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DEPARTMENT OF REVENUE

**2024 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

FRANKLIN COUNTY

April 5, 2024



Jim Pillen, Governor

Commissioner Hotz :

The Property Tax Administrator has compiled the 2024 Reports and Opinions of the Property Tax Administrator for Franklin County pursuant to [Neb. Rev. Stat. § 77-5027](#). This Report and Opinion will inform the Tax Equalization and Review Commission of the level of value and quality of assessment for real property in Franklin County.

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

For the Tax Commissioner

A handwritten signature in cursive script that reads "Sarah Scott".

Sincerely,
Sarah Scott
Property Tax Administrator
402-471-5962

cc: Linda Dallman, Franklin County Assessor

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Introduction

Pursuant to [Neb. Rev. Stat. § 77-5027](#) the Property Tax Administrator (PTA) shall annually prepare and deliver to each county assessor and to the Tax Equalization and Review Commission (Commission) the Reports and Opinions (R&O). The R&O contains 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 in each county. In addition, the PTA may make nonbinding recommendations for class or subclass adjustments to be considered by the Commission.

The statistical and narrative reports in the R&O 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 information 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 state sales file, a statistical analysis comparing assessments to sale prices for arm's-length sales (assessment sales ratio) is prepared. After analyzing all available information to determine that the sales represent the class or subclass of real property being measured, inferences are drawn regarding the level of assessment and quality of assessment of that class or subclass of real property. 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 generally accepted mass appraisal techniques 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 for 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 of the R&O.

Statistical Analysis:

Before relying upon any calculated statistical measures to evaluate the assessment performance of the county assessor, the Division teammates must evaluate whether the statistical sample is both representative of the population and statistically reliable.

A statistically sufficient reliable sample of sales is one in which the features of the sample contain information necessary to compute an estimate of the population. To determine whether the sample of sales is sufficient in size to evaluate the class of real property, measures of reliability are considered, such as the coefficient of dispersion (COD) or the width of the confidence interval. Generally, the broader the qualitative measures, the more sales will be needed to have reliability in the ratio study.

A representative sample is a group of sales from a larger population of parcels, such that statistical indicators calculated from the sample can be expected to reflect the characteristics of the sold and unsold population being studied. The accuracy of statistics as estimators of the population depends on the degree to which the sample represents the population.

Since multiple factors affect whether a sample is statistically sufficient, reliable, and representative, single test thresholds cannot be used to make determinations regarding sample reliability or representativeness.

For the 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 required level of value. Since the median ratio is considered neutral in relationship to either assessed value or selling price, adjusting the class or subclass of properties based upon 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 values 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. Assessments are disproportionate when properties within a class are assessed at noticeably different levels of market value. 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 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 the recognition by IAAO 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, appraisal biases that occur when high-value properties are appraised higher or lower than low-value properties in relation to market values.

The Coefficient of Dispersion (COD) is a measure also used in the evaluation of assessment quality. The COD measures the average absolute deviation calculated about 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.

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 IAAO utilizes varying upper bounds for the COD range to recognize that sample size, property type, variation of property ages and market conditions directly impact the COD. This chart and the analyses of factors impacting the COD are considered to determine whether the calculated COD is within an acceptable range. The reliability of the COD can also be directly affected by extreme ratios.

The confidence interval is another measure used to evaluate the reliability of the statistical indicators. The PTA 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 [Neb. Rev. Stat. §77-5023](#), the acceptable range is 69% to 75% of actual value for agricultural land, except for taxes levied to pay school bonds passed after January 12, 2022 for which the acceptable range is 44% to 50% of actual value. For all other classes of real property, the acceptable range is 92% to 100% of actual value.

Analysis of Assessment Practices:

A review of the assessment practices that ultimately affect the valuation of real property in each county is completed. This review is done to ensure the reliability of the statistical analysis and to ensure generally accepted mass appraisal techniques are used to establish uniform and proportionate valuations. The review of assessment practices is based on information provided by the county assessors in Assessment Surveys and Assessed Value Updates (AVU), along with 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 [Neb. Rev. Stat. §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 sales verification and qualification procedures used by the county assessors 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.

Comparison of valuation changes on sold and unsold properties is conducted to ensure that there is no bias in the assessment of sold parcels and that the sales file adequately represents the population of parcels in the county.

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 assessor'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 generally accepted mass appraisal techniques. Methods and sales used to develop lot values, agricultural outbuildings, and agricultural site values are also reviewed to ensure the land component of the valuation process is based on the local market and economic area.

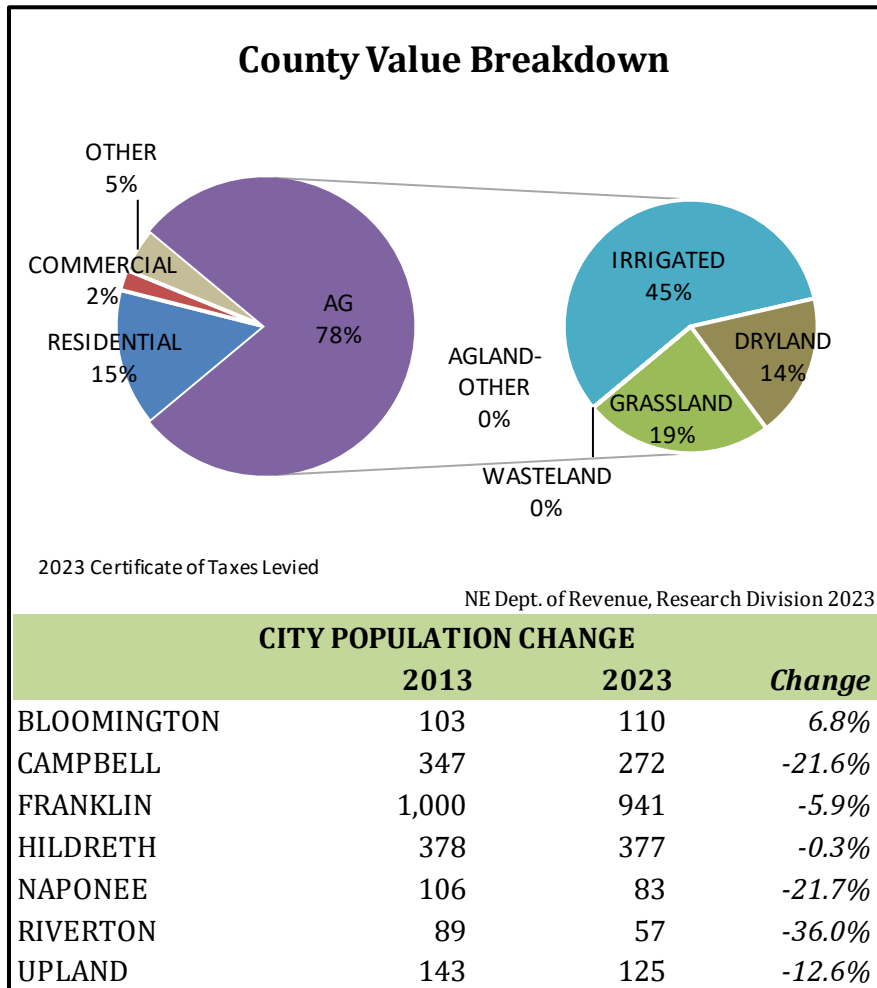
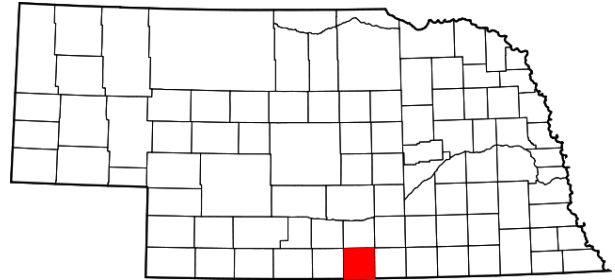
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors in statutory reporting highlights potential issues in other areas of the assessment process. Public trust in the assessment process demands transparency, and assessment practices are reviewed to ensure taxpayers are served with such transparency.

Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, if potential issues are identified, they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures prior to establishing assessed values. The PTA's conclusion that assessment quality either meets or does not meet generally accepted mass appraisal techniques is based on the totality of the assessment practices in the county.

**Further information may be found in Exhibit 94*

County Overview

With a total area of 576 square miles, Franklin County has 2,873 residents, per the Census Bureau Quick Facts for 2024, a slight population decline from the 2023 U.S. Census. Reports indicate that 83% of county residents are homeowners and 87% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$86,754 (2023 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Franklin County are located in and around the county seat of Franklin. According to the latest information available from the U.S. Census Bureau, there are 78 employer establishments with total employment of 365, an increase of 4% since 2019.

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

2024 Residential Correlation for Franklin County

Assessment Actions

Riverton, Naponee, Upland and Bloomington were physically reviewed, and costing, depreciation and lot values were updated. Franklin homes were increased 3%, Hildreth homes were increased 1%, Campbell homes were increased 2% and in Bloomington and Upland homes built before 1900 decreased 2%. Pick up work and maintenance were also completed.

Assessment Practice Review

As explained in the Introduction of this Report and Opinion, the assessment practices were reviewed to determine compliance with all assessment requirements and to ensure that all data submitted to the State sales file was timely and accurate.

The sales usability rate is below the state average in residential but has increased each year for the last four years. Sales questionnaires are sent out on all sales, at times a phone call may also be made to verify the sale. A review of the sales roster determines no bias in qualification of sales.

Land to building ratios were low, a land study was conducted and lot values in all of the towns were updated. Costing has been updated to 2022 for the four small towns this year bringing all locations to the same costing table. Depreciation was updated to 2023 for all locations.

Franklin County has four valuation groups with the four small towns grouped together, the next two largest towns are grouped together and the county seat and the rural are each in their own valuation group. The influences of amenities and proximity to larger towns make these valuations groups adequate. Franklin County is in compliance with the six-year inspection and review cycle. The county assessor has a schedule of one or two valuation groups being reviewed with new pictures and any changes to the property each year.

The Franklin County Assessor has a valuation methodology on file.

Description of Analysis

The residential class is analyzed utilizing four valuation groups.

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

2024 Residential Correlation for Franklin County

The statistical profile for the residential class consists of 73 sales dispersed through all four valuation groups. Two of the measures of central tendency are within the acceptable range while the weighted mean is slightly low. The COD is within the IAAO recommended range while the PRD is slightly high.

While all four valuation groups contain sales, only two valuation groups have enough sales for analysis. Valuation Group 1 has two measures of central tendency and a COD within the acceptable range and the PRD is trending high, and indicates the sample is regressive. The county assessor has made an effort to improve her valuations and is working toward new depreciation tables to be applied for the 2025 assessment year. Valuation Group 3 has all three measures of central tendency within the acceptable range, while the PRD is slightly high.

A review of the sold parcels compared to the change in the 2024 County Abstract of Real Property Form 45 Compared with the 2023 Certificate of Taxes Levied Report (CTL) supports that the values were uniformly applied to the residential class of property and reflect the reported assessment actions.

Equalization and Quality of Assessment

A review of the statistics with sufficient sales and the assessment practices suggests that the assessments within the county are valued within the acceptable range and are therefore equalized. Residential property is in compliance with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	31	96.60	93.68	88.28	16.23	106.12
2	4	96.63	88.61	79.02	10.11	112.14
3	35	96.46	95.73	92.44	17.27	103.56
4	3	87.86	108.44	104.30	35.91	103.97
____ALL____	73	96.46	94.99	91.12	17.21	104.25

Level of Value

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

2024 Commercial Correlation for Franklin County

Assessment Actions

The contract appraiser reviewed all commercial parcels and lot values, costing and depreciation were all updated. Pick up work and maintenance were completed.

Assessment Practice Review

As explained in the Introduction of this Report and Opinion, the assessment practices were reviewed to determine compliance with all assessment requirements and to ensure that all data submitted to the State sales file was timely and accurate.

Sales usability rates are below the statewide average; however, there is an increasing trend over the last three years. A review of the sales roster determined that there was no bias in qualifications.

Lot values, costing and depreciation were all updated this year. There are two valuation groups in the commercial class consisting of the county seat where most of the commercial activity is and everything else in the county. The Franklin County Assessor is in compliance with the six-year inspection and review cycle. Commercial parcels were all reviewed by the contract appraiser in 2023 for the 2024 assessment year.

