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DEPARTMENT OF REVENUE

**2019 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

FRANKLIN COUNTY



Pete Ricketts, Governor

April 5, 2019

Commissioner Keetle:

The Property Tax Administrator has compiled the 2019 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

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Introduction

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

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

The statistical reports are developed using the statewide sales file that contains all transactions as required by [Neb. Rev. Stat. § 77-1327](#). From this sales file, the Division prepares a statistical analysis comparing assessments to sale prices for arm's-length sales. 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 law does not provide for a range of acceptability for the COD or PRD; however, the IAAO Standard on Ratio Studies establishes the following range of acceptability for the COD:

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

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

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

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

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

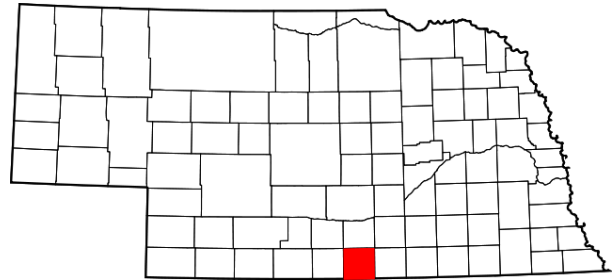
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for the end users, and highlight potential issues in other areas of the assessment process. Public trust in the assessment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

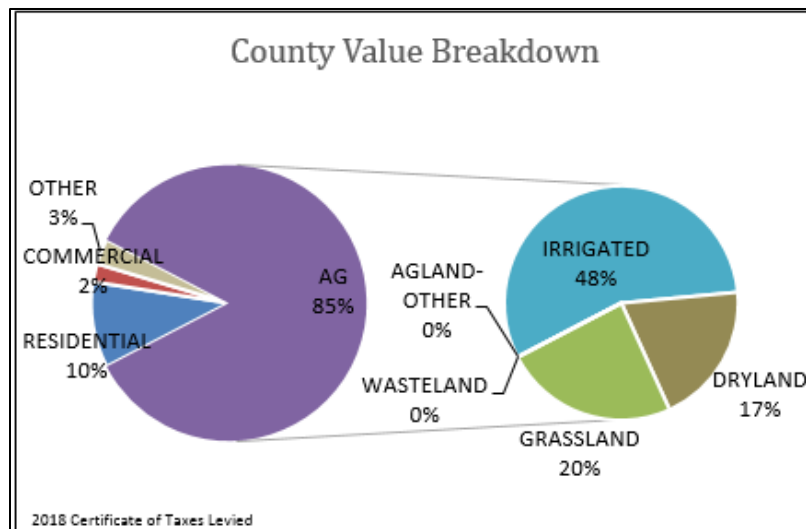
**Further information may be found in Exhibit 94*

County Overview

With a total area of 576 square miles, Franklin County had 2,990 residents, per the Census Bureau Quick Facts for 2017, reflecting an overall population decline from the 2010 U.S. Census of 7%. Reports indicated that 84% of county residents were homeowners and 90% of residents occupied the same residence as in the prior year (Census Quick Facts). The average home value is \$54,288 (2018 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



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 75 employer establishments with total employment of 411.



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 2019

CITY POPULATION CHANGE			
	2008	2018	Change
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%

2019 Residential Correlation for Franklin County

Assessment Actions

The county assessor and staff inspected and reviewed all rural residential and rural improvements and implemented a 2017 costing schedule and depreciation schedule. The county also reviewed and updated a lot value study for rural properties. The lot value study increased all excess acres to \$1000 per acre; previously they were valued between \$500 and \$1000. All pick-up work was also completed and placed on the assessment roll.

Assessment Practice Review

An annual comprehensive review of the assessment practices is conducted for the county. Within the residential class, the Property Assessment Division's (Division) assessment practice review focuses on the submission and qualification of sales information, the accuracy, and timely submission of sales, and the accuracy of values on the Assessed Value Update (AVU), and the stratification of properties into valuation groups. The Division also reviews the association of sold and unsold valuation changes, the county's six-year inspection and review cycle, that the county is meeting all the statutory reporting schedules, lot value studies, valuation methodology and the dates used on their depreciation and costing tables in their Computer-Assisted Mass Appraisal (CAMA) system.

Part of the review is to ensure that sales information sent to the state is accurate and received on a timely matter; the county submitted the sales timely. Random audits of the Real Estate Transfer Statements (Form 521) revealed the statements were submitted within the required timeframe with minimal error for the county. The field liaison offered training and the county assessor made some changes. AVU values were reported with no errors.

The sales verification process in the county includes sending a verification questionnaire to both the buyer and seller. The county has a very high return rate from both the buyer and seller. Sales verification usability is a bit lower than the state average. The county assessor and field liaison worked together to make sure sales were properly verified. Review of sold and unsold properties indicated that there is no apparent sales bias.

The county's inspection and review cycle for all real property was discussed with the county assessor. The county is up-to-date with the six-year review cycle. Valuation groups were reviewed and they appear to reflect general economic conditions. The county assessor is in the process of inspecting and reviewing lot values as the county assessor continues the six-year inspection and review cycle. Lot values are based on square feet.

The county assessor meets all but one the statutory reporting schedules by the statutory date. The county assessor was one day late in submitting the School District Report.

2019 Residential Correlation for Franklin County

Description of Analysis

Franklin County uses four valuation groups within the residential class. Franklin is the county seat and the primary town. Valuation Groups 2 and 3 represent the small villages. Valuation Group 4 is the rural residential properties within the county.

Valuation Group	Description
1	Franklin
2	Bloomington, Naponee, Riverton, Upland
3	Campbell, Hildreth
4	Rural

The reported assessment actions affected both the sales file and the 2019 County Abstract of Assessment for Real Property, Form 45 with the 2018 Certificated Taxes Levied Report (CTL) similarly. There was a large fluctuation in Assessor Location Campbell from last year's abstract and this increase was due to a reclassification of several properties from commercial property class to the residential property class. In reviewing the measures of central tendency has only the median in the acceptable range while the weighted mean and mean are below the acceptable range. The COD supports the use of the median as a point estimate of the level of value.

Valuation Groups 2 and 4 are extremely small samples with medians below the acceptable range. Valuation Group 2 represents the smallest villages within the county and has only four sales within the study period while Valuation Group 4 having only one sale in rural residential over the study period, thus, making the statistics very unreliable for both Valuation Groups 2 and 4.

Valuation Group 3 encompasses the towns of Campbell and Hildreth. When you look at the towns individually, each town has very different statistics. Campbell has six sales over the study period with a median of 108 while Hildreth has 12 sales with a median 86. Each town is out of the acceptable range. The disparity of the sales does not constitute an adjustment. A substat showing this group is included in the appendices of this report. Two extreme low ratios at both ends of the sales price array are having a significant impact on the median, which moves to 94% when the sales are removed. Further, review of assessed value changes over time indicates that the villages of Franklin, Campbell, and Hildreth have all increased at a rate of 3% per year since 2008. This supports that all three towns would be assessed at a similar level of value.

2019 Residential Correlation for Franklin County

Equalization and Quality of Assessment

The qualitative statistics generally supports that the assessment are uniform with the class; although only Valuation Group 1 has a reliable sample of sales. Based on the assessment practice review Franklin County meets generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	34	92.84	90.88	94.63	15.56	96.04
2	4	81.42	77.71	80.21	06.12	96.88
3	18	89.87	91.95	86.21	17.51	106.66
4	1	36.19	36.19	36.19	00.00	100.00
____ALL____	57	91.54	89.33	88.18	17.02	101.30

Level of Value

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

2019 Commercial Correlation for Franklin County

Assessment Actions

The physical inspection and review of the commercial class complies with the six-year inspection and review requirements. The county assessor felt the need to review all the commercial properties within the county even though the next scheduled date for review would have been next year. The county assessor enlisted the help of the on-staff appraiser to list and value commercial parcels. New pictures were taken of each parcel and the pricing was updated. The depreciation schedule was also updated. The county assessor and staff have inspected, reviewed, and updated the lot values for the commercial properties within the county.

Assessment Practice Review

An annual comprehensive review of the assessment practices is conducted for the county. Within the commercial class, the Property Assessment Division's (Division) assessment practice review focuses on the submission and qualification of sales information, the accuracy, and timely submission of sales, and the accuracy of values on the Assessed Value Update (AVU), as well as the stratification of properties into valuation groups. The Division also reviews the association of sold and unsold valuation changes, the county's six-year inspection and review cycle, to see that the county is meeting all the statutory reporting schedules, lot value studies, valuation methodology and the dates used on their depreciation and costing index tables in their Computer Assisted Mass Appraisal (CAMA) system.

As in the residential class, Franklin County continues to show no apparent indication of sales bias within their commercial sales. Both the sold and unsold parcels had minimal changes and this reflects the reported actions. No errors were found in the AVU. Sales verification was very comparable to the state average. The county assessor submits the sales timely with minimal errors.

The county has two valuation groups based on the economic characteristics within the county. These define distinct areas in the county. The county assessor is using costing index tables from 2018 while the depreciation tables were updated in 2018 as well. The county assessor inspection and review of its commercial lots were also in 2018.

The sales verification process in the county includes sending a verification questionnaire to both the buyer and seller. The county assessor is successful by getting a high return rate. When sales questionnaires are incomplete, the county assessor makes phone calls to follow up. It appears the county assessor has qualified sales without apparent bias. The county's inspection and review cycle for all real property was discussed with the county assessor. The county is up-to-date with the six-year inspection and review cycle. The county assessor and staff, which include a part-time appraiser, review the properties and enters all the information into the CAMA system.

2019 Commercial Correlation for Franklin County

Description of Analysis

Franklin County has two valuation groups; Valuation Group 1 contains the county seat of Franklin while Valuation Group 2 consists of the rest of the commercial properties.

