

**NEBRASKA**

Good Life. Great Service.

**DEPARTMENT OF REVENUE**

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

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**FRANKLIN 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 Franklin 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 Franklin 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: Linda Dallman, Franklin County Assessor

**Property Assessment Division**  
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# Table of Contents

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## **2018 Reports and Opinions of the Property Tax Administrator:**

- Certification to the Commission
- Introduction
- County Overview
- Residential Correlation
- Commercial Correlation
- Agricultural Land Correlation
- PTA's Opinion

## **Appendices:**

- Commission Summary

### ***Statistical Reports and Displays:***

- Residential Statistics
- Commercial Statistics
- Chart of Net Sales Compared to Commercial Assessed Value
- Agricultural Land Statistics
- Table-Average Value of Land Capability Groups
- Special Valuation Statistics (if applicable)
  
- Market Area Map
- Valuation History Charts

### ***County Reports:***

- County Abstract of Assessment for Real Property, Form 45
- County Abstract of Assessment for Real Property Compared to the Prior Year
- Certificate of Taxes Levied (CTL).
- Assessor Survey
- Three-Year Plan of Assessment
- Special Value Methodology (if applicable)
- Ad Hoc Reports Submitted by County (if applicable)

## 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.

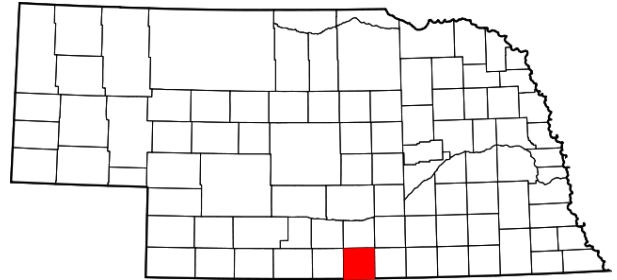
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for the end users, and highlight potential issues in other areas of the assessment process. Public trust in the assessment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

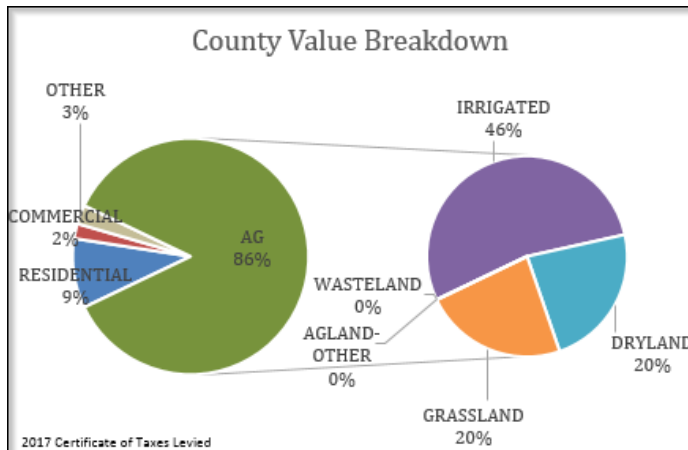
*\*Further information may be found in Exhibit 94*

## County Overview

With a total area of 576 miles, Franklin County had 3,014 residents, per the Census Bureau Quick Facts for 2016, reflecting an overall population decline from the 2010 U.S. Census of 7%. Reports indicated that 84% of county residents were homeowners and 89% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Franklin County are located in and around the county seat of Franklin. According to the latest information available from the U.S. Census



Bureau, there were seventy-four employer establishments with total employment of 418.

Agricultural land is the single greatest contributor to the county's valuation base by an overwhelming majority. A mix of grass and irrigated land makes up a majority of the land in the county. Franklin is included in the Lower Republican Natural Resources District (NRD).

NE Dept. of Revenue, Research Division 2018

CITY POPULATION CHANGE			
	2007	2017	<i>Change</i>
BLOOMINGTON	124	103	-16.9%
CAMPBELL	387	347	-10.3%
FRANKLIN	1,026	1,000	-2.5%
HILDRETH	370	378	2.2%
NAPONEE	132	106	-19.7%
RIVERTON	145	89	-38.6%
UPLAND	179	143	-20.1%



# 2018 Residential Correlation for Franklin County

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## *Assessment Actions*

A 6% increase was put on all residential properties within the town of Franklin, while only routine appraisal maintenance was completed for the remainder of the class.

## *Description of Analysis*

Franklin County utilizes four valuation groups to assess property within the residential class.

<b>Valuation Grouping</b>	<b>Description</b>
1	Franklin
2	Bloomington, Naponee, Riverton, Upland
3	Campbell, Hildreth
4	Rural

Review of the statistical profile indicates that there are 58 residential sales. The median and mean are within the acceptable range; and the weighted mean is only slightly low at 91%. The COD and PRD are slightly high, but are impacted by extreme low dollar sales. Adjustments to the sold properties and the abstract show similar changes for 2018; these changes parallel the reported assessment actions of a percent adjustment to Franklin.

Review of the valuation group substrata indicates that all valuation groups indicates that valuation groups 1 and 3 were in the acceptable range. Valuation group 2 is slightly above the acceptable range. Approximately half of this sample is low dollar sales with selling prices less than \$15,000. When the low dollar sales are removed, the few remaining sales have a median of 95% and a COD of 11%, supporting that these valuation groups are not over assessed. There are no sales in valuation group 4. These properties were just revalued for the 2017 assessment year and are at an acceptable level of value.

## *Assessment Practice Review*

Within the residential class of property, the Division's annual assessment practice review focuses on the submission and qualification of sales information, the stratification of property into valuation groups, comparison of value changes on sold and unsold properties, and examines all aspects of the valuation process. The Franklin County assessor has a history of timely and accurately submitting sales data to the state sales file. Sales verification questionnaires are sent; however, in 2018 changes to sales usability were made late in the assessment year. The county assessor worked with the Division to review these changes, and ultimately, all arm's-length sales were utilized for the measurement of the class.

## 2018 Residential Correlation for Franklin County

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Franklin County utilizes four residential valuation groups based on economic characteristics like population, and distance to K-12 schools and employment. The county complies with the six-year inspection requirement; all residential properties have been inspected from 2012-2017; the county will need to begin a review of rural properties in 2018 to remain in compliance. This work is planned in the county assessor's three-year plan. All depreciation tables were updated in 2016 and 2017; however, the cost tables are dated 2012 and should be updated for the next assessment year. Land studies have not been completed in the county for a number of years. The county assessor has indicated that they are actively studying lot values, with the intention of revaluing residential lots for 2019. The Division's review of sold and unsold properties in 2017 supported that valuation changes were made uniformly within the residential class.

### *Equalization and Quality of Assessment*

The COD and PRD are slightly high in the residential class, but as discussed, both are impacted by low dollar sales; when these sales are removed both measures support that assessments within the class are equalized. The assessment practice review also supports that the county routinely updates property inspections and appraisal tables; the county complies with professionally accepted mass appraisal standards.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	27	93.71	96.41	96.04	15.17	100.39
02	11	100.68	118.95	92.03	38.66	129.25
03	20	93.00	91.17	83.47	24.92	109.22
____ALL____	58	95.30	98.88	91.23	23.38	108.39

### *Level of Value*

Based on analysis of all available information, the level of value for the residential property in Franklin County is 95%.

## 2018 Commercial Correlation for Franklin County

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### *Assessment Actions*

Within the commercial class, only routine maintenance was completed this year.

### *Description of Analysis*

The county only utilizes two valuation groups for the residential class, as there are few commercial parcels outside of Franklin.

<b>Valuation Grouping</b>	<b>Description</b>
1	Franklin
2	Bloomington, Campbell, Hildreth, Naponee, Riverton, Upland, and Rural

Review of the commercial sample indicates that there are only 13 sales in the study period and that all measures of central tendency are outside the range. Additionally, the COD at 49% suggests a wide range of dispersion in the assessment to sale ratios. Removal of a single sale from either side of the ratio array fluctuates the median from 86-92%.

Review of the history charts in the appendices of this report shows that commercial valuation changes over the past decade, when growth is excluded, has increased at a rate of about 3.4% per year. This is only slightly behind the residential annual increase at 4.7%. However, the residential data is impacted by a reclassification of rural homes in 2016, when this reclassification is removed; the annualized residential property increase is more like 2.6%. Since residential and commercial properties have been adjusted at similar rates, commercial assessments are determined to be at an acceptable level of market value.

The 2018 County Abstract of Assessment, Form 45 Compared to the 2017 CTL Report reflected flat commercial values for 2018 when growth was excluded; this is consistent with the reported actions of routine maintenance. As expected, the sold commercial properties also showed no change in valuation for 2018.

# 2018 Commercial Correlation for Franklin County

## *Assessment Practice Review*

Within the commercial class, the Division's annual review focuses on sales qualification, stratification of properties into valuation groups, comparison of sold and unsold properties, and all aspects of the valuation process. The county assessor worked with the Division to review sales qualifications; ultimately, all arm's-length transactions were utilized for measurement of the commercial class.

The county utilizes two valuation groups to separate commercial properties in Franklin from commercial properties in the remainder of the county. Franklin has the most viable commercial market in the county and the most commercial activity annually.

Commercial properties were last inspected in 2014. Cost and depreciation tables were updated for the 2015 assessment year; however, the county utilized Marshall & Swift 2012 tables when they were updated. Land values have not been updated in a number of years; however, the county assessor indicated that she is working on studying lot values in the county. Commercial properties are scheduled in the three-year plan to be reappraised again for 2020.

## *Equalization and Quality of Assessment*

Although the statistics neither support a level of value within the acceptable range, or assessment uniformity, the sample is small and unreliable. The Division's review of assessment practices within the county has confirmed that properties are uniformly assessed.

VALUATION GROUPING RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	9	82.54	105.50	77.88	57.39	135.46
02	4	93.54	108.05	90.59	37.97	119.27
<u>    ALL    </u>	13	89.94	106.28	81.06	49.24	131.11

## *Level of Value*

Based on a review of all available information, the level of value of commercial property in Franklin County is determined to be at the statutory level of 100% of market value.

# 2018 Agricultural Correlation for Franklin County

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## *Assessor Actions*

For agricultural improvements, only routine maintenance was completed this year. A ratio study was completed of unimproved agricultural land sales. Based on the review, irrigated and grassland values were left unchanged for 2018. Dry land values were decreased approximately 24% in Market Area 1 and 18% in Market Area 2.

## *Description of Analysis*

Review of the statistical profile for the agricultural class indicates that the median is within the acceptable range, with 25 sales. Only Market Area 2 has a sufficient number of sales, however, both areas were similarly adjusted for 2018. Review of the majority land use subclasses, generally supports that assessments are acceptable; however, the samples are too small to use as conclusive indicators of acceptability.

The county assessor's reduction of dryland in the 18-24% range is a larger reduction than was typical in this region of the state. However, the adjustment counters an above market increase made in 2017, and results in equalized values with all adjoining counties. Similarly, although most counties in the region made some downward adjustment to irrigated agricultural land and grassland for the current assessment year, Franklin County's values were decreased in 2017, resulting in equalized values for the current assessment year.

## *Assessment Practice Review*

Within the agricultural class, the Division's annual review focuses on the qualification of sales, classification and valuation of agricultural land including market areas and the assessment of agricultural improvements. Franklin County has utilized approximately 50% of the agricultural sales, which is typical for the class. The Division reviewed reasons for non-qualifying sales with the county assessor, all arm's-length sales were utilized for measurement.

The county reviews agricultural use with aerial imagery approximately every other year. The county considers the primary use of the land when classifying property. Agricultural land is divided into two market areas based on the availability of water for irrigation. Grassland is valued using the same schedule of values; only irrigated and dry cropland values vary by market area. There are too few cropland sales in any three-year study period to confirm the validity of the Market Area 1; however, there are both physical and regulatory water restrictions that make the land in Market Area 1 characteristically different.

Improvements on agricultural parcels are inspected and revalued at the same time as rural residential is completed. Agricultural houses are priced and depreciated using the rural residential tables. Agricultural improvements are valued using Marshall and Swift cost tables and are depreciated using locally developed depreciation.