Description of Analysis

For the commercial class, there are two valuation groups assigned in the county.

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

For the commercial class there are 10 qualified sales in the statistical sample with five in each valuation group. Two of the central tendency measures are in the acceptable range while the weighted mean is trending low. The COD is within the acceptable range while the PRD is a little high. Valuation Group 1 has two central tendency measures within the acceptable range while the weighted mean is trending low. The COD is within the acceptable range and is lower than is typical in a rural after the recent reappraisal, while the PRD is only slightly high. Valuation Group 2 has all statistics within the range.

A review of the sold parcels compared to the change in the 2024 County Abstract of Real Property, Form 45 Compared with the 2023 Certificate of Taxes Levied Report (CTL) shows that the sample is likely to small to be representative of the population and that the median cannot be used as the point estimate of the level of value.

2024 Commercial Correlation for Franklin County

Equalization and Quality of Assessment

A review of the statistics, along with all other information available, and the assessment practices suggest that assessments within the county are valued within the acceptable range, and therefore are equalized. The quality of assessment of the commercial property in Franklin County complies with generally accepted mass appraisal techniques.

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
RANGE						
1	5	99.32	92.77	87.69	08.51	105.79
2	5	98.53	95.49	97.78	07.66	97.66
____ALL____	10	99.17	94.13	90.34	08.15	104.20

Level of Value

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

2024 Agricultural Correlation for Franklin County

Assessment Actions

Within Market Area 1 the agricultural land values did not change. In Market Area 2 irrigated land increased 9%, and dryland and grassland increased 6% on average. Pick up work and general maintenance were also completed.

Assessment Practice Review

As explained in the Introduction of this Report and Opinion, the assessment practices were reviewed to determine compliance with all assessment requirements and to ensure that all data submitted to the State sales file was timely and accurate.

The sales usability rate for agricultural sales is below the state average but has increased from last year. A review of the sales roster shows a large number of family sales and there does not appear to be a bias in qualification.

There are two market areas in Franklin County. Market Area 1 is the area south of the Bostwick Irrigation Ditch and is more suitable for grazing and Market Area 2 is the north of the Bostwick Irrigation Ditch and has more irrigated land. Land use was last reviewed in 2021 and agricultural improvements were reviewed in 2022. Agricultural improvements are valued the same as rural residential with costing tables dated 2022 and depreciation dated 2023. Intensive use has not been identified in the computer-assisted mass appraisal system (CAMA) but is valued as agricultural land. The county assessor has identified some of the acres enrolled in the Conservation Reserve Program (CRP) and they are valued the same as grass.

Description of Analysis

The statistical sample for the agricultural class includes 40 qualified sales. All measures of central tendency and the COD are within the acceptable range. There are two market areas, and both have all measures of central tendency and CODs within the acceptable range.

Reviewing the 80% Majority Land Use (MLU) Market Area 2 has medians within the acceptable range for all three subclasses. Market Area 1 has a median in the acceptable range for grassland but is high in dryland but with only one sale, the statistic is unreliable. When reviewing the irrigated land, dryland and grassland in all areas compared to the surrounding counties indicates that the Franklin County values are comparable with surrounding counties.

Review of the 2024 County Abstract of Assessment for Real Property, Form 45 Compared with the 2023 Certificate of Taxes Levied Report (CTL) reflect the reported adjustments to agricultural land.

2024 Agricultural Correlation for Franklin County

Equalization and Quality of Assessment

Agricultural homes and outbuildings have been valued using the same valuation process as rural residential improvements and are equalized at the statutorily required level. Agricultural land values are equalized at uniform portions of market value; all values have been determined to be acceptable and are reasonably comparable to adjoining counties. The quality of assessment of agricultural land in Franklin County complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
____Irrigated____						
County	8	69.60	67.60	63.91	13.38	105.77
2	8	69.60	67.60	63.91	13.38	105.77
____Dry____						
County	4	69.32	67.58	68.10	09.10	99.24
1	1	78.02	78.02	78.02	00.00	100.00
2	3	68.89	64.09	64.38	07.78	99.55
____Grass____						
County	11	73.83	76.46	78.74	10.20	97.10
1	4	74.14	73.33	75.41	05.45	97.24
2	7	73.83	78.25	81.33	12.91	96.21
____ALL____	40	72.64	72.76	70.22	12.86	103.62

Level of Value

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

2024 Opinions of the Property Tax Administrator for Franklin County

My opinions and recommendations are stated as a conclusion based on all of the factors known to me regarding the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. § 77-5027 (R.R.S. 2011). While the median assessment sales ratio from the Qualified Statistical Reports for each class of real property is considered, my opinion of the level of value for a class of real property may be determined from other evidence contained within these Reports and Opinions of the Property Tax Administrator. My opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	96	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	73	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 5th day of April, 2024.



Sarah Scott
Property Tax Administrator

APPENDICES

2024 Commission Summary for Franklin County

Residential Real Property - Current

Number of Sales	73	Median	96.46
Total Sales Price	\$7,096,901	Mean	94.99
Total Adj. Sales Price	\$7,096,901	Wgt. Mean	91.12
Total Assessed Value	\$6,466,825	Average Assessed Value of the Base	\$56,794
Avg. Adj. Sales Price	\$97,218	Avg. Assessed Value	\$88,587

Confidence Interval - Current

95% Median C.I	89.19 to 99.46
95% Wgt. Mean C.I	84.50 to 97.74
95% Mean C.I	89.92 to 100.06
% of Value of the Class of all Real Property Value in the County	9.92
% of Records Sold in the Study Period	3.86
% of Value Sold in the Study Period	6.02

Residential Real Property - History

Year	Number of Sales	LOV	Median
2023	68	92	92.36
2022	68	94	93.89
2021	62	96	96.33
2020	48	95	94.76

2024 Commission Summary for Franklin County

Commercial Real Property - Current

Number of Sales	10	Median	99.17
Total Sales Price	\$562,582	Mean	94.13
Total Adj. Sales Price	\$562,582	Wgt. Mean	90.34
Total Assessed Value	\$508,220	Average Assessed Value of the Base	\$79,749
Avg. Adj. Sales Price	\$56,258	Avg. Assessed Value	\$50,822

Confidence Interval - Current

95% Median C.I	78.67 to 102.77
95% Wgt. Mean C.I	71.87 to 108.81
95% Mean C.I	84.31 to 103.95
% of Value of the Class of all Real Property Value in the County	2.77
% of Records Sold in the Study Period	2.66
% of Value Sold in the Study Period	1.69

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2023	10	100	91.52
2022	7	100	94.80
2021	9	100	90.30
2020	6	100	92.03

**31 Franklin
RESIDENTIAL**

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

Date Range: 10/1/2021 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 73
 Total Sales Price : 7,096,901
 Total Adj. Sales Price : 7,096,901
 Total Assessed Value : 6,466,825
 Avg. Adj. Sales Price : 97,218
 Avg. Assessed Value : 88,587

MEDIAN : 96
 WGT. MEAN : 91
 MEAN : 95
 COD : 17.21
 PRD : 104.25

COV : 23.26
 STD : 22.09
 Avg. Abs. Dev : 16.60
 MAX Sales Ratio : 166.05
 MIN Sales Ratio : 50.90

95% Median C.I. : 89.19 to 99.46
 95% Wgt. Mean C.I. : 84.50 to 97.74
 95% Mean C.I. : 89.92 to 100.06

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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-21 To 31-DEC-21	11	115.12	115.38	116.53	15.42	99.01	83.31	166.05	91.78 to 132.54	119,955	139,782
01-JAN-22 To 31-MAR-22	5	96.23	93.47	83.34	10.93	112.16	71.40	114.58	N/A	83,730	69,780
01-APR-22 To 30-JUN-22	14	100.03	103.30	97.93	10.63	105.48	76.67	135.71	92.34 to 116.65	86,850	85,056
01-JUL-22 To 30-SEP-22	12	92.78	89.00	89.78	10.40	99.13	58.58	102.90	82.05 to 98.60	83,533	74,994
01-OCT-22 To 31-DEC-22	10	94.04	99.54	87.80	25.85	113.37	67.78	146.00	71.36 to 126.58	112,900	99,129
01-JAN-23 To 31-MAR-23	3	66.21	72.76	67.70	25.31	107.47	50.90	101.18	N/A	122,500	82,937
01-APR-23 To 30-JUN-23	9	72.59	76.88	72.66	19.48	105.81	57.12	105.97	61.45 to 99.32	91,039	66,153
01-JUL-23 To 30-SEP-23	9	91.92	86.46	79.33	11.83	108.99	55.49	101.71	73.36 to 97.40	91,622	72,681
<u>Study Yrs</u>											
01-OCT-21 To 30-SEP-22	42	98.35	101.21	100.52	13.97	100.69	58.58	166.05	96.23 to 102.90	94,201	94,696
01-OCT-22 To 30-SEP-23	31	81.07	86.57	79.28	23.00	109.20	50.90	146.00	72.59 to 97.40	101,305	80,310
<u>Calendar Yrs</u>											
01-JAN-22 To 31-DEC-22	41	97.30	97.00	91.10	14.55	106.48	58.58	146.00	87.86 to 100.07	91,852	83,681
<u>ALL</u>	73	96.46	94.99	91.12	17.21	104.25	50.90	166.05	89.19 to 99.46	97,218	88,587

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	31	96.60	93.68	88.28	16.23	106.12	50.90	146.00	83.39 to 101.18	89,003	78,573
2	4	96.63	88.61	79.02	10.11	112.14	61.45	99.72	N/A	66,500	52,546
3	35	96.46	95.73	92.44	17.27	103.56	55.49	135.71	83.31 to 101.71	102,604	94,844
4	3	87.86	108.44	104.30	35.91	103.97	71.40	166.05	N/A	160,217	167,107
<u>ALL</u>	73	96.46	94.99	91.12	17.21	104.25	50.90	166.05	89.19 to 99.46	97,218	88,587

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	73	96.46	94.99	91.12	17.21	104.25	50.90	166.05	89.19 to 99.46	97,218	88,587
06											
07											
<u>ALL</u>	73	96.46	94.99	91.12	17.21	104.25	50.90	166.05	89.19 to 99.46	97,218	88,587

**31 Franklin
RESIDENTIAL**

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

Date Range: 10/1/2021 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 73
 Total Sales Price : 7,096,901
 Total Adj. Sales Price : 7,096,901
 Total Assessed Value : 6,466,825
 Avg. Adj. Sales Price : 97,218
 Avg. Assessed Value : 88,587

MEDIAN : 96
 WGT. MEAN : 91
 MEAN : 95
 COD : 17.21
 PRD : 104.25

COV : 23.26
 STD : 22.09
 Avg. Abs. Dev : 16.60
 MAX Sales Ratio : 166.05
 MIN Sales Ratio : 50.90

95% Median C.I. : 89.19 to 99.46
 95% Wgt. Mean C.I. : 84.50 to 97.74
 95% Mean C.I. : 89.92 to 100.06

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	7	111.50	114.04	113.85	10.54	100.17	96.23	146.00	96.23 to 146.00	18,786	21,387
Ranges Excl. Low \$											
Greater Than 4,999	73	96.46	94.99	91.12	17.21	104.25	50.90	166.05	89.19 to 99.46	97,218	88,587
Greater Than 14,999	73	96.46	94.99	91.12	17.21	104.25	50.90	166.05	89.19 to 99.46	97,218	88,587
Greater Than 29,999	66	95.78	92.97	90.69	17.20	102.51	50.90	166.05	83.45 to 98.10	105,536	95,714
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	7	111.50	114.04	113.85	10.54	100.17	96.23	146.00	96.23 to 146.00	18,786	21,387
30,000 TO 59,999	21	97.30	99.93	100.29	12.13	99.64	63.99	135.71	92.41 to 104.93	46,826	46,960
60,000 TO 99,999	15	99.46	96.49	95.37	12.44	101.17	63.46	124.62	83.21 to 107.01	79,427	75,745
100,000 TO 149,999	14	83.38	85.78	86.45	23.89	99.22	50.90	166.05	58.58 to 99.32	125,893	108,834
150,000 TO 249,999	15	76.67	84.33	83.80	19.53	100.63	55.49	128.22	71.36 to 92.34	179,877	150,730
250,000 TO 499,999	1	124.29	124.29	124.29	00.00	100.00	124.29	124.29	N/A	330,000	410,150
500,000 TO 999,999											
1,000,000 +											
ALL	73	96.46	94.99	91.12	17.21	104.25	50.90	166.05	89.19 to 99.46	97,218	88,587

