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DEPARTMENT OF REVENUE

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

HALL 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 Hall County pursuant to [Neb. Rev. Stat. § 77-5027](#). This Report and Opinion will inform the Tax Equalization and Review Commission of the level of value and quality of assessment for real property in Hall County.

The information contained within the County Reports of the Appendices was provided by the county assessor pursuant to [Neb. Rev. Stat. § 77-1514](#).

For the Tax Commissioner

Sincerely,

A handwritten signature in black ink that reads "Ruth A. Sorensen".

Ruth A. Sorensen
Property Tax Administrator
402-471-5962

cc: Kristi Wold, Hall County Assessor

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Introduction

[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.

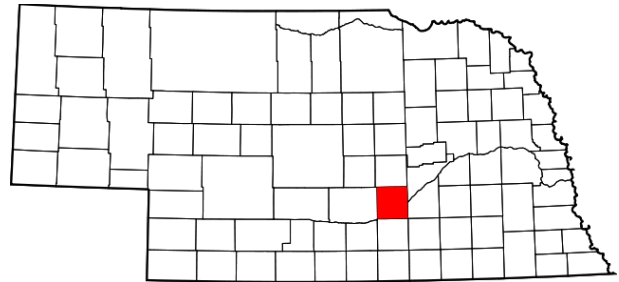
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for the end users, and highlight potential issues in other areas of the assessment process. Public trust in the assessment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

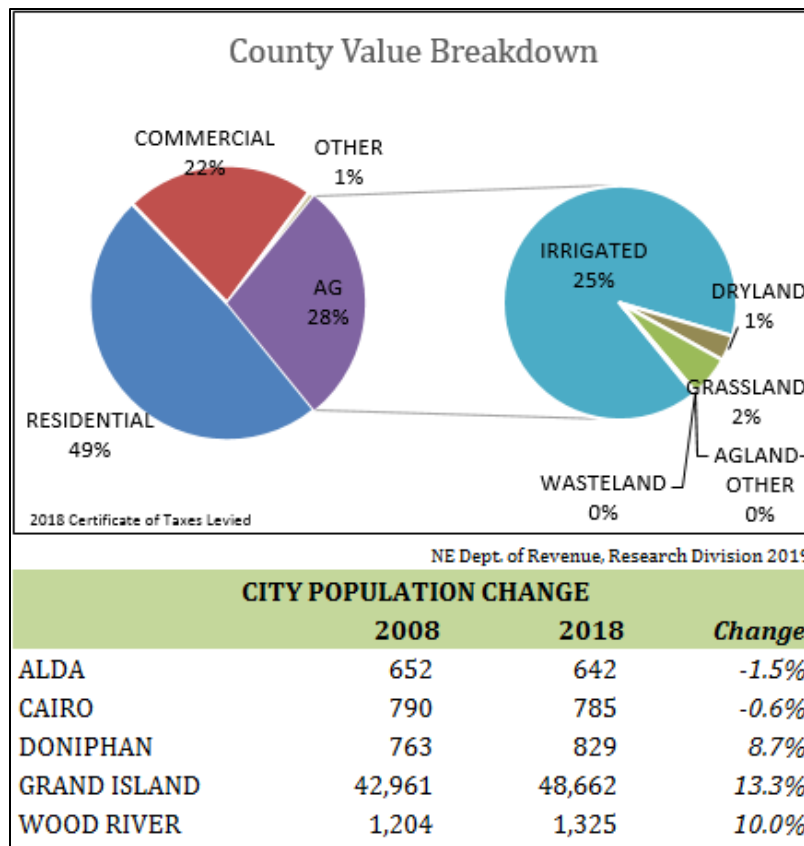
**Further information may be found in Exhibit 94*

County Overview

With a total area of 546 square miles, Hall County had 61,519 residents, per the Census Bureau Quick Facts for 2017, a 5% population increase over the 2010 U.S. Census. Reports indicated that 62% of county residents were homeowners and 84% of residents occupied the same residence as in the prior year (Census Quick Facts). The average home value is \$129,416 (2018 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



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



Agricultural land accounts for approximately 28% of the county's valuation base. Irrigated land makes up a majority of the land in the county. Hall County is included in the Central Platte Natural Resources District (NRD).

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

2019 Residential Correlation for Hall County

Assessment Actions

The Hall County Assessor's staff completed an on-site physical inspection of approximately 5,000 residential parcels in 226 subdivisions within the City of Grand Island. The county also restructured the residential neighborhoods into six valuation groupings. Sales analysis was conducted by valuation grouping, as a result, Grand Island Valuation Group 1 increased 5% and Grand Island Valuation Group 6 increased 6%. Valuation Group 10, Doniphan increased 2%. Valuation Group 13, Rural Subdivisions increased 9%. Valuation Group 8, Alda and Grand Island Valuation Group 5, which are both mainly comprised of mobile homes, decreased 11% and 12% respectively.

For the remainder of the residential class only routine maintenance was completed.

Assessment Practice Review

For the residential class of property, the Property Assessment Division's (Division) review of assessment practices includes the submission and qualification of sales data, how properties are segregated into valuation groups, compliance with inspection requirements and statutory reports, as well as all aspects of the valuation process.

During 2018, the Hall County Assessor significantly improved the frequency of sales file submissions, and now complies with the Division timeline for sales submission. The county staff also implemented a new sales verification practice this year. New sales questionnaires were developed and are now being sent on all residential sales; the county assessor reports a high rate of return on the sales questionnaires. The sales usability rate within the residential class is somewhat higher than average at 82%. That rate may begin to decline somewhat as more sales verification letters are sent. The county has a large enough sample of sales that outlier ratios do not compromise the accuracy of ratio studies.

Review of values submitted in the Assessed Value Update (AVU) did indicate an abnormal percentage of errors. The errors were not the fault of the county staff, but rather a technical glitch in the Computer Assisted Mass Appraisal (CAMA) program. The county converted to a new CAMA system during 2018; these errors are not expected going forward.

Prior to this year, the county assessor utilized one valuation group for Grand Island, but had numerous neighborhoods within the valuation group. This year, the neighborhoods were stratified into six valuation groups based on the age of homes and general economics. These groups will be used as the county begins reappraising Grand Island in the next assessment year. Outside of Grand Island, valuation groups are generally based on location.

The county assessor is somewhat behind on the cyclical inspection and review process; however, the county completed the review of approximately 5,000 residential parcels this year to attempt to

2019 Residential Correlation for Hall County

catch up the review. At this rate, the county should be current with the inspection and review cycle by next year. Additionally, the county utilizes change finder with Pictometry to discover physical changes to properties that have not been physically reviewed. The land, cost, and depreciation tables utilized by the county are also out of date. The county assessor had hoped to begin updating these tables this year, but due to the conversion of the CAMA program, that work was not completed. The county has committed to begin the reappraisal process for 2020; the restructuring of Grand Island neighborhoods was an important first step in completing this work.

The county assessor does not have a written valuation methodology at this time; however, the current county assessor is committed to improving the transparency of the valuation process within the class. The Division will work with the county to develop a methodology, as the reappraisal of the residential class is complete.

The county has complied with all statutory reporting requirements within the past year.

Description of Analysis

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

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

Review of the statistical profile indicates that all three measures of central tendency are within the acceptable range. The 95% median confidence interval is also narrow at 92% to 93% and supports the use of the median as an indicator of the level of value.

All valuation groups have a median within the acceptable range, and most of them fall at the low end of the range, indicating that residential properties in the county are uniformly assessed. The qualitative statistics for each valuation group also generally support appraisal uniformity. Where

2019 Residential Correlation for Hall County

the qualitative measures are high, the economics of the area generally explain the dispersion. For example, Valuation Groups 5 and 8 have the highest COD and PRDs in the valuation group profile. Both of these groups are largely comprised of manufactured housing with extreme low dollar selling prices.

Comparison of the statistics and the 2019 County Abstract of Assessment for Real Property, Form 45 Compared to the Certificate of Taxes Levied (CTL) Report indicated that both the sold properties and the abstract changed similarly. The residential class increased 3% this year. The date of sales substratum reflects that the residential market has steadily increased during the study period, supporting that a 3% increase to the class would place the county at the low end of the acceptable range.

Equalization and Quality of Assessment

Based on the analysis and the assessment practice review, the residential class of property has been uniformly assessed at the low end of the acceptable range. The quality of assessment in the residential class complies with generally accepted mass appraisal techniques.

| VALUATION GROUP | | | | | |
|-----------------|-------|--------|--------|----------|-------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD |
| 1 | 674 | 92.19 | 97.57 | 91.90 | 23.34 |
| 2 | 462 | 92.45 | 92.68 | 92.15 | 11.50 |
| 3 | 101 | 94.21 | 94.80 | 94.00 | 12.08 |
| 4 | 50 | 96.01 | 97.79 | 97.07 | 08.43 |
| 5 | 14 | 99.94 | 107.70 | 87.57 | 36.55 |
| 6 | 382 | 91.77 | 95.07 | 93.11 | 16.43 |
| 7 | 37 | 91.50 | 99.63 | 91.33 | 24.74 |
| 8 | 22 | 100.29 | 112.35 | 80.53 | 44.50 |
| 9 | 23 | 97.35 | 114.05 | 101.77 | 29.86 |
| 10 | 30 | 93.63 | 97.95 | 96.64 | 13.31 |
| 12 | 17 | 92.16 | 88.33 | 86.38 | 11.61 |
| 13 | 43 | 91.68 | 95.33 | 89.13 | 24.60 |
| 14 | 72 | 93.52 | 93.43 | 92.48 | 12.24 |
| ____ ALL ____ | 1,927 | 92.68 | 95.96 | 92.51 | 18.02 |

Level of Value

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

2019 Commercial Correlation for Hall County

Assessment Actions

Within the commercial class of property, only routine maintenance was completed. A sales ratio study was completed; as a result, all commercial properties in Valuation Group 1, Grand Island increased 3%. The pick-up work was completed timely.

Assessment Practice Review

Within the commercial class of property, the Property Assessment Division's (Division) assessment practice review focuses on the submission and qualification of sales data, structure of valuation groups, compliance with the six-year inspection and review cycle requirement, and all aspects of the valuation process.

In 2018, the Hall County Assessor significantly improved the frequency of sales exports and now complies with the Division's Regulations regarding sales data submissions. Routine audits of sales data supports that the sales data is accurately submitted. Review of reported valuations in the Assessed Value Update (AVU) indicated that there were no errors within the commercial class.

The county assessor's staff also improved the sales verification process during 2018, by beginning to send sales verification questionnaires. The county assessor reports a high rate of return. Current usability rates are somewhat above average, at 67%; indicating that the staff is erring on the side of including sales whenever possible; the high usability rates likely include more outlier transactions, and typically increase the spread of assessment to sale ratios, and the qualitative statistics. Review of qualified and nonqualified sales rosters revealed no apparent bias in the sales qualification process.

Within the commercial class of property, eight valuation groups are utilized. Within Grand Island, two valuation groups are used to separate the original downtown district of Grand Island from the rest of commercial properties within the City. The downtown district is comprised of older properties, which have historically sold for less than commercial properties along the highway strips and major thoroughfares. The rest of the Villages within the county represent a separate valuation group, although none of them have a sufficient number of sales for measurement purposes. Even if all the small villages were combined, the sample would remain too small for measurement purposes; therefore, the current structure does not impede the measurement process.

Review of valuation changes on both sold and unsold properties indicated no apparent patterns of sales bias. Within the commercial class, the county assessor's office complies with the six-year inspection and review requirement having last inspected commercial properties in 2015 and 2016. Cost tables and land values were updated at that time; however, depreciation tables were not updated as planned. The Division requested that new depreciation tables be put on for 2018, the current county assessor came into office in October 2017, and discovered that the Computer

2019 Commercial Correlation for Hall County

Assisted Mass Appraisal (CAMA) system was not being utilized as necessary, requiring too many manual parcel entries for the size of Hall County. The county assessor began the process of acquiring a new CAMA system, with the intent to begin revaluing properties for 2019. Due to unforeseen delays, the CAMA system was not functional in the office until February 2019, leaving no time for meaningful reappraisal work. The county assessor is committed to begin the reappraisal for the 2020 assessment year.

Description of Analysis

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

| Valuation Group | Description |
|------------------------|-----------------------|
| 1 | Grand Island |
| 2 | Cairo |
| 3 | Alda |
| 4 | Wood River |
| 5 | Doniphan |
| 6 | Rural |
| 7 | Rural Subdivisions |
| 99 | Grand Island Downtown |

Review of the statistical profile indicates that both the median and mean are within the acceptable range. The weighted mean is slightly low and is impacted by two extreme low ratio sales with selling prices greater than one million dollars. Overall, the statistical measures support a level of value at the low end of the acceptable range. The study year substratum indicates that the commercial market is increasing within the county, although extreme outliers affect the statistics in individual study years and the trend is not clearly linear.

The county assessor's reported actions affected the sales file and the 2019 County Abstract of Assessment for Real Property, Form 45 Compared with the 2018 Certificate of Taxes Levied Report (CTL) similarly reflecting a 2% increase to the class.

Review of valuation groups indicates that only Valuation Groups 1 and 99 have sufficient samples of sales. The COD for Valuation Group 1 is slightly high and is reflective of the need for updated depreciation models; however, the sample is large enough that the median does not change as outliers are removed. Although the remaining valuation groups do not have sufficient sales they were re-stratified into groups for analysis. Valuation **Groups** 2, 3, 4, and 5 were grouped as villages

2019 Commercial Correlation for Hall County

and Valuation Groups 6 and 7 were grouped as rural locations. Both groups produced medians within the acceptable range. These samples are still small and the medians are not necessarily proof of acceptability.

Review of the occupancy code substrata shows that two groups with a sufficient number of sales are outside of the acceptable range, 344 Office Buildings, and 528 Service Repair Garages. Both groups represent a mix of different valuation groups. Review of the occupancy profile for just Valuation Group 1 shows that occupancy 528 is within the range with 16 sales and a median of 94% and a COD of 18%, while occupancy code 344 remains low at 85% with 15 sales and a COD of 29%. As indicated by the COD, this small sample contains diverse assessment to sale ratios, removal of two ratios at either end of the ratio array fluctuates the median from a low of 82% to a high of 97%, indicating that the statistics should not be relied upon for adjustment. A substat of Valuation Group 1 is included in the appendices of this report.

Based on the analysis of all available information, the level of value of all commercial property is believed to be near the low end of the acceptable range.

Equalization and Quality of Assessment

Although the qualitative statistics are above the acceptable range, the analysis supports that all subclasses with a sufficient number of sales are within the acceptable range. Commercial assessments would improve if new depreciation tables were implemented; the county assessor took an important step towards that process with the CAMA system conversion in 2018. The quality of assessment for the commercial class of property is in compliance with generally accepted mass appraisal techniques.

| VALUATION GROUP | | | | | | |
|-----------------|-------|--------|--------|----------|-------|--------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD |
| 1 | 115 | 92.69 | 95.32 | 89.63 | 26.08 | 106.35 |
| 2 | 3 | 93.55 | 98.26 | 99.99 | 08.44 | 98.27 |
| 3 | 4 | 88.78 | 93.70 | 86.59 | 25.35 | 108.21 |
| 4 | 5 | 123.25 | 146.86 | 119.39 | 41.89 | 123.01 |
| 5 | 4 | 73.45 | 73.30 | 65.41 | 23.87 | 112.06 |
| 6 | 5 | 99.78 | 126.55 | 92.53 | 61.60 | 136.77 |
| 7 | 3 | 93.17 | 90.13 | 85.03 | 08.15 | 106.00 |
| 99 | 41 | 93.40 | 93.41 | 90.74 | 21.92 | 102.94 |
| ____ALL____ | 180 | 93.29 | 96.62 | 89.53 | 26.58 | 107.92 |

Level of Value

Based on the analysis of all available information, the level of value of commercial property in Hall County is 93%.

2019 Agricultural Correlation for Hall County

Assessor Actions

Only routine maintenance was completed for the agricultural improved properties.

A sales analysis of agricultural land was conducted; as a result irrigated and dryland cropland were decreased 8%, grassland values were not changed.

Assessment Practice Review

For the agricultural class of property, the Property Assessment Division's (Division) assessment practice review analyzes the submission and qualification of sales data, adequacy of market areas and subclasses, processes utilized to inspect agricultural improvements as well as land use, and the valuation of agricultural improvements.

The Hall County Assessor complies with the Division's regulations regarding the submission of sales data; periodic audits also supports that sales data is accurately submitted. Verification of values submitted in the Assessed Value Update (AVU) indicated no errors within the agricultural class. Sale usability rates are typical for the agricultural class of property, and have trended downward in recent years. This trend is common across the state. As the agricultural market has declined, fewer parcels of agricultural land have been offered for sale in recent years and family transactions and deeds of convenience represent an increasingly large portion of the agricultural transactions in the current study period.

The county assessor does not use separate market areas. Land in the county does have somewhat of a broad mix of soil types; however, agricultural land values are equalized using the land capability group (LCG) structure. Additionally, the county assessor utilizes a subclass for irrigated grassland. Agricultural land use is reviewed utilizing aerial imagery and with reports from Natural Resource Districts (NRDs), and taxpayer reports. Agricultural land was last systematically reviewed in 2014. During 2018, the county assessor received a few **applications** for special valuation. The county assessor approved the applications, but upon analysis determined that agricultural land values are not influenced by non-agricultural influences, and therefore, has not established special valuation within the county. The county assessor did acknowledge that some agricultural land has been purchased near Grand Island for development purposes; however, these properties have been quickly developed and the sales are generally excluded as use changes. Comparison of assessed values in Hall County and adjoining counties without these influences supports that the Hall County Assessor's values are equalized and are not influenced by non-agricultural influences.

Agricultural improvements were last physically inspected in 2011; however, the county assessor's staff does use change finder with Pictometry in between inspection years to identify physical changes to properties; any new structures are physically reviewed for additional information. Systematic review of the agricultural improvements needs to be prioritized as the county assessor attempts to bring their inspection and review cycle current in the next assessment year. As with all other improvements in the county, the costing and depreciation tables for agricultural outbuildings are outdated. Historically, the county assessor has utilized factor adjustments to keep pace with

2019 Agricultural Correlation for Hall County

rising market values. During 2018, the county assessor converted to a new Computer Assisted Mass Appraisal (CAMA) system and will be reappraising all improvements in the county over the next few assessment years.

Description of Analysis

Review of the statistical profile for the agricultural class indicate that the median and weighted mean correlate closely at the upper end of the acceptable range. The mean is somewhat high and is subject to outliers, and the COD suggests that there is some dispersion in ratios. Review of the sale price substratum by study period years indicates that the market of agricultural land has depreciated by 15 percentage points in the study period.

| Study Yrs | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD |
|------------------------|-------|--------|-------|----------|-------|--------|
| 01-OCT-15 To 30-SEP-16 | 19 | 65.93 | 71.19 | 65.06 | 24.62 | 109.42 |
| 01-OCT-16 To 30-SEP-17 | 17 | 73.80 | 86.65 | 77.08 | 27.28 | 112.42 |
| 01-OCT-17 To 30-SEP-18 | 26 | 81.29 | 86.69 | 82.65 | 20.83 | 104.89 |

This trend is consistent with the movement of agricultural land across the state, and supports the county assessor's reported adjustment for the current assessment year. Review of the 80% Majority Land Use (MLU) substrata indicates that only the irrigated subclass has a sufficient sample of sales. This is expected as 75% of the agricultural land in the county is irrigated. The county assessor's office has a history of making adjustments to irrigated land and dryland at the same rate, and this trend continued this year. Grassland was not adjusted, which was typical for the region. Review of the LCG averages compared to adjoining counties indicates that all land use subclasses have been valued at equalized amounts.

Equalization and Quality of Assessment

Agricultural improvements are valued using the same process that rural residential acreages are valued using; since the rural residential acreages have been assessed within the acceptable range, agricultural improvements are equalized at an acceptable assessment level.

