

**NEBRASKA**

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**DEPARTMENT OF REVENUE**

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

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

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

For the Tax Commissioner

Sincerely,

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

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

cc: Pat Sandberg, Hamilton County Assessor

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## **Introduction**

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

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

The statistical reports are developed using the statewide sales file that contains all 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.

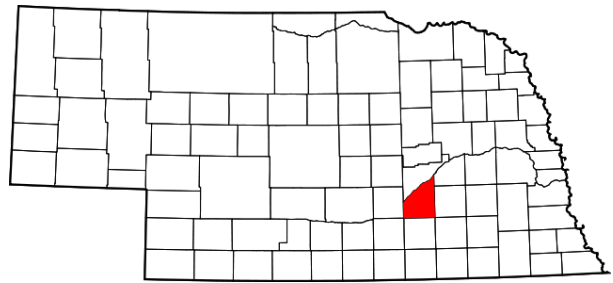
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for the end users, and highlight potential issues in other areas of the assessment process. Public trust in the assessment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

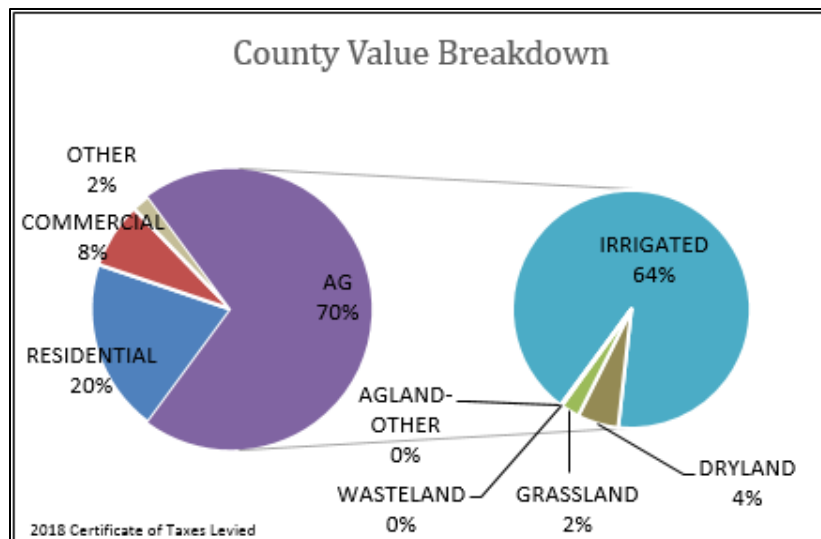
*\*Further information may be found in Exhibit 94*

## County Overview

With a total area of 543 square miles, Hamilton County had 9,207 residents, per the Census Bureau Quick Facts for 2017, a 1% population increase over the 2010 U.S. Census. Reports indicated that 81% of county residents were homeowners and 92% of residents occupied the same residence as in the prior year (Census Quick Facts). The average home value is \$134,840 (2018 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Hamilton County are located in and around the county seat of Aurora. According to the latest information available from the U.S. Census Bureau, there were 311 employer establishments with total employment of 2,820.



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

NE Dept. of Revenue, Research Division 2019

CITY POPULATION CHANGE			
	2008	2018	Change
AURORA	4,225	4,479	6.0%
GILTNER	389	352	-9.5%
HAMPTON	439	423	-3.6%
HORDVILLE	150	144	-4.0%
MARQUETTE	282	229	-18.8%
PHILLIPS	336	287	-14.6%
STOCKHAM	-	44	

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



## 2019 Residential Correlation for Hamilton County

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### *Assessment Actions*

For the 2019 assessment year, the rural precincts of Beaver, Union, Scoville, and Deepwell were physically inspected and reviewed for all the rural acreages. Zoning permits countywide were reviewed by either the county assessor or her office staff and placed on the 2019 assessment roll. Approximately one-third of the City of Aurora's parcels were inspected and reviewed, all pick-up work and new zoning permits was completed and placed on the 2019 assessment roll. In Hampton and Phillips, all residential lots were revalued to reflect current market sales in those respective villages. Also for Hampton, the county assessor sent out property questionnaires and conducted a desk review of properties.

### *Assessment Practice Review*

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

Part of the review is to ensure that sales information sent to the state is accurate and received on a timely matter; the county submitted the sales timely. Random audits of the Real Estate Transfer Statements (Form 521) revealed the statements were not always submitted within the required timeframe but there was found minimal errors for the county. The field liaison offered training and county assessor made some changes. AVU values were reported with no errors.

The sales verification process in the county includes sending a verification questionnaire to both the buyer and seller. It seems that there was no apparent bias between sold and unsold properties. Sales verification usability was near the state average. All available arm's-length sales were utilized.

The county's inspection and review cycle for all real property was discussed with the county assessor. In the past, the county was not within their six-year review cycle but it appears they are all reviews were caught up for 2019. Valuation groups were reviewed and they appear to reflect general economic conditions. The county's lot values were getting extremely old and they are planning to update as they review their appraisal cycle. The current cost tables are quite old. The county needs to update their cost tables and this is in the county assessor's plan.

## 2019 Residential Correlation for Hamilton County

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### *Description of Analysis*

Hamilton County uses 10 valuation groups within the residential class. Aurora is the county seat and the primary town. Valuation groups 3 and 5 represent the small villages. Valuation Groups 4, 6, 7, 8, 9, and 10 are rural subdivisions.

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

The reported assessment actions affected both the sales file and the Abstract of Assessment, Form 45 (Abstract) similarly. The measures of central tendency are clustered at the low end of the acceptable range. The COD supports the use of the median.

All valuation groups, with a sufficient number of sales, are in the acceptable range except Valuation Groups 4, 5, 6, and 8. Valuation Group 4 and 6 are extremely small samples with medians just below the acceptable range. The medians of both samples shift 2-3 points as a single outlier is removed; these samples are too small to be statistically reliable. Valuation Group 5 represents the smallest villages in the county. The date of sale profile does not support that the market is increasing or predictable. The villages that make up Valuation Group 5 have all increased at an annualized rate of 2-4% per year since 2008; this correlates closely to Valuation Group 1, Aurora, which has increased at 3% per year in the same period. This comparison supports that the villages in Valuation Group 5 have kept up with the local residential market.

Valuation Group 8 is also a small sample however, the COD is very low at 4% and the measures of central tendency correlate precisely at 88%. This is a new subdivision, with only 47 improved parcels; this area is still developing; all the sales were built after 2000. The similarity of the parcels, lends credibility to the low COD, and the reliability of the statistics. Every sale except one is below the acceptable range. An increase of 11% to improvements only in Valuation group 8 would bring the median to 96%. The county assessor nearly doubled residential land values in Valuation Group 8 in 2018, resulting in a land to building ratio of 25% for 2019. Land to building ratios are not a

## 2019 Residential Correlation for Hamilton County

precise measurement of land values, but are a recognized mass appraisal technique for evaluation of land assessments. A ratio of 25% is at the upper end of what would be considered typical for assessments in most of the state, for that reason the Property Tax Administrator's (PTA) non-binding recommendation will be made to improvements only. A substat showing this group with and without adjustment is included in the appendices of this report.

### *Equalization and Quality of Assessment*

The valuation practices demonstrated by the county assessor have not produced uniform valuations and therefore do not meet generally accepted mass appraisal techniques.

### *Level of Value*

Based on a review of all available information, the overall level of value of the residential class of real property in Hamilton County is 92%. The non-binding recommendation of the Property Tax Administrator is that in order to achieve equalization in Hamilton County, an 11% increase to improvements within Valuation Group 8 is necessary. With the increase to Valuation Group 8, this will move the level of value to the midpoint of the acceptable range.

After the adjustment to Valuation Group 8, the residential level of value for Hamilton County will be valued within the acceptable range and the overall level of value will be 93% as shown.

RESIDENTIAL IMPROVED				Type : Qualified				
Number of Sales :	277	Median :	93	COV :	16.74			
Total Sales Price :	45,758,224	Wgt. Mean :	91	STD :	15.59			
Total Adj. Sales Price :	45,758,224	Mean :	93	Avg.Abs.Dev :	10.11			
Total Assessed Value :	41,774,360							
Avg. Adj. Sales Price :	165,192	COD :	10.93	MAX Sales Ratio :	170.83			
Avg. Assessed Value :	150,810	PRD :	102.02	MIN Sales Ratio :	53.98			
<u>VALUATION GROUP</u>								
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX
1	170	92.29	93.13	91.31	10.86	101.99	65.43	170.83
2	24	94.81	93.76	92.70	08.97	101.14	74.42	118.26
3	31	93.46	93.78	90.15	10.72	104.03	53.98	147.00
4	7	91.16	88.50	88.54	08.64	99.95	71.32	99.11
5	21	86.69	89.84	86.19	13.32	104.23	64.82	129.42
6	9	90.11	87.69	85.11	12.35	103.03	63.59	117.93
7	3	116.55	123.36	103.99	22.75	118.63	87.00	166.53
8	10	95.89	95.72	95.66	04.47	100.06	84.01	110.67
9	2	92.14	92.14	93.16	04.19	98.91	88.28	96.00

## 2019 Commercial Correlation for Hamilton County

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### *Assessment Actions*

The Hamilton County Assessor along with the contract appraiser inspected and reviewed all pick-up and permit work for the commercial class of property. Around 50 parcels were inspected and reviewed. The county assessor and staff placed the updated inspection data on the 2019 assessment roll

### *Assessment Practice Review*

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

Review of changes to sold and unsold properties revealed no apparent bias. No errors were found in the AVU. The Hamilton County Assessor does a good job of sales verification as there is a good rate of return of the sale questionnaires that are sent. The county had 25 commercial sales over the current three-year study period. The county assessor submits the sales data timely with minimal errors.

The county has four valuation groups based on the economic characteristics within the county. Depreciation tables for the county are based from 2008 and 2009 while the county's costing index tables for all commercial properties are 2008. The county assessor's lot studies are from 2008 and 2013. Tables are updated as the areas are inspected. Older depreciation and costing dates were addressed with the county assessor and the county assessor is in process of updating them in the next few years.

The sales verification process in the county includes sending a verification questionnaire to both the buyer and seller. The county assessor has a high return rate from both. When sales questionnaires are incomplete, the county assessor makes phone calls to follow up. It appears the county has qualified sales without any apparent bias. The process used to establish land values was reviewed. The six-year inspection and review cycle for all real property was discussed with the county assessor. The county appears to be up-to-date with the six-year inspection and review cycle. The county's contract appraiser along with the county assessor inspects and reviews the properties while the county staff enters all of the updated data into the CAMA system.

## 2019 Commercial Correlation for Hamilton County

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### *Description of Analysis*

Hamilton County contains over 425 improved commercial parcels. There are four valuation groups in Hamilton County. Valuation Group 1 is Aurora which is the county seat and the commercial hub of the county. Valuation Groups 2 and 3 are the smaller towns and/or villages. Valuation Group 4 represents the rural commercial properties.

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

There were 25 qualified sales representing all four valuation groups. Analysis of these sales was used to determine if the sales were reliable for measurement purposes. The analyses included checks for outlier sales, the total number of sales available, as well as the examination of the distribution of the sales. The stratification by valuation group revealed that only Valuation Group 1, Aurora, has achieved an adequate sample size to be considered statistically reliable. Further, Valuation Group 1 is the only valuation group that has a median within the acceptable range.

An analysis of the statistical profile shows that all three measures of central tendency are within the acceptable range for the commercial class with a variance of four points. This provides support of a level of value within the acceptable range. The two qualitative measurements indicate that there appears to be uniformity of assessment.

Review of the 2019 County Abstract of Assessment of Real Property, Form 45 Compared with the 2018 Certificate of Taxes Levied Report (CTL) showed minimal change to both the commercial population and the assessment actions. This reflects the reported assessment actions of maintenance work only for the 2019 assessment year.

## 2019 Commercial Correlation for Hamilton County

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### *Equalization and Quality of Assessment*

A review of both the statistics and the assessment practices suggest that assessments within the county are valued within the acceptable parameters, and therefore considered equalized in the commercial properties within Hamilton County. The quality of assessment of the commercial class of property complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	13	92.75	89.91	90.37	17.20	99.49
2	2	68.13	68.13	65.90	13.27	103.38
3	5	116.67	124.67	121.21	23.51	102.85
4	5	100.00	98.26	101.84	04.95	96.48
____ALL____	25	94.20	96.79	92.83	20.29	104.27

### *Level of Value*

Based on the review of all available information, the level of value of the commercial property in Hamilton County is 94%.

# 2019 Agricultural Correlation for Hamilton County

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## *Assessment Actions*

For assessment year 2019, the Hamilton County assessor verified sales along with updating land use from information received from the Natural Resource District (NRD). Agricultural land sales were reviewed and all irrigated land classes, as well as the top two dryland land classification groups (LCGs) were lowered to the acceptable range. Irrigated land was decreased approximately 6% and dryland was decreased approximately 2%, no adjustment to grassland was made. The county timely reviewed all pick-up and permit work and any updates to the assessment rolls.

## *Assessment Practice Review*

An annual comprehensive review of the assessment practices is conducted for all counties. Within the agricultural class, the Property Assessment Division's (Division) assessment practice review focuses on the submission and qualification of sales information, the timely and accurate submission of sales data, and accuracy of values on the Assessed Value Update (AVU). The review also examines the stratification of properties into market areas, the county's six-year inspection and review cycle, land use analysis, and the valuation methodology for agricultural outbuildings, agricultural homes, and outbuildings.

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

Land use is conducted using the latest aerial imagery, certifications from Farm Services Agency (FSA) maps, and questionnaires. The County Assessor and staff completed all physical inspections to confirm any changes.

The home site acres are valued at \$30,000. Agricultural improvements are priced according to the Marshall & Swift manual and Computer Assisted Mass Appraisal (CAMA) depreciation. Agricultural homes are inspected and revalued using the same processes that are utilized for rural residential; 2017 depreciation and 2007 costing are in use in conjunction with the six-year inspection and review cycle. The last site value study was done in 2014. The county assessor is planning to update the costing for the 2020 assessment year.

The county assessor has determined that there is a need for only one agricultural market area and currently has no sales evidence that would indicate the existence of any additional market areas.

## 2019 Agricultural Correlation for Hamilton County

### *Description of Analysis*

Review of the statistical profile indicates that there are 56 qualified sales within the agricultural sample. All measures of central tendency are within in the acceptable range and the COD is low enough to support the use of the median as an indicator of the level of value. The review of the date of sales statistical profile indicates that the agricultural market is steadily declining at a rate of four percentage points per year, supporting the county assessor’s actions to decrease dryland and irrigated cropland 2-6% for 2019.