**31 Franklin
COMMERCIAL**

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

Date Range: 10/1/2020 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 10
 Total Sales Price : 562,582
 Total Adj. Sales Price : 562,582
 Total Assessed Value : 508,220
 Avg. Adj. Sales Price : 56,258
 Avg. Assessed Value : 50,822

MEDIAN : 99
 WGT. MEAN : 90
 MEAN : 94
 COD : 08.15
 PRD : 104.20

COV : 14.59
 STD : 13.73
 Avg. Abs. Dev : 08.08
 MAX Sales Ratio : 108.64
 MIN Sales Ratio : 62.11

95% Median C.I. : 78.67 to 102.77
 95% Wgt. Mean C.I. : 71.87 to 108.81
 95% Mean C.I. : 84.31 to 103.95

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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-20 To 31-DEC-20	1	102.77	102.77	102.77	00.00	100.00	102.77	102.77	N/A	90,000	92,490	
01-JAN-21 To 31-MAR-21												
01-APR-21 To 30-JUN-21												
01-JUL-21 To 30-SEP-21												
01-OCT-21 To 31-DEC-21												
01-JAN-22 To 31-MAR-22												
01-APR-22 To 30-JUN-22												
01-JUL-22 To 30-SEP-22	2	99.58	99.58	99.89	01.05	99.69	98.53	100.62	N/A	57,500	57,438	
01-OCT-22 To 31-DEC-22	2	80.90	80.90	65.02	23.23	124.42	62.11	99.69	N/A	75,874	49,333	
01-JAN-23 To 31-MAR-23												
01-APR-23 To 30-JUN-23	5	99.01	95.51	98.23	07.54	97.23	78.67	108.64	N/A	41,167	40,438	
01-JUL-23 To 30-SEP-23												
<u>Study Yrs</u>												
01-OCT-20 To 30-SEP-21	1	102.77	102.77	102.77	00.00	100.00	102.77	102.77	N/A	90,000	92,490	
01-OCT-21 To 30-SEP-22	2	99.58	99.58	99.89	01.05	99.69	98.53	100.62	N/A	57,500	57,438	
01-OCT-22 To 30-SEP-23	7	99.01	91.34	84.14	10.82	108.56	62.11	108.64	62.11 to 108.64	51,083	42,979	
<u>Calendar Yrs</u>												
01-JAN-21 To 31-DEC-21												
01-JAN-22 To 31-DEC-22	4	99.11	90.24	80.05	10.01	112.73	62.11	100.62	N/A	66,687	53,385	
<u>ALL</u>	10	99.17	94.13	90.34	08.15	104.20	62.11	108.64	78.67 to 102.77	56,258	50,822	

VALUATION GROUP											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	5	99.32	92.77	87.69	08.51	105.79	62.11	102.77	N/A	83,000	72,782	
2	5	98.53	95.49	97.78	07.66	97.66	78.67	108.64	N/A	29,516	28,862	
<u>ALL</u>	10	99.17	94.13	90.34	08.15	104.20	62.11	108.64	78.67 to 102.77	56,258	50,822	

**31 Franklin
COMMERCIAL**

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

Date Range: 10/1/2020 To 9/30/2023 Posted on: 1/31/2024

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 Total Adj. Sales Price : 562,582
 Total Assessed Value : 508,220
 Avg. Adj. Sales Price : 56,258
 Avg. Assessed Value : 50,822

MEDIAN : 99
 WGT. MEAN : 90
 MEAN : 94
 COD : 08.15
 PRD : 104.20

COV : 14.59
 STD : 13.73
 Avg. Abs. Dev : 08.08
 MAX Sales Ratio : 108.64
 MIN Sales Ratio : 62.11

95% Median C.I. : 78.67 to 102.77
 95% Wgt. Mean C.I. : 71.87 to 108.81
 95% Mean C.I. : 84.31 to 103.95

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	10	99.17	94.13	90.34	08.15	104.20	62.11	108.64	78.67 to 102.77	56,258	50,822
04											
<u>ALL</u>	<u>10</u>	<u>99.17</u>	<u>94.13</u>	<u>90.34</u>	<u>08.15</u>	<u>104.20</u>	<u>62.11</u>	<u>108.64</u>	<u>78.67 to 102.77</u>	<u>56,258</u>	<u>50,822</u>

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	1	99.69	99.69	99.69	00.00	100.00	99.69	99.69	N/A	11,747	11,710
Less Than 30,000	3	91.92	90.09	88.43	07.63	101.88	78.67	99.69	N/A	19,749	17,463
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	10	99.17	94.13	90.34	08.15	104.20	62.11	108.64	78.67 to 102.77	56,258	50,822
Greater Than 14,999	9	99.01	93.51	90.14	08.99	103.74	62.11	108.64	78.67 to 102.77	61,204	55,168
Greater Than 29,999	7	99.32	95.86	90.56	07.53	105.85	62.11	108.64	62.11 to 108.64	71,905	65,119
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	1	99.69	99.69	99.69	00.00	100.00	99.69	99.69	N/A	11,747	11,710
15,000 TO 29,999	2	85.30	85.30	85.64	07.77	99.60	78.67	91.92	N/A	23,750	20,340
30,000 TO 59,999	3	99.32	102.16	102.86	03.39	99.32	98.53	108.64	N/A	39,445	40,572
60,000 TO 99,999	3	100.62	100.80	100.88	01.24	99.92	99.01	102.77	N/A	81,667	82,387
100,000 TO 149,999	1	62.11	62.11	62.11	00.00	100.00	62.11	62.11	N/A	140,000	86,955
150,000 TO 249,999											
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 TO 1,999,999											
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											
<u>ALL</u>	<u>10</u>	<u>99.17</u>	<u>94.13</u>	<u>90.34</u>	<u>08.15</u>	<u>104.20</u>	<u>62.11</u>	<u>108.64</u>	<u>78.67 to 102.77</u>	<u>56,258</u>	<u>50,822</u>

31 Franklin
COMMERCIAL

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

Date Range: 10/1/2020 To 9/30/2023 Posted on: 1/31/2024

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 Total Adj. Sales Price : 562,582
 Total Assessed Value : 508,220
 Avg. Adj. Sales Price : 56,258
 Avg. Assessed Value : 50,822

MEDIAN : 99
 WGT. MEAN : 90
 MEAN : 94
 COD : 08.15
 PRD : 104.20

COV : 14.59
 STD : 13.73
 Avg. Abs. Dev : 08.08
 MAX Sales Ratio : 108.64
 MIN Sales Ratio : 62.11

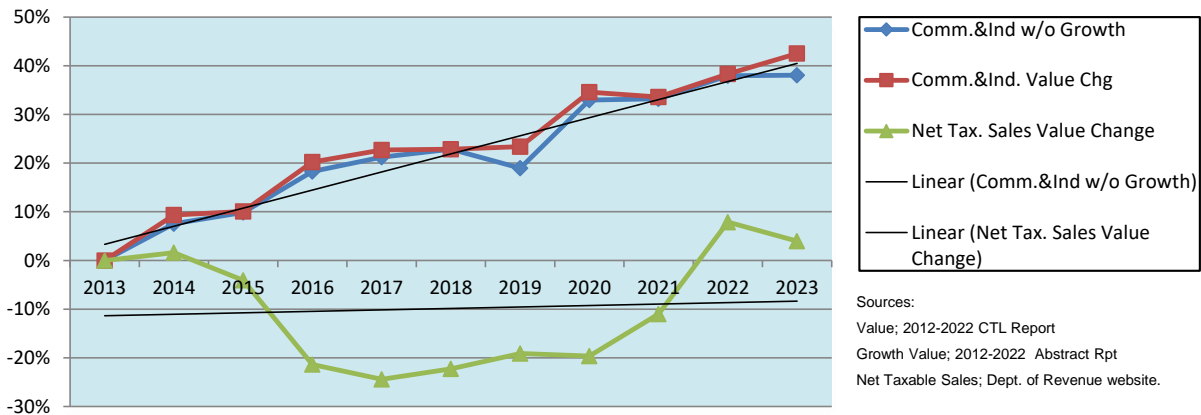
95% Median C.I. : 78.67 to 102.77
 95% Wgt. Mean C.I. : 71.87 to 108.81
 95% Mean C.I. : 84.31 to 103.95

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
344	1	99.01	99.01	99.01	00.00	100.00	99.01	99.01	N/A	80,000	79,205
350	1	108.64	108.64	108.64	00.00	100.00	108.64	108.64	N/A	48,335	52,510
353	2	89.00	89.00	90.47	11.61	98.38	78.67	99.32	N/A	26,250	23,748
386	1	62.11	62.11	62.11	00.00	100.00	62.11	62.11	N/A	140,000	86,955
406	2	101.70	101.70	101.79	01.06	99.91	100.62	102.77	N/A	82,500	83,978
442	2	99.11	99.11	98.79	00.59	100.32	98.53	99.69	N/A	25,874	25,560
528	1	91.92	91.92	91.92	00.00	100.00	91.92	91.92	N/A	25,000	22,980
<u>ALL</u>	10	99.17	94.13	90.34	08.15	104.20	62.11	108.64	78.67 to 102.77	56,258	50,822

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
2012	\$ 15,988,360	\$ 133,920	0.84%	\$ 15,854,440		\$ 13,910,001	
2013	\$ 17,482,125	\$ 286,985	1.64%	\$ 17,195,140	7.55%	\$ 14,134,165	1.61%
2014	\$ 17,603,100	\$ 34,935	0.20%	\$ 17,568,165	0.49%	\$ 13,341,345	-5.61%
2015	\$ 19,218,620	\$ 304,735	1.59%	\$ 18,913,885	7.45%	\$ 10,938,558	-18.01%
2016	\$ 19,618,760	\$ 237,565	1.21%	\$ 19,381,195	0.85%	\$ 10,513,943	-3.88%
2017	\$ 19,641,150	\$ 250	0.00%	\$ 19,640,900	0.11%	\$ 10,815,473	2.87%
2018	\$ 19,723,780	\$ 703,460	3.57%	\$ 19,020,320	-3.16%	\$ 11,249,359	4.01%
2019	\$ 21,521,820	\$ 266,575	1.24%	\$ 21,255,245	7.76%	\$ 11,179,023	-0.63%
2020	\$ 21,360,915	\$ 65,390	0.31%	\$ 21,295,525	-1.05%	\$ 12,378,007	10.73%
2021	\$ 22,115,025	\$ 60,535	0.27%	\$ 22,054,490	3.25%	\$ 15,007,905	21.25%
2022	\$ 22,784,970	\$ 711,285	3.12%	\$ 22,073,685	-0.19%	\$ 14,461,493	-3.64%
2023	\$ 22,754,551	\$ 71,840	0.32%	\$ 22,682,711	-0.45%	\$ 14,932,486	3.26%
Ann %chg	2.67%			Average	2.06%	0.55%	1.09%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2012	-	-	-
2013	7.55%	9.34%	1.61%
2014	9.88%	10.10%	-4.09%
2015	18.30%	20.20%	-21.36%
2016	21.22%	22.71%	-24.41%
2017	22.84%	22.85%	-22.25%
2018	18.96%	23.36%	-19.13%
2019	32.94%	34.61%	-19.63%
2020	33.19%	33.60%	-11.01%
2021	37.94%	38.32%	7.89%
2022	38.06%	42.51%	3.96%
2023	41.87%	42.32%	7.35%

County Number	31
County Name	Franklin

31 Franklin
AGRICULTURAL LAND

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

Date Range: 10/1/2020 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 40
 Total Sales Price : 26,909,423
 Total Adj. Sales Price : 26,909,423
 Total Assessed Value : 18,894,970
 Avg. Adj. Sales Price : 672,736
 Avg. Assessed Value : 472,374

MEDIAN : 73
 WGT. MEAN : 70
 MEAN : 73
 COD : 12.86
 PRD : 103.62

COV : 19.78
 STD : 14.39
 Avg. Abs. Dev : 09.34
 MAX Sales Ratio : 125.24
 MIN Sales Ratio : 41.54

95% Median C.I. : 68.13 to 75.79
 95% Wgt. Mean C.I. : 64.51 to 75.93
 95% Mean C.I. : 68.30 to 77.22