Although only irrigated land has a sufficient sample of sales, the analysis confirmed that all agricultural land uses have been adjusted similarly, and the resulting values are comparable to all adjoining counties. The quality of assessment for the agricultural class of property complies with generally accepted mass appraisal techniques.

| 80%MLU By Market Area | | | | | | |
|-----------------------|-------|--------|-------|----------|-------|--------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD |
| <u>Irrigated</u> | | | | | | |
| County | 46 | 73.37 | 79.74 | 75.74 | 19.27 | 105.28 |
| 1 | 46 | 73.37 | 79.74 | 75.74 | 19.27 | 105.28 |
| <u>Dry</u> | | | | | | |
| County | 4 | 80.63 | 81.91 | 78.55 | 15.99 | 104.28 |
| 1 | 4 | 80.63 | 81.91 | 78.55 | 15.99 | 104.28 |
| <u>Grass</u> | | | | | | |
| County | 2 | 65.77 | 65.77 | 65.91 | 03.39 | 99.79 |
| 1 | 2 | 65.77 | 65.77 | 65.91 | 03.39 | 99.79 |
| <u>ALL</u> | 62 | 73.54 | 81.93 | 74.93 | 25.25 | 109.34 |

2019 Agricultural Correlation for Hall County

Level of Value

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

2019 Opinions of the Property Tax Administrator for Hall County

My opinions and recommendations are stated as a conclusion based on all of the factors known to me regarding the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. § 77-5027 (Reissue 2018). While the median assessment sales ratio from the Qualified Statistical Reports for each class of real property is considered, my opinion of the level of value for a class of real property may be determined from other evidence contained within these Reports and Opinions of the Property Tax Administrator. My opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

| Class | Level of Value | Quality of Assessment | Non-binding recommendation |
|----------------------------------|----------------|---|----------------------------|
| Residential Real Property | 93 | Meets generally accepted mass appraisal techniques. | No recommendation. |
| | | | |
| Commercial Real Property | 93 | Meets generally accepted mass appraisal techniques. | No recommendation. |
| | | | |
| Agricultural Land | 74 | 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

Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2019 Commission Summary for Hall County

Residential Real Property - Current

| | | | |
|------------------------|---------------|------------------------------------|-----------|
| Number of Sales | 1927 | Median | 92.68 |
| Total Sales Price | \$307,873,569 | Mean | 95.96 |
| Total Adj. Sales Price | \$307,873,569 | Wgt. Mean | 92.51 |
| Total Assessed Value | \$284,809,550 | Average Assessed Value of the Base | \$124,323 |
| Avg. Adj. Sales Price | \$159,768 | Avg. Assessed Value | \$147,799 |

Confidence Interval - Current

| | |
|--|----------------|
| 95% Median C.I | 91.91 to 93.37 |
| 95% Wgt. Mean C.I | 91.60 to 93.42 |
| 95% Mean C.I | 94.65 to 97.27 |
| % of Value of the Class of all Real Property Value in the County | 48.65 |
| % of Records Sold in the Study Period | 9.65 |
| % of Value Sold in the Study Period | 11.48 |

Residential Real Property - History

| Year | Number of Sales | LOV | Median |
|------|-----------------|-----|--------|
| 2018 | 1,962 | 95 | 95.01 |
| 2017 | 1,817 | 92 | 92.13 |
| 2016 | 1,752 | 92 | 92.09 |
| 2015 | 1,628 | 93 | 93.19 |

2019 Commission Summary for Hall County

Commercial Real Property - Current

| | | | |
|------------------------|--------------|------------------------------------|-----------|
| Number of Sales | 180 | Median | 93.29 |
| Total Sales Price | \$91,607,212 | Mean | 96.62 |
| Total Adj. Sales Price | \$91,607,212 | Wgt. Mean | 89.53 |
| Total Assessed Value | \$82,016,694 | Average Assessed Value of the Base | \$402,917 |
| Avg. Adj. Sales Price | \$508,929 | Avg. Assessed Value | \$455,648 |

Confidence Interval - Current

| | |
|--|-----------------|
| 95% Median C.I | 88.67 to 97.05 |
| 95% Wgt. Mean C.I | 80.28 to 98.78 |
| 95% Mean C.I | 91.36 to 101.88 |
| % of Value of the Class of all Real Property Value in the County | 22.86 |
| % of Records Sold in the Study Period | 6.22 |
| % of Value Sold in the Study Period | 7.03 |

Commercial Real Property - History

| Year | Number of Sales | LOV | Median |
|------|-----------------|-----|--------|
| 2018 | 178 | 97 | 97.06 |
| 2017 | 164 | 0 | 95.03 |
| 2016 | 155 | 94 | 94.45 |
| 2015 | 147 | | 92.63 |

**40 Hall
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 : 1,927
 Total Sales Price : 307,873,569
 Total Adj. Sales Price : 307,873,569
 Total Assessed Value : 284,809,550
 Avg. Adj. Sales Price : 159,768
 Avg. Assessed Value : 147,799

MEDIAN : 93
 WGT. MEAN : 93
 MEAN : 96
 COD : 18.02
 PRD : 103.73

COV : 30.52
 STD : 29.29
 Avg. Abs. Dev : 16.70
 MAX Sales Ratio : 492.29
 MIN Sales Ratio : 16.97

95% Median C.I. : 91.91 to 93.37
 95% Wgt. Mean C.I. : 91.60 to 93.42
 95% Mean C.I. : 94.65 to 97.27

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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 | 251 | 98.08 | 99.59 | 98.12 | 13.19 | 101.50 | 43.87 | 222.18 | 95.89 to 100.04 | 160,876 | 157,845 | |
| 01-JAN-17 To 31-MAR-17 | 167 | 97.87 | 104.37 | 99.04 | 18.69 | 105.38 | 46.85 | 296.82 | 95.57 to 101.08 | 151,756 | 150,299 | |
| 01-APR-17 To 30-JUN-17 | 291 | 93.43 | 96.04 | 93.84 | 15.94 | 102.34 | 26.38 | 283.11 | 91.17 to 96.32 | 149,850 | 140,619 | |
| 01-JUL-17 To 30-SEP-17 | 269 | 91.44 | 94.33 | 92.18 | 16.33 | 102.33 | 46.59 | 229.11 | 90.19 to 93.68 | 155,740 | 143,560 | |
| 01-OCT-17 To 31-DEC-17 | 231 | 92.64 | 99.21 | 93.28 | 20.82 | 106.36 | 16.97 | 492.29 | 91.02 to 96.23 | 155,921 | 145,441 | |
| 01-JAN-18 To 31-MAR-18 | 171 | 92.16 | 95.43 | 91.86 | 19.48 | 103.89 | 47.47 | 338.33 | 88.30 to 94.97 | 163,525 | 150,220 | |
| 01-APR-18 To 30-JUN-18 | 270 | 88.50 | 92.95 | 89.24 | 19.39 | 104.16 | 24.89 | 332.51 | 86.28 to 91.92 | 170,610 | 152,250 | |
| 01-JUL-18 To 30-SEP-18 | 277 | 86.06 | 89.67 | 86.17 | 19.24 | 104.06 | 17.22 | 286.29 | 83.79 to 88.40 | 168,248 | 144,985 | |
| <u>Study Yrs</u> | | | | | | | | | | | | |
| 01-OCT-16 To 30-SEP-17 | 978 | 95.09 | 97.90 | 95.39 | 16.01 | 102.63 | 26.38 | 296.82 | 94.08 to 96.56 | 154,625 | 147,502 | |
| 01-OCT-17 To 30-SEP-18 | 949 | 89.26 | 93.96 | 89.72 | 20.00 | 104.73 | 16.97 | 492.29 | 87.94 to 91.35 | 165,068 | 148,106 | |
| <u>Calendar Yrs</u> | | | | | | | | | | | | |
| 01-JAN-17 To 31-DEC-17 | 958 | 93.61 | 97.78 | 94.13 | 17.85 | 103.88 | 16.97 | 492.29 | 92.48 to 94.94 | 153,300 | 144,295 | |
| <u>ALL</u> | 1,927 | 92.68 | 95.96 | 92.51 | 18.02 | 103.73 | 16.97 | 492.29 | 91.91 to 93.37 | 159,768 | 147,799 | |

| VALUATION GROUP | | | | | | | | | | | Avg. Adj. | Avg. |
|------------------------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|------------|-----------|------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Sale Price | Assd. Val | |
| 1 | 674 | 92.19 | 97.57 | 91.90 | 23.34 | 106.17 | 16.97 | 492.29 | 90.54 to 93.61 | 103,372 | 94,995 | |
| 2 | 462 | 92.45 | 92.68 | 92.15 | 11.50 | 100.58 | 19.02 | 194.97 | 91.29 to 93.46 | 218,645 | 201,471 | |
| 3 | 101 | 94.21 | 94.80 | 94.00 | 12.08 | 100.85 | 17.22 | 140.59 | 91.17 to 98.18 | 292,231 | 274,699 | |
| 4 | 50 | 96.01 | 97.79 | 97.07 | 08.43 | 100.74 | 73.15 | 139.64 | 93.93 to 99.27 | 198,672 | 192,848 | |
| 5 | 14 | 99.94 | 107.70 | 87.57 | 36.55 | 122.99 | 36.45 | 222.18 | 68.80 to 148.86 | 41,607 | 36,434 | |
| 6 | 382 | 91.77 | 95.07 | 93.11 | 16.43 | 102.11 | 40.71 | 446.31 | 89.68 to 93.45 | 137,521 | 128,042 | |
| 7 | 37 | 91.50 | 99.63 | 91.33 | 24.74 | 109.09 | 26.38 | 332.51 | 88.24 to 98.08 | 130,392 | 119,088 | |
| 8 | 22 | 100.29 | 112.35 | 80.53 | 44.50 | 139.51 | 41.39 | 234.21 | 69.26 to 140.53 | 58,375 | 47,008 | |
| 9 | 23 | 97.35 | 114.05 | 101.77 | 29.86 | 112.07 | 59.25 | 266.49 | 86.54 to 122.07 | 103,680 | 105,519 | |
| 10 | 30 | 93.63 | 97.95 | 96.64 | 13.31 | 101.36 | 61.68 | 133.76 | 88.85 to 107.68 | 172,160 | 166,372 | |
| 12 | 17 | 92.16 | 88.33 | 86.38 | 11.61 | 102.26 | 59.23 | 110.42 | 79.10 to 98.76 | 281,610 | 243,241 | |
| 13 | 43 | 91.68 | 95.33 | 89.13 | 24.60 | 106.96 | 49.99 | 338.33 | 82.81 to 99.55 | 213,107 | 189,932 | |
| 14 | 72 | 93.52 | 93.43 | 92.48 | 12.24 | 101.03 | 57.71 | 184.87 | 90.67 to 96.69 | 236,293 | 218,519 | |
| <u>ALL</u> | 1,927 | 92.68 | 95.96 | 92.51 | 18.02 | 103.73 | 16.97 | 492.29 | 91.91 to 93.37 | 159,768 | 147,799 | |

**40 Hall
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 : 1,927
 Total Sales Price : 307,873,569
 Total Adj. Sales Price : 307,873,569
 Total Assessed Value : 284,809,550
 Avg. Adj. Sales Price : 159,768
 Avg. Assessed Value : 147,799

MEDIAN : 93
 WGT. MEAN : 93
 MEAN : 96
 COD : 18.02
 PRD : 103.73

COV : 30.52
 STD : 29.29
 Avg. Abs. Dev : 16.70
 MAX Sales Ratio : 492.29
 MIN Sales Ratio : 16.97

95% Median C.I. : 91.91 to 93.37
 95% Wgt. Mean C.I. : 91.60 to 93.42
 95% Mean C.I. : 94.65 to 97.27

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PROPERTY TYPE *

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|----------------------|----------------|
| 01 | 1,893 | 92.67 | 95.86 | 92.60 | 17.62 | 103.52 | 16.97 | 492.29 | 91.91 to 93.35 | 161,103 | 149,187 |
| 06 | | | | | | | | | | | |
| 07 | 34 | 95.76 | 101.87 | 82.57 | 38.54 | 123.37 | 36.45 | 222.18 | 69.26 to 117.19 | 85,462 | 70,562 |
| <u>ALL</u> | 1,927 | 92.68 | 95.96 | 92.51 | 18.02 | 103.73 | 16.97 | 492.29 | 91.91 to 93.37 | 159,768 | 147,799 |

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 | 10 | 212.45 | 232.55 | 235.96 | 29.02 | 98.55 | 134.49 | 492.29 | 169.46 to 283.11 | 9,141 | 21,569 |
| Less Than 30,000 | 27 | 169.46 | 193.49 | 178.24 | 37.04 | 108.56 | 64.29 | 492.29 | 134.49 to 222.18 | 17,534 | 31,253 |
| <u>Ranges Excl. Low \$</u> | | | | | | | | | | | |
| Greater Than 4,999 | 1,927 | 92.68 | 95.96 | 92.51 | 18.02 | 103.73 | 16.97 | 492.29 | 91.91 to 93.37 | 159,768 | 147,799 |
| Greater Than 14,999 | 1,917 | 92.63 | 95.25 | 92.47 | 17.34 | 103.01 | 16.97 | 446.31 | 91.82 to 93.28 | 160,554 | 148,458 |
| Greater Than 29,999 | 1,900 | 92.53 | 94.58 | 92.38 | 16.72 | 102.38 | 16.97 | 338.33 | 91.68 to 93.19 | 161,790 | 149,456 |
| <u>Incremental Ranges</u> | | | | | | | | | | | |
| 0 TO 4,999 | | | | | | | | | | | |
| 5,000 TO 14,999 | 10 | 212.45 | 232.55 | 235.96 | 29.02 | 98.55 | 134.49 | 492.29 | 169.46 to 283.11 | 9,141 | 21,569 |
| 15,000 TO 29,999 | 17 | 142.43 | 170.51 | 164.43 | 37.77 | 103.70 | 64.29 | 446.31 | 123.36 to 225.00 | 22,471 | 36,949 |
| 30,000 TO 59,999 | 127 | 107.74 | 120.68 | 117.75 | 33.32 | 102.49 | 16.97 | 332.51 | 104.02 to 114.98 | 46,278 | 54,494 |
| 60,000 TO 99,999 | 327 | 93.55 | 98.52 | 97.44 | 21.11 | 101.11 | 26.38 | 266.49 | 91.47 to 96.99 | 79,740 | 77,698 |
| 100,000 TO 149,999 | 500 | 88.48 | 89.89 | 89.77 | 16.17 | 100.13 | 36.45 | 338.33 | 87.09 to 90.31 | 126,411 | 113,477 |
| 150,000 TO 249,999 | 710 | 92.73 | 92.30 | 92.21 | 12.01 | 100.10 | 40.71 | 229.11 | 91.50 to 93.63 | 189,679 | 174,908 |
| 250,000 TO 499,999 | 224 | 93.95 | 92.12 | 91.61 | 11.20 | 100.56 | 17.22 | 140.59 | 92.31 to 96.09 | 314,005 | 287,645 |
| 500,000 TO 999,999 | 12 | 87.96 | 86.43 | 86.85 | 16.45 | 99.52 | 52.06 | 110.42 | 69.93 to 107.80 | 602,813 | 523,520 |
| 1,000,000 + | | | | | | | | | | | |
| <u>ALL</u> | 1,927 | 92.68 | 95.96 | 92.51 | 18.02 | 103.73 | 16.97 | 492.29 | 91.91 to 93.37 | 159,768 | 147,799 |

**40 Hall
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 : 180
 Total Sales Price : 91,607,212
 Total Adj. Sales Price : 91,607,212
 Total Assessed Value : 82,016,694
 Avg. Adj. Sales Price : 508,929
 Avg. Assessed Value : 455,648

MEDIAN : 93
 WGT. MEAN : 90
 MEAN : 97
 COD : 26.58
 PRD : 107.92

COV : 37.25
 STD : 35.99
 Avg. Abs. Dev : 24.80
 MAX Sales Ratio : 275.96
 MIN Sales Ratio : 33.71

95% Median C.I. : 88.67 to 97.05
 95% Wgt. Mean C.I. : 80.28 to 98.78
 95% Mean C.I. : 91.36 to 101.88

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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-15 To 31-DEC-15 | 9 | 77.78 | 104.44 | 86.49 | 54.08 | 120.75 | 52.55 | 200.58 | 60.83 to 163.87 | 216,079 | 186,890 |
| 01-JAN-16 To 31-MAR-16 | 14 | 95.85 | 93.36 | 101.23 | 18.09 | 92.23 | 63.91 | 144.17 | 66.47 to 108.78 | 542,831 | 549,485 |
| 01-APR-16 To 30-JUN-16 | 18 | 93.65 | 102.71 | 121.85 | 22.35 | 84.29 | 75.31 | 190.21 | 78.40 to 106.42 | 758,888 | 924,671 |
| 01-JUL-16 To 30-SEP-16 | 14 | 96.10 | 94.35 | 75.69 | 18.81 | 124.65 | 50.86 | 131.67 | 68.68 to 121.93 | 601,709 | 455,431 |
| 01-OCT-16 To 31-DEC-16 | 12 | 104.15 | 102.52 | 92.52 | 13.68 | 110.81 | 71.88 | 131.85 | 80.50 to 115.80 | 288,917 | 267,318 |
| 01-JAN-17 To 31-MAR-17 | 10 | 90.07 | 94.82 | 81.97 | 31.53 | 115.68 | 40.95 | 188.97 | 49.29 to 121.49 | 206,810 | 169,524 |
| 01-APR-17 To 30-JUN-17 | 17 | 93.59 | 96.86 | 80.21 | 22.13 | 120.76 | 66.83 | 173.28 | 73.76 to 113.30 | 633,519 | 508,177 |
| 01-JUL-17 To 30-SEP-17 | 11 | 93.55 | 96.61 | 94.76 | 24.19 | 101.95 | 57.83 | 158.23 | 64.74 to 135.81 | 156,442 | 148,251 |
| 01-OCT-17 To 31-DEC-17 | 15 | 78.21 | 79.94 | 68.97 | 30.47 | 115.91 | 34.24 | 154.01 | 53.91 to 94.85 | 563,067 | 388,324 |
| 01-JAN-18 To 31-MAR-18 | 18 | 76.70 | 78.38 | 74.66 | 23.86 | 104.98 | 37.16 | 131.81 | 61.50 to 92.88 | 570,203 | 425,687 |
| 01-APR-18 To 30-JUN-18 | 23 | 97.05 | 105.15 | 88.91 | 28.54 | 118.27 | 33.71 | 217.29 | 84.81 to 104.45 | 515,957 | 458,725 |
| 01-JUL-18 To 30-SEP-18 | 19 | 96.57 | 108.35 | 91.51 | 35.09 | 118.40 | 38.61 | 275.96 | 76.13 to 120.66 | 598,765 | 547,950 |
| <u>Study Yrs</u> | | | | | | | | | | | |
| 01-OCT-15 To 30-SEP-16 | 55 | 94.69 | 98.49 | 102.42 | 24.38 | 96.16 | 50.86 | 200.58 | 81.30 to 99.71 | 575,059 | 588,998 |
| 01-OCT-16 To 30-SEP-17 | 50 | 98.02 | 97.75 | 84.17 | 22.22 | 116.13 | 40.95 | 188.97 | 82.23 to 103.87 | 360,516 | 303,456 |
| 01-OCT-17 To 30-SEP-18 | 75 | 91.37 | 94.49 | 82.11 | 30.46 | 115.08 | 33.71 | 275.96 | 79.19 to 96.57 | 559,376 | 459,319 |
| <u>Calendar Yrs</u> | | | | | | | | | | | |
| 01-JAN-16 To 31-DEC-16 | 58 | 96.58 | 98.40 | 102.32 | 19.21 | 96.17 | 50.86 | 190.21 | 89.66 to 102.36 | 571,561 | 584,840 |
| 01-JAN-17 To 31-DEC-17 | 53 | 90.92 | 91.63 | 77.33 | 26.25 | 118.49 | 34.24 | 188.97 | 78.21 to 99.84 | 434,053 | 335,658 |
| <u>ALL</u> | 180 | 93.29 | 96.62 | 89.53 | 26.58 | 107.92 | 33.71 | 275.96 | 88.67 to 97.05 | 508,929 | 455,648 |

| VALUATION GROUP | | | | | | | | | | Avg. Adj. | Avg. |
|-----------------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|------------|-----------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Sale Price | Assd. Val |
| 1 | 115 | 92.69 | 95.32 | 89.63 | 26.08 | 106.35 | 33.71 | 200.58 | 84.58 to 98.48 | 704,237 | 631,224 |
| 2 | 3 | 93.55 | 98.26 | 99.99 | 08.44 | 98.27 | 88.76 | 112.46 | N/A | 66,000 | 65,992 |
| 3 | 4 | 88.78 | 93.70 | 86.59 | 25.35 | 108.21 | 65.39 | 131.85 | N/A | 219,500 | 190,060 |
| 4 | 5 | 123.25 | 146.86 | 119.39 | 41.89 | 123.01 | 75.56 | 217.29 | N/A | 34,600 | 41,309 |
| 5 | 4 | 73.45 | 73.30 | 65.41 | 23.87 | 112.06 | 48.55 | 97.74 | N/A | 182,819 | 119,580 |
| 6 | 5 | 99.78 | 126.55 | 92.53 | 61.60 | 136.77 | 38.61 | 275.96 | N/A | 159,690 | 147,755 |
| 7 | 3 | 93.17 | 90.13 | 85.03 | 08.15 | 106.00 | 77.22 | 100.00 | N/A | 412,549 | 350,778 |
| 99 | 41 | 93.40 | 93.41 | 90.74 | 21.92 | 102.94 | 53.91 | 188.36 | 77.78 to 99.71 | 161,062 | 146,140 |
| <u>ALL</u> | 180 | 93.29 | 96.62 | 89.53 | 26.58 | 107.92 | 33.71 | 275.96 | 88.67 to 97.05 | 508,929 | 455,648 |

**40 Hall
COMMERCIAL**

PAD 2019 R&O Statistics (Using 2019 Values)

Qualified

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 WGT. MEAN : 90
 MEAN : 97
 COD : 26.58
 PRD : 107.92

COV : 37.25
 STD : 35.99
 Avg. Abs. Dev : 24.80
 MAX Sales Ratio : 275.96
 MIN Sales Ratio : 33.71