Study Yrs	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01-OCT-15 To 30-SEP-16	14	67.48	73.07	71.09	12.48	102.79
01-OCT-16 To 30-SEP-17	21	71.21	72.27	67.96	14.86	106.34
01-OCT-17 To 30-SEP-18	21	75.58	78.86	76.11	10.02	103.61

The review of the 80% Majority Land Use (MLU) subclass indicates that only irrigated land has a sufficient sample of sales for analysis which is expected considering that agricultural land in the county is 85% irrigated. Although there is no reliable measurement of dryland or grassland, the per acre values established by the county assessor are reasonably comparable to all surrounding counties, supporting that values are equalized and at an appropriate level of value.

### *Equalization and Quality of Assessment*

Agricultural improvements are inspected and valued with the same methods that are utilized for rural residential property. Since rural residential properties are deemed to be valued within the acceptable range agricultural improvements are uniformly appraised within the acceptable range.

The statistical analysis and comparison of surrounding county values supports that the agricultural land values in Hamilton County are uniform and the quality of assessment of the agriculture class of property adheres to generally accepted mass appraisal techniques.

<b>80%MLU By Market Area</b>						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<b>Irrigated</b>						
County	51	71.96	73.13	70.66	11.48	103.50
1	51	71.96	73.13	70.66	11.48	103.50
<b>Dry</b>						
County	1	84.86	84.86	84.86	00.00	100.00
1	1	84.86	84.86	84.86	00.00	100.00
<b>Grass</b>						
County	1	68.20	68.20	68.20	00.00	100.00
1	1	68.20	68.20	68.20	00.00	100.00
<b>ALL</b>	<b>56</b>	<b>72.90</b>	<b>74.94</b>	<b>71.52</b>	<b>13.11</b>	<b>104.78</b>



## 2019 Agricultural Correlation for Hamilton County

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### *Level of Value*

Based on analysis of all available information, the level of value of agricultural land in Hamilton County is 73%.

## 2019 Opinions of the Property Tax Administrator for Hamilton County

My opinions and recommendations are stated as a conclusion based on all of the factors known to me regarding the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. § 77-5027 (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
<b>Residential Real Property</b>	92	Does not meet generally accepted mass appraisal techniques.	Valuation Grouping # 8, an adjustment of 11%
<b>Commercial Real Property</b>	94	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Agricultural Land</b>	73	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*

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Ruth A. Sorensen  
Property Tax Administrator

## APPENDICES

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## 2019 Commission Summary for Hamilton County

### Residential Real Property - Current

Number of Sales	277	Median	92.36
Total Sales Price	\$45,758,224	Mean	92.86
Total Adj. Sales Price	\$45,758,224	Wgt. Mean	90.53
Total Assessed Value	\$41,422,730	Average Assessed Value of the Base	\$107,973
Avg. Adj. Sales Price	\$165,192	Avg. Assessed Value	\$149,541

### Confidence Interval - Current

95% Median C.I	90.89 to 93.05
95% Wgt. Mean C.I	89.06 to 91.99
95% Mean C.I	91.02 to 94.70
% of Value of the Class of all Real Property Value in the County	19.37
% of Records Sold in the Study Period	5.88
% of Value Sold in the Study Period	8.15

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2018	241	95	95.19
2017	241	93	93.41
2016	277	95	94.51
2015	216	95	95.07

## 2019 Commission Summary for Hamilton County

### Commercial Real Property - Current

Number of Sales	25	Median	94.20
Total Sales Price	\$3,734,709	Mean	96.79
Total Adj. Sales Price	\$3,734,709	Wgt. Mean	92.83
Total Assessed Value	\$3,467,110	Average Assessed Value of the Base	\$385,785
Avg. Adj. Sales Price	\$149,388	Avg. Assessed Value	\$138,684

### Confidence Interval - Current

95% Median C.I	85.63 to 104.72
95% Wgt. Mean C.I	84.91 to 100.76
95% Mean C.I	85.56 to 108.02
% of Value of the Class of all Real Property Value in the County	7.92
% of Records Sold in the Study Period	4.64
% of Value Sold in the Study Period	1.67

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2018	23	93	93.26
2017	25	95	95.00
2016	27	96	89.55
2015	23	94	93.89

**41 Hamilton  
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 : 277  
 Total Sales Price : 45,758,224  
 Total Adj. Sales Price : 45,758,224  
 Total Assessed Value : 41,422,730  
 Avg. Adj. Sales Price : 165,192  
 Avg. Assessed Value : 149,541

MEDIAN : 92  
 WGT. MEAN : 91  
 MEAN : 93  
 COD : 10.99  
 PRD : 102.57

COV : 16.80  
 STD : 15.60  
 Avg. Abs. Dev : 10.15  
 MAX Sales Ratio : 170.83  
 MIN Sales Ratio : 53.98

95% Median C.I. : 90.89 to 93.05  
 95% Wgt. Mean C.I. : 89.06 to 91.99  
 95% Mean C.I. : 91.02 to 94.70

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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	30	93.88	95.49	92.77	11.88	102.93	64.82	170.83	89.62 to 96.00	170,658	158,312
01-JAN-17 To 31-MAR-17	25	95.24	95.91	94.84	08.40	101.13	65.43	144.52	91.91 to 98.62	147,540	139,925
01-APR-17 To 30-JUN-17	41	91.34	94.68	91.33	12.31	103.67	71.58	166.53	86.97 to 96.08	168,672	154,047
01-JUL-17 To 30-SEP-17	28	92.31	96.31	90.98	12.73	105.86	75.43	157.08	88.28 to 95.82	161,966	147,363
01-OCT-17 To 31-DEC-17	35	95.36	95.16	93.38	09.33	101.91	71.26	137.35	92.70 to 98.77	186,237	173,907
01-JAN-18 To 31-MAR-18	29	93.10	93.05	91.65	08.21	101.53	67.03	120.31	87.68 to 96.39	149,848	137,335
01-APR-18 To 30-JUN-18	47	88.73	88.28	87.83	09.67	100.51	70.60	128.51	82.85 to 92.70	168,279	147,802
01-JUL-18 To 30-SEP-18	42	89.77	88.15	84.99	12.60	103.72	53.98	147.00	85.60 to 92.38	160,153	136,120
<u>Study Yrs</u>											
01-OCT-16 To 30-SEP-17	124	92.52	95.49	92.25	11.61	103.51	64.82	170.83	91.43 to 94.65	163,378	150,722
01-OCT-17 To 30-SEP-18	153	91.55	90.72	89.15	10.54	101.76	53.98	147.00	89.48 to 92.96	166,663	148,583
<u>Calendar Yrs</u>											
01-JAN-17 To 31-DEC-17	129	93.17	95.40	92.47	11.01	103.17	65.43	166.53	91.91 to 95.36	167,887	155,248
<u>ALL</u>	277	92.36	92.86	90.53	10.99	102.57	53.98	170.83	90.89 to 93.05	165,192	149,541

VALUATION GROUP										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	170	92.29	93.13	91.31	10.86	101.99	65.43	170.83	90.68 to 92.96	150,801	137,700
2	24	94.81	93.76	92.70	08.97	101.14	74.42	118.26	88.49 to 100.24	206,142	191,094
3	31	93.46	93.78	90.15	10.72	104.03	53.98	147.00	91.43 to 95.44	124,348	112,097
4	7	91.16	88.50	88.54	08.64	99.95	71.32	99.11	71.32 to 99.11	262,857	232,746
5	21	86.69	89.84	86.19	13.32	104.23	64.82	129.42	82.55 to 96.24	97,871	84,355
6	9	90.11	87.69	85.11	12.35	103.03	63.59	117.93	73.29 to 96.30	185,500	157,886
7	3	116.55	123.36	103.99	22.75	118.63	87.00	166.53	N/A	17,500	18,198
8	10	88.44	88.11	88.04	04.42	100.08	77.21	101.31	84.93 to 89.88	461,350	406,163
9	2	92.14	92.14	93.16	04.19	98.91	88.28	96.00	N/A	544,500	507,283
<u>ALL</u>	277	92.36	92.86	90.53	10.99	102.57	53.98	170.83	90.89 to 93.05	165,192	149,541

**41 Hamilton  
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 : 277  
 Total Sales Price : 45,758,224  
 Total Adj. Sales Price : 45,758,224  
 Total Assessed Value : 41,422,730  
 Avg. Adj. Sales Price : 165,192  
 Avg. Assessed Value : 149,541

MEDIAN : 92  
 WGT. MEAN : 91  
 MEAN : 93  
 COD : 10.99  
 PRD : 102.57

COV : 16.80  
 STD : 15.60  
 Avg. Abs. Dev : 10.15  
 MAX Sales Ratio : 170.83  
 MIN Sales Ratio : 53.98

95% Median C.I. : 90.89 to 93.05  
 95% Wgt. Mean C.I. : 89.06 to 91.99  
 95% Mean C.I. : 91.02 to 94.70

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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	276	92.29	92.59	90.51	10.75	102.30	53.98	170.83	90.89 to 92.96	165,763	150,037
06	1	166.53	166.53	166.53	00.00	100.00	166.53	166.53	N/A	7,500	12,490
07											
<u>ALL</u>	<u>277</u>	<u>92.36</u>	<u>92.86</u>	<u>90.53</u>	<u>10.99</u>	<u>102.57</u>	<u>53.98</u>	<u>170.83</u>	<u>90.89 to 93.05</u>	<u>165,192</u>	<u>149,541</u>

**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	3	147.00	143.36	141.25	11.33	101.49	116.55	166.53	N/A	9,167	12,948
Less Than 30,000	6	125.15	127.92	122.82	16.92	104.15	97.47	166.53	97.47 to 166.53	14,083	17,297
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	277	92.36	92.86	90.53	10.99	102.57	53.98	170.83	90.89 to 93.05	165,192	149,541
Greater Than 14,999	274	92.20	92.30	90.49	10.52	102.00	53.98	170.83	90.82 to 92.86	166,900	151,036
Greater Than 29,999	271	92.14	92.08	90.47	10.41	101.78	53.98	170.83	90.68 to 92.86	168,538	152,468
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	3	147.00	143.36	141.25	11.33	101.49	116.55	166.53	N/A	9,167	12,948
15,000 TO 29,999	3	106.19	112.47	113.92	11.39	98.73	97.47	133.75	N/A	19,000	21,645
30,000 TO 59,999	14	103.67	111.65	110.66	19.43	100.89	83.85	170.83	87.00 to 129.95	46,865	51,859
60,000 TO 99,999	47	95.42	97.94	97.37	12.15	100.59	64.82	157.08	92.65 to 99.09	79,956	77,850
100,000 TO 149,999	85	90.13	88.11	87.87	09.60	100.27	53.98	117.93	87.45 to 92.05	126,389	111,064
150,000 TO 249,999	79	92.51	91.13	91.03	08.83	100.11	63.59	137.35	89.89 to 94.78	187,015	170,249
250,000 TO 499,999	40	89.52	88.85	88.66	06.81	100.21	74.42	106.35	85.79 to 92.83	309,760	274,630
500,000 TO 999,999	6	90.99	90.88	91.25	08.79	99.59	77.21	101.31	77.21 to 101.31	558,667	509,776
1,000,000 +											
<u>ALL</u>	<u>277</u>	<u>92.36</u>	<u>92.86</u>	<u>90.53</u>	<u>10.99</u>	<u>102.57</u>	<u>53.98</u>	<u>170.83</u>	<u>90.89 to 93.05</u>	<u>165,192</u>	<u>149,541</u>

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	21	Median :	87	COV :	17.01	95% Median C.I. :	82.55 to 96.24
Total Sales Price :	2,055,300	Wgt. Mean :	86	STD :	15.28	95% Wgt. Mean C.I. :	80.45 to 91.93
Total Adj. Sales Price :	2,055,300	Mean :	90	Avg. Abs. Dev :	11.55	95% Mean C.I. :	82.88 to 96.80
Total Assessed Value :	1,771,460						
Avg. Adj. Sales Price :	97,871	COD :	13.32	MAX Sales Ratio :	129.42		
Avg. Assessed Value :	84,355	PRD :	104.23	MIN Sales Ratio :	64.82		

DATE OF SALE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Qrtrs</u>											
10/01/2016 To 12/31/2016	2	71.10	71.10	70.49	08.83	100.87	64.82	77.37	N/A	83,000	58,508
01/01/2017 To 03/31/2017	2	84.68	84.68	84.66	00.72	100.02	84.07	85.28	N/A	59,000	49,950
04/01/2017 To 06/30/2017	1	129.42	129.42	129.42		100.00	129.42	129.42	N/A	30,000	38,825
07/01/2017 To 09/30/2017	2	107.19	107.19	106.59	02.04	100.56	105.00	109.37	N/A	82,500	87,935
10/01/2017 To 12/31/2017	3	96.24	93.53	92.11	06.63	101.54	82.60	101.74	N/A	85,667	78,910
01/01/2018 To 03/31/2018	5	86.69	87.05	82.80	11.65	105.13	67.03	106.19	N/A	126,480	104,721
04/01/2018 To 06/30/2018	2	87.69	87.69	86.05	04.74	101.91	83.53	91.84	N/A	143,500	123,485
07/01/2018 To 09/30/2018	4	87.71	85.05	83.16	10.30	102.27	69.50	95.29	N/A	99,975	83,136
<u>Study Yrs</u>											
10/01/2016 To 09/30/2017	7	85.28	93.62	90.11	19.69	103.90	64.82	129.42	64.82 to 129.42	68,429	61,659
10/01/2017 To 09/30/2018	14	89.27	87.96	85.00	09.89	103.48	67.03	106.19	82.01 to 96.24	112,593	95,704
<u>Calendar Yrs</u>											
01/01/2017 To 12/31/2017	8	98.99	99.22	96.72	12.29	102.58	82.60	129.42	82.60 to 129.42	71,250	68,916

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
5	21	86.69	89.84	86.19	13.32	104.23	64.82	129.42	82.55 to 96.24	97,871	84,355



RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	21	Median :	87	COV :	17.01	95% Median C.I. :	82.55 to 96.24
Total Sales Price :	2,055,300	Wgt. Mean :	86	STD :	15.28	95% Wgt. Mean C.I. :	80.45 to 91.93
Total Adj. Sales Price :	2,055,300	Mean :	90	Avg. Abs. Dev :	11.55	95% Mean C.I. :	82.88 to 96.80
Total Assessed Value :	1,771,460						
Avg. Adj. Sales Price :	97,871	COD :	13.32	MAX Sales Ratio :	129.42		
Avg. Assessed Value :	84,355	PRD :	104.23	MIN Sales Ratio :	64.82		

PROPERTY TYPE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
01	21	86.69	89.84	86.19	13.32	104.23	64.82	129.42	82.55 to 96.24	97,871	84,355
06											
07											