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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-20 To 31-DEC-20	2	101.63	101.63	101.26	23.23	100.37	78.02	125.24	N/A		393,781	398,748
01-JAN-21 To 31-MAR-21	3	68.13	69.21	69.14	02.08	100.10	67.63	71.88	N/A		507,800	351,085
01-APR-21 To 30-JUN-21	3	72.56	68.52	62.79	07.50	109.13	58.34	74.66	N/A		742,500	466,203
01-JUL-21 To 30-SEP-21	6	74.37	72.07	69.19	05.70	104.16	59.50	78.67	59.50 to 78.67		694,682	480,633
01-OCT-21 To 31-DEC-21	4	77.04	75.20	74.53	04.74	100.90	67.55	79.18	N/A		941,375	701,605
01-JAN-22 To 31-MAR-22	5	83.81	85.58	87.04	10.82	98.32	72.72	110.59	N/A		586,277	510,311
01-APR-22 To 30-JUN-22	3	70.42	67.19	67.26	05.08	99.90	60.20	70.94	N/A		826,567	555,985
01-JUL-22 To 30-SEP-22	4	66.59	69.92	72.16	06.68	96.90	65.07	81.42	N/A		561,024	404,825
01-OCT-22 To 31-DEC-22	3	79.21	78.03	79.35	03.04	98.34	73.83	81.05	N/A		615,136	488,110
01-JAN-23 To 31-MAR-23	3	68.89	64.91	55.58	20.69	116.79	41.54	84.30	N/A		527,262	293,043
01-APR-23 To 30-JUN-23	2	62.41	62.41	62.23	00.69	100.29	61.98	62.83	N/A		707,500	440,285
01-JUL-23 To 30-SEP-23	2	49.02	49.02	46.01	09.47	106.54	44.38	53.65	N/A		970,000	446,278
<u>Study Yrs</u>												
01-OCT-20 To 30-SEP-21	14	73.41	74.92	70.44	11.03	106.36	58.34	125.24	67.63 to 78.02		621,897	438,083
01-OCT-21 To 30-SEP-22	16	74.14	75.62	75.70	10.94	99.89	60.20	110.59	67.31 to 81.42		713,792	540,327
01-OCT-22 To 30-SEP-23	10	65.86	65.17	60.70	18.66	107.36	41.54	84.30	44.38 to 81.05		678,219	411,659
<u>Calendar Yrs</u>												
01-JAN-21 To 31-DEC-21	16	73.41	71.65	69.68	06.46	102.83	58.34	79.18	67.63 to 75.79		730,281	508,880
01-JAN-22 To 31-DEC-22	15	73.83	76.21	76.87	11.23	99.14	60.20	110.59	67.31 to 81.42		633,372	486,876
<u>ALL</u>	40	72.64	72.76	70.22	12.86	103.62	41.54	125.24	68.13 to 75.79		672,736	472,374

AREA (MARKET)											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	11	74.25	70.18	69.33	09.21	101.23	41.54	79.21	60.20 to 79.18		672,670	466,353
2	29	71.88	73.74	70.55	14.19	104.52	44.38	125.24	67.55 to 78.52		672,760	474,658
<u>ALL</u>	40	72.64	72.76	70.22	12.86	103.62	41.54	125.24	68.13 to 75.79		672,736	472,374

31 Franklin
AGRICULTURAL LAND

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

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 95% Wgt. Mean C.I. : 64.51 to 75.93
 95% Mean C.I. : 68.30 to 77.22

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	2	70.46	70.46	67.14	15.55	104.94	59.50	81.42	N/A	1,189,154	798,360
2	2	70.46	70.46	67.14	15.55	104.94	59.50	81.42	N/A	1,189,154	798,360
_____Dry_____											
County	3	68.89	64.09	64.38	07.78	99.55	53.65	69.74	N/A	356,000	229,202
2	3	68.89	64.09	64.38	07.78	99.55	53.65	69.74	N/A	356,000	229,202
_____Grass_____											
County	8	73.28	72.67	74.13	05.66	98.03	65.07	79.18	65.07 to 79.18	659,655	488,994
1	4	74.14	73.33	75.41	05.45	97.24	65.87	79.18	N/A	806,211	607,945
2	4	72.13	72.00	72.12	05.89	99.83	65.07	78.67	N/A	513,098	370,044
_____ALL_____	40	72.64	72.76	70.22	12.86	103.62	41.54	125.24	68.13 to 75.79	672,736	472,374

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	8	69.60	67.60	63.91	13.38	105.77	44.38	81.42	44.38 to 81.42	987,607	631,163
2	8	69.60	67.60	63.91	13.38	105.77	44.38	81.42	44.38 to 81.42	987,607	631,163
_____Dry_____											
County	4	69.32	67.58	68.10	09.10	99.24	53.65	78.02	N/A	367,000	249,925
1	1	78.02	78.02	78.02	00.00	100.00	78.02	78.02	N/A	400,000	312,095
2	3	68.89	64.09	64.38	07.78	99.55	53.65	69.74	N/A	356,000	229,202
_____Grass_____											
County	11	73.83	76.46	78.74	10.20	97.10	65.07	110.59	65.87 to 81.05	669,180	526,891
1	4	74.14	73.33	75.41	05.45	97.24	65.87	79.18	N/A	806,211	607,945
2	7	73.83	78.25	81.33	12.91	96.21	65.07	110.59	65.07 to 110.59	590,876	480,575
_____ALL_____	40	72.64	72.76	70.22	12.86	103.62	41.54	125.24	68.13 to 75.79	672,736	472,374

Franklin County 2024 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Franklin	2	4,739	4,425	4,425	4,491	1,320	4,039	4,178	4,105	4,604
Adams	4	6,473	6,336	6,336	6,204	5,834	5,944	5,911	5,678	6,385
Harlan	1	6,080	5,075	5,075	3,472	n/a	3,231	3,077	3,064	5,580
Kearney	1	6,199	6,000	6,000	5,710	4,950	4,400	4,000	3,900	5,795
Webster	1	5,529	5,466	5,466	5,480	4,909	5,290	5,232	5,146	5,392
Franklin	1	2,990	2,858	2,858	2,862	n/a	2,375	2,350	2,315	2,901
Harlan	1	6,080	5,075	5,075	3,472	n/a	3,231	3,077	3,064	5,580
Harlan	2	5,554	4,736	4,736	3,224	n/a	2,963	3,169	3,169	4,832
Webster	1	5,529	5,466	5,466	5,480	4,909	5,290	5,232	5,146	5,392

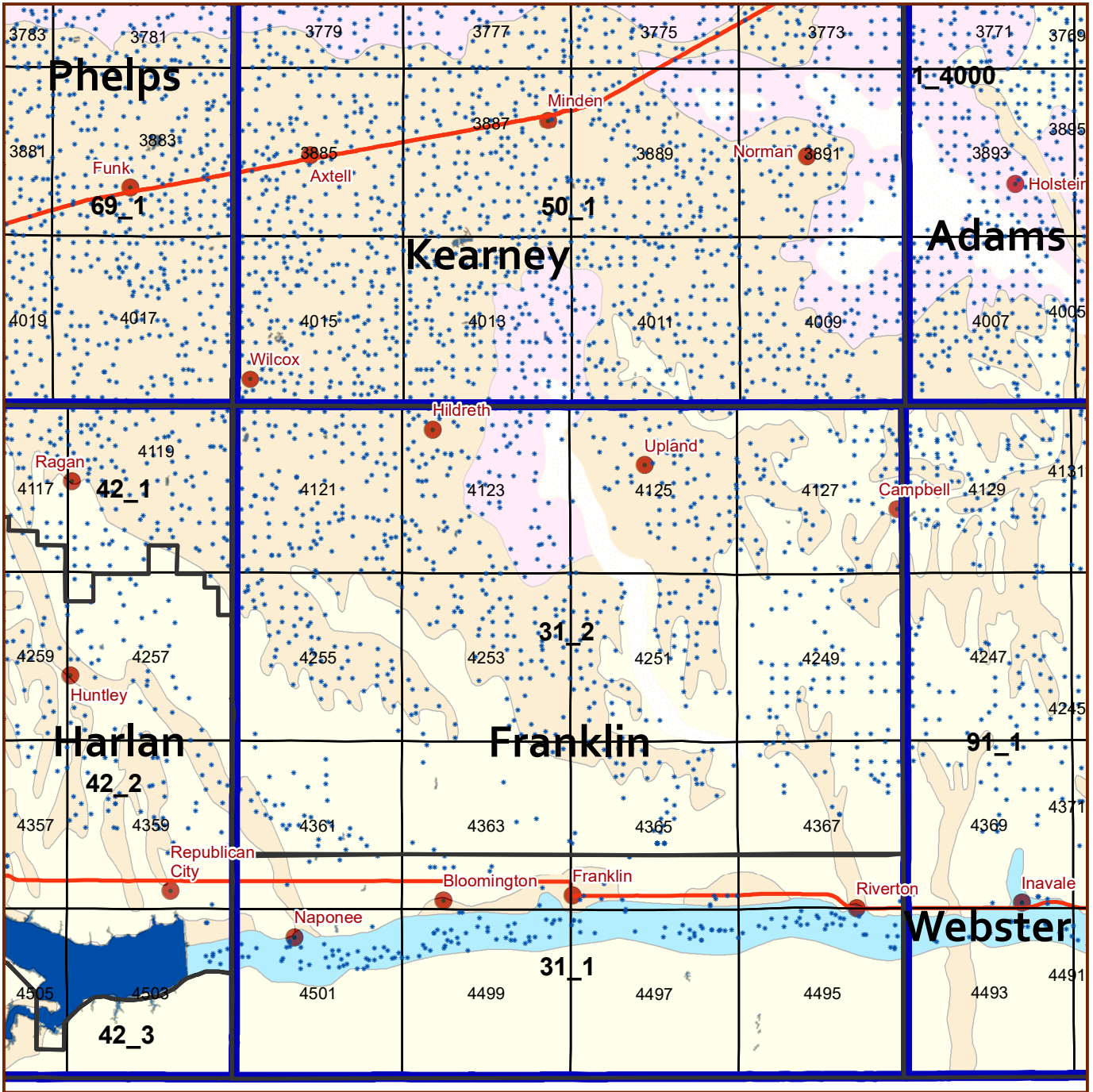
County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Franklin	2	2,700	2,670	2,420	2,380	2,150	2,050	1,700	1,700	2,456
Adams	4	3,637	3,440	3,235	3,018	3,020	3,020	2,816	2,819	3,328
Harlan	1	n/a	3,410	3,043	2,378	n/a	2,369	2,170	2,170	3,187
Kearney	1	n/a	3,800	3,250	3,250	2,790	2,500	2,500	2,200	3,507
Webster	1	2,750	2,750	2,749	2,750	2,750	n/a	2,750	2,750	2,750
Franklin	1	2,085	2,075	2,065	1,940	1,360	1,345	1,125	1,120	1,734
Harlan	1	n/a	3,410	3,043	2,378	n/a	2,369	2,170	2,170	3,187
Harlan	2	3,720	2,794	2,346	1,820	1,752	1,897	2,063	2,064	2,597
Webster	1	2,750	2,750	2,749	2,750	2,750	n/a	2,750	2,750	2,750

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Franklin	2	1,350	1,300	1,250	1,150	1,110	1,105	1,095	1,090	1,253
Adams	4	1,460	1,460	1,425	1,425	1,410	n/a	1,410	1,410	1,436
Harlan	1	1,220	1,220	1,220	1,220	n/a	n/a	n/a	1,220	1,220
Kearney	1	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300
Webster	1	1,550	1,550	1,450	1,450	1,450	1,450	1,300	1,300	1,498
Franklin	1	1,120	1,115	1,110	1,100	1,095	1,095	1,080	1,080	1,108
Harlan	1	1,220	1,220	1,220	1,220	n/a	n/a	n/a	1,220	1,220
Harlan	2	1,220	1,220	1,220	1,220	1,220	1,220	n/a	1,220	1,220
Webster	1	1,550	1,550	1,450	1,450	1,450	1,450	1,300	1,300	1,498

County	Mkt Area	CRP	TIMBER	WASTE
Franklin	2	1,234	600	150
Adams	4		n/a	202
Harlan	1		n/a	100
Kearney	1	1,300	n/a	150
Webster	1	1,802	500	500
Franklin	1	1,111	550	150
Harlan	1		n/a	100
Harlan	2		n/a	100
Webster	1	1,802	500	500

Source: 2024 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.