Valuation Group	Description
1	Franklin
2	Bloomington, Campbell, Hildreth, Naponee, Riverton, Upland, and Rural

For the commercial property class, a review of Franklin County's statistical profile displays 14 commercial sales, representing the two valuation groups for the county. The sample size seems to be an inadequate number of sales for statistical analysis; thus, this low number of sales seems not to be representative for the properties in the entire commercial class. There is a variety of commercial sales as 10 different occupancy codes are represented for the 14 sales. Along with types of sales, there is a huge variance in sales prices.

A review of the statistic profile shows that of the three levels of central tendency only the mean and the weighted mean are in the acceptable range. The higher PRD represents that the high priced properties are undervalued while the low price properties are undervalued. During the analysis, when the removal of the high ratio, the median stays the same but lowers the PRD by 10 points while the COD is decrease by 11 points. No single analysis carries all the weight, but the annual assessment actions, the combined assessment actions for multiple years, and the assessment practices review are considered in the level of value decision. While the county assessor does a relatively good job of inspecting and reviewing the properties, these statistical records shows the unpredictability of sales of commercial properties in a more rural county.

Analysis of the 2019 County Abstract of Assessment for Real Property, Form 45 Compared with the 2018 Certificate of Taxes Levied Report (CTL) show that the commercial population increased while the sample experienced a similar increase as well; this verifies that the sold properties compared to the unsold properties had similar movement.

2019 Commercial Correlation for Franklin County

Equalization and Quality of Assessment

The sample size of the commercial class is insufficient for measurement purposes. However, the assessment practices and additional analysis indicate that the commercial property is valued uniformly and the quality of assessment for the commercial class of property complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	9	95.71	118.46	100.91	29.11	117.39
2	5	97.39	106.22	91.57	32.04	116.00
____ALL____	14	96.40	114.09	98.02	30.27	116.39

Level of Value

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

2019 Agricultural Correlation for Franklin County

Assessment Actions

Franklin County continually verifies sales along with the updating of land use from information received from their NRD in the agricultural class of property. A sales analysis was completed and as a result, the county decided that all dryland, irrigated land, and grassland values would stay the same as last year's values.

All agricultural improvements were physically inspected and revalued with updated costing and depreciation. All pick-up work was completed in a timely manner.

Assessment Practice Review

An annual comprehensive review of the assessment practices is conducted for the county. Within the agricultural class, the Property Assessment Division's (Division) assessment practice review focuses on the submission and qualification of sales information and its accuracy, the timely submission of sales, and the accuracy of values on the Assessed Value Update (AVU), and the stratification of properties into market areas and review if any Special Value was within the county. The Division also reviews the county's six-year inspection and review cycle on agricultural improvements, land use analysis, valuation methodology for agricultural outbuildings, a review of agricultural homes, outbuildings and site values and the dates used on their depreciation and costing tables in their Computer-Assisted Mass Appraisal (CAMA) system.

Franklin County continues to review acceptable sales qualification and verification practices. No apparent bias exists in the qualification determination and it seems all arm's-length sales were available for the measurement of real property. The review also looked at the filing of Real Estate Transfer Statement (Form 521) as well as checking the values reported on the Assessed Value Update (AVU). No accuracy issues were found in either the 521s or the AVU and monthly transfers were done most every month.

Land use is conducted using aerial imagery, certification from Farm Services Agency (FSA) maps, and questionnaires. The county assessor and staff completed all physical inspections in-house. Primary use is determined based on observed uses, any cropping is usually classified agricultural, but on parcels less than 20 acres if there is only grassland use a more thorough review on 20 acres or less for non-agricultural use. The county assessor also evaluates the adjoining parcel if it is under common ownership.

The home site acres are at \$10,000 for first acre and any excess land is valued at \$500 or \$1000 based on rural residential. Agricultural improvements are priced according to the Marshall & Swift manual and CAMA depreciation. Some poor condition outbuildings have a flat value and if the building is not usable then no value are assigned.

2019 Agricultural Correlation for Franklin County

Agricultural outbuildings were revalued with updated costing and depreciation this year, site values were last changed in 2013.

Franklin County has determined that there are two agricultural market areas due to the Republican River and its irrigation use. The county also uses irrigated grassland as a subclass.

Description of Analysis

Franklin County utilizes two agricultural market areas, designated based on irrigation potential. Review of the statistical profile indicates that all measures of central tendency were within the acceptable range and the COD is low enough to support the use of the statistics as an indicator of the level of value.

Review of the market area profile indicates that only Market Area 2 has a sufficient sample of sales. Additionally, none of the Majority Land Use (MLU) subclasses have sufficient samples of sales. The county assessor's action to make no adjustment to agricultural land was consistent with the general economics of the agricultural class, which has been stable to slightly decreasing this year. All agricultural land values are reasonably equalized with adjoining counties. For these reasons, all agricultural subclasses are believed to be assessed within the acceptable range.

Equalization and Quality of Assessment

Although none of the MLU subclasses have sufficient samples of sales, the ratios generally fall within the acceptable range where there are more than a few sales. The COD by subclass are also very low supporting that ratios are tightly clustered. Further review of agricultural land values in Franklin and surrounding counties supports that they are equalized.

Agricultural outbuildings were reappraised this year using consistent methods and are uniformly assessed. The quality of assessment of the agricultural class of property adheres to generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u> Irrigated </u>						
County	7	70.30	71.77	69.45	12.96	103.34
2	7	70.30	71.77	69.45	12.96	103.34
<u> Dry </u>						
County	4	74.81	75.91	75.35	04.40	100.74
2	4	74.81	75.91	75.35	04.40	100.74
<u> Grass </u>						
County	8	70.64	77.57	75.87	14.79	102.24
1	1	100.38	100.38	100.38	00.00	100.00
2	7	69.50	74.31	73.79	10.83	100.70
<u> ALL </u>	26	71.04	71.60	69.09	13.78	103.63

2019 Agricultural Correlation for Franklin County

Level of Value

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

2019 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 (Reissue 2018). While the median assessment sales ratio from the Qualified Statistical Reports for each class of real property is considered, my opinion of the level of value for a class of real property may be determined from other evidence contained within these Reports and Opinions of the Property Tax Administrator. My opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	92	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	71	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 5th day of April, 2019.



Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2019 Commission Summary for Franklin County

Residential Real Property - Current

Number of Sales	57	Median	91.54
Total Sales Price	\$3,498,842	Mean	89.33
Total Adj. Sales Price	\$3,498,842	Wgt. Mean	88.18
Total Assessed Value	\$3,085,330	Average Assessed Value of the Base	\$35,149
Avg. Adj. Sales Price	\$61,383	Avg. Assessed Value	\$54,129

Confidence Interval - Current

95% Median C.I	83.00 to 98.09
95% Wgt. Mean C.I	80.62 to 95.74
95% Mean C.I	83.98 to 94.68
% of Value of the Class of all Real Property Value in the County	7.12
% of Records Sold in the Study Period	3.00
% of Value Sold in the Study Period	4.62

Residential Real Property - History

Year	Number of Sales	LOV	Median
2018	58	95	95.30
2017	45	98	98.04
2016	57	98	98.02
2015	79	94	94.06

2019 Commission Summary for Franklin County

Commercial Real Property - Current

Number of Sales	14	Median	96.40
Total Sales Price	\$482,500	Mean	114.09
Total Adj. Sales Price	\$482,500	Wgt. Mean	98.02
Total Assessed Value	\$472,935	Average Assessed Value of the Base	\$58,157
Avg. Adj. Sales Price	\$34,464	Avg. Assessed Value	\$33,781

Confidence Interval - Current

95% Median C.I	83.73 to 152.28
95% Wgt. Mean C.I	83.86 to 112.17
95% Mean C.I	82.72 to 145.46
% of Value of the Class of all Real Property Value in the County	2.26
% of Records Sold in the Study Period	3.84
% of Value Sold in the Study Period	2.23

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2018	13	100	89.94
2017	21	100	96.44
2016	15	100	93.25
2015	16	100	92.95

**31 Franklin
RESIDENTIAL**

PAD 2019 R&O Statistics (Using 2019 Values)

Qualified

Date Range: 10/1/2016 To 9/30/2018 Posted on: 1/31/2019

Number of Sales : 57
 Total Sales Price : 3,498,842
 Total Adj. Sales Price : 3,498,842
 Total Assessed Value : 3,085,330
 Avg. Adj. Sales Price : 61,383
 Avg. Assessed Value : 54,129

MEDIAN : 92
 WGT. MEAN : 88
 MEAN : 89
 COD : 17.02
 PRD : 101.30

COV : 23.06
 STD : 20.60
 Avg. Abs. Dev : 15.58
 MAX Sales Ratio : 127.78
 MIN Sales Ratio : 23.75

95% Median C.I. : 83.00 to 98.09
 95% Wgt. Mean C.I. : 80.62 to 95.74
 95% Mean C.I. : 83.98 to 94.68

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qrtrs</u>												
01-OCT-16 To 31-DEC-16	8	90.11	89.13	91.90	15.24	96.99	65.00	117.96	65.00 to 117.96	69,451	63,825	
01-JAN-17 To 31-MAR-17	10	91.66	90.75	88.49	15.24	102.55	62.14	112.84	69.99 to 109.73	49,513	43,816	
01-APR-17 To 30-JUN-17	9	95.87	93.80	86.17	13.16	108.85	59.01	119.39	77.08 to 111.54	74,145	63,893	
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	
01-OCT-17 To 31-DEC-17	4	81.68	86.57	88.41	26.47	97.92	64.63	118.30	N/A	43,250	38,239	
01-JAN-18 To 31-MAR-18	3	82.20	82.06	68.49	37.14	119.81	36.19	127.78	N/A	113,967	78,058	
01-APR-18 To 30-JUN-18	12	84.64	87.55	89.63	15.93	97.68	49.32	115.34	75.83 to 103.11	46,492	41,670	
01-JUL-18 To 30-SEP-18	5	100.23	85.75	97.44	19.73	88.00	23.75	109.21	N/A	32,000	31,182	
<u>Study Yrs</u>												
01-OCT-16 To 30-SEP-17	33	91.72	91.52	90.12	13.89	101.55	59.01	119.39	83.81 to 100.60	68,668	61,886	
01-OCT-17 To 30-SEP-18	24	88.67	86.33	84.61	21.91	102.03	23.75	127.78	75.83 to 103.11	51,367	43,462	
<u>Calendar Yrs</u>												
01-JAN-17 To 31-DEC-17	29	91.73	91.50	89.44	14.91	102.30	59.01	119.39	82.93 to 101.25	64,946	58,090	
<u>ALL</u>	57	91.54	89.33	88.18	17.02	101.30	23.75	127.78	83.00 to 98.09	61,383	54,129	