# 2018 Agricultural Correlation for Franklin County

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***Equalization***

Agricultural improvements within the county have been valued using the same processes that are utilized for similar nonagricultural property throughout the county. They are equalized and at an acceptable assessment level. Agricultural land values are comparable to all adjoining counties, and are equalized. The county complies with professionally accepted mass appraisal practices.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	6	69.32	73.33	72.28	16.49	101.45
2	6	69.32	73.33	72.28	16.49	101.45
<u>Grass</u>						
County	8	69.23	73.64	68.29	13.00	107.83
1	3	86.41	82.42	68.54	15.39	120.25
2	5	68.95	68.37	67.80	04.25	100.84
<u>ALL</u>	25	73.87	77.63	74.25	16.88	104.55

***Level of Value***

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

## 2018 Opinions of the Property Tax Administrator for Franklin 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>	<b>95</b>	Meets generally accepted mass appraisal practices.	No recommendation.
<b>Commercial Real Property</b>	<b>100</b>	Meets generally accepted mass appraisal practices.	No recommendation.
<b>Agricultural Land</b>	<b>74</b>	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 Franklin County

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### Residential Real Property - Current

Number of Sales	58	Median	95.30
Total Sales Price	\$3,418,150	Mean	98.88
Total Adj. Sales Price	\$3,418,150	Wgt. Mean	91.23
Total Assessed Value	\$3,118,475	Average Assessed Value of the Base	\$33,669
Avg. Adj. Sales Price	\$58,934	Avg. Assessed Value	\$53,767

### Confidence Interval - Current

95% Median C.I	89.57 to 101.25
95% Wgt. Mean C.I	85.46 to 97.01
95% Mean C.I	90.28 to 107.48
% of Value of the Class of all Real Property Value in the County	6.88
% of Records Sold in the Study Period	3.05
% of Value Sold in the Study Period	4.87

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2017	45	98	98.04
2016	57	98	98.02
2015	79	94	94.06
2014	85	97	96.89

## 2018 Commission Summary for Franklin County

### Commercial Real Property - Current

Number of Sales	13	Median	89.94
Total Sales Price	\$457,300	Mean	106.28
Total Adj. Sales Price	\$457,300	Wgt. Mean	81.06
Total Assessed Value	\$370,710	Average Assessed Value of the Base	\$57,066
Avg. Adj. Sales Price	\$35,177	Avg. Assessed Value	\$28,516

### Confidence Interval - Current

95% Median C.I	55.13 to 190.00
95% Wgt. Mean C.I	60.08 to 102.05
95% Mean C.I	66.28 to 146.28
% of Value of the Class of all Real Property Value in the County	2.19
% of Records Sold in the Study Period	3.63
% of Value Sold in the Study Period	1.81

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2017	21	100	96.44
2016	15	100	93.25
2015	16	100	92.95
2014	20	0	78.93

**31 Franklin  
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 : 58  
 Total Sales Price : 3,418,150  
 Total Adj. Sales Price : 3,418,150  
 Total Assessed Value : 3,118,475  
 Avg. Adj. Sales Price : 58,934  
 Avg. Assessed Value : 53,767

MEDIAN : 95  
 WGT. MEAN : 91  
 MEAN : 99  
 COD : 23.38  
 PRD : 108.39

COV : 33.80  
 STD : 33.42  
 Avg. Abs. Dev : 22.28  
 MAX Sales Ratio : 219.83  
 MIN Sales Ratio : 41.17

95% Median C.I. : 89.57 to 101.25  
 95% Wgt. Mean C.I. : 85.46 to 97.01  
 95% Mean C.I. : 90.28 to 107.48

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<b>DATE OF SALE *</b>										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-15 To 31-DEC-15	5	98.21	103.00	99.08	35.63	103.96	59.32	194.42	N/A	57,050	56,524
01-JAN-16 To 31-MAR-16	3	105.52	89.23	101.64	20.25	87.79	49.02	113.14	N/A	48,219	49,010
01-APR-16 To 30-JUN-16	6	98.74	95.26	93.21	09.74	102.20	75.24	110.46	75.24 to 110.46	65,583	61,132
01-JUL-16 To 30-SEP-16	6	108.42	126.73	101.16	38.29	125.28	64.53	219.83	64.53 to 219.83	25,050	25,342
01-OCT-16 To 31-DEC-16	9	88.68	83.80	87.94	19.71	95.29	41.17	117.96	65.00 to 101.31	66,957	58,883
01-JAN-17 To 31-MAR-17	12	97.48	102.19	90.08	23.28	113.44	61.47	160.53	79.25 to 112.84	42,219	38,029
01-APR-17 To 30-JUN-17	11	95.87	98.59	84.51	20.06	116.66	59.01	169.10	71.14 to 119.39	71,564	60,476
01-JUL-17 To 30-SEP-17	6	90.01	92.58	94.61	09.78	97.85	79.25	117.67	79.25 to 117.67	91,333	86,408
<u>Study Yrs</u>											
01-OCT-15 To 30-SEP-16	20	100.06	105.73	97.41	27.76	108.54	49.02	219.83	83.66 to 110.46	48,685	47,425
01-OCT-16 To 30-SEP-17	38	91.73	95.27	88.77	20.24	107.32	41.17	169.10	83.81 to 101.25	64,327	57,105
<u>Calendar Yrs</u>											
01-JAN-16 To 31-DEC-16	24	98.74	98.08	92.62	23.77	105.90	41.17	219.83	82.37 to 105.52	53,795	49,826
<u>ALL</u>	58	95.30	98.88	91.23	23.38	108.39	41.17	219.83	89.57 to 101.25	58,934	53,767

<b>VALUATION GROUPING</b>										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	27	93.71	96.41	96.04	15.17	100.39	61.47	160.53	89.57 to 104.75	67,176	64,517
02	11	100.68	118.95	92.03	38.66	129.25	59.32	219.83	65.00 to 169.10	39,618	36,460
03	20	93.00	91.17	83.47	24.92	109.22	41.17	194.42	71.14 to 105.52	58,430	48,773
<u>ALL</u>	58	95.30	98.88	91.23	23.38	108.39	41.17	219.83	89.57 to 101.25	58,934	53,767

<b>PROPERTY TYPE *</b>										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	58	95.30	98.88	91.23	23.38	108.39	41.17	219.83	89.57 to 101.25	58,934	53,767
06											
07											
<u>ALL</u>	58	95.30	98.88	91.23	23.38	108.39	41.17	219.83	89.57 to 101.25	58,934	53,767

**31 Franklin  
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 : 58  
 Total Sales Price : 3,418,150  
 Total Adj. Sales Price : 3,418,150  
 Total Assessed Value : 3,118,475  
 Avg. Adj. Sales Price : 58,934  
 Avg. Assessed Value : 53,767

MEDIAN : 95  
 WGT. MEAN : 91  
 MEAN : 99  
 COD : 23.38  
 PRD : 108.39

COV : 33.80  
 STD : 33.42  
 Avg. Abs. Dev : 22.28  
 MAX Sales Ratio : 219.83  
 MIN Sales Ratio : 41.17

95% Median C.I. : 89.57 to 101.25  
 95% Wgt. Mean C.I. : 85.46 to 97.01  
 95% Mean C.I. : 90.28 to 107.48

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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	3	158.83	152.64	161.81	29.50	94.33	79.25	219.83	N/A	2,667	4,315	
Less Than 15,000	12	112.19	124.82	110.69	35.80	112.77	49.02	219.83	79.25 to 168.75	8,580	9,497	
Less Than 30,000	18	111.00	118.88	107.90	34.24	110.18	49.02	219.83	79.25 to 160.53	13,525	14,594	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	55	94.73	95.95	91.07	20.87	105.36	41.17	194.42	88.68 to 101.25	62,003	56,464	
Greater Than 14,999	46	91.73	92.11	90.63	17.30	101.63	41.17	194.42	83.81 to 99.43	72,069	65,316	
Greater Than 29,999	40	91.73	89.88	89.95	14.44	99.92	41.17	119.39	83.81 to 98.21	79,367	71,395	
<u>Incremental Ranges</u>												
0 TO 4,999	3	158.83	152.64	161.81	29.50	94.33	79.25	219.83	N/A	2,667	4,315	
5,000 TO 14,999	9	111.54	115.54	106.38	29.30	108.61	49.02	169.10	59.32 to 168.75	10,551	11,224	
15,000 TO 29,999	6	100.46	107.01	105.85	33.19	101.10	65.00	194.42	65.00 to 194.42	23,417	24,788	
30,000 TO 59,999	17	89.61	87.40	87.38	18.57	100.02	41.17	117.96	64.53 to 101.44	42,175	36,855	
60,000 TO 99,999	12	95.30	92.72	92.99	08.95	99.71	69.99	105.52	82.93 to 101.31	82,313	76,547	
100,000 TO 149,999	8	89.91	93.22	93.12	13.19	100.11	71.14	119.39	71.14 to 119.39	116,863	108,822	
150,000 TO 249,999	3	93.71	83.64	82.26	13.95	101.68	59.01	98.21	N/A	178,350	146,708	
250,000 TO 499,999												
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	58	95.30	98.88	91.23	23.38	108.39	41.17	219.83	89.57 to 101.25	58,934	53,767	

**31 Franklin**  
**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 : 13  
Total Sales Price : 457,300  
Total Adj. Sales Price : 457,300  
Total Assessed Value : 370,710  
Avg. Adj. Sales Price : 35,177  
Avg. Assessed Value : 28,516

MEDIAN : 90  
WGT. MEAN : 81  
MEAN : 106  
COD : 49.24  
PRD : 131.11

COV : 62.27  
STD : 66.18  
Avg. Abs. Dev : 44.29  
MAX Sales Ratio : 246.80  
MIN Sales Ratio : 39.39

95% Median C.I. : 55.13 to 190.00  
95% Wgt. Mean C.I. : 60.08 to 102.05  
95% Mean C.I. : 66.28 to 146.28

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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											
01-JAN-15 To 31-MAR-15											
01-APR-15 To 30-JUN-15	1	209.84	209.84	209.84	00.00	100.00	209.84	209.84	N/A	12,300	25,810
01-JUL-15 To 30-SEP-15	1	44.44	44.44	44.44	00.00	100.00	44.44	44.44	N/A	67,500	29,995
01-OCT-15 To 31-DEC-15	1	55.13	55.13	55.13	00.00	100.00	55.13	55.13	N/A	45,000	24,810
01-JAN-16 To 31-MAR-16											
01-APR-16 To 30-JUN-16	1	246.80	246.80	246.80	00.00	100.00	246.80	246.80	N/A	5,000	12,340
01-JUL-16 To 30-SEP-16	6	89.49	94.43	82.20	37.36	114.88	39.39	190.00	39.39 to 190.00	36,333	29,867
01-OCT-16 To 31-DEC-16	2	84.49	84.49	90.03	10.75	93.85	75.41	93.57	N/A	37,250	33,538
01-JAN-17 To 31-MAR-17											
01-APR-17 To 30-JUN-17											
01-JUL-17 To 30-SEP-17	1	89.94	89.94	89.94	00.00	100.00	89.94	89.94	N/A	35,000	31,480
<u>Study Yrs</u>											
01-OCT-14 To 30-SEP-15	2	127.14	127.14	69.93	65.05	181.81	44.44	209.84	N/A	39,900	27,903
01-OCT-15 To 30-SEP-16	8	89.49	108.56	80.73	54.79	134.47	39.39	246.80	39.39 to 246.80	33,500	27,044
01-OCT-16 To 30-SEP-17	3	89.94	86.31	90.00	06.73	95.90	75.41	93.57	N/A	36,500	32,852
<u>Calendar Yrs</u>											
01-JAN-15 To 31-DEC-15	3	55.13	103.14	64.60	100.00	159.66	44.44	209.84	N/A	41,600	26,872
01-JAN-16 To 31-DEC-16	9	93.57	109.15	86.93	44.17	125.56	39.39	246.80	61.06 to 190.00	33,056	28,735
<u>ALL</u>	13	89.94	106.28	81.06	49.24	131.11	39.39	246.80	55.13 to 190.00	35,177	28,516

**VALUATION GROUPING**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	9	82.54	105.50	77.88	57.39	135.46	39.39	246.80	44.44 to 209.84	38,089	29,664
02	4	93.54	108.05	90.59	37.97	119.27	55.13	190.00	N/A	28,625	25,933
<u>ALL</u>	13	89.94	106.28	81.06	49.24	131.11	39.39	246.80	55.13 to 190.00	35,177	28,516

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	12	91.76	108.86	81.25	50.97	133.98	39.39	246.80	55.13 to 190.00	36,900	29,981
04	1	75.41	75.41	75.41	00.00	100.00	75.41	75.41	N/A	14,500	10,935
<u>ALL</u>	13	89.94	106.28	81.06	49.24	131.11	39.39	246.80	55.13 to 190.00	35,177	28,516

**31 Franklin  
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 : 13  
Total Sales Price : 457,300  
Total Adj. Sales Price : 457,300  
Total Assessed Value : 370,710  
Avg. Adj. Sales Price : 35,177  
Avg. Assessed Value : 28,516

MEDIAN : 90  
WGT. MEAN : 81  
MEAN : 106  
COD : 49.24  
PRD : 131.11

COV : 62.27  
STD : 66.18  
Avg. Abs. Dev : 44.29  
MAX Sales Ratio : 246.80  
MIN Sales Ratio : 39.39