SALE PRICE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	1	106.19	106.19	106.19		100.00	106.19	106.19	N/A	16,000	16,990
__Ranges Excl. Low \$__											
Greater Than 4,999	21	86.69	89.84	86.19	13.32	104.23	64.82	129.42	82.55 to 96.24	97,871	84,355
Greater Than 15,000	21	86.69	89.84	86.19	13.32	104.23	64.82	129.42	82.55 to 96.24	97,871	84,355
Greater Than 30,000	20	85.99	89.03	86.03	12.97	103.49	64.82	129.42	82.55 to 95.29	101,965	87,724
__Incremental Ranges__											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	1	106.19	106.19	106.19		100.00	106.19	106.19	N/A	16,000	16,990
30,000 TO 59,999	2	107.35	107.35	100.32	20.56	107.01	85.28	129.42	N/A	44,000	44,143
60,000 TO 99,999	9	91.84	88.98	88.13	11.06	100.96	64.82	109.37	77.37 to 101.74	72,222	63,652
100,000 TO 149,999	6	87.97	85.46	83.83	14.12	101.94	67.03	105.00	67.03 to 105.00	122,300	102,524
150,000 TO 249,999	3	83.53	84.08	84.26	01.87	99.79	82.01	86.69	N/A	189,167	159,390
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	5	Total	Increase	0%

What IF

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	10	Median :	88	COV :	06.82	95% Median C.I. :	84.93 to 89.88
Total Sales Price :	4,613,500	Wgt. Mean :	88	STD :	06.01	95% Wgt. Mean C.I. :	83.13 to 92.95
Total Adj. Sales Price :	4,613,500	Mean :	88	Avg. Abs.Dev :	03.91	95% Mean C.I. :	83.81 to 92.41
Total Assessed Value :	4,061,630						
Avg. Adj. Sales Price :	461,350	COD :	04.42	MAX Sales Ratio :	101.31		
Avg. Assessed Value :	406,163	PRD :	100.08	MIN Sales Ratio :	77.21		

DATE OF SALE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2016 To 12/31/2016	1	85.47	85.47	85.47		100.00	85.47	85.47	N/A	500,000	427,335
01/01/2017 To 03/31/2017											
04/01/2017 To 06/30/2017	3	89.61	91.95	92.89	06.09	98.99	84.93	101.31	N/A	438,333	407,178
07/01/2017 To 09/30/2017	1	77.21	77.21	77.21		100.00	77.21	77.21	N/A	551,000	425,450
10/01/2017 To 12/31/2017	3	89.42	88.42	88.27	01.45	100.17	85.97	89.87	N/A	447,500	394,992
01/01/2018 To 03/31/2018											
04/01/2018 To 06/30/2018	1	87.45	87.45	87.45		100.00	87.45	87.45	N/A	455,000	397,890
07/01/2018 To 09/30/2018	1	89.88	89.88	89.88		100.00	89.88	89.88	N/A	450,000	404,445
<u>Study Yrs</u>											
10/01/2016 To 09/30/2017	5	85.47	87.71	87.67	06.74	100.05	77.21	101.31	N/A	473,200	414,864
10/01/2017 To 09/30/2018	5	89.42	88.52	88.42	01.42	100.11	85.97	89.88	N/A	449,500	397,462
<u>Calendar Yrs</u>											
01/01/2017 To 12/31/2017	7	89.42	88.33	88.26	05.22	100.08	77.21	101.31	77.21 to 101.31	458,357	404,566

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
8	10	88.44	88.11	88.04	04.42	100.08	77.21	101.31	84.93 to 89.88	461,350	406,163

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	10	Median :	88	COV :	06.82	95% Median C.I. :	84.93 to 89.88
Total Sales Price :	4,613,500	Wgt. Mean :	88	STD :	06.01	95% Wgt. Mean C.I. :	83.13 to 92.95
Total Adj. Sales Price :	4,613,500	Mean :	88	Avg. Abs. Dev :	03.91	95% Mean C.I. :	83.81 to 92.41
Total Assessed Value :	4,061,630						
Avg. Adj. Sales Price :	461,350	COD :	04.42	MAX Sales Ratio :	101.31		
Avg. Assessed Value :	406,163	PRD :	100.08	MIN Sales Ratio :	77.21		

PROPERTY TYPE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
01	10	88.44	88.11	88.04	04.42	100.08	77.21	101.31	84.93 to 89.88	461,350	406,163
06											
07											

SALE PRICE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
__Ranges Excl. Low \$__											
Greater Than 4,999	10	88.44	88.11	88.04	04.42	100.08	77.21	101.31	84.93 to 89.88	461,350	406,163
Greater Than 15,000	10	88.44	88.11	88.04	04.42	100.08	77.21	101.31	84.93 to 89.88	461,350	406,163
Greater Than 30,000	10	88.44	88.11	88.04	04.42	100.08	77.21	101.31	84.93 to 89.88	461,350	406,163
__Incremental Ranges__											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999											
60,000 TO 99,999											
100,000 TO 149,999											
150,000 TO 249,999											
250,000 TO 499,999	6	89.52	88.53	88.56	01.41	99.97	84.93	89.88	84.93 to 89.88	422,583	374,231
500,000 TO 999,999	4	85.72	87.49	87.40	07.17	100.10	77.21	101.31	N/A	519,500	454,061
1,000,000 +											

What IF

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	8	Total	Increase	0%

What IF

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	10	Median :	96	COV :	06.96	95% Median C.I. :	91.88 to 97.69
Total Sales Price :	4,613,500	Wgt. Mean :	96	STD :	06.66	95% Wgt. Mean C.I. :	90.22 to 101.10
Total Adj. Sales Price :	4,613,500	Mean :	96	Avg. Abs. Dev :	04.29	95% Mean C.I. :	90.96 to 100.48
Total Assessed Value :	4,413,260						
Avg. Adj. Sales Price :	461,350	COD :	04.47	MAX Sales Ratio :	110.67		
Avg. Assessed Value :	441,326	PRD :	100.06	MIN Sales Ratio :	84.01		

DATE OF SALE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Qrtrs</u>											
10/01/2016 To 12/31/2016	1	93.00	93.00	93.00		100.00	93.00	93.00	N/A	500,000	464,992
01/01/2017 To 03/31/2017											
04/01/2017 To 06/30/2017	3	97.13	99.89	100.98	06.44	98.92	91.88	110.67	N/A	438,333	442,618
07/01/2017 To 09/30/2017	1	84.01	84.01	84.01		100.00	84.01	84.01	N/A	551,000	462,900
10/01/2017 To 12/31/2017	3	97.13	96.04	95.89	01.32	100.16	93.57	97.42	N/A	447,500	429,091
01/01/2018 To 03/31/2018											
04/01/2018 To 06/30/2018	1	94.65	94.65	94.65		100.00	94.65	94.65	N/A	455,000	430,658
07/01/2018 To 09/30/2018	1	97.69	97.69	97.69		100.00	97.69	97.69	N/A	450,000	439,584
<u>Study Yrs</u>											
10/01/2016 To 09/30/2017	5	93.00	95.34	95.34	06.86	100.00	84.01	110.67	N/A	473,200	451,149
10/01/2017 To 09/30/2018	5	97.13	96.09	96.00	01.42	100.09	93.57	97.69	N/A	449,500	431,503
<u>Calendar Yrs</u>											
01/01/2017 To 12/31/2017	7	97.13	95.97	95.93	05.26	100.04	84.01	110.67	84.01 to 110.67	458,357	439,718

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
8	10	95.89	95.72	95.66	04.47	100.06	84.01	110.67	91.88 to 97.69	461,350	441,326

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	10	Median :	96	COV :	06.96	95% Median C.I. :	91.88 to 97.69
Total Sales Price :	4,613,500	Wgt. Mean :	96	STD :	06.66	95% Wgt. Mean C.I. :	90.22 to 101.10
Total Adj. Sales Price :	4,613,500	Mean :	96	Avg. Abs. Dev :	04.29	95% Mean C.I. :	90.96 to 100.48
Total Assessed Value :	4,413,260						
Avg. Adj. Sales Price :	461,350	COD :	04.47	MAX Sales Ratio :	110.67		
Avg. Assessed Value :	441,326	PRD :	100.06	MIN Sales Ratio :	84.01		

PROPERTY TYPE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
01	10	95.89	95.72	95.66	04.47	100.06	84.01	110.67	91.88 to 97.69	461,350	441,326
06											
07											

SALE PRICE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
__ Ranges Excl. Low \$ __											
Greater Than 4,999	10	95.89	95.72	95.66	04.47	100.06	84.01	110.67	91.88 to 97.69	461,350	441,326
Greater Than 15,000	10	95.89	95.72	95.66	04.47	100.06	84.01	110.67	91.88 to 97.69	461,350	441,326
Greater Than 30,000	10	95.89	95.72	95.66	04.47	100.06	84.01	110.67	91.88 to 97.69	461,350	441,326
__ Incremental Ranges __											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999											
60,000 TO 99,999											
100,000 TO 149,999											
150,000 TO 249,999											
250,000 TO 499,999	6	97.13	95.98	96.02	01.47	99.96	91.88	97.69	91.88 to 97.69	422,583	405,771
500,000 TO 999,999	4	93.29	95.31	95.22	07.30	100.09	84.01	110.67	N/A	519,500	494,658
1,000,000 +											

What IF

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	8	Improvmt	Increase	11%

What IF



RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	277	Median :	93	COV :	16.74	95% Median C.I. :	91.81 to 93.34
Total Sales Price :	45,758,224	Wgt. Mean :	91	STD :	15.59	95% Wgt. Mean C.I. :	89.79 to 92.80
Total Adj. Sales Price :	45,758,224	Mean :	93	Avg. Abs. Dev :	10.11	95% Mean C.I. :	91.29 to 94.97
Total Assessed Value :	41,774,360						
Avg. Adj. Sales Price :	165,192	COD :	10.93	MAX Sales Ratio :	170.83		
Avg. Assessed Value :	150,810	PRD :	102.02	MIN Sales Ratio :	53.98		

DATE OF SALE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Qrtrs</u>											
10/01/2016 To 12/31/2016	30	93.88	95.74	93.50	11.61	102.40	64.82	170.83	91.59 to 96.00	170,658	159,567
01/01/2017 To 03/31/2017	25	95.24	95.91	94.84	08.40	101.13	65.43	144.52	91.91 to 98.62	147,540	139,925
04/01/2017 To 06/30/2017	41	92.36	95.26	92.87	12.31	102.57	71.58	166.53	87.45 to 96.36	168,672	156,641
07/01/2017 To 09/30/2017	28	92.31	96.55	91.81	12.47	105.16	75.43	157.08	88.28 to 95.82	161,966	148,700
10/01/2017 To 12/31/2017	35	96.24	95.81	94.95	08.77	100.91	71.26	137.35	93.57 to 98.77	186,237	176,830
01/01/2018 To 03/31/2018	29	93.10	93.05	91.65	08.21	101.53	67.03	120.31	87.68 to 96.39	149,848	137,335
04/01/2018 To 06/30/2018	47	88.73	88.43	88.25	09.78	100.20	70.60	128.51	82.85 to 93.05	168,279	148,499
07/01/2018 To 09/30/2018	42	89.89	88.34	85.52	12.79	103.30	53.98	147.00	85.60 to 92.53	160,153	136,956
<u>Study Yrs</u>											
10/01/2016 To 09/30/2017	124	92.74	95.80	93.15	11.49	102.84	64.82	170.83	91.91 to 94.72	163,378	152,185
10/01/2017 To 09/30/2018	153	92.38	90.97	89.82	10.47	101.28	53.98	147.00	90.11 to 93.34	166,663	149,695
<u>Calendar Yrs</u>											
01/01/2017 To 12/31/2017	129	93.92	95.82	93.61	10.83	102.36	65.43	166.53	92.43 to 95.85	167,887	157,155

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	277	Median :	93	COV :	16.74	95% Median C.I. :	91.81 to 93.34
Total Sales Price :	45,758,224	Wgt. Mean :	91	STD :	15.59	95% Wgt. Mean C.I. :	89.79 to 92.80
Total Adj. Sales Price :	45,758,224	Mean :	93	Avg. Abs. Dev :	10.11	95% Mean C.I. :	91.29 to 94.97
Total Assessed Value :	41,774,360						
Avg. Adj. Sales Price :	165,192	COD :	10.93	MAX Sales Ratio :	170.83		
Avg. Assessed Value :	150,810	PRD :	102.02	MIN Sales Ratio :	53.98		

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	170	92.29	93.13	91.31	10.86	101.99	65.43	170.83	90.68 to 92.96	150,801	137,700
2	24	94.81	93.76	92.70	08.97	101.14	74.42	118.26	88.49 to 100.24	206,142	191,094
3	31	93.46	93.78	90.15	10.72	104.03	53.98	147.00	91.43 to 95.44	124,348	112,097
4	7	91.16	88.50	88.54	08.64	99.95	71.32	99.11	71.32 to 99.11	262,857	232,746
5	21	86.69	89.84	86.19	13.32	104.23	64.82	129.42	82.55 to 96.24	97,871	84,355
6	9	90.11	87.69	85.11	12.35	103.03	63.59	117.93	73.29 to 96.30	185,500	157,886
7	3	116.55	123.36	103.99	22.75	118.63	87.00	166.53	N/A	17,500	18,198
8	10	95.89	95.72	95.66	04.47	100.06	84.01	110.67	91.88 to 97.69	461,350	441,326
9	2	92.14	92.14	93.16	04.19	98.91	88.28	96.00	N/A	544,500	507,283

PROPERTY TYPE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
01	276	92.53	92.87	91.28	10.68	101.74	53.98	170.83	91.81 to 93.20	165,763	151,311
06	1	166.53	166.53	166.53		100.00	166.53	166.53	N/A	7,500	12,490
07											

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	277	Median :	93	COV :	16.74	95% Median C.I. :	91.81 to 93.34
Total Sales Price :	45,758,224	Wgt. Mean :	91	STD :	15.59	95% Wgt. Mean C.I. :	89.79 to 92.80
Total Adj. Sales Price :	45,758,224	Mean :	93	Avg. Abs. Dev :	10.11	95% Mean C.I. :	91.29 to 94.97
Total Assessed Value :	41,774,360						
Avg. Adj. Sales Price :	165,192	COD :	10.93	MAX Sales Ratio :	170.83		
Avg. Assessed Value :	150,810	PRD :	102.02	MIN Sales Ratio :	53.98		

