is continuing to master the commercial appraisal program in the computer. Sketching is becoming more successful as well as the valuing of structures / site improvements that have currently been reviewed.

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.

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 31<sup>st</sup> day of October, 2017.

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