

**NEBRASKA**

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**DEPARTMENT OF REVENUE**

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

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**HITCHCOCK 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 Hitchcock 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 Hitchcock 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: Terra Riggs, Hitchcock 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.

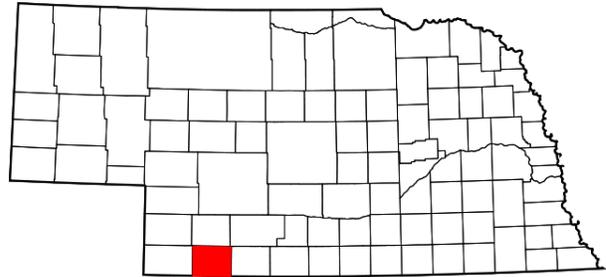
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for the end users, and highlight potential issues in other areas of the assessment process. Public trust in the assessment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

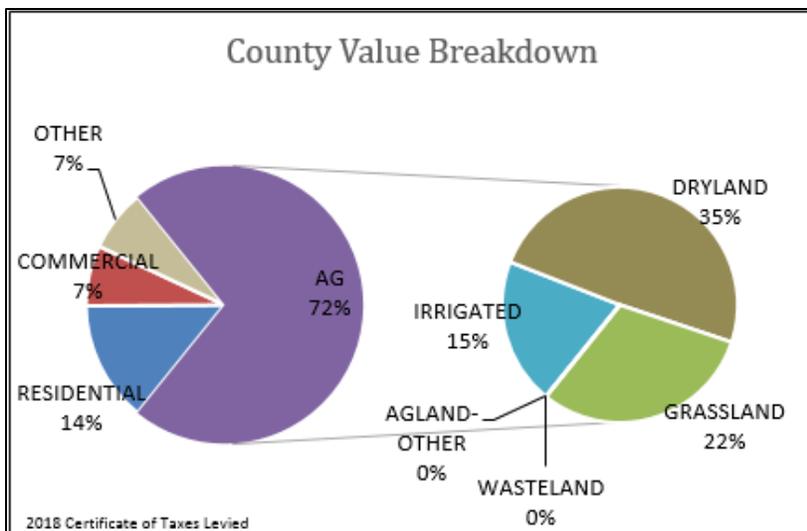
*\*Further information may be found in Exhibit 94*

## County Overview

With a total area of 710 square miles, Hitchcock County had 2,834 residents, per the Census Bureau Quick Facts for 2017, a 3% population decline from the 2010 U.S. Census. Reports indicated that 74% 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 \$57,553 (2018 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Hitchcock County are evenly disbursed throughout all of the villages; however, Culbertson and Trenton are more active. According to the latest information available from the U.S. Census Bureau, there were 66 employer establishments with total employment of 440, a 12% increase in total employment from the prior year.



Agricultural land accounts for the majority of the valuation base in the county. A mix of grass and dry land makes up a majority of the land in the county. Hitchcock County is included in the Middle Republican Natural Resources District (NRD).

The ethanol plant located in Trenton also contributes to the local agricultural economy.

NE Dept. of Revenue, Research Division 2019

<b>CITY POPULATION CHANGE</b>			
	<b>2008</b>	<b>2018</b>	<b>Change</b>
CULBERTSON	594	595	0.2%
PALISADE	386	351	-9.1%
STRATTON	396	343	-13.4%
TRENTON	507	560	10.5%

# 2019 Residential Correlation for Hitchcock County

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## *Assessment Actions*

For the 2019 assessment year, the county assessor and staff completed the extensive review of rural improvements. This process included re-measuring buildings and new photos at the time of review. The county assessor has equalized building codes for outbuildings countywide.

A market analysis was also conducted indicating Culbertson, the small villages and the rural residential were below the acceptable range. As a result, a 4% increase was applied to all improvements within the villages of Culbertson and Trenton and a 5% increase to the improvements in the village of Palisade. Rural residential sales were reviewed and adjustments were made to the land tables to bring the statistics into the acceptable range.

## *Assessment Practice Review*

One aspect of the review is to ensure the accuracy and timeliness of data submissions to the state sales file. Several audits are completed annually including the verification of assessed values to the property record cards and comparison of the Real Estate Transfer Statements (Form 521) to sales information within the state sales file. Frequency of the submissions are also reviewed to ensure time requirements are met. The whole of the reviews show the transmission of data by Hitchcock County is both accurate and timely.

The sales verification and qualification processes of the county were also examined. The Hitchcock County Assessor utilizes sales questionnaires and receives useful information. At times, the county is hesitant to remove sales unless the exclusion is very clear. This is reflected in the higher than typical usability percentage of the residential class over the last few years. With additional training, the verification process has improved and the county assessor is adequately qualifying sales.

Additionally, valuation groups were evaluated to guarantee that unique economic factors affecting market value are identified. Hitchcock County identifies five different groups within the residential class. Three groups are represented by the villages of the county. Valuation Group 1 is the village of Culbertson. Culbertson is the closest village to McCook, where jobs and amenities are more abundant. Valuation Group 2 is the village of Trenton. Trenton is the county seat and further west on the highway from Culbertson. The market here is somewhat stable. Valuation Group 3 is comprised of the smaller villages of Palisade and Stratton. The market here is less active exhibiting the sporadic nature of small communities. Valuation Group 4 encompasses the rural residential parcels of the county. The market for rural homes is in high demand driving a very strong residential market. Valuation Group 5 represents the parcels located around Swanson Reservoir and are subject to recreational influences.

## 2019 Residential Correlation for Hitchcock County

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The frequency and the completeness of the six-year inspection and review cycle were examined. The county assessor has focused their review efforts on completing the review of rural parcels. During the inspection, the county assessor and staff were required to re-measure and relist all improvements on the parcel due to the inconsistencies of prior reviews. The county assessor has completed this review for the 2019 year. With the exception of portions of the Village of Palisade and Goodlife Marina, all parcels within the residential class have been inspected within the six-year inspection and review cycle.

The final portion of the review includes the evaluation of the appraisal tables and valuation methodology. Depreciation tables and costing have been updated within the last few years for the class with the exception of rural residential. Before 2019, listing data errors have prevented the formation of models until the subclass has been relisted. This was remedied for the 2019 assessment year through a detailed data collection of all rural improvements. Land values for the villages and lake were analyzed and updated in 2017 while land value for rural residential were updated for the 2019 assessment year.

### *Description of Analysis*

For the residential class of property, Hitchcock County has identified five separate groups with differing economic characteristics.

<b>Valuation Group</b>	<b>Description</b>
1	Culbertson
2	Trenton
3	Stratton, Palisade
4	Rural Residential
5	Laker's N Shore & Swanson Lake Cabins

Review of the statistical sample shows that the median is the only measure of central tendency within the acceptable range. The COD is high but typical for rural communities that exhibit sporadic housing trends and extreme outliers. All individual valuation groups with measurable number of sales have a median within the acceptable range. Valuation Groups 1 and 4 have more stable markets than the other three groups. This is evident in the individual qualitative statistics of these two valuation groups.

A review of the 2019 County Abstract of Assessment Compared with the 2018 Certificate of Taxes Levied Report (CTL) show that the sample changed at a larger percentage than the overall population. When reviewed by individual valuation group, the discrepancy appears to be within the rural residential subclass. The county relisted all rural improvements and equalized properties for the 2019 assessment year. These differences may have been the result of the equalization process of the rural improvements. The determination regarding uniformity could not be reached

## 2019 Residential Correlation for Hitchcock County

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without a more extensive review of individual parcels. The Property Assessment Division will work with the county assessor to review these changes in more detail.

### *Equalization and Quality of Assessment*

All valuation groups have a measureable number of sales with the exception of Valuation Group 5. Although the sample size is insufficient, the same appraisal methods are used to value property as the rest of the residential class. Therefore, Valuation Group 5 is thought to have achieved equalization.

Based on the statistics and review of the assessment practices, the quality of assessment of the residential class of property had been determined to comply with generally accepted mass appraisal techniques.

VALUATION GROUP RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	15	92.01	97.35	92.80	18.99	104.90
2	23	98.60	103.74	83.97	30.23	123.54
3	38	91.80	102.90	88.55	35.54	116.21
4	13	95.85	98.59	90.83	16.90	108.54
5	6	104.31	114.94	115.98	32.32	99.10
ALL	95	95.85	102.40	90.57	28.89	113.06

### *Level of Value*

Based on analysis of all available information, the level of value for residential property in Hitchcock County is 96%.

## 2019 Commercial Correlation for Hitchcock County

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### *Assessment Actions*

For the 2019 assessment year, routine maintenance was completed timely for the commercial class of property.

### *Assessment Practice Review*

Part of the review examines that sales information submitted to the state sales file is completed accurately and in a timely manner. Values submitted are compared to property record cards of the county. Additionally, the Real Estate Transfer Statements (Form 521) are compared to sales data within the state sales file. Frequency of the transmissions were also evaluated for timeliness. These audits indicate that Hitchcock County accurately and timely exports data to the state sales file. A review of the county's Assessed Value Update (AVU) records showed no errors.

The sales qualification and verification processes of the county were discussed with the county assessor. The county utilizes sales questionnaires to help with the qualification process. The county assessor is hesitant to remove sales unless the reasoning for exclusion is extremely clear. This is evident in the higher than typical usability percentages. Although the usability is high, the staff continues to improve upon their qualification processes and there is no apparent bias in the qualification determinations of the county.

Valuation groups of the commercial class were studied to ensure that economic differences that affect the market are identified. There are few commercial parcels throughout the county with no distinguishing economic factors. Therefore, there is only one valuation group for the commercial class for Hitchcock County.

The six-year inspection and review cycle for the commercial class is to be completed in-house. Contract appraisers have been used in the past for review work, most recently in 2012. The commercial class was due to be inspected for the 2019 assessment year. However, review work has been prioritized to the review of rural parcels. Industrial parcels were reviewed for 2016 assessment year, the remaining parcels are typical small downtown businesses. The Hitchcock County Assessor has plans going forward, to bring the inspection and review cycle current and to remain current.

Appraisal tables for the commercial class were reviewed with the county assessor. The reappraisal of the commercial class was completed for the 2013 assessment year in tandem with the physical inspection. The prior appraisal was completed by a contract appraiser and no valuation models exist within the office. After inspection of the commercial class next year, this will be updated.

# 2019 Commercial Correlation for Hitchcock County

## *Description of Analysis*

For the commercial class, there are no unique characteristics that would warrant multiple valuation groups in Hitchcock County.

The statistical profile includes 13 qualified commercial sales across the county as a whole. Overall, two of the three measures of central tendency are within the acceptable range. The weighted mean and PRD are being affected by one high dollar sale. The sample size is small so the stability of the median was tested. The removal of one sale on either side of the median array moved the median from 81%-95%. This analysis along with the wide dispersion as indicated by the qualitative statistics support that the median is not an accurate measure to pinpoint a level of value.

Review of the historical changes to assessed value over the past ten years show the commercial class changed 3%-6% depending on the village. This was consistent to the changes observed in villages of similar economics from surrounding counties; indicating that the commercial class has appreciated at a similar pace.

Comparison of the 2019 County Abstract of Assessment for Real Property, Form 45 Compared with the 2018 Certificate of Taxes Levied Report (CTL) with the statistical sample show only minimal changes to population. This supports the reported assessment actions of pick up work only for the 2019 assessment year.

## *Equalization and Quality of Assessment*

Although the sample size is not adequate to establish a level of value, additional analysis and the assessment practice review indicate that the values for the commercial class in Hitchcock County are equalized and in compliance with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	13	94.82	91.63	100.63	38.26	91.06
___ALL___	13	94.82	91.63	100.63	38.26	91.06

## *Level of Value*

Based on analysis of all available information, the commercial class of real property in Hitchcock County has achieved the statutory level of value of 100%.

# 2019 Agricultural Correlation for Hitchcock County

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## *Assessor Actions*

For the agricultural class, all improvements have been physically reviewed and listing updated by the county assessor and staff. Additionally, outbuildings have been equalized throughout the county. The county assessor has studied the agricultural market and has identified recreational influences along the river resulting in the creation of Market Area 2, to recognize special value.

Additional market studies of unimproved agricultural land sales indicated that decreases to cropland in Hitchcock County were warranted. Irrigated lands were decreased approximately 5% while dryland decreased 10%. Land in government programs was also reviewed. Lacking enough market data for separate analysis, the county looked to regional trends to recognize the change in the market. Conservation Reserve Program (CRP) values were then decreased 10%, the same percentage as dryland. While Conservation Reserve Enhancement Program (CREP) lands were decreased 5%, the same percentage as irrigated land.