VALUATION GROUP											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	34	92.84	90.88	94.63	15.56	96.04	23.75	119.39	88.28 to 101.25	59,441	56,250	
2	4	81.42	77.71	80.21	06.12	96.88	65.00	83.00	N/A	44,250	35,491	
3	18	89.87	91.95	86.21	17.51	106.66	59.01	127.78	79.25 to 106.08	62,213	53,631	
4	1	36.19	36.19	36.19	00.00	100.00	36.19	36.19	N/A	181,000	65,500	
<u>ALL</u>	57	91.54	89.33	88.18	17.02	101.30	23.75	127.78	83.00 to 98.09	61,383	54,129	

PROPERTY TYPE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
01	57	91.54	89.33	88.18	17.02	101.30	23.75	127.78	83.00 to 98.09	61,383	54,129	
06												
07												
<u>ALL</u>	57	91.54	89.33	88.18	17.02	101.30	23.75	127.78	83.00 to 98.09	61,383	54,129	

**31 Franklin
RESIDENTIAL**

PAD 2019 R&O Statistics (Using 2019 Values)

Qualified

Date Range: 10/1/2016 To 9/30/2018 Posted on: 1/31/2019

Number of Sales : 57
 Total Sales Price : 3,498,842
 Total Adj. Sales Price : 3,498,842
 Total Assessed Value : 3,085,330
 Avg. Adj. Sales Price : 61,383
 Avg. Assessed Value : 54,129

MEDIAN : 92
 WGT. MEAN : 88
 MEAN : 89
 COD : 17.02
 PRD : 101.30

COV : 23.06
 STD : 20.60
 Avg. Abs. Dev : 15.58
 MAX Sales Ratio : 127.78
 MIN Sales Ratio : 23.75

95% Median C.I. : 83.00 to 98.09
 95% Wgt. Mean C.I. : 80.62 to 95.74
 95% Mean C.I. : 83.98 to 94.68

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000	1	79.25	79.25	79.25	00.00	100.00	79.25	79.25	N/A	2,000	1,585
Less Than 15,000	7	102.72	91.21	94.42	17.41	96.60	23.75	112.84	23.75 to 112.84	9,786	9,240
Less Than 30,000	15	80.46	82.61	80.12	26.10	103.11	23.75	118.30	65.00 to 106.08	16,467	13,193
Ranges Excl. Low \$											
Greater Than 4,999	56	91.63	89.51	88.19	17.06	101.50	23.75	127.78	83.81 to 98.09	62,444	55,067
Greater Than 14,999	50	90.33	89.07	88.06	16.14	101.15	36.19	127.78	82.93 to 95.87	68,607	60,413
Greater Than 29,999	42	91.73	91.74	88.79	14.13	103.32	36.19	127.78	88.28 to 98.09	77,425	68,748
Incremental Ranges											
0 TO 4,999	1	79.25	79.25	79.25	00.00	100.00	79.25	79.25	N/A	2,000	1,585
5,000 TO 14,999	6	104.40	93.21	94.88	16.24	98.24	23.75	112.84	23.75 to 112.84	11,083	10,516
15,000 TO 29,999	8	69.96	75.08	74.63	19.94	100.60	49.32	118.30	49.32 to 118.30	22,313	16,652
30,000 TO 59,999	17	97.31	94.69	94.56	13.21	100.14	62.14	117.96	83.81 to 109.21	40,028	37,850
60,000 TO 99,999	15	91.72	91.43	91.81	11.87	99.59	69.99	127.78	81.49 to 100.60	81,104	74,463
100,000 TO 149,999	7	91.73	97.56	97.48	10.41	100.08	82.37	119.39	82.37 to 119.39	115,714	112,800
150,000 TO 249,999	3	59.01	62.97	61.94	32.49	101.66	36.19	93.71	N/A	181,600	112,478
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											
ALL	57	91.54	89.33	88.18	17.02	101.30	23.75	127.78	83.00 to 98.09	61,383	54,129

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	18	Median :	90	COV :	20.79	95% Median C.I. :	79.25 to 106.08
Total Sales Price :	1,119,841	Wgt. Mean :	86	STD :	19.12	95% Wgt. Mean C.I. :	72.60 to 99.81
Total Adj. Sales Price :	1,119,841	Mean :	92	Avg. Abs. Dev :	15.74	95% Mean C.I. :	82.44 to 101.46
Total Assessed Value :	965,365						
Avg. Adj. Sales Price :	62,213	COD :	17.51	MAX Sales Ratio :	127.78		
Avg. Assessed Value :	53,631	PRD :	106.66	MIN Sales Ratio :	59.01		

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Qrtrs</u>											
10/01/2016 To 12/31/2016	3	101.31	102.65	99.64	09.63	103.02	88.68	117.96	N/A	70,370	70,117
01/01/2017 To 03/31/2017	5	82.93	89.60	84.68	16.05	105.81	69.99	109.73	N/A	42,026	35,586
04/01/2017 To 06/30/2017	4	87.20	84.03	70.33	18.34	119.48	59.01	102.72	N/A	86,950	61,149
07/01/2017 To 09/30/2017											
10/01/2017 To 12/31/2017	1	65.27	65.27	65.27		100.00	65.27	65.27	N/A	47,000	30,675
01/01/2018 To 03/31/2018	2	104.99	104.99	104.83	21.71	100.15	82.20	127.78	N/A	80,450	84,338
04/01/2018 To 06/30/2018	2	98.42	98.42	93.81	17.20	104.91	81.49	115.34	N/A	54,950	51,548
07/01/2018 To 09/30/2018	1	91.05	91.05	91.05		100.00	91.05	91.05	N/A	33,000	30,045
<u>Study Yrs</u>											
10/01/2016 To 09/30/2017	12	93.00	91.00	82.29	15.97	110.58	59.01	117.96	77.08 to 106.08	64,087	52,740
10/01/2017 To 09/30/2018	6	86.63	93.86	94.78	20.25	99.03	65.27	127.78	65.27 to 127.78	58,467	55,415
<u>Calendar Yrs</u>											
01/01/2017 To 12/31/2017	10	81.09	84.94	74.92	18.28	113.37	59.01	109.73	65.27 to 106.08	60,493	45,320

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
3	18	89.87	91.95	86.21	17.51	106.66	59.01	127.78	79.25 to 106.08	62,213	53,631

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	18	Median :	90	COV :	20.79	95% Median C.I. :	79.25 to 106.08
Total Sales Price :	1,119,841	Wgt. Mean :	86	STD :	19.12	95% Wgt. Mean C.I. :	72.60 to 99.81
Total Adj. Sales Price :	1,119,841	Mean :	92	Avg. Abs. Dev :	15.74	95% Mean C.I. :	82.44 to 101.46
Total Assessed Value :	965,365						
Avg. Adj. Sales Price :	62,213	COD :	17.51	MAX Sales Ratio :	127.78		
Avg. Assessed Value :	53,631	PRD :	106.66	MIN Sales Ratio :	59.01		

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
01	18	89.87	91.95	86.21	17.51	106.66	59.01	127.78	79.25 to 106.08	62,213	53,631
06											
07											

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Less Than 5,000	1	79.25	79.25	79.25		100.00	79.25	79.25	N/A	2,000	1,585
Less Than 15,000	3	102.72	96.02	102.43	08.70	93.74	79.25	106.08	N/A	7,667	7,853
Less Than 30,000	3	102.72	96.02	102.43	08.70	93.74	79.25	106.08	N/A	7,667	7,853
__Ranges Excl. Low \$__											
Greater Than 4,999	17	91.05	92.70	86.22	17.55	107.52	59.01	127.78	77.08 to 109.73	65,755	56,693
Greater Than 15,000	15	88.68	91.14	85.87	18.23	106.14	59.01	127.78	77.08 to 109.73	73,123	62,787
Greater Than 30,000	15	88.68	91.14	85.87	18.23	106.14	59.01	127.78	77.08 to 109.73	73,123	62,787
__Incremental Ranges__											
0 TO 4,999	1	79.25	79.25	79.25		100.00	79.25	79.25	N/A	2,000	1,585
5,000 TO 14,999	2	104.40	104.40	104.64	01.61	99.77	102.72	106.08	N/A	10,500	10,988
15,000 TO 29,999											
30,000 TO 59,999	6	103.52	99.44	98.61	14.39	100.84	65.27	117.96	65.27 to 117.96	41,247	40,672
60,000 TO 99,999	8	82.57	88.93	89.22	13.61	99.67	69.99	127.78	69.99 to 127.78	81,320	72,557
100,000 TO 149,999											
150,000 TO 249,999	1	59.01	59.01	59.01		100.00	59.01	59.01	N/A	198,800	117,320
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	3	Total	Increase	0%

What IF

31 Franklin
COMMERCIAL

PAD 2019 R&O Statistics (Using 2019 Values)

Qualified

Date Range: 10/1/2015 To 9/30/2018 Posted on: 1/31/2019

Number of Sales : 14
Total Sales Price : 482,500
Total Adj. Sales Price : 482,500
Total Assessed Value : 472,935
Avg. Adj. Sales Price : 34,464
Avg. Assessed Value : 33,781

MEDIAN : 96
WGT. MEAN : 98
MEAN : 114
COD : 30.27
PRD : 116.39

COV : 47.63
STD : 54.34
Avg. Abs. Dev : 29.18
MAX Sales Ratio : 262.70
MIN Sales Ratio : 55.11

95% Median C.I. : 83.73 to 152.28
95% Wgt. Mean C.I. : 83.86 to 112.17
95% Mean C.I. : 82.72 to 145.46