FRANKLIN COUNTY



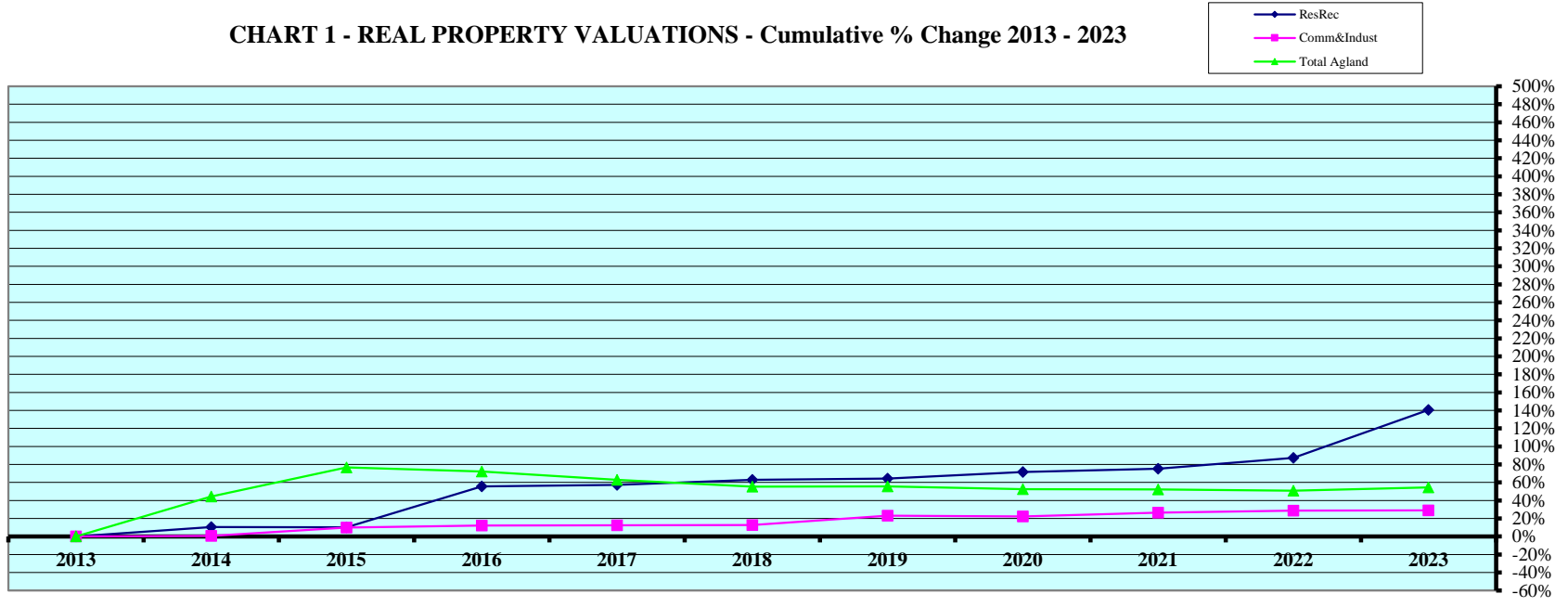
Legend

- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

Soils CLASS

- Excessive 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
- Moderately well drained silty soils on uplands and in depressions formed in loess
- 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
- Somewhat poorly drained soils formed in alluvium on bottom lands
- Moderately well drained silty soils with clay subsoils on uplands
- Lakes

CHART 1 - REAL PROPERTY VALUATIONS - Cumulative % Change 2013 - 2023



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2013	39,831,640	-	-	-	17,482,125	-	-	-	507,340,900	-	-	-
2014	43,968,290	4,136,650	10.39%	10.39%	17,603,100	120,975	0.69%	0.69%	732,985,460	225,644,560	44.48%	44.48%
2015	43,846,377	-121,913	-0.28%	10.08%	19,218,620	1,615,520	9.18%	9.93%	896,519,015	163,533,555	22.31%	76.71%
2016	61,990,125	18,143,748	41.38%	55.63%	19,618,760	400,140	2.08%	12.22%	873,286,325	-23,232,690	-2.59%	72.13%
2017	62,648,579	658,454	1.06%	57.28%	19,641,150	22,390	0.11%	12.35%	825,974,040	-47,312,285	-5.42%	62.80%
2018	64,878,980	2,230,401	3.56%	62.88%	19,723,780	82,630	0.42%	12.82%	788,648,160	-37,325,880	-4.52%	55.45%
2019	65,466,175	587,195	0.91%	64.36%	21,521,820	1,798,040	9.12%	23.11%	789,002,925	354,765	0.04%	55.52%
2020	68,376,350	2,910,175	4.45%	71.66%	21,360,915	-160,905	-0.75%	22.19%	773,389,710	-15,613,215	-1.98%	52.44%
2021	69,803,570	1,427,220	2.09%	75.25%	22,115,025	754,110	3.53%	26.50%	772,191,505	-1,198,205	-0.15%	52.20%
2022	74,550,865	4,747,295	6.80%	87.16%	22,504,021	388,996	1.76%	28.73%	764,928,645	-7,262,860	-0.94%	50.77%
2023	95,830,685	21,279,820	28.54%	140.59%	22,551,631	47,610	0.21%	29.00%	783,959,790	19,031,145	2.49%	54.52%

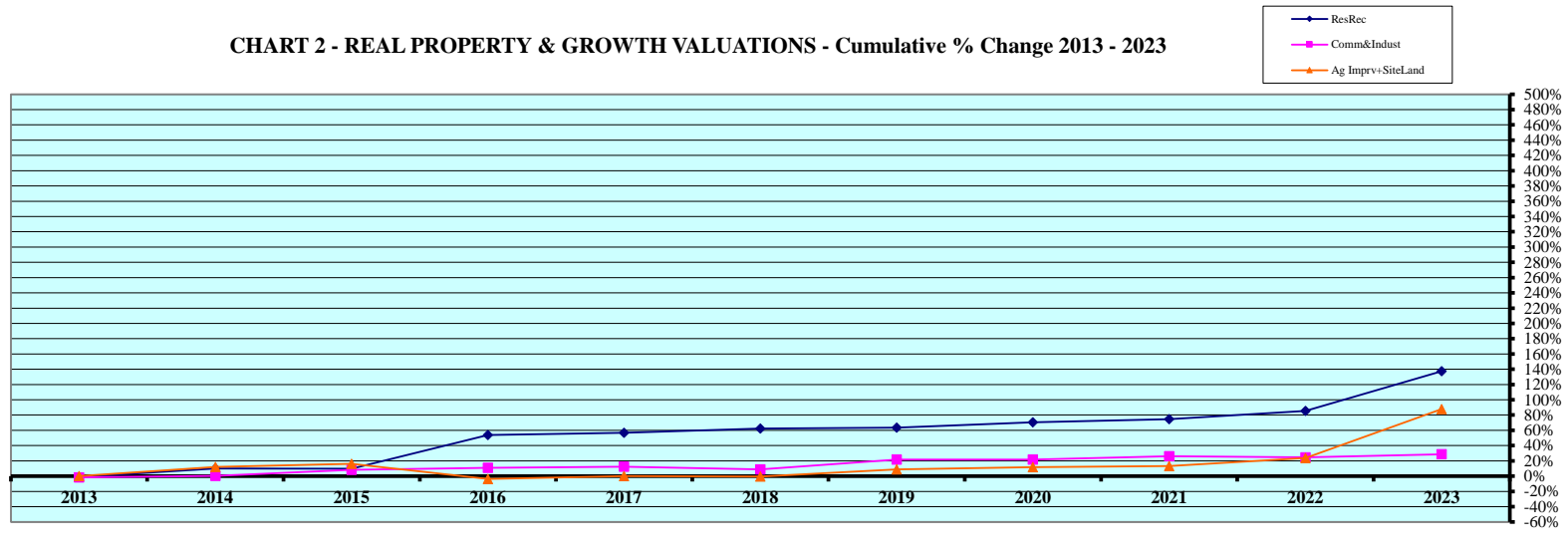
Rate Annual %chg: Residential & Recreational **9.18%** Commercial & Industrial **2.58%** Agricultural Land **4.45%**

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

CHART 1

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

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative % Change 2013 - 2023



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾											
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth						
2013	39,831,640	451,695	1.13%	39,379,945	-	-1.13%	17,482,125	286,985	1.64%	17,195,140	-	-1.64%						
2014	43,968,290	212,395	0.48%	43,755,895	9.85%	9.85%	17,603,100	34,935	0.20%	17,568,165	0.49%	0.49%						
2015	43,846,377	192,950	0.44%	43,653,427	-0.72%	9.59%	19,218,620	304,735	1.59%	18,913,885	7.45%	8.19%						
2016	61,990,125	721,647	1.16%	61,268,478	39.73%	53.82%	19,618,760	237,565	1.21%	19,381,195	0.85%	10.86%						
2017	62,648,579	184,120	0.29%	62,464,459	0.77%	56.82%	19,641,150	250	0.00%	19,640,900	0.11%	12.35%						
2018	64,878,980	207,215	0.32%	64,671,765	3.23%	62.36%	19,723,780	703,460	3.57%	19,020,320	-3.16%	8.80%						
2019	65,466,175	332,610	0.51%	65,133,565	0.39%	63.52%	21,521,820	266,575	1.24%	21,255,245	7.76%	21.58%						
2020	68,376,350	517,495	0.76%	67,858,855	3.65%	70.36%	21,360,915	65,390	0.31%	21,295,525	-1.05%	21.81%						
2021	69,803,570	240,230	0.34%	69,563,340	1.74%	74.64%	22,115,025	60,535	0.27%	22,054,490	3.25%	26.15%						
2022	74,550,865	650,330	0.87%	73,900,535	5.87%	85.53%	22,504,021	711,285	3.16%	21,792,736	-1.46%	24.66%						
2023	95,830,685	1,274,335	1.33%	94,556,350	26.83%	137.39%	22,551,631	71,840	0.32%	22,479,791	-0.11%	28.59%						
Rate Ann%chg	9.18%			Resid & Recreat w/o growth			9.14%			2.58%			C & I w/o growth			1.41%		

Tax Year	Ag Improvements & Site Land ⁽¹⁾									
	Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth		
2013	34,648,105	17,099,556	51,747,661	1,888,615	3.65%	49,859,046	-	-		
2014	39,654,930	20,286,380	59,941,310	1,991,559	3.32%	57,949,751	11.99%	11.99%		
2015	40,228,100	23,881,785	64,109,885	4,054,030	6.32%	60,055,855	0.19%	16.06%		
2016	28,850,970	22,902,355	51,753,325	1,917,745	3.71%	49,835,580	-22.27%	-3.70%		
2017	29,082,590	23,978,320	53,060,910	1,344,805	2.53%	51,716,105	-0.07%	-0.06%		
2018	29,091,445	25,459,640	54,551,085	3,039,920	5.57%	51,511,165	-2.92%	-0.46%		
2019	29,903,040	27,653,910	57,556,950	1,303,460	2.26%	56,253,490	3.12%	8.71%		
2020	30,560,105	28,406,660	58,966,765	1,100,685	1.87%	57,866,080	0.54%	11.82%		
2021	29,893,205	29,612,290	59,505,495	994,455	1.67%	58,511,040	-0.77%	13.07%		
2022	34,648,605	31,487,845	66,136,450	2,165,835	3.27%	63,970,615	7.50%	23.62%		
2023	55,092,090	45,511,630	100,603,720	3,413,805	3.39%	97,189,915	46.95%	87.82%		
Rate Ann%chg	4.75%		10.28%		6.87%		Ag Imprv+Site w/o growth		4.43%	