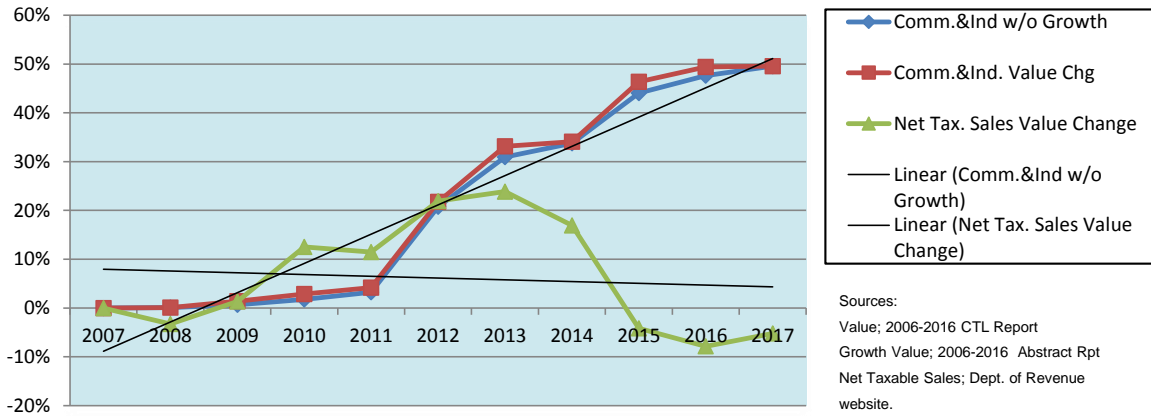
95% Median C.I. : 55.13 to 190.00  
95% Wgt. Mean C.I. : 60.08 to 102.05  
95% Mean C.I. : 66.28 to 146.28

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<b>SALE PRICE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<b>Low \$ Ranges</b>												
Less Than 5,000												
Less Than 15,000	3	209.84	177.35	154.36	27.23	114.89	75.41	246.80	N/A	10,600	16,362	
Less Than 30,000	7	97.13	139.53	120.70	60.85	115.60	61.06	246.80	61.06 to 246.80	15,543	18,760	
<b>Ranges Excl. Low \$</b>												
Greater Than 4,999	13	89.94	106.28	81.06	49.24	131.11	39.39	246.80	55.13 to 190.00	35,177	28,516	
Greater Than 14,999	10	86.24	84.96	75.59	32.99	112.40	39.39	190.00	44.44 to 97.13	42,550	32,163	
Greater Than 29,999	6	68.84	67.50	68.69	30.77	98.27	39.39	93.57	39.39 to 93.57	58,083	39,898	
<b>Incremental Ranges</b>												
0 TO 4,999												
5,000 TO 14,999	3	209.84	177.35	154.36	27.23	114.89	75.41	246.80	N/A	10,600	16,362	
15,000 TO 29,999	4	96.79	111.16	106.80	33.48	104.08	61.06	190.00	N/A	19,250	20,559	
30,000 TO 59,999	3	55.13	61.49	59.21	30.56	103.85	39.39	89.94	N/A	41,667	24,672	
60,000 TO 99,999	3	82.54	73.52	73.99	19.84	99.36	44.44	93.57	N/A	74,500	55,125	
100,000 TO 149,999												
150,000 TO 249,999												
250,000 TO 499,999												
500,000 TO 999,999												
1,000,000 +												
<b>ALL</b>	<b>13</b>	<b>89.94</b>	<b>106.28</b>	<b>81.06</b>	<b>49.24</b>	<b>131.11</b>	<b>39.39</b>	<b>246.80</b>	<b>55.13 to 190.00</b>	<b>35,177</b>	<b>28,516</b>	

<b>OCCUPANCY CODE</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
342	1	89.94	89.94	89.94	00.00	100.00	89.94	89.94	N/A	35,000	31,480	
344	1	39.39	39.39	39.39	00.00	100.00	39.39	39.39	N/A	45,000	17,725	
346	1	97.13	97.13	97.13	00.00	100.00	97.13	97.13	N/A	19,500	18,940	
350	1	209.84	209.84	209.84	00.00	100.00	209.84	209.84	N/A	12,300	25,810	
353	2	170.19	170.19	105.35	45.02	161.55	93.57	246.80	N/A	32,500	34,240	
384	1	61.06	61.06	61.06	00.00	100.00	61.06	61.06	N/A	17,500	10,685	
386	1	44.44	44.44	44.44	00.00	100.00	44.44	44.44	N/A	67,500	29,995	
406	2	143.22	143.22	131.53	32.66	108.89	96.44	190.00	N/A	20,000	26,305	
408	1	82.54	82.54	82.54	00.00	100.00	82.54	82.54	N/A	96,000	79,240	
442	1	55.13	55.13	55.13	00.00	100.00	55.13	55.13	N/A	45,000	24,810	
471	1	75.41	75.41	75.41	00.00	100.00	75.41	75.41	N/A	14,500	10,935	
<b>ALL</b>	<b>13</b>	<b>89.94</b>	<b>106.28</b>	<b>81.06</b>	<b>49.24</b>	<b>131.11</b>	<b>39.39</b>	<b>246.80</b>	<b>55.13 to 190.00</b>	<b>35,177</b>	<b>28,516</b>	

### 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	\$ 13,131,080	\$ 292,937	2.23%	\$ 12,838,143	-	\$ 11,410,370	-
2008	\$ 13,143,415	\$ -	0.00%	\$ 13,143,415	0.09%	\$ 11,037,896	-3.26%
2009	\$ 13,314,675	\$ 97,165	0.73%	\$ 13,217,510	0.56%	\$ 11,562,103	4.75%
2010	\$ 13,504,560	\$ 140,275	1.04%	\$ 13,364,285	0.37%	\$ 12,840,276	11.05%
2011	\$ 13,683,155	\$ 126,915	0.93%	\$ 13,556,240	0.38%	\$ 12,721,024	-0.93%
2012	\$ 15,988,360	\$ 133,920	0.84%	\$ 15,854,440	15.87%	\$ 13,910,001	9.35%
2013	\$ 17,482,125	\$ 286,985	1.64%	\$ 17,195,140	7.55%	\$ 14,134,165	1.61%
2014	\$ 17,603,100	\$ 34,935	0.20%	\$ 17,568,165	0.49%	\$ 13,341,345	-5.61%
2015	\$ 19,218,620	\$ 304,735	1.59%	\$ 18,913,885	7.45%	\$ 10,938,558	-18.01%
2016	\$ 19,618,760	\$ 237,565	1.21%	\$ 19,381,195	0.85%	\$ 10,513,943	-3.88%
2017	\$ 19,641,150	\$ 250	0.00%	\$ 19,640,900	0.11%	\$ 10,815,473	2.87%
<b>Ann %chg</b>	4.11%			<b>Average</b>	<b>3.37%</b>	<b>-0.90%</b>	<b>-0.21%</b>

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2007	-	-	-
2008	0.09%	0.09%	-3.26%
2009	0.66%	1.40%	1.33%
2010	1.78%	2.84%	12.53%
2011	3.24%	4.20%	11.49%
2012	20.74%	21.76%	21.91%
2013	30.95%	33.14%	23.87%
2014	33.79%	34.06%	16.92%
2015	44.04%	46.36%	-4.13%
2016	47.60%	49.41%	-7.86%
2017	49.58%	49.58%	-5.21%

County Number	31
County Name	Franklin

**31 Franklin**  
**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 : 25  
Total Sales Price : 15,177,068  
Total Adj. Sales Price : 15,177,068  
Total Assessed Value : 11,268,885  
Avg. Adj. Sales Price : 607,083  
Avg. Assessed Value : 450,755

MEDIAN : 74  
WGT. MEAN : 74  
MEAN : 78  
COD : 16.88  
PRD : 104.55

COV : 20.80  
STD : 16.15  
Avg. Abs. Dev : 12.47  
MAX Sales Ratio : 118.09  
MIN Sales Ratio : 55.18

95% Median C.I. : 66.67 to 86.41  
95% Wgt. Mean C.I. : 66.99 to 81.51  
95% Mean C.I. : 70.96 to 84.30

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-14 To 31-DEC-14	4	80.12	79.65	80.34	10.31	99.14	64.21	94.16	N/A	500,080	401,751
01-JAN-15 To 31-MAR-15	3	86.41	80.59	69.30	13.27	116.29	60.48	94.88	N/A	1,214,467	841,643
01-APR-15 To 30-JUN-15	6	80.84	86.46	84.40	23.19	102.44	63.27	118.09	63.27 to 118.09	580,423	489,903
01-JUL-15 To 30-SEP-15	2	77.75	77.75	76.21	14.25	102.02	66.67	88.82	N/A	415,168	316,413
01-OCT-15 To 31-DEC-15											
01-JAN-16 To 31-MAR-16											
01-APR-16 To 30-JUN-16	3	73.87	81.25	77.82	13.93	104.41	69.50	100.38	N/A	289,897	225,587
01-JUL-16 To 30-SEP-16	1	74.29	74.29	74.29	00.00	100.00	74.29	74.29	N/A	240,000	178,290
01-OCT-16 To 31-DEC-16	1	65.86	65.86	65.86	00.00	100.00	65.86	65.86	N/A	267,000	175,840
01-JAN-17 To 31-MAR-17	3	63.85	64.51	66.81	10.09	96.56	55.18	74.49	N/A	898,627	600,415
01-APR-17 To 30-JUN-17	2	64.35	64.35	63.82	07.16	100.83	59.74	68.95	N/A	573,952	366,285
01-JUL-17 To 30-SEP-17											
<u>Study Yrs</u>											
01-OCT-14 To 30-SEP-15	15	81.66	82.31	77.38	16.89	106.37	60.48	118.09	66.67 to 94.16	663,773	513,612
01-OCT-15 To 30-SEP-16	4	74.08	79.51	77.05	10.57	103.19	69.50	100.38	N/A	277,423	213,763
01-OCT-16 To 30-SEP-17	6	64.86	64.68	65.92	07.85	98.12	55.18	74.49	55.18 to 74.49	685,131	451,609
<u>Calendar Yrs</u>											
01-JAN-15 To 31-DEC-15	11	86.41	83.27	76.63	17.79	108.67	60.48	118.09	63.27 to 107.81	723,298	554,289
01-JAN-16 To 31-DEC-16	5	73.87	76.78	74.88	10.64	102.54	65.86	100.38	N/A	275,338	206,178
<u>ALL</u>	25	73.87	77.63	74.25	16.88	104.55	55.18	118.09	66.67 to 86.41	607,083	450,755

AREA (MARKET)	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	3	86.41	82.42	68.54	15.39	120.25	60.48	100.38	N/A	1,166,635	799,553
2	22	72.92	76.98	75.96	16.17	101.34	55.18	118.09	65.86 to 88.82	530,780	403,192
<u>ALL</u>	25	73.87	77.63	74.25	16.88	104.55	55.18	118.09	66.67 to 86.41	607,083	450,755



**31 Franklin**  
**AGRICULTURAL LAND**

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

Qualified

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Avg. Assessed Value : 450,755

MEDIAN : 74  
WGT. MEAN : 74  
MEAN : 78  
COD : 16.88  
PRD : 104.55

COV : 20.80  
STD : 16.15  
Avg. Abs. Dev : 12.47  
MAX Sales Ratio : 118.09  
MIN Sales Ratio : 55.18

95% Median C.I. : 66.67 to 86.41  
95% Wgt. Mean C.I. : 66.99 to 81.51  
95% Mean C.I. : 70.96 to 84.30

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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	2	65.26	65.26	64.78	02.16	100.74	63.85	66.67	N/A	713,728	462,353
2	2	65.26	65.26	64.78	02.16	100.74	63.85	66.67	N/A	713,728	462,353
<b>Grass</b>											
County	5	74.29	78.10	68.91	15.44	113.34	60.48	100.38	N/A	849,562	585,434
1	3	86.41	82.42	68.54	15.39	120.25	60.48	100.38	N/A	1,166,635	799,553
2	2	71.62	71.62	70.67	03.73	101.34	68.95	74.29	N/A	373,952	264,255
<b>ALL</b>	<b>25</b>	<b>73.87</b>	<b>77.63</b>	<b>74.25</b>	<b>16.88</b>	<b>104.55</b>	<b>55.18</b>	<b>118.09</b>	<b>66.67 to 86.41</b>	<b>607,083</b>	<b>450,755</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	6	69.32	73.33	72.28	16.49	101.45	55.18	107.81	55.18 to 107.81	766,914	554,353
2	6	69.32	73.33	72.28	16.49	101.45	55.18	107.81	55.18 to 107.81	766,914	554,353
<b>Grass</b>											
County	8	69.23	73.64	68.29	13.00	107.83	60.48	100.38	60.48 to 100.38	661,560	451,763
1	3	86.41	82.42	68.54	15.39	120.25	60.48	100.38	N/A	1,166,635	799,553
2	5	68.95	68.37	67.80	04.25	100.84	63.27	74.29	N/A	358,516	243,088
<b>ALL</b>	<b>25</b>	<b>73.87</b>	<b>77.63</b>	<b>74.25</b>	<b>16.88</b>	<b>104.55</b>	<b>55.18</b>	<b>118.09</b>	<b>66.67 to 86.41</b>	<b>607,083</b>	<b>450,755</b>