95% Median C.I. : 88.67 to 97.05
 95% Wgt. Mean C.I. : 80.28 to 98.78
 95% Mean C.I. : 91.36 to 101.88

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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 | 20 | 94.65 | 94.64 | 82.33 | 16.43 | 114.95 | 62.46 | 131.67 | 83.91 to 103.54 | 569,465 | 468,846 |
| 03 | 160 | 93.03 | 96.87 | 90.55 | 27.87 | 106.98 | 33.71 | 275.96 | 87.02 to 97.05 | 501,362 | 453,999 |
| 04 | | | | | | | | | | | |
| <u>ALL</u> | 180 | 93.29 | 96.62 | 89.53 | 26.58 | 107.92 | 33.71 | 275.96 | 88.67 to 97.05 | 508,929 | 455,648 |

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 | | | | | | | | | | | |
| Less Than 30,000 | 4 | 217.29 | 190.77 | 196.95 | 25.70 | 96.86 | 52.55 | 275.96 | N/A | 19,000 | 37,421 |
| <u>Ranges Excl. Low \$</u> | | | | | | | | | | | |
| Greater Than 4,999 | 180 | 93.29 | 96.62 | 89.53 | 26.58 | 107.92 | 33.71 | 275.96 | 88.67 to 97.05 | 508,929 | 455,648 |
| Greater Than 14,999 | 180 | 93.29 | 96.62 | 89.53 | 26.58 | 107.92 | 33.71 | 275.96 | 88.67 to 97.05 | 508,929 | 455,648 |
| Greater Than 29,999 | 176 | 93.03 | 94.48 | 89.44 | 24.38 | 105.64 | 33.71 | 200.58 | 88.27 to 96.98 | 520,064 | 465,153 |
| <u>Incremental Ranges</u> | | | | | | | | | | | |
| 0 TO 4,999 | | | | | | | | | | | |
| 5,000 TO 14,999 | | | | | | | | | | | |
| 15,000 TO 29,999 | 4 | 217.29 | 190.77 | 196.95 | 25.70 | 96.86 | 52.55 | 275.96 | N/A | 19,000 | 37,421 |
| 30,000 TO 59,999 | 13 | 93.59 | 107.40 | 105.57 | 39.74 | 101.73 | 44.50 | 200.58 | 64.74 to 165.82 | 40,960 | 43,241 |
| 60,000 TO 99,999 | 21 | 94.71 | 99.63 | 99.73 | 22.88 | 99.90 | 53.91 | 163.87 | 80.50 to 112.46 | 74,548 | 74,347 |
| 100,000 TO 149,999 | 25 | 97.05 | 96.85 | 95.78 | 23.30 | 101.12 | 57.30 | 188.36 | 76.13 to 103.99 | 120,580 | 115,487 |
| 150,000 TO 249,999 | 43 | 99.78 | 99.88 | 100.88 | 23.00 | 99.01 | 33.71 | 188.97 | 91.37 to 107.28 | 185,518 | 187,142 |
| 250,000 TO 499,999 | 37 | 91.60 | 88.43 | 88.71 | 20.07 | 99.68 | 38.61 | 131.81 | 78.03 to 100.56 | 346,562 | 307,446 |
| 500,000 TO 999,999 | 14 | 84.70 | 82.11 | 82.88 | 14.45 | 99.07 | 40.95 | 102.45 | 62.46 to 96.98 | 707,650 | 586,494 |
| 1,000,000 + | 23 | 79.44 | 87.05 | 88.35 | 28.73 | 98.53 | 34.24 | 190.21 | 71.88 to 96.57 | 2,422,241 | 2,140,126 |
| <u>ALL</u> | 180 | 93.29 | 96.62 | 89.53 | 26.58 | 107.92 | 33.71 | 275.96 | 88.67 to 97.05 | 508,929 | 455,648 |

40 Hall
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 : 180
Total Sales Price : 91,607,212
Total Adj. Sales Price : 91,607,212
Total Assessed Value : 82,016,694
Avg. Adj. Sales Price : 508,929
Avg. Assessed Value : 455,648

MEDIAN : 93
WGT. MEAN : 90
MEAN : 97
COD : 26.58
PRD : 107.92

COV : 37.25
STD : 35.99
Avg. Abs. Dev : 24.80
MAX Sales Ratio : 275.96
MIN Sales Ratio : 33.71

95% Median C.I. : 88.67 to 97.05
95% Wgt. Mean C.I. : 80.28 to 98.78
95% Mean C.I. : 91.36 to 101.88

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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 |
|-------|-------|--------|--------|----------|-------|--------|--------|--------|-----------------|----------------------|----------------|
| 300 | 1 | 97.51 | 97.51 | 97.51 | 00.00 | 100.00 | 97.51 | 97.51 | N/A | 85,000 | 82,881 |
| 303 | 1 | 79.32 | 79.32 | 79.32 | 00.00 | 100.00 | 79.32 | 79.32 | N/A | 2,000,000 | 1,586,375 |
| 304 | 2 | 97.90 | 97.90 | 96.69 | 11.11 | 101.25 | 87.02 | 108.78 | N/A | 2,475,000 | 2,393,112 |
| 306 | 1 | 125.81 | 125.81 | 125.81 | 00.00 | 100.00 | 125.81 | 125.81 | N/A | 450,000 | 566,124 |
| 309 | 2 | 152.08 | 152.08 | 146.68 | 23.86 | 103.68 | 115.80 | 188.36 | N/A | 117,500 | 172,345 |
| 319 | 3 | 97.39 | 119.95 | 112.90 | 40.37 | 106.24 | 72.26 | 190.21 | N/A | 2,388,333 | 2,696,481 |
| 323 | 2 | 217.29 | 217.29 | 217.29 | 00.00 | 100.00 | 217.29 | 217.29 | N/A | 15,000 | 32,594 |
| 326 | 6 | 83.03 | 90.27 | 90.24 | 34.18 | 100.03 | 49.29 | 154.01 | 49.29 to 154.01 | 215,829 | 194,766 |
| 330 | 1 | 37.16 | 37.16 | 37.16 | 00.00 | 100.00 | 37.16 | 37.16 | N/A | 1,120,000 | 416,177 |
| 336 | 2 | 96.70 | 96.70 | 95.96 | 03.41 | 100.77 | 93.40 | 100.00 | N/A | 54,824 | 52,612 |
| 340 | 2 | 140.74 | 140.74 | 147.73 | 12.43 | 95.27 | 123.25 | 158.23 | N/A | 50,000 | 73,867 |
| 341 | 7 | 91.11 | 92.01 | 85.88 | 18.43 | 107.14 | 63.01 | 139.21 | 63.01 to 139.21 | 968,143 | 831,433 |
| 343 | 3 | 102.13 | 90.55 | 88.06 | 33.32 | 102.83 | 33.71 | 135.81 | N/A | 175,333 | 154,398 |
| 344 | 26 | 86.85 | 94.04 | 88.06 | 26.18 | 106.79 | 48.55 | 176.36 | 77.00 to 99.81 | 237,141 | 208,836 |
| 349 | 2 | 86.05 | 86.05 | 80.51 | 34.76 | 106.88 | 56.14 | 115.96 | N/A | 337,500 | 271,722 |
| 350 | 4 | 96.81 | 92.93 | 96.62 | 07.10 | 96.18 | 75.56 | 102.55 | N/A | 389,500 | 376,336 |
| 351 | 1 | 93.90 | 93.90 | 93.90 | 00.00 | 100.00 | 93.90 | 93.90 | N/A | 315,000 | 295,781 |
| 352 | 21 | 94.69 | 94.65 | 83.23 | 15.64 | 113.72 | 62.46 | 131.67 | 83.91 to 103.54 | 584,252 | 486,267 |
| 353 | 24 | 98.66 | 95.46 | 86.13 | 22.36 | 110.83 | 53.91 | 200.58 | 68.76 to 108.58 | 294,090 | 253,313 |
| 384 | 8 | 86.67 | 95.35 | 90.50 | 26.78 | 105.36 | 57.83 | 165.82 | 57.83 to 165.82 | 187,363 | 169,554 |
| 386 | 3 | 92.32 | 90.09 | 96.02 | 08.37 | 93.82 | 77.38 | 100.56 | N/A | 198,500 | 190,605 |
| 391 | 1 | 40.95 | 40.95 | 40.95 | 00.00 | 100.00 | 40.95 | 40.95 | N/A | 672,500 | 275,382 |
| 403 | 1 | 144.17 | 144.17 | 144.17 | 00.00 | 100.00 | 144.17 | 144.17 | N/A | 192,000 | 276,812 |
| 406 | 14 | 92.93 | 113.79 | 97.35 | 41.72 | 116.89 | 60.83 | 275.96 | 65.39 to 163.87 | 363,916 | 354,284 |
| 419 | 1 | 61.50 | 61.50 | 61.50 | 00.00 | 100.00 | 61.50 | 61.50 | N/A | 150,000 | 92,248 |
| 428 | 1 | 103.99 | 103.99 | 103.99 | 00.00 | 100.00 | 103.99 | 103.99 | N/A | 118,000 | 122,712 |
| 442 | 1 | 102.76 | 102.76 | 102.76 | 00.00 | 100.00 | 102.76 | 102.76 | N/A | 140,000 | 143,867 |
| 444 | 1 | 102.45 | 102.45 | 102.45 | 00.00 | 100.00 | 102.45 | 102.45 | N/A | 900,000 | 922,021 |
| 455 | 2 | 88.55 | 88.55 | 55.79 | 42.56 | 158.72 | 50.86 | 126.24 | N/A | 1,605,000 | 895,418 |
| 470 | 2 | 48.53 | 48.53 | 46.89 | 08.30 | 103.50 | 44.50 | 52.55 | N/A | 32,000 | 15,006 |
| 471 | 1 | 93.17 | 93.17 | 93.17 | 00.00 | 100.00 | 93.17 | 93.17 | N/A | 545,000 | 507,784 |
| 483 | 1 | 93.59 | 93.59 | 93.59 | 00.00 | 100.00 | 93.59 | 93.59 | N/A | 53,328 | 49,909 |
| 494 | 2 | 83.05 | 83.05 | 87.37 | 05.83 | 95.06 | 78.21 | 87.89 | N/A | 3,708,776 | 3,240,279 |
| 528 | 20 | 90.68 | 90.04 | 87.44 | 21.39 | 102.97 | 38.61 | 126.69 | 76.13 to 110.59 | 258,093 | 225,689 |
| 532 | 1 | 80.03 | 80.03 | 80.03 | 00.00 | 100.00 | 80.03 | 80.03 | N/A | 220,000 | 176,072 |

40 Hall
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 : 180
 Total Sales Price : 91,607,212
 Total Adj. Sales Price : 91,607,212
 Total Assessed Value : 82,016,694
 Avg. Adj. Sales Price : 508,929
 Avg. Assessed Value : 455,648

MEDIAN : 93
 WGT. MEAN : 90
 MEAN : 97
 COD : 26.58
 PRD : 107.92

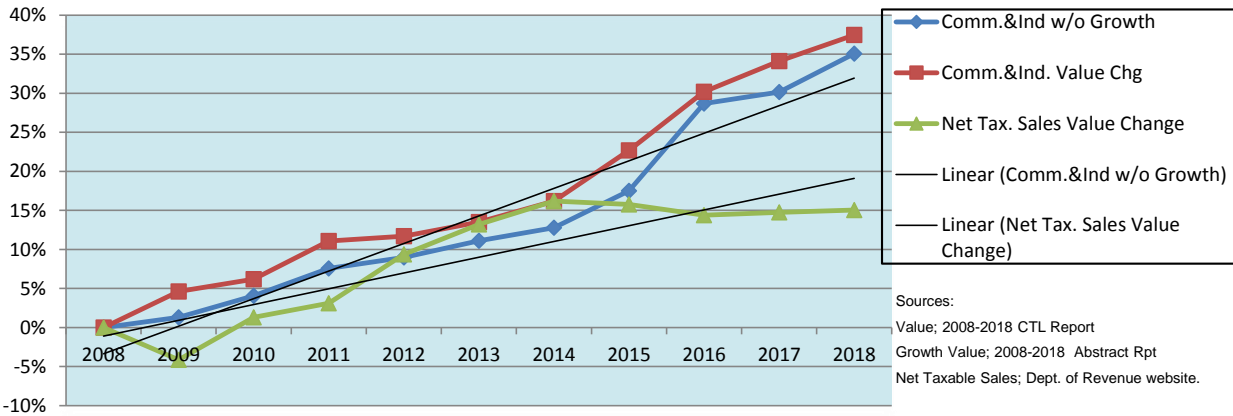
COV : 37.25
 STD : 35.99
 Avg. Abs. Dev : 24.80
 MAX Sales Ratio : 275.96
 MIN Sales Ratio : 33.71

95% Median C.I. : 88.67 to 97.05
 95% Wgt. Mean C.I. : 80.28 to 98.78
 95% Mean C.I. : 91.36 to 101.88

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| | | | | | | | | | | | |
|------------|-----|-------|-------|--------|-------|--------|-------|--------|----------------|-----------|-----------|
| 594 | 4 | 76.44 | 97.29 | 112.38 | 40.75 | 86.57 | 63.17 | 173.10 | N/A | 2,267,500 | 2,548,293 |
| 609 | 1 | 82.23 | 82.23 | 82.23 | 00.00 | 100.00 | 82.23 | 82.23 | N/A | 900,000 | 740,084 |
| 851 | 1 | 34.24 | 34.24 | 34.24 | 00.00 | 100.00 | 34.24 | 34.24 | N/A | 2,400,000 | 821,678 |
| 999 | 3 | 79.19 | 89.47 | 88.82 | 17.17 | 100.73 | 74.21 | 115.00 | N/A | 106,667 | 94,743 |
| <u>ALL</u> | 180 | 93.29 | 96.62 | 89.53 | 26.58 | 107.92 | 33.71 | 275.96 | 88.67 to 97.05 | 508,929 | 455,648 |

Commercial & Industrial Value Change Vs. Net Taxable Sales Change



| Tax Year | Value | Growth Value | % Growth of Value | Value Exclud. Growth | Ann.%chg w/o grwth | Net Taxable Sales Value | % Chg Net Tax. Sales |
|-----------------|------------------|---------------|-------------------|----------------------|--------------------|-------------------------|----------------------|
| 2008 | \$ 822,668,383 | \$ 31,157,730 | | \$ 791,510,653 | -- | \$ 923,152,185 | -- |
| 2009 | \$ 860,669,200 | \$ 27,284,342 | 3.17% | \$ 833,384,858 | 1.30% | \$ 885,019,667 | -4.13% |
| 2010 | \$ 873,581,530 | \$ 17,431,609 | 2.00% | \$ 856,149,921 | -0.53% | \$ 935,382,645 | 5.69% |
| 2011 | \$ 913,941,631 | \$ 29,047,066 | 3.18% | \$ 884,894,565 | 1.30% | \$ 951,903,812 | 1.77% |
| 2012 | \$ 918,865,904 | \$ 22,394,592 | 2.44% | \$ 896,471,312 | -1.91% | \$ 1,009,596,541 | 6.06% |
| 2013 | \$ 933,736,605 | \$ 19,717,597 | 2.11% | \$ 914,019,008 | -0.53% | \$ 1,045,082,034 | 3.51% |
| 2014 | \$ 955,806,956 | \$ 27,952,459 | 2.92% | \$ 927,854,497 | -0.63% | \$ 1,072,666,156 | 2.64% |
| 2015 | \$ 1,009,313,784 | \$ 42,711,120 | 4.23% | \$ 966,602,664 | 1.13% | \$ 1,068,595,488 | -0.38% |
| 2016 | \$ 1,071,007,558 | \$ 12,438,600 | 1.16% | \$ 1,058,568,958 | 4.88% | \$ 1,056,095,617 | -1.17% |
| 2017 | \$ 1,103,547,269 | \$ 32,634,741 | 2.96% | \$ 1,070,912,528 | -0.01% | \$ 1,059,439,844 | 0.32% |
| 2018 | \$ 1,130,896,413 | \$ 19,672,353 | 1.74% | \$ 1,111,224,060 | 0.70% | \$ 1,062,071,509 | 0.25% |
| Ann %chg | | 3.23% | | Average | 0.57% | 1.41% | 1.46% |

| Tax Year | Cumulative Change | | |
|----------|---------------------|-----------------|---------------------|
| | Cmltv%chg w/o grwth | Cmltv%chg Value | Cmltv%chg Net Sales |
| 2008 | - | - | - |
| 2009 | 1.30% | 4.62% | -4.13% |
| 2010 | 4.07% | 6.19% | 1.32% |
| 2011 | 7.56% | 11.09% | 3.11% |
| 2012 | 8.97% | 11.69% | 9.36% |
| 2013 | 11.10% | 13.50% | 13.21% |
| 2014 | 12.79% | 16.18% | 16.20% |
| 2015 | 17.50% | 22.69% | 15.76% |
| 2016 | 28.68% | 30.19% | 14.40% |
| 2017 | 30.18% | 34.14% | 14.76% |
| 2018 | 35.08% | 37.47% | 15.05% |

| | |
|---------------|------|
| County Number | 40 |
| County Name | Hall |

COMMERCIAL IMPROVED

Type : Qualified

| | | | | | | | |
|--------------------------|------------|-------------|--------|-------------------|--------|----------------------|-----------------|
| Number of Sales : | 115 | Median : | 93 | COV : | 34.60 | 95% Median C.I. : | 84.58 to 98.48 |
| Total Sales Price : | 80,987,307 | Wgt. Mean : | 90 | STD : | 32.98 | 95% Wgt. Mean C.I. : | 79.20 to 100.07 |
| Total Adj. Sales Price : | 80,987,307 | Mean : | 95 | Avg. Abs. Dev : | 24.17 | 95% Mean C.I. : | 89.29 to 101.35 |
| Total Assessed Value : | 72,590,749 | | | | | | |
| Avg. Adj. Sales Price : | 704,237 | COD : | 26.08 | MAX Sales Ratio : | 200.58 | | |
| Avg. Assessed Value : | 631,224 | PRD : | 106.35 | MIN Sales Ratio : | 33.71 | | |

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> | | | | | | | | | | | |
| 10/01/2015 To 12/31/2015 | 5 | 114.56 | 113.97 | 93.25 | 39.90 | 122.22 | 52.55 | 200.58 | N/A | 236,041 | 220,098 |
| 01/01/2016 To 03/31/2016 | 8 | 97.94 | 98.61 | 101.78 | 10.72 | 96.89 | 66.47 | 126.69 | 66.47 to 126.69 | 872,266 | 887,810 |
| 04/01/2016 To 06/30/2016 | 13 | 89.66 | 102.17 | 123.57 | 24.46 | 82.68 | 75.31 | 190.21 | 78.03 to 106.42 | 1,001,767 | 1,237,925 |
| 07/01/2016 To 09/30/2016 | 10 | 99.34 | 96.61 | 75.03 | 21.48 | 128.76 | 50.86 | 131.67 | 62.46 to 124.16 | 782,893 | 587,411 |
| 10/01/2016 To 12/31/2016 | 7 | 102.36 | 97.60 | 88.40 | 13.27 | 110.41 | 71.88 | 126.24 | 71.88 to 126.24 | 389,857 | 344,615 |
| 01/01/2017 To 03/31/2017 | 8 | 89.96 | 95.19 | 80.11 | 36.84 | 118.82 | 40.95 | 188.97 | 40.95 to 188.97 | 218,916 | 175,380 |
| 04/01/2017 To 06/30/2017 | 14 | 82.07 | 95.69 | 79.77 | 26.39 | 119.96 | 66.83 | 173.28 | 69.10 to 113.67 | 754,750 | 602,077 |
| 07/01/2017 To 09/30/2017 | 7 | 90.92 | 100.30 | 94.95 | 31.78 | 105.63 | 57.83 | 158.23 | 57.83 to 158.23 | 189,266 | 179,710 |
| 10/01/2017 To 12/31/2017 | 9 | 92.32 | 87.09 | 69.18 | 28.89 | 125.89 | 34.24 | 154.01 | 44.50 to 113.35 | 847,222 | 586,122 |
| 01/01/2018 To 03/31/2018 | 10 | 62.26 | 64.12 | 69.48 | 18.21 | 92.29 | 37.16 | 92.88 | 50.42 to 83.77 | 809,600 | 562,521 |
| 04/01/2018 To 06/30/2018 | 16 | 97.77 | 98.11 | 89.68 | 20.71 | 109.40 | 33.71 | 165.82 | 84.58 to 115.05 | 653,563 | 586,094 |
| 07/01/2018 To 09/30/2018 | 8 | 98.37 | 103.39 | 91.65 | 20.87 | 112.81 | 70.86 | 176.36 | 70.86 to 176.36 | 1,178,422 | 1,080,055 |
| <u>Study Yrs</u> | | | | | | | | | | | |
| 10/01/2015 To 09/30/2016 | 36 | 96.58 | 101.47 | 104.00 | 24.29 | 97.57 | 50.86 | 200.58 | 87.02 to 106.42 | 805,840 | 838,059 |
| 10/01/2016 To 09/30/2017 | 36 | 90.97 | 96.85 | 82.47 | 27.32 | 117.44 | 40.95 | 188.97 | 78.51 to 106.64 | 454,769 | 375,066 |
| 10/01/2017 To 09/30/2018 | 43 | 91.11 | 88.88 | 81.22 | 26.08 | 109.43 | 33.71 | 176.36 | 76.13 to 100.16 | 828,032 | 672,517 |
| <u>Calendar Yrs</u> | | | | | | | | | | | |
| 01/01/2016 To 12/31/2016 | 38 | 96.58 | 99.12 | 103.02 | 19.04 | 96.21 | 50.86 | 190.21 | 88.27 to 103.99 | 804,185 | 828,472 |
| 01/01/2017 To 12/31/2017 | 38 | 87.31 | 94.39 | 76.95 | 31.03 | 122.66 | 34.24 | 188.97 | 74.23 to 103.54 | 559,676 | 430,663 |