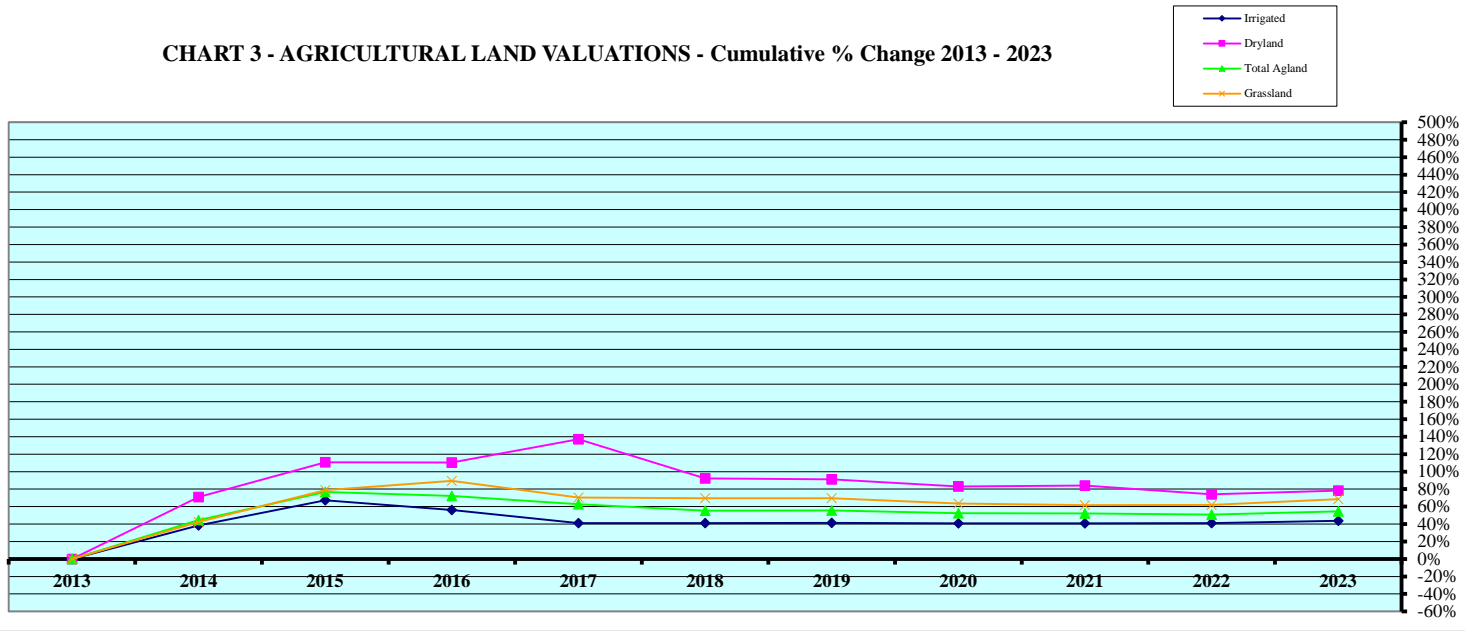
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property. Sources: Value; 2013 - 2023 CTL Growth Value; 2013 - 2023 Abstract of Asmnt Rpt. Prepared as of 12/29/2023

Cnty# 31
County FRANKLIN

CHART 2

NE Dept. of Revenue, Property Assessment Division

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2013 - 2023



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
2013	313,730,735	-	-	-	80,897,200	-	-	-	112,225,765	-	-	-
2014	434,065,875	120,335,140	38.36%	38.36%	138,288,495	57,391,295	70.94%	70.94%	159,906,905	47,681,140	42.49%	42.49%
2015	524,573,115	90,507,240	20.85%	67.20%	170,490,940	32,202,445	23.29%	110.75%	200,733,660	40,826,755	25.53%	78.87%
2016	490,186,920	-34,386,195	-6.56%	56.24%	170,251,940	-239,000	-0.14%	110.45%	212,612,880	11,879,220	5.92%	89.45%
2017	442,708,590	-47,478,330	-9.69%	41.11%	191,828,645	21,576,705	12.67%	137.13%	191,202,805	-21,410,075	-10.07%	70.37%
2018	442,661,885	-46,705	-0.01%	41.10%	155,430,575	-36,398,070	-18.97%	92.13%	190,328,280	-874,525	-0.46%	69.59%
2019	443,736,050	1,074,165	0.24%	41.44%	154,647,925	-782,650	-0.50%	91.17%	190,391,835	63,555	0.03%	69.65%
2020	441,607,970	-2,128,080	-0.48%	40.76%	147,973,665	-6,674,260	-4.32%	82.92%	183,608,090	-6,783,745	-3.56%	63.61%
2021	441,713,785	105,815	0.02%	40.79%	148,950,650	976,985	0.66%	84.12%	181,443,605	-2,164,485	-1.18%	61.68%
2022	442,445,585	731,800	0.17%	41.03%	140,822,935	-8,127,715	-5.46%	74.08%	181,578,665	135,060	0.07%	61.80%
2023	450,705,495	8,259,910	1.87%	43.66%	144,150,125	3,327,190	2.36%	78.19%	189,022,560	7,443,895	4.10%	68.43%

Rate Ann.%chg: Irrigated **3.69%** Dryland **5.95%** Grassland **5.35%**

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2013	484,700	-	-	-	2,500	-	-	-	507,340,900	-	-	-
2014	721,685	236,985	48.89%	48.89%	2,500	0	0.00%	0.00%	732,985,460	225,644,560	44.48%	44.48%
2015	721,300	-385	-0.05%	48.81%	0	-2,500	-100.00%	-100.00%	896,519,015	163,533,555	22.31%	76.71%
2016	234,585	-486,715	-67.48%	-51.60%	0	0	-	-100.00%	873,286,325	-23,232,690	-2.59%	72.13%
2017	234,000	-585	-0.25%	-51.72%	0	0	-	-100.00%	825,974,040	-47,312,285	-5.42%	62.80%
2018	227,420	-6,580	-2.81%	-53.08%	0	0	-	-100.00%	788,648,160	-37,325,880	-4.52%	55.45%
2019	227,115	-305	-0.13%	-53.14%	0	0	-	-100.00%	789,002,925	354,765	0.04%	55.52%
2020	199,985	-27,130	-11.95%	-58.74%	0	0	-	-100.00%	773,389,710	-15,613,215	-1.98%	52.44%
2021	83,465	-116,520	-58.26%	-82.78%	0	0	-	-100.00%	772,191,505	-1,198,205	-0.15%	52.20%
2022	81,460	-2,005	-2.40%	-83.19%	0	0	-	-100.00%	764,928,645	-7,262,860	-0.94%	50.77%
2023	81,610	150	0.18%	-83.16%	0	0	-	-100.00%	783,959,790	19,031,145	2.49%	54.52%

Cnty# **31** Rate Ann.%chg: Total Agric Land **4.45%**
 County **FRANKLIN**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2013 - 2023 (from County Abstract Reports)(1)

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2013	312,725,140	112,383	2,783			77,783,530	63,094	1,233			114,406,625	170,188	672		
2014	433,988,640	112,853	3,846	38.20%	38.20%	138,297,505	66,270	2,087	69.28%	69.28%	159,910,935	166,741	959	42.66%	42.66%
2015	524,546,395	112,874	4,647	20.84%	67.01%	170,539,705	66,817	2,552	22.30%	107.03%	200,705,030	166,191	1,208	25.93%	79.65%
2016	491,300,175	112,811	4,355	-6.29%	56.51%	170,027,695	66,513	2,556	0.16%	107.35%	212,664,805	170,250	1,249	3.43%	85.82%
2017	442,837,790	112,313	3,943	-9.46%	41.69%	191,718,235	66,563	2,880	12.67%	133.63%	191,196,010	170,220	1,123	-10.08%	67.09%
2018	441,481,245	112,019	3,941	-0.04%	41.63%	155,517,415	66,669	2,333	-19.01%	89.21%	191,080,405	170,166	1,123	-0.03%	67.04%
2019	443,744,700	112,762	3,935	-0.15%	41.42%	154,640,085	66,302	2,332	-0.01%	89.19%	190,404,095	169,601	1,123	-0.02%	67.00%
2020	441,736,375	113,083	3,906	-0.74%	40.38%	147,854,330	66,128	2,236	-4.14%	81.36%	183,610,495	169,472	1,083	-3.49%	61.17%
2021	441,943,705	113,274	3,902	-0.12%	40.21%	148,785,810	66,622	2,233	-0.12%	81.15%	181,587,925	169,748	1,070	-1.26%	59.13%
2022	443,055,205	113,290	3,911	0.24%	40.54%	140,992,255	66,756	2,112	-5.43%	71.32%	181,666,680	169,819	1,070	0.00%	59.14%
2023	450,705,410	113,009	3,988	1.98%	43.32%	144,155,775	67,077	2,149	1.75%	74.33%	188,673,760	169,743	1,112	3.90%	65.35%

Rate Annual %chg Average Value/Acre: 3.66%

5.71%

5.16%

Tax Year	WASTE LAND (2)					OTHER AGLAND (2)					TOTAL AGRICULTURAL LAND (1)				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2013	494,415	4,916	101			0	0				505,409,710	350,581	1,442		
2014	722,165	4,814	150	49.17%	49.17%	0	0				732,919,245	350,679	2,090	44.97%	44.97%
2015	721,010	4,802	150	0.08%	49.28%	0	0				896,512,140	350,684	2,556	22.32%	77.33%
2016	230,660	1,532	151	0.27%	49.68%	0	0				874,223,335	351,107	2,490	-2.60%	72.71%
2017	233,975	1,555	151	-0.03%	49.64%	0	0				825,986,010	350,650	2,356	-5.39%	63.40%
2018	230,880	1,539	150	-0.31%	49.17%	1,035,030	306	3,385			789,344,975	350,699	2,251	-4.45%	56.13%
2019	227,115	1,514	150	0.00%	49.17%	0	0				789,015,995	350,179	2,253	0.11%	56.29%
2020	215,010	1,433	150	0.00%	49.17%	0	0				773,416,210	350,116	2,209	-1.96%	53.23%
2021	69,215	461	150	-0.01%	49.16%	0	0				772,386,655	350,105	2,206	-0.13%	53.03%
2022	81,460	543	150	-0.01%	49.14%	0	0				765,795,600	350,408	2,185	-0.94%	51.59%
2023	81,610	544	150	0.01%	49.15%	0	0				783,616,555	350,373	2,237	2.34%	55.14%

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FRANKLIN

Rate Annual %chg Average Value/Acre: 4.49%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2013 - 2023 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 12/29/2023

CHART 4

CHART 5 - 2023 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
2,889	FRANKLIN	46,123,481	14,999,114	2,326,132	95,590,720	22,380,756	170,875	239,965	783,959,790	55,092,090	45,511,630	3,375,210	1,069,769,763
cnty sectorvalue % of total value:		4.31%	1.40%	0.22%	8.94%	2.09%	0.02%	0.02%	73.28%	5.15%	4.25%	0.32%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
110	BLOOMINGTON	55,194	171,977	29,535	2,857,385	180,545	0	0	390,585	15,325	43,380	0	3,743,926
3.81%	%sector of county sector	0.12%	1.15%	1.27%	2.99%	0.81%			0.05%	0.03%	0.10%		0.35%
	%sector of municipality	1.47%	4.59%	0.79%	76.32%	4.82%			10.43%	0.41%	1.16%		100.00%
272	CAMPBELL	338,850	177,363	11,301	9,098,725	6,170,455	0	0	2,275	125,010	37,160	0	15,961,139
9.42%	%sector of county sector	0.73%	1.18%	0.49%	9.52%	27.57%			0.00%	0.23%	0.08%		1.49%
	%sector of municipality	2.12%	1.11%	0.07%	57.01%	38.66%			0.01%	0.78%	0.23%		100.00%
941	FRANKLIN	1,107,520	1,066,782	125,876	29,232,135	8,837,900	170,875	0	79,190	0	4,395	0	40,624,673
32.57%	%sector of county sector	2.40%	7.11%	5.41%	30.58%	39.49%	100.00%		0.01%		0.01%		3.80%
	%sector of municipality	2.73%	2.63%	0.31%	71.96%	21.76%	0.42%		0.19%		0.01%		100.00%
377	HILDRETH	301,830	299,187	22,674	17,612,960	3,082,955	0	0	508,605	468,650	161,000	0	22,457,861
13.05%	%sector of county sector	0.65%	1.99%	0.97%	18.43%	13.78%			0.06%	0.85%	0.35%		2.10%
	%sector of municipality	1.34%	1.33%	0.10%	78.43%	13.73%			2.26%	2.09%	0.72%		100.00%
83	NAPONEE	269,182	191,597	44,890	2,025,805	266,675	0	0	29,240	0	0	0	2,827,389
2.87%	%sector of county sector	0.58%	1.28%	1.93%	2.12%	1.19%			0.00%				0.26%
	%sector of municipality	9.52%	6.78%	1.59%	71.65%	9.43%			1.03%				100.00%
57	RIVERTON	39,560	280,285	32,929	757,850	34,955	0	0	133,635	0	0	0	1,279,214
1.97%	%sector of county sector	0.09%	1.87%	1.42%	0.79%	0.16%			0.02%				0.12%
	%sector of municipality	3.09%	21.91%	2.57%	59.24%	2.73%			10.45%				100.00%
125	UPLAND	126,448	151,819	9,460	2,324,715	1,384,065	0	0	190,370	193,635	127,400	0	4,507,912
4.33%	%sector of county sector	0.27%	1.01%	0.41%	2.43%	6.18%			0.02%	0.35%	0.28%		0.42%
	%sector of municipality	2.81%	3.37%	0.21%	51.57%	30.70%			4.22%	4.30%	2.83%		100.00%
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
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	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
1,966	Total Municipalities	2,238,584	2,339,011	276,665	63,909,580	19,957,552	170,876	0	1,333,900	802,620	373,335	0	91,402,121
68.04%	%all municip.sectors of cnty	4.85%	15.59%	11.89%	66.86%	89.17%	100.00%		0.17%	1.46%	0.82%		8.54%