## *Assessment Practice Review*

Part of the review involves ensuring the accuracy and timeliness of the data submitted to the state sales file. Values within the state sales file are compared to property record cards. Additionally, Real Estate Transfer Statements (Form 521) are compared to the sales information submitted from the county. There were no errors in either of these audits of Hitchcock County. Frequency of the submission of sales file exports and Form 521s were also reviewed, revealing that the county generally submits data timely and accurately. A review of the county's Assessed Value Update (AVU) records showed no errors.

The sales qualification and verification processes of the county were discussed with the county assessor. The county utilizes sales questionnaires to help with the qualification process. The county is hesitant to remove sales unless the reasoning for exclusion is extremely clear. This is evident in the higher than typical usability percentages. Although the usability is high, the staff continues to improve upon their qualification processes and there is no apparent bias in the qualification determinations of the county.

Market areas were also examined to ensure that unique characteristics that would affect market value are recognized. Prior to 2012, Hitchcock County recognized two different market areas due to recreational influence along the Republican River. When the agricultural market was strong, these influences were not observed above the value of agricultural land away from the river and market areas were combined. With the downturn of the agricultural market, these recreational influences have become more pronounced again. Parcels that touch the Republican River have been identified to have the potential to be effected by non-agricultural influences. In response, Market Area 2 has been established. Market Area 1 encompasses the rest of the county.

A review of agricultural homes show these parcels are valued using the same costing and depreciation tables as the rural residential parcels. Additionally, farm home site values are the

## **2019 Agricultural Correlation for Hitchcock County**

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same as the rural residential home site. The county has focused on properly updating listing data of the rural class as the review work is completed. Agricultural improvements are valued using Marshall & Swift costing and the depreciation derived by the Computer Assisted Mass Appraisal (CAMA) system. Regarding land use, acres within the government programs CREP and CRP have been identified and inventoried. In the past, market analysis deemed that a separate market existed for both CREP and CRP. Currently with the lack of sufficient market data, the acres are adjusted parallel with their corresponding subclass.

The six-year physical inspection and review cycle was also examined. The county has completed the review of the rural class, including all agricultural improvements. The county assessor updated quality and conditions and equalized agricultural outbuildings as part of this review. For 2019, the county analyzed sales and land use along the river. Land use within the county is also routinely reviewed using aerial imagery.

### ***Description of Analysis***

The overall statistical sample shows that all three measures of central tendency are within the acceptable range. Review of the market areas show that only Market Area 1 is represented in the sample. Agricultural values for Market Area 2 are established using the non-influenced sales from Area 1. When stratified by 80% Majority Land Use (MLU) by subclass, only the dryland subclass has a measurable number of sales with a median within the acceptable range. Regional trends and comparison to surrounding counties were further analyzed by subclasses. Value decreases to the irrigated land class follow the market trends of surrounding counties. Grassland within the region has been generally stable; therefore, the grassland values of the prior year were maintained.

A review of the 2019 County Abstract of Assessment for Real Property, Form 45 Compared with the 2018 Certificate of Taxes Levied Report (CTL) show an increase to the agricultural homes and outbuildings. This is to be expected after the extensive reappraisal of rural improvements was complete this year. The reappraisal corrected several past inconsistent physical reviews.

### ***Equalization and Quality of Assessment***

For the 2019 assessment year, agricultural homes and outbuildings have been methodically relisted and equalized with the rural residential parcels using the same appraisal processes. The agricultural improvements are thought to have achieved an acceptable level of value.

## 2019 Agricultural Correlation for Hitchcock County

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A review of the statistics, assessment actions, and comparability with surrounding counties support that the values set have achieved an acceptable level. The quality of assessment of the agricultural class of property in Hitchcock County complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	3	78.15	75.71	66.50	23.51	113.85
1	3	78.15	75.71	66.50	23.51	113.85
<u>Dry</u>						
County	18	69.32	70.37	68.81	12.42	102.27
1	18	69.32	70.37	68.81	12.42	102.27
<u>Grass</u>						
County	7	73.32	71.22	71.17	11.09	100.07
1	7	73.32	71.22	71.17	11.09	100.07
<u>ALL</u>						
	43	70.96	71.29	69.39	14.49	102.74

### *Level of Value*

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

### *Special Valuation*

A review of agricultural land value in Hitchcock County in areas that have other non-agricultural influences indicates that the assessed values used are similar to the values used in the portion of Market Area 1 where no non-agricultural influences exist. Therefore, it is the opinion of the Property Tax Administrator that the level of value for Special Valuation of agricultural land is 71%.

## 2019 Opinions of the Property Tax Administrator for Hitchcock 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>	<b>96</b>	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Commercial Real Property</b>	<b>100</b>	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Agricultural Land</b>	<b>71</b>	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Special Valuation of Agricultural Land</b>	<b>71</b>	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.*

**2019 Opinions of the Property Tax Administrator  
for Hitchcock County**

Dated this 5th day of April, 2019.



A handwritten signature in cursive script that reads "Ruth A. Sorensen".

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Ruth A. Sorensen  
Property Tax Administrator

## APPENDICES

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## 2019 Commission Summary for Hitchcock County

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### Residential Real Property - Current

Number of Sales	95	Median	95.85
Total Sales Price	\$6,140,200	Mean	102.40
Total Adj. Sales Price	\$6,140,200	Wgt. Mean	90.57
Total Assessed Value	\$5,561,310	Average Assessed Value of the Base	\$45,692
Avg. Adj. Sales Price	\$64,634	Avg. Assessed Value	\$58,540

### Confidence Interval - Current

95% Median C.I	88.46 to 100.06
95% Wgt. Mean C.I	85.20 to 95.95
95% Mean C.I	92.68 to 112.12
% of Value of the Class of all Real Property Value in the County	11.36
% of Records Sold in the Study Period	6.10
% of Value Sold in the Study Period	7.81

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2018	94	97	96.68
2017	104	97	96.56
2016	88		96.37
2015	88	94	93.75

## 2019 Commission Summary for Hitchcock County

### Commercial Real Property - Current

Number of Sales	13	Median	94.82
Total Sales Price	\$715,215	Mean	91.63
Total Adj. Sales Price	\$715,215	Wgt. Mean	100.63
Total Assessed Value	\$719,695	Average Assessed Value of the Base	\$201,560
Avg. Adj. Sales Price	\$55,017	Avg. Assessed Value	\$55,361

### Confidence Interval - Current

95% Median C.I	58.78 to 103.57
95% Wgt. Mean C.I	59.26 to 141.99
95% Mean C.I	57.12 to 126.14
% of Value of the Class of all Real Property Value in the County	7.17
% of Records Sold in the Study Period	5.83
% of Value Sold in the Study Period	1.60

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2018	16	100	95.14
2017	14	100	97.00
2016	16		105.66
2015	11	100	99.51

**44 Hitchcock  
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 : 95  
 Total Sales Price : 6,140,200  
 Total Adj. Sales Price : 6,140,200  
 Total Assessed Value : 5,561,310  
 Avg. Adj. Sales Price : 64,634  
 Avg. Assessed Value : 58,540

MEDIAN : 96  
 WGT. MEAN : 91  
 MEAN : 102  
 COD : 28.89  
 PRD : 113.06

COV : 47.23  
 STD : 48.36  
 Avg. Abs. Dev : 27.69  
 MAX Sales Ratio : 371.17  
 MIN Sales Ratio : 34.64

95% Median C.I. : 88.46 to 100.06  
 95% Wgt. Mean C.I. : 85.20 to 95.95  
 95% Mean C.I. : 92.68 to 112.12

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-16 To 31-DEC-16	9	101.35	105.33	105.72	05.52	99.63	98.60	122.83	99.17 to 112.84	44,556	47,105
01-JAN-17 To 31-MAR-17	13	91.90	90.33	92.48	11.58	97.68	49.96	117.78	76.33 to 101.82	44,692	41,332
01-APR-17 To 30-JUN-17	15	97.73	104.71	86.98	30.72	120.38	60.26	220.00	75.63 to 124.24	75,733	65,875
01-JUL-17 To 30-SEP-17	4	76.66	78.33	84.98	32.90	92.17	52.13	107.87	N/A	65,675	55,811
01-OCT-17 To 31-DEC-17	21	88.46	98.35	89.98	27.75	109.30	45.96	295.19	81.66 to 100.39	80,824	72,727
01-JAN-18 To 31-MAR-18	6	99.08	149.46	94.13	59.72	158.78	83.16	371.17	83.16 to 371.17	67,167	63,225
01-APR-18 To 30-JUN-18	12	78.48	89.72	79.21	34.70	113.27	34.64	192.00	66.38 to 111.59	81,667	64,691
01-JUL-18 To 30-SEP-18	15	104.18	112.18	103.91	36.00	107.96	50.01	226.62	67.96 to 153.22	45,280	47,052
<u>Study Yrs</u>											
01-OCT-16 To 30-SEP-17	41	98.60	97.72	91.26	19.10	107.08	49.96	220.00	90.85 to 102.13	58,066	52,991
01-OCT-17 To 30-SEP-18	54	91.28	105.95	90.14	37.34	117.54	34.64	371.17	84.30 to 100.39	69,620	62,753
<u>Calendar Yrs</u>											
01-JAN-17 To 31-DEC-17	53	91.70	96.67	89.09	25.04	108.51	45.96	295.19	84.83 to 98.69	69,377	61,810
<u>ALL</u>	95	95.85	102.40	90.57	28.89	113.06	34.64	371.17	88.46 to 100.06	64,634	58,540

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	15	92.01	97.35	92.80	18.99	104.90	50.01	135.59	84.83 to 115.20	62,833	58,308
2	23	98.60	103.74	83.97	30.23	123.54	34.64	295.19	75.63 to 104.18	50,022	42,005
3	38	91.80	102.90	88.55	35.54	116.21	45.96	371.17	76.33 to 100.39	43,453	38,479
4	13	95.85	98.59	90.83	16.90	108.54	72.85	192.00	81.66 to 103.26	159,192	144,592
5	6	104.31	114.94	115.98	32.32	99.10	61.16	226.62	61.16 to 226.62	54,417	63,115
<u>ALL</u>	95	95.85	102.40	90.57	28.89	113.06	34.64	371.17	88.46 to 100.06	64,634	58,540

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	89	95.68	101.55	89.14	28.38	113.92	34.64	371.17	87.46 to 99.69	65,322	58,232
06	6	104.31	114.94	115.98	32.32	99.10	61.16	226.62	61.16 to 226.62	54,417	63,115
07											
<u>ALL</u>	95	95.85	102.40	90.57	28.89	113.06	34.64	371.17	88.46 to 100.06	64,634	58,540

**44 Hitchcock  
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 : 95  
 Total Sales Price : 6,140,200  
 Total Adj. Sales Price : 6,140,200  
 Total Assessed Value : 5,561,310  
 Avg. Adj. Sales Price : 64,634  
 Avg. Assessed Value : 58,540

MEDIAN : 96  
 WGT. MEAN : 91  
 MEAN : 102  
 COD : 28.89  
 PRD : 113.06

COV : 47.23  
 STD : 48.36  
 Avg. Abs. Dev : 27.69  
 MAX Sales Ratio : 371.17  
 MIN Sales Ratio : 34.64

95% Median C.I. : 88.46 to 100.06  
 95% Wgt. Mean C.I. : 85.20 to 95.95  
 95% Mean C.I. : 92.68 to 112.12

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SALE PRICE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000	2	281.76	281.76	278.87	31.74	101.04	192.34	371.17	N/A	3,100	8,645
Less Than 15,000	9	121.35	174.04	147.06	65.23	118.35	52.13	371.17	101.35 to 295.19	7,111	10,458
Less Than 30,000	31	108.20	128.81	114.54	40.90	112.46	49.96	371.17	98.47 to 128.47	18,097	20,728
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	93	95.68	98.54	90.38	25.39	109.03	34.64	295.19	87.46 to 99.69	65,957	59,613
Greater Than 14,999	86	93.59	94.90	89.98	22.82	105.47	34.64	226.62	86.95 to 98.69	70,653	63,572
Greater Than 29,999	64	89.89	89.60	88.16	19.84	101.63	34.64	226.62	84.30 to 97.60	87,175	76,855
<u>Incremental Ranges</u>											
0 TO 4,999	2	281.76	281.76	278.87	31.74	101.04	192.34	371.17	N/A	3,100	8,645
5,000 TO 14,999	7	108.20	143.26	132.92	49.97	107.78	52.13	295.19	52.13 to 295.19	8,257	10,976
15,000 TO 29,999	22	103.27	110.30	110.35	28.29	99.95	49.96	192.00	80.40 to 128.47	22,591	24,929
30,000 TO 59,999	29	95.16	88.28	87.72	18.15	100.64	34.64	131.88	76.34 to 99.69	46,672	40,939
60,000 TO 99,999	18	89.89	96.04	94.72	25.95	101.39	50.01	226.62	68.16 to 104.18	82,428	78,079
100,000 TO 149,999	7	84.56	84.89	85.14	17.68	99.71	61.16	104.68	61.16 to 104.68	118,571	100,946
150,000 TO 249,999	9	84.30	85.83	85.61	09.82	100.26	66.38	100.35	75.63 to 98.69	182,444	156,198
250,000 TO 499,999	1	79.15	79.15	79.15	00.00	100.00	79.15	79.15	N/A	270,000	213,695
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>	95	95.85	102.40	90.57	28.89	113.06	34.64	371.17	88.46 to 100.06	64,634	58,540