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-15 To 31-DEC-15	1	55.11	55.11	55.11	00.00	100.00	55.11	55.11	N/A	45,000	24,800
01-JAN-16 To 31-MAR-16											
01-APR-16 To 30-JUN-16	1	262.70	262.70	262.70	00.00	100.00	262.70	262.70	N/A	5,000	13,135
01-JUL-16 To 30-SEP-16	6	98.94	122.67	110.40	26.66	111.11	94.64	195.50	94.64 to 195.50	36,333	40,113
01-OCT-16 To 31-DEC-16	2	95.43	95.43	96.44	01.75	98.95	93.76	97.09	N/A	37,250	35,925
01-JAN-17 To 31-MAR-17											
01-APR-17 To 30-JUN-17											
01-JUL-17 To 30-SEP-17	1	97.39	97.39	97.39	00.00	100.00	97.39	97.39	N/A	35,000	34,085
01-OCT-17 To 31-DEC-17	2	87.02	87.02	86.47	03.78	100.64	83.73	90.30	N/A	30,000	25,940
01-JAN-18 To 31-MAR-18											
01-APR-18 To 30-JUN-18											
01-JUL-18 To 30-SEP-18	1	81.13	81.13	81.13	00.00	100.00	81.13	81.13	N/A	45,000	36,510
<u>Study Yrs</u>											
01-OCT-15 To 30-SEP-16	8	98.94	131.73	103.96	46.22	126.71	55.11	262.70	55.11 to 262.70	33,500	34,826
01-OCT-16 To 30-SEP-17	3	97.09	96.08	96.74	01.25	99.32	93.76	97.39	N/A	36,500	35,312
01-OCT-17 To 30-SEP-18	3	83.73	85.05	84.18	03.65	101.03	81.13	90.30	N/A	35,000	29,463
<u>Calendar Yrs</u>											
01-JAN-16 To 31-DEC-16	9	98.51	132.17	109.47	37.07	120.74	93.76	262.70	94.64 to 195.50	33,056	36,184
01-JAN-17 To 31-DEC-17	3	90.30	90.47	90.49	05.04	99.98	83.73	97.39	N/A	31,667	28,655
<u>ALL</u>	14	96.40	114.09	98.02	30.27	116.39	55.11	262.70	83.73 to 152.28	34,464	33,781

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	9	95.71	118.46	100.91	29.11	117.39	81.13	262.70	90.30 to 152.28	37,000	37,338
2	5	97.39	106.22	91.57	32.04	116.00	55.11	195.50	N/A	29,900	27,378
<u>ALL</u>	14	96.40	114.09	98.02	30.27	116.39	55.11	262.70	83.73 to 152.28	34,464	33,781

**31 Franklin
COMMERCIAL**

PAD 2019 R&O Statistics (Using 2019 Values)

Qualified

Date Range: 10/1/2015 To 9/30/2018 Posted on: 1/31/2019

Number of Sales : 14
 Total Sales Price : 482,500
 Total Adj. Sales Price : 482,500
 Total Assessed Value : 472,935
 Avg. Adj. Sales Price : 34,464
 Avg. Assessed Value : 33,781

MEDIAN : 96
 WGT. MEAN : 98
 MEAN : 114
 COD : 30.27
 PRD : 116.39

COV : 47.63
 STD : 54.34
 Avg. Abs. Dev : 29.18
 MAX Sales Ratio : 262.70
 MIN Sales Ratio : 55.11

95% Median C.I. : 83.73 to 152.28
 95% Wgt. Mean C.I. : 83.86 to 112.17
 95% Mean C.I. : 82.72 to 145.46

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	13	97.09	115.65	98.15	32.09	117.83	55.11	262.70	83.73 to 152.28	36,000	35,334
04	1	93.76	93.76	93.76	00.00	100.00	93.76	93.76	N/A	14,500	13,595
<u>ALL</u>	14	96.40	114.09	98.02	30.27	116.39	55.11	262.70	83.73 to 152.28	34,464	33,781

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	2	178.23	178.23	137.08	47.39	130.02	93.76	262.70	N/A	9,750	13,365
Less Than 30,000	7	99.36	141.37	125.78	47.54	112.39	90.30	262.70	90.30 to 262.70	17,357	21,832
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	14	96.40	114.09	98.02	30.27	116.39	55.11	262.70	83.73 to 152.28	34,464	33,781
Greater Than 14,999	12	96.40	103.40	96.37	20.71	107.29	55.11	195.50	83.73 to 99.36	38,583	37,184
Greater Than 29,999	7	94.64	86.80	88.67	11.02	97.89	55.11	98.51	55.11 to 98.51	51,571	45,730
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	2	178.23	178.23	137.08	47.39	130.02	93.76	262.70	N/A	9,750	13,365
15,000 TO 29,999	5	99.36	126.63	123.62	32.56	102.43	90.30	195.50	N/A	20,400	25,219
30,000 TO 59,999	5	83.73	82.40	81.60	13.33	100.98	55.11	97.39	N/A	41,000	33,458
60,000 TO 99,999	2	97.80	97.80	97.96	00.73	99.84	97.09	98.51	N/A	78,000	76,410
100,000 TO 149,999											
150,000 TO 249,999											
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>	14	96.40	114.09	98.02	30.27	116.39	55.11	262.70	83.73 to 152.28	34,464	33,781

31 Franklin
COMMERCIAL

PAD 2019 R&O Statistics (Using 2019 Values)

Qualified

Date Range: 10/1/2015 To 9/30/2018 Posted on: 1/31/2019

Number of Sales : 14
Total Sales Price : 482,500
Total Adj. Sales Price : 482,500
Total Assessed Value : 472,935
Avg. Adj. Sales Price : 34,464
Avg. Assessed Value : 33,781

MEDIAN : 96
WGT. MEAN : 98
MEAN : 114
COD : 30.27
PRD : 116.39

COV : 47.63
STD : 54.34
Avg. Abs. Dev : 29.18
MAX Sales Ratio : 262.70
MIN Sales Ratio : 55.11

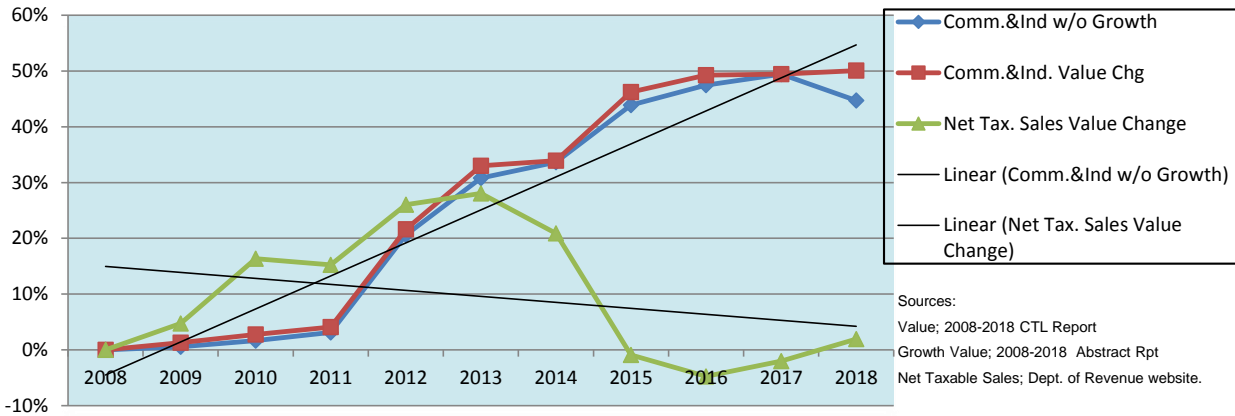
95% Median C.I. : 83.73 to 152.28
95% Wgt. Mean C.I. : 83.86 to 112.17
95% Mean C.I. : 82.72 to 145.46

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
342	1	97.39	97.39	97.39	00.00	100.00	97.39	97.39	N/A	35,000	34,085
344	2	92.47	92.47	93.09	02.35	99.33	90.30	94.64	N/A	35,000	32,583
346	1	99.36	99.36	99.36	00.00	100.00	99.36	99.36	N/A	19,500	19,375
350	1	81.13	81.13	81.13	00.00	100.00	81.13	81.13	N/A	45,000	36,510
353	2	179.90	179.90	109.83	46.03	163.80	97.09	262.70	N/A	32,500	35,695
384	1	95.71	95.71	95.71	00.00	100.00	95.71	95.71	N/A	17,500	16,750
406	2	173.89	173.89	168.49	12.43	103.20	152.28	195.50	N/A	20,000	33,698
408	1	98.51	98.51	98.51	00.00	100.00	98.51	98.51	N/A	96,000	94,565
442	2	69.42	69.42	67.63	20.61	102.65	55.11	83.73	N/A	40,000	27,053
471	1	93.76	93.76	93.76	00.00	100.00	93.76	93.76	N/A	14,500	13,595
<u>ALL</u>	<u>14</u>	96.40	114.09	98.02	30.27	116.39	55.11	262.70	83.73 to 152.28	34,464	33,781

Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2008	\$ 13,143,415	\$ -		\$ 13,143,415	--	\$ 11,037,896	--
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%
2018	\$ 19,723,780	\$ 703,460	3.57%	\$ 19,020,320	-3.16%	\$ 11,249,359	4.01%
Ann %chg	4.14%			Average	3.05%	0.19%	0.52%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2008	-	-	-
2009	0.56%	1.30%	4.75%
2010	1.68%	2.75%	16.33%
2011	3.14%	4.11%	15.25%
2012	20.63%	21.65%	26.02%
2013	30.83%	33.01%	28.05%
2014	33.67%	33.93%	20.87%
2015	43.90%	46.22%	-0.90%
2016	47.46%	49.27%	-4.75%
2017	49.44%	49.44%	-2.02%
2018	44.71%	50.07%	1.92%

County Number	31
County Name	Franklin

31 Franklin
AGRICULTURAL LAND

PAD 2019 R&O Statistics (Using 2019 Values)