**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	3	147.00	143.36	141.25	11.33	101.49	116.55	166.53	N/A	9,167	12,948
Less Than 30,000	6	125.15	127.92	122.82	16.92	104.15	97.47	166.53	97.47 to 166.53	14,083	17,297
__ Ranges Excl. Low \$ __											
Greater Than 4,999	277	92.53	93.13	91.29	10.93	102.02	53.98	170.83	91.81 to 93.34	165,192	150,810
Greater Than 15,000	274	92.52	92.58	91.26	10.45	101.45	53.98	170.83	91.59 to 93.17	166,900	152,319
Greater Than 30,000	271	92.49	92.36	91.24	10.33	101.23	53.98	170.83	91.43 to 93.16	168,538	153,766
__ Incremental Ranges __											
0 TO 4,999											
5,000 TO 14,999	3	147.00	143.36	141.25	11.33	101.49	116.55	166.53	N/A	9,167	12,948
15,000 TO 29,999	3	106.19	112.47	113.92	11.39	98.73	97.47	133.75	N/A	19,000	21,645
30,000 TO 59,999	14	103.67	111.65	110.66	19.43	100.89	83.85	170.83	87.00 to 129.95	46,865	51,859
60,000 TO 99,999	47	95.42	97.94	97.37	12.15	100.59	64.82	157.08	92.65 to 99.09	79,956	77,850
100,000 TO 149,999	85	90.13	88.11	87.87	09.60	100.27	53.98	117.93	87.45 to 92.05	126,389	111,064
150,000 TO 249,999	79	92.51	91.13	91.03	08.83	100.11	63.59	137.35	89.89 to 94.78	187,015	170,249
250,000 TO 499,999	40	92.01	89.97	90.19	07.28	99.76	74.42	106.35	86.05 to 94.65	309,760	279,361
500,000 TO 999,999	6	94.79	96.09	96.09	06.22	100.00	84.01	110.67	84.01 to 110.67	558,667	536,841
1,000,000 +											

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	8	Improvmt	Increase	11%

What IF

**41 Hamilton**  
**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 : 25  
Total Sales Price : 3,734,709  
Total Adj. Sales Price : 3,734,709  
Total Assessed Value : 3,467,110  
Avg. Adj. Sales Price : 149,388  
Avg. Assessed Value : 138,684

MEDIAN : 94  
WGT. MEAN : 93  
MEAN : 97  
COD : 20.29  
PRD : 104.27

COV : 28.10  
STD : 27.20  
Avg. Abs. Dev : 19.11  
MAX Sales Ratio : 167.14  
MIN Sales Ratio : 48.38

95% Median C.I. : 85.63 to 104.72  
95% Wgt. Mean C.I. : 84.91 to 100.76  
95% Mean C.I. : 85.56 to 108.02

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-15 To 31-DEC-15	1	98.67	98.67	98.67	00.00	100.00	98.67	98.67	N/A	75,000	74,000
01-JAN-16 To 31-MAR-16	2	93.60	93.60	95.67	17.55	97.84	77.17	110.03	N/A	105,250	100,690
01-APR-16 To 30-JUN-16	1	97.22	97.22	97.22	00.00	100.00	97.22	97.22	N/A	180,000	175,000
01-JUL-16 To 30-SEP-16	2	93.72	93.72	92.61	10.23	101.20	84.13	103.30	N/A	650,000	601,988
01-OCT-16 To 31-DEC-16	1	85.71	85.71	85.71	00.00	100.00	85.71	85.71	N/A	70,000	60,000
01-JAN-17 To 31-MAR-17	4	93.01	95.11	97.60	06.36	97.45	85.63	108.81	N/A	170,750	166,650
01-APR-17 To 30-JUN-17	2	102.36	102.36	103.67	02.31	98.74	100.00	104.72	N/A	186,500	193,350
01-JUL-17 To 30-SEP-17	3	77.26	106.44	88.26	39.79	120.60	74.92	167.14	N/A	33,633	29,685
01-OCT-17 To 31-DEC-17	1	48.38	48.38	48.38	00.00	100.00	48.38	48.38	N/A	117,000	56,600
01-JAN-18 To 31-MAR-18											
01-APR-18 To 30-JUN-18	7	107.50	107.37	98.05	21.85	109.51	55.63	154.79	55.63 to 154.79	67,571	66,257
01-JUL-18 To 30-SEP-18	1	59.09	59.09	59.09	00.00	100.00	59.09	59.09	N/A	152,309	90,000
<u>Study Yrs</u>											
01-OCT-15 To 30-SEP-16	6	97.95	95.09	93.70	09.10	101.48	77.17	110.03	77.17 to 110.03	294,250	275,726
01-OCT-16 To 30-SEP-17	10	93.01	99.02	98.00	16.96	101.04	74.92	167.14	77.26 to 108.81	122,690	120,236
01-OCT-17 To 30-SEP-18	9	94.20	95.45	82.23	30.51	116.08	48.38	154.79	55.63 to 132.80	82,479	67,822
<u>Calendar Yrs</u>											
01-JAN-16 To 31-DEC-16	6	91.47	92.93	93.18	11.58	99.73	77.17	110.03	77.17 to 110.03	293,417	273,393
01-JAN-17 To 31-DEC-17	10	93.01	95.29	94.12	20.97	101.24	48.38	167.14	74.92 to 108.81	127,390	119,896
<u>ALL</u>	25	94.20	96.79	92.83	20.29	104.27	48.38	167.14	85.63 to 104.72	149,388	138,684

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	13	92.75	89.91	90.37	17.20	99.49	48.38	132.80	74.92 to 108.81	178,069	160,927
2	2	68.13	68.13	65.90	13.27	103.38	59.09	77.17	N/A	122,155	80,500
3	5	116.67	124.67	121.21	23.51	102.85	77.26	167.14	N/A	17,500	21,212
4	5	100.00	98.26	101.84	04.95	96.48	90.00	104.72	N/A	217,600	221,601
<u>ALL</u>	25	94.20	96.79	92.83	20.29	104.27	48.38	167.14	85.63 to 104.72	149,388	138,684

**41 Hamilton  
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 : 25  
 Total Sales Price : 3,734,709  
 Total Adj. Sales Price : 3,734,709  
 Total Assessed Value : 3,467,110  
 Avg. Adj. Sales Price : 149,388  
 Avg. Assessed Value : 138,684

MEDIAN : 94  
 WGT. MEAN : 93  
 MEAN : 97  
 COD : 20.29  
 PRD : 104.27

COV : 28.10  
 STD : 27.20  
 Avg. Abs. Dev : 19.11  
 MAX Sales Ratio : 167.14  
 MIN Sales Ratio : 48.38

95% Median C.I. : 85.63 to 104.72  
 95% Wgt. Mean C.I. : 84.91 to 100.76  
 95% Mean C.I. : 85.56 to 108.02

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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	3	94.20	96.62	95.26	08.63	101.43	85.63	110.03	N/A	144,500	137,657
03	21	93.26	96.44	91.34	22.56	105.58	48.38	167.14	77.26 to 107.50	143,391	130,973
04	1	104.72	104.72	104.72	00.00	100.00	104.72	104.72	N/A	290,000	303,700
<u>ALL</u>	<u>25</u>	<u>94.20</u>	<u>96.79</u>	<u>92.83</u>	<u>20.29</u>	<u>104.27</u>	<u>48.38</u>	<u>167.14</u>	<u>85.63 to 104.72</u>	<u>149,388</u>	<u>138,684</u>

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	2	141.91	141.91	147.39	17.79	96.28	116.67	167.14	N/A	11,500	16,950
Less Than 30,000	5	116.67	124.67	121.21	23.51	102.85	77.26	167.14	N/A	17,500	21,212
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	25	94.20	96.79	92.83	20.29	104.27	48.38	167.14	85.63 to 104.72	149,388	138,684
Greater Than 14,999	23	93.26	92.87	92.50	17.78	100.40	48.38	154.79	84.13 to 103.30	161,379	149,270
Greater Than 29,999	20	93.01	89.82	92.15	15.57	97.47	48.38	132.80	84.13 to 100.00	182,360	168,053
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	2	141.91	141.91	147.39	17.79	96.28	116.67	167.14	N/A	11,500	16,950
15,000 TO 29,999	3	107.50	113.18	111.88	24.04	101.16	77.26	154.79	N/A	21,500	24,053
30,000 TO 59,999	1	93.26	93.26	93.26	00.00	100.00	93.26	93.26	N/A	40,000	37,305
60,000 TO 99,999	7	85.71	89.27	90.49	20.63	98.65	55.63	132.80	55.63 to 132.80	79,486	71,929
100,000 TO 149,999	3	90.00	82.80	82.56	22.83	100.29	48.38	110.03	N/A	111,833	92,327
150,000 TO 249,999	5	92.75	85.78	86.52	10.07	99.14	59.09	97.22	N/A	169,462	146,618
250,000 TO 499,999	2	106.77	106.77	106.73	01.92	100.04	104.72	108.81	N/A	284,000	303,100
500,000 TO 999,999	2	93.72	93.72	92.61	10.23	101.20	84.13	103.30	N/A	650,000	601,988
1,000,000 +											
<u>ALL</u>	<u>25</u>	<u>94.20</u>	<u>96.79</u>	<u>92.83</u>	<u>20.29</u>	<u>104.27</u>	<u>48.38</u>	<u>167.14</u>	<u>85.63 to 104.72</u>	<u>149,388</u>	<u>138,684</u>

**41 Hamilton  
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 : 25  
 Total Sales Price : 3,734,709  
 Total Adj. Sales Price : 3,734,709  
 Total Assessed Value : 3,467,110  
 Avg. Adj. Sales Price : 149,388  
 Avg. Assessed Value : 138,684

MEDIAN : 94  
 WGT. MEAN : 93  
 MEAN : 97  
 COD : 20.29  
 PRD : 104.27

COV : 28.10  
 STD : 27.20  
 Avg. Abs. Dev : 19.11  
 MAX Sales Ratio : 167.14  
 MIN Sales Ratio : 48.38

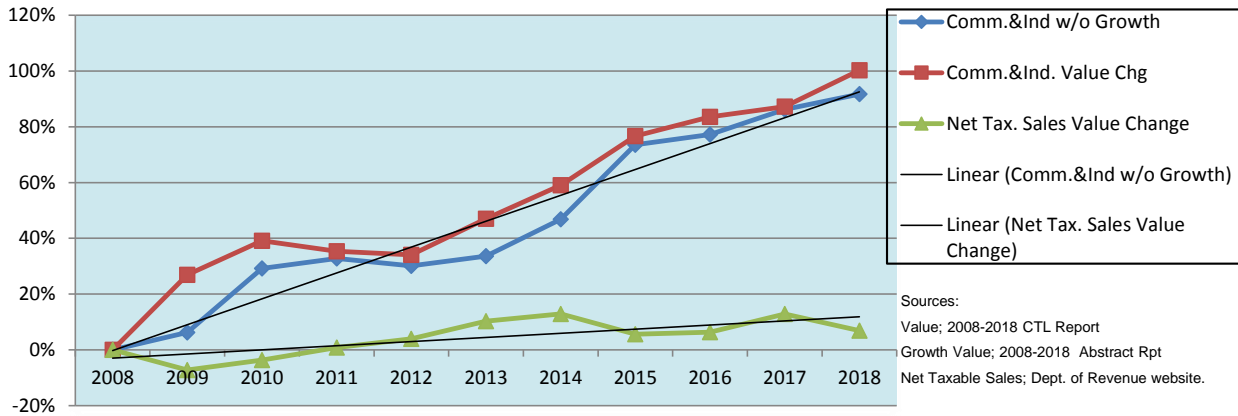
95% Median C.I. : 85.63 to 104.72  
 95% Wgt. Mean C.I. : 84.91 to 100.76  
 95% Mean C.I. : 85.56 to 108.02

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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
336	1	92.75	92.75	92.75	00.00	100.00	92.75	92.75	N/A	200,000	185,500
344	4	97.26	106.06	102.34	26.47	103.63	74.92	154.79	N/A	108,100	110,626
351	1	97.22	97.22	97.22	00.00	100.00	97.22	97.22	N/A	180,000	175,000
352	3	94.20	96.62	95.26	08.63	101.43	85.63	110.03	N/A	144,500	137,657
353	2	66.45	66.45	60.54	16.28	109.76	55.63	77.26	N/A	51,750	31,328
384	1	48.38	48.38	48.38	00.00	100.00	48.38	48.38	N/A	117,000	56,600
386	1	84.13	84.13	84.13	00.00	100.00	84.13	84.13	N/A	725,000	609,975
406	3	107.50	126.45	107.59	19.36	117.53	104.72	167.14	N/A	108,000	116,200
442	1	59.09	59.09	59.09	00.00	100.00	59.09	59.09	N/A	152,309	90,000
471	2	96.65	96.65	101.33	06.88	95.38	90.00	103.30	N/A	337,500	342,000
516	1	132.80	132.80	132.80	00.00	100.00	132.80	132.80	N/A	93,000	123,500
528	3	98.67	91.95	91.20	07.71	100.82	77.17	100.00	N/A	83,333	76,000
529	1	116.67	116.67	116.67	00.00	100.00	116.67	116.67	N/A	9,000	10,500
557	1	93.26	93.26	93.26	00.00	100.00	93.26	93.26	N/A	40,000	37,305
<u>ALL</u>	25	94.20	96.79	92.83	20.29	104.27	48.38	167.14	85.63 to 104.72	149,388	138,684

### 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	\$ 102,705,074	\$ 16,578,425		\$ 86,126,649	--	\$ 49,926,937	--
2009	\$ 130,302,091	\$ 21,198,660	16.27%	\$ 109,103,431	6.23%	\$ 46,324,363	-7.22%
2010	\$ 142,855,866	\$ 10,158,280	7.11%	\$ 132,697,586	1.84%	\$ 48,106,478	3.85%
2011	\$ 139,059,220	\$ 2,638,495	1.90%	\$ 136,420,725	-4.50%	\$ 50,364,933	4.69%
2012	\$ 137,707,416	\$ 4,105,460	2.98%	\$ 133,601,956	-3.92%	\$ 51,922,619	3.09%
2013	\$ 150,950,765	\$ 13,713,440	9.08%	\$ 137,237,325	-0.34%	\$ 55,083,177	6.09%
2014	\$ 163,305,613	\$ 12,511,935	7.66%	\$ 150,793,678	-0.10%	\$ 56,366,838	2.33%
2015	\$ 181,398,715	\$ 3,151,290	1.74%	\$ 178,247,425	9.15%	\$ 52,720,836	-6.47%
2016	\$ 188,531,398	\$ 6,529,020	3.46%	\$ 182,002,378	0.33%	\$ 53,116,608	0.75%
2017	\$ 192,282,199	\$ 1,049,250	0.55%	\$ 191,232,949	1.43%	\$ 56,362,167	6.11%
2018	\$ 205,654,994	\$ 8,761,375	4.26%	\$ 196,893,619	2.40%	\$ 53,353,741	-5.34%
<b>Ann %chg</b>		7.19%		<b>Average</b>	<b>1.25%</b>	0.67%	<b>0.79%</b>

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2008	-	-	-
2009	6.23%	26.87%	-7.22%
2010	29.20%	39.09%	-3.65%
2011	32.83%	35.40%	0.88%
2012	30.08%	34.08%	4.00%
2013	33.62%	46.97%	10.33%
2014	46.82%	59.00%	12.90%
2015	73.55%	76.62%	5.60%
2016	77.21%	83.57%	6.39%
2017	86.20%	87.22%	12.89%
2018	91.71%	100.24%	6.86%