44 Hitchcock

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 : 13  
 Total Sales Price : 715,215  
 Total Adj. Sales Price : 715,215  
 Total Assessed Value : 719,695  
 Avg. Adj. Sales Price : 55,017  
 Avg. Assessed Value : 55,361

MEDIAN : 95  
 WGT. MEAN : 101  
 MEAN : 92  
 COD : 38.26  
 PRD : 91.06

COV : 62.32  
 STD : 57.10  
 Avg. Abs. Dev : 36.28  
 MAX Sales Ratio : 250.68  
 MIN Sales Ratio : 13.85

95% Median C.I. : 58.78 to 103.57  
 95% Wgt. Mean C.I. : 59.26 to 141.99  
 95% Mean C.I. : 57.12 to 126.14

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-15 To 31-DEC-15											
01-JAN-16 To 31-MAR-16	1	101.66	101.66	101.66	00.00	100.00	101.66	101.66	N/A	40,000	40,665
01-APR-16 To 30-JUN-16	2	58.71	58.71	56.35	76.41	104.19	13.85	103.57	N/A	28,500	16,060
01-JUL-16 To 30-SEP-16	2	80.63	80.63	67.91	18.21	118.73	65.95	95.30	N/A	37,608	25,538
01-OCT-16 To 31-DEC-16	2	116.41	116.41	135.28	18.42	86.05	94.97	137.84	N/A	146,250	197,843
01-JAN-17 To 31-MAR-17											
01-APR-17 To 30-JUN-17	2	159.18	159.18	241.97	57.49	65.79	67.67	250.68	N/A	15,750	38,110
01-JUL-17 To 30-SEP-17	1	58.78	58.78	58.78	00.00	100.00	58.78	58.78	N/A	80,000	47,025
01-OCT-17 To 31-DEC-17											
01-JAN-18 To 31-MAR-18	1	47.12	47.12	47.12	00.00	100.00	47.12	47.12	N/A	76,000	35,810
01-APR-18 To 30-JUN-18	2	76.90	76.90	65.23	23.32	117.89	58.97	94.82	N/A	31,500	20,548
01-JUL-18 To 30-SEP-18											
<u>Study Yrs</u>											
01-OCT-15 To 30-SEP-16	5	95.30	76.07	71.92	26.33	105.77	13.85	103.57	N/A	34,443	24,772
01-OCT-16 To 30-SEP-17	5	94.97	121.99	128.45	55.19	94.97	58.78	250.68	N/A	80,800	103,786
01-OCT-17 To 30-SEP-18	3	58.97	66.97	55.33	26.96	121.04	47.12	94.82	N/A	46,333	25,635
<u>Calendar Yrs</u>											
01-JAN-16 To 31-DEC-16	7	95.30	87.59	111.80	25.23	78.35	13.85	137.84	13.85 to 137.84	66,388	74,221
01-JAN-17 To 31-DEC-17	3	67.67	125.71	110.53	94.53	113.73	58.78	250.68	N/A	37,167	41,082
<u>ALL</u>	13	94.82	91.63	100.63	38.26	91.06	13.85	250.68	58.78 to 103.57	55,017	55,361

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	13	94.82	91.63	100.63	38.26	91.06	13.85	250.68	58.78 to 103.57	55,017	55,361
<u>ALL</u>	13	94.82	91.63	100.63	38.26	91.06	13.85	250.68	58.78 to 103.57	55,017	55,361

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
02											
03	13	94.82	91.63	100.63	38.26	91.06	13.85	250.68	58.78 to 103.57	55,017	55,361
04											
<u>ALL</u>	13	94.82	91.63	100.63	38.26	91.06	13.85	250.68	58.78 to 103.57	55,017	55,361

**44 Hitchcock  
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 : 13  
 Total Sales Price : 715,215  
 Total Adj. Sales Price : 715,215  
 Total Assessed Value : 719,695  
 Avg. Adj. Sales Price : 55,017  
 Avg. Assessed Value : 55,361

MEDIAN : 95  
 WGT. MEAN : 101  
 MEAN : 92  
 COD : 38.26  
 PRD : 91.06

COV : 62.32  
 STD : 57.10  
 Avg. Abs. Dev : 36.28  
 MAX Sales Ratio : 250.68  
 MIN Sales Ratio : 13.85

95% Median C.I. : 58.78 to 103.57  
 95% Wgt. Mean C.I. : 59.26 to 141.99  
 95% Mean C.I. : 57.12 to 126.14

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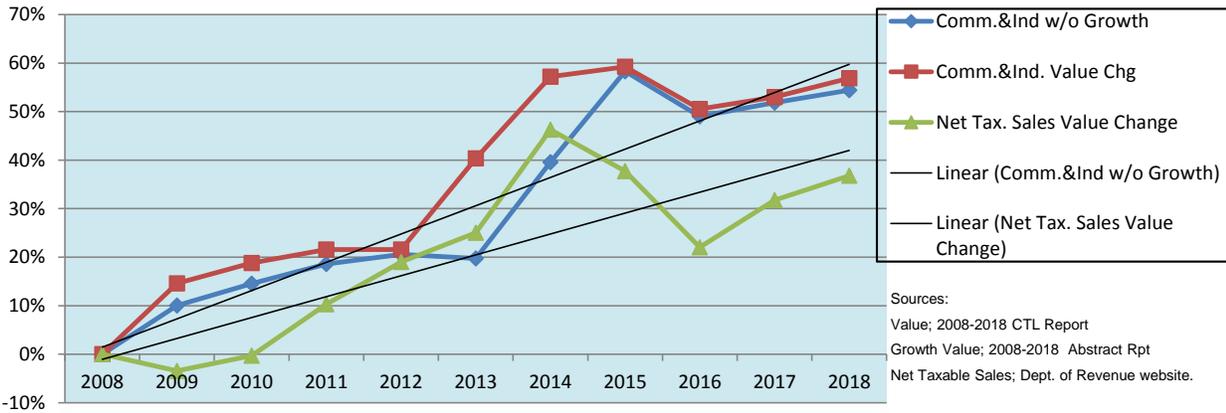
**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>Low \$ Ranges</b>											
Less Than 5,000	1	67.67	67.67	67.67	00.00	100.00	67.67	67.67	N/A	1,500	1,015
Less Than 15,000	3	94.82	85.93	92.63	09.71	92.77	67.67	95.30	N/A	5,833	5,403
Less Than 30,000	5	94.97	91.27	98.06	07.67	93.08	67.67	103.57	N/A	12,400	12,159
<b>Ranges Excl. Low \$</b>											
Greater Than 4,999	12	94.90	93.63	100.70	39.03	92.98	13.85	250.68	58.78 to 103.57	59,476	59,890
Greater Than 14,999	10	80.46	93.34	100.83	55.20	92.57	13.85	250.68	47.12 to 137.84	69,772	70,349
Greater Than 29,999	8	62.46	91.86	100.87	75.54	91.07	13.85	250.68	13.85 to 250.68	81,652	82,363
<b>Incremental Ranges</b>											
0 TO 4,999	1	67.67	67.67	67.67	00.00	100.00	67.67	67.67	N/A	1,500	1,015
5,000 TO 14,999	2	95.06	95.06	94.97	00.25	100.09	94.82	95.30	N/A	8,000	7,598
15,000 TO 29,999	2	99.27	99.27	100.19	04.33	99.08	94.97	103.57	N/A	22,250	22,293
30,000 TO 59,999	4	80.32	106.29	99.14	87.00	107.21	13.85	250.68	N/A	38,000	37,673
60,000 TO 99,999	3	58.78	57.28	57.09	10.68	100.33	47.12	65.95	N/A	75,405	43,048
100,000 TO 149,999											
150,000 TO 249,999											
250,000 TO 499,999	1	137.84	137.84	137.84	00.00	100.00	137.84	137.84	N/A	275,000	379,065
500,000 TO 999,999											
1,000,000 +											
<b>ALL</b>	<b>13</b>	<b>94.82</b>	<b>91.63</b>	<b>100.63</b>	<b>38.26</b>	<b>91.06</b>	<b>13.85</b>	<b>250.68</b>	<b>58.78 to 103.57</b>	<b>55,017</b>	<b>55,361</b>

**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
340	1	250.68	250.68	250.68	00.00	100.00	250.68	250.68	N/A	30,000	75,205
344	1	94.97	94.97	94.97	00.00	100.00	94.97	94.97	N/A	17,500	16,620
346	1	65.95	65.95	65.95	00.00	100.00	65.95	65.95	N/A	70,215	46,310
350	1	101.66	101.66	101.66	00.00	100.00	101.66	101.66	N/A	40,000	40,665
353	2	76.80	76.80	63.14	23.46	121.63	58.78	94.82	N/A	45,500	28,728
406	5	58.97	70.62	103.76	58.39	68.06	13.85	137.84	N/A	87,600	90,892
456	1	67.67	67.67	67.67	00.00	100.00	67.67	67.67	N/A	1,500	1,015
528	1	103.57	103.57	103.57	00.00	100.00	103.57	103.57	N/A	27,000	27,965
<b>ALL</b>	<b>13</b>	<b>94.82</b>	<b>91.63</b>	<b>100.63</b>	<b>38.26</b>	<b>91.06</b>	<b>13.85</b>	<b>250.68</b>	<b>58.78 to 103.57</b>	<b>55,017</b>	<b>55,361</b>

### Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2008	\$ 28,656,365	\$ 312,895		\$ 28,343,470	--	\$ 12,600,946	--
2009	\$ 32,841,665	\$ 1,302,405	3.97%	\$ 31,539,260	10.06%	\$ 12,168,856	-3.43%
2010	\$ 34,036,055	\$ 1,216,255	3.57%	\$ 32,819,800	-0.07%	\$ 12,565,437	3.26%
2011	\$ 34,844,555	\$ 866,320	2.49%	\$ 33,978,235	-0.17%	\$ 13,898,096	10.61%
2012	\$ 34,833,723	\$ 286,430	0.82%	\$ 34,547,293	-0.85%	\$ 14,997,847	7.91%
2013	\$ 40,221,043	\$ 5,911,472	14.70%	\$ 34,309,571	-1.50%	\$ 15,754,997	5.05%
2014	\$ 45,045,838	\$ 5,045,780	11.20%	\$ 40,000,058	-0.55%	\$ 18,432,285	16.99%
2015	\$ 45,631,943	\$ 265,875	0.58%	\$ 45,366,068	0.71%	\$ 17,354,217	-5.85%
2016	\$ 43,138,323	\$ 430,677	1.00%	\$ 42,707,646	-6.41%	\$ 15,379,068	-11.38%
2017	\$ 43,841,743	\$ 331,310	0.76%	\$ 43,510,433	0.86%	\$ 16,600,146	7.94%
2018	\$ 44,957,814	\$ 711,966	1.58%	\$ 44,245,848	0.92%	\$ 17,235,281	3.83%
<b>Ann %chg</b>	4.61%			<b>Average</b>	<b>0.30%</b>	3.18%	<b>3.49%</b>

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2008	-	-	-
2009	10.06%	14.61%	-3.43%
2010	14.53%	18.77%	-0.28%
2011	18.57%	21.59%	10.29%
2012	20.56%	21.56%	19.02%
2013	19.73%	40.36%	25.03%
2014	39.59%	57.19%	46.28%
2015	58.31%	59.24%	37.72%
2016	49.03%	50.54%	22.05%
2017	51.84%	52.99%	31.74%
2018	54.40%	56.89%	36.78%

County Number	44
County Name	Hitchcock

44 Hitchcock

PAD 2019 R&O Statistics (Using 2019 Values)

AGRICULTURAL LAND

Qualified

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

Number of Sales : 43  
 Total Sales Price : 20,546,265  
 Total Adj. Sales Price : 20,546,265  
 Total Assessed Value : 14,257,870  
 Avg. Adj. Sales Price : 477,820  
 Avg. Assessed Value : 331,578