Qualified

Date Range: 10/1/2015 To 9/30/2018 Posted on: 1/31/2019

Number of Sales : 26
Total Sales Price : 12,318,613
Total Adj. Sales Price : 12,318,613
Total Assessed Value : 8,510,655
Avg. Adj. Sales Price : 473,793
Avg. Assessed Value : 327,333

MEDIAN : 71
WGT. MEAN : 69
MEAN : 72
COD : 13.78
PRD : 103.63

COV : 19.65
STD : 14.07
Avg. Abs. Dev : 09.79
MAX Sales Ratio : 105.64
MIN Sales Ratio : 43.63

95% Median C.I. : 64.17 to 74.29
95% Wgt. Mean C.I. : 64.44 to 73.74
95% Mean C.I. : 65.92 to 77.28

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-15 To 31-DEC-15	1	55.67	55.67	55.67	00.00	100.00	55.67	55.67	N/A	530,000	295,060
01-JAN-16 To 31-MAR-16	1	80.57	80.57	80.57	00.00	100.00	80.57	80.57	N/A	340,000	273,925
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											
01-OCT-17 To 31-DEC-17											
01-JAN-18 To 31-MAR-18	8	71.11	66.41	66.34	10.17	100.11	43.63	76.29	43.63 to 76.29	486,429	322,700
01-APR-18 To 30-JUN-18	3	71.78	80.14	79.95	19.80	100.24	63.01	105.64	N/A	275,577	220,337
01-JUL-18 To 30-SEP-18	3	82.09	82.56	75.12	14.33	109.90	65.15	100.43	N/A	503,325	378,118
<u>Study Yrs</u>											
01-OCT-15 To 30-SEP-16	6	74.08	75.71	71.93	12.65	105.26	55.67	100.38	55.67 to 100.38	329,949	237,339
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
01-OCT-17 To 30-SEP-18	14	71.85	72.81	70.28	14.52	103.60	43.63	105.64	63.01 to 82.09	444,867	312,640
<u>Calendar Yrs</u>											
01-JAN-16 To 31-DEC-16	6	74.08	77.41	76.01	10.35	101.84	65.86	100.38	65.86 to 100.38	286,115	217,469
01-JAN-17 To 31-DEC-17	5	63.85	64.44	65.92	08.93	97.75	55.18	74.49	N/A	768,757	506,763
<u>ALL</u>	26	71.04	71.60	69.09	13.78	103.63	43.63	105.64	64.17 to 74.29	473,793	327,333

AREA (MARKET)	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	1	100.38	100.38	100.38	00.00	100.00	100.38	100.38	N/A	179,905	180,580
2	25	70.30	70.45	68.62	12.76	102.67	43.63	105.64	64.17 to 73.87	485,548	333,203
<u>ALL</u>	26	71.04	71.60	69.09	13.78	103.63	43.63	105.64	64.17 to 74.29	473,793	327,333

31 Franklin
AGRICULTURAL LAND

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95% Mean C.I. : 65.92 to 77.28

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	2	64.50	64.50	64.49	01.01	100.02	63.85	65.15	N/A	944,988	609,450
2	2	64.50	64.50	64.49	01.01	100.02	63.85	65.15	N/A	944,988	609,450
_____Dry_____											
County	3	73.33	75.78	74.82	04.62	101.28	71.91	82.09	N/A	367,494	274,962
2	3	73.33	75.78	74.82	04.62	101.28	71.91	82.09	N/A	367,494	274,962
_____Grass_____											
County	5	71.78	75.91	73.32	11.58	103.53	64.17	100.38	N/A	288,562	211,567
1	1	100.38	100.38	100.38	00.00	100.00	100.38	100.38	N/A	179,905	180,580
2	4	70.37	69.80	69.46	04.60	100.49	64.17	74.29	N/A	315,726	219,314
_____ALL_____	26	71.04	71.60	69.09	13.78	103.63	43.63	105.64	64.17 to 74.29	473,793	327,333

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	7	70.30	71.77	69.45	12.96	103.34	55.18	100.43	55.18 to 100.43	731,836	508,256
2	7	70.30	71.77	69.45	12.96	103.34	55.18	100.43	55.18 to 100.43	731,836	508,256
_____Dry_____											
County	4	74.81	75.91	75.35	04.40	100.74	71.91	82.09	N/A	430,871	324,656
2	4	74.81	75.91	75.35	04.40	100.74	71.91	82.09	N/A	430,871	324,656
_____Grass_____											
County	8	70.64	77.57	75.87	14.79	102.24	64.17	105.64	64.17 to 105.64	286,853	217,649
1	1	100.38	100.38	100.38	00.00	100.00	100.38	100.38	N/A	179,905	180,580
2	7	69.50	74.31	73.79	10.83	100.70	64.17	105.64	64.17 to 105.64	302,131	222,945
_____ALL_____	26	71.04	71.60	69.09	13.78	103.63	43.63	105.64	64.17 to 74.29	473,793	327,333

Franklin County 2019 Average Acre Value Comparison

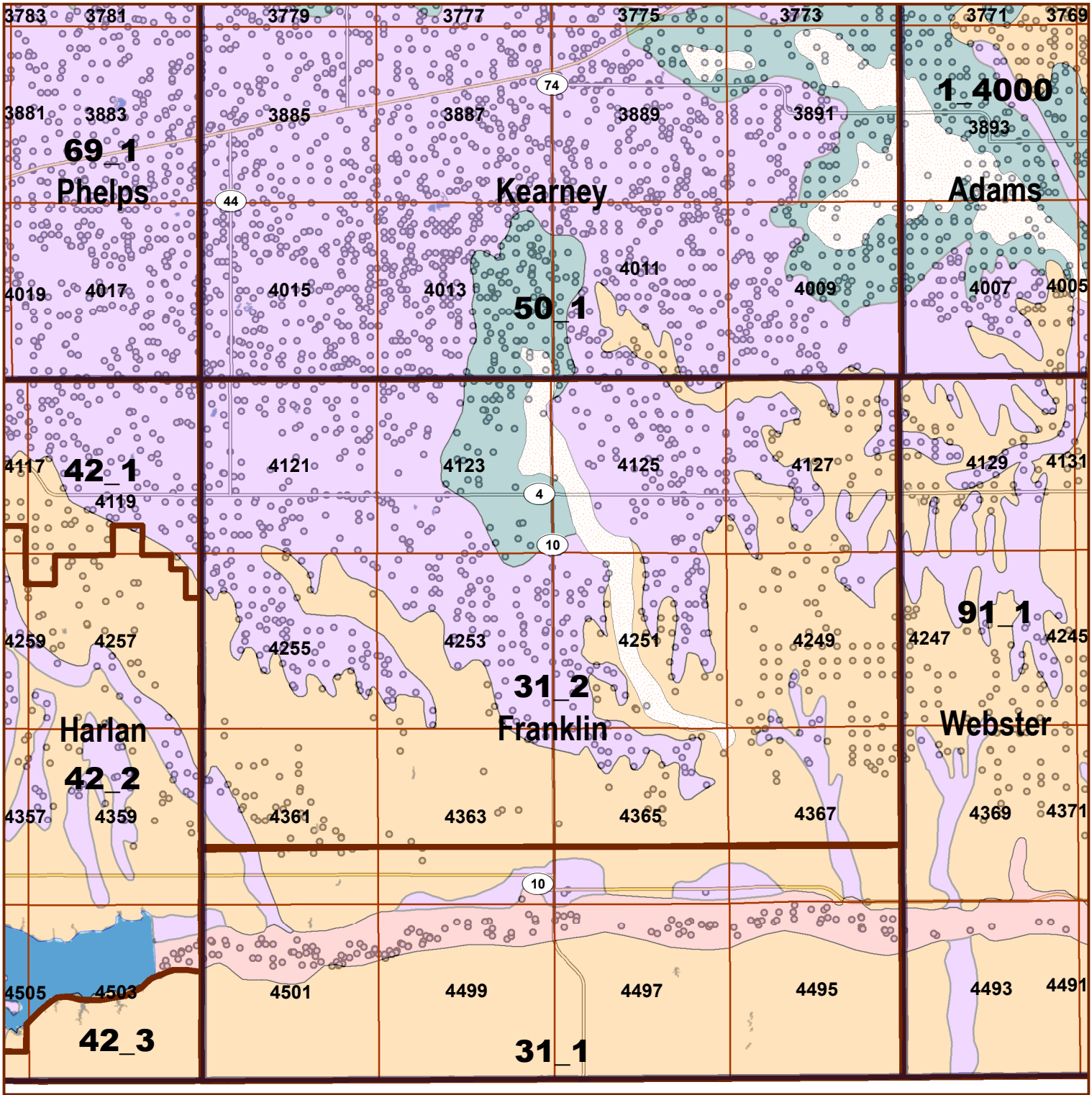
County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Franklin	2	4310	4305	4071	4010	3779	3670	3536	3444	4095
Harlan	1	n/a	5030	4200	3640	n/a	n/a	2420	2423	4601
Phelps	1	5119	5699	4700	4297	4100	3900	3800	3417	5332
Kearney	1	n/a	5889	5460	5200	4330	3035	3035	3035	5223
Adams	4000	5649	5599	5459	5370	5298	5094	5032	4740	5497
Webster	1	4156	4265	4352	3940	3910	4223	4213	4216	4199
Franklin	1	3446	3383	3125	3021	2485	2347	2390	2372	3070
Harlan	2	n/a	4457	3805	3313	2754	2518	2420	2422	3852
Harlan	3	n/a	3368	2865	2465	2245	n/a	2251	2249	2990

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Franklin	2	2955	2955	2315	2315	1970	1970	1620	1620	2570
Harlan	1	n/a	2590	2310	2290	n/a	n/a	1565	1565	2413
Phelps	1	2600	2600	2500	2300	2199	2100	1900	1600	2455
Kearney	1	n/a	3125	2770	2770	2230	1785	1785	1785	2764
Adams	4000	3260	3075	2890	2700	2700	2700	2515	2515	2971
Webster	1	2335	2335	2105	1960	1960	1960	1890	1890	2134
Franklin	1	2220	2220	2115	2115	1365	1365	1140	1140	1729
Harlan	2	n/a	1945	1643	1605	1380	1357	1365	1365	1802
Harlan	3	n/a	1945	1650	1600	n/a	n/a	1365	1365	1798

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Franklin	2	1150	1150	1150	1150	1125	1125	1125	1125	1128
Harlan	1	n/a	1000	1000	1000	n/a	n/a	1000	1000	1000
Phelps	1	1316	1499	1400	1296	1249	1200	1168	1146	1253
Kearney	1	n/a	1300	1300	1300	1300	1300	1300	1300	1300
Adams	4000	1595	1595	1540	1485	1430	1405	1405	1405	1454
Webster	1	1365	1365	1365	1365	1365	1365	1365	1365	1365
Franklin	1	1150	1150	1150	1150	1125	1125	1125	1125	1128
Harlan	2	n/a	1000	1000	1000	1000	1000	1000	1000	1000
Harlan	3	n/a	1000	1000	1000	n/a	n/a	1000	1000	1000

County	Mkt Area	CRP	TIMBER	WASTE
Franklin	2	n/a	600	150
Harlan	1	n/a	n/a	100
Phelps	1	1157	1150	35
Kearney	1	n/a	n/a	150
Adams	4000	n/a	n/a	200
Webster	1	1894	180	180
Franklin	1	n/a	600	150
Harlan	2	n/a	n/a	100
Harlan	3	n/a	n/a	100

Source: 2019 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.