## Franklin County 2018 Average Acre Value Comparison

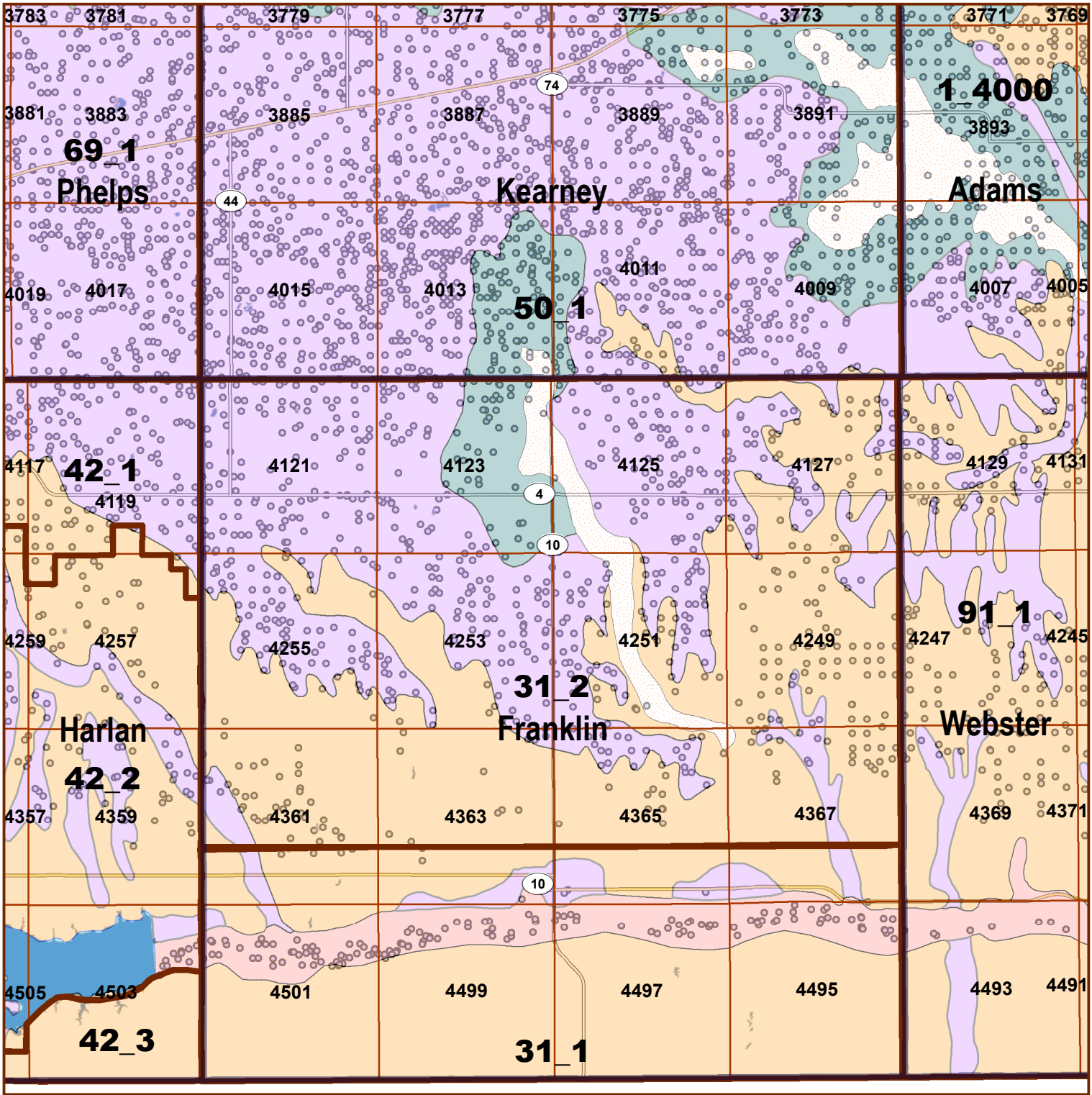
County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Franklin	2	4310	4306	4071	4010	3808	3670	3535	3468	<b>4099</b>
Harlan	1	n/a	5030	4200	3640	n/a	n/a	2420	2423	<b>4602</b>
Phelps	1	5113	5700	4700	4297	4100	3900	3800	3416	<b>5332</b>
Kearney	1	n/a	6134	5685	5415	4510	3160	3160	3160	<b>5440</b>
Adams	4000	5965	5915	5770	5675	5575	5430	5335	5095	<b>5815</b>
Webster	1	4573	4704	4821	4273	4289	4670	4665	4673	<b>4633</b>
Franklin	1	3445	3383	3125	3021	2485	2346	2390	2373	<b>3063</b>
Harlan	2	4455	4457	3805	3313	2754	2518	2420	2422	<b>3852</b>
Harlan	3	n/a	3368	2865	2465	2245	n/a	2248	2249	<b>2988</b>

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Franklin	2	2955	2955	2315	2315	1970	1970	1620	1620	<b>2571</b>
Harlan	1	n/a	2590	2310	2290	n/a	n/a	1565	1565	<b>2413</b>
Phelps	1	2600	2600	2500	2300	2199	2100	1900	1600	<b>2447</b>
Kearney	1	n/a	3255	2885	2885	2325	1860	1860	1860	<b>2879</b>
Adams	4000	3397	3200	3005	2815	2825	2815	2620	2620	<b>3096</b>
Webster	1	2706	2706	2435	2265	2265	2265	2190	2190	<b>2471</b>
Franklin	1	2220	2220	2115	2115	1365	1365	1140	1140	<b>1730</b>
Harlan	2	2060	1945	1643	1605	1380	1357	1365	1365	<b>1801</b>
Harlan	3	0	1945	1650	1600	n/a	n/a	1365	1366	<b>1796</b>

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Franklin	2	1149	1150	1150	1151	1125	1125	1125	1126	<b>1129</b>
Harlan	1	n/a	1130	1130	1130	n/a	n/a	1130	1130	<b>1130</b>
Phelps	1	1294	1499	1400	1296	1250	1200	1168	1146	<b>1256</b>
Kearney	1	n/a	1300	1300	1300	1300	1300	1300	1300	<b>1300</b>
Adams	4000	1597	1595	1540	1485	1430	1405	1405	1405	<b>1454</b>
Webster	1	1425	1425	1425	1425	1425	1425	1425	1425	<b>1425</b>
Franklin	1	1150	1150	1150	1150	1125	1125	1125	1125	<b>1128</b>
Harlan	2	n/a	1130	1130	1130	1130	1130	1130	1130	<b>1130</b>
Harlan	3	n/a	1131	1138	1130	n/a	n/a	1130	1130	<b>1130</b>

County	Mkt Area	CRP	TIMBER	WASTE
Franklin	2	n/a	600	150
Harlan	1	n/a	n/a	100
Phelps	1	n/a	n/a	35
Kearney	1	n/a	n/a	150
Adams	4000	n/a	n/a	208
Webster	1	2005	180	179
Franklin	1	n/a	600	150
Harlan	2	n/a	n/a	100
Harlan	3	n/a	n/a	100

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.



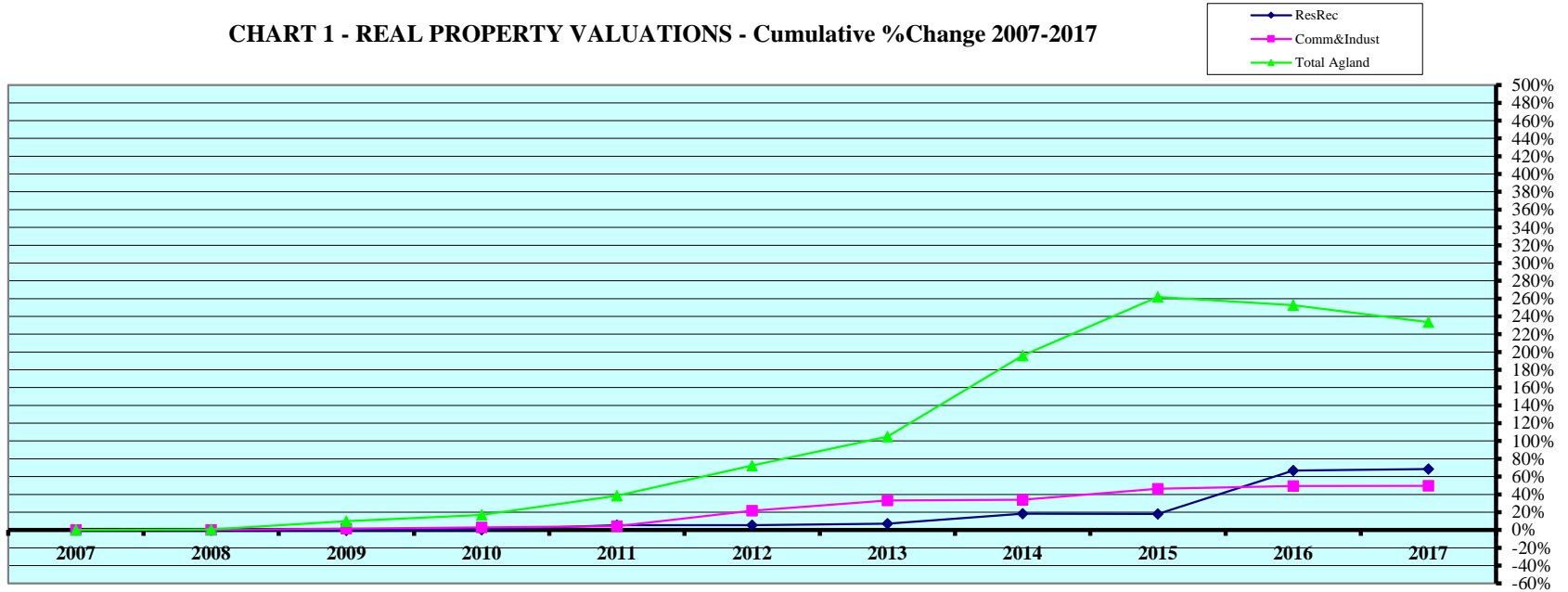
**Legend**

- 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

## Franklin 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	37,185,225	--	--	--	13,131,080	--	--	--	247,741,690	--	--	--
2008	37,072,880	-112,345	-0.30%	-0.30%	13,143,415	12,335	0.09%	0.09%	249,323,620	1,581,930	0.64%	0.64%
2009	37,020,310	-52,570	-0.14%	-0.44%	13,314,675	171,260	1.30%	1.40%	271,989,055	22,665,435	9.09%	9.79%
2010	37,270,405	250,095	0.68%	0.23%	13,504,560	189,885	1.43%	2.84%	289,912,940	17,923,885	6.59%	17.02%
2011	39,212,690	1,942,285	5.21%	5.45%	13,683,155	178,595	1.32%	4.20%	343,097,320	53,184,380	18.34%	38.49%
2012	39,180,145	-32,545	-0.08%	5.36%	15,988,360	2,305,205	16.85%	21.76%	426,862,515	83,765,195	24.41%	72.30%
2013	39,831,640	651,495	1.66%	7.12%	17,482,125	1,493,765	9.34%	33.14%	507,340,900	80,478,385	18.85%	104.79%
2014	43,968,290	4,136,650	10.39%	18.24%	17,603,100	120,975	0.69%	34.06%	732,985,460	225,644,560	44.48%	195.87%
2015	43,846,377	-121,913	-0.28%	17.91%	19,218,620	1,615,520	9.18%	46.36%	896,519,015	163,533,555	22.31%	261.88%
2016	61,990,125	18,143,748	41.38%	66.71%	19,618,760	400,140	2.08%	49.41%	873,286,325	-23,232,690	-2.59%	252.50%
2017	62,648,579	658,454	1.06%	68.48%	19,641,150	22,390	0.11%	49.58%	825,974,040	-47,312,285	-5.42%	233.40%