MEDIAN : 71  
 WGT. MEAN : 69  
 MEAN : 71  
 COD : 14.49  
 PRD : 102.74

COV : 18.28  
 STD : 13.03  
 Avg. Abs. Dev : 10.28  
 MAX Sales Ratio : 102.04  
 MIN Sales Ratio : 46.93

95% Median C.I. : 66.84 to 76.60  
 95% Wgt. Mean C.I. : 65.33 to 73.46  
 95% Mean C.I. : 67.40 to 75.18

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qrtrs</u>												
01-OCT-15 To 31-DEC-15	9	64.87	62.28	59.64	15.37	104.43	46.93	87.05	46.99 to 70.96	568,432	339,034	
01-JAN-16 To 31-MAR-16	3	56.72	60.45	60.66	12.29	99.65	51.86	72.77	N/A	275,079	166,870	
01-APR-16 To 30-JUN-16	2	62.14	62.14	66.21	15.43	93.85	52.55	71.72	N/A	612,012	405,200	
01-JUL-16 To 30-SEP-16	2	62.15	62.15	61.37	09.22	101.27	56.42	67.87	N/A	277,500	170,308	
01-OCT-16 To 31-DEC-16	2	76.93	76.93	74.53	04.69	103.22	73.32	80.54	N/A	661,183	492,750	
01-JAN-17 To 31-MAR-17												
01-APR-17 To 30-JUN-17	3	76.05	74.00	69.33	04.54	106.74	67.79	78.15	N/A	612,667	424,783	
01-JUL-17 To 30-SEP-17	6	77.59	77.21	75.18	15.22	102.70	62.47	96.93	62.47 to 96.93	420,833	316,368	
01-OCT-17 To 31-DEC-17	1	74.99	74.99	74.99	00.00	100.00	74.99	74.99	N/A	225,000	168,720	
01-JAN-18 To 31-MAR-18	8	80.51	82.16	81.24	10.77	101.13	58.98	102.04	58.98 to 102.04	482,603	392,090	
01-APR-18 To 30-JUN-18	7	70.76	71.94	68.46	08.85	105.08	62.20	86.26	62.20 to 86.26	436,418	298,778	
01-JUL-18 To 30-SEP-18												
<u>Study Yrs</u>												
01-OCT-15 To 30-SEP-16	16	61.16	61.90	60.92	15.27	101.61	46.93	87.05	51.86 to 70.96	482,509	293,933	
01-OCT-16 To 30-SEP-17	11	76.05	76.28	73.14	10.57	104.29	62.47	96.93	63.62 to 85.09	516,851	378,005	
01-OCT-17 To 30-SEP-18	16	76.95	77.24	75.58	10.83	102.20	58.98	102.04	69.68 to 86.26	446,297	337,305	
<u>Calendar Yrs</u>												
01-JAN-16 To 31-DEC-16	9	67.87	64.86	67.16	13.23	96.58	51.86	80.54	52.55 to 73.32	436,292	293,014	
01-JAN-17 To 31-DEC-17	10	75.52	76.03	72.83	10.90	104.39	62.47	96.93	63.62 to 85.09	458,800	334,128	
<u>ALL</u>	43	70.96	71.29	69.39	14.49	102.74	46.93	102.04	66.84 to 76.60	477,820	331,578	

AREA (MARKET)											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	43	70.96	71.29	69.39	14.49	102.74	46.93	102.04	66.84 to 76.60	477,820	331,578	
<u>ALL</u>	43	70.96	71.29	69.39	14.49	102.74	46.93	102.04	66.84 to 76.60	477,820	331,578	

**44 Hitchcock**  
**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 : 43  
 Total Sales Price : 20,546,265  
 Total Adj. Sales Price : 20,546,265  
 Total Assessed Value : 14,257,870  
 Avg. Adj. Sales Price : 477,820  
 Avg. Assessed Value : 331,578

MEDIAN : 71  
 WGT. MEAN : 69  
 MEAN : 71  
 COD : 14.49  
 PRD : 102.74

COV : 18.28  
 STD : 13.03  
 Avg. Abs. Dev : 10.28  
 MAX Sales Ratio : 102.04  
 MIN Sales Ratio : 46.93

95% Median C.I. : 66.84 to 76.60  
 95% Wgt. Mean C.I. : 65.33 to 73.46  
 95% Mean C.I. : 67.40 to 75.18

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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	1	78.15	78.15	78.15	00.00	100.00	78.15	78.15	N/A	218,000	170,365
1	1	78.15	78.15	78.15	00.00	100.00	78.15	78.15	N/A	218,000	170,365
<b>Dry</b>											
County	10	65.23	66.13	64.97	11.22	101.79	52.55	81.27	56.42 to 80.54	368,460	239,379
1	10	65.23	66.13	64.97	11.22	101.79	52.55	81.27	56.42 to 80.54	368,460	239,379
<b>Grass</b>											
County	3	76.05	71.65	68.50	15.42	104.60	51.86	87.05	N/A	185,500	127,058
1	3	76.05	71.65	68.50	15.42	104.60	51.86	87.05	N/A	185,500	127,058
<b>ALL</b>	<b>43</b>	<b>70.96</b>	<b>71.29</b>	<b>69.39</b>	<b>14.49</b>	<b>102.74</b>	<b>46.93</b>	<b>102.04</b>	<b>66.84 to 76.60</b>	<b>477,820</b>	<b>331,578</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	3	78.15	75.71	66.50	23.51	113.85	46.93	102.04	N/A	453,854	301,808
1	3	78.15	75.71	66.50	23.51	113.85	46.93	102.04	N/A	453,854	301,808
<b>Dry</b>											
County	18	69.32	70.37	68.81	12.42	102.27	52.55	86.41	62.47 to 79.74	413,099	284,261
1	18	69.32	70.37	68.81	12.42	102.27	52.55	86.41	62.47 to 79.74	413,099	284,261
<b>Grass</b>											
County	7	73.32	71.22	71.17	11.09	100.07	51.86	87.05	51.86 to 87.05	515,981	367,214
1	7	73.32	71.22	71.17	11.09	100.07	51.86	87.05	51.86 to 87.05	515,981	367,214
<b>ALL</b>	<b>43</b>	<b>70.96</b>	<b>71.29</b>	<b>69.39</b>	<b>14.49</b>	<b>102.74</b>	<b>46.93</b>	<b>102.04</b>	<b>66.84 to 76.60</b>	<b>477,820</b>	<b>331,578</b>

## Hitchcock County 2019 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Hitchcock	1	2735	2735	2480	2480	2395	2395	2310	2310	<b>2654</b>
Hitchcock	2	2735	2735	2480	2480	n/a	2395	2310	2310	<b>2556</b>
Dundy	1	n/a	3094	3158	3165	3085	3101	3157	3173	<b>3145</b>
Hayes	1	2585	2587	2305	2305	2165	2167	2020	2025	<b>2350</b>
Frontier	1	2970	2967	2897	2909	2870	2870	2816	2765	<b>2938</b>
Red Willow	1	3065	3065	3009	2957	2723	2345	2253	2105	<b>2975</b>

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Hitchcock	1	1145	1145	1070	1070	995	995	885	885	<b>1108</b>
Hitchcock	2	1221	1173	1070	1207	995	1120	890	959	<b>1132</b>
Dundy	1	n/a	1279	1280	1280	854	855	855	855	<b>1147</b>
Hayes	1	995	995	895	895	865	865	815	815	<b>951</b>
Frontier	1	1300	1300	1250	1250	1200	1200	1150	1150	<b>1270</b>
Red Willow	1	1380	1380	1330	1330	1235	1235	1150	1150	<b>1336</b>

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Hitchcock	1	585	585	585	585	585	585	585	585	<b>585</b>
Hitchcock	2	703	655	585	861	585	780	818	923	<b>866</b>
Dundy	1	n/a	525	525	525	525	526	525	525	<b>525</b>
Hayes	1	515	515	515	515	515	515	515	515	<b>515</b>
Frontier	1	625	625	625	625	625	625	625	625	<b>625</b>
Red Willow	1	650	650	650	650	650	650	650	650	<b>650</b>

County	Mkt Area	CRP	TIMBER	WASTE
Hitchcock	1	1324	n/a	50
Hitchcock	2	1636	n/a	611
Dundy	1	1437	n/a	n/a
Hayes	1	713	n/a	25
Frontier	1	1227	n/a	n/a
Red Willow	1	1258	650	25

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.



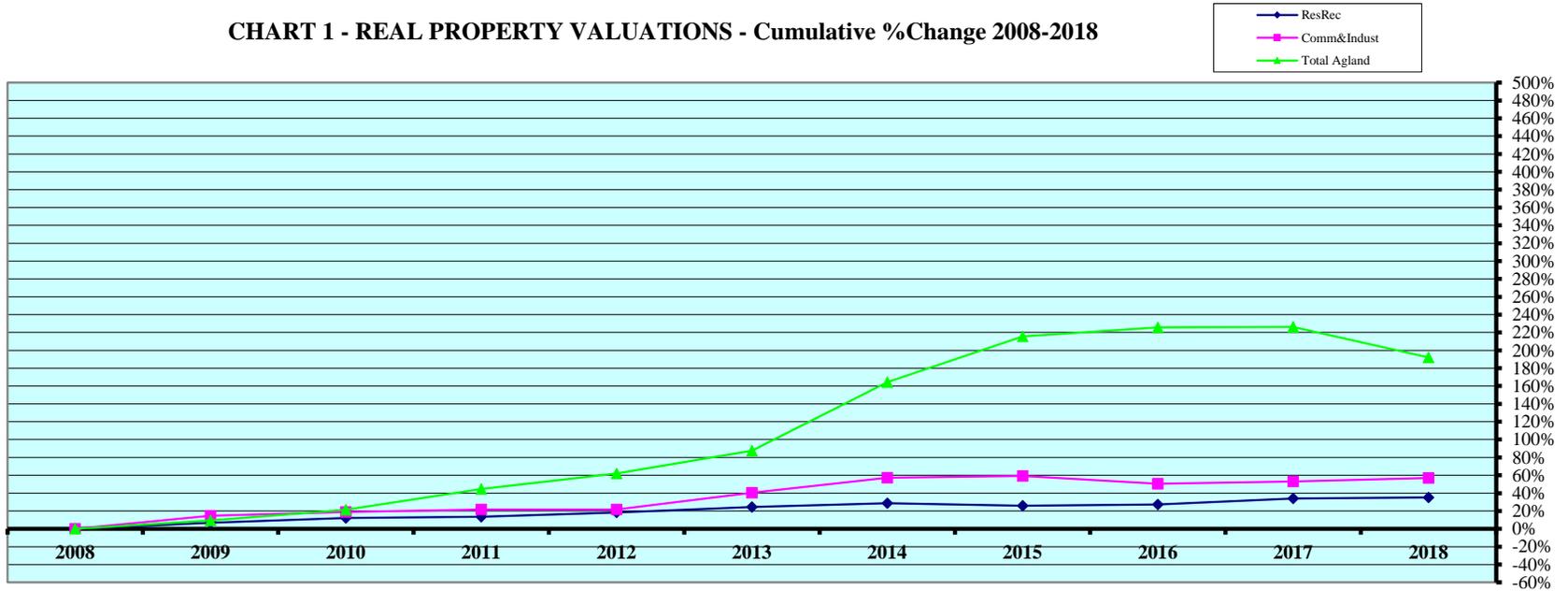
**Legend**

- 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 subsols 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
- Major Roads
- Irrigation Wells

# Hitchcock 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	49,340,710	--	--	--	28,656,365	--	--	--	156,294,275	--	--	--
2009	52,745,650	3,404,940	6.90%	6.90%	32,841,665	4,185,300	14.61%	14.61%	170,664,635	14,370,360	9.19%	9.19%
2010	55,353,435	2,607,785	4.94%	12.19%	34,036,055	1,194,390	3.64%	18.77%	189,700,900	19,036,265	11.15%	21.37%
2011	56,029,575	676,140	1.22%	13.56%	34,844,555	808,500	2.38%	21.59%	226,189,200	36,488,300	19.23%	44.72%
2012	58,367,890	2,338,315	4.17%	18.30%	34,833,723	-10,832	-0.03%	21.56%	253,275,200	27,086,000	11.97%	62.05%
2013	61,355,430	2,987,540	5.12%	24.35%	40,221,043	5,387,320	15.47%	40.36%	293,075,400	39,800,200	15.71%	87.52%
2014	63,446,919	2,091,489	3.41%	28.59%	45,045,838	4,824,795	12.00%	57.19%	412,985,070	119,909,670	40.91%	164.24%
2015	62,062,227	-1,384,692	-2.18%	25.78%	45,631,943	586,105	1.30%	59.24%	493,351,455	80,366,385	19.46%	215.66%
2016	62,837,350	775,123	1.25%	27.35%	43,138,323	-2,493,620	-5.46%	50.54%	509,028,310	15,676,855	3.18%	225.69%
2017	66,174,490	3,337,140	5.31%	34.12%	43,841,743	703,420	1.63%	52.99%	509,829,325	801,015	0.16%	226.20%
2018	66,696,485	521,995	0.79%	35.18%	44,957,814	1,116,071	2.55%	56.89%	456,298,410	-53,530,915	-10.50%	191.95%