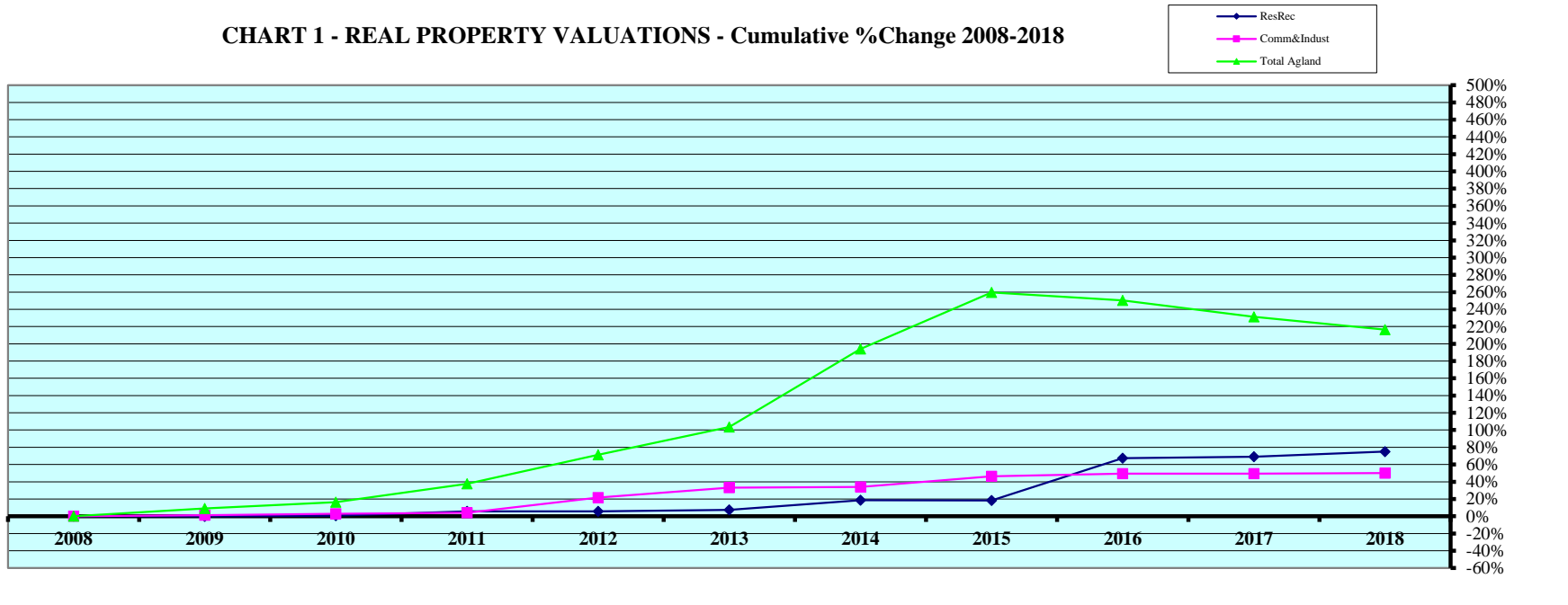
Legend

- 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 2008-2018



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2008	37,072,880	--	--	--	13,143,415	--	--	--	249,323,620	--	--	--
2009	37,020,310	-52,570	-0.14%	-0.14%	13,314,675	171,260	1.30%	1.30%	271,989,055	22,665,435	9.09%	9.09%
2010	37,270,405	250,095	0.68%	0.53%	13,504,560	189,885	1.43%	2.75%	289,912,940	17,923,885	6.59%	16.28%
2011	39,212,690	1,942,285	5.21%	5.77%	13,683,155	178,595	1.32%	4.11%	343,097,320	53,184,380	18.34%	37.61%
2012	39,180,145	-32,545	-0.08%	5.68%	15,988,360	2,305,205	16.85%	21.65%	426,862,515	83,765,195	24.41%	71.21%
2013	39,831,640	651,495	1.66%	7.44%	17,482,125	1,493,765	9.34%	33.01%	507,340,900	80,478,385	18.85%	103.49%
2014	43,968,290	4,136,650	10.39%	18.60%	17,603,100	120,975	0.69%	33.93%	732,985,460	225,644,560	44.48%	193.99%
2015	43,846,377	-121,913	-0.28%	18.27%	19,218,620	1,615,520	9.18%	46.22%	896,519,015	163,533,555	22.31%	259.58%
2016	61,990,125	18,143,748	41.38%	67.21%	19,618,760	400,140	2.08%	49.27%	873,286,325	-23,232,690	-2.59%	250.26%
2017	62,648,579	658,454	1.06%	68.99%	19,641,150	22,390	0.11%	49.44%	825,974,040	-47,312,285	-5.42%	231.29%
2018	64,878,980	2,230,401	3.56%	75.00%	19,723,780	82,630	0.42%	50.07%	788,648,160	-37,325,880	-4.52%	216.32%

Rate Annual %chg: Residential & Recreational **5.76%** Commercial & Industrial **4.14%** Agricultural Land **12.20%**

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.

Source: 2008 - 2018 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2019

Total Real Property Sum Lines 17, 25, & 30	Records : 4,951	Value : 938,628,130	Growth 3,202,605	Sum Lines 17, 25, & 41
--	------------------------	----------------------------	-------------------------	-----------------------------------

Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	425	591,610	0	0	130	638,765	555	1,230,375	
02. Res Improve Land	1,203	2,486,525	0	0	133	1,340,200	1,336	3,826,725	
03. Res Improvements	1,206	45,879,680	0	0	140	15,880,725	1,346	61,760,405	
04. Res Total	1,631	48,957,815	0	0	270	17,859,690	1,901	66,817,505	332,610
% of Res Total	85.80	73.27	0.00	0.00	14.20	26.73	38.40	7.12	10.39
05. Com UnImp Land	101	209,790	0	0	19	496,685	120	706,475	
06. Com Improve Land	208	763,815	0	0	18	291,355	226	1,055,170	
07. Com Improvements	217	16,518,795	2	1,409,185	19	1,366,685	238	19,294,665	
08. Com Total	318	17,492,400	2	1,409,185	38	2,154,725	358	21,056,310	266,575
% of Com Total	88.83	83.07	0.56	6.69	10.61	10.23	7.23	2.24	8.32
09. Ind UnImp Land	2	11,755	0	0	0	0	2	11,755	
10. Ind Improve Land	4	20,330	0	0	0	0	4	20,330	
11. Ind Improvements	5	138,890	0	0	0	0	5	138,890	
12. Ind Total	7	170,975	0	0	0	0	7	170,975	0
% of Ind Total	100.00	100.00	0.00	0.00	0.00	0.00	0.14	0.02	0.00
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	0	0	0	0	0
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	1,631	48,957,815	0	0	270	17,859,690	1,901	66,817,505	332,610
% of Res & Rec Total	85.80	73.27	0.00	0.00	14.20	26.73	38.40	7.12	10.39
Com & Ind Total	325	17,663,375	2	1,409,185	38	2,154,725	365	21,227,285	266,575
% of Com & Ind Total	89.04	83.21	0.55	6.64	10.41	10.15	7.37	2.26	8.32

17. Taxable Total	1,956	66,621,190	2	1,409,185	308	20,014,415	2,266	88,044,790	599,185
% of Taxable Total	86.32	75.67	0.09	1.60	13.59	22.73	45.77	9.38	18.71

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	12	3,642,880	12	3,642,880	1,299,960
24. Non-Producing	0	0	0	0	0	0	0	0	0
25. Total	0	0	0	0	12	3,642,880	12	3,642,880	1,299,960

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	264	0	306	570

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	74	917,220	2	24,815	1,980	600,129,580	2,056	601,071,615
28. Ag-Improved Land	11	154,245	0	0	567	193,746,765	578	193,901,010
29. Ag Improvements	11	761,730	0	0	606	51,206,105	617	51,967,835

30. Ag Total				2,673	846,940,460
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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	360	0	0.00	0	
36. FarmSite Improv Land	1	2.00	3,500	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	25	25.99	260,000	26	26.29	263,000	
32. HomeSite Improv Land	327	326.10	3,283,200	335	329.10	3,290,950	
33. HomeSite Improvements	335	0.00	26,171,195	343	0.00	26,694,870	626,425
34. HomeSite Total				369	355.39	30,248,820	
35. FarmSite UnImp Land	75	181.11	200,265	76	181.47	200,625	
36. FarmSite Improv Land	493	1,880.50	2,097,420	494	1,882.50	2,100,920	
37. FarmSite Improvements	569	0.00	25,034,910	578	0.00	25,272,965	677,035
38. FarmSite Total				654	2,063.97	27,574,510	
39. Road & Ditches	2,026	5,897.28	0	2,029	5,906.92	0	
40. Other- Non Ag Use	4	70.97	101,135	4	70.97	101,135	
41. Total Section VI				1,023	8,397.25	57,924,465	1,303,460