Rate Annual %chg: Residential & Recreational **5.35%**

Commercial & Industrial **4.11%**

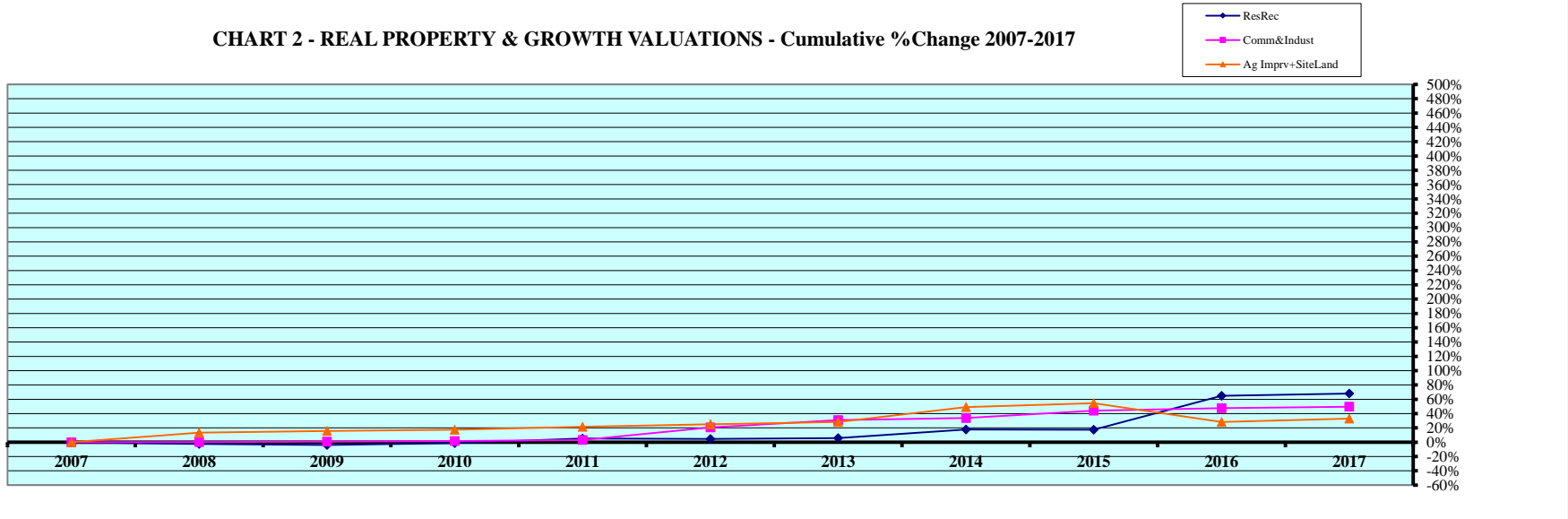
Agricultural Land **12.80%**

Cnty# **31**  
County **FRANKLIN**

**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	37,185,225	520,420	1.40%	36,664,805	--	--	13,131,080	292,937	2.23%	12,838,143	--	--
2008	37,072,880	837,555	2.26%	36,235,325	-2.55%	-2.55%	13,143,415	0	0.00%	13,143,415	0.09%	0.09%
2009	37,020,310	1,257,370	3.40%	35,762,940	-3.53%	-3.82%	13,314,675	97,165	0.73%	13,217,510	0.56%	0.66%
2010	37,270,405	519,645	1.39%	36,750,760	-0.73%	-1.17%	13,504,560	140,275	1.04%	13,364,285	0.37%	1.78%
2011	39,212,690	108,425	0.28%	39,104,265	4.92%	5.16%	13,683,155	126,915	0.93%	13,556,240	0.38%	3.24%
2012	39,180,145	318,290	0.81%	38,861,855	-0.89%	4.51%	15,988,360	133,920	0.84%	15,854,440	15.87%	20.74%
2013	39,831,640	451,695	1.13%	39,379,945	0.51%	5.90%	17,482,125	286,985	1.64%	17,195,140	7.55%	30.95%
2014	43,968,290	212,395	0.48%	43,755,895	9.85%	17.67%	17,603,100	34,935	0.20%	17,568,165	0.49%	33.79%
2015	43,846,377	192,950	0.44%	43,653,427	-0.72%	17.39%	19,218,620	304,735	1.59%	18,913,885	7.45%	44.04%
2016	61,990,125	721,647	1.16%	61,268,478	39.73%	64.77%	19,618,760	237,565	1.21%	19,381,195	0.85%	47.60%
2017	62,648,579	184,120	0.29%	62,464,459	0.77%	67.98%	19,641,150	250	0.00%	19,640,900	0.11%	49.58%
Rate Ann%chg	5.35%				4.74%		4.11%			C & I w/o growth 3.37%		

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	26,411,690	12,449,855	38,861,545	75,155	0.19%	38,786,390	--	--
2008	31,547,445	12,600,705	44,148,150	43,690	0.10%	44,104,460	13.49%	13.49%
2009	32,384,115	12,823,375	45,207,490	221,025	0.49%	44,986,465	1.90%	15.76%
2010	32,797,750	14,045,890	46,843,640	1,172,440	2.50%	45,671,200	1.03%	17.52%
2011	33,439,725	14,923,880	48,363,605	1,150,765	2.38%	47,212,840	0.79%	21.49%
2012	34,376,610	15,643,150	50,019,760	1,377,440	2.75%	48,642,320	0.58%	25.17%
2013	34,648,105	17,099,556	51,747,661	1,888,615	3.65%	49,859,046	-0.32%	28.30%
2014	39,654,930	20,286,380	59,941,310	1,991,559	3.32%	57,949,751	11.99%	49.12%
2015	40,228,100	23,881,785	64,109,885	4,054,030	6.32%	60,055,855	0.19%	54.54%
2016	28,850,970	22,902,355	51,753,325	1,917,745	3.71%	49,835,580	-22.27%	28.24%
2017	29,082,590	23,978,320	53,060,910	1,344,805	2.53%	51,716,105	-0.07%	33.08%
Rate Ann%chg	0.97%	6.77%	3.16%			Ag Imprv+Site w/o growth	0.73%	

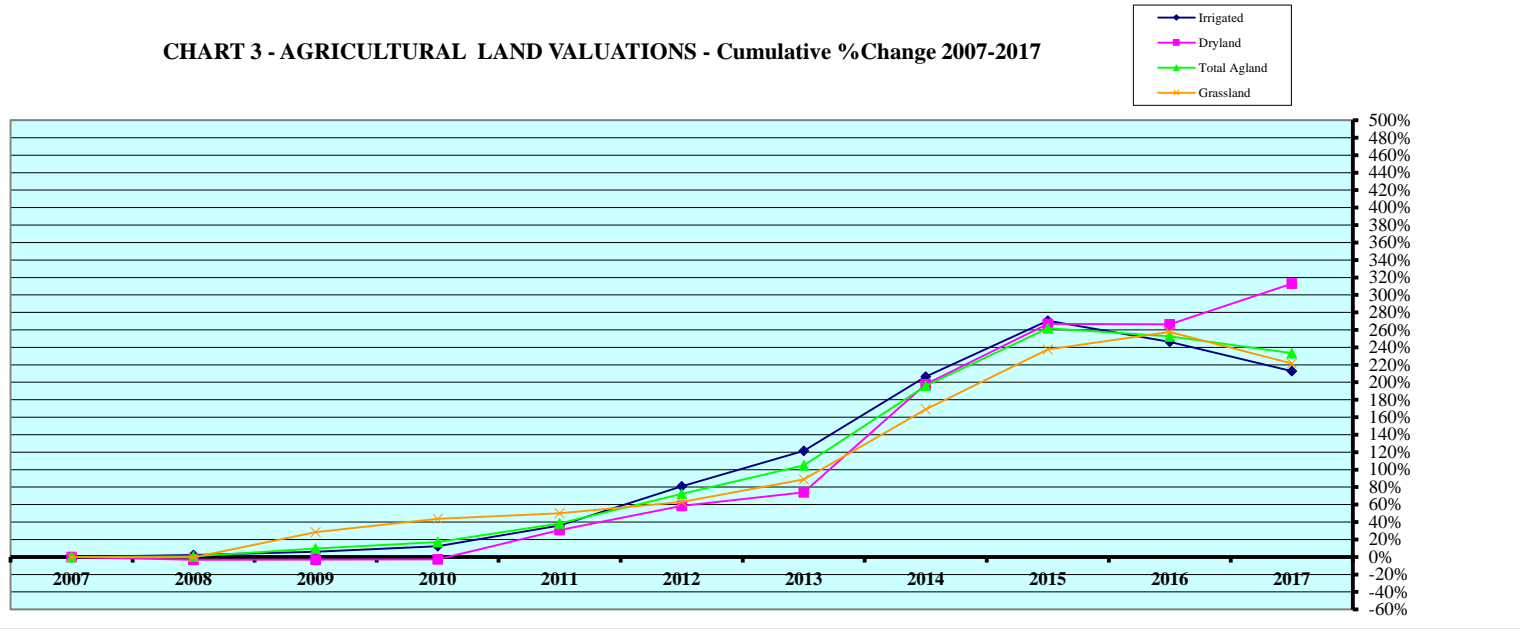
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 31  
County FRANKLIN

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	141,584,195	--	--	--	46,458,125	--	--	--	59,452,495	--	--	--
2008	144,849,580	3,265,385	2.31%	2.31%	44,976,700	-1,481,425	-3.19%	-3.19%	59,252,665	-199,830	-0.34%	-0.34%
2009	150,258,515	5,408,935	3.73%	6.13%	45,142,680	165,980	0.37%	-2.83%	76,342,955	17,090,290	28.84%	28.41%
2010	159,078,600	8,820,085	5.87%	12.36%	45,186,195	43,515	0.10%	-2.74%	85,399,885	9,056,930	11.86%	43.64%
2011	192,699,125	33,620,525	21.13%	36.10%	60,775,435	15,589,240	34.50%	30.82%	89,242,970	3,843,085	4.50%	50.11%
2012	256,054,215	63,355,090	32.88%	80.85%	73,598,740	12,823,305	21.10%	58.42%	96,833,785	7,590,815	8.51%	62.88%
2013	313,730,735	57,676,520	22.53%	121.59%	80,897,200	7,298,460	9.92%	74.13%	112,225,765	15,391,980	15.90%	88.77%
2014	434,065,875	120,335,140	38.36%	206.58%	138,288,495	57,391,295	70.94%	197.66%	159,906,905	47,681,140	42.49%	168.97%
2015	524,573,115	90,507,240	20.85%	270.50%	170,490,940	32,202,445	23.29%	266.98%	200,733,660	40,826,755	25.53%	237.64%
2016	490,186,920	-34,386,195	-6.56%	246.22%	170,251,940	-239,000	-0.14%	266.46%	212,612,880	11,879,220	5.92%	257.62%
2017	442,708,590	-47,478,330	-9.66%	212.68%	191,828,645	21,576,705	12.67%	312.91%	191,202,805	-21,410,075	-10.07%	221.61%

Rate Ann.%chg: Irrigated **12.08%** Dryland **15.24%** Grassland **12.39%**

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	246,875	--	--	--	0	--	--	--	247,741,690	--	--	--
2008	244,675	-2,200	-0.89%	-0.89%	0	0	--	--	249,323,620	1,581,930	0.64%	0.64%
2009	244,905	230	0.09%	-0.80%	0	0	--	--	271,989,055	22,665,435	9.09%	9.79%
2010	244,885	-20	-0.01%	-0.81%	3,375	3,375	--	--	289,912,940	17,923,885	6.59%	17.02%
2011	373,915	129,030	52.69%	51.46%	5,875	2,500	74.07%	--	343,097,320	53,184,380	18.34%	38.49%
2012	373,275	-640	-0.17%	51.20%	2,500	-3,375	-57.45%	--	426,862,515	83,765,195	24.41%	72.30%
2013	484,700	111,425	29.85%	96.33%	2,500	0	0.00%	--	507,340,900	80,478,385	18.85%	104.79%
2014	721,685	236,985	48.89%	192.33%	2,500	0	0.00%	--	732,985,460	225,644,560	44.48%	195.87%
2015	721,300	-385	-0.05%	192.17%	0	-2,500	-100.00%	--	896,519,015	163,533,555	22.31%	261.88%
2016	234,585	-486,715	-67.48%	-4.98%	0	0	--	--	873,286,325	-23,232,690	-2.59%	252.50%
2017	234,000	-585	-0.25%	-5.22%	0	0	--	--	825,974,040	-47,312,285	-5.42%	233.40%

Cnty# **31**  
County **FRANKLIN**

Rate Ann.%chg: Total Agric Land **12.80%**

**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	141,445,725	108,542	1,303			46,567,670	64,472	722			59,421,345	173,296	343		
2008	142,571,860	109,220	1,305	0.17%	0.17%	46,088,505	63,901	721	-0.15%	-0.15%	59,282,530	172,728	343	0.09%	0.09%
2009	150,429,180	111,174	1,353	3.66%	3.83%	44,957,920	62,570	719	-0.38%	-0.52%	76,476,860	172,223	444	29.38%	29.50%
2010	159,206,550	111,063	1,433	5.94%	10.00%	45,124,775	62,842	718	-0.06%	-0.58%	85,440,895	171,952	497	11.90%	44.91%
2011	192,885,105	110,929	1,739	21.30%	33.43%	60,724,465	63,105	962	34.01%	33.22%	89,206,790	171,740	519	4.54%	51.49%
2012	255,196,000	111,019	2,299	32.20%	76.39%	73,620,360	63,216	1,165	21.02%	61.23%	97,908,555	171,462	571	9.93%	66.53%
2013	312,725,140	112,383	2,783	21.06%	113.53%	77,783,530	63,094	1,233	5.86%	70.68%	114,406,625	170,188	672	17.72%	96.05%
2014	433,988,640	112,853	3,846	38.20%	195.10%	138,297,505	66,270	2,087	69.28%	188.92%	159,910,935	166,741	959	42.66%	179.69%
2015	524,546,395	112,874	4,647	20.84%	256.61%	170,539,705	66,817	2,552	22.30%	253.36%	200,705,030	166,191	1,208	25.93%	252.21%
2016	491,300,175	112,811	4,355	-6.29%	234.20%	170,027,695	66,513	2,556	0.16%	253.92%	212,664,805	170,250	1,249	3.43%	264.29%
2017	442,837,790	112,313	3,943	-9.46%	202.57%	191,718,235	66,563	2,880	12.67%	298.76%	191,196,010	170,220	1,123	-10.08%	227.58%