COMMERCIAL IMPROVED

Type : Qualified

| | | | | | | | |
|--------------------------|------------|-------------|--------|-------------------|--------|----------------------|-----------------|
| Number of Sales : | 115 | Median : | 93 | COV : | 34.60 | 95% Median C.I. : | 84.58 to 98.48 |
| Total Sales Price : | 80,987,307 | Wgt. Mean : | 90 | STD : | 32.98 | 95% Wgt. Mean C.I. : | 79.20 to 100.07 |
| Total Adj. Sales Price : | 80,987,307 | Mean : | 95 | Avg. Abs. Dev : | 24.17 | 95% Mean C.I. : | 89.29 to 101.35 |
| Total Assessed Value : | 72,590,749 | | | | | | |
| Avg. Adj. Sales Price : | 704,237 | COD : | 26.08 | MAX Sales Ratio : | 200.58 | | |
| Avg. Assessed Value : | 631,224 | PRD : | 106.35 | MIN Sales Ratio : | 33.71 | | |

VALUATION GROUP

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Value |
|-------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|----------------------|-----------------|
| 1 | 115 | 92.69 | 95.32 | 89.63 | 26.08 | 106.35 | 33.71 | 200.58 | 84.58 to 98.48 | 704,237 | 631,224 |

PROPERTY TYPE *

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Value |
|-------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|----------------------|-----------------|
| 02 | 15 | 99.84 | 95.15 | 82.47 | 15.15 | 115.38 | 62.46 | 131.67 | 73.76 to 107.28 | 691,368 | 570,195 |
| 03 | 100 | 91.96 | 95.34 | 90.68 | 27.63 | 105.14 | 33.71 | 200.58 | 82.23 to 97.39 | 706,168 | 640,378 |
| 04 | | | | | | | | | | | |

What IF

COMMERCIAL IMPROVED

Type : Qualified

| | | | | | | | |
|--------------------------|------------|-------------|--------|-------------------|--------|----------------------|-----------------|
| Number of Sales : | 115 | Median : | 93 | COV : | 34.60 | 95% Median C.I. : | 84.58 to 98.48 |
| Total Sales Price : | 80,987,307 | Wgt. Mean : | 90 | STD : | 32.98 | 95% Wgt. Mean C.I. : | 79.20 to 100.07 |
| Total Adj. Sales Price : | 80,987,307 | Mean : | 95 | Avg. Abs. Dev : | 24.17 | 95% Mean C.I. : | 89.29 to 101.35 |
| Total Assessed Value : | 72,590,749 | | | | | | |
| Avg. Adj. Sales Price : | 704,237 | COD : | 26.08 | MAX Sales Ratio : | 200.58 | | |
| Avg. Assessed Value : | 631,224 | PRD : | 106.35 | MIN Sales Ratio : | 33.71 | | |

SALE PRICE *

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Value |
|-------------------------|-------|--------|--------|----------|--------|--------|-------|--------|-----------------|----------------------|-----------------|
| Less Than 5,000 | | | | | | | | | | | |
| Less Than 15,000 | | | | | | | | | | | |
| Less Than 30,000 | 1 | 52.55 | 52.55 | 52.55 | 100.00 | 100.00 | 52.55 | 52.55 | N/A | 19,000 | 9,985 |
| __Ranges Excl. Low \$__ | | | | | | | | | | | |
| Greater Than 4,999 | 115 | 92.69 | 95.32 | 89.63 | 26.08 | 106.35 | 33.71 | 200.58 | 84.58 to 98.48 | 704,237 | 631,224 |
| Greater Than 15,000 | 115 | 92.69 | 95.32 | 89.63 | 26.08 | 106.35 | 33.71 | 200.58 | 84.58 to 98.48 | 704,237 | 631,224 |
| Greater Than 30,000 | 114 | 92.79 | 95.69 | 89.64 | 25.90 | 106.75 | 33.71 | 200.58 | 84.81 to 98.48 | 710,248 | 636,673 |
| __Incremental Ranges__ | | | | | | | | | | | |
| 0 TO 4,999 | | | | | | | | | | | |
| 5,000 TO 14,999 | | | | | | | | | | | |
| 15,000 TO 29,999 | 1 | 52.55 | 52.55 | 52.55 | 100.00 | 100.00 | 52.55 | 52.55 | N/A | 19,000 | 9,985 |
| 30,000 TO 59,999 | 5 | 165.82 | 132.31 | 130.00 | 30.39 | 101.78 | 44.50 | 200.58 | N/A | 43,100 | 56,029 |
| 60,000 TO 99,999 | 7 | 106.42 | 105.13 | 104.92 | 27.06 | 100.20 | 57.83 | 158.23 | 57.83 to 158.23 | 74,857 | 78,541 |
| 100,000 TO 149,999 | 11 | 76.13 | 91.22 | 90.24 | 28.79 | 101.09 | 58.66 | 154.01 | 65.40 to 128.79 | 122,500 | 110,544 |
| 150,000 TO 249,999 | 32 | 103.56 | 104.11 | 104.96 | 22.70 | 99.19 | 33.71 | 188.97 | 92.88 to 115.05 | 187,455 | 196,761 |
| 250,000 TO 499,999 | 24 | 93.30 | 91.47 | 92.38 | 14.92 | 99.01 | 50.42 | 125.81 | 78.51 to 102.13 | 352,462 | 325,598 |
| 500,000 TO 999,999 | 12 | 84.70 | 81.59 | 82.66 | 15.29 | 98.71 | 40.95 | 102.45 | 62.46 to 96.98 | 726,009 | 600,103 |
| 1,000,000 + | 23 | 79.44 | 87.05 | 88.35 | 28.73 | 98.53 | 34.24 | 190.21 | 71.88 to 96.57 | 2,422,241 | 2,140,126 |

COMMERCIAL IMPROVED

Type : Qualified

| | | | | | | | |
|--------------------------|------------|-------------|--------|-------------------|--------|----------------------|-----------------|
| Number of Sales : | 115 | Median : | 93 | COV : | 34.60 | 95% Median C.I. : | 84.58 to 98.48 |
| Total Sales Price : | 80,987,307 | Wgt. Mean : | 90 | STD : | 32.98 | 95% Wgt. Mean C.I. : | 79.20 to 100.07 |
| Total Adj. Sales Price : | 80,987,307 | Mean : | 95 | Avg. Abs. Dev : | 24.17 | 95% Mean C.I. : | 89.29 to 101.35 |
| Total Assessed Value : | 72,590,749 | | | | | | |
| Avg. Adj. Sales Price : | 704,237 | COD : | 26.08 | MAX Sales Ratio : | 200.58 | | |
| Avg. Assessed Value : | 631,224 | PRD : | 106.35 | MIN Sales Ratio : | 33.71 | | |

OCCUPANCY CODE

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Value |
|-------|-------|--------|--------|----------|-------|--------|--------|--------|-----------------|----------------------|-----------------|
| 303 | 1 | 79.32 | 79.32 | 79.32 | | 100.00 | 79.32 | 79.32 | N/A | 2,000,000 | 1,586,375 |
| 304 | 2 | 97.90 | 97.90 | 96.69 | 11.11 | 101.25 | 87.02 | 108.78 | N/A | 2,475,000 | 2,393,112 |
| 306 | 1 | 125.81 | 125.81 | 125.81 | | 100.00 | 125.81 | 125.81 | N/A | 450,000 | 566,124 |
| 319 | 3 | 97.39 | 119.95 | 112.90 | 40.37 | 106.24 | 72.26 | 190.21 | N/A | 2,388,333 | 2,696,481 |
| 326 | 4 | 100.97 | 101.31 | 91.79 | 32.22 | 110.37 | 49.29 | 154.01 | N/A | 299,994 | 275,354 |
| 330 | 1 | 37.16 | 37.16 | 37.16 | | 100.00 | 37.16 | 37.16 | N/A | 1,120,000 | 416,177 |
| 340 | 1 | 158.23 | 158.23 | 158.23 | | 100.00 | 158.23 | 158.23 | N/A | 70,000 | 110,759 |
| 341 | 6 | 91.36 | 94.63 | 86.48 | 18.74 | 109.42 | 63.01 | 139.21 | 63.01 to 139.21 | 1,062,833 | 919,144 |
| 343 | 3 | 102.13 | 90.55 | 88.06 | 33.32 | 102.83 | 33.71 | 135.81 | N/A | 175,333 | 154,398 |
| 344 | 15 | 84.81 | 98.53 | 90.84 | 29.23 | 108.47 | 58.66 | 176.36 | 74.23 to 106.42 | 270,864 | 246,064 |
| 349 | 1 | 56.14 | 56.14 | 56.14 | | 100.00 | 56.14 | 56.14 | N/A | 400,000 | 224,560 |
| 350 | 1 | 96.57 | 96.57 | 96.57 | | 100.00 | 96.57 | 96.57 | N/A | 1,250,000 | 1,207,173 |
| 351 | 1 | 93.90 | 93.90 | 93.90 | | 100.00 | 93.90 | 93.90 | N/A | 315,000 | 295,781 |
| 352 | 16 | 97.35 | 95.14 | 83.44 | 14.88 | 114.02 | 62.46 | 131.67 | 73.76 to 107.28 | 703,158 | 586,726 |
| 353 | 10 | 107.61 | 108.84 | 86.53 | 20.04 | 125.78 | 65.40 | 200.58 | 68.76 to 115.05 | 426,371 | 368,939 |
| 384 | 6 | 79.95 | 96.06 | 90.20 | 35.10 | 106.50 | 57.83 | 165.82 | 57.83 to 165.82 | 233,983 | 211,045 |
| 386 | 2 | 84.85 | 84.85 | 89.55 | 08.80 | 94.75 | 77.38 | 92.32 | N/A | 122,750 | 109,929 |
| 391 | 1 | 40.95 | 40.95 | 40.95 | | 100.00 | 40.95 | 40.95 | N/A | 672,500 | 275,382 |
| 406 | 8 | 96.66 | 107.29 | 99.53 | 27.29 | 107.80 | 60.83 | 188.97 | 60.83 to 188.97 | 537,229 | 534,703 |
| 419 | 1 | 61.50 | 61.50 | 61.50 | | 100.00 | 61.50 | 61.50 | N/A | 150,000 | 92,248 |
| 428 | 1 | 103.99 | 103.99 | 103.99 | | 100.00 | 103.99 | 103.99 | N/A | 118,000 | 122,712 |
| 444 | 1 | 102.45 | 102.45 | 102.45 | | 100.00 | 102.45 | 102.45 | N/A | 900,000 | 922,021 |
| 455 | 2 | 88.55 | 88.55 | 55.79 | 42.56 | 158.72 | 50.86 | 126.24 | N/A | 1,605,000 | 895,418 |
| 470 | 2 | 48.53 | 48.53 | 46.89 | 08.30 | 103.50 | 44.50 | 52.55 | N/A | 32,000 | 15,006 |
| 494 | 2 | 83.05 | 83.05 | 87.37 | 05.83 | 95.06 | 78.21 | 87.89 | N/A | 3,708,776 | 3,240,279 |
| 528 | 16 | 94.43 | 92.89 | 89.69 | 18.01 | 103.57 | 50.42 | 126.69 | 76.13 to 112.64 | 282,366 | 253,261 |
| 532 | 1 | 80.03 | 80.03 | 80.03 | | 100.00 | 80.03 | 80.03 | N/A | 220,000 | 176,072 |

| | | | | | | | | | | | |
|-----|---|-------|-------|--------|-------|--------|-------|--------|-----|-----------|-----------|
| 594 | 4 | 76.44 | 97.29 | 112.38 | 40.75 | 86.57 | 63.17 | 173.10 | N/A | 2,267,500 | 2,548,293 |
| 609 | 1 | 82.23 | 82.23 | 82.23 | | 100.00 | 82.23 | 82.23 | N/A | 900,000 | 740,084 |
| 851 | 1 | 34.24 | 34.24 | 34.24 | | 100.00 | 34.24 | 34.24 | N/A | 2,400,000 | 821,678 |

COMMERCIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

| Strata Heading | Strata | Change Value | Change Type | Percent Change |
|-----------------|--------|--------------|-------------|----------------|
| VALUATION GROUP | 01 | Total | Increase | 0% |

What IF

40 Hall
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 : 62
Total Sales Price : 43,396,918
Total Adj. Sales Price : 43,396,918
Total Assessed Value : 32,517,240
Avg. Adj. Sales Price : 699,950
Avg. Assessed Value : 524,472

MEDIAN : 74
WGT. MEAN : 75
MEAN : 82
COD : 25.25
PRD : 109.34

COV : 35.32
STD : 28.94
Avg. Abs. Dev : 18.57
MAX Sales Ratio : 213.66
MIN Sales Ratio : 18.44

95% Median C.I. : 67.90 to 79.33
95% Wgt. Mean C.I. : 68.94 to 80.92
95% Mean C.I. : 74.73 to 89.13

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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-15 To 31-DEC-15 | 7 | 64.23 | 55.53 | 53.42 | 19.74 | 103.95 | 18.44 | 70.77 | 18.44 to 70.77 | 822,653 | 439,448 | |
| 01-JAN-16 To 31-MAR-16 | 6 | 63.16 | 69.04 | 65.46 | 13.30 | 105.47 | 58.33 | 103.16 | 58.33 to 103.16 | 1,204,699 | 788,542 | |
| 01-APR-16 To 30-JUN-16 | 4 | 86.03 | 82.33 | 85.40 | 10.01 | 96.41 | 61.92 | 95.35 | N/A | 458,073 | 391,176 | |
| 01-JUL-16 To 30-SEP-16 | 2 | 110.14 | 110.14 | 107.38 | 35.95 | 102.57 | 70.55 | 149.73 | N/A | 317,864 | 341,322 | |
| 01-OCT-16 To 31-DEC-16 | 4 | 89.52 | 92.62 | 91.33 | 25.10 | 101.41 | 67.36 | 124.07 | N/A | 592,225 | 540,885 | |
| 01-JAN-17 To 31-MAR-17 | 5 | 67.90 | 96.76 | 75.01 | 47.73 | 129.00 | 61.84 | 213.66 | N/A | 619,367 | 464,590 | |
| 01-APR-17 To 30-JUN-17 | 7 | 73.80 | 71.05 | 69.78 | 07.10 | 101.82 | 61.38 | 79.33 | 61.38 to 79.33 | 795,788 | 555,300 | |
| 01-JUL-17 To 30-SEP-17 | 1 | 121.44 | 121.44 | 121.44 | 00.00 | 100.00 | 121.44 | 121.44 | N/A | 300,000 | 364,317 | |
| 01-OCT-17 To 31-DEC-17 | 4 | 114.51 | 105.57 | 87.64 | 14.40 | 120.46 | 70.86 | 122.41 | N/A | 981,964 | 860,576 | |
| 01-JAN-18 To 31-MAR-18 | 8 | 81.47 | 85.43 | 81.45 | 17.05 | 104.89 | 64.24 | 140.08 | 64.24 to 140.08 | 775,531 | 631,683 | |
| 01-APR-18 To 30-JUN-18 | 10 | 81.14 | 86.91 | 82.76 | 19.62 | 105.01 | 63.54 | 121.24 | 66.91 to 114.52 | 531,481 | 439,870 | |
| 01-JUL-18 To 30-SEP-18 | 4 | 66.03 | 69.78 | 71.63 | 09.54 | 97.42 | 62.89 | 84.16 | N/A | 289,742 | 207,534 | |
| <u>Study Yrs</u> | | | | | | | | | | | | |
| 01-OCT-15 To 30-SEP-16 | 19 | 65.93 | 71.19 | 65.06 | 24.62 | 109.42 | 18.44 | 149.73 | 60.53 to 85.53 | 813,410 | 529,196 | |
| 01-OCT-16 To 30-SEP-17 | 17 | 73.80 | 86.65 | 77.08 | 27.28 | 112.42 | 61.38 | 213.66 | 65.09 to 106.11 | 666,838 | 513,994 | |
| 01-OCT-17 To 30-SEP-18 | 26 | 81.29 | 86.69 | 82.65 | 20.83 | 104.89 | 62.89 | 140.08 | 70.86 to 88.80 | 638,688 | 527,869 | |
| <u>Calendar Yrs</u> | | | | | | | | | | | | |
| 01-JAN-16 To 31-DEC-16 | 16 | 71.74 | 83.40 | 75.77 | 27.22 | 110.07 | 58.33 | 149.73 | 63.08 to 103.16 | 754,070 | 571,383 | |
| 01-JAN-17 To 31-DEC-17 | 17 | 75.16 | 89.70 | 77.68 | 30.04 | 115.47 | 61.38 | 213.66 | 65.09 to 121.44 | 758,542 | 589,216 | |
| <u>ALL</u> | 62 | 73.54 | 81.93 | 74.93 | 25.25 | 109.34 | 18.44 | 213.66 | 67.90 to 79.33 | 699,950 | 524,472 | |

| AREA (MARKET) | | | | | | | | | | | Avg. Adj. | Avg. |
|----------------------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|------------|-----------|------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Sale Price | Assd. Val | |
| 1 | 62 | 73.54 | 81.93 | 74.93 | 25.25 | 109.34 | 18.44 | 213.66 | 67.90 to 79.33 | 699,950 | 524,472 | |
| <u>ALL</u> | 62 | 73.54 | 81.93 | 74.93 | 25.25 | 109.34 | 18.44 | 213.66 | 67.90 to 79.33 | 699,950 | 524,472 | |

40 Hall
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 : 62
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 Avg. Adj. Sales Price : 699,950
 Avg. Assessed Value : 524,472

MEDIAN : 74
 WGT. MEAN : 75
 MEAN : 82
 COD : 25.25
 PRD : 109.34

COV : 35.32
 STD : 28.94
 Avg. Abs. Dev : 18.57
 MAX Sales Ratio : 213.66
 MIN Sales Ratio : 18.44

95% Median C.I. : 67.90 to 79.33
 95% Wgt. Mean C.I. : 68.94 to 80.92
 95% Mean C.I. : 74.73 to 89.13

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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 | 36 | 70.82 | 78.62 | 74.11 | 19.63 | 106.09 | 56.68 | 140.08 | 66.13 to 79.33 | 807,426 | 598,421 |
| 1 | 36 | 70.82 | 78.62 | 74.11 | 19.63 | 106.09 | 56.68 | 140.08 | 66.13 to 79.33 | 807,426 | 598,421 |
| _____Dry_____ | | | | | | | | | | | |
| County | 2 | 94.80 | 94.80 | 94.76 | 09.19 | 100.04 | 86.09 | 103.51 | N/A | 208,800 | 197,869 |
| 1 | 2 | 94.80 | 94.80 | 94.76 | 09.19 | 100.04 | 86.09 | 103.51 | N/A | 208,800 | 197,869 |
| _____Grass_____ | | | | | | | | | | | |
| County | 1 | 67.99 | 67.99 | 67.99 | 00.00 | 100.00 | 67.99 | 67.99 | N/A | 146,944 | 99,906 |
| 1 | 1 | 67.99 | 67.99 | 67.99 | 00.00 | 100.00 | 67.99 | 67.99 | N/A | 146,944 | 99,906 |
| _____ALL_____ | 62 | 73.54 | 81.93 | 74.93 | 25.25 | 109.34 | 18.44 | 213.66 | 67.90 to 79.33 | 699,950 | 524,472 |

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 | 46 | 73.37 | 79.74 | 75.74 | 19.27 | 105.28 | 56.68 | 140.08 | 67.55 to 79.33 | 798,921 | 605,103 |
| 1 | 46 | 73.37 | 79.74 | 75.74 | 19.27 | 105.28 | 56.68 | 140.08 | 67.55 to 79.33 | 798,921 | 605,103 |
| _____Dry_____ | | | | | | | | | | | |
| County | 4 | 80.63 | 81.91 | 78.55 | 15.99 | 104.28 | 62.89 | 103.51 | N/A | 313,677 | 246,408 |
| 1 | 4 | 80.63 | 81.91 | 78.55 | 15.99 | 104.28 | 62.89 | 103.51 | N/A | 313,677 | 246,408 |
| _____Grass_____ | | | | | | | | | | | |
| County | 2 | 65.77 | 65.77 | 65.91 | 03.39 | 99.79 | 63.54 | 67.99 | N/A | 137,932 | 90,911 |
| 1 | 2 | 65.77 | 65.77 | 65.91 | 03.39 | 99.79 | 63.54 | 67.99 | N/A | 137,932 | 90,911 |
| _____ALL_____ | 62 | 73.54 | 81.93 | 74.93 | 25.25 | 109.34 | 18.44 | 213.66 | 67.90 to 79.33 | 699,950 | 524,472 |