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	1	312.59	349,705	1	312.59	349,705

Schedule VIII : Agricultural Records : Special Value

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	2,923.90	16.67%	10,075,490	18.72%	3,445.91
46. 1A	4,554.78	25.97%	15,410,185	28.63%	3,383.30
47. 2A1	1,352.22	7.71%	4,225,705	7.85%	3,125.01
48. 2A	5,258.63	29.98%	15,884,115	29.51%	3,020.58
49. 3A1	676.68	3.86%	1,681,555	3.12%	2,485.01
50. 3A	1,187.05	6.77%	2,785,835	5.17%	2,346.86
51. 4A1	694.99	3.96%	1,661,030	3.09%	2,390.01
52. 4A	889.62	5.07%	2,110,395	3.92%	2,372.24
53. Total	17,537.87	100.00%	53,834,310	100.00%	3,069.60
Dry					
54. 1D1	825.54	4.40%	1,832,705	5.65%	2,220.01
55. 1D	7,160.87	38.19%	15,897,100	49.03%	2,220.00
56. 2D1	624.23	3.33%	1,320,245	4.07%	2,115.00
57. 2D	1,694.12	9.04%	3,583,045	11.05%	2,114.99
58. 3D1	212.55	1.13%	290,125	0.89%	1,364.97
59. 3D	524.26	2.80%	715,615	2.21%	1,365.00
60. 4D1	4,515.19	24.08%	5,147,290	15.87%	1,139.99
61. 4D	3,193.18	17.03%	3,640,175	11.23%	1,139.98
62. Total	18,749.94	100.00%	32,426,300	100.00%	1,729.41
Grass					
63. 1G1	452.19	0.58%	484,955	0.56%	1,072.46
64. 1G	4,674.97	6.03%	5,372,195	6.20%	1,149.14
65. 2G1	969.67	1.25%	1,070,515	1.24%	1,104.00
66. 2G	3,424.05	4.41%	3,658,295	4.23%	1,068.41
67. 3G1	81.85	0.11%	71,470	0.08%	873.18
68. 3G	877.48	1.13%	842,930	0.97%	960.63
69. 4G1	21,473.64	27.68%	24,157,870	27.90%	1,125.00
70. 4G	45,623.05	58.81%	50,926,745	58.82%	1,116.25
71. Total	77,576.90	100.00%	86,584,975	100.00%	1,116.12
Irrigated Total					
Irrigated Total	17,537.87	15.33%	53,834,310	31.13%	3,069.60
Dry Total					
Dry Total	18,749.94	16.39%	32,426,300	18.75%	1,729.41
Grass Total					
Grass Total	77,576.90	67.82%	86,584,975	50.07%	1,116.12
72. Waste	523.76	0.46%	78,585	0.05%	150.04
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	1.86	0.00%	0	0.00%	0.00
75. Market Area Total	114,388.47	100.00%	172,924,170	100.00%	1,511.73

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	839.00	0.88%	3,615,845	0.93%	4,309.71
46. 1A	64,917.42	68.17%	279,497,180	71.68%	4,305.43
47. 2A1	2,313.23	2.43%	9,417,230	2.42%	4,071.03
48. 2A	5,118.68	5.38%	20,524,500	5.26%	4,009.73
49. 3A1	738.68	0.78%	2,791,325	0.72%	3,778.80
50. 3A	8.17	0.01%	29,985	0.01%	3,670.13
51. 4A1	7,822.80	8.22%	27,660,470	7.09%	3,535.88
52. 4A	13,466.54	14.14%	46,373,855	11.89%	3,443.64
53. Total	95,224.52	100.00%	389,910,390	100.00%	4,094.64
Dry					
54. 1D1	148.42	0.31%	438,585	0.36%	2,955.03
55. 1D	31,354.58	65.94%	92,652,875	75.81%	2,955.00
56. 2D1	1,121.88	2.36%	2,597,175	2.13%	2,315.02
57. 2D	3,146.16	6.62%	7,283,370	5.96%	2,315.00
58. 3D1	419.15	0.88%	825,730	0.68%	1,970.01
59. 3D	27.92	0.06%	55,005	0.05%	1,970.09
60. 4D1	5,469.97	11.50%	8,861,310	7.25%	1,619.99
61. 4D	5,864.10	12.33%	9,499,735	7.77%	1,619.98
62. Total	47,552.18	100.00%	122,213,785	100.00%	2,570.10
Grass					
63. 1G1	17.41	0.02%	20,015	0.02%	1,149.63
64. 1G	7,755.17	8.43%	8,918,170	8.59%	1,149.96
65. 2G1	1,478.86	1.61%	1,700,750	1.64%	1,150.04
66. 2G	2,650.04	2.88%	3,046,640	2.93%	1,149.66
67. 3G1	151.25	0.16%	170,175	0.16%	1,125.12
68. 3G	328.23	0.36%	369,270	0.36%	1,125.03
69. 4G1	19,507.00	21.20%	21,945,965	21.14%	1,125.03
70. 4G	60,136.21	65.35%	67,648,135	65.16%	1,124.92
71. Total	92,024.17	100.00%	103,819,120	100.00%	1,128.17
Irrigated Total					
	95,224.52	40.39%	389,910,390	63.29%	4,094.64
Dry Total					
	47,552.18	20.17%	122,213,785	19.84%	2,570.10
Grass Total					
	92,024.17	39.03%	103,819,120	16.85%	1,128.17
72. Waste	990.04	0.42%	148,530	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	235,790.91	100.00%	616,091,825	100.00%	2,612.87

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	140.19	536,075	6.96	23,435	112,615.24	443,185,190	112,762.39	443,744,700
77. Dry Land	171.97	367,970	0.62	1,030	66,129.53	154,271,085	66,302.12	154,640,085
78. Grass	133.47	151,350	0.31	350	169,467.29	190,252,395	169,601.07	190,404,095
79. Waste	9.72	1,460	0.00	0	1,504.08	225,655	1,513.80	227,115
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	0.00	0	0.00	0	2.08	0	2.08	0
82. Total	455.35	1,056,855	7.89	24,815	349,716.14	787,934,325	350,179.38	789,015,995

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	112,762.39	32.20%	443,744,700	56.24%	3,935.22
Dry Land	66,302.12	18.93%	154,640,085	19.60%	2,332.36
Grass	169,601.07	48.43%	190,404,095	24.13%	1,122.66
Waste	1,513.80	0.43%	227,115	0.03%	150.03
Other	0.00	0.00%	0	0.00%	0.00
Exempt	2.08	0.00%	0	0.00%	0.00
Total	350,179.38	100.00%	789,015,995	100.00%	2,253.18

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	46	28,615	82	90,740	82	2,337,220	128	2,456,575	0
83.2 Bloomington Comm	1	400	0	0	0	0	1	400	0
83.3 Campbell	51	47,280	188	207,690	189	7,660,610	240	7,915,580	11,395
83.4 Franklin	107	249,175	486	1,722,230	486	21,947,555	593	23,918,960	69,535
83.5 Hildreth	18	42,445	194	200,670	196	11,293,230	214	11,536,345	191,850
83.6 Macon	3	1,790	5	6,330	5	305,855	8	313,975	0
83.7 Naponee	42	28,370	82	72,375	82	1,596,030	124	1,696,775	19,730
83.8 Nbhd 11	43	188,890	43	440,100	43	3,630,655	86	4,259,645	0
83.9 Nbhd 12	86	441,305	89	890,100	96	10,224,975	182	11,556,380	12,200
83.10 Riverton	115	66,300	75	53,070	75	604,510	190	723,880	0
83.11 Upland	43	135,805	92	143,420	92	2,159,765	135	2,438,990	27,900
84 Residential Total	555	1,230,375	1,336	3,826,725	1,346	61,760,405	1,901	66,817,505	332,610

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Bloomington Comm	16	3,430	6	7,755	7	169,820	23	181,005	0
85.2	Campbell Comm	10	19,260	38	83,655	45	5,398,105	55	5,501,020	88,175
85.3	Franklin Comm	35	156,970	99	578,970	101	7,982,665	136	8,718,605	0
85.4	Hildreth Comm	6	24,820	29	79,910	29	2,892,570	35	2,997,300	45,630
85.5	Macon Vill Comm	0	0	1	295	1	250	1	545	0
85.6	Naponee	1	50	0	0	0	0	1	50	0
85.7	Naponee Comm	9	4,570	13	7,225	14	238,960	23	250,755	0
85.8	Nbhd 11	0	0	2	7,250	2	32,240	2	39,490	0
85.9	Nbhd 12	2	384,170	0	0	0	0	2	384,170	0
85.10	Riverton Comm	20	7,575	10	2,375	10	51,945	30	61,895	0
85.11	Rural Comm Area 1	8	29,530	8	226,280	8	716,000	16	971,810	125,290
85.12	Rural Comm Area 2	9	82,985	7	57,530	8	618,195	17	758,710	0
85.13	Upland Comm	6	4,870	17	24,255	18	1,332,805	24	1,361,930	7,480
86	Commercial Total	122	718,230	230	1,075,500	243	19,433,555	365	21,227,285	266,575