Rate Annual %chg Average Value/Acre: **11.71%**

**14.83%**

**12.60%**

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	247,515	4,957	50			0	0				247,682,255	351,266	705		
2008	246,080	4,919	50	0.19%	0.19%	0	0				248,188,975	350,769	708	0.35%	0.35%
2009	244,680	4,891	50	0.00%	0.18%	0	0				272,108,640	350,858	776	9.61%	9.99%
2010	244,910	4,896	50	0.00%	0.18%	0	0				290,017,130	350,753	827	6.61%	17.26%
2011	367,200	4,895	75	49.95%	50.22%	0	0				343,183,560	350,670	979	18.36%	38.79%
2012	373,865	4,930	76	1.09%	51.86%	0	0				427,098,780	350,627	1,218	24.47%	72.75%
2013	494,415	4,916	101	32.63%	101.40%	0	0				505,409,710	350,581	1,442	18.35%	104.45%
2014	722,165	4,814	150	49.17%	200.42%	0	0				732,919,245	350,679	2,090	44.97%	196.41%
2015	721,010	4,802	150	0.08%	200.65%	0	0				896,512,140	350,684	2,556	22.32%	262.56%
2016	230,660	1,532	151	0.27%	201.46%	0	0				874,223,335	351,107	2,490	-2.60%	253.12%
2017	233,975	1,555	151	-0.03%	201.38%	0	0				825,986,010	350,650	2,356	-5.39%	234.07%

**31**  
**FRANKLIN**

Rate Annual %chg Average Value/Acre: **12.82%**

(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**

CHART 5 - 2017 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
3,225	FRANKLIN	33,552,715	17,302,054	3,025,826	62,648,579	19,467,655	173,495	0	825,974,040	29,082,590	23,978,320	714,250	1,015,919,524
cnty sector		value	% of total value:										
		3.30%	1.70%	0.30%	6.17%	1.92%	0.02%		81.30%	2.86%	2.36%	0.07%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
103	BLOOMINGTON	103,864	127,039	26,606	2,471,795	174,940	0	0	426,350	84,520	34,560	0	3,449,674
3.19%	%sector of county sector	0.31%	0.73%	0.88%	3.95%	0.90%			0.05%	0.29%	0.14%		0.34%
	%sector of municipality	3.01%	3.68%	0.77%	71.65%	5.07%			12.36%	2.45%	1.00%		100.00%
347	CAMPBELL	525,302	163,691	38,864	5,936,675	6,010,230	0	0	2,275	60,645	31,145	0	12,768,827
10.76%	%sector of county sector	1.57%	0.95%	1.28%	9.48%	30.87%			0.00%	0.21%	0.13%		1.26%
	%sector of municipality	4.11%	1.28%	0.30%	46.49%	47.07%			0.02%	0.47%	0.24%		100.00%
1,000	FRANKLIN	975,059	734,272	106,975	22,622,460	7,370,670	173,495	0	9,270	0	0	0	31,992,201
31.01%	%sector of county sector	2.91%	4.24%	3.54%	36.11%	37.86%	100.00%		0.00%				3.15%
	%sector of municipality	3.05%	2.30%	0.33%	70.71%	23.04%	0.54%		0.03%				100.00%
378	HILDRETH	212,740	159,529	28,561	11,307,610	2,887,350	0	0	572,270	276,690	98,135	0	15,542,885
11.72%	%sector of county sector	0.63%	0.92%	0.94%	18.05%	14.83%			0.07%	0.95%	0.41%		1.53%
	%sector of municipality	1.37%	1.03%	0.18%	72.75%	18.58%			3.68%	1.78%	0.63%		100.00%
106	NAPONEE	6,322	139,647	35,500	1,686,344	225,500	0	0	0	0	0	0	2,093,313
3.29%	%sector of county sector	0.02%	0.81%	1.17%	2.69%	1.16%							0.21%
	%sector of municipality	0.30%	6.67%	1.70%	80.56%	10.77%							100.00%
89	RIVERTON	115,068	159,985	13,090	686,745	64,110	0	0	87,600	0	0	0	1,126,598
2.76%	%sector of county sector	0.34%	0.92%	0.43%	1.10%	0.33%			0.01%				0.11%
	%sector of municipality	10.21%	14.20%	1.16%	60.96%	5.69%			7.78%				100.00%
143	UPLAND	164,387	159,518	42,663	2,416,395	1,316,930	0	0	53,695	173,215	108,540	0	4,435,343
4.43%	%sector of county sector	0.49%	0.92%	1.41%	3.86%	6.76%			0.01%	0.60%	0.45%		0.44%
	%sector of municipality	3.71%	3.60%	0.96%	54.48%	29.69%			1.21%	3.91%	2.45%		100.00%
2,166	Total Municipalities	2,102,742	1,643,681	292,259	47,128,024	18,049,730	173,495	0	1,151,460	595,070	272,380	0	71,408,841
67.16%	%all municip.sectors of cnty	6.27%	9.50%	9.66%	75.23%	92.72%	100.00%		0.14%	2.05%	1.14%		7.03%

31 FRANKLIN

Sources: 2017 Certificate of Taxes Levied CTL, 2010 US Census; Dec. 2017 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2018

CHART 5



<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 4,941</b>	<b>Value : 930,945,204</b>	<b>Growth 3,950,595</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>	430	573,589	0	0	128	634,665	558	1,208,254	
<b>02. Res Improve Land</b>	1,203	2,508,790	0	0	131	1,320,300	1,334	3,829,090	
<b>03. Res Improvements</b>	1,206	45,561,975	0	0	138	13,438,300	1,344	59,000,275	
<b>04. Res Total</b>	1,636	48,644,354	0	0	266	15,393,265	1,902	64,037,619	207,215
<b>% of Res Total</b>	86.01	75.96	0.00	0.00	13.99	24.04	38.49	6.88	5.25
<b>05. Com UnImp Land</b>	101	155,885	0	0	15	20,500	116	176,385	
<b>06. Com Improve Land</b>	205	534,315	0	0	16	214,565	221	748,880	
<b>07. Com Improvements</b>	216	13,636,835	3	1,488,580	17	4,205,610	236	19,331,025	
<b>08. Com Total</b>	317	14,327,035	3	1,488,580	32	4,440,675	352	20,256,290	703,460
<b>% of Com Total</b>	90.06	70.73	0.85	7.35	9.09	21.92	7.12	2.18	17.81
<b>09. Ind UnImp Land</b>	2	2,550	0	0	0	0	2	2,550	
<b>10. Ind Improve Land</b>	4	15,250	0	0	0	0	4	15,250	
<b>11. Ind Improvements</b>	4	155,695	0	0	0	0	4	155,695	
<b>12. Ind Total</b>	6	173,495	0	0	0	0	6	173,495	0
<b>% of Ind Total</b>	100.00	100.00	0.00	0.00	0.00	0.00	0.12	0.02	0.00
<b>13. Rec UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>14. Rec Improve Land</b>	0	0	0	0	0	0	0	0	
<b>15. Rec Improvements</b>	0	0	0	0	0	0	0	0	
<b>16. Rec Total</b>	0	0	0	0	0	0	0	0	0
<b>% of Rec Total</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Res &amp; Rec Total</b>	1,636	48,644,354	0	0	266	15,393,265	1,902	64,037,619	207,215
<b>% of Res &amp; Rec Total</b>	86.01	75.96	0.00	0.00	13.99	24.04	38.49	6.88	5.25
<b>Com &amp; Ind Total</b>	323	14,500,530	3	1,488,580	32	4,440,675	358	20,429,785	703,460
<b>% of Com &amp; Ind Total</b>	90.22	70.98	0.84	7.29	8.94	21.74	7.25	2.19	17.81
<b>17. Taxable Total</b>	1,959	63,144,884	3	1,488,580	298	19,833,940	2,260	84,467,404	910,675
<b>% of Taxable Total</b>	86.68	74.76	0.13	1.76	13.19	23.48	45.74	9.07	23.05

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	0	0	0
20. Industrial	0	0	0	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	0	0	0
19. Commercial	0	0	0	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				0	0	0

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	10	2,540,640	10	2,540,640	0
24. Non-Producing	0	0	0	0	0	0	0	0	0
25. Total	0	0	0	0	10	2,540,640	10	2,540,640	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	265	0	305	570

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	74	917,040	0	0	1,977	599,087,310	2,051	600,004,350
28. Ag-Improved Land	11	153,745	0	0	568	194,194,885	579	194,348,630
29. Ag Improvements	11	761,730	0	0	609	48,822,450	620	49,584,180
30. Ag Total							2,671	843,937,160

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	1	0.30	3,000	0	0.00	0	
32. HomeSite Improv Land	8	3.00	7,750	0	0.00	0	
33. HomeSite Improvements	8	0.00	523,675	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	1	0.36	180	0	0.00	0	
36. FarmSite Improv Land	1	2.00	3,000	0	0.00	0	
37. FarmSite Improvements	9	0.00	238,055	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	3	9.64	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	18	18.01	180,100	19	18.31	183,100	
32. HomeSite Improv Land	335	335.09	3,373,200	343	338.09	3,380,950	
33. HomeSite Improvements	341	0.00	25,068,700	349	0.00	25,592,375	47,515
34. HomeSite Total				<b>368</b>	<b>356.40</b>	<b>29,156,425</b>	
35. FarmSite UnImp Land	76	217.11	128,735	77	217.47	128,915	
36. FarmSite Improv Land	489	1,848.07	1,210,905	490	1,850.07	1,213,905	
37. FarmSite Improvements	562	0.00	23,753,750	571	0.00	23,991,805	2,992,405
38. FarmSite Total				<b>648</b>	<b>2,067.54</b>	<b>25,334,625</b>	
39. Road & Ditches	2,025	5,903.16	0	2,028	5,912.80	0	
40. Other- Non Ag Use	4	70.97	101,135	4	70.97	101,135	
41. Total Section VI				<b>1,016</b>	<b>8,407.71</b>	<b>54,592,185</b>	<b>3,039,920</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	0	0.00	0	0	0.00	0

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	2,794.88	16.33%	9,629,725	18.37%	3,445.49
46. 1A	4,316.98	25.23%	14,605,250	27.87%	3,383.21
47. 2A1	1,321.44	7.72%	4,129,520	7.88%	3,125.02
48. 2A	5,245.50	30.66%	15,844,405	30.23%	3,020.57
49. 3A1	676.34	3.95%	1,680,710	3.21%	2,485.01
50. 3A	1,168.79	6.83%	2,741,820	5.23%	2,345.86
51. 4A1	675.69	3.95%	1,614,900	3.08%	2,390.00
52. 4A	911.06	5.32%	2,161,635	4.12%	2,372.66
53. Total	17,110.68	100.00%	52,407,965	100.00%	3,062.88
<b>Dry</b>					
54. 1D1	856.52	4.54%	1,901,485	5.82%	2,220.01
55. 1D	7,155.75	37.91%	15,885,740	48.64%	2,220.00
56. 2D1	655.19	3.47%	1,385,725	4.24%	2,115.00
57. 2D	1,721.58	9.12%	3,641,120	11.15%	2,114.99
58. 3D1	212.85	1.13%	290,535	0.89%	1,364.98
59. 3D	541.46	2.87%	739,090	2.26%	1,364.99
60. 4D1	4,540.73	24.05%	5,176,815	15.85%	1,140.08
61. 4D	3,193.69	16.92%	3,640,755	11.15%	1,139.98
62. Total	18,877.77	100.00%	32,661,265	100.00%	1,730.14
<b>Grass</b>					
63. 1G1	451.40	0.58%	484,490	0.56%	1,073.31
64. 1G	4,696.48	6.05%	5,396,930	6.23%	1,149.14
65. 2G1	969.68	1.25%	1,070,525	1.24%	1,104.00
66. 2G	3,409.59	4.40%	3,641,655	4.21%	1,068.06
67. 3G1	81.85	0.11%	71,470	0.08%	873.18
68. 3G	878.55	1.13%	844,130	0.98%	960.82
69. 4G1	21,468.07	27.68%	24,151,595	27.90%	1,125.00
70. 4G	45,609.50	58.80%	50,911,180	58.81%	1,116.24
71. Total	77,565.12	100.00%	86,571,975	100.00%	1,116.12
<b>Irrigated Total</b>					
	17,110.68	14.96%	52,407,965	30.34%	3,062.88
<b>Dry Total</b>					
	18,877.77	16.50%	32,661,265	18.91%	1,730.14
<b>Grass Total</b>					
	77,565.12	67.81%	86,571,975	50.11%	1,116.12
72. Waste	526.89	0.46%	79,055	0.05%	150.04
73. Other	305.77	0.27%	1,035,030	0.60%	3,385.00
74. Exempt	1.86	0.00%	0	0.00%	0.00
75. Market Area Total	114,386.23	100.00%	172,755,290	100.00%	1,510.28