Sources: 2023 Certificate of Taxes Levied CTL, 2020 US Census; Dec. 2023 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 12/29/2023

CHART 5

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Total Real Property Sum Lines 17, 25, & 30	Records : 5,046	Value : 1,082,078,940	Growth 2,979,030	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	381	1,196,645	0	0	139	2,396,795	520	3,593,440	
02. Res Improve Land	1,211	5,843,720	0	0	140	3,500,000	1,351	9,343,720	
03. Res Improvements	1,218	68,299,435	0	0	149	25,834,340	1,367	94,133,775	
04. Res Total	1,599	75,339,800	0	0	288	31,731,135	1,887	107,070,935	1,163,355
% of Res Total	84.74	70.36	0.00	0.00	15.26	29.64	37.40	9.89	39.05
05. Com UnImp Land	92	372,530	0	0	18	296,855	110	669,385	
06. Com Improve Land	211	1,379,955	0	0	19	402,840	230	1,782,795	
07. Com Improvements	224	23,474,615	0	0	35	3,824,320	259	27,298,935	
08. Com Total	316	25,227,100	0	0	53	4,524,015	369	29,751,115	254,705
% of Com Total	85.64	84.79	0.00	0.00	14.36	15.21	7.31	2.75	8.55
09. Ind UnImp Land	2	24,660	0	0	0	0	2	24,660	
10. Ind Improve Land	4	44,800	0	0	0	0	4	44,800	
11. Ind Improvements	5	165,030	0	0	0	0	5	165,030	
12. Ind Total	7	234,490	0	0	0	0	7	234,490	0
% of Ind Total	100.00	100.00	0.00	0.00	0.00	0.00	0.14	0.02	0.00
13. Rec UnImp Land	0	0	0	0	2	16,725	2	16,725	
14. Rec Improve Land	0	0	0	0	1	144,835	1	144,835	
15. Rec Improvements	0	0	0	0	1	108,735	1	108,735	
16. Rec Total	0	0	0	0	3	270,295	3	270,295	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.06	0.02	0.00
Res & Rec Total	1,599	75,339,800	0	0	291	32,001,430	1,890	107,341,230	1,163,355
% of Res & Rec Total	84.60	70.19	0.00	0.00	15.40	29.81	37.46	9.92	39.05
Com & Ind Total	323	25,461,590	0	0	53	4,524,015	376	29,985,605	254,705
% of Com & Ind Total	85.90	84.91	0.00	0.00	14.10	15.09	7.45	2.77	8.55
17. Taxable Total	1,922	100,801,390	0	0	344	36,525,445	2,266	137,326,835	1,418,060
% of Taxable Total	84.82	73.40	0.00	0.00	15.18	26.60	44.91	12.69	47.60

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	20	2,762,360	20	2,762,360	0
24. Non-Producing	0	0	0	0	0	0	0	0	0
25. Total	0	0	0	0	20	2,762,360	20	2,762,360	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	251	0	305	556

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	115	1,132,930	3	52,580	2,016	644,450,020	2,134	645,635,530
28. Ag-Improved Land	10	261,245	0	0	580	213,092,535	590	213,353,780
29. Ag Improvements	10	1,046,255	0	0	616	81,954,180	626	83,000,435

30. Ag Total				2,760	941,989,745
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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	6	4.00	106,820	0	0.00	0	
33. HomeSite Improvements	6	0.00	636,655	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	1	0.24	1,200	0	0.00	0	
36. FarmSite Improv Land	6	9.69	48,450	0	0.00	0	
37. FarmSite Improvements	10	0.00	409,600	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	6	7.92	0	0	0.00	0	
40. Other- Non Ag Use	1	0.02	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	12	12.00	300,000	12	12.00	300,000	
32. HomeSite Improv Land	327	325.20	8,200,000	333	329.20	8,306,820	
33. HomeSite Improvements	336	0.00	46,316,170	342	0.00	46,952,825	927,460
34. HomeSite Total				354	341.20	55,559,645	
35. FarmSite UnImp Land	74	151.21	756,050	75	151.45	757,250	
36. FarmSite Improv Land	512	1,664.83	8,327,800	518	1,674.52	8,376,250	
37. FarmSite Improvements	582	0.00	35,638,010	592	0.00	36,047,610	633,510
38. FarmSite Total				667	1,825.97	45,181,110	
39. Road & Ditches	2,069	5,881.07	0	2,075	5,888.99	0	
40. Other- Non Ag Use	12	159.52	140,655	13	159.54	140,655	
41. Total Section VI				1,021	8,215.70	100,881,410	1,560,970

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	2	318.70	402,450	2	318.70	402,450

Schedule VIII : Agricultural Records : Special Value

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	5,597.95	31.21%	16,728,600	32.15%	2,988.34
46. 1A	5,797.17	32.32%	17,332,690	33.31%	2,989.85
47. 2A1	2,490.90	13.89%	7,118,110	13.68%	2,857.65
48. 2A	2,679.31	14.94%	7,667,585	14.74%	2,861.78
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	26.38	0.15%	62,655	0.12%	2,375.09
51. 4A1	376.64	2.10%	885,100	1.70%	2,349.99
52. 4A	967.42	5.39%	2,239,625	4.30%	2,315.05
53. Total	17,935.77	100.00%	52,034,365	100.00%	2,901.15
Dry					
54. 1D1	383.76	2.04%	800,140	2.46%	2,085.00
55. 1D	8,224.84	43.83%	17,066,625	52.43%	2,075.01
56. 2D1	1,226.50	6.54%	2,532,730	7.78%	2,065.01
57. 2D	2,482.32	13.23%	4,815,705	14.79%	1,940.00
58. 3D1	407.59	2.17%	554,330	1.70%	1,360.02
59. 3D	0.29	0.00%	390	0.00%	1,344.83
60. 4D1	2,783.16	14.83%	3,131,230	9.62%	1,125.06
61. 4D	3,258.41	17.36%	3,649,480	11.21%	1,120.02
62. Total	18,766.87	100.00%	32,550,630	100.00%	1,734.47
Grass					
63. 1G1	10,329.74	13.28%	11,539,140	13.56%	1,117.08
64. 1G	35,439.86	45.55%	39,510,880	46.42%	1,114.87
65. 2G1	8,132.18	10.45%	8,974,160	10.54%	1,103.54
66. 2G	10,758.89	13.83%	11,540,290	13.56%	1,072.63
67. 3G1	722.07	0.93%	768,245	0.90%	1,063.95
68. 3G	987.66	1.27%	912,915	1.07%	924.32
69. 4G1	9,025.43	11.60%	9,742,585	11.45%	1,079.46
70. 4G	2,401.49	3.09%	2,135,585	2.51%	889.27
71. Total	77,797.32	100.00%	85,123,800	100.00%	1,094.17
Irrigated Total					
Irrigated Total	17,935.77	15.66%	52,034,365	30.66%	2,901.15
Dry Total					
Dry Total	18,766.87	16.39%	32,550,630	19.18%	1,734.47
Grass Total					
Grass Total	77,797.32	67.93%	85,123,800	50.16%	1,094.17
72. Waste	21.75	0.02%	3,265	0.00%	150.11
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	114,521.71	100.00%	169,712,060	100.00%	1,481.92

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	40,071.31	42.15%	191,213,740	43.69%	4,771.84
46. 1A	25,813.01	27.15%	122,330,790	27.95%	4,739.11
47. 2A1	2,674.41	2.81%	11,834,645	2.70%	4,425.14
48. 2A	8,939.60	9.40%	40,145,360	9.17%	4,490.73
49. 3A1	57.15	0.06%	75,440	0.02%	1,320.03
50. 3A	960.78	1.01%	3,880,475	0.89%	4,038.88
51. 4A1	3,410.14	3.59%	14,248,575	3.26%	4,178.30
52. 4A	13,137.47	13.82%	53,932,505	12.32%	4,105.24
53. Total	95,063.87	100.00%	437,661,530	100.00%	4,603.87
Dry					
54. 1D1	149.40	0.31%	403,380	0.34%	2,700.00
55. 1D	31,826.24	66.05%	84,976,115	71.81%	2,670.00
56. 2D1	1,458.01	3.03%	3,528,395	2.98%	2,420.01
57. 2D	6,064.30	12.59%	14,433,030	12.20%	2,380.00
58. 3D1	422.72	0.88%	908,875	0.77%	2,150.06
59. 3D	88.93	0.18%	182,315	0.15%	2,050.10
60. 4D1	2,100.35	4.36%	3,570,630	3.02%	1,700.02
61. 4D	6,073.67	12.61%	10,325,230	8.73%	1,700.00
62. Total	48,183.62	100.00%	118,327,970	100.00%	2,455.77
Grass					
63. 1G1	12,516.66	13.59%	16,897,965	14.65%	1,350.04
64. 1G	42,606.25	46.26%	55,387,200	48.03%	1,299.98
65. 2G1	13,979.23	15.18%	17,474,885	15.15%	1,250.06
66. 2G	5,666.78	6.15%	6,493,925	5.63%	1,145.96
67. 3G1	4,700.44	5.10%	5,217,425	4.52%	1,109.99
68. 3G	6,771.78	7.35%	7,482,815	6.49%	1,105.00
69. 4G1	116.95	0.13%	128,055	0.11%	1,094.96
70. 4G	5,740.56	6.23%	6,246,160	5.42%	1,088.08
71. Total	92,098.65	100.00%	115,328,430	100.00%	1,252.23
Irrigated Total					
	95,063.87	40.30%	437,661,530	65.19%	4,603.87
Dry Total					
	48,183.62	20.43%	118,327,970	17.62%	2,455.77
Grass Total					
	92,098.65	39.05%	115,328,430	17.18%	1,252.23
72. Waste	522.30	0.22%	78,345	0.01%	150.00
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	235,868.44	100.00%	671,396,275	100.00%	2,846.49

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	137.95	529,245	6.96	20,745	112,854.73	489,145,905	112,999.64	489,695,895
77. Dry Land	218.53	469,110	11.80	30,835	66,720.16	150,378,655	66,950.49	150,878,600
78. Grass	207.92	239,350	1.41	1,000	169,686.64	200,211,880	169,895.97	200,452,230
79. Waste	0.00	0	0.00	0	544.05	81,610	544.05	81,610
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	564.40	1,237,705	20.17	52,580	349,805.58	839,818,050	350,390.15	841,108,335

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	112,999.64	32.25%	489,695,895	58.22%	4,333.61
Dry Land	66,950.49	19.11%	150,878,600	17.94%	2,253.58
Grass	169,895.97	48.49%	200,452,230	23.83%	1,179.85
Waste	544.05	0.16%	81,610	0.01%	150.00
Other	0.00	0.00%	0	0.00%	0.00
Exempt	0.00	0.00%	0	0.00%	0.00
Total	350,390.15	100.00%	841,108,335	100.00%	2,400.49