Hall County 2019 Average Acre Value Comparison

| County | Mkt Area | 1A1 | 1A | 2A1 | 2A | 3A1 | 3A | 4A1 | 4A | WEIGHTED AVG IRR |
|----------|----------|------|------|------|------|------|------|------|------|------------------|
| Hall | 1 | 5975 | 5975 | 5281 | 5279 | 4204 | 4204 | 3988 | 3977 | 5417 |
| Buffalo | 1 | 5475 | 5475 | 5240 | 5125 | 4522 | 4815 | 4420 | 4420 | 4947 |
| Buffalo | 4 | 5895 | 5895 | 5625 | 5560 | 5180 | 5050 | 4870 | 4489 | 5789 |
| Howard | 7100 | 4950 | 4950 | 4500 | 4350 | 3900 | 3750 | 3600 | 3600 | 3952 |
| Merrick | 1 | 5515 | 5290 | 5065 | 4890 | 4500 | 4300 | 3935 | 3370 | 4672 |
| Hamilton | 1 | 6349 | 6190 | 5698 | 5300 | 5198 | 5100 | 5086 | 5089 | 6059 |
| Clay | 1 | 6130 | 6130 | 6005 | 6005 | 5555 | n/a | 5425 | 5425 | 5997 |
| Adams | 4000 | 5649 | 5599 | 5459 | 5370 | 5298 | 5094 | 5032 | 4740 | 5497 |

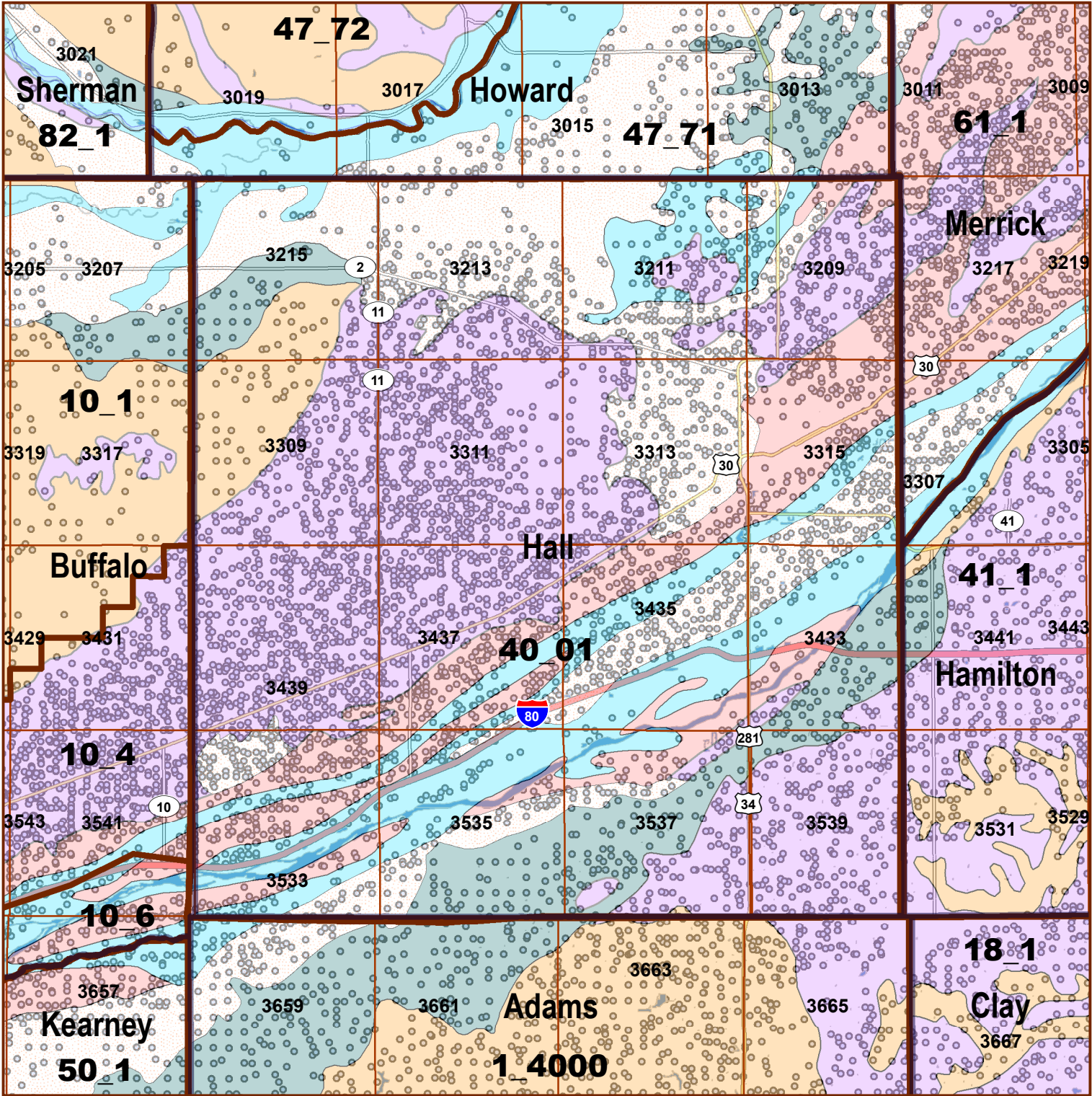
| County | Mkt Area | 1D1 | 1D | 2D1 | 2D | 3D1 | 3D | 4D1 | 4D | WEIGHTED AVG DRY |
|----------|----------|------|------|------|------|------|------|------|------|------------------|
| Hall | 1 | 3073 | 3073 | 2719 | 2719 | 2328 | 2328 | 2052 | 2052 | 2694 |
| Buffalo | 1 | 2645 | 2645 | 2465 | 2465 | 2290 | 2180 | 2135 | 2135 | 2338 |
| Buffalo | 4 | n/a | 2630 | 2465 | 2370 | 2250 | 2190 | 2120 | 2095 | 2505 |
| Howard | 7100 | 2600 | 2600 | 2500 | 2500 | 2325 | 2250 | 2150 | 2000 | 2305 |
| Merrick | 1 | 3010 | 2675 | 2460 | 2325 | 2130 | 2305 | 2000 | 1940 | 2290 |
| Hamilton | 1 | 4900 | 4900 | 4800 | 4800 | 4700 | 4700 | 4600 | 4600 | 4824 |
| Clay | 1 | 2760 | 2525 | 2435 | 2360 | 2285 | n/a | 2210 | 2210 | 2488 |
| Adams | 4000 | 3260 | 3075 | 2890 | 2700 | 2700 | 2700 | 2515 | 2515 | 2971 |

| County | Mkt Area | 1G1 | 1G | 2G1 | 2G | 3G1 | 3G | 4G1 | 4G | WEIGHTED AVG GRASS |
|----------|----------|------|------|------|------|------|------|------|------|--------------------|
| Hall | 1 | 2220 | 2220 | 1835 | 1835 | 1410 | 1410 | 1410 | 1410 | 1527 |
| Buffalo | 1 | 1500 | 1500 | 1475 | 1455 | 1430 | 1410 | 1375 | 1360 | 1385 |
| Buffalo | 4 | 1585 | 1585 | 1560 | 1535 | 1510 | 1485 | 1455 | 1435 | 1482 |
| Howard | 7100 | 1500 | 1500 | 1350 | 1350 | 1300 | 1250 | 1200 | 1175 | 1237 |
| Merrick | 1 | 2302 | 2150 | 2003 | 1853 | 1704 | 1578 | 1477 | 1276 | 1566 |
| Hamilton | 1 | 2300 | 2300 | 2200 | 2200 | 2100 | 2100 | 2000 | 2000 | 2081 |
| Clay | 1 | 1385 | 1385 | 1385 | 1385 | 1315 | n/a | 1315 | 1175 | 1269 |
| Adams | 4000 | 1595 | 1595 | 1540 | 1485 | 1430 | 1405 | 1405 | 1405 | 1454 |

| County | Mkt Area | CRP | TIMBER | WASTE |
|----------|----------|------|--------|-------|
| Hall | 1 | n/a | n/a | 100 |
| Buffalo | 1 | 1397 | 565 | 400 |
| Buffalo | 4 | 1536 | 574 | 403 |
| Howard | 7100 | 1261 | n/a | 750 |
| Merrick | 1 | 1295 | 500 | 300 |
| Hamilton | 1 | n/a | n/a | 900 |
| Clay | 1 | n/a | n/a | n/a |
| Adams | 4000 | n/a | n/a | 200 |

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.



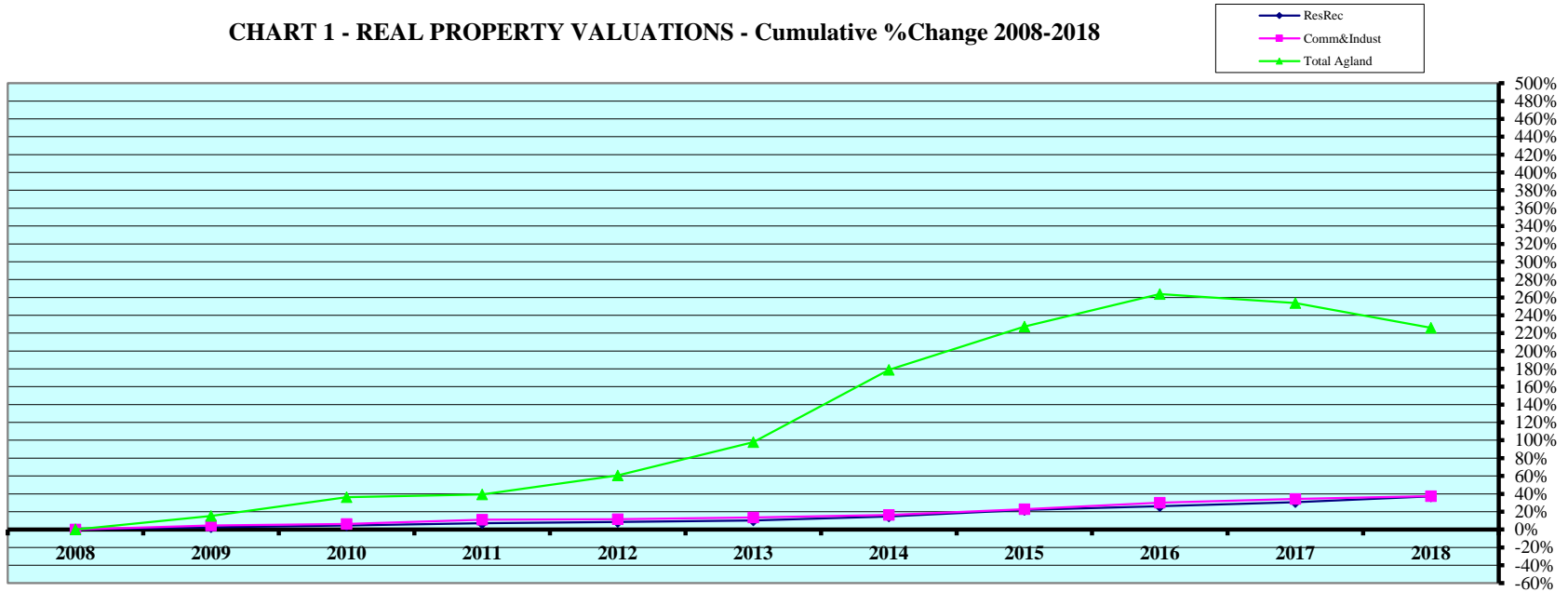
Legend

- 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

Hall 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 | 1,734,003,259 | -- | -- | -- | 822,668,383 | -- | -- | -- | 439,389,692 | -- | -- | -- |
| 2009 | 1,777,497,500 | 43,494,241 | 2.51% | 2.51% | 860,669,200 | 38,000,817 | 4.62% | 4.62% | 506,305,790 | 66,916,098 | 15.23% | 15.23% |
| 2010 | 1,813,829,352 | 36,331,852 | 2.04% | 4.60% | 873,581,530 | 12,912,330 | 1.50% | 6.19% | 599,081,797 | 92,776,007 | 18.32% | 36.34% |
| 2011 | 1,857,590,565 | 43,761,213 | 2.41% | 7.13% | 913,941,631 | 40,360,101 | 4.62% | 11.09% | 612,109,253 | 13,027,456 | 2.17% | 39.31% |
| 2012 | 1,880,216,614 | 22,626,049 | 1.22% | 8.43% | 918,865,904 | 4,924,273 | 0.54% | 11.69% | 705,113,519 | 93,004,266 | 15.19% | 60.48% |
| 2013 | 1,908,589,882 | 28,373,268 | 1.51% | 10.07% | 933,736,605 | 14,870,701 | 1.62% | 13.50% | 869,205,328 | 164,091,809 | 23.27% | 97.82% |
| 2014 | 1,988,521,459 | 79,931,577 | 4.19% | 14.68% | 955,806,956 | 22,070,351 | 2.36% | 16.18% | 1,225,521,509 | 356,316,181 | 40.99% | 178.91% |
| 2015 | 2,113,529,956 | 125,008,497 | 6.29% | 21.89% | 1,009,313,784 | 53,506,828 | 5.60% | 22.69% | 1,437,959,192 | 212,437,683 | 17.33% | 227.26% |
| 2016 | 2,185,075,580 | 71,545,624 | 3.39% | 26.01% | 1,071,007,558 | 61,693,774 | 6.11% | 30.19% | 1,598,530,137 | 160,570,945 | 11.17% | 263.81% |
| 2017 | 2,262,851,150 | 77,775,570 | 3.56% | 30.50% | 1,103,547,269 | 32,539,711 | 3.04% | 34.14% | 1,554,424,131 | -44,106,006 | -2.76% | 253.77% |
| 2018 | 2,378,453,150 | 115,602,000 | 5.11% | 37.17% | 1,130,896,413 | 27,349,144 | 2.48% | 37.47% | 1,432,226,721 | -122,197,410 | -7.86% | 225.96% |

Rate Annual %chg: Residential & Recreational **3.21%**

Commercial & Industrial **3.23%**

Agricultural Land **12.54%**

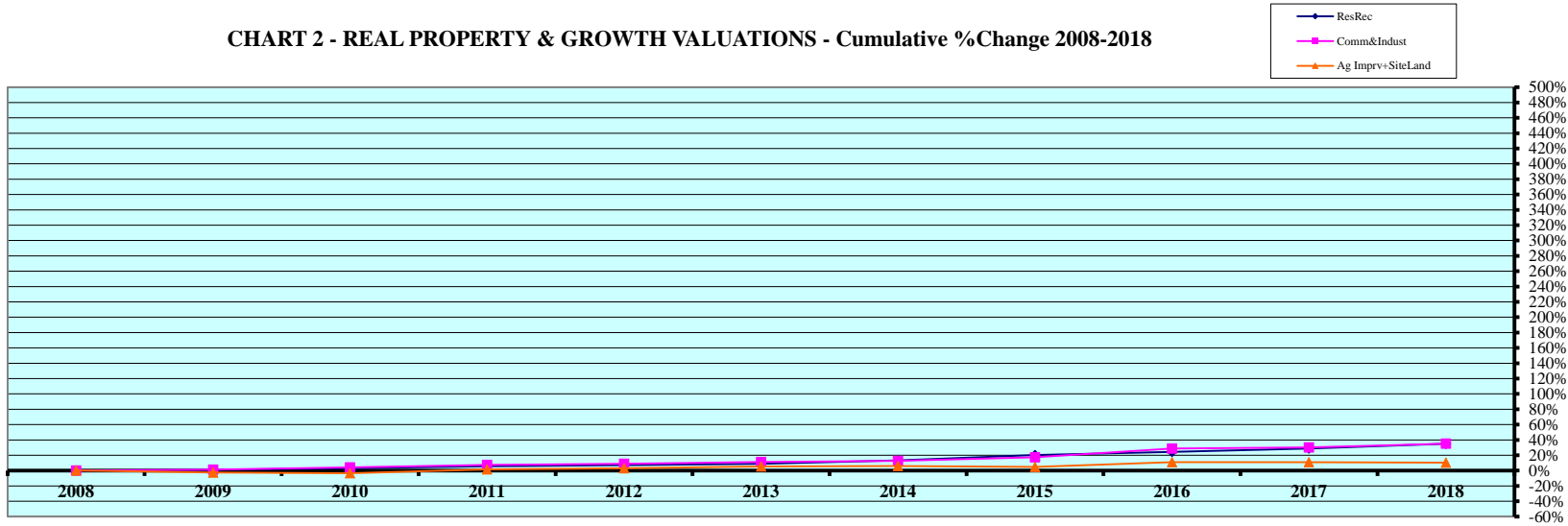
Cnty# **40**
County **HALL**

CHART 1

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

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

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2008-2018



| Tax Year | Residential & Recreational ⁽¹⁾ | | | | | | Commercial & Industrial ⁽¹⁾ | | | | | |
|--------------|---|--------------|-------------------|----------------------|--------------------|---------------------|--|--------------|-------------------|----------------------|--------------------|---------------------|
| | Value | Growth Value | % growth of value | Value Exclud. Growth | Ann.%chg w/o grwth | Cmltv%chg w/o grwth | Value | Growth Value | % growth of value | Value Exclud. Growth | Ann.%chg w/o grwth | Cmltv%chg w/o grwth |
| 2008 | 1,734,003,259 | 32,756,496 | 1.89% | 1,701,246,763 | -- | -- | 822,668,383 | 31,157,730 | 3.79% | 791,510,653 | -- | -- |
| 2009 | 1,777,497,500 | 28,472,503 | 1.60% | 1,749,024,997 | 0.87% | 0.87% | 860,669,200 | 27,284,342 | 3.17% | 833,384,858 | 1.30% | 1.30% |
| 2010 | 1,813,829,352 | 24,703,076 | 1.36% | 1,789,126,276 | 0.65% | 3.18% | 873,581,530 | 17,431,609 | 2.00% | 856,149,921 | -0.53% | 4.07% |
| 2011 | 1,857,590,565 | 24,099,933 | 1.30% | 1,833,490,632 | 1.08% | 5.74% | 913,941,631 | 29,047,066 | 3.18% | 884,894,565 | 1.30% | 7.56% |
| 2012 | 1,880,216,614 | 22,761,341 | 1.21% | 1,857,455,273 | -0.01% | 7.12% | 918,865,904 | 22,394,592 | 2.44% | 896,471,312 | -1.91% | 8.97% |
| 2013 | 1,908,589,882 | 21,126,981 | 1.11% | 1,887,462,901 | 0.39% | 8.85% | 933,736,605 | 19,717,597 | 2.11% | 914,019,008 | -0.53% | 11.10% |
| 2014 | 1,988,521,459 | 24,289,478 | 1.22% | 1,964,231,981 | 2.92% | 13.28% | 955,806,956 | 27,952,459 | 2.92% | 927,854,497 | -0.63% | 12.79% |
| 2015 | 2,113,529,956 | 29,533,661 | 1.40% | 2,083,996,295 | 4.80% | 20.18% | 1,009,313,784 | 42,711,120 | 4.23% | 966,602,664 | 1.13% | 17.50% |
| 2016 | 2,185,075,580 | 27,974,114 | 1.28% | 2,157,101,466 | 2.06% | 24.40% | 1,071,007,558 | 12,438,600 | 1.16% | 1,058,568,958 | 4.88% | 28.68% |
| 2017 | 2,262,851,150 | 28,931,170 | 1.28% | 2,233,919,980 | 2.24% | 28.83% | 1,103,547,269 | 32,634,741 | 2.96% | 1,070,912,528 | -0.01% | 30.18% |
| 2018 | 2,378,453,150 | 37,510,340 | 1.58% | 2,340,942,810 | 3.45% | 35.00% | 1,130,896,413 | 19,672,353 | 1.74% | 1,111,224,060 | 0.70% | 35.08% |
| Rate Ann%chg | 3.21% | | | | | | 3.23% | | | | | |
| | | | | | | | C & I w/o growth | | | | | |
| | | | | | | | 0.57% | | | | | |

| Tax Year | Ag Improvements & Site Land ⁽¹⁾ | | | | Ann.%chg w/o grwth | Cmltv%chg w/o grwth | | |
|--------------|--|----------------------------|---------------------------|--------------------------|--------------------|---------------------|---------------|--------|
| | Agric. Dwelling & Homesite Value | Agoutbldg & Farmsite Value | Ag Imprv&Site Total Value | Growth Value | | | | |
| 2008 | 91,831,885 | 25,431,841 | 117,263,726 | 1,194,915 | 1.02% | 116,068,811 | -- | -- |
| 2009 | 89,821,265 | 25,755,149 | 115,576,414 | 1,388,273 | 1.20% | 114,188,141 | -2.62% | -2.62% |
| 2010 | 88,581,435 | 26,066,753 | 114,648,188 | 1,437,721 | 1.25% | 113,210,467 | -2.05% | -3.46% |
| 2011 | 92,486,608 | 28,935,977 | 121,422,585 | 2,345,015 | 1.93% | 119,077,570 | 3.86% | 1.55% |
| 2012 | 92,103,202 | 30,848,699 | 122,951,901 | 2,003,240 | 1.63% | 120,948,661 | -0.39% | 3.14% |
| 2013 | 92,441,751 | 33,001,923 | 125,443,674 | 1,995,631 | 1.59% | 123,448,043 | 0.40% | 5.27% |
| 2014 | 91,508,858 | 33,721,853 | 125,230,711 | 1,043,540 | 0.83% | 124,187,171 | -1.00% | 5.90% |
| 2015 | 90,406,390 | 34,914,993 | 125,321,383 | 2,588,824 | 2.07% | 122,732,559 | -1.99% | 4.66% |
| 2016 | 93,418,030 | 37,442,179 | 130,860,209 | 695,988 | 0.53% | 130,164,221 | 3.86% | 11.00% |
| 2017 | 92,445,453 | 38,596,290 | 131,041,743 | 999,747 | 0.76% | 130,041,996 | -0.63% | 10.90% |
| 2018 | 93,500,150 | 37,544,200 | 131,044,350 | 1,482,263 | 1.13% | 129,562,087 | -1.13% | 10.49% |
| Rate Ann%chg | 0.18% | 3.97% | 1.12% | Ag Imprv+Site w/o growth | | | -0.17% | |