Rate Annual %chg: Residential & Recreational **3.06%** Commercial & Industrial **4.61%** Agricultural Land **11.31%**

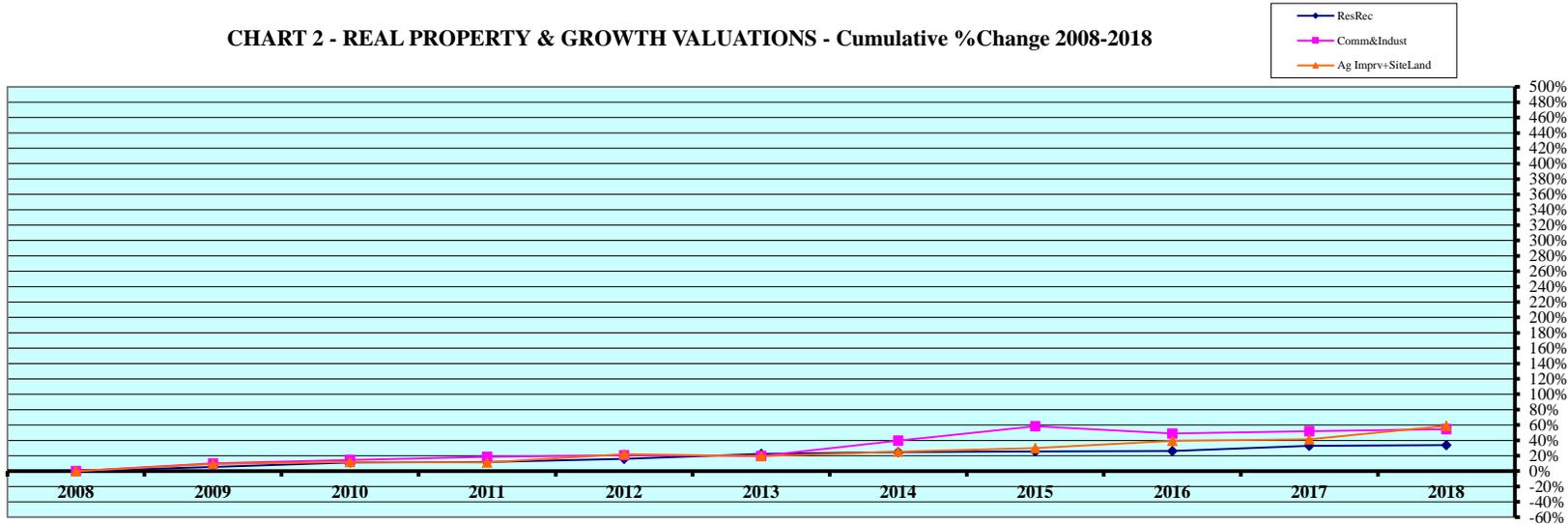
Cnty# **44**  
County **HITCHCOCK**

**CHART 1**

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

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

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



Tax Year	Residential & Recreational <sup>(1)</sup>						Commercial & Industrial <sup>(1)</sup>					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2008	49,340,710	563,455	1.14%	48,777,255	--	--	28,656,365	312,895	1.09%	28,343,470	--	--
2009	52,745,650	748,820	1.42%	51,996,830	5.38%	5.38%	32,841,665	1,302,405	3.97%	31,539,260	10.06%	10.06%
2010	55,353,435	444,915	0.80%	54,908,520	4.10%	11.28%	34,036,055	1,216,255	3.57%	32,819,800	-0.07%	14.53%
2011	56,029,575	878,005	1.57%	55,151,570	-0.36%	11.78%	34,844,555	866,320	2.49%	33,978,235	-0.17%	18.57%
2012	58,367,890	1,147,113	1.97%	57,220,777	2.13%	15.97%	34,833,723	286,430	0.82%	34,547,293	-0.85%	20.56%
2013	61,355,430	941,350	1.53%	60,414,080	3.51%	22.44%	40,221,043	5,911,472	14.70%	34,309,571	-1.50%	19.73%
2014	63,446,919	1,964,371	3.10%	61,482,548	0.21%	24.61%	45,045,838	5,045,780	11.20%	40,000,058	-0.55%	39.59%
2015	62,062,227	175,782	0.28%	61,886,445	-2.46%	25.43%	45,631,943	265,875	0.58%	45,366,068	0.71%	58.31%
2016	62,837,350	569,900	0.91%	62,267,450	0.33%	26.20%	43,138,323	430,677	1.00%	42,707,646	-6.41%	49.03%
2017	66,174,490	555,535	0.84%	65,618,955	4.43%	32.99%	43,841,743	331,310	0.76%	43,510,433	0.86%	51.84%
2018	66,696,485	677,650	1.02%	66,018,835	-0.24%	33.80%	44,957,814	711,966	1.58%	44,245,848	0.92%	54.40%
Rate Ann%chg	3.06%			1.70%			4.61%			C & I w/o growth 0.30%		

Tax Year	Ag Improvements & Site Land <sup>(1)</sup>			Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value					
2008	15,063,625	5,208,850	20,272,475	224,610	1.11%	20,047,865	--	--
2009	16,932,465	5,871,335	22,803,800	671,425	2.94%	22,132,375	9.17%	9.17%
2010	17,178,085	5,988,705	23,166,790	479,660	2.07%	22,687,130	-0.51%	11.91%
2011	16,922,070	6,348,220	23,270,290	744,040	3.20%	22,526,250	-2.76%	11.12%
2012	19,059,510	6,763,825	25,823,335	1,108,664	4.29%	24,714,671	6.21%	21.91%
2013	18,369,705	6,605,240	24,974,945	756,720	3.03%	24,218,225	-6.22%	19.46%
2014	18,745,405	8,045,410	26,790,815	1,423,049	5.31%	25,367,766	1.57%	25.13%
2015	25,009,104	1,352,470	26,361,574	1,000	0.00%	26,360,574	-1.61%	30.03%
2016	26,913,884	1,704,930	28,618,814	370,630	1.30%	28,248,184	7.16%	39.34%
2017	20,801,290	8,674,530	29,475,820	839,205	2.85%	28,636,615	0.06%	41.26%
2018	22,993,690	9,671,150	32,664,840	440,905	1.35%	32,223,935	9.32%	58.95%
Rate Ann%chg	4.32%	6.38%	4.89%	Ag Imprv+Site w/o growth			2.24%	

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

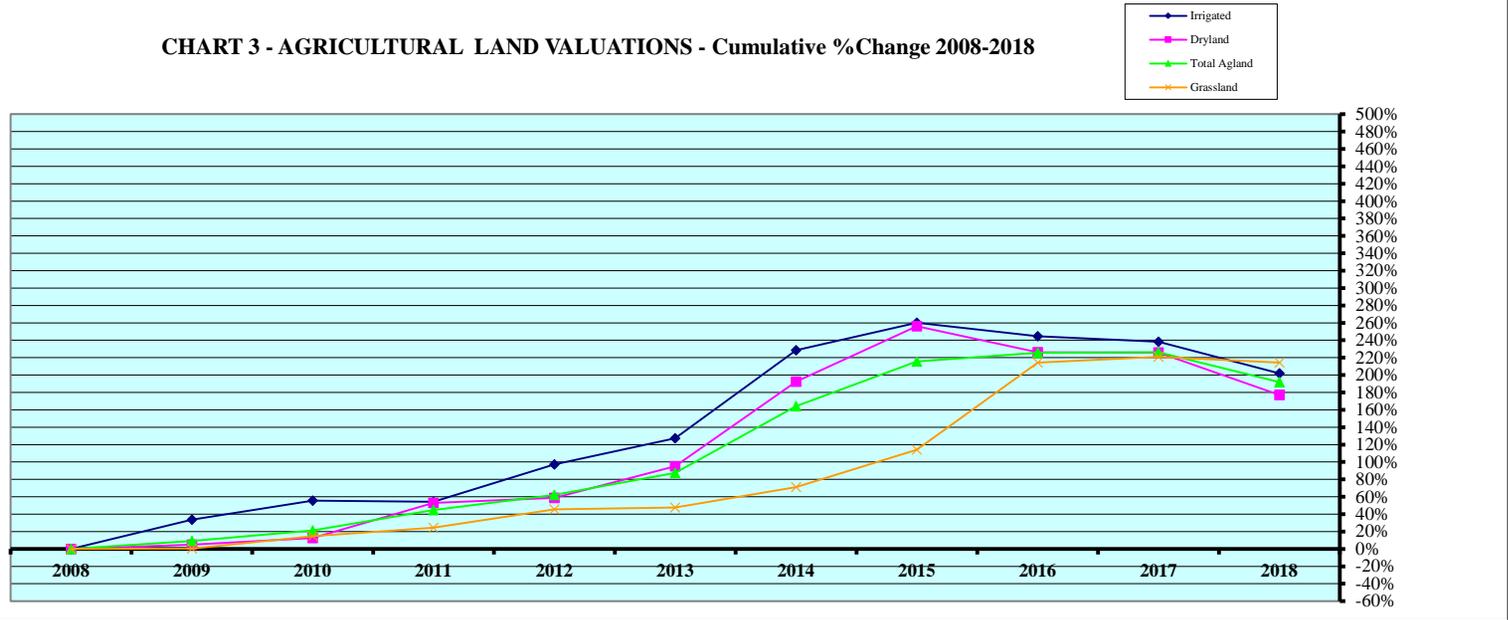
Sources:  
Value; 2008 - 2018 CTL  
Growth Value; 2008-2018 Abstract of Asmnt Rpt.

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

Cnty#	44
County	HITCHCOCK

CHART 2

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



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2008	30,408,350	--	--	--	81,004,410	--	--	--	44,532,635	--	--	--
2009	40,663,555	10,255,205	33.72%	33.72%	84,986,770	3,982,360	4.92%	4.92%	44,721,210	188,575	0.42%	0.42%
2010	47,279,270	6,615,715	16.27%	55.48%	91,228,040	6,241,270	7.34%	12.62%	51,102,590	6,381,380	14.27%	14.75%
2011	46,935,270	-344,000	-0.73%	54.35%	123,807,395	32,579,355	35.71%	52.84%	55,355,455	4,252,865	8.32%	24.30%
2012	59,956,795	13,021,525	27.74%	97.17%	128,502,230	4,694,835	3.79%	58.64%	64,747,125	9,391,670	16.97%	45.39%
2013	69,129,920	9,173,125	15.30%	127.34%	158,129,425	29,627,195	23.06%	95.21%	65,745,745	998,620	1.54%	47.63%
2014	99,886,125	30,756,205	44.49%	228.48%	236,836,475	78,707,050	49.77%	192.37%	76,191,965	10,446,220	15.89%	71.09%
2015	109,504,440	9,618,315	9.63%	260.11%	288,476,980	51,640,505	21.80%	256.13%	95,297,625	19,105,660	25.08%	114.00%
2016	104,816,020	-4,688,420	-4.28%	244.69%	264,237,520	-24,239,460	-8.40%	226.20%	139,902,360	44,604,735	46.81%	214.16%
2017	102,861,785	-1,954,235	-1.86%	238.27%	263,979,300	-258,220	-0.10%	225.88%	142,915,930	3,013,570	2.15%	220.92%
2018	91,814,515	-11,047,270	-10.74%	201.94%	224,478,965	-39,500,335	-14.96%	177.12%	139,931,970	-2,983,960	-2.09%	214.22%