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 Bloomington	48	68,740	84	159,855	84	3,424,135	132	3,652,730	55,555
83.2 Campbell	43	253,785	190	1,093,375	191	9,206,060	234	10,553,220	25,500
83.3 Franklin	104	579,860	478	3,106,980	483	31,576,630	587	35,263,470	488,920
83.4 Hildreth	16	59,330	197	1,029,935	199	18,125,940	215	19,215,205	149,515
83.5 Macon	3	2,560	4	80,950	4	438,340	7	521,850	0
83.6 Naponee	31	36,145	87	119,770	87	2,204,505	118	2,360,420	125,395
83.7 Riverton	102	119,970	75	92,845	75	706,975	177	919,790	67,865
83.8 Rural	138	2,348,945	140	3,500,000	148	25,537,855	286	31,386,800	212,430
83.9 Rural Comm Area 1	2	16,725	1	144,835	1	108,735	3	270,295	0
83.10 Upland	35	124,105	96	160,010	96	2,913,335	131	3,197,450	38,175
84 Residential Total	522	3,610,165	1,352	9,488,555	1,368	94,242,510	1,890	107,341,230	1,163,355

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line# I</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Bloomington Comm	14	8,875	6	13,255	7	155,810	21	177,940	0
85.2	Campbell Comm	8	35,410	38	300,460	43	6,398,650	51	6,734,520	0
85.3	Franklin	0	0	1	13,835	1	251,780	1	265,615	250,280
85.4	Franklin Comm	31	224,850	102	786,135	106	11,977,990	137	12,988,975	3,225
85.5	Hildreth Comm	7	93,195	30	261,235	31	3,111,570	38	3,466,000	0
85.6	Naponee Comm	10	11,035	14	11,480	15	298,635	25	321,150	500
85.7	Nbhd 12	1	1,510	0	0	0	0	1	1,510	0
85.8	Riverton Comm	17	10,115	7	3,790	7	42,065	24	55,970	0
85.9	Rural	1	9,425	0	0	0	0	1	9,425	0
85.10	Rural Comm Area 1	9	154,495	10	230,855	13	1,219,550	22	1,604,900	0
85.11	Rural Comm Area 2	7	131,425	9	171,985	22	2,604,770	29	2,908,180	0
85.12	Upland Comm	7	13,710	17	34,565	19	1,403,145	26	1,451,420	700
86	Commercial Total	112	694,045	234	1,827,595	264	27,463,965	376	29,985,605	254,705

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	10,103.86	13.53%	11,316,315	13.68%	1,120.00
88. 1G	34,813.04	46.62%	38,816,625	46.92%	1,115.00
89. 2G1	7,954.54	10.65%	8,829,645	10.67%	1,110.01
90. 2G	9,897.68	13.25%	10,887,505	13.16%	1,100.01
91. 3G1	680.91	0.91%	745,595	0.90%	1,095.00
92. 3G	678.34	0.91%	742,780	0.90%	1,095.00
93. 4G1	9,012.53	12.07%	9,733,555	11.77%	1,080.00
94. 4G	1,534.03	2.05%	1,656,740	2.00%	1,079.99
95. Total	74,674.93	100.00%	82,728,760	100.00%	1,107.85
CRP					
96. 1C1	172.95	14.32%	193,710	14.44%	1,120.03
97. 1C	618.59	51.22%	689,735	51.40%	1,115.01
98. 2C1	83.59	6.92%	92,790	6.91%	1,110.06
99. 2C	325.64	26.96%	358,205	26.69%	1,100.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	3.65	0.30%	3,940	0.29%	1,079.45
103. 4C	3.24	0.27%	3,495	0.26%	1,078.70
104. Total	1,207.66	100.00%	1,341,875	100.00%	1,111.14
Timber					
105. 1T1	52.93	2.76%	29,115	2.76%	550.07
106. 1T	8.23	0.43%	4,520	0.43%	549.21
107. 2T1	94.05	4.91%	51,725	4.91%	549.97
108. 2T	535.57	27.97%	294,580	27.97%	550.03
109. 3T1	41.16	2.15%	22,650	2.15%	550.29
110. 3T	309.32	16.15%	170,135	16.15%	550.03
111. 4T1	9.25	0.48%	5,090	0.48%	550.27
112. 4T	864.22	45.14%	475,350	45.14%	550.03
113. Total	1,914.73	100.00%	1,053,165	100.00%	550.03
<hr/>					
Grass Total	74,674.93	95.99%	82,728,760	97.19%	1,107.85
CRP Total	1,207.66	1.55%	1,341,875	1.58%	1,111.14
Timber Total	1,914.73	2.46%	1,053,165	1.24%	550.03
<hr/>					
114. Market Area Total	77,797.32	100.00%	85,123,800	100.00%	1,094.17

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	12,314.66	13.53%	16,625,250	14.58%	1,350.04
88. 1G	42,301.02	46.47%	54,991,270	48.22%	1,300.00
89. 2G1	13,871.11	15.24%	17,340,015	15.21%	1,250.08
90. 2G	5,461.21	6.00%	6,280,490	5.51%	1,150.02
91. 3G1	4,685.25	5.15%	5,200,650	4.56%	1,110.00
92. 3G	6,633.53	7.29%	7,330,045	6.43%	1,105.00
93. 4G1	116.95	0.13%	128,055	0.11%	1,094.96
94. 4G	5,635.95	6.19%	6,143,240	5.39%	1,090.01
95. Total	91,019.68	100.00%	114,039,015	100.00%	1,252.91
CRP					
96. 1C1	202.00	19.95%	272,715	21.82%	1,350.07
97. 1C	303.99	30.02%	395,185	31.62%	1,299.99
98. 2C1	107.66	10.63%	134,595	10.77%	1,250.19
99. 2C	163.80	16.18%	188,375	15.07%	1,150.03
100. 3C1	15.01	1.48%	16,665	1.33%	1,110.26
101. 3C	138.25	13.65%	152,770	12.23%	1,105.03
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	81.95	8.09%	89,325	7.15%	1,089.99
104. Total	1,012.66	100.00%	1,249,630	100.00%	1,234.01
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	1.24	1.87%	745	1.87%	600.81
107. 2T1	0.46	0.69%	275	0.69%	597.83
108. 2T	41.77	62.99%	25,060	62.99%	599.95
109. 3T1	0.18	0.27%	110	0.28%	611.11
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	22.66	34.17%	13,595	34.17%	599.96
113. Total	66.31	100.00%	39,785	100.00%	599.98
Grass Total					
	91,019.68	98.83%	114,039,015	98.88%	1,252.91
CRP Total					
	1,012.66	1.10%	1,249,630	1.08%	1,234.01
Timber Total					
	66.31	0.07%	39,785	0.03%	599.98
114. Market Area Total	92,098.65	100.00%	115,328,430	100.00%	1,252.23

**2024 County Abstract of Assessment for Real Property, Form 45
Compared with the 2023 Certificate of Taxes Levied Report (CTL)**

31 Franklin

	2023 CTL County Total	2024 Form 45 County Total	Value Difference (2024 form 45 - 2023 CTL)	Percent Change	2024 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	95,590,720	107,070,935	11,480,215	12.01%	1,163,355	10.79%
02. Recreational	239,965	270,295	30,330	12.64%	0	12.64%
03. Ag-Homesite Land, Ag-Res Dwelling	55,092,090	55,559,645	467,555	0.85%	927,460	-0.83%
04. Total Residential (sum lines 1-3)	150,922,775	162,900,875	11,978,100	7.94%	2,090,815	6.55%
05. Commercial	22,380,756	29,751,115	7,370,359	32.93%	254,705	31.79%
06. Industrial	170,875	234,490	63,615	37.23%	0	37.23%
07. Total Commercial (sum lines 5-6)	22,551,631	29,985,605	7,433,974	32.96%	254,705	31.83%
08. Ag-Farmsite Land, Outbuildings	45,383,130	45,181,110	-202,020	-0.45%	633,510	-1.84%
09. Minerals	3,375,210	2,762,360	-612,850	-18.16	0	-18.16%
10. Non Ag Use Land	128,500	140,655	12,155	9.46%		
11. Total Non-Agland (sum lines 8-10)	48,886,840	48,084,125	-802,715	-1.64%	633,510	-2.94%
12. Irrigated	450,705,495	489,695,895	38,990,400	8.65%		
13. Dryland	144,150,125	150,878,600	6,728,475	4.67%		
14. Grassland	189,022,560	200,452,230	11,429,670	6.05%		
15. Wasteland	81,610	81,610	0	0.00%		
16. Other Agland	0	0	0			
17. Total Agricultural Land	783,959,790	841,108,335	57,148,545	7.29%		
18. Total Value of all Real Property (Locally Assessed)	1,006,321,036	1,082,078,940	75,757,904	7.53%	2,979,030	7.23%

2024 Assessment Survey for Franklin County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	2 Part-time Appraisers
3.	Other full-time employees:
	1
4.	Other part-time employees:
	None.
5.	Number of shared employees:
	None.
6.	Assessor's requested budget for current fiscal year:
	\$154,663
7.	Adopted budget, or granted budget if different from above:
	same
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$61,000
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	N/A
10.	Part of the assessor's budget that is dedicated to the computer system:
	The computer system is budgeted through the county general fund.
11.	Amount of the assessor's budget set aside for education/workshops:
	\$2,500
12.	Amount of last year's assessor's budget not used:
	\$5,930

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS PC v3
2.	CAMA software:
	MIPS PC v3
3.	Personal Property software:
	MIPS PC v3
4.	Are cadastral maps currently being used?
	Yes.
5.	If so, who maintains the Cadastral Maps?
	Assessor and staff.
6.	Does the county have GIS software?
	Yes
7.	Is GIS available to the public? If so, what is the web address?
	Yes. https://franklin.gworks.com
8.	Who maintains the GIS software and maps?
	Assessor and staff.
9.	What type of aerial imagery is used in the cyclical review of properties?
	GWorks
10.	When was the aerial imagery last updated?
	2022

C. Zoning Information

1.	Does the county have zoning?
	Yes.
2.	If so, is the zoning countywide?
	Yes.

3.	What municipalities in the county are zoned?
	Franklin, Hildreth, Campbell and Upland
4.	When was zoning implemented?
	2000

D. Contracted Services

1.	Appraisal Services:
	Pritchard and Abbott.
2.	GIS Services:
	gWorks
3.	Other services:
	Applied Connective--IT services (county budget), Homeland Security monitors emails no cost to county

E. Appraisal /Listing Services

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

2024 Residential Assessment Survey for Franklin County

1.	Valuation data collection done by:														
	Assessor and staff.														
2.	List the valuation group recognized by the County and describe the unique characteristics of each:														
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Franklin (population approximately 950) County seat and largest community in the county. The amenities and job opportunities provide good demand for residential housing. Franklin has a K-12 school district.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Bloomington, Naponee, Riverton, and Upland. These are very small communities with populations under 150 residents. The first three communities are served by the Franklin school district, Upland is served by the Minden School District.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Campbell and Hildreth; both communities have populations of 300-400 people. These small communities are influenced by their proximity to Hastings and Kearney. Hildreth is consolidated as part of the Wilcox-Hildreth school district and Campbell is consolidated as part of the Silver Lake public school district.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Rural Residential. All residential parcels not located within the boundaries of a village.</td> </tr> <tr> <td style="text-align: center;">AG DW</td> <td>Ag dwellings</td> </tr> <tr> <td style="text-align: center;">AG OB</td> <td>Ag outbuildings</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Franklin (population approximately 950) County seat and largest community in the county. The amenities and job opportunities provide good demand for residential housing. Franklin has a K-12 school district.	2	Bloomington, Naponee, Riverton, and Upland. These are very small communities with populations under 150 residents. The first three communities are served by the Franklin school district, Upland is served by the Minden School District.	3	Campbell and Hildreth; both communities have populations of 300-400 people. These small communities are influenced by their proximity to Hastings and Kearney. Hildreth is consolidated as part of the Wilcox-Hildreth school district and Campbell is consolidated as part of the Silver Lake public school district.	4	Rural Residential. All residential parcels not located within the boundaries of a village.	AG DW	Ag dwellings	AG OB	Ag outbuildings
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4	Rural Residential. All residential parcels not located within the boundaries of a village.														
AG DW	Ag dwellings														
AG OB	Ag outbuildings														
3.	List and describe the approach(es) used to estimate the market value of residential properties.														
	Only the cost approach is used to estimate residential property market value.														
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?														
	Depreciation tables are developed using local market information. Marshall and Swift costing is used to determine value then the sales are looked at to determine the