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

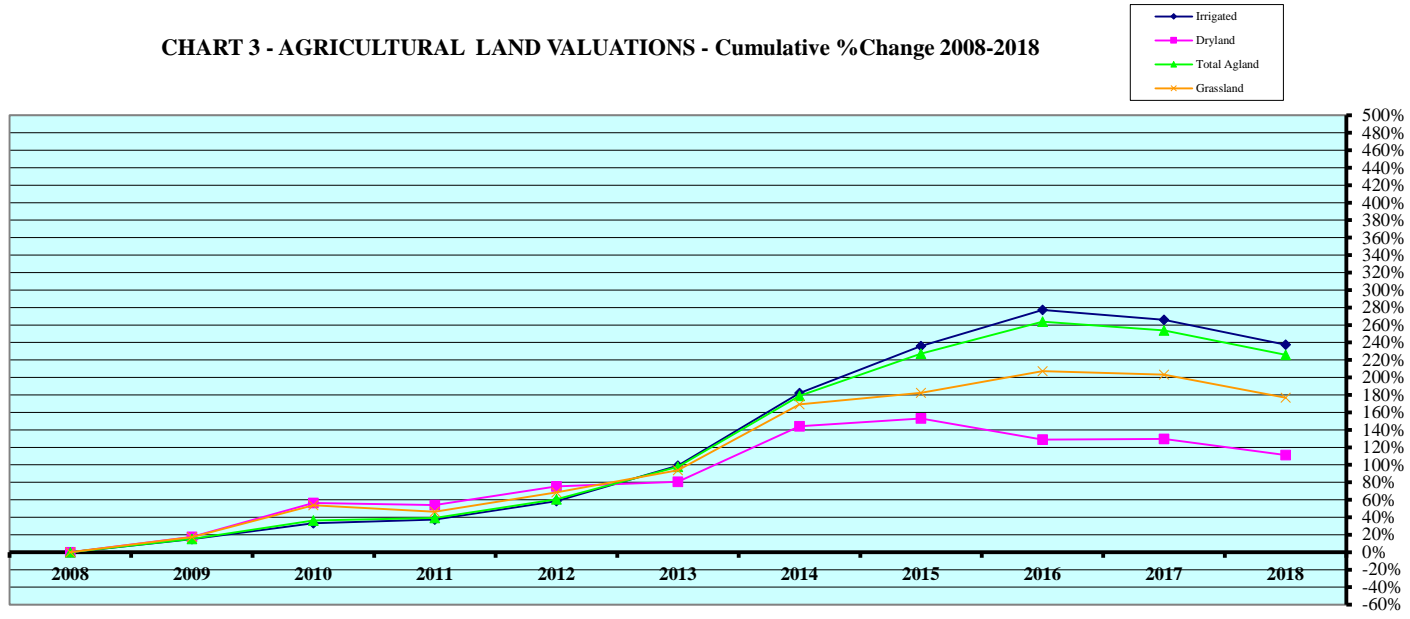
Sources:
Value; 2008 - 2018 CTL
Growth Value; 2008-2018 Abstract of Asmnt Rpt.

NE Dept. of Revenue, Property Assessment Division
Prepared as of 03/01/2019

| | |
|--------|------|
| Cnty# | 40 |
| County | HALL |

CHART 2

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative %Change 2008-2018



| Tax Year | Irrigated Land | | | | Dryland | | | | Grassland | | | |
|----------|----------------|--------------|---------|-----------|------------|------------|---------|-----------|------------|------------|---------|-----------|
| | Value | Value Chg | Ann%chg | Cmltv%chg | Value | Value Chg | Ann%chg | Cmltv%chg | Value | Value Chg | Ann%chg | Cmltv%chg |
| 2008 | 383,906,169 | -- | -- | -- | 23,969,620 | -- | -- | -- | 29,613,466 | -- | -- | -- |
| 2009 | 441,230,100 | 57,323,931 | 14.93% | 14.93% | 28,203,153 | 4,233,533 | 17.66% | 17.66% | 34,732,681 | 5,119,215 | 17.29% | 17.29% |
| 2010 | 511,557,952 | 70,327,852 | 15.94% | 33.25% | 37,440,955 | 9,237,802 | 32.75% | 56.20% | 45,476,207 | 10,743,526 | 30.93% | 53.57% |
| 2011 | 527,322,455 | 15,764,503 | 3.08% | 37.36% | 36,882,241 | -558,714 | -1.49% | 53.87% | 43,344,582 | -2,131,625 | -4.69% | 46.37% |
| 2012 | 608,522,792 | 81,200,337 | 15.40% | 58.51% | 42,034,379 | 5,152,138 | 13.97% | 75.37% | 49,922,043 | 6,577,461 | 15.17% | 68.58% |
| 2013 | 763,918,911 | 155,396,119 | 25.54% | 98.99% | 43,303,231 | 1,268,852 | 3.02% | 80.66% | 57,356,521 | 7,434,478 | 14.89% | 93.68% |
| 2014 | 1,082,688,418 | 318,769,507 | 41.73% | 182.02% | 58,535,135 | 15,231,904 | 35.17% | 144.21% | 79,737,959 | 22,381,438 | 39.02% | 169.26% |
| 2015 | 1,289,135,983 | 206,447,565 | 19.07% | 235.79% | 60,645,935 | 2,110,800 | 3.61% | 153.01% | 83,652,957 | 3,914,998 | 4.91% | 182.48% |
| 2016 | 1,448,222,947 | 159,086,964 | 12.34% | 277.23% | 54,847,921 | -5,798,014 | -9.56% | 128.82% | 90,969,471 | 7,316,514 | 8.75% | 207.19% |
| 2017 | 1,405,070,373 | -43,152,574 | -2.98% | 265.99% | 55,053,920 | 205,999 | 0.38% | 129.68% | 89,815,258 | -1,154,213 | -1.27% | 203.29% |
| 2018 | 1,295,223,122 | -109,847,251 | -7.82% | 237.38% | 50,618,637 | -4,435,283 | -8.06% | 111.18% | 82,005,294 | -7,809,964 | -8.70% | 176.92% |

Rate Ann.%chg: Irrigated **12.93%** Dryland **7.76%** Grassland **10.72%**

| Tax Year | Waste Land ⁽¹⁾ | | | | Other Agland ⁽¹⁾ | | | | Total Agricultural | | | |
|----------|---------------------------|-----------|---------|-----------|-----------------------------|-----------|---------|-----------|--------------------|--------------|---------|-----------|
| | Value | Value Chg | Ann%chg | Cmltv%chg | Value | Value Chg | Ann%chg | Cmltv%chg | Value | Value Chg | Ann%chg | Cmltv%chg |
| 2008 | 85,249 | -- | -- | -- | 1,815,188 | -- | -- | -- | 439,389,692 | -- | -- | -- |
| 2009 | 86,331 | 1,082 | 1.27% | 1.27% | 2,053,525 | 238,337 | 13.13% | 13.13% | 506,305,790 | 66,916,098 | 15.23% | 15.23% |
| 2010 | 437,607 | 351,276 | 406.89% | 413.33% | 4,169,076 | 2,115,551 | 103.02% | 129.68% | 599,081,797 | 92,776,007 | 18.32% | 36.34% |
| 2011 | 464,831 | 27,224 | 6.22% | 445.26% | 4,095,144 | -73,932 | -1.77% | 125.60% | 612,109,253 | 13,027,456 | 2.17% | 39.31% |
| 2012 | 464,950 | 119 | 0.03% | 445.40% | 4,169,355 | 74,211 | 1.81% | 129.69% | 705,113,519 | 93,004,266 | 15.19% | 60.48% |
| 2013 | 513,014 | 48,064 | 10.34% | 501.78% | 4,113,651 | -55,704 | -1.34% | 126.62% | 869,205,328 | 164,091,809 | 23.27% | 97.82% |
| 2014 | 510,011 | -3,003 | -0.59% | 498.26% | 4,049,986 | -63,665 | -1.55% | 123.12% | 1,225,521,509 | 356,316,181 | 40.99% | 178.91% |
| 2015 | 489,552 | -20,459 | -4.01% | 474.26% | 4,034,765 | -15,221 | -0.38% | 122.28% | 1,437,959,192 | 212,437,683 | 17.33% | 227.26% |
| 2016 | 481,121 | -8,431 | -1.72% | 464.37% | 4,008,677 | -26,088 | -0.65% | 120.84% | 1,598,530,137 | 160,570,945 | 11.17% | 263.81% |
| 2017 | 422,651 | -58,470 | -12.15% | 395.78% | 4,061,929 | 53,252 | 1.33% | 123.77% | 1,554,424,131 | -44,106,006 | -2.76% | 253.77% |
| 2018 | 419,061 | -3,590 | -0.85% | 391.57% | 3,960,607 | -101,322 | -2.49% | 118.19% | 1,432,226,721 | -122,197,410 | -7.86% | 225.96% |

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

Rate Ann.%chg: Total Agric Land **12.54%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2008-2018 (from County Abstract Reports)⁽¹⁾

| Tax Year | IRRIGATED LAND | | | | | DRYLAND | | | | | GRASSLAND | | | | |
|----------|----------------|---------|--------------------|---------------------|-----------------------|------------|--------|--------------------|---------------------|-----------------------|------------|--------|--------------------|---------------------|-----------------------|
| | Value | Acres | Avg Value per Acre | Ann%chg AvgVal/acre | Cmltv%chg AvgVal/Acre | Value | Acres | Avg Value per Acre | Ann%chg AvgVal/acre | Cmltv%chg AvgVal/Acre | Value | Acres | Avg Value per Acre | Ann%chg AvgVal/acre | Cmltv%chg AvgVal/Acre |
| 2008 | 382,827,215 | 208,491 | 1,836 | | | 24,119,720 | 26,522 | 909 | | | 29,568,702 | 55,764 | 530 | | |
| 2009 | 442,059,798 | 209,235 | 2,113 | 15.06% | 15.06% | 28,163,029 | 26,898 | 1,047 | 15.13% | 15.13% | 34,327,619 | 56,135 | 612 | 15.33% | 15.33% |
| 2010 | 512,183,904 | 209,024 | 2,450 | 15.98% | 33.45% | 37,450,739 | 26,742 | 1,400 | 33.76% | 53.99% | 45,640,441 | 56,392 | 809 | 32.35% | 52.64% |
| 2011 | 532,634,127 | 208,895 | 2,550 | 4.06% | 38.86% | 38,165,832 | 25,522 | 1,495 | 6.78% | 64.43% | 43,949,045 | 57,516 | 764 | -5.59% | 44.11% |
| 2012 | 606,557,335 | 209,870 | 2,890 | 13.35% | 57.40% | 42,351,283 | 24,953 | 1,697 | 13.50% | 86.63% | 49,610,761 | 57,173 | 868 | 13.56% | 63.65% |
| 2013 | 764,246,531 | 210,492 | 3,631 | 25.63% | 97.73% | 43,593,852 | 24,723 | 1,763 | 3.89% | 93.89% | 57,425,031 | 57,284 | 1,002 | 15.53% | 89.06% |
| 2014 | 1,079,250,001 | 210,724 | 5,122 | 41.06% | 178.93% | 60,092,073 | 24,403 | 2,462 | 39.65% | 170.76% | 79,959,350 | 57,099 | 1,400 | 39.69% | 164.10% |
| 2015 | 1,283,307,450 | 214,636 | 5,979 | 16.74% | 225.62% | 62,670,453 | 21,463 | 2,920 | 18.58% | 221.07% | 84,088,413 | 55,835 | 1,506 | 7.55% | 184.02% |
| 2016 | 1,448,958,395 | 219,918 | 6,589 | 10.20% | 258.82% | 54,846,765 | 17,292 | 3,172 | 8.63% | 248.77% | 90,851,997 | 54,989 | 1,652 | 9.71% | 211.59% |
| 2017 | 1,406,215,274 | 220,442 | 6,379 | -3.18% | 247.41% | 55,235,439 | 17,500 | 3,156 | -0.49% | 247.06% | 90,091,327 | 54,612 | 1,650 | -0.15% | 211.12% |
| 2018 | 1,296,732,361 | 220,237 | 5,888 | -7.70% | 220.66% | 50,761,759 | 17,360 | 2,924 | -7.36% | 221.52% | 82,483,246 | 53,999 | 1,528 | -7.41% | 188.08% |

Rate Annual %chg Average Value/Acre: 12.36%

12.39%

11.16%

| Tax Year | WASTE LAND ⁽²⁾ | | | | | OTHER AGLAND ⁽²⁾ | | | | | TOTAL AGRICULTURAL LAND ⁽¹⁾ | | | | |
|----------|---------------------------|-------|--------------------|---------------------|-----------------------|-----------------------------|-------|--------------------|---------------------|-----------------------|--|---------|--------------------|---------------------|-----------------------|
| | Value | Acres | Avg Value per Acre | Ann%chg AvgVal/acre | Cmltv%chg AvgVal/Acre | Value | Acres | Avg Value per Acre | Ann%chg AvgVal/acre | Cmltv%chg AvgVal/Acre | Value | Acres | Avg Value per Acre | Ann%chg AvgVal/acre | Cmltv%chg AvgVal/Acre |
| 2008 | 84,842 | 4,267 | 20 | | | 1,812,823 | 7,792 | 233 | | | 438,413,302 | 302,836 | 1,448 | | |
| 2009 | 86,243 | 4,331 | 20 | 0.14% | 0.14% | 2,064,626 | 7,805 | 265 | 13.70% | 13.70% | 506,701,315 | 304,404 | 1,665 | 14.98% | 14.98% |
| 2010 | 434,583 | 4,346 | 100 | 402.19% | 402.90% | 4,178,869 | 7,797 | 536 | 102.61% | 130.37% | 599,888,536 | 304,301 | 1,971 | 18.43% | 36.17% |
| 2011 | 455,219 | 4,556 | 100 | -0.09% | 402.46% | 4,130,732 | 7,697 | 537 | 0.14% | 130.69% | 619,334,955 | 304,186 | 2,036 | 3.28% | 40.64% |
| 2012 | 464,407 | 4,648 | 100 | 0.00% | 402.47% | 4,101,480 | 7,682 | 534 | -0.52% | 129.50% | 703,085,266 | 304,326 | 2,310 | 13.47% | 59.59% |
| 2013 | 464,410 | 4,648 | 100 | 0.00% | 402.47% | 4,118,778 | 7,718 | 534 | -0.04% | 129.40% | 869,848,602 | 304,865 | 2,853 | 23.50% | 97.09% |
| 2014 | 511,693 | 4,654 | 110 | 10.05% | 452.95% | 4,103,759 | 7,686 | 534 | 0.04% | 129.50% | 1,223,916,876 | 304,566 | 4,019 | 40.84% | 177.58% |
| 2015 | 492,845 | 4,471 | 110 | 0.25% | 454.34% | 4,052,241 | 7,610 | 532 | -0.27% | 128.88% | 1,434,611,402 | 304,015 | 4,719 | 17.43% | 225.96% |
| 2016 | 477,034 | 4,313 | 111 | 0.34% | 456.23% | 4,026,828 | 7,693 | 523 | -1.70% | 124.99% | 1,599,161,019 | 304,205 | 5,257 | 11.40% | 263.12% |
| 2017 | 425,053 | 4,260 | 100 | -9.80% | 401.74% | 4,058,077 | 7,671 | 529 | 1.07% | 127.40% | 1,556,025,170 | 304,485 | 5,110 | -2.79% | 253.00% |
| 2018 | 421,770 | 4,228 | 100 | 0.00% | 401.73% | 3,965,811 | 7,533 | 526 | -0.49% | 126.29% | 1,434,364,947 | 303,357 | 4,728 | -7.48% | 226.61% |

40
HALL

Rate Annual %chg Average Value/Acre: 12.56%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2008 - 2018 County Abstract Reports
 Aglard Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2019

CHART 4

CHART 5 - 2018 County and Municipal Valuations by Property Type

| Pop. | County: | Personal Prop | StateAsd PP | StateAsdReal | Residential | Commercial | Industrial | Recreation | Agland | Agdwell&HS | AgImprv&FS | Minerals | Total Value |
|-------------------------------------|------------------------------|---------------|-------------|---------------|---------------|---------------|------------|------------|---------------|------------|------------|----------|---------------|
| 58,607 | HALL | 259,975,389 | 63,882,965 | 152,144,915 | 2,377,848,549 | 1,050,287,201 | 80,609,212 | 604,601 | 1,432,226,721 | 93,500,150 | 37,544,200 | 0 | 5,548,623,903 |
| cnty sector/value % of total value: | | 4.69% | 1.15% | 2.74% | 42.85% | 18.93% | 1.45% | 0.01% | 25.81% | 1.69% | 0.68% | | 100.00% |
| Pop. | Municipality: | Personal Prop | StateAsd PP | StateAsd Real | Residential | Commercial | Industrial | Recreation | Agland | Agdwell&HS | AgImprv&FS | Minerals | Total Value |
| 642 | ALDA | 3,949,049 | 502,616 | 1,563,831 | 14,564,828 | 5,069,553 | 3,944,586 | 0 | 0 | 0 | 0 | 0 | 29,594,463 |
| 1.10% | %sector of county sector | 1.52% | 0.79% | 1.03% | 0.61% | 0.48% | 4.89% | | | | | | 0.53% |
| | %sector of municipality | 13.34% | 1.70% | 5.28% | 49.21% | 17.13% | 13.33% | | | | | | 100.00% |
| 785 | CAIRO | 512,901 | 726,099 | 2,260,734 | 33,283,688 | 5,272,928 | 0 | 0 | 303,172 | 0 | 6,760 | 0 | 42,366,282 |
| 1.34% | %sector of county sector | 0.20% | 1.14% | 1.49% | 1.40% | 0.50% | | | 0.02% | | 0.02% | | 0.76% |
| | %sector of municipality | 12.1% | 1.71% | 5.34% | 78.56% | 12.45% | | | 0.72% | | 0.02% | | 100.00% |
| 829 | DONIPHAN | 1,313,508 | 567,080 | 64,157 | 36,217,082 | 7,438,745 | 2,041,675 | 0 | 0 | 0 | 0 | 0 | 47,642,247 |
| 1.41% | %sector of county sector | 0.51% | 0.89% | 0.04% | 1.52% | 0.71% | 2.53% | | | | | | 0.86% |
| | %sector of municipality | 2.76% | 1.19% | 0.13% | 76.02% | 15.61% | 4.29% | | | | | | 100.00% |
| 48,662 | GRAND ISLAND | 147,138,217 | 33,251,286 | 53,572,522 | 1,856,800,821 | 951,086,646 | 73,348,349 | 0 | 9,923,917 | 1,001,927 | 278,246 | 0 | 3,126,401,931 |
| 83.03% | %sector of county sector | 56.60% | 52.05% | 35.21% | 78.09% | 90.55% | 90.99% | | 0.69% | 1.07% | 0.74% | | 56.35% |
| | %sector of municipality | 4.71% | 1.06% | 1.71% | 59.39% | 30.42% | 2.35% | | 0.32% | 0.03% | 0.01% | | 100.00% |
| 1,325 | WOOD RIVER | 21,464,646 | 1,179,889 | 2,916,799 | 43,004,721 | 9,504,451 | 0 | 0 | 0 | 0 | 0 | 0 | 78,070,506 |
| 2.26% | %sector of county sector | 8.26% | 1.85% | 1.92% | 1.81% | 0.90% | | | | | | | 1.41% |
| | %sector of municipality | 27.49% | 1.51% | 3.74% | 55.08% | 12.17% | | | | | | | 100.00% |
| 52,243 | Total Municipalities | 174,378,321 | 36,226,970 | 60,378,043 | 1,983,871,140 | 978,372,323 | 79,334,610 | 0 | 10,227,089 | 1,001,927 | 285,006 | 0 | 3,324,075,429 |
| 89.14% | %all municip.sectors of cnty | 67.07% | 56.71% | 39.68% | 83.43% | 93.15% | 98.42% | | 0.71% | 1.07% | 0.76% | | 59.91% |