Rate Ann.%chg: Irrigated 11.68% Dryland 10.73% Grassland 12.13%

Tax Year	Waste Land <sup>(1)</sup>				Other Agland <sup>(1)</sup>				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2008	348,865	--	--	--	15	--	--	--	156,294,275	--	--	--
2009	293,100	-55,765	-15.98%	-15.98%	0	-15	-100.00%	-100.00%	170,664,635	14,370,360	9.19%	9.19%
2010	91,000	-202,100	-68.95%	-73.92%	0	0	-100.00%	-100.00%	189,700,900	19,036,265	11.15%	21.37%
2011	90,550	-450	-0.49%	-74.04%	530	530	3433.33%	3433.33%	226,189,200	36,488,300	19.23%	44.72%
2012	69,050	-21,500	-23.74%	-80.21%	0	-530	-100.00%	-100.00%	253,275,200	27,086,000	11.97%	62.05%
2013	70,310	1,260	1.82%	-79.85%	0	0	-100.00%	-100.00%	293,075,400	39,800,200	15.71%	87.52%
2014	70,505	195	0.28%	-79.79%	0	0	-100.00%	-100.00%	412,985,070	119,909,670	40.91%	164.24%
2015	68,590	-1,915	-2.72%	-80.34%	3,820	3,820	25366.67%	25366.67%	493,351,455	80,366,385	19.46%	215.66%
2016	68,590	0	0.00%	-80.34%	3,820	0	0.00%	25366.67%	509,028,310	15,676,855	3.18%	225.69%
2017	68,490	-100	-0.15%	-80.37%	3,820	0	0.00%	25366.67%	509,829,325	801,015	0.16%	226.20%
2018	69,140	650	0.95%	-80.18%	3,820	0	0.00%	25366.67%	456,298,410	-53,530,915	-10.50%	191.95%

Cnty# 44  
County HITCHCOCK

Rate Ann.%chg: Total Agric Land 11.31%

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

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2008	30,255,280	37,550	806			81,112,270	188,724	430			44,467,945	201,749	220		
2009	40,667,805	38,127	1,067	32.38%	32.38%	85,011,325	188,467	451	4.95%	4.95%	44,710,050	202,830	220	0.01%	0.01%
2010	47,471,570	40,152	1,182	10.84%	46.73%	91,305,535	188,814	484	7.21%	12.51%	51,045,260	207,752	246	11.46%	11.47%
2011	46,789,570	39,584	1,182	-0.02%	46.70%	124,005,195	189,071	656	35.63%	52.60%	55,296,360	208,143	266	8.12%	20.53%
2012	60,586,445	39,601	1,530	29.43%	89.88%	128,242,205	188,783	679	3.57%	58.06%	64,677,685	208,487	310	16.77%	40.75%
2013	69,069,940	38,913	1,775	16.02%	120.29%	158,165,195	189,407	835	22.93%	94.29%	65,733,440	208,499	315	1.63%	43.04%
2014	99,363,385	38,949	2,551	43.73%	216.61%	237,183,660	189,153	1,254	50.16%	191.75%	76,217,185	208,561	365	15.91%	65.80%
2015	113,703,225	35,967	3,161	23.92%	292.35%	286,864,260	186,381	1,539	22.74%	258.11%	94,768,635	214,205	442	21.06%	100.72%
2016	104,766,780	33,912	3,089	-2.28%	283.42%	264,405,235	182,114	1,452	-5.67%	237.81%	139,800,610	220,548	634	43.27%	187.59%
2017	103,026,785	33,256	3,098	0.28%	284.49%	264,653,300	182,497	1,450	-0.12%	237.41%	142,358,815	220,733	645	1.74%	192.60%
2018	92,573,650	33,203	2,788	-10.00%	246.03%	224,234,650	181,874	1,233	-14.98%	186.86%	139,999,735	221,660	632	-2.07%	186.55%

Rate Annual %chg Average Value/Acre: 13.22%

11.11%

11.10%

Tax Year	WASTE LAND <sup>(2)</sup>					OTHER AGLAND <sup>(2)</sup>					TOTAL AGRICULTURAL LAND <sup>(1)</sup>				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2008	347,610	6,458	54			0	0				156,183,105	434,480	359		
2009	293,365	5,630	52	-3.19%	-3.19%	0	0				170,682,545	435,053	392	9.14%	9.14%
2010	91,000	1,430	64	22.12%	18.22%	0	0				189,913,365	438,149	433	10.48%	20.58%
2011	90,550	1,421	64	0.14%	18.38%	0	0				226,181,675	438,219	516	19.08%	43.58%
2012	68,900	1,384	50	-21.88%	-7.51%	0	0				253,575,235	438,255	579	12.10%	60.96%
2013	68,100	1,368	50	0.00%	-7.52%	0	0				293,036,675	438,187	669	15.58%	86.04%
2014	66,130	1,328	50	0.01%	-7.51%	0	0				412,830,360	437,992	943	40.94%	162.21%
2015	68,190	1,363	50	0.47%	-7.07%	3,050	61	50			495,407,360	437,977	1,131	20.01%	214.66%
2016	68,590	1,371	50	0.00%	-7.08%	3,820	76	50	0.06%		509,045,035	438,021	1,162	2.74%	223.29%
2017	68,590	1,371	50	0.00%	-7.08%	3,820	76	50	0.00%		510,111,310	437,933	1,165	0.23%	224.04%
2018	69,140	1,382	50	0.00%	-7.08%	3,820	76	50	0.00%		456,880,995	438,196	1,043	-10.49%	190.05%

44  
**HITCHCOCK**

Rate Annual %chg Average Value/Acre: 11.24%

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

CHART 4



<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 4,453</b>	<b>Value : 626,541,619</b>	<b>Growth 3,564,251</b>	<b>Sum Lines 17, 25, &amp; 41</b>
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	161	692,900	0	0	44	421,710	205	1,114,610	
<b>02. Res Improve Land</b>	945	3,320,550	0	0	206	5,846,820	1,151	9,167,370	
<b>03. Res Improvements</b>	950	34,135,645	0	0	219	22,423,500	1,169	56,559,145	
<b>04. Res Total</b>	1,111	38,149,095	0	0	263	28,692,030	1,374	66,841,125	477,760
<b>% of Res Total</b>	80.86	57.07	0.00	0.00	19.14	42.93	30.86	10.67	13.40
<b>05. Com UnImp Land</b>	29	106,200	0	0	11	177,800	40	284,000	
<b>06. Com Improve Land</b>	128	443,675	0	0	29	476,120	157	919,795	
<b>07. Com Improvements</b>	134	10,333,028	0	0	47	12,958,370	181	23,291,398	
<b>08. Com Total</b>	163	10,882,903	0	0	58	13,612,290	221	24,495,193	2,545
<b>% of Com Total</b>	73.76	44.43	0.00	0.00	26.24	55.57	4.96	3.91	0.07
<b>09. Ind UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>10. Ind Improve Land</b>	1	44,120	0	0	1	270,000	2	314,120	
<b>11. Ind Improvements</b>	1	5,392,835	0	0	1	14,745,756	2	20,138,591	
<b>12. Ind Total</b>	1	5,436,955	0	0	1	15,015,756	2	20,452,711	0
<b>% of Ind Total</b>	50.00	26.58	0.00	0.00	50.00	73.42	0.04	3.26	0.00
<b>13. Rec UnImp Land</b>	0	0	0	0	9	49,500	9	49,500	
<b>14. Rec Improve Land</b>	1	12,010	0	0	173	783,200	174	795,210	
<b>15. Rec Improvements</b>	1	6,830	0	0	174	3,494,790	175	3,501,620	
<b>16. Rec Total</b>	1	18,840	0	0	183	4,327,490	184	4,346,330	0
<b>% of Rec Total</b>	0.54	0.43	0.00	0.00	99.46	99.57	4.13	0.69	0.00
<b>Res &amp; Rec Total</b>	1,112	38,167,935	0	0	446	33,019,520	1,558	71,187,455	477,760
<b>% of Res &amp; Rec Total</b>	71.37	53.62	0.00	0.00	28.63	46.38	34.99	11.36	13.40
<b>Com &amp; Ind Total</b>	164	16,319,858	0	0	59	28,628,046	223	44,947,904	2,545
<b>% of Com &amp; Ind Total</b>	73.54	36.31	0.00	0.00	26.46	63.69	5.01	7.17	0.07

<b>17. Taxable Total</b>	1,276	54,487,793	0	0	505	61,647,566	1,781	116,135,359	480,305
<b>% of Taxable Total</b>	71.65	46.92	0.00	0.00	28.35	53.08	40.00	18.54	13.48

Schedule II : Tax Increment Financing (TIF)

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

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	0	0	0	0	329	40,003,010	329	40,003,010	1,910,080
24. Non-Producing	0	0	0	0	23	49,735	23	49,735	0
25. Total	0	0	0	0	352	40,052,745	352	40,052,745	1,910,080

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	140	0	158	298

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	9	81,795	0	0	1,830	317,317,275	1,839	317,399,070
28. Ag-Improved Land	3	86,200	0	0	453	119,763,750	456	119,849,950
29. Ag Improvements	3	333,180	0	0	478	32,771,315	481	33,104,495

30. Ag Total				2,320	470,353,515
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	1	0.34	5,850	0	0.00	0	
33. HomeSite Improvements	1	0.00	232,515	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	1	1.00	1,000	0	0.00	0	
36. FarmSite Improv Land	2	7.28	7,280	0	0.00	0	
37. FarmSite Improvements	3	0.00	100,665	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.00	0	
40. Other- Non Ag Use	1	5.03	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	41	41.00	697,000	41	41.00	697,000	
32. HomeSite Improv Land	266	274.01	4,658,170	267	274.35	4,664,020	
33. HomeSite Improvements	272	0.00	20,238,895	273	0.00	20,471,410	99,781
34. HomeSite Total				<b>314</b>	<b>315.35</b>	<b>25,832,430</b>	
35. FarmSite UnImp Land	91	153.26	153,260	92	154.26	154,260	
36. FarmSite Improv Land	373	756.87	756,870	375	764.15	764,150	
37. FarmSite Improvements	432	0.00	12,532,420	435	0.00	12,633,085	1,074,085
38. FarmSite Total				<b>527</b>	<b>918.41</b>	<b>13,551,495</b>	
39. Road & Ditches	1,472	5,019.72	0	1,472	5,019.72	0	
40. Other- Non Ag Use	101	1,068.41	1,528,205	102	1,073.44	1,528,205	
41. Total Section VI				<b>841</b>	<b>7,326.92</b>	<b>40,912,130</b>	<b>1,173,866</b>

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Market Value	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	266	35,570.57	42,614,300	266	35,570.57	42,614,300
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	1,073.55	3.48%	2,936,160	3.59%	2,735.00
46. 1A	21,545.36	69.85%	58,926,575	72.00%	2,735.00
47. 2A1	3,391.12	10.99%	8,409,990	10.28%	2,480.00
48. 2A	1,851.82	6.00%	4,592,545	5.61%	2,480.02
49. 3A1	781.86	2.53%	1,872,565	2.29%	2,395.01
50. 3A	315.58	1.02%	755,820	0.92%	2,395.02
51. 4A1	698.62	2.26%	1,613,815	1.97%	2,310.00
52. 4A	1,186.28	3.85%	2,740,300	3.35%	2,309.99
53. Total	30,844.19	100.00%	81,847,770	100.00%	2,653.59
<b>Dry</b>					
54. 1D1	311.43	0.17%	356,590	0.18%	1,145.01
55. 1D	144,223.56	79.64%	165,136,025	82.30%	1,145.00
56. 2D1	2,276.27	1.26%	2,435,605	1.21%	1,070.00
57. 2D	1,901.59	1.05%	2,034,715	1.01%	1,070.01
58. 3D1	18,113.93	10.00%	18,023,380	8.98%	995.00
59. 3D	212.99	0.12%	211,925	0.11%	995.00
60. 4D1	8,362.08	4.62%	7,400,425	3.69%	885.00
61. 4D	5,698.57	3.15%	5,043,270	2.51%	885.01
62. Total	181,100.42	100.00%	200,641,935	100.00%	1,107.90
<b>Grass</b>					
63. 1G1	600.61	0.28%	856,550	0.64%	1,426.13
64. 1G	24,690.49	11.52%	20,344,655	15.22%	823.99
65. 2G1	3,339.48	1.56%	2,398,910	1.79%	718.35
66. 2G	3,986.55	1.86%	2,900,040	2.17%	727.46
67. 3G1	7,340.49	3.42%	4,490,245	3.36%	611.71
68. 3G	590.67	0.28%	482,265	0.36%	816.47
69. 4G1	14,183.80	6.62%	8,584,745	6.42%	605.25
70. 4G	159,651.90	74.47%	93,609,905	70.03%	586.34
71. Total	214,383.99	100.00%	133,667,315	100.00%	623.49
<b>Irrigated Total</b>					
	30,844.19	7.22%	81,847,770	19.67%	2,653.59
<b>Dry Total</b>					
	181,100.42	42.37%	200,641,935	48.21%	1,107.90
<b>Grass Total</b>					
	214,383.99	50.16%	133,667,315	32.12%	623.49
72. Waste	980.45	0.23%	49,040	0.01%	50.02
73. Other	67.86	0.02%	3,395	0.00%	50.03
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	427,376.91	100.00%	416,209,455	100.00%	973.87