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	813.39	0.86%	3,505,715	0.90%	4,310.01
46. 1A	64,838.94	68.32%	279,176,605	71.75%	4,305.69
47. 2A1	2,313.33	2.44%	9,417,860	2.42%	4,071.13
48. 2A	5,103.50	5.38%	20,463,165	5.26%	4,009.63
49. 3A1	730.01	0.77%	2,779,750	0.71%	3,807.82
50. 3A	8.17	0.01%	29,985	0.01%	3,670.13
51. 4A1	7,818.13	8.24%	27,639,975	7.10%	3,535.37
52. 4A	13,282.77	14.00%	46,060,225	11.84%	3,467.67
53. Total	94,908.24	100.00%	389,073,280	100.00%	4,099.47
<b>Dry</b>					
54. 1D1	171.85	0.36%	507,820	0.41%	2,955.02
55. 1D	31,513.06	65.94%	93,121,175	75.80%	2,955.00
56. 2D1	1,118.97	2.34%	2,590,440	2.11%	2,315.02
57. 2D	3,163.68	6.62%	7,323,930	5.96%	2,315.00
58. 3D1	423.24	0.89%	833,790	0.68%	1,970.02
59. 3D	27.92	0.06%	55,005	0.04%	1,970.09
60. 4D1	5,510.82	11.53%	8,927,485	7.27%	1,619.99
61. 4D	5,862.10	12.27%	9,496,505	7.73%	1,619.98
62. Total	47,791.64	100.00%	122,856,150	100.00%	2,570.66
<b>Grass</b>					
63. 1G1	19.50	0.02%	22,415	0.02%	1,149.49
64. 1G	7,821.02	8.45%	8,994,070	8.61%	1,149.99
65. 2G1	1,484.66	1.60%	1,707,420	1.63%	1,150.04
66. 2G	2,680.66	2.89%	3,084,150	2.95%	1,150.52
67. 3G1	174.62	0.19%	196,470	0.19%	1,125.13
68. 3G	351.57	0.38%	395,530	0.38%	1,125.04
69. 4G1	19,559.24	21.12%	22,004,725	21.06%	1,125.03
70. 4G	60,509.75	65.34%	68,103,650	65.17%	1,125.50
71. Total	92,601.02	100.00%	104,508,430	100.00%	1,128.59
<b>Irrigated Total</b>					
Irrigated Total	94,908.24	40.16%	389,073,280	63.10%	4,099.47
<b>Dry Total</b>					
Dry Total	47,791.64	20.22%	122,856,150	19.93%	2,570.66
<b>Grass Total</b>					
Grass Total	92,601.02	39.19%	104,508,430	16.95%	1,128.59
72. Waste	1,012.01	0.43%	151,825	0.02%	150.02
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	0.22	0.00%	0	0.00%	0.00
75. Market Area Total	236,312.91	100.00%	616,589,685	100.00%	2,609.21

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	140.19	536,075	0.00	0	111,878.73	440,945,170	112,018.92	441,481,245
<b>77. Dry Land</b>	171.97	367,970	0.00	0	66,497.44	155,149,445	66,669.41	155,517,415
<b>78. Grass</b>	133.47	151,350	0.00	0	170,032.67	190,929,055	170,166.14	191,080,405
<b>79. Waste</b>	9.72	1,460	0.00	0	1,529.18	229,420	1,538.90	230,880
<b>80. Other</b>	0.00	0	0.00	0	305.77	1,035,030	305.77	1,035,030
<b>81. Exempt</b>	0.00	0	0.00	0	2.08	0	2.08	0
<b>82. Total</b>	<b>455.35</b>	<b>1,056,855</b>	<b>0.00</b>	<b>0</b>	<b>350,243.79</b>	<b>788,288,120</b>	<b>350,699.14</b>	<b>789,344,975</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	112,018.92	31.94%	441,481,245	55.93%	3,941.13
<b>Dry Land</b>	66,669.41	19.01%	155,517,415	19.70%	2,332.67
<b>Grass</b>	170,166.14	48.52%	191,080,405	24.21%	1,122.90
<b>Waste</b>	1,538.90	0.44%	230,880	0.03%	150.03
<b>Other</b>	305.77	0.09%	1,035,030	0.13%	3,385.00
<b>Exempt</b>	2.08	0.00%	0	0.00%	0.00
<b>Total</b>	<b>350,699.14</b>	<b>100.00%</b>	<b>789,344,975</b>	<b>100.00%</b>	<b>2,250.78</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 Bloomington	48	29,685	82	90,740	82	2,342,155	130	2,462,580	0
83.2 Bloomington Comm	1	400	0	0	0	0	1	400	0
83.3 Campbell	53	48,570	187	206,850	188	5,681,255	241	5,936,675	0
83.4 Franklin	102	226,410	489	1,745,620	489	21,873,760	591	23,845,790	34,310
83.5 Hildreth	19	42,895	193	200,220	195	11,101,380	214	11,344,495	26,775
83.6 Macon	3	1,790	5	6,330	5	307,845	8	315,965	0
83.7 Naponee	42	29,289	82	72,920	82	1,577,945	124	1,680,154	0
83.8 Nbhd 11	43	188,880	43	440,200	43	3,661,460	86	4,290,540	4,285
83.9 Nbhd 12	84	437,995	87	870,100	94	9,720,335	178	11,028,430	104,960
83.10 Riverton	114	66,120	75	53,250	75	604,260	189	723,630	36,885
83.11 Upland	49	136,220	91	142,860	91	2,129,880	140	2,408,960	0
84 Residential Total	558	1,208,254	1,334	3,829,090	1,344	59,000,275	1,902	64,037,619	207,215



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	Bloomington Comm	16	3,420	6	6,265	7	165,255	23	174,940	0
85.2	Campbell Comm	12	17,055	35	61,590	45	5,931,585	57	6,010,230	0
85.3	Franklin Comm	32	87,115	100	365,840	101	7,798,220	133	8,251,175	703,460
85.4	Hildreth Comm	6	31,200	29	93,740	29	2,762,410	35	2,887,350	0
85.5	Macon Vill Comm	0	0	1	295	1	295	1	590	0
85.6	Naponee	1	50	0	0	0	0	1	50	0
85.7	Naponee Comm	9	5,075	13	7,225	14	213,150	23	225,450	0
85.8	Nbhd 11	0	0	1	4,280	1	16,990	1	21,270	0
85.9	Riverton Comm	20	7,575	10	2,375	10	51,565	30	61,515	0
85.10	Rural Comm Area 1	7	10,580	7	165,225	7	599,965	14	775,770	0
85.11	Rural Comm Area 2	8	9,920	7	24,980	8	603,240	16	638,140	0
85.12	Upland Comm	7	6,945	16	32,315	17	1,344,045	24	1,383,305	0
86	Commercial Total	118	178,935	225	764,130	240	19,486,720	358	20,429,785	703,460

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	388.39	0.51%	446,680	0.52%	1,150.08
88. 1G	4,688.91	6.18%	5,392,390	6.30%	1,150.03
89. 2G1	888.56	1.17%	1,021,855	1.19%	1,150.01
90. 2G	2,901.50	3.83%	3,336,815	3.90%	1,150.03
91. 3G1	42.59	0.06%	47,920	0.06%	1,125.15
92. 3G	603.72	0.80%	679,235	0.79%	1,125.08
93. 4G1	21,466.79	28.31%	24,150,830	28.24%	1,125.03
94. 4G	44,846.71	59.14%	50,453,510	58.99%	1,125.02
95. Total	75,827.17	100.00%	85,529,235	100.00%	1,127.95
<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	63.01	3.63%	37,810	3.63%	600.06
106. 1T	7.57	0.44%	4,540	0.44%	599.74
107. 2T1	81.12	4.67%	48,670	4.67%	599.98
108. 2T	508.09	29.24%	304,840	29.23%	599.97
109. 3T1	39.26	2.26%	23,550	2.26%	599.85
110. 3T	274.83	15.81%	164,895	15.81%	599.99
111. 4T1	1.28	0.07%	765	0.07%	597.66
112. 4T	762.79	43.89%	457,670	43.89%	599.99
113. Total	1,737.95	100.00%	1,042,740	100.00%	599.98
<hr/>					
Grass Total	75,827.17	97.76%	85,529,235	98.80%	1,127.95
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	1,737.95	2.24%	1,042,740	1.20%	599.98
<hr/>					
114. Market Area Total	77,565.12	100.00%	86,571,975	100.00%	1,116.12

Schedule XIII : Agricultural Records : Grass Land Detail By Market Area

Market Area 2

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	19.50	0.02%	22,415	0.02%	1,149.49
88. 1G	7,819.87	8.45%	8,993,380	8.61%	1,150.07
89. 2G1	1,484.66	1.60%	1,707,420	1.63%	1,150.04
90. 2G	2,678.84	2.89%	3,083,060	2.95%	1,150.89
91. 3G1	174.62	0.19%	196,470	0.19%	1,125.13
92. 3G	351.57	0.38%	395,530	0.38%	1,125.04
93. 4G1	19,558.75	21.13%	22,004,430	21.06%	1,125.04
94. 4G	60,497.50	65.34%	68,096,300	65.16%	1,125.61
95. Total	92,585.31	100.00%	104,499,005	100.00%	1,128.68
<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	1.15	7.32%	690	7.32%	600.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	1.82	11.58%	1,090	11.56%	598.90
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.49	3.12%	295	3.13%	602.04
112. 4T	12.25	77.98%	7,350	77.98%	600.00
113. Total	15.71	100.00%	9,425	100.00%	599.94
<hr/>					
Grass Total	92,585.31	99.98%	104,499,005	99.99%	1,128.68
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	15.71	0.02%	9,425	0.01%	599.94
<hr/>					
114. Market Area Total	92,601.02	100.00%	104,508,430	100.00%	1,128.59

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

**31 Franklin**

	2017 CTL County Total	2018 Form 45 County Total	Value Difference (2018 form 45 - 2017 CTL)	Percent Change	2018 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	62,648,579	64,037,619	1,389,040	2.22%	207,215	1.89%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	29,082,590	29,156,425	73,835	0.25%	47,515	0.09%
<b>04. Total Residential (sum lines 1-3)</b>	<b>91,731,169</b>	<b>93,194,044</b>	<b>1,462,875</b>	<b>1.59%</b>	<b>254,730</b>	<b>1.32%</b>
05. Commercial	19,467,655	20,256,290	788,635	4.05%	703,460	0.44%
06. Industrial	173,495	173,495	0	0.00%	0	0.00%
<b>07. Total Commercial (sum lines 5-6)</b>	<b>19,641,150</b>	<b>20,429,785</b>	<b>788,635</b>	<b>4.02%</b>	<b>703,460</b>	<b>0.43%</b>
08. Ag-Farmsite Land, Outbuildings	23,978,320	25,334,625	1,356,305	5.66%	2,992,405	-6.82%
09. Minerals	714,250	2,540,640	1,826,390	255.71	0	255.71%
10. Non Ag Use Land	0	101,135	101,135			
<b>11. Total Non-Agland (sum lines 8-10)</b>	<b>24,692,570</b>	<b>27,976,400</b>	<b>3,283,830</b>	<b>13.30%</b>	<b>2,992,405</b>	<b>1.18%</b>
12. Irrigated	442,708,590	441,481,245	-1,227,345	-0.28%		
13. Dryland	191,828,645	155,517,415	-36,311,230	-18.93%		
14. Grassland	191,202,805	191,080,405	-122,400	-0.06%		
15. Wasteland	234,000	230,880	-3,120	-1.33%		
16. Other Agland	0	1,035,030	1,035,030			
<b>17. Total Agricultural Land</b>	<b>825,974,040</b>	<b>789,344,975</b>	<b>-36,629,065</b>	<b>-4.43%</b>		
<b>18. Total Value of all Real Property</b> (Locally Assessed)	<b>962,038,929</b>	<b>930,945,204</b>	<b>-31,093,725</b>	<b>-3.23%</b>	<b>3,950,595</b>	<b>-3.64%</b>

## 2018 Assessment Survey for Franklin 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>
	1 Part-time Appraiser.
<b>3.</b>	<b>Other full-time employees:</b>
	1
<b>4.</b>	<b>Other part-time employees:</b>
	None.
<b>5.</b>	<b>Number of shared employees:</b>
	None.
<b>6.</b>	<b>Assessor's requested budget for current fiscal year:</b>
	\$119,557
<b>7.</b>	<b>Adopted budget, or granted budget if different from above:</b>
	n/a
<b>8.</b>	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	n/a
<b>9.</b>	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	\$77,750
<b>10.</b>	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	The computer system is budgeted through the county general fund.
<b>11.</b>	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$1,600
<b>12.</b>	<b>Other miscellaneous funds:</b>
	None.
<b>13.</b>	<b>Amount of last year's assessor's budget not used:</b>
	\$4,365

## B. Computer, Automation Information and GIS

1.	<b>Administrative software:</b>
	MIPS PC v3
2.	<b>CAMA software:</b>
	MIPS PC v3
3.	<b>Are cadastral maps currently being used?</b>
	Yes.
4.	<b>If so, who maintains the Cadastral Maps?</b>
	Assessor and staff.
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="https://franklin.gisworkshop.com">https://franklin.gisworkshop.com</a>
7.	<b>Who maintains the GIS software and maps?</b>
	Assessor and staff.
8.	<b>Personal Property software:</b>
	MIPS PC v3

## 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>
	Franklin and Hildreth.
4.	<b>When was zoning implemented?</b>
	2000

## D. Contracted Services

1.	<b>Appraisal Services:</b>
	Pritchard and Abbott.
2.	<b>GIS Services:</b>
	GIS Workshop, Inc.
3.	<b>Other services:</b>
	None.