Sources: 2018 Certificate of Taxes Levied CTL, 2010 US Census; Dec. 2018 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2019

| | | | | |
|--|-------------------------|------------------------------|--------------------------|-----------------------------------|
| Total Real Property Sum Lines 17, 25, & 30 | Records : 26,404 | Value : 5,101,181,471 | Growth 67,123,281 | 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 | 1,033 | 14,115,071 | 128 | 1,991,038 | 105 | 3,716,566 | 1,266 | 19,822,675 | |
| 02. Res Improve Land | 15,702 | 221,375,169 | 1,109 | 32,396,010 | 798 | 42,980,613 | 17,609 | 296,751,792 | |
| 03. Res Improvements | 16,608 | 1,804,542,018 | 1,244 | 221,486,883 | 823 | 138,280,751 | 18,675 | 2,164,309,652 | |
| 04. Res Total | 17,641 | 2,040,032,258 | 1,372 | 255,873,931 | 928 | 184,977,930 | 19,941 | 2,480,884,119 | 34,227,601 |
| % of Res Total | 88.47 | 82.23 | 6.88 | 10.31 | 4.65 | 7.46 | 75.52 | 48.63 | 50.99 |
| 05. Com UnImp Land | 439 | 23,996,038 | 13 | 190,112 | 70 | 2,311,791 | 522 | 26,497,941 | |
| 06. Com Improve Land | 2,015 | 158,298,134 | 37 | 1,753,783 | 101 | 8,595,473 | 2,153 | 168,647,390 | |
| 07. Com Improvements | 2,111 | 823,026,660 | 45 | 9,098,761 | 187 | 55,820,951 | 2,343 | 887,946,372 | |
| 08. Com Total | 2,550 | 1,005,320,832 | 58 | 11,042,656 | 257 | 66,728,215 | 2,865 | 1,083,091,703 | 15,570,883 |
| % of Com Total | 89.01 | 92.82 | 2.02 | 1.02 | 8.97 | 6.16 | 10.85 | 21.23 | 23.20 |
| 09. Ind UnImp Land | 3 | 813,034 | 0 | 0 | 0 | 0 | 3 | 813,034 | |
| 10. Ind Improve Land | 24 | 4,405,536 | 0 | 0 | 1 | 35,100 | 25 | 4,440,636 | |
| 11. Ind Improvements | 25 | 76,455,991 | 0 | 0 | 1 | 1,239,502 | 26 | 77,695,493 | |
| 12. Ind Total | 28 | 81,674,561 | 0 | 0 | 1 | 1,274,602 | 29 | 82,949,163 | 1,092,025 |
| % of Ind Total | 96.55 | 98.46 | 0.00 | 0.00 | 3.45 | 1.54 | 0.11 | 1.63 | 1.63 |
| 13. Rec UnImp Land | 0 | 0 | 0 | 0 | 1 | 151,960 | 1 | 151,960 | |
| 14. Rec Improve Land | 0 | 0 | 0 | 0 | 2 | 107,762 | 2 | 107,762 | |
| 15. Rec Improvements | 0 | 0 | 0 | 0 | 18 | 343,686 | 18 | 343,686 | |
| 16. Rec Total | 0 | 0 | 0 | 0 | 19 | 603,408 | 19 | 603,408 | 0 |
| % of Rec Total | 0.00 | 0.00 | 0.00 | 0.00 | 100.00 | 100.00 | 0.07 | 0.01 | 0.00 |
| Res & Rec Total | 17,641 | 2,040,032,258 | 1,372 | 255,873,931 | 947 | 185,581,338 | 19,960 | 2,481,487,527 | 34,227,601 |
| % of Res & Rec Total | 88.38 | 82.21 | 6.87 | 10.31 | 4.74 | 7.48 | 75.59 | 48.65 | 50.99 |
| Com & Ind Total | 2,578 | 1,086,995,393 | 58 | 11,042,656 | 258 | 68,002,817 | 2,894 | 1,166,040,866 | 16,662,908 |
| % of Com & Ind Total | 89.08 | 93.22 | 2.00 | 0.95 | 8.91 | 5.83 | 10.96 | 22.86 | 24.82 |

| | | | | | | | | | |
|---------------------------|--------|---------------|-------|-------------|-------|-------------|--------|---------------|------------|
| 17. Taxable Total | 20,219 | 3,127,027,651 | 1,430 | 266,916,587 | 1,205 | 253,584,155 | 22,854 | 3,647,528,393 | 50,890,509 |
| % of Taxable Total | 88.47 | 85.73 | 6.26 | 7.32 | 5.27 | 6.95 | 86.56 | 71.50 | 75.82 |

Schedule II : Tax Increment Financing (TIF)

| | Urban | | | SubUrban | | |
|------------------|---------|------------|--------------|----------|------------|--------------|
| | Records | Value Base | Value Excess | Records | Value Base | Value Excess |
| 18. Residential | 296 | 2,723,507 | 43,976,592 | 0 | 0 | 0 |
| 19. Commercial | 65 | 19,629,084 | 79,418,800 | 0 | 0 | 0 |
| 20. Industrial | 1 | 2,183,323 | 1,858,819 | 0 | 0 | 0 |
| 21. Other | 1 | 925 | 22,134 | 0 | 0 | 0 |
| | Rural | | | Total | | |
| | Records | Value Base | Value Excess | Records | Value Base | Value Excess |
| 18. Residential | 1 | 930 | 187,374 | 297 | 2,724,437 | 44,163,966 |
| 19. Commercial | 10 | 706,667 | 36,539,521 | 75 | 20,335,751 | 115,958,321 |
| 20. Industrial | 0 | 0 | 0 | 1 | 2,183,323 | 1,858,819 |
| 21. Other | 0 | 0 | 0 | 1 | 925 | 22,134 |
| 22. Total Sch II | | | | 374 | 25,244,436 | 162,003,240 |

Schedule III : Mineral Interest Records

| Mineral Interest | Urban | | SubUrban | | Rural | | Total | | Growth |
|-------------------|---------|-------|----------|-------|---------|-------|---------|-------|--------|
| | Records | Value | Records | Value | Records | Value | Records | Value | |
| 23. Producing | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 24. Non-Producing | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 25. Total | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

Schedule IV : Exempt Records : Non-Agricultural

| | Urban Records | SubUrban Records | Rural Records | Total Records |
|------------|---------------|------------------|---------------|---------------|
| 26. Exempt | 931 | 45 | 287 | 1,263 |

Schedule V : Agricultural Records

| | Urban | | SubUrban | | Rural | | Total | |
|----------------------|---------|-----------|----------|-----------|---------|-------------|---------|-------------|
| | Records | Value | Records | Value | Records | Value | Records | Value |
| 27. Ag-Vacant Land | 60 | 9,292,665 | 20 | 5,160,165 | 2,463 | 927,469,280 | 2,543 | 941,922,110 |
| 28. Ag-Improved Land | 5 | 1,184,803 | 0 | 0 | 936 | 391,200,190 | 941 | 392,384,993 |
| 29. Ag Improvements | 5 | 394,344 | 21 | 376,329 | 981 | 118,575,302 | 1,007 | 119,345,975 |

| | | | | | | |
|--------------|--|--|--|--|-------|---------------|
| 30. Ag Total | | | | | 3,550 | 1,453,653,078 |
|--------------|--|--|--|--|-------|---------------|

Schedule VI : Agricultural Records :Non-Agricultural Detail

| | Urban | | | SubUrban | | | Growth |
|---------------------------|---------|----------|------------|--------------|------------------|--------------------|-------------------|
| | Records | Acres | Value | Records | Acres | Value | |
| 31. HomeSite UnImp Land | 0 | 0.00 | 0 | 0 | 0.00 | 0 | |
| 32. HomeSite Improv Land | 4 | 4.00 | 90,000 | 0 | 0.00 | 0 | |
| 33. HomeSite Improvements | 4 | 0.00 | 387,518 | 0 | 0.00 | 0 | |
| 34. HomeSite Total | | | | | | | |
| 35. FarmSite UnImp Land | 1 | 54.11 | 221,440 | 2 | 3.59 | 14,360 | |
| 36. FarmSite Improv Land | 4 | 7.35 | 29,400 | 0 | 0.00 | 0 | |
| 37. FarmSite Improvements | 2 | 0.00 | 6,826 | 21 | 0.00 | 376,329 | |
| 38. FarmSite Total | | | | | | | |
| 39. Road & Ditches | 0 | 18.84 | 0 | 0 | 16.80 | 0 | |
| 40. Other- Non Ag Use | 0 | 1.67 | 167 | 0 | 0.00 | 0 | |
| | Records | Acres | Value | Records | Acres | Value | Growth |
| 31. HomeSite UnImp Land | 11 | 11.00 | 247,500 | 11 | 11.00 | 247,500 | |
| 32. HomeSite Improv Land | 600 | 647.07 | 13,995,950 | 604 | 651.07 | 14,085,950 | |
| 33. HomeSite Improvements | 626 | 0.00 | 89,947,876 | 630 | 0.00 | 90,335,394 | 15,996,370 |
| 34. HomeSite Total | | | | 641 | 662.07 | 104,668,844 | |
| 35. FarmSite UnImp Land | 107 | 144.62 | 595,070 | 110 | 202.32 | 830,870 | |
| 36. FarmSite Improv Land | 790 | 1,973.24 | 7,594,675 | 794 | 1,980.59 | 7,624,075 | |
| 37. FarmSite Improvements | 887 | 0.00 | 28,627,426 | 910 | 0.00 | 29,010,581 | 236,402 |
| 38. FarmSite Total | | | | 1,020 | 2,182.91 | 37,465,526 | |
| 39. Road & Ditches | 0 | 6,198.77 | 0 | 0 | 6,234.41 | 0 | |
| 40. Other- Non Ag Use | 0 | 6,541.67 | 3,518,957 | 0 | 6,543.34 | 3,519,124 | |
| 41. Total Section VI | | | | 1,661 | 15,622.73 | 145,653,494 | 16,232,772 |

Schedule VII : Agricultural Records :Ag Land Detail - Game & Parks

| | Urban | | | SubUrban | | |
|------------------|---------|--------|---------|----------|--------|---------|
| | Records | Acres | Value | Records | Acres | Value |
| 42. Game & Parks | 0 | 0.00 | 0 | 0 | 0.00 | 0 |
| | Rural | | | Total | | |
| | Records | Acres | Value | Records | Acres | Value |
| 42. Game & Parks | 2 | 117.38 | 143,183 | 2 | 117.38 | 143,183 |

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 | 31,902.36 | 14.58% | 190,629,367 | 16.08% | 5,975.40 |
| 46. 1A | 87,086.82 | 39.80% | 520,378,556 | 43.90% | 5,975.40 |
| 47. 2A1 | 30,372.44 | 13.88% | 160,390,790 | 13.53% | 5,280.80 |
| 48. 2A | 25,984.30 | 11.87% | 137,162,098 | 11.57% | 5,278.65 |
| 49. 3A1 | 6,502.00 | 2.97% | 27,337,011 | 2.31% | 4,204.40 |
| 50. 3A | 10,196.51 | 4.66% | 42,870,197 | 3.62% | 4,204.40 |
| 51. 4A1 | 17,493.07 | 7.99% | 69,765,877 | 5.89% | 3,988.20 |
| 52. 4A | 9,279.14 | 4.24% | 36,903,993 | 3.11% | 3,977.09 |
| 53. Total | 218,816.64 | 100.00% | 1,185,437,889 | 100.00% | 5,417.49 |
| Dry | | | | | |
| 54. 1D1 | 1,141.26 | 6.81% | 3,506,869 | 7.77% | 3,072.80 |
| 55. 1D | 5,875.22 | 35.08% | 18,053,380 | 40.02% | 3,072.80 |
| 56. 2D1 | 1,951.29 | 11.65% | 5,304,781 | 11.76% | 2,718.60 |
| 57. 2D | 2,176.24 | 13.00% | 5,916,334 | 13.11% | 2,718.60 |
| 58. 3D1 | 900.87 | 5.38% | 2,096,863 | 4.65% | 2,327.60 |
| 59. 3D | 2,131.61 | 12.73% | 4,961,543 | 11.00% | 2,327.60 |
| 60. 4D1 | 1,446.67 | 8.64% | 2,967,990 | 6.58% | 2,051.60 |
| 61. 4D | 1,123.26 | 6.71% | 2,304,492 | 5.11% | 2,051.61 |
| 62. Total | 16,746.42 | 100.00% | 45,112,252 | 100.00% | 2,693.84 |
| Grass | | | | | |
| 63. 1G1 | 591.32 | 1.17% | 1,312,731 | 1.70% | 2,220.00 |
| 64. 1G | 2,294.93 | 4.55% | 5,094,742 | 6.61% | 2,220.00 |
| 65. 2G1 | 2,085.18 | 4.13% | 3,826,323 | 4.97% | 1,835.01 |
| 66. 2G | 6,268.19 | 12.42% | 11,502,146 | 14.93% | 1,835.00 |
| 67. 3G1 | 1,100.20 | 2.18% | 1,551,287 | 2.01% | 1,410.00 |
| 68. 3G | 9,834.57 | 19.49% | 13,866,767 | 18.00% | 1,410.00 |
| 69. 4G1 | 5,904.61 | 11.70% | 8,325,353 | 10.81% | 1,409.98 |
| 70. 4G | 22,388.07 | 44.36% | 31,561,265 | 40.97% | 1,409.74 |
| 71. Total | 50,467.07 | 100.00% | 77,040,614 | 100.00% | 1,526.55 |
| Irrigated Total | 218,816.64 | 75.42% | 1,185,437,889 | 90.63% | 5,417.49 |
| Dry Total | 16,746.42 | 5.77% | 45,112,252 | 3.45% | 2,693.84 |
| Grass Total | 50,467.07 | 17.40% | 77,040,614 | 5.89% | 1,526.55 |
| 72. Waste | 4,088.29 | 1.41% | 408,829 | 0.03% | 100.00 |
| 73. Other | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 74. Exempt | 8,562.00 | 2.95% | 0 | 0.00% | 0.00 |
| 75. Market Area Total | 290,118.42 | 100.00% | 1,307,999,584 | 100.00% | 4,508.50 |

Schedule X : Agricultural Records :Ag Land Total

| | Urban | | SubUrban | | Rural | | Total | |
|----------------------|-----------------|-------------------|-----------------|------------------|-------------------|----------------------|-------------------|----------------------|
| | Acres | Value | Acres | Value | Acres | Value | Acres | Value |
| 76. Irrigated | 1,538.69 | 8,236,131 | 958.14 | 5,022,605 | 216,319.81 | 1,172,179,153 | 218,816.64 | 1,185,437,889 |
| 77. Dry Land | 66.95 | 188,150 | 34.39 | 92,818 | 16,645.08 | 44,831,284 | 16,746.42 | 45,112,252 |
| 78. Grass | 951.38 | 1,710,075 | 18.05 | 29,144 | 49,497.64 | 75,301,395 | 50,467.07 | 77,040,614 |
| 79. Waste | 21.05 | 2,105 | 12.38 | 1,238 | 4,054.86 | 405,486 | 4,088.29 | 408,829 |
| 80. Other | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 |
| 81. Exempt | 751.41 | 0 | 138.81 | 0 | 7,671.78 | 0 | 8,562.00 | 0 |
| 82. Total | 2,578.07 | 10,136,461 | 1,022.96 | 5,145,805 | 286,517.39 | 1,292,717,318 | 290,118.42 | 1,307,999,584 |

| | Acres | % of Acres* | Value | % of Value* | Average Assessed Value* |
|------------------|-------------------|----------------|----------------------|----------------|-------------------------|
| Irrigated | 218,816.64 | 75.42% | 1,185,437,889 | 90.63% | 5,417.49 |
| Dry Land | 16,746.42 | 5.77% | 45,112,252 | 3.45% | 2,693.84 |
| Grass | 50,467.07 | 17.40% | 77,040,614 | 5.89% | 1,526.55 |
| Waste | 4,088.29 | 1.41% | 408,829 | 0.03% | 100.00 |
| Other | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| Exempt | 8,562.00 | 2.95% | 0 | 0.00% | 0.00 |
| Total | 290,118.42 | 100.00% | 1,307,999,584 | 100.00% | 4,508.50 |

Schedule XI : Residential Records - Assessor Location Detail

| <u>Line#</u> <u>Assessor Location</u> | <u>Unimproved Land</u> | | <u>Improved Land</u> | | <u>Improvements</u> | | <u>Total</u> | | <u>Growth</u> |
|---------------------------------------|------------------------|--------------|----------------------|--------------|---------------------|---------------|----------------|---------------|---------------|
| | <u>Records</u> | <u>Value</u> | <u>Records</u> | <u>Value</u> | <u>Records</u> | <u>Value</u> | <u>Records</u> | <u>Value</u> | |
| 83.1 Alda | 21 | 271,755 | 225 | 2,733,298 | 225 | 10,321,386 | 246 | 13,326,439 | 514,258 |
| 83.2 Cairo | 49 | 551,961 | 322 | 4,516,753 | 324 | 28,708,455 | 373 | 33,777,169 | 437,855 |
| 83.3 Doniphan | 25 | 270,637 | 274 | 3,910,068 | 277 | 32,661,775 | 302 | 36,842,480 | 20,812 |
| 83.4 Gi Downtown | 0 | 0 | 1 | 0 | 1 | 243,110 | 1 | 243,110 | 0 |
| 83.5 Grand Island | 883 | 12,624,470 | 14,515 | 206,621,819 | 14,574 | 1,696,647,721 | 15,457 | 1,915,894,010 | 28,137,362 |
| 83.6 High Dens Rural Sub | 64 | 720,227 | 713 | 21,210,943 | 713 | 141,963,061 | 777 | 163,894,231 | 1,664,721 |
| 83.7 Kuester Lake | 1 | 18,000 | 0 | 0 | 70 | 11,655,462 | 71 | 11,673,462 | 110,690 |
| 83.8 Mh In Courts | 1 | 7,500 | 0 | 0 | 898 | 11,229,099 | 899 | 11,236,599 | 32,783 |
| 83.9 Recreational | 0 | 0 | 0 | 0 | 15 | 233,178 | 15 | 233,178 | 0 |
| 83.10 Rural | 66 | 3,313,991 | 484 | 32,503,613 | 508 | 78,794,176 | 574 | 114,611,780 | 1,459,023 |
| 83.11 Rural Sub | 100 | 1,638,926 | 662 | 19,908,283 | 671 | 114,740,822 | 771 | 136,288,031 | 1,181,950 |
| 83.12 Wood River | 57 | 557,168 | 415 | 5,454,777 | 417 | 37,455,093 | 474 | 43,467,038 | 668,147 |
| 84 Residential Total | 1,267 | 19,974,635 | 17,611 | 296,859,554 | 18,693 | 2,164,653,338 | 19,960 | 2,481,487,527 | 34,227,601 |

Schedule XII : Commercial Records - Assessor Location Detail

| <u>Line# I</u> | <u>Assessor Location</u> | <u>Unimproved Land</u> | | <u>Improved Land</u> | | <u>Improvements</u> | | <u>Total</u> | | <u>Growth</u> |
|----------------|--------------------------|------------------------|--------------|----------------------|--------------|---------------------|--------------|----------------|---------------|---------------|
| | | <u>Records</u> | <u>Value</u> | <u>Records</u> | <u>Value</u> | <u>Records</u> | <u>Value</u> | <u>Records</u> | <u>Value</u> | |
| 85.1 | Alda | 7 | 126,602 | 34 | 889,232 | 35 | 7,948,422 | 42 | 8,964,256 | 2,028 |
| 85.2 | Cairo | 5 | 27,930 | 43 | 967,111 | 45 | 4,273,004 | 50 | 5,268,045 | 5,167 |
| 85.3 | Doniphan | 6 | 89,180 | 41 | 864,634 | 41 | 8,167,071 | 47 | 9,120,885 | 0 |
| 85.4 | Gi Downtown | 8 | 237,102 | 340 | 5,974,838 | 355 | 43,779,386 | 363 | 49,991,326 | 1,258,636 |
| 85.5 | Grand Island | 402 | 24,280,180 | 1,521 | 153,692,630 | 1,596 | 829,381,816 | 1,998 | 1,007,354,626 | 11,967,793 |
| 85.6 | High Dens Rural Sub | 6 | 600 | 1 | 46,229 | 1 | 117,656 | 7 | 164,485 | 0 |
| 85.7 | Kuester Lake | 0 | 0 | 0 | 0 | 1 | 717,924 | 1 | 717,924 | 0 |
| 85.8 | Rural | 55 | 1,592,310 | 75 | 6,215,284 | 167 | 39,967,052 | 222 | 47,774,646 | 3,213,623 |
| 85.9 | Rural Sub | 20 | 801,597 | 52 | 3,493,048 | 52 | 22,875,259 | 72 | 27,169,904 | 215,661 |
| 85.10 | Wood River | 16 | 155,474 | 71 | 945,020 | 76 | 8,414,275 | 92 | 9,514,769 | 0 |
| 86 | Commercial Total | 525 | 27,310,975 | 2,178 | 173,088,026 | 2,369 | 965,641,865 | 2,894 | 1,166,040,866 | 16,662,908 |