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	245.17	12.81%	670,545	13.71%	2,735.02
46. 1A	606.01	31.65%	1,657,435	33.88%	2,735.00
47. 2A1	187.17	9.78%	464,180	9.49%	2,479.99
48. 2A	395.99	20.68%	982,055	20.07%	2,480.00
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	110.32	5.76%	264,215	5.40%	2,394.99
51. 4A1	167.06	8.73%	385,915	7.89%	2,310.04
52. 4A	202.75	10.59%	468,355	9.57%	2,310.01
<b>53. Total</b>	<b>1,914.47</b>	<b>100.00%</b>	<b>4,892,700</b>	<b>100.00%</b>	<b>2,555.64</b>
<b>Dry</b>					
54. 1D1	244.37	22.24%	298,345	23.99%	1,220.87
55. 1D	310.32	28.24%	363,865	29.26%	1,172.55
56. 2D1	11.04	1.00%	11,815	0.95%	1,070.20
57. 2D	237.49	21.61%	286,545	23.04%	1,206.56
58. 3D1	1.91	0.17%	1,900	0.15%	994.76
59. 3D	55.30	5.03%	61,925	4.98%	1,119.80
60. 4D1	138.68	12.62%	123,460	9.93%	890.25
61. 4D	99.72	9.08%	95,680	7.69%	959.49
<b>62. Total</b>	<b>1,098.83</b>	<b>100.00%</b>	<b>1,243,535</b>	<b>100.00%</b>	<b>1,131.69</b>
<b>Grass</b>					
63. 1G1	254.94	3.45%	402,060	5.87%	1,577.08
64. 1G	267.18	3.62%	360,630	5.26%	1,349.76
65. 2G1	105.57	1.43%	61,760	0.90%	585.01
66. 2G	237.78	3.22%	215,645	3.15%	906.91
67. 3G1	24.09	0.33%	14,265	0.21%	592.15
68. 3G	467.77	6.33%	364,155	5.32%	778.49
69. 4G1	2,083.75	28.21%	1,764,065	25.75%	846.58
70. 4G	3,946.56	53.42%	3,667,305	53.54%	929.24
<b>71. Total</b>	<b>7,387.64</b>	<b>100.00%</b>	<b>6,849,885</b>	<b>100.00%</b>	<b>927.21</b>
<b>Irrigated Total</b>					
	1,914.47	17.71%	4,892,700	36.98%	2,555.64
<b>Dry Total</b>					
	1,098.83	10.16%	1,243,535	9.40%	1,131.69
<b>Grass Total</b>					
	7,387.64	68.33%	6,849,885	51.77%	927.21
72. Waste	401.79	3.72%	245,385	1.85%	610.73
73. Other	8.52	0.08%	425	0.00%	49.88
74. Exempt	0.00	0.00%	0	0.00%	0.00
<b>75. Market Area Total</b>	<b>10,811.25</b>	<b>100.00%</b>	<b>13,231,930</b>	<b>100.00%</b>	<b>1,223.90</b>

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	26.00	70,345	0.00	0	32,732.66	86,670,125	32,758.66	86,740,470
<b>77. Dry Land</b>	28.00	29,590	0.00	0	182,171.25	201,855,880	182,199.25	201,885,470
<b>78. Grass</b>	84.08	53,930	0.00	0	221,687.55	140,463,270	221,771.63	140,517,200
<b>79. Waste</b>	0.00	0	0.00	0	1,382.24	294,425	1,382.24	294,425
<b>80. Other</b>	0.00	0	0.00	0	76.38	3,820	76.38	3,820
<b>81. Exempt</b>	0.00	0	0.00	0	0.00	0	0.00	0
<b>82. Total</b>	<b>138.08</b>	<b>153,865</b>	<b>0.00</b>	<b>0</b>	<b>438,050.08</b>	<b>429,287,520</b>	<b>438,188.16</b>	<b>429,441,385</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	32,758.66	7.48%	86,740,470	20.20%	2,647.86
<b>Dry Land</b>	182,199.25	41.58%	201,885,470	47.01%	1,108.05
<b>Grass</b>	221,771.63	50.61%	140,517,200	32.72%	633.61
<b>Waste</b>	1,382.24	0.32%	294,425	0.07%	213.01
<b>Other</b>	76.38	0.02%	3,820	0.00%	50.01
<b>Exempt</b>	0.00	0.00%	0	0.00%	0.00
<b>Total</b>	<b>438,188.16</b>	<b>100.00%</b>	<b>429,441,385</b>	<b>100.00%</b>	<b>980.04</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 Ag Homes/out Buildings	3	27,320	3	51,000	3	197,385	6	275,705	0
83.2 Castaway	7	67,475	1	22,420	1	51,605	8	141,500	0
83.3 Culbertson	23	112,725	275	939,495	276	12,750,630	299	13,802,850	13,375
83.4 Good Life Marina	4	8,000	112	224,000	112	1,299,670	116	1,531,670	0
83.5 Lake Swanson Ctry Est	22	101,225	9	190,335	9	729,670	31	1,021,230	0
83.6 Laker's North Shore	6	53,510	51	461,210	51	1,747,790	57	2,262,510	0
83.7 Palisade	37	133,290	168	545,255	168	4,939,430	205	5,617,975	23,285
83.8 Rural Residential	21	259,830	201	5,657,865	214	21,681,805	235	27,599,500	426,630
83.9 Stratton	54	265,310	205	804,195	207	7,038,420	261	8,107,925	0
83.10 Swanson Lake Cabin	0	0	11	110,000	11	448,745	11	558,745	0
83.11 Trenton	37	135,425	289	956,805	292	9,175,615	329	10,267,845	14,470
84 Residential Total	214	1,164,110	1,325	9,962,580	1,344	60,060,765	1,558	71,187,455	477,760

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Castaway Commercial	2	60,000	2	60,000	2	265,875	4	385,875	0
85.2	Culbertson Commercial	11	87,285	44	357,130	48	17,200,110	59	17,644,525	0
85.3	Ethanol Commercial	0	0	1	270,000	1	14,745,756	1	15,015,756	0
85.4	Good Life Marina	0	0	1	40,000	1	215,235	1	255,235	0
85.5	Palisade Commercial	6	28,180	24	71,710	29	2,836,000	35	2,935,890	0
85.6	Rural Commercial	0	0	2	32,800	4	1,220,930	4	1,253,730	0
85.7	Stratton Commercial	8	36,720	41	212,050	46	3,282,693	54	3,531,463	0
85.8	Trenton Commercial	13	71,815	44	190,225	52	3,663,390	65	3,925,430	2,545
86	Commercial Total	40	284,000	159	1,233,915	183	43,429,989	223	44,947,904	2,545

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	247.65	0.12%	144,880	0.12%	585.02
88. 1G	17,642.13	8.68%	10,320,695	8.68%	585.00
89. 2G1	2,711.57	1.33%	1,586,275	1.33%	585.00
90. 2G	3,267.99	1.61%	1,911,770	1.61%	585.00
91. 3G1	6,634.65	3.26%	3,881,295	3.26%	585.00
92. 3G	317.72	0.16%	185,870	0.16%	585.01
93. 4G1	13,316.98	6.55%	7,790,460	6.55%	585.00
94. 4G	159,070.88	78.28%	93,056,485	78.28%	585.00
95. Total	203,209.57	100.00%	118,877,730	100.00%	585.00
<b>CRP</b>					
96. 1C1	352.96	3.16%	711,670	4.81%	2,016.29
97. 1C	7,048.36	63.08%	10,023,960	67.78%	1,422.17
98. 2C1	627.91	5.62%	812,635	5.49%	1,294.19
99. 2C	718.56	6.43%	988,270	6.68%	1,375.35
100. 3C1	705.84	6.32%	608,950	4.12%	862.73
101. 3C	272.95	2.44%	296,395	2.00%	1,085.89
102. 4C1	866.82	7.76%	794,285	5.37%	916.32
103. 4C	581.02	5.20%	553,420	3.74%	952.50
104. Total	11,174.42	100.00%	14,789,585	100.00%	1,323.52
<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
<b>Grass Total</b>					
	203,209.57	94.79%	118,877,730	88.94%	585.00
<b>CRP Total</b>					
	11,174.42	5.21%	14,789,585	11.06%	1,323.52
<b>Timber Total</b>					
	0.00	0.00%	0	0.00%	0.00
114. Market Area Total	214,383.99	100.00%	133,667,315	100.00%	623.49

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

Market Area 2

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	87.97	1.29%	61,840	1.05%	702.97
88. 1G	133.14	1.96%	87,155	1.48%	654.61
89. 2G1	105.57	1.55%	61,760	1.05%	585.01
90. 2G	224.84	3.30%	193,560	3.28%	860.88
91. 3G1	23.00	0.34%	13,455	0.23%	585.00
92. 3G	448.77	6.59%	350,000	5.94%	779.91
93. 4G1	1,984.08	29.16%	1,623,380	27.53%	818.20
94. 4G	3,797.37	55.80%	3,505,055	59.45%	923.02
95. Total	6,804.74	100.00%	5,896,205	100.00%	866.48
<b>CRP</b>					
96. 1C1	166.97	28.64%	340,220	35.67%	2,037.61
97. 1C	134.04	23.00%	273,475	28.68%	2,040.25
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	12.94	2.22%	22,085	2.32%	1,706.72
100. 3C1	1.09	0.19%	810	0.08%	743.12
101. 3C	19.00	3.26%	14,155	1.48%	745.00
102. 4C1	99.67	17.10%	140,685	14.75%	1,411.51
103. 4C	149.19	25.59%	162,250	17.01%	1,087.54
104. Total	582.90	100.00%	953,680	100.00%	1,636.10
<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
<b>Grass Total</b>					
Grass Total	6,804.74	92.11%	5,896,205	86.08%	866.48
<b>CRP Total</b>					
CRP Total	582.90	7.89%	953,680	13.92%	1,636.10
<b>Timber Total</b>					
Timber Total	0.00	0.00%	0	0.00%	0.00
<b>114. Market Area Total</b>					
114. Market Area Total	7,387.64	100.00%	6,849,885	100.00%	927.21

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

44 Hitchcock

	2018 CTL County Total	2019 Form 45 County Total	Value Difference (2019 form 45 - 2018 CTL)	Percent Change	2019 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	62,350,800	66,841,125	4,490,325	7.20%	477,760	6.44%
02. Recreational	4,345,685	4,346,330	645	0.01%	0	0.01%
03. Ag-Homesite Land, Ag-Res Dwelling	22,993,690	25,832,430	2,838,740	12.35%	99,781	11.91%
<b>04. Total Residential (sum lines 1-3)</b>	<b>89,690,175</b>	<b>97,019,885</b>	<b>7,329,710</b>	<b>8.17%</b>	<b>577,541</b>	<b>7.53%</b>
05. Commercial	24,505,103	24,495,193	-9,910	-0.04%	2,545	-0.05%
06. Industrial	20,452,711	20,452,711	0	0.00%	0	0.00%
<b>07. Total Commercial (sum lines 5-6)</b>	<b>44,957,814</b>	<b>44,947,904</b>	<b>-9,910</b>	<b>-0.02%</b>	<b>2,545</b>	<b>-0.03%</b>
08. Ag-Farmsite Land, Outbuildings	9,415,720	13,551,495	4,135,775	43.92%	1,074,085	32.52%
09. Minerals	36,448,705	40,052,745	3,604,040	9.89	1,910,080	4.65%
10. Non Ag Use Land	255,430	1,528,205	1,272,775	498.29%		
<b>11. Total Non-Agland (sum lines 8-10)</b>	<b>46,119,855</b>	<b>55,132,445</b>	<b>9,012,590</b>	<b>19.54%</b>	<b>2,984,165</b>	<b>13.07%</b>
12. Irrigated	91,814,515	86,740,470	-5,074,045	-5.53%		
13. Dryland	224,478,965	201,885,470	-22,593,495	-10.06%		
14. Grassland	139,931,970	140,517,200	585,230	0.42%		
15. Wasteland	69,140	294,425	225,285	325.84%		
16. Other Agland	3,820	3,820	0	0.00%		
<b>17. Total Agricultural Land</b>	<b>456,298,410</b>	<b>429,441,385</b>	<b>-26,857,025</b>	<b>-5.89%</b>		
<b>18. Total Value of all Real Property</b> (Locally Assessed)	<b>637,066,254</b>	<b>626,541,619</b>	<b>-10,524,635</b>	<b>-1.65%</b>	<b>3,564,251</b>	<b>-2.21%</b>