## E. Appraisal /Listing Services

1.	<b>Does the county employ outside help for appraisal or listing services?</b>
	Yes, Pritchard and Abbott for the oil and gas minerals.
2.	<b>If so, is the appraisal or listing service performed under contract?</b>
	Yes.
3.	<b>What appraisal certifications or qualifications does the County require?</b>
	Franklin County contracts with Pritchard and Abbott. They are used by all the other oil and gas counties in the state as they are experts in their field.
4.	<b>Have the existing contracts been approved by the PTA?</b>
	The initial contract between Franklin County and Pritchard and Abbott was approved by the PTA.
5.	<b>Does the appraisal or listing service providers establish assessed values for the county?</b>
	Yes.

## 2018 Residential Assessment Survey for Franklin 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;"><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>Franklin (population approximately 950) County seat and largest community in the county. The amenities and job opportunities provide good demand for residential housing. Franklin has a K-12 school district.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Bloomington, Naponee, Riverton, and Upland. These are very small communities with populations under 150 residents. The communities are served by the Franklin school district.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Campbell and Hildreth; both communities have populations of 300-400 people. These small communities are influenced by their proximity to Hastings and Kearney. Hildreth is consolidated as part of the Wilcox-Hildreth school district and Campbell is consolidated as part of the Silver Lake public school district.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Rural Residential. All residential parcels not located within the boundaries of a village.</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Ag improvements throughout the county</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	1	Franklin (population approximately 950) County seat and largest community in the county. The amenities and job opportunities provide good demand for residential housing. Franklin has a K-12 school district.	2	Bloomington, Naponee, Riverton, and Upland. These are very small communities with populations under 150 residents. The communities are served by the Franklin school district.	3	Campbell and Hildreth; both communities have populations of 300-400 people. These small communities are influenced by their proximity to Hastings and Kearney. Hildreth is consolidated as part of the Wilcox-Hildreth school district and Campbell is consolidated as part of the Silver Lake public school district.	4	Rural Residential. All residential parcels not located within the boundaries of a village.	AG	Ag improvements throughout the county
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AG	Ag improvements throughout the county												
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>												
	Only the cost approach is used for to estimate residential property market value.												
<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 using local market information.												
<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 residential lot values?</b>												
	Sales comparison; lots are analyzed by the square foot.												
<b>7.</b>	<b>Describe the methodology used to determine value for vacant lots being held for sale or resale?</b>												
	All lots are treated the same; no applications to combine lots have been received												



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	2016	2012	1999	2017
2	2016	2012	1999	2017
3	2016	2012	1999	2016
4	2017	2012	2013	2012-2013
AG	2017	2012	2013	2012-2013

## 2018 Commercial Assessment Survey for Franklin County

<b>1.</b>	<b>Valuation data collection done by:</b>																		
	Assessor and staff																		
<b>2.</b>	<b>List the valuation groupings recognized in the County and describe the unique characteristics of each:</b>																		
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<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>																		
	The cost approach and sales comparison approaches are used for estimating the market value of commercial properties.																		
<b>3a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>																		
	The on-staff appraiser uses the cost and sales comparison approaches to value all commercial properties. When necessary, sales information from outside of the county will be considered to develop the value of unique properties.																		
<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 using local market information.																		
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>																		
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<b>6.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>																		
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01	2014	2012	1999	2014															
02	2014	2012	1999	2014															

## 2018 Agricultural Assessment Survey for Franklin 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; width: 15%;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>Area south of the Bostwick Irrigation Ditch; some of the irrigated parcels in this area only receive water from the irrigation ditch. When water levels in Harlan County Reservoir are diminished, these parcels cannot be irrigated. In addition to the irrigation difficulties, the topography in Area 1 is generally rougher than Area 2, making farming less desirable. This area does contain good native grasses and is more desirable for grazing than Area 2.</td> <td style="text-align: center;">2016</td> </tr> <tr> <td style="text-align: center;">02</td> <td>Area north of the Bostwick Irrigation Ditch; the irrigated land in this area is all well-irrigated and is only under restrictions imposed by the Lower Republican Natural Resource District.</td> <td style="text-align: center;">2016</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	01	Area south of the Bostwick Irrigation Ditch; some of the irrigated parcels in this area only receive water from the irrigation ditch. When water levels in Harlan County Reservoir are diminished, these parcels cannot be irrigated. In addition to the irrigation difficulties, the topography in Area 1 is generally rougher than Area 2, making farming less desirable. This area does contain good native grasses and is more desirable for grazing than Area 2.	2016	02	Area north of the Bostwick Irrigation Ditch; the irrigated land in this area is all well-irrigated and is only under restrictions imposed by the Lower Republican Natural Resource District.	2016
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<b>3.</b>	<b>Describe the process used to determine and monitor market areas.</b>										
	The market areas are divided by the Bostwick Irrigation Ditch and were established based on water availability. Ratio studies are also conducted annually to ensure the market areas are appropriate.										
<b>4.</b>	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>										
	Any parcel that does not contain farmland is reviewed for primary use and will be coded rural residential when agricultural use is not predominant on the parcel.										
<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.										
<b>6.</b>	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>										
	WRP parcels are valued at the market value of grassland.										

# 2017 Plan of Assessment for Franklin County

## Plan of Assessment Requirements:

Pursuant to Nebraska laws 2005, LB 263, Section 9, on or before June 15<sup>th</sup> of 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 of assessment. 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 complete those actions. 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 Department of Property Assessment and Taxation 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 laws as “the market value of real property in the ordinary course of trade.”

Assessment levels required for real property are as follows:

1. 100% of actual value for all classes of real property excluding agricultural and horticultural land;
2. 75% of actual value for agricultural and horticulture land.

## General Description of Real Property in Franklin County:

Per the 2017 County Abstract, Franklin County consists of the following real property types:

	Parcels	% of Total Parcels	% of Taxable Value
Residential	1903	38%	5%
Commercial	350	7%	2%
Industrial	6	.5%	.5%
Recreational	1	.2%	.2%
Agricultural	2,669	54%	92%
Mineral	4	.3%	.3%

Franklin County has 350,650.39 agricultural acres.

New Property: For the assessment year 2016, an estimated 83 building permits were filed.

For more information, see 2017 Reports and Opinions, Abstract, and Assessor Survey.

#### Current Resources:

The Franklin County Assessor's Office has two full-time employees on staff as well as an Assessor. A part-time appraiser is also on staff. The Assessor and the Deputy Assessor are currently certified by the Property Tax Administrator. Both the Assessor and Deputy will take the necessary training and education to keep current certificates. The Assessor and/or Deputy will attend district meetings and workshops that will be provided by the Property Tax Division. Some IAAO courses will also be attended.

The total budget for July 1, 2016, - June 30, 2017, is \$118,096.00. The appraisal budget is \$78,542.83.

#### Assessment actions planned for Assessment Year 2018:

##### Residential:

Sales in the 7 towns will be reviewed. A market study will be completed to insure all residential property in the county is in compliance with state statutes. All residential pick-up work and building permits will be reviewed and completed by March 19, 2018.

##### Commercial:

Sales in the county will be reviewed. A market study will be completed to insure all commercial property is in compliance with state statutes for the year 2018. Pick-up work and building permits will be reviewed and completed by March 19, 2018.

##### Agricultural:

We will continue to review land use and acres with the updated GIS information received. Land use and water transfers will be updated in GIS as reported. Land use and market areas will be reviewed and updated as information becomes available. A market study will be conducted to insure that the level of value and quality of assessment is in compliance with state statutes. Pick-up work and building permits will be done by March 19, 2018. Aerial pictures will be compared to the information on the appraisal cards for the year 2018. Half of the rural residential and other improvements will be reviewed. Sales will be reviewed in the two market areas.

#### Assessment actions planned for Assessment Year 2019:

##### Residential:

Sales in the 7 towns will be reviewed. A market study will be completed to insure all residential property in the county is in compliance with state statutes. All pick-up work and building permits will be reviewed and completed by March 19, 2019.

**Commercial:**

Sales will be reviewed in the county. A market study will be completed to insure all commercial property is in compliance with state statutes. Pick-up work and building permits will be reviewed and completed by March 19, 2019.

**Agricultural:**

A market analysis will be conducted to insure that the level of value and quality of assessment is in compliance with state statutes. We will continue to review the land use and acres with the updated GIS information. Land use and market areas will be reviewed and updated as information becomes available. Land use and water transfers will be updated in GIS as reported. Aerial pictures will be compared to the information on the appraisal cards for the year 2019. The other half of the county rural residential and other improvements will be reviewed. All pick-up work and building permits will be completed by March 19, 2019. Sales will be reviewed in the two market areas.

**Assessment actions planned for Assessment Year 2020:**

**Residential:**

Sales will be reviewed in the 7 towns. We will conduct a market analysis to insure the level of value and quality of assessment is in compliance with state statutes. Pick-up work and building permits will be done by March 19, 2020.

**Commercial:**

Sales will be reviewed in the county. We will conduct a market analysis to insure the level of value and quality of assessment is in compliance with state statutes. All of the commercial property will be reviewed. Pick-up work and building permits will be done by March 19, 2020.

**Agricultural:**

A market analysis will be conducted to insure that the level of value and quality of assessment is in compliance with state statutes. We will continue to review the land use and acres with the updated GIS information. Land use and market areas will be reviewed and updated as information becomes available. Land use and water transfers will be updated in GIS as reported. Aerial pictures will be compared to the information on the appraisal cards for the year 2020. All pick-up work and building permits will be completed by March 19, 2020.

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

Ownership changes are made as the transfers are given to the Assessor's Office from the Register of Deeds. All transfers are electronically sent to the Property Assessment Division monthly. Splits are made as they become available to the Assessor's Office. These are updated

in the GIS system at the same time they are changed on the appraisal cards and in the computer administrative program. Property cards are updated yearly. The GIS is used for updating the rural land use and acres.

Prepare reports required by law/regulations:

- a. Real Estate Abstract
- b. Assessor Survey
- c. Sales information to PA & T roster, Assessed Value update with the Abstract and Assessment Actions
- d. Certification of Value to Political Subdivisions
- e. School District Taxable Report
- f. Homestead Exemption Tax Loss Report
- g. Certificate of Taxes Levied Report
- h. Report of all exempt property and taxable government owned property
- i. Annual Plan of Assessment Report for the next three years

Administer annual filing of approximately 814 schedules, prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.

Permissive Exemption applications are filed each year and new applications taken. They are reviewed and recommendations are made to the county board.

We review taxable government owned property annually that is not used for public purpose and send notices of intent to tax.

Homestead Exemptions are administered annually. Applications are taken in the office for approval or denial. Applications are sent to the Property Assessment Division and notifications are sent. Exemption amounts are figured and recorded in the tax list.

A review of centrally assessed property as certified by the Property Assessment and Taxation Division is completed annually. Assessment records and tax list records are established.

Maintain the tax rate boundaries in the county to make sure tax money goes to the right entity. Tax rates are entered into the computer for all tax entities to create a tax list for the Treasurer annually. All tax lists are certified to the Treasurer for all real property, personal property, and centrally assessed property.

Tax List corrections are made when errors are found or accelerating taxes for each year.

Attend County Board of Equalization meetings with the board and the taxpayer. Material for the Board's decision is provided for the hearings.

Prepare information and attend taxpayer appeal hearings before the Tax Equalization Review Commission to defend the value.

Attend hearing for statewide equalization if applicable to the county to defend the county value.

Attend meetings, workshops, and education classes to obtain hours to maintain the assessor certification.

A budget increase of three percent will be submitted to the County Board for the 2017-2018 budget year. Money will be budgeted in the Appraisal Fund for the maintenance of the vehicle for the Assessor's Office to review property.

Strive to maintain an efficient and professional office.

Respectfully submitted,

\_\_\_\_\_  
Linda A. Dallman  
Franklin County Assessor

Dated \_\_\_\_\_