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 | 591.32 | 1.17% | 1,312,731 | 1.70% | 2,220.00 |
| 88. 1G | 2,294.93 | 4.55% | 5,094,742 | 6.61% | 2,220.00 |
| 89. 2G1 | 2,085.18 | 4.13% | 3,826,323 | 4.97% | 1,835.01 |
| 90. 2G | 6,268.19 | 12.42% | 11,502,146 | 14.93% | 1,835.00 |
| 91. 3G1 | 1,100.20 | 2.18% | 1,551,287 | 2.01% | 1,410.00 |
| 92. 3G | 9,834.57 | 19.49% | 13,866,767 | 18.00% | 1,410.00 |
| 93. 4G1 | 5,904.61 | 11.70% | 8,325,353 | 10.81% | 1,409.98 |
| 94. 4G | 22,388.07 | 44.36% | 31,561,265 | 40.97% | 1,409.74 |
| 95. Total | 50,467.07 | 100.00% | 77,040,614 | 100.00% | 1,526.55 |
| CRP | | | | | |
| 96. 1C1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 97. 1C | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 98. 2C1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 99. 2C | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 100. 3C1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 101. 3C | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 102. 4C1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 103. 4C | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 104. Total | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| Timber | | | | | |
| 105. 1T1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 106. 1T | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 107. 2T1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 108. 2T | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 109. 3T1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 110. 3T | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 111. 4T1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 112. 4T | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 113. Total | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| <hr/> | | | | | |
| Grass Total | 50,467.07 | 100.00% | 77,040,614 | 100.00% | 1,526.55 |
| CRP Total | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| Timber Total | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| <hr/> | | | | | |
| 114. Market Area Total | 50,467.07 | 100.00% | 77,040,614 | 100.00% | 1,526.55 |

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

40 Hall

| | 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 | 2,377,848,549 | 2,480,884,119 | 103,035,570 | 4.33% | 34,227,601 | 2.89% |
| 02. Recreational | 604,601 | 603,408 | -1,193 | -0.20% | 0 | -0.20% |
| 03. Ag-Homesite Land, Ag-Res Dwelling | 93,500,150 | 104,668,844 | 11,168,694 | 11.95% | 15,996,370 | -5.16% |
| 04. Total Residential (sum lines 1-3) | 2,471,953,300 | 2,586,156,371 | 114,203,071 | 4.62% | 50,223,971 | 2.59% |
| 05. Commercial | 1,050,287,201 | 1,083,091,703 | 32,804,502 | 3.12% | 15,570,883 | 1.64% |
| 06. Industrial | 80,609,212 | 82,949,163 | 2,339,951 | 2.90% | 1,092,025 | 1.55% |
| 07. Total Commercial (sum lines 5-6) | 1,130,896,413 | 1,166,040,866 | 35,144,453 | 3.11% | 16,662,908 | 1.63% |
| 08. Ag-Farmsite Land, Outbuildings | 37,593,765 | 37,465,526 | -128,239 | -0.34% | 236,402 | -0.97% |
| 09. Minerals | 0 | 0 | 0 | | 0 | |
| 10. Non Ag Use Land | -49,565 | 3,519,124 | 3,568,689 | | | |
| 11. Total Non-Agland (sum lines 8-10) | 37,544,200 | 40,984,650 | 3,440,450 | 9.16% | 236,402 | 8.53% |
| 12. Irrigated | 1,295,223,122 | 1,185,437,889 | -109,785,233 | -8.48% | | |
| 13. Dryland | 50,618,637 | 45,112,252 | -5,506,385 | -10.88% | | |
| 14. Grassland | 82,005,294 | 77,040,614 | -4,964,680 | -6.05% | | |
| 15. Wasteland | 419,061 | 408,829 | -10,232 | -2.44% | | |
| 16. Other Agland | 3,960,607 | 0 | -3,960,607 | -100.00% | | |
| 17. Total Agricultural Land | 1,432,226,721 | 1,307,999,584 | -124,227,137 | -8.67% | | |
| 18. Total Value of all Real Property (Locally Assessed) | 5,072,620,634 | 5,101,181,471 | 28,560,837 | 0.56% | 67,123,281 | -0.76% |

2019 Assessment Survey for Hall County

A. Staffing and Funding Information

| | |
|------------|--|
| 1. | Deputy(ies) on staff: |
| | 1 |
| 2. | Appraiser(s) on staff: |
| | 4 |
| 3. | Other full-time employees: |
| | 4 |
| 4. | Other part-time employees: |
| | 0 |
| 5. | Number of shared employees: |
| | 1 - Position is shared with the Register of Deeds office. |
| 6. | Assessor's requested budget for current fiscal year: |
| | \$620,000 |
| 7. | Adopted budget, or granted budget if different from above: |
| | same |
| 8. | Amount of the total assessor's budget set aside for appraisal work: |
| | N/A |
| 9. | If appraisal/reappraisal budget is a separate levied fund, what is that amount: |
| | \$56,000 |
| 10. | Part of the assessor's budget that is dedicated to the computer system: |
| | The budget for the computer system is maintained by the County IT Department. |
| 11. | Amount of the assessor's budget set aside for education/workshops: |
| | \$3,750 |
| 12. | Other miscellaneous funds: |
| | \$0 |
| 13. | Amount of last year's assessor's budget not used: |
| | \$0 |

B. Computer, Automation Information and GIS

| | |
|----|--|
| 1. | Administrative software: |
| | CAMAVISION |
| 2. | CAMA software: |
| | CAMAVISION |
| 3. | Are cadastral maps currently being used? |
| | Yes |
| 4. | If so, who maintains the Cadastral Maps? |
| | Office staff |
| 5. | Does the county have GIS software? |
| | Yes |
| 6. | Is GIS available to the public? If so, what is the web address? |
| | Yes, http://grandislandne.map.beehere.net/ |
| 7. | Who maintains the GIS software and maps? |
| | County GIS Department |
| 8. | Personal Property software: |
| | CAMAVISION |

C. Zoning Information

| | |
|----|--|
| 1. | Does the county have zoning? |
| | Yes |
| 2. | If so, is the zoning countywide? |
| | Yes |
| 3. | What municipalities in the county are zoned? |
| | Alda, Cairo, Doniphan, Grand Island, and Wood River are zoned. |
| 4. | When was zoning implemented? |
| | May 1942; updated 1967 |

D. Contracted Services

| | |
|-----------|--|
| 1. | Appraisal Services: |
| | Stanard Appraisal |
| 2. | GIS Services: |
| | None |
| 3. | Other services: |
| | The County Board contracts with Stanard Appraisal as a referee for CBOE. |

E. Appraisal /Listing Services

| | |
|-----------|---|
| 1. | Does the county employ outside help for appraisal or listing services? |
| | Yes - Stanard Appraisal for commercial pickup work |
| 2. | If so, is the appraisal or listing service performed under contract? |
| | No |
| 3. | What appraisal certifications or qualifications does the County require? |
| | None |
| 4. | Have the existing contracts been approved by the PTA? |
| | N/A |
| 5. | Does the appraisal or listing service providers establish assessed values for the county? |
| | Stanard Appraisal sets values for commercial parcels under review with approval by county assessor. |

2019 Residential Assessment Survey for Hall County

| 1. | Valuation data collection done by: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|------------------------|--|------------------------|--|---|--|---|--|---|---|---|---|---|--|---|---|---|--|---|--|---|--|----|--|----|---|----|--|----|---|----|---|----|--|
| | The staff appraisers. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2. | List the valuation group recognized by the County and describe the unique characteristics of each: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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Mainly built in the 1990's and 2000's although some subdivisions were developed as early as the 1970's.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Grand Island Area 4 - Copper Creek Subdivisions; affordable housing built in or after 2013. The majority of sales in this area are still new construction, although some of the original houses are starting to resell.</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Grand Island Area 5 - Mobile homes in Grand Island. These are subdivisions which primarily consist of manufactured housing, although some stick built homes are also included.</td> </tr> <tr> <td style="text-align: center;">6</td> <td>Grand Island Area 6 - These are older homes in Grand Island, they are similar to area 1, but the majority of the properties are somewhat newer and are generally better kept. There are a number of rental homes and first-time homebuyers properties in this area.</td> </tr> <tr> <td style="text-align: center;">7</td> <td>Cairo - Small community located on highway 2 northwest of Grand Island with a K-12 school.</td> </tr> <tr> <td style="text-align: center;">8</td> <td>Alda - Small community located on Highway 30 west of Grand Island. There is only a primary school in Alda, it provides affordable housing for commuters into Grand Island.</td> </tr> <tr> <td style="text-align: center;">9</td> <td>Wood River - Small Community on Highway 30 west of Grand Island with a K-12 school system.</td> </tr> <tr> <td style="text-align: center;">10</td> <td>Doniphan - Small community located on Highway 34 equal distance to Grand Island and Hastings, Doniphan does have a K-12 school, a slightly higher residential market due to it's proximity to both Cities.</td> </tr> <tr> <td style="text-align: center;">11</td> <td>Recreational. Parcels whose use has been determined to be recreational, mostly along the river. These parcels can be manufactured housing or lot cabin, and contain diverse improvements.</td> </tr> <tr> <td style="text-align: center;">12</td> <td>Rural. All residences not in an identified subdivision and located outside of any city limits.</td> </tr> <tr> <td style="text-align: center;">13</td> <td>Rural Subdivisions - Rural residences located in platted subdivisions outside of any city limits. These homes tend to be scattered and less homogenous.</td> </tr> <tr> <td style="text-align: center;">14</td> <td>High Density Rural Subdivisions - Rural residences located in platted subdivisions outside of any city limits. These homes tend to be homogenous.</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Agricultural outbuildings and improvements</td> </tr> </tbody> </table> | <u>Valuation Group</u> | <u>Description of unique characteristics</u> | 1 | Grand Island Area 1 - Original town and oldest subdivisions. The majority of homes in this area were built Pre World War II. As is typical in older neighborhoods the homes contain a wide variety of quality and condition. | 2 | Grand Island Area 2 - tract housing, mainly built after 1960. Homes in this area are of similar design and construction quality. | 3 | Grand Island Area 3 - High end homes. Mainly built in the 1990's and 2000's although some subdivisions were developed as early as the 1970's. | 4 | Grand Island Area 4 - Copper Creek Subdivisions; affordable housing built in or after 2013. 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There is only a primary school in Alda, it provides affordable housing for commuters into Grand Island. | 9 | Wood River - Small Community on Highway 30 west of Grand Island with a K-12 school system. | 10 | Doniphan - Small community located on Highway 34 equal distance to Grand Island and Hastings, Doniphan does have a K-12 school, a slightly higher residential market due to it's proximity to both Cities. | 11 | Recreational. Parcels whose use has been determined to be recreational, mostly along the river. These parcels can be manufactured housing or lot cabin, and contain diverse improvements. | 12 | Rural. All residences not in an identified subdivision and located outside of any city limits. | 13 | Rural Subdivisions - Rural residences located in platted subdivisions outside of any city limits. These homes tend to be scattered and less homogenous. | 14 | High Density Rural Subdivisions - Rural residences located in platted subdivisions outside of any city limits. These homes tend to be homogenous. | AG | Agricultural outbuildings and improvements |
| <u>Valuation Group</u> | <u>Description of unique characteristics</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 2 | Grand Island Area 2 - tract housing, mainly built after 1960. Homes in this area are of similar design and construction quality. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 | Grand Island Area 3 - High end homes. Mainly built in the 1990's and 2000's although some subdivisions were developed as early as the 1970's. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4 | Grand Island Area 4 - Copper Creek Subdivisions; affordable housing built in or after 2013. The majority of sales in this area are still new construction, although some of the original houses are starting to resell. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 12 | Rural. All residences not in an identified subdivision and located outside of any city limits. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 13 | Rural Subdivisions - Rural residences located in platted subdivisions outside of any city limits. These homes tend to be scattered and less homogenous. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 14 | High Density Rural Subdivisions - Rural residences located in platted subdivisions outside of any city limits. These homes tend to be homogenous. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| AG | Agricultural outbuildings and improvements | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3. | List and describe the approach(es) used to estimate the market value of residential properties. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| | Only the cost approach is used for residential properties in Hall County. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|------------------------|--|------------------------|--------------------------------|--------------------------------|--|------------------------|------------------------------------|------------------------|--------------------------------|--------------------------------|---|------|------|------|-----------|---|------|------|------|-----------|---|------|------|------|-----------|---|------|------|------|-----------|---|------|------|------|-----------|---|------|------|------|-----------|---|------|------|------|------|---|------|------|------|------|---|------|------|------|------|----|------|------|------|------|----|------|------|------|------|----|------|------|------|------|----|------|------|------|------|----|------|------|------|------|----|------|------|------|------|
| 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? | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Hall County utilizes one depreciation table with economic adjustments by location. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5. | Are individual depreciation tables developed for each valuation group? | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | No | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6. | Describe the methodology used to determine the residential lot values? | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Depending on the location, the county uses square feet, lot, site, or acre methodology. All are developed using a sales comparison approach. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7. | How are rural residential site values developed? | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Rural residential site values are based on sales analysis and comparison to the surrounding counties. Rural residential subdivisions are valued differently than rural residential acreages not in subdivisions. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8. | Describe the methodology used to determine value for vacant lots being held for sale or resale? | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Lots held for sale are valued using a discounted cash flow methodology, if an application to combine lots is filed. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| <u>Valuation Group</u> | <u>Date of Depreciation Tables</u> | <u>Date of Costing</u> | <u>Date of Lot Value Study</u> | <u>Date of Last Inspection</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 | 2004 | 2005 | 2004 | 2005-2018 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 | 2004 | 2005 | 2004 | 2005-2018 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 | 2004 | 2005 | 2004 | 2005-2018 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4 | 2004 | 2005 | 2013 | 2013-2018 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5 | 2004 | 2005 | 2004 | 2005-2018 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6 | 2004 | 2005 | 2004 | 2005-2018 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7 | 2004 | 2005 | 2016 | 2017 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8 | 2004 | 2005 | 2016 | 2017 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 9 | 2004 | 2005 | 2016 | 2017 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10 | 2004 | 2005 | 2016 | 2017 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 11 | 2004 | 2005 | 2016 | 2011 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 12 | 2004 | 2005 | 2016 | 2011 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 13 | 2004 | 2005 | 2016 | 2017 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 14 | 2004 | 2005 | 2016 | 2017 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| AG | 2004 | 2005 | 2016 | 2011 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

2019 Commercial Assessment Survey for Hall County

| | | |
|------------|--|---|
| 1. | Valuation data collection done by: | |
| | The staff appraisers and Standard Appraisal for new construction. | |
| 2. | List the valuation group recognized in the County and describe the unique characteristics of each: | |
| | <u>Valuation Group</u> | <u>Description of unique characteristics</u> |
| | 1 | Grand Island - Is a very active economic hub for the county and surrounding area |
| | 2 | Cairo - A bedroom community for Grand Island, it has some business activity. |
| | 3 | Alda - A bedroom community for Grand Island, it has limited commercial activity. |
| | 4 | Wood River - A bedroom community for Grand Island, there is some commercial activity. |
| | 5 | Doniphan - A small community, there is some commercial activity. |
| | 6 | Rural - All commercial properties not in an identified subdivision and located outside of corporate limits of any town. |
| | 7 | Rural Subdivisions - All rural commercial properties located in platted subdivisions outside of corporate limits of any town. |
| | 99 | Grand Island Downtown - Commercial properties in the original downtown district. |
| 3. | List and describe the approach(es) used to estimate the market value of commercial properties. | |
| | Generally only the cost approach is used within the commercial class. The income approach is used for Section 42 housing. | |
| 3a. | Describe the process used to determine the value of unique commercial properties. | |
| | Hall County will contract out appraisal assignments for unique commercial properties; generally the contract appraiser will develop all three approaches to market value and will rely on sales from outside the county to develop values. | |
| 4. | 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? | |
| | Hall County relies on both the tables provided by the CAMA vendor and local market information for depreciation studies. | |
| 5. | Are individual depreciation tables developed for each valuation grouping? | |
| | No, however, economic depreciation will be applied to each valuation group as warranted. | |
| 6. | Describe the methodology used to determine the commercial lot values. | |
| | Depending on the location and size of the parcel, the county uses square feet or acre as a unit of comparison. All values are established using a sales comparison approach. | |
| | | |

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

2019 Agricultural Assessment Survey for Hall County

| 1. | Valuation data collection done by: | | | | | | |
|--------------------|---|--------------------------------|--|--------------------------------|----|--|------|
| | The office staff. | | | | | | |
| 2. | List each market area, and describe the location and the specific characteristics that make each unique. | | | | | | |
| | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Market Area</u></th> <th style="width: 65%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 20%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>The entire county is considered one market area. No unique market attributes have been recognized.</td> <td style="text-align: center;">2014</td> </tr> </tbody> </table> | <u>Market Area</u> | <u>Description of unique characteristics</u> | <u>Year Land Use Completed</u> | 01 | The entire county is considered one market area. No unique market attributes have been recognized. | 2014 |
| <u>Market Area</u> | <u>Description of unique characteristics</u> | <u>Year Land Use Completed</u> | | | | | |
| 01 | The entire county is considered one market area. No unique market attributes have been recognized. | 2014 | | | | | |
| | The county began completing a systematic land use review in 2019. | | | | | | |
| 3. | Describe the process used to determine and monitor market areas. | | | | | | |
| | The county reviews all sales for market differences as well as a spreadsheet analysis. Since the county is 75% irrigated land, and soils are relatively similar in the county, there has not been a need to develop market areas. | | | | | | |
| 4. | Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land. | | | | | | |
| | The county verifies sales and looks at present use of the parcel to differentiate rural residential and recreation land from agricultural land. There are few recreational parcels in the county, and they are primarily along the Platte River and are improved with cabins and/or mobile homes. | | | | | | |
| 5. | Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value? | | | | | | |
| | Yes; farm home sites carry the same first acre value as the rural residential acreages that are not in subdivisions. | | | | | | |
| 6. | What separate market analysis has been conducted where intensive use is identified in the county? | | | | | | |
| | The county has feedlots and vineyards. The feedlots are currently assessed as dryland, and the vineyards are currently assessed as irrigated cropland. The county assessor is unaware of any analysis that led to the current valuation methodology. | | | | | | |
| 7. | If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program. | | | | | | |
| | According to USDA records, there are approximately 100 acres of land enrolled in the Wetlands Reserve Program, those acres have been identified but are currently being assessed as agricultural land. | | | | | | |
| | <i><u>If your county has special value applications, please answer the following</u></i> | | | | | | |
| 8a. | How many special valuation applications are on file? | | | | | | |
| | 2 | | | | | | |
| 8b. | What process was used to determine if non-agricultural influences exist in the county? | | | | | | |
| | | | | | | | |

| | |
|------------|---|
| | Sales analysis was conducted to determine if sales were influenced by development outside of Grand Island. While some sales of agricultural land were purchased for development, those sales had immediately changed use and were not used for agricultural valuation. Comparison of assessed value to non-influenced counties and areas confirmed that there is not a need for special valuation at this time. |
| | <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 HALL COUNTY
ASSESSMENT YEARS 2019, 2020 AND 2021

REAL PROPERTY

There are several areas addressed on an annual basis that I do not foresee changing. These include conducting an unimproved ag land market analysis, review statistical analysis of property types for problem areas, sending questionnaires to buyer/seller on recently sold properties, compiling sales books based on current sales, monitoring ag land sales to determine need for additional market areas and conducting pick-up work.

2019

During calendar year 2019, the Assessor's Office plans to accomplish the following:

- 1) Update ag land use and soil types (with our GIS department)
- 2) Review valuations and assessment levels for problem areas and any necessary adjustments
- 3) Keep working on the 6 year review properties. They seemed to have fallen behind in previous years so we are try to catch up
- 4) Continue working on taking new photos of all types of properties
- 5) Inspect mobile homes located in mobile home parks and collect income Data
- 6) Work on establishing fewer neighborhood inside the city limits of Grand Island
- 7) Send out Commercial questionnaires to start working on updating and equalizing commercial properties
- 8) We are anticipating switching computer vendors which will require the start of a desk review for quality and condition. This is a long process of getting Hall County's values uniform and equalized
- 9) Work on updating lot values on Residential and Commercial properties in the City of Grand Island.
- 10) Implement more current costing tables and conduct depreciation study to compile new depreciation tables

2020

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

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

2021

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

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

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

| | |
|--------------------|--------------|
| Real Estate | 91.53% |
| Personal Property | 4.86% |
| Centrally Assessed | <u>3.61%</u> |
| | 100.00% |

This breakdown supports the need to allocate the majority of resources (man-hours, technology and budget) on the real estate portion of the Assessor's office statutory duties.

SPECIAL VALUATION METHODOLOGY

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