County Number	41
County Name	Hamilton



**41 Hamilton**  
**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 : 56  
Total Sales Price : 53,587,240  
Total Adj. Sales Price : 53,587,240  
Total Assessed Value : 38,323,395  
Avg. Adj. Sales Price : 956,915  
Avg. Assessed Value : 684,346

MEDIAN : 73  
WGT. MEAN : 72  
MEAN : 75  
COD : 13.11  
PRD : 104.78

COV : 18.60  
STD : 13.94  
Avg. Abs. Dev : 09.56  
MAX Sales Ratio : 124.78  
MIN Sales Ratio : 39.38

95% Median C.I. : 69.76 to 75.61  
95% Wgt. Mean C.I. : 65.32 to 77.71  
95% Mean C.I. : 71.29 to 78.59

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<b>DATE OF SALE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Asstd. Val	
<u>Qrtrs</u>												
01-OCT-15 To 31-DEC-15	3	73.45	72.08	70.49	11.10	102.26	59.16	83.62	N/A	1,230,378	867,317	
01-JAN-16 To 31-MAR-16	9	67.48	74.93	72.39	13.96	103.51	62.30	115.71	64.55 to 86.33	807,571	584,616	
01-APR-16 To 30-JUN-16	2	66.17	66.17	66.15	01.96	100.03	64.87	67.47	N/A	731,154	483,650	
01-JUL-16 To 30-SEP-16												
01-OCT-16 To 31-DEC-16	3	72.34	87.51	75.09	27.36	116.54	65.40	124.78	N/A	895,974	672,750	
01-JAN-17 To 31-MAR-17	9	68.56	68.92	67.03	09.13	102.82	60.02	84.86	60.30 to 77.83	1,089,578	730,306	
01-APR-17 To 30-JUN-17	7	73.62	67.27	64.96	14.86	103.56	39.38	86.77	39.38 to 86.77	1,267,440	823,378	
01-JUL-17 To 30-SEP-17	2	82.00	82.00	81.99	00.62	100.01	81.49	82.51	N/A	589,245	483,148	
01-OCT-17 To 31-DEC-17	6	72.66	73.79	72.92	05.01	101.19	69.76	82.27	69.76 to 82.27	1,317,261	960,547	
01-JAN-18 To 31-MAR-18	5	81.03	83.64	79.20	12.13	105.61	68.42	109.88	N/A	818,422	648,200	
01-APR-18 To 30-JUN-18	7	82.47	81.91	80.05	10.05	102.32	70.51	93.61	70.51 to 93.61	605,612	484,796	
01-JUL-18 To 30-SEP-18	3	78.19	73.94	74.34	05.44	99.46	65.44	78.19	N/A	795,333	591,268	
<u>Study Yrs</u>												
01-OCT-15 To 30-SEP-16	14	67.48	73.07	71.09	12.48	102.79	59.16	115.71	64.55 to 83.62	887,256	630,771	
01-OCT-16 To 30-SEP-17	21	71.21	72.27	67.96	14.86	106.34	39.38	124.78	62.48 to 77.83	1,073,557	729,569	
01-OCT-17 To 30-SEP-18	21	75.58	78.86	76.11	10.02	103.61	65.44	109.88	70.55 to 82.47	886,712	674,841	
<u>Calendar Yrs</u>												
01-JAN-16 To 31-DEC-16	14	67.48	76.38	72.23	16.05	105.75	62.30	124.78	64.87 to 86.33	815,598	589,078	
01-JAN-17 To 31-DEC-17	24	70.88	70.75	68.68	10.79	103.01	39.38	86.77	65.44 to 75.89	1,156,681	794,416	
<u>ALL</u>	56	72.90	74.94	71.52	13.11	104.78	39.38	124.78	69.76 to 75.61	956,915	684,346	

<b>AREA (MARKET)</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Asstd. Val	
1	56	72.90	74.94	71.52	13.11	104.78	39.38	124.78	69.76 to 75.61	956,915	684,346	
<u>ALL</u>	56	72.90	74.94	71.52	13.11	104.78	39.38	124.78	69.76 to 75.61	956,915	684,346	

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

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 MEAN : 75  
 COD : 13.11  
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COV : 18.60  
 STD : 13.94  
 Avg. Abs. Dev : 09.56  
 MAX Sales Ratio : 124.78  
 MIN Sales Ratio : 39.38

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 95% Wgt. Mean C.I. : 65.32 to 77.71  
 95% Mean C.I. : 71.29 to 78.59

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**95%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>_____Irrigated_____</b>											
County	36	72.15	74.60	72.22	10.64	103.30	59.16	124.78	68.56 to 75.26	980,657	708,185
1	36	72.15	74.60	72.22	10.64	103.30	59.16	124.78	68.56 to 75.26	980,657	708,185
<b>_____Dry_____</b>											
County	1	84.86	84.86	84.86	00.00	100.00	84.86	84.86	N/A	536,250	455,070
1	1	84.86	84.86	84.86	00.00	100.00	84.86	84.86	N/A	536,250	455,070
<b>_____Grass_____</b>											
County	1	68.20	68.20	68.20	00.00	100.00	68.20	68.20	N/A	140,610	95,900
1	1	68.20	68.20	68.20	00.00	100.00	68.20	68.20	N/A	140,610	95,900
<b>_____ALL_____</b>	<b>56</b>	<b>72.90</b>	<b>74.94</b>	<b>71.52</b>	<b>13.11</b>	<b>104.78</b>	<b>39.38</b>	<b>124.78</b>	<b>69.76 to 75.61</b>	<b>956,915</b>	<b>684,346</b>

**80%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>_____Irrigated_____</b>											
County	51	71.96	73.13	70.66	11.48	103.50	39.38	124.78	68.56 to 75.26	1,017,400	718,921
1	51	71.96	73.13	70.66	11.48	103.50	39.38	124.78	68.56 to 75.26	1,017,400	718,921
<b>_____Dry_____</b>											
County	1	84.86	84.86	84.86	00.00	100.00	84.86	84.86	N/A	536,250	455,070
1	1	84.86	84.86	84.86	00.00	100.00	84.86	84.86	N/A	536,250	455,070
<b>_____Grass_____</b>											
County	1	68.20	68.20	68.20	00.00	100.00	68.20	68.20	N/A	140,610	95,900
1	1	68.20	68.20	68.20	00.00	100.00	68.20	68.20	N/A	140,610	95,900
<b>_____ALL_____</b>	<b>56</b>	<b>72.90</b>	<b>74.94</b>	<b>71.52</b>	<b>13.11</b>	<b>104.78</b>	<b>39.38</b>	<b>124.78</b>	<b>69.76 to 75.61</b>	<b>956,915</b>	<b>684,346</b>

## Hamilton County 2019 Average Acre Value Comparison

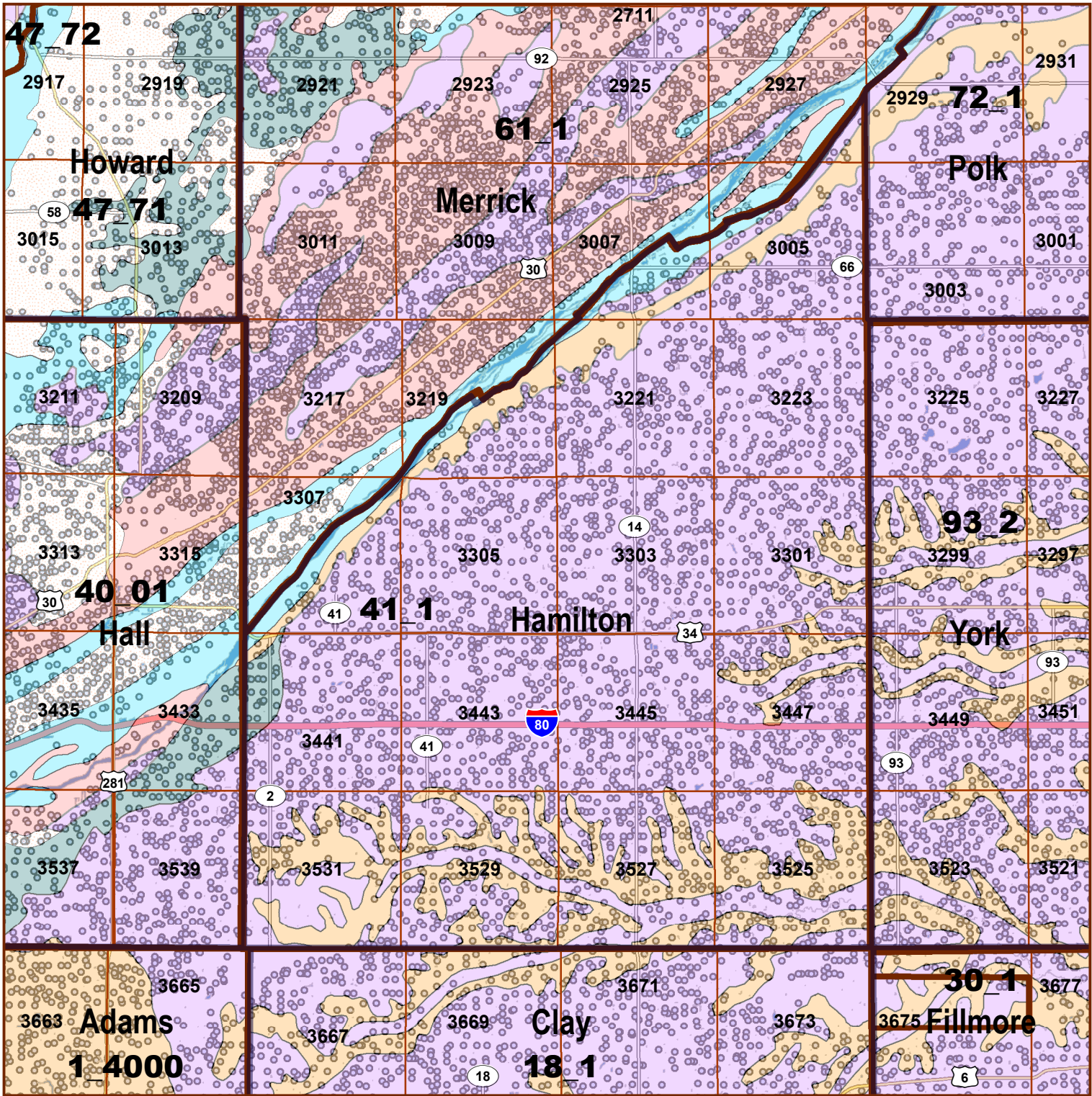
County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Hamilton	1	6349	6190	5698	5300	5198	5100	5086	5089	<b>6059</b>
Clay	1	6130	6130	6005	6005	5555	n/a	5425	5425	<b>5997</b>
Hall	1	5975	5975	5281	5279	4204	4204	3988	3977	<b>5417</b>
Fillmore	2	6500	6400	6300	6200	5900	5700	5500	5350	<b>6284</b>
Polk	1	6533	5927	5547	5204	4763	4713	4545	4036	<b>5967</b>
Seward	1	7400	7300	7050	7000	6700	0	5150	4640	<b>6874</b>
York	1	7000	6900	6400	6300	6100	n/a	5890	5890	<b>6723</b>

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Hamilton	1	4900	4900	4800	4800	4700	4700	4600	4600	<b>4824</b>
Clay	1	2760	2525	2435	2360	2285	n/a	2210	2210	<b>2488</b>
Hall	1	3073	3073	2719	2719	2328	2328	2052	2052	<b>2694</b>
Fillmore	2	3455	3405	3305	3225	3090	2950	2815	2755	<b>3306</b>
Polk	1	5119	4864	3756	3756	3354	3262	3163	3163	<b>4489</b>
Seward	1	5600	5500	5100	5100	5000	3700	3600	2900	<b>4953</b>
York	1	5000	5000	4700	4700	4500	n/a	4400	4400	<b>4800</b>

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Hamilton	1	2300	2300	2200	2200	2100	2100	2000	2000	<b>2081</b>
Clay	1	1385	1385	1385	1385	1315	n/a	1315	1175	<b>1269</b>
Hall	1	2220	2220	1835	1835	1410	1410	1410	1410	<b>1527</b>
Fillmore	2	1660	1640	1580	1520	1500	1420	1400	1400	<b>1494</b>
Polk	1	2200	2200	2200	2200	2200	2200	2100	2100	<b>2154</b>
Seward	1	2101	2096	2002	2000	1799	1800	1701	1600	<b>1743</b>
York	1	1851	1768	1671	1657	1570	n/a	1412	1404	<b>1506</b>

County	Mkt Area	CRP	TIMBER	WASTE
Hamilton	1	n/a	n/a	900
Clay	1	n/a	n/a	n/a
Hall	1	n/a	n/a	100
Fillmore	2	1540	n/a	600
Polk	1	1150	1150	40
Seward	1	2550	600	100
York	1	n/a	n/a	600

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.