## 2019 Assessment Survey for Hitchcock 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>
	0
<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>
	\$143,897
<b>7.</b>	<b>Adopted budget, or granted budget if different from above:</b>
	N/A
<b>8.</b>	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	\$5,000
<b>9.</b>	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	N/A
<b>10.</b>	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	\$22,000
<b>11.</b>	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$1,000
<b>12.</b>	<b>Other miscellaneous funds:</b>
	N/A
<b>13.</b>	<b>Amount of last year's assessor's budget not used:</b>
	\$13,593.66

## B. Computer, Automation Information and GIS

1.	<b>Administrative software:</b>
	MIPS
2.	<b>CAMA software:</b>
	MIPS PCv2.5
3.	<b>Are cadastral maps currently being used?</b>
	No
4.	<b>If so, who maintains the Cadastral Maps?</b>
	N/A
5.	<b>Does the county have GIS software?</b>
	Yes
6.	<b>Is GIS available to the public? If so, what is the web address?</b>
	Yes, <a href="http://www.hitchcock.gworks.com">www.hitchcock.gworks.com</a>
7.	<b>Who maintains the GIS software and maps?</b>
	The maps and software are maintained by the county's GIS vendor.
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>
	Culbertson and Trenton
4.	<b>When was zoning implemented?</b>
	June 2000

## D. Contracted Services

1.	<b>Appraisal Services:</b>
	Pritchard & Abbott
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 the appraisal of oil and gas minerals.
2.	<b>If so, is the appraisal or listing service performed under contract?</b>
	Yes
3.	<b>What appraisal certifications or qualifications does the County require?</b>
	The county does not specify requirements; however, the appraisal firm employs qualified individuals.
4.	<b>Have the existing contracts been approved by the PTA?</b>
	Yes
5.	<b>Does the appraisal or listing service providers establish assessed values for the county?</b>
	Yes

## 2019 Residential Assessment Survey for Hitchcock County

<b>1.</b>	<b>Valuation data collection done by:</b>														
	The assessor and staff														
<b>2.</b>	<b>List the valuation group recognized by the County and describe the unique characteristics of each:</b>														
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Group</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Culbertson - located along Hwy 34 near the City of McCook, where job opportunities and goods and services are available. There is a K-12 school system within the community and basic amenities are available locally. Demand for housing is strong, and the market has been increasing in recent years.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Trenton - also on Hwy 34, but further from McCook in the middle of the county. Commuting to McCook is still feasible, and jobs are also available locally, primarily in agribusiness. There is a K-12 school system within the community and basic amenities are available locally. There is demand for residential housing, but the market is not as strong as it is in Culbertson.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Stratton &amp; Palisade - smaller communities with limited employment opportunities or amenities. Both Villages have elementary school systems; however, older children must commute to Benkelman or Wauenta for school. There is less demand for housing here and the market is less organized.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Rural Residential - all parcels outside the four villages and not located around Swanson Lake. As is typical in this region of the state, rural properties are in demand and will typically sell well.</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Laker's North Shore &amp; Swanson Lake Cabins - Recreational cabins at Swanson Reservoir</td> </tr> <tr> <td style="text-align: center;">Ag</td> <td>Agricultural homes and outbuildings</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Culbertson - located along Hwy 34 near the City of McCook, where job opportunities and goods and services are available. There is a K-12 school system within the community and basic amenities are available locally. Demand for housing is strong, and the market has been increasing in recent years.	2	Trenton - also on Hwy 34, but further from McCook in the middle of the county. Commuting to McCook is still feasible, and jobs are also available locally, primarily in agribusiness. There is a K-12 school system within the community and basic amenities are available locally. There is demand for residential housing, but the market is not as strong as it is in Culbertson.	3	Stratton & Palisade - smaller communities with limited employment opportunities or amenities. Both Villages have elementary school systems; however, older children must commute to Benkelman or Wauenta for school. There is less demand for housing here and the market is less organized.	4	Rural Residential - all parcels outside the four villages and not located around Swanson Lake. As is typical in this region of the state, rural properties are in demand and will typically sell well.	5	Laker's North Shore & Swanson Lake Cabins - Recreational cabins at Swanson Reservoir	Ag	Agricultural homes and outbuildings
<u>Valuation Group</u>	<u>Description of unique characteristics</u>														
1	Culbertson - located along Hwy 34 near the City of McCook, where job opportunities and goods and services are available. There is a K-12 school system within the community and basic amenities are available locally. Demand for housing is strong, and the market has been increasing in recent years.														
2	Trenton - also on Hwy 34, but further from McCook in the middle of the county. Commuting to McCook is still feasible, and jobs are also available locally, primarily in agribusiness. There is a K-12 school system within the community and basic amenities are available locally. There is demand for residential housing, but the market is not as strong as it is in Culbertson.														
3	Stratton & Palisade - smaller communities with limited employment opportunities or amenities. Both Villages have elementary school systems; however, older children must commute to Benkelman or Wauenta for school. There is less demand for housing here and the market is less organized.														
4	Rural Residential - all parcels outside the four villages and not located around Swanson Lake. As is typical in this region of the state, rural properties are in demand and will typically sell well.														
5	Laker's North Shore & Swanson Lake Cabins - Recreational cabins at Swanson Reservoir														
Ag	Agricultural homes and outbuildings														
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>														
	Only the cost approach is used in the county to determine residential property market value.														
<b>4.</b>	<b>If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?</b>														
	Depreciation studies are developed based on local market information.														
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation group?</b>														
	Yes														
<b>6.</b>	<b>Describe the methodology used to determine the residential lot values?</b>														
	All lots are valued by the square foot using local sales information.														
<b>7.</b>	<b>How are rural residential site values developed?</b>														

Rural residential site values are developed by studying improved sales.

**8. Describe the methodology used to determine value for vacant lots being held for sale or resale?**

No applications have been received to combine parcels, all lots being held for sale or resale are being valued the same as all other lots within the neighborhood.

**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	2014	2017	2015
2	2017	2014	2017	2016
3	2017	2014	2017	2015-2016
4	2017	2014	2019	2018-2019
5	2017	2014	2017	2013
Ag	2017	2014	2019	2018-2019

## 2019 Commercial Assessment Survey for Hitchcock County

<b>1.</b>	<b>Valuation data collection done by:</b>				
	The 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	There are no valuation groupings within the commercial class, as there are too few sales in the study period to warrant locational stratification.			
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>				
	Where sufficient data exists, all three approaches were developed for commercial property market values.				
<b>3a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>				
	Contract appraisers have been relied upon in 2016 to develop the value for the Ethanol Plant and another large, unique property in the county.				
<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 is developed using local market information, as well as sales data from outside of the county.				
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>				
	The contract appraiser developed market models based on the sale price per square foot of different properties with adjustments for various characteristics. Locational adjustments would typically be handled in the land value if necessary.				
<b>6.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>				
	The commercial lot values were established by conducting a sales analysis; values are applied per square foot.				
<b>7.</b>	<u>Valuation Group</u>	<u>Date of Depreciation</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1	2013	2012	2012	2012

## 2019 Agricultural Assessment Survey for Hitchcock County

<b>1.</b>	<b>Valuation data collection done by:</b>										
	The assessor										
<b>2.</b>	<b>List each market area, and describe the location and the specific characteristics that make each unique.</b>										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Market Area 1 identifies all land, with the exception of parcels along the river. This region is not likely to be influenced by non-agricultural factors.</td> <td style="text-align: center;">2016</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Market Area 2 identifies the parcels that touch the Republican River, this region is influenced by recreational factors and is subject to special value.</td> <td style="text-align: center;">2018</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	Market Area 1 identifies all land, with the exception of parcels along the river. This region is not likely to be influenced by non-agricultural factors.	2016	2	Market Area 2 identifies the parcels that touch the Republican River, this region is influenced by recreational factors and is subject to special value.	2018	
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>									
1	Market Area 1 identifies all land, with the exception of parcels along the river. This region is not likely to be influenced by non-agricultural factors.	2016									
2	Market Area 2 identifies the parcels that touch the Republican River, this region is influenced by recreational factors and is subject to special value.	2018									
	For the 2019 assessment year, the county has identified recreational influences along the Republican River.										
<b>3.</b>	<b>Describe the process used to determine and monitor market areas.</b>										
	Sales analysis conducted over the past several years have indicated that there is not a need for market areas within the 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>										
	Generally, all parcels less than 40 acres are typically considered rural residential; however, parcels will be reviewed for present use before a determination is made. The recreational parcels within the county currently only include the seasonal cabins at Swanson Reservoir.										
<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>										
	Farm home sites and rural residential home sites are valued the same countywide.										
<b>6.</b>	<b>What separate market analysis has been conducted where intensive use is identified in the county?</b>										
	Feedlots are currently being valued at grass value										
<b>7.</b>	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>										
	N/A										
	<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>										
	243										
<b>8b.</b>	<b>What process was used to determine if non-agricultural influences exist in the county?</b>										
	Sales studies are conducted annually around and away from the river. The county assessor has identified non-agricultural influences										

	<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>
	Recreational hunting
<b>8d.</b>	<b>Where is the influenced area located within the county?</b>
	Currently along the Republican river
<b>8e.</b>	<b>Describe in detail how the special values were arrived at in the influenced area(s).</b>
	Sales along the river were analyzed. The county assessor arrived at a median selling price for grass land that was influenced by non-agricultural factors.

# **HITCHCOCK COUNTY PLAN OF ASSESSMENT**

## **Assessment Years 2019, 2020, 2021**

**Date: July, 2018**

Pursuant to Nebr. 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 or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and the quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31 each year, the assessor shall present the plan to the county board of equalization and the assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department 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.” Neb. Rev. Stat. 77-112 (Reissue 2003). Assessment levels required for real property are as follows:

- 1) 100% of actual value for all classes of real property excluding agricultural and horticultural land;
- 2) 75% of actual value for agricultural land and horticultural land; and
- 3) 75% of special value for agricultural and horticultural land which meets the Qualifications for special valuation under 77-1344 and 75% of its recapture value as defined in 77-1343 when the land is disqualified for special valuation under 77-1347.

Reference, Neb. Rev. Stat. 77-201 ( R.S.Supp 2004).

## **Assessment Year 2019**

Commercial parcels throughout Hitchcock County will be inspected for assessment year 2019. Review of commercial sales throughout the county will be used to determine depreciation tables for commercial properties in the county. Physical inspections with new measurements and review of each condition of all commercial properties will be done. A Certified General Appraiser will not be hired for the inspections of commercial properties in Hitchcock County.

The Hitchcock County Assessor’s Office will finish the review of rural residential and improved agricultural parcels in assessment year 2019. All grain bins and outbuildings in the county will be

reviewed using a select amount of codes to determine the value. In prior years the grain bins were being valued using a price per bushel. The assessor's office will measure all grain bins and outbuildings to value them equally throughout the county.

The Village of Palisade, Lake Swanson Country Estates, and Good Life Marina are also due for physical inspections. All parcels will be reviewed to check the condition and measurements of all improvements. The Hitchcock County Assessor's Office will review sales in these areas to determine depreciation tables needed.

### **Assessment Year 2020**

Laker's North Shore will be reviewed for assessment year 2020. Measurements and the condition of the buildings will be reviewed. We will also review the sales in this area.

### **Assessment Year 2021**

For assessment year 2021 parcels located in Stratton and Culbertson will be reviewed. New measurements and physical inspections of the condition and all improvements on each property record card will be reviewed. Sales information will be reviewed to determine if depreciation tables being used need to be updated.

## 2019 Methodology for Special Valuation

### Hitchcock County

The Hitchcock County Assessor's Office submits this report to the Department of Revenue Property Assessment Division pursuant to REG-11-005.04. The influence identified is recreational.

#### Market Areas

Hitchcock County has identified two market areas.

#### Identification

Land in Market Area 1 is identified as land that is not likely to be influenced by non-agricultural or non-horticultural factors.

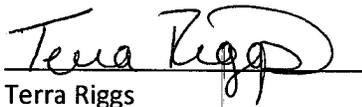
Land in Market Area 2 is identified as land that is along the Republican River. Some of the properties in this neighborhood are primarily used for recreational purposes. Other parcels are used for agricultural or horticultural and recreational purposes.

#### Agricultural Values

Values are placed on agricultural and horticultural properties using uninfluenced comparable sales away from the river. After reviewing comparable sales, the Hitchcock County Assessor's Office has determined there is a separate market value for recreational land along the Republican River. The recreational influences affect grass subclasses. Cropland within the influenced market area is similar to the uninfluenced region. All sales used to value recreational land are near or on the Republican River.

#### Qualifying Property

The properties that are in question of being used for agriculture are currently being reviewed for primary use. The owners will be notified of the intent to remove the properties from being considered special value.



Terra Riggs  
Hitchcock County Assessor