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	388.38	0.51%	446,665	0.52%	1,150.07
88. 1G	4,667.40	6.15%	5,367,655	6.27%	1,150.03
89. 2G1	888.55	1.17%	1,021,845	1.19%	1,150.01
90. 2G	2,915.97	3.84%	3,353,460	3.92%	1,150.03
91. 3G1	42.59	0.06%	47,920	0.06%	1,125.15
92. 3G	602.65	0.79%	678,035	0.79%	1,125.09
93. 4G1	21,472.36	28.31%	24,157,105	28.24%	1,125.03
94. 4G	44,860.85	59.15%	50,469,430	59.00%	1,125.02
95. Total	75,838.75	100.00%	85,542,115	100.00%	1,127.95
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	63.81	3.67%	38,290	3.67%	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	508.08	29.23%	304,835	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	762.20	43.85%	457,315	43.85%	599.99
113. Total	1,738.15	100.00%	1,042,860	100.00%	599.98
<hr/>					
Grass Total	75,838.75	97.76%	85,542,115	98.80%	1,127.95
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	1,738.15	2.24%	1,042,860	1.20%	599.98
<hr/>					
114. Market Area Total	77,576.90	100.00%	86,584,975	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	17.41	0.02%	20,015	0.02%	1,149.63
88. 1G	7,754.02	8.43%	8,917,480	8.59%	1,150.05
89. 2G1	1,478.86	1.61%	1,700,750	1.64%	1,150.04
90. 2G	2,648.22	2.88%	3,045,550	2.93%	1,150.04
91. 3G1	151.25	0.16%	170,175	0.16%	1,125.12
92. 3G	328.23	0.36%	369,270	0.36%	1,125.03
93. 4G1	19,506.51	21.20%	21,945,670	21.14%	1,125.04
94. 4G	60,123.96	65.35%	67,640,785	65.16%	1,125.02
95. Total	92,008.46	100.00%	103,809,695	100.00%	1,128.26
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	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	92,008.46	99.98%	103,809,695	99.99%	1,128.26
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	92,024.17	100.00%	103,819,120	100.00%	1,128.17

**2019 County Abstract of Assessment for Real Property, Form 45
Compared with the 2018 Certificate of Taxes Levied Report (CTL)**

31 Franklin

	2018 CTL County Total	2019 Form 45 County Total	Value Difference (2019 form 45 - 2018 CTL)	Percent Change	2019 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	64,878,980	66,817,505	1,938,525	2.99%	332,610	2.48%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	29,091,445	30,248,820	1,157,375	3.98%	626,425	1.83%
04. Total Residential (sum lines 1-3)	93,970,425	97,066,325	3,095,900	3.29%	959,035	2.27%
05. Commercial	19,550,285	21,056,310	1,506,025	7.70%	266,575	6.34%
06. Industrial	173,495	170,975	-2,520	-1.45%	0	-1.45%
07. Total Commercial (sum lines 5-6)	19,723,780	21,227,285	1,503,505	7.62%	266,575	6.27%
08. Ag-Farmsite Land, Outbuildings	25,358,505	27,574,510	2,216,005	8.74%	677,035	6.07%
09. Minerals	2,540,640	3,642,880	1,102,240	43.38	1,299,960	-7.78%
10. Non Ag Use Land	101,135	101,135	0	0.00%		
11. Total Non-Agland (sum lines 8-10)	28,000,280	31,318,525	3,318,245	11.85%	1,976,995	4.79%
12. Irrigated	442,661,885	443,744,700	1,082,815	0.24%		
13. Dryland	155,430,575	154,640,085	-790,490	-0.51%		
14. Grassland	190,328,280	190,404,095	75,815	0.04%		
15. Wasteland	227,420	227,115	-305	-0.13%		
16. Other Agland	0	0	0			
17. Total Agricultural Land	788,648,160	789,015,995	367,835	0.05%		
18. Total Value of all Real Property (Locally Assessed)	930,342,645	938,628,130	8,285,485	0.89%	3,202,605	0.55%

2019 Assessment Survey for Franklin County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	1 Part-time Appraiser.
3.	Other full-time employees:
	1
4.	Other part-time employees:
	None.
5.	Number of shared employees:
	None.
6.	Assessor's requested budget for current fiscal year:
	\$123,433
7.	Adopted budget, or granted budget if different from above:
	n/a
8.	Amount of the total assessor's budget set aside for appraisal work:
	n/a
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	\$75,740
10.	Part of the assessor's budget that is dedicated to the computer system:
	The computer system is budgeted through the county general fund.
11.	Amount of the assessor's budget set aside for education/workshops:
	\$1,600
12.	Other miscellaneous funds:
	None.
13.	Amount of last year's assessor's budget not used:
	\$7,016

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS PC v3
2.	CAMA software:
	MIPS PC v3
3.	Are cadastral maps currently being used?
	Yes.
4.	If so, who maintains the Cadastral Maps?
	Assessor and staff.
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes. https://franklin.gworks.com
7.	Who maintains the GIS software and maps?
	Assessor and staff.
8.	Personal Property software:
	MIPS PC v3

C. Zoning Information

1.	Does the county have zoning?
	Yes.
2.	If so, is the zoning countywide?
	Yes.
3.	What municipalities in the county are zoned?
	Franklin and Hildreth.
4.	When was zoning implemented?
	2000

D. Contracted Services

1.	Appraisal Services:
	Pritchard and Abbott.
2.	GIS Services:
	gWorks
3.	Other services:
	None.

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Yes, Pritchard and Abbott for the oil and gas minerals.
2.	If so, is the appraisal or listing service performed under contract?
	Yes.
3.	What appraisal certifications or qualifications does the County require?
	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.	Have the existing contracts been approved by the PTA?
	The initial contract between Franklin County and Pritchard and Abbott was approved by the PTA.
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Yes.

2019 Residential Assessment Survey for Franklin County

1.	Valuation data collection done by:												
	Assessor and staff.												
2.	List the valuation group recognized by the County and describe the unique characteristics of each:												
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4	Rural Residential. All residential parcels not located within the boundaries of a village.												
AG	Ag improvements throughout the county												
3.	List and describe the approach(es) used to estimate the market value of residential properties.												
	Only the cost approach is used for to estimate residential property market value.												
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?												
	Depreciation tables are developed using local market information.												
5.	Are individual depreciation tables developed for each valuation group?												
	Yes.												
6.	Describe the methodology used to determine the residential lot values?												
	Sales comparison; lots are analyzed by the square foot.												
7.	How are rural residential site values developed?												
	Has had only one sale. Builds cost with sewer, well, electrical, and etc. \$10K for first acre and \$1K for additional acres.												
8.	Describe the methodology used to determine value for vacant lots being held for sale or resale?												
	All lots are treated the same; no applications to combine lots have been received												

9.	<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1	2016	2012	1999	2017
	2	2016	2012	1999	2017
	3	2016	2012	1999	2016
	4	2017	2017	2017	2018
	AG	2017	2017	2013	2018

2019 Commercial Assessment Survey for Franklin County

1.	Valuation data collection done by:																		
	Assessor and staff																		
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3.	List and describe the approach(es) used to estimate the market value of commercial properties.																		
	The cost approach and sales comparison approaches are used for estimating the market value of commercial properties.																		
3a.	Describe the process used to determine the value of unique commercial properties.																		
	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.																		
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?																		
	Depreciation tables are developed by using local market information.																		
5.	Are individual depreciation tables developed for each valuation grouping?																		
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6.	Describe the methodology used to determine the commercial lot values.																		
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1	2018	2018	2018	2018															
2	2018	2018	2018	2018															

2019 Agricultural Assessment Survey for Franklin County

1.	Valuation data collection done by:										
	Assessor and staff.										
2.	List each market area, and describe the location and the specific characteristics that make each unique.										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Market Area</u></th> <th style="width: 65%;"><u>Description of unique characteristics</u></th> <th style="width: 20%;"><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;">2017</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;">2017</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.	2017	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.	2017	
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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.	2017									
3.	Describe the process used to determine and monitor market areas.										
	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.										
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.										
	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.										
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?										
	Yes.										
6.	What separate market analysis has been conducted where intensive use is identified in the county?										
	There is no intensive use in county.										
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.										
	WRP parcels are valued at the market value of grassland.										
	<i><u>If your county has special value applications, please answer the following</u></i>										
8a.	How many special valuation applications are on file?										
	N/A										
8b.	What process was used to determine if non-agricultural influences exist in the county?										

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

2018 Plan of Assessment for Franklin County

Plan of Assessment Requirements:

Pursuant to Nebraska laws 2005, LB 263, Section 9, on or before June 15th 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 2018 County Abstract, Franklin County consists of the following real property types:

	Parcels	% of Total Parcels	% of Taxable Value
Residential	1913	38%	5%
Commercial	350	7%	2%
Industrial	6	.5%	.5%
Recreational	1	.2%	.2%
Agricultural	2,669	54%	92%
Mineral	10	.3%	.3%

Franklin County has 350,628.24 agricultural acres.

New Property: For the assessment year 2018, an estimated 47 building permits were filed.

For more information, see 2018 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, the Deputy Assessor, and the Clerk are currently certified by the Property Tax Administrator. The Assessor, Deputy, and Clerk will take the necessary training and education to keep current certificates. The Assessor and/or Deputy and Clerk 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, 2017, - June 30, 2018, is \$119,557.00. The appraisal budget is \$77,750.00.

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 residential pick-up work and building permits will be reviewed and completed by March 19, 2019.

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 2019. Pick-up work and building permits will be reviewed and completed by March 19, 2019.

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 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, 2019. Aerial pictures will be compared to the information on the appraisal cards for the year 2018. All the rural improvements will be reviewed for the 6-year review process in 2018 for the assessment year 2019. Sales will be reviewed in the two market areas.

Assessment actions planned for Assessment Year 2020:

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, 2020.

Commercial:

Sales will be reviewed in the county. All commercial property will be reviewed for the 6-year review process. Pick-up work and building permits will be reviewed and completed by March 19, 2020.

Agricultural:

A market analysis will be conducted to insure 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. 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, 2020. Sales will be reviewed in the two market areas.

Assessment actions planned for Assessment Year 2021:

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 statute. Franklin, Hildreth, and Campbell will be reviewed to comply with the 6-year review process. Pick-up work and building permits will be done by March 19, 2021.

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, 2021.

Agricultural:

A market analysis will be conducted to insure 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 2021. All pick-up work and building permits will be completed by March 19, 2021.

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 PAT 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 599 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 2018-2019 budget year. Money will be budgeted in the Appraisal Fund for the maintenance of the vehicle for the Assessor's Office to review property in the Appraisal Fund.

Strive to maintain an efficient and professional office.

Respectfully submitted,

Linda A. Dallman
Franklin County Assessor

Dated _____