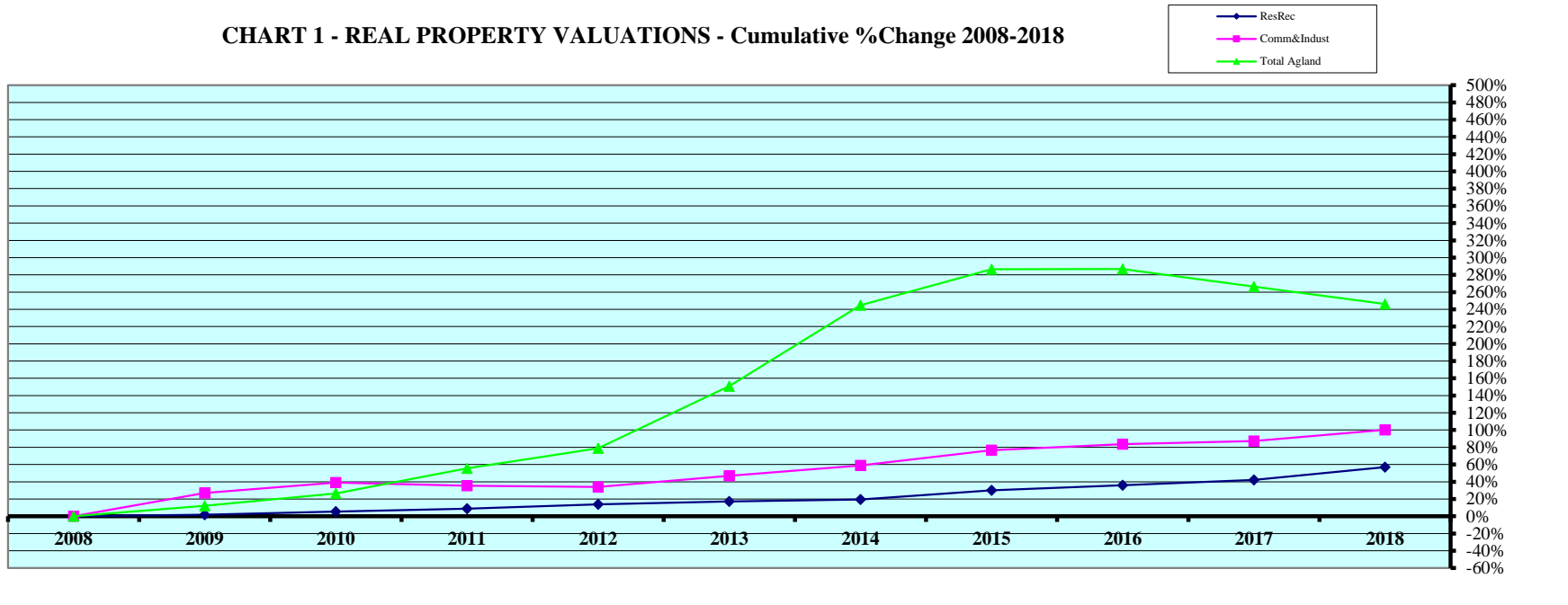
**Legend**

- 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

## Hamilton County Map



**CHART 1 - REAL PROPERTY VALUATIONS - Cumulative %Change 2008-2018**



Tax Year	Residential & Recreational <sup>(1)</sup>				Commercial & Industrial <sup>(1)</sup>				Total Agricultural Land <sup>(1)</sup>			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2008	315,604,562	--	--	--	102,705,074	--	--	--	549,998,395	--	--	--
2009	320,873,266	5,268,704	1.67%	1.67%	130,302,091	27,597,017	26.87%	26.87%	617,199,865	67,201,470	12.22%	12.22%
2010	332,414,169	11,540,903	3.60%	5.33%	142,855,866	12,553,775	9.63%	39.09%	695,387,745	78,187,880	12.67%	26.43%
2011	342,816,103	10,401,934	3.13%	8.62%	139,059,220	-3,796,646	-2.66%	35.40%	854,976,040	159,588,295	22.95%	55.45%
2012	358,958,738	16,142,635	4.71%	13.74%	137,707,416	-1,351,804	-0.97%	34.08%	983,875,865	128,899,825	15.08%	78.89%
2013	369,646,383	10,687,645	2.98%	17.12%	150,950,765	13,243,349	9.62%	46.97%	1,378,956,355	395,080,490	40.16%	150.72%
2014	377,203,086	7,556,703	2.04%	19.52%	163,305,613	12,354,848	8.18%	59.00%	1,895,564,370	516,608,015	37.46%	244.65%
2015	410,642,034	33,438,948	8.86%	30.11%	181,398,715	18,093,102	11.08%	76.62%	2,126,048,445	230,484,075	12.16%	286.56%
2016	428,751,341	18,109,307	4.41%	35.85%	188,531,398	7,132,683	3.93%	83.57%	2,127,001,580	953,135	0.04%	286.73%
2017	448,375,430	19,624,089	4.58%	42.07%	192,282,199	3,750,801	1.99%	87.22%	2,014,238,590	-112,762,990	-5.30%	266.23%
2018	495,374,661	46,999,231	10.48%	56.96%	205,654,994	13,372,795	6.95%	100.24%	1,903,728,305	-110,510,285	-5.49%	246.13%

Rate Annual %chg: Residential & Recreational **4.61%** Commercial & Industrial **7.19%** Agricultural Land **13.22%**

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

**CHART 1**

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

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

<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 8,641</b>	<b>Value : 2,625,902,038</b>	<b>Growth 7,781,760</b>	<b>Sum Lines 17, 25, &amp; 41</b>
--	------------------------	------------------------------	-------------------------	-----------------------------------

**Schedule I : Non-Agricultural Records**

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	298	3,548,680	20	357,840	836	21,914,896	1,154	25,821,416	
<b>02. Res Improve Land</b>	2,364	51,345,057	24	682,125	951	38,119,378	3,339	90,146,560	
<b>03. Res Improvements</b>	2,453	225,973,825	25	3,056,985	1,039	162,464,685	3,517	391,495,495	
<b>04. Res Total</b>	2,751	280,867,562	45	4,096,950	1,875	222,498,959	4,671	507,463,471	4,230,405
<b>% of Res Total</b>	58.90	55.35	0.96	0.81	40.14	43.85	54.06	19.33	54.36
<b>05. Com UnImp Land</b>	89	2,070,249	5	134,120	12	954,960	106	3,159,329	
<b>06. Com Improve Land</b>	319	8,926,513	11	523,420	26	4,054,267	356	13,504,200	
<b>07. Com Improvements</b>	340	72,513,287	26	4,710,165	38	31,765,368	404	108,988,820	
<b>08. Com Total</b>	429	83,510,049	31	5,367,705	50	36,774,595	510	125,652,349	3,309,350
<b>% of Com Total</b>	84.12	66.46	6.08	4.27	9.80	29.27	5.90	4.79	42.53
<b>09. Ind UnImp Land</b>	7	1,024,860	0	0	0	0	7	1,024,860	
<b>10. Ind Improve Land</b>	4	2,498,034	11	523,840	3	262,650	18	3,284,524	
<b>11. Ind Improvements</b>	6	38,172,296	13	16,497,790	3	23,306,550	22	77,976,636	
<b>12. Ind Total</b>	13	41,695,190	13	17,021,630	3	23,569,200	29	82,286,020	0
<b>% of Ind Total</b>	44.83	50.67	44.83	20.69	10.34	28.64	0.34	3.13	0.00
<b>13. Rec UnImp Land</b>	1	8,085	0	0	22	811,080	23	819,165	
<b>14. Rec Improve Land</b>	0	0	0	0	1	97,725	1	97,725	
<b>15. Rec Improvements</b>	0	0	0	0	16	172,210	16	172,210	
<b>16. Rec Total</b>	1	8,085	0	0	38	1,081,015	39	1,089,100	0
<b>% of Rec Total</b>	2.56	0.74	0.00	0.00	97.44	99.26	0.45	0.04	0.00
<b>Res &amp; Rec Total</b>	2,752	280,875,647	45	4,096,950	1,913	223,579,974	4,710	508,552,571	4,230,405
<b>% of Res &amp; Rec Total</b>	58.43	55.23	0.96	0.81	40.62	43.96	54.51	19.37	54.36
<b>Com &amp; Ind Total</b>	442	125,205,239	44	22,389,335	53	60,343,795	539	207,938,369	3,309,350
<b>% of Com &amp; Ind Total</b>	82.00	60.21	8.16	10.77	9.83	29.02	6.24	7.92	42.53

<b>17. Taxable Total</b>	3,194	406,080,886	89	26,486,285	1,966	283,923,769	5,249	716,490,940	7,539,755
<b>% of Taxable Total</b>	60.85	56.68	1.70	3.70	37.45	39.63	60.75	27.29	96.89

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	1	3,605	260,810	0	0	0
19. Commercial	7	100,015	4,455,425	0	0	0
20. Industrial	3	216,590	13,849,760	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	1	3,605	260,810
19. Commercial	0	0	0	7	100,015	4,455,425
20. Industrial	0	0	0	3	216,590	13,849,760
21. Other	0	0	0	0	0	0
22. Total Sch II				11	320,210	18,565,995

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	232	4	137	373

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	11	430,630	15	2,152,210	2,541	1,358,914,045	2,567	1,361,496,885
28. Ag-Improved Land	2	47,030	1	4,095	732	468,130,180	735	468,181,305
29. Ag Improvements	2	130,300	2	173,205	821	79,429,403	825	79,732,908



30. Ag Total					3,392	1,909,411,098
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	1	1.00	30,000	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	2	2.62	17,030	1	0.63	4,095	
37. FarmSite Improvements	2	0.00	130,300	2	0.00	173,205	
38. FarmSite Total							
39. Road & Ditches	5	2.37	0	8	7.29	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	22	22.01	660,300	23	23.01	690,300	
32. HomeSite Improv Land	333	339.54	10,195,000	333	339.54	10,195,000	
33. HomeSite Improvements	336	0.00	38,622,900	336	0.00	38,622,900	240,990
34. HomeSite Total				<b>359</b>	<b>362.55</b>	<b>49,508,200</b>	
35. FarmSite UnImp Land	84	164.70	1,021,685	84	164.70	1,021,685	
36. FarmSite Improv Land	700	2,517.95	15,622,120	703	2,521.20	15,643,245	
37. FarmSite Improvements	814	0.00	40,806,503	818	0.00	41,110,008	1,015
38. FarmSite Total				<b>902</b>	<b>2,685.90</b>	<b>57,774,938</b>	
39. Road & Ditches	3,045	7,248.66	0	3,058	7,258.32	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				<b>1,261</b>	<b>10,306.77</b>	<b>107,283,138</b>	<b>242,005</b>

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	9	808.30	2,725,935	9	808.30	2,725,935

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	142,975.74	52.64%	907,747,735	55.16%	6,348.96
46. 1A	62,529.99	23.02%	387,070,425	23.52%	6,190.16
47. 2A1	18,591.89	6.84%	105,936,075	6.44%	5,697.97
48. 2A	634.33	0.23%	3,361,930	0.20%	5,299.97
49. 3A1	26,817.46	9.87%	139,396,530	8.47%	5,197.98
50. 3A	1,295.85	0.48%	6,608,765	0.40%	5,099.95
51. 4A1	13,771.23	5.07%	70,039,895	4.26%	5,085.96
52. 4A	4,999.69	1.84%	25,444,265	1.55%	5,089.17
53. Total	271,616.18	100.00%	1,645,605,620	100.00%	6,058.57
<b>Dry</b>					
54. 1D1	9,644.79	44.53%	47,259,410	45.24%	4,899.99
55. 1D	4,122.19	19.03%	20,198,600	19.34%	4,899.97
56. 2D1	1,690.52	7.81%	8,114,430	7.77%	4,799.96
57. 2D	179.41	0.83%	861,175	0.82%	4,800.04
58. 3D1	3,262.48	15.06%	15,333,670	14.68%	4,700.00
59. 3D	113.10	0.52%	531,565	0.51%	4,699.96
60. 4D1	1,949.51	9.00%	8,967,695	8.58%	4,599.97
61. 4D	695.10	3.21%	3,197,390	3.06%	4,599.90
62. Total	21,657.10	100.00%	104,463,935	100.00%	4,823.54
<b>Grass</b>					
63. 1G1	2,017.37	8.56%	4,639,865	9.46%	2,299.96
64. 1G	1,308.62	5.55%	3,009,765	6.13%	2,299.95
65. 2G1	2,078.45	8.82%	4,572,565	9.32%	2,199.99
66. 2G	547.01	2.32%	1,203,425	2.45%	2,200.01
67. 3G1	2,018.65	8.56%	4,239,125	8.64%	2,099.98
68. 3G	1,895.06	8.04%	3,979,590	8.11%	2,099.98
69. 4G1	3,095.49	13.13%	6,190,905	12.62%	1,999.98
70. 4G	10,615.74	45.03%	21,231,505	43.27%	2,000.00
71. Total	23,576.39	100.00%	49,066,745	100.00%	2,081.18
<b>Irrigated Total</b>					
	271,616.18	84.66%	1,645,605,620	91.31%	6,058.57
<b>Dry Total</b>					
	21,657.10	6.75%	104,463,935	5.80%	4,823.54
<b>Grass Total</b>					
	23,576.39	7.35%	49,066,745	2.72%	2,081.18
72. Waste	1,984.39	0.62%	1,785,910	0.10%	899.98
73. Other	2,010.60	0.63%	1,205,750	0.07%	599.70
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	320,844.66	100.00%	1,802,127,960	100.00%	5,616.82

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	48.55	307,085	310.73	1,937,310	271,256.90	1,643,361,225	271,616.18	1,645,605,620
<b>77. Dry Land</b>	25.21	123,520	24.73	119,810	21,607.16	104,220,605	21,657.10	104,463,935
<b>78. Grass</b>	0.00	0	43.34	94,045	23,533.05	48,972,700	23,576.39	49,066,745
<b>79. Waste</b>	0.03	25	1.16	1,045	1,983.20	1,784,840	1,984.39	1,785,910
<b>80. Other</b>	0.00	0	0.00	0	2,010.60	1,205,750	2,010.60	1,205,750
<b>81. Exempt</b>	0.00	0	0.00	0	0.00	0	0.00	0
<b>82. Total</b>	<b>73.79</b>	<b>430,630</b>	<b>379.96</b>	<b>2,152,210</b>	<b>320,390.91</b>	<b>1,799,545,120</b>	<b>320,844.66</b>	<b>1,802,127,960</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	271,616.18	84.66%	1,645,605,620	91.31%	6,058.57
<b>Dry Land</b>	21,657.10	6.75%	104,463,935	5.80%	4,823.54
<b>Grass</b>	23,576.39	7.35%	49,066,745	2.72%	2,081.18
<b>Waste</b>	1,984.39	0.62%	1,785,910	0.10%	899.98
<b>Other</b>	2,010.60	0.63%	1,205,750	0.07%	599.70
<b>Exempt</b>	0.00	0.00%	0	0.00%	0.00
<b>Total</b>	<b>320,844.66</b>	<b>100.00%</b>	<b>1,802,127,960</b>	<b>100.00%</b>	<b>5,616.82</b>

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 Acreages	705	17,908,840	698	21,075,535	739	111,137,120	1,444	150,121,495	478,230
83.2 Aurora	147	2,539,035	1,650	45,018,555	1,736	179,293,330	1,883	226,850,920	1,923,445
83.3 Coyote Bluffs (shoups)	0	0	0	0	3	75,180	3	75,180	0
83.4 Erickson Est	3	60,000	3	93,250	3	569,970	6	723,220	1,255
83.5 Giltner	34	300,930	168	2,506,495	168	12,596,300	202	15,403,725	0
83.6 Hampton	13	115,890	201	2,307,735	201	15,961,230	214	18,384,855	219,515
83.7 Hillcrest View Sub	0	0	6	300,000	6	927,310	6	1,227,310	0
83.8 Hordville	19	201,280	59	54,905	60	2,908,565	79	3,164,750	0
83.9 Koskovich Sub	1	25,000	1	20,000	1	76,780	2	121,780	0
83.10 Lac Denado	16	194,205	14	514,120	14	1,016,220	30	1,724,545	0
83.11 Mariposa Lake	63	1,998,501	9	1,450,000	9	2,969,160	72	6,417,661	332,360
83.12 Marquette (& Kronborg)	15	27,885	122	408,727	123	4,907,560	138	5,344,172	0
83.13 Over The Hill	0	0	1	97,725	15	107,785	15	205,510	0
83.14 Paradise Lake	2	34,840	12	379,840	12	1,915,010	14	2,329,690	89,000
83.15 Phillips	23	272,435	135	809,530	137	7,548,545	160	8,630,510	102,310
83.16 Platte View Est	13	451,500	47	4,165,000	47	16,389,060	60	21,005,560	1,005,310
83.17 Rathjes	0	0	0	0	34	653,590	34	653,590	0
83.18 Rural	37	1,824,165	10	330,000	20	2,169,040	57	4,323,205	51,985
83.19 Stockham	51	58,395	26	56,895	26	1,069,425	77	1,184,715	0
83.20 Sunset Terrace	2	55,510	43	1,454,815	43	6,113,830	45	7,624,155	0
83.21 Timbercove	2	100,000	17	1,220,000	17	3,862,920	19	5,182,920	26,995
83.22 Turtle Beach	5	218,200	39	2,760,000	39	9,054,050	44	12,032,250	0
83.23 Valley View	22	177,575	5	170,000	5	1,007,080	27	1,354,655	0
83.24 Willow Bend	4	76,395	74	5,051,158	75	9,338,645	79	14,466,198	0
84 Residential Total	1,177	26,640,581	3,340	90,244,285	3,533	391,667,705	4,710	508,552,571	4,230,405

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line# I</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Acreages	0	0	1	17,260	1	59,370	1	76,630	0
85.2	Aurora	75	2,882,239	234	10,269,013	248	107,118,717	323	120,269,969	2,591,580
85.3	Giltner	3	99,585	16	243,435	19	4,465,120	22	4,808,140	275,000
85.4	Hampton	8	101,935	31	497,680	32	4,761,330	40	5,360,945	3,000
85.5	Hordville	1	285	7	9,475	8	1,822,155	9	1,831,915	0
85.6	Marquette (& Kronborg)	4	5,710	21	46,070	22	1,725,630	26	1,777,410	194,930
85.7	Phillips	2	960	7	12,570	9	239,950	11	253,480	0
85.8	Rural	17	1,089,455	54	5,653,771	84	66,672,034	101	73,415,260	244,840
85.9	Stockham	3	4,020	2	5,350	2	92,750	5	102,120	0
85.10	Willow Bend	0	0	1	34,100	1	8,400	1	42,500	0
86	Commercial Total	113	4,184,189	374	16,788,724	426	186,965,456	539	207,938,369	3,309,350

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

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	2,017.37	8.56%	4,639,865	9.46%	2,299.96
88. 1G	1,308.62	5.55%	3,009,765	6.13%	2,299.95
89. 2G1	2,078.45	8.82%	4,572,565	9.32%	2,199.99
90. 2G	547.01	2.32%	1,203,425	2.45%	2,200.01
91. 3G1	2,018.65	8.56%	4,239,125	8.64%	2,099.98
92. 3G	1,895.06	8.04%	3,979,590	8.11%	2,099.98
93. 4G1	3,095.49	13.13%	6,190,905	12.62%	1,999.98
94. 4G	10,615.74	45.03%	21,231,505	43.27%	2,000.00
95. Total	23,576.39	100.00%	49,066,745	100.00%	2,081.18
<b>CRP</b>					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
<b>Timber</b>					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	23,576.39	100.00%	49,066,745	100.00%	2,081.18
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	23,576.39	100.00%	49,066,745	100.00%	2,081.18

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

**41 Hamilton**

	<b>2018 CTL County Total</b>	<b>2019 Form 45 County Total</b>	<b>Value Difference (2019 form 45 - 2018 CTL)</b>	<b>Percent Change</b>	<b>2019 Growth (New Construction Value)</b>	<b>Percent Change excl. Growth</b>
01. Residential	494,237,711	507,463,471	13,225,760	2.68%	4,230,405	1.82%
02. Recreational	1,136,950	1,089,100	-47,850	-4.21%	0	-4.21%
03. Ag-Homesite Land, Ag-Res Dwelling	48,935,660	49,508,200	572,540	1.17%	240,990	0.68%
<b>04. Total Residential (sum lines 1-3)</b>	<b>544,310,321</b>	<b>558,060,771</b>	<b>13,750,450</b>	<b>2.53%</b>	<b>4,471,395</b>	<b>1.70%</b>
05. Commercial	123,391,004	125,652,349	2,261,345	1.83%	3,309,350	-0.85%
06. Industrial	82,263,990	82,286,020	22,030	0.03%	0	0.03%
<b>07. Total Commercial (sum lines 5-6)</b>	<b>205,654,994</b>	<b>207,938,369</b>	<b>2,283,375</b>	<b>1.11%</b>	<b>3,309,350</b>	<b>-0.50%</b>
08. Ag-Farmsite Land, Outbuildings	57,101,418	57,774,938	673,520	1.18%	1,015	1.18%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	0	0	0			
<b>11. Total Non-Agland (sum lines 8-10)</b>	<b>57,101,418</b>	<b>57,774,938</b>	<b>673,520</b>	<b>1.18%</b>	<b>1,015</b>	<b>1.18%</b>
12. Irrigated	1,745,038,115	1,645,605,620	-99,432,495	-5.70%		
13. Dryland	106,386,655	104,463,935	-1,922,720	-1.81%		
14. Grassland	49,345,285	49,066,745	-278,540	-0.56%		
15. Wasteland	1,754,270	1,785,910	31,640	1.80%		
16. Other Agland	1,203,980	1,205,750	1,770	0.15%		
<b>17. Total Agricultural Land</b>	<b>1,903,728,305</b>	<b>1,802,127,960</b>	<b>-101,600,345</b>	<b>-5.34%</b>		
<b>18. Total Value of all Real Property</b> (Locally Assessed)	<b>2,710,795,038</b>	<b>2,625,902,038</b>	<b>-84,893,000</b>	<b>-3.13%</b>	<b>7,781,760</b>	<b>-3.42%</b>



## 2019 Assessment Survey for Hamilton County

### A. Staffing and Funding Information

<b>1.</b>	<b>Deputy(ies) on staff:</b>
	1
<b>2.</b>	<b>Appraiser(s) on staff:</b>
	0
<b>3.</b>	<b>Other full-time employees:</b>
	2, both have Assessor Certification.
<b>4.</b>	<b>Other part-time employees:</b>
	0
<b>5.</b>	<b>Number of shared employees:</b>
	0
<b>6.</b>	<b>Assessor's requested budget for current fiscal year:</b>
	General - \$181,000 Reappraisal - \$36,000
<b>7.</b>	<b>Adopted budget, or granted budget if different from above:</b>
	General - \$181,000 Reappraisal - \$36,000
<b>8.</b>	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	Contracted - \$3,100
<b>9.</b>	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	N/A
<b>10.</b>	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	CAMA/MIPS \$18,300; GIS \$13,100; Maintenance computers \$1,200
<b>11.</b>	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$2,000 - this includes all staff and for lodging and cost of education
<b>12.</b>	<b>Other miscellaneous funds:</b>
	Office equipment \$1,200
<b>13.</b>	<b>Amount of last year's assessor's budget not used:</b>
	Nothing. Used \$878 over last year's general budget and used \$1,128 in reappraisal budget.

## B. Computer, Automation Information and GIS

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

## C. Zoning Information

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

### D. Contracted Services

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

### E. Appraisal /Listing Services

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

## 2019 Residential Assessment Survey for Hamilton County

<b>1.</b>	<b>Valuation data collection done by:</b>														
	Assessor and Staff														
<b>2.</b>	<b>List the valuation group recognized by the County and describe the unique characteristics of each:</b>														
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7	Includes: Over the Hill Lake, Rathje's Resort, Coyote Bluffs. Over the Hill Lake is a man-made lake with seasonal cabins. Rathje's Resort abuts the Platte River and consists of a number of cabins, with a mix of year round, seasonal, and IOLL residences. The overall looks of the homes, as well as the owners' approach to upkeep and maintenance, vary. Coyote Bluffs contains three cabins on the river.
8	All Platte View Estates. A completed housing development located one mile from the Platte River and the county line that contains higher-end housing on paved streets lit by street lights. Current home values exceed \$400,000.
9	Turtle Beach, Timber Cove, Mariposa Lake: Turtle Beach is alongside the Platte River. Out of 45 lots, only 4 buildable lots are left. Timber Cove is on a man-made lake and abuts the Platte River and is active with new construction. Only 1 lot is left to be sold there. Mariposa Lake is a high-end subdivision with a locked gate and only three new homes in place out of 26 lots available. A new dwelling is going to be built there for 2017 assessment. Lots are slow to sell.
10	Includes: Valley View, Valley View 2nd, Valley View 3rd, Koskovich Sub, Erickson Estates. Valley View, consisting of 3-4 acre lots, abuts a rural golf course. Koskovich abuts Valley View. Erickson Estates, known for panoramic views, is a small group of relatively new houses. Valley View 4th coming in 2019.
Ag	Agricultural outbuildings and improvements

<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>
	The cost approach and sales comparison approach are used to estimate value in the residential class.
<b>4.</b>	<b>If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?</b>
	Depreciation schedules are based on local market information.
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation group?</b>
	Yes, if there is an adequate number of qualified sales.
<b>6.</b>	<b>Describe the methodology used to determine the residential lot values?</b>
	The county uses an analysis of vacant residential parcels to establish assessments for the land component of the assessed value.
<b>7.</b>	<b>How are rural residential site values developed?</b>
	Based on sales. Rural residential and farm home sites are valued the same.
<b>8.</b>	<b>Describe the methodology used to determine value for vacant lots being held for sale or resale?</b>

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

9.

<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
1	2017	2007	2017	2015-2017
2	2017	2007	2014	2008-2017
3	2017	2007	2010 & 2019	2016-2017
4	2017	2007	2017	2015-2017
5	2017	2007	2013 & 2019	2012-2017
6	2015	2007	2017	2014-2015
7	2016	2007	IOLL	2016-2017
8	2017	2007	2018	2014-2018
9	2017	2007	2017-2018	2014-2017
10	2017	2007	2013 & 2019	2015-2017
Ag	2017	2007	2014	2010-2017

Valuation groupings are created by looking for similar characteristics, for example, proximity, size, and amenities. The groupings are then reviewed annually to ensure that those similarities remain.

## 2019 Commercial Assessment Survey for Hamilton County

<b>1.</b>	<b>Valuation data collection done by:</b>	
	Contract Appraiser and Assessor.	
<b>2.</b>	<b>List the valuation group recognized in the County and describe the unique characteristics of each:</b>	
	<u>Valuation Group</u>	<u>Description of unique characteristics</u>
	1	(Aurora) All parcels are located within the town of Aurora. Aurora is the county seat and largest town in Hamilton County, with an estimated population of 4,500. It is the hub for most activities in the area, Aurora is located in the middle of Hamilton County; 3 miles north of Interstate 80 and at the intersection of Highways 14 and 34. The downtown Central Park Square business district has a variety of active retail stores which is located on all four sides of the Courthouse. Among the big draws to Aurora are the school system, Memorial Hospital/Wortman Surgical Center with visiting specialists, Chiropractic Clinics and Jim's U-Save Pharmacy. Seniors are in good hands with some retirement housing along with a Senior Center. A long-term medical facility held their groundbreaking this spring. Once completed in the summer of 2018, it will be 42,000 square feet and hold sixty-four beds.
	2	Includes: Giltner, Hampton. These towns have relatively small commercial districts. Each contains a post office and a bank. They are subject to the same economic market and are comparable based on locational characteristics.
	3	Includes: Marquette, Stockham, Phillips, Hordville. These are relatively small commercial districts, but are a unique market based on locational characteristics.
	4	Rural. Consists of parcels lying outside of towns.
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>	
	The cost approach is the primary method used to estimate value in the commercial class, however, income information and comparable sales are considered when available. Occasional physical viewing by meeting with property owner's also helps determine when a more detailed review of a parcel is necessary.	
<b>3a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>	
	Physical inspection, joint review with commercial appraiser, and locate comparable sales using new state sales file query and adjusting for local market.	
<b>4.</b>	<b>If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?</b>	

	Depreciation tables are developed by the contract appraiser using information derived from the local market.																													
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>																													
	Yes																													
<b>6.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>																													
	Vacant commercial lots are valued primarily using market information from vacant lot sales. If improved with a dilapidated structure, the cost to cure is considered.																													
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	Valuation groupings are created by looking for similar characteristics, for example, proximity, size, and amenities. The groupings are then reviewed annually to ensure that those similarities remain. Continual physical visits throughout the year is also taken into consideration to verify status of groupings.																													



## 2019 Agricultural Assessment Survey for Hamilton County

<b>1.</b>	<b>Valuation data collection done by:</b>	
	Assessor and Staff	
<b>2.</b>	<b>List each market area, and describe the location and the specific characteristics that make each unique.</b>	
	<u>Market Area</u>	<u>Description of unique characteristics</u>
	<u>Year Land Use Completed</u>	
	1	Market Area 1 consists of the whole county. Primarily irrigated, and relatively flat in topography where farmed, which is primarily the county in its entirety. The more hilly and rougher land areas are located on the Northern border of the County along the Platte River. The Northeast portion, Bluff Precinct, is the most rugged. The Southeast corner of the County, namely Farmer's Valley Precinct, is more of the pasture lands, and varies in topography. The Southwest corner of the County, namely Scoville Precinct, is predominantly dry crop land farming.
	ongoing	
<b>3.</b>	<b>Describe the process used to determine and monitor market areas.</b>	
	The county reviews sale information and identifies common characteristics of the parcels. The sales support one market area for the entire county.	
<b>4.</b>	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>	
	Primary use of parcel. Land use by NRD. Acreages or parcels with dwellings and/or outbuildings of 20 acres or less are considered to be rural residential.	
<b>5.</b>	<b>Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?</b>	
	Yes, same valuation for home site and building site county-wide	
<b>6.</b>	<b>What separate market analysis has been conducted where intensive use is identified in the county?</b>	
	Feedlots are valued based from county's countywide valuing on building site. The county values two to nine acres at \$6,500 per acre, 10-20 acres at \$4,500 per acre and for \$500 per acre on 21 or more acres.	
<b>7.</b>	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>	
	Interviews with buyers and sellers, and review of questionnaires.	
	<b><i><u>If your county has special value applications, please answer the following</u></i></b>	
<b>8a.</b>	<b>How many special valuation applications are on file?</b>	
	N/A	
<b>8b.</b>	<b>What process was used to determine if non-agricultural influences exist in the county?</b>	
	N/A	

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

## ~2018 Plan of Assessment for Hamilton County~

**(For Assessment years 2019, 2020, and 2021)**

**Date: June 14th, 2018**

### Plan of Assessment Requirements:

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

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

### Real Property Assessment Requirements:

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

Assessment levels required by Statute for real property are as follows:

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

Level of Value, Quality, and Uniformity for Assessment Year 2018:

<u>Property Class</u>	<u>Median</u>
Residential	95%
Commercial	93%
Agricultural Land	74%

The total value of Hamilton County for 2017 was \$3,036,504,551.

**Assessment actions COMPLETED for assessment year 2018:**

Residential – 2018:

Many of the lots in the older subdivisions in Aurora were revalued.

Constantly being reviewed are the newer subdivisions that have active building going on newly purchased vacant lots.

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

The village of Stockham was reviewed to be in compliance with the 6 year review cycle. This was approximately 100 parcels.

Rural Residential - 2018:

County wide the first acre of home site was raised from \$25K to \$30K. Subsequent acres 2-9 were raised to \$6500/ac and acres 10-20 were raised to \$4500/ac.

Rural residential properties were reviewed in Grant, Farmers Valley & Orville Townships.

Also reviewed were rural subdivisions throughout the County.

Commercial - 2018:

Cottage Home Subdivision commercial properties were physically inspected and revalued.

With the assistance of Stanard Appraisal Inc. approximately 40 parcels were physically inspected and revalued.

### Agricultural Land - 2018:

The County remains in one market area. All irrigated crop ground decreased by an average of 5.25%. All dry cropable and pasture land values 'rolled over' in values from 2017 to 2018 for the County to be in compliance of Nebraska Statutes.

## **Assessment actions planned for assessment year 2019:**

### Residential - 2019:

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

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

The Assessor, with the assistance from her staff, have divided the City of Aurora into five parts to make the 6 year review cycle easier to accomplish.

It is time in the 6 year review cycle to inspect/revalue Phillips Village & Hordville Village lots due to sales.

### Rural Residential - 2018:

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

There are five township acreages yet to be reviewed; namely Union, Scoville, Deepwell, Hamilton & Aurora. One township has been completed. The Assessor & her Deputy hope to be able to complete two or three more precincts this calendar year.

A review of rural residential properties will continue to stay in the 6 year review cycle.

Pick-up work and zoning/building permits will be checked and placed on the assessment roll by March 19, 2019.

The 2013 aerial photos are now 5 years old and the Assessor will budget for the county to be flown and new photos to be taken in the fall of 2019.

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

#### Commercial - 2019:

Commercial properties will be reviewed and re-priced as necessary for 2019 with the assistance of Stanard Appraisal Inc. staff. Reviews will be done on a few rural commercial properties.

The Village of Hampton Commercial lots need to be reviewed.

The Assessor continues to inspect commercial properties in the City of Aurora and revalue as needed.

In 2017 construction began on a new skilled-care facility in Aurora. It was completed in spring of 2018 and will be valued as completed for 2019.

#### Agricultural Land - 2019:

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

### **Assessment Actions Planned for Assessment Year 2020:**

#### Residential - 2020:

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

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

Pick-up work and zoning/building permits will be checked and placed on the assessment roll by March 19, 2020.

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

Rural Residential - 2020:

A review of rural residential properties will continue to stay compliant with the 6 year review cycle.

Commercial - 2020:

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

Pick-up work and zoning/building permits will be conducted by Stanard Appraisal Services, Inc. with verification by the Assessor before being placed on the assessment roll by March 19, 2020.

Agricultural Land - 2020:

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

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

**Assessment Actions Planned for Assessment Year 2021:**

Residential - 2021:

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

Rural Residential - 2021:

A review of rural residential properties will continue to continue the 6 year review cycle.

Commercial - 2021:

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

Pick-up work and zoning/building permits will be checked and placed on the assessment roll by March 19, 2021. A commercial appraiser will be used again to assist the Assessor in completing the commercial assessments.

#### Agricultural Land - 2021:

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

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

## **General Descriptions**

### Current Resources

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

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

The cadastral maps are in very poor condition and no longer updated. With the implementation of GIS, the information is available electronically.

Proposed submitted General Budget for July 1, 2018 – June 30, 2019 is \$180,602. The proposed submitted Reappraisal Budget for July 1, 2018 – June 30, 2019 is \$36,325. The Reappraisal Budget includes all the Maintenance agreements for GIS, CAMA, MIPS PC Admin and the web site.

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

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

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



ArcView is the GIS software and ARC 10.4.1 is currently being used by Hamilton County and is supported by GIS Workshop in Lincoln, Nebraska.

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

#### Current Assessment Procedures for Real Property

On average, 50 deeds per month are received from the Registrar of Deeds that affect this office. Real Estate transfer statements are handled daily. Ownership changes are made in the administrative package and updated on the website daily. Agricultural and some commercial sales are verified by telephone call and physical inspections as necessary. Most residential sales are inspected and new photos taken if necessary. Zoning/building permits are constantly being verified in the field. Pickup work is to be completed by March 10<sup>th</sup> of each year.

For fiscal year June 1<sup>st</sup>, 2017 to June 1<sup>st</sup>, 2018, an estimated 65 Zoning (building) Permits were filed for improvements to real estate in Aurora City. For Rural and Villages 50 were issued. Occasionally the Assessor and staff discover a new or altered structure where no permit was issued and the applicable property record card is updated

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

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

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

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

In one years' time this office physically inspects approximately 600 parcels, both residential and rural properties; equivalent to 50 days "out" of the office. The Assessor has no desire to hire out this portion of her assessment work. She believes the accuracy of her records and her ability to visit with constituents about their properties is invaluable. She is also saving the county a great deal of money, (estimated at \$54,000+/year) by continuing this practice along with her staff. An independent appraisal company would charge the County at *least* \$135/parcel to perform the same service as the Assessor and staff are now completing.

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

The CAMA pricing system for commercial is April 2008. Residential property is June 2007. It is planned to have an updated Residential Pricing in place in September, 2018. Depreciation studies are done yearly in the areas that are scheduled for review or have been determined through ratio studies that need review. The cost approach is used to establish the cost new and depreciation is used to bring the properties to market value. The income approach is also used on the commercial and some of the industrial properties by Stanard Appraisal Services, Inc. for the Assessor.

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

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

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

Notices of Valuation Change are mailed to the property owners on or before June 1. There were approximately 6000 printed and mailed out on June 1, 2018.

#### Current Assessment Procedures for Personal Property

Out of an estimated 1460 Personal Property Schedules, approximately 110 Personal Property Schedules were delinquent as of May 1, 2018. The County Assessor notified the late filers by mail. A 10% penalty will be assessed to these schedules. A 25% penalty

will be assessed as well as “Assessor’s estimated acquisition amount” to those Returns that will be delinquent as of July 1, 2018.

### Current Assessment Procedures for Homestead Exemptions

The Assessor and her staff currently receive approximately 370 Homestead Exemptions in the office. Quite a few of the applicants need assistance and rely upon this staff in correctly filling out their forms. The County Assessor arranges personal visits to the residence of several homestead applicants to assist in the filing process of their Homestead Exemption forms. Reminders were mailed out June 15<sup>th</sup>, for 65 of those who have not yet filed for 2018.

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

1. Appraisal cards can be updated daily, but generally annually. Ownership changes are made as the 521 transfers attached to recorded deeds are given to the Assessor’s offices from the Register of Deeds. The sales are ‘worked’ and exported via internet to the Nebraska Department of Revenue Property Assessment Division. Splits and subdivision changes are made as they become available to the Assessor’s office. Some come from the County Clerk, through a filed survey and/or deed, and some are discovered and printed from the Nebraska State Surveyor’s webpage. These are updated in the GIS system at the same time they are changed on the appraisal cards and in the computer Administrative Package.
2. Assessor, occasionally with the help of her staff, annually prepare and file Assessor Administrative Reports required by law/regulation as follows:
  - a. Abstracts (Real and Personal Property)
  - b. Assessor Survey
  - c. Sales information to Department of Revenue rosters & annual Assessed Value Update w/Abstract
  - d. Certification of Value to Political Subdivisions
  - e. School District Taxable Value Report
  - f. Homestead Exemption Tax Loss Report
  - g. Certificate of Taxes Levied Report
  - h. Report of all exempt property and taxable government owned property
  - i. Annual 3 Year Plan of Assessment Report
3. Personal Property: administer annual filing of approximately 1460 Schedules, prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required. The Personal Property Schedules are now available on the web and about 415 were filed on line in 2018.

4. Permissive Exemptions: administer annual filings of Applications for new or continued exempt use, review and make recommendations to County Board of Equalization.
5. Taxable Government Owned Property: annual review of government owned property not used for public purpose, send notices of intent to tax, etc.
6. Homestead Exemptions: administer approximately 370 annual filings of Homestead Exemptions Applications with assistance to applicants, conduct the approval/denial process along with proper taxpayer notifications.
7. A copy machine is available for appraisers to make copies and get a receipt for monies paid for said copies. A fee sheet is submitted monthly to the County Board.
8. Centrally Assessed: review of valuations as certified by Nebraska Department of Revenue Property Assessment Division for railroads and public service entities, establish assessment records and tax billing for tax list.
9. Tax Increment Financing: management of record/valuation information for properties in Community Redevelopment Projects for proper reporting on administrative reports and allocation of ad valorem tax.
10. Tax Districts and Tax Rates: management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.
11. Tax Lists: prepare and certify tax lists to County Treasurer for real property, personal property, centrally assessed and Nebraska Game & Parks.
12. Tax List Corrections: prepare tax correction documents to inform the County Board of Equalization of changes in value and for the Chairman's signature.
13. Assist the County Clerk & County Treasurer in verifying/checking the new levies that are set county wide each year.
14. County Board of Equalization: either the Assessor or her Deputy attend County Board of Equalization meetings for valuation protests (providing requested information) and also regular meetings of CBE for tax corrections, 3 Year Plan, cemetery report, permissive exemptions, etc.
15. Prepare the Physical Visitation Map and Daily Schedule for County Board of Equalization field reviews on all protested properties. This Assessor physically visits every protested property in the County. At the request of the Assessor at least one county Commissioner accompanies her and one of her staff. She is very appreciative of any Commissioners that can assist her with this challenging

process. On all commercial properties, a Stanard Appraisal Inc. employee accompanies the Assessor.

16. Tax Equalization & Review Commission Appeals: prepare information and attend taxpayer appeal hearings before TERC, update County Attorney to accompany Assessor to said hearing(s). Defend valuation set by the County Board of Equalization. Encourage County Board of Equalization officials to attend to said hearing(s). Continue to do my very best to work with the property owners and County Board of Equalization on an agreement of a taxable value on protested properties, thus avoiding a TERC filing by said property owners.
17. TERC Statewide Equalization: attend hearings if applicable to county, to defend values, and/or implement orders of the TERC.
18. Education: Assessor Education – attend meetings, workshops and education classes to obtain required hours of continuing education to maintain assessor certification. The four certificate holders of the assessor's office will meet their 60 hours of education in a four year period to maintain their certification. The Assessment Clerks will attend some of the monthly Central District Association meetings with the County Assessor and/or her Deputy.
19. Safety procedures are practiced to the highest degree possible in this office. Usually, the Sheriff's office is notified of a work area before any staff leaves the office for assessment work in the county. It is office policy and mandatory that "in house" appraisal staff is always sent out in 'pairs' for field assessment work. The county vehicle is equipped with pepper spray and orange safety vests, tape measures, county & village maps, office supplies, extra winter gear as well as toilet paper, flashlight, binoculars & dog biscuits.
20. The Assessor and/or at least one of her staff will attempt to continue to attend the monthly Central Nebraska County Assessors Association meetings. In attendance are also Liaisons from the same area and, at times, state employees.
21. The Assessor will continue to e-mail press releases from the State to the Aurora News Register for their publication for the public.
22. The Assessor and her staff know that any questions/concerns/problems that arise in the office can be handled quickly, by a phone call or email to the Department of Revenue Property Assessment Division. A listing of those employees by their specialty area is available to the Assessor and her staff.

Other commitments by this County Assessor:

23. She currently sits as the Past President for the NACO Central District Executive Board. Her term is for 2 years starting March 2018 to March 2020.
24. She is a member of the Board of Directors of MIPS, Inc. representing the Assessors state wide that are using MIPS programs. Her term ends December, 2019. If no other Assessor is interested in filling her open position, Sandberg will ask to remain on the Board for another two year term.
25. The Assessor is on the Nebraska Assessment Education Certification Advisory Board for the classes offered to Assessor and staff for continuing education hours towards their state certificates. The term is indefinite.
26. In May, 2018, the Assessor was appointed by Tony Fulton, Tax Commissioner, to the Rent-Restricted Housing Projects Valuation Committee. The term is indefinite.

In Conclusion:

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

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Patricia E Sandberg  
Hamilton County Assessor

As per Nebraska Statute 77-1311.02, a copy of this report was submitted to all five of the members of the Hamilton County Board of Equalization on Monday, July 16<sup>th</sup>, 2018.

## Codicil to 3-year Plan (June 15<sup>th</sup>, 2018 – October 30<sup>th</sup>, 2018)

In June a total of 120 Property Valuation Protests were filed. In June and July, the Assessor, Deputy and, at least one, of the County Board of Equalization Commissioners physically inspected and reviewed all of the filed Protests.

The Assessor presented her proposed budgets to the County Board on July 2<sup>nd</sup>.

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

The rural residential properties need reviewed as there is no consistency in the time frame of them being physically inspected county wide. Three townships have been completed so far this fall for 2019 new values, namely Union, Scoville & Deepwell. The County Assessor and Deputy will continue this process in hopes of finishing the last two townships (Hamilton and Aurora) yet this year.

A designated portion of Aurora city is also under review for 2019 revalue.

19 Personal Property Schedules were given a 25% penalty on July 1<sup>st</sup>, with Assessor's Estimated Acquisitions added to each. We are continually receiving federal depreciation worksheets from property owners to update their 2018 Personal Property schedule(s), which, at times, involves tax corrections for previous years.

August 19<sup>th</sup> through 23<sup>rd</sup> the Assessor & her two clerks attended the Assessor's Annual Workshop in Grand Island.

On September 10<sup>th</sup>, the County Board approved the Assessor's budget as follows: Reappraisal at \$36,000.00; General at \$181,800.00.

Neither the Assessor nor the Deputy attended NACO's 12<sup>th</sup> Annual Legislative Conference in Atkinson on October 11<sup>th</sup>.

The County Board of Equalization approved the local levies on October 15<sup>th</sup>.

The Assessor's Liaison from Department of Revenue, Donna Spicka, will be assisting the Assessor in 2019 valuations for her Ag land countywide before the first of the year.

Mr. Josh Garris, Commercial Appraiser, (employed by Stanard Appraisals Inc.) will assist the Assessor in the valuing of approximately 50 commercial properties with in the county for 2019 assessment purposes. The Assessor is continuing to master the commercial appraisal program in the computer. Sketching is becoming more successful as well as the valuing of structures / site improvements that have currently been reviewed.

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

The Assessor is new to the Rent Restricted Housing Projects Valuation Committee that meets annually from September through November to set the cap rate to be used by Nebraska counties state-wide on such housing projects.

At this writing, Hamilton County has two current cases that need to be heard by the Tax Equalization and Review Commission. Both are on residential properties. No hearing dates have been set.

Respectfully submitted this 31<sup>st</sup> day of October, 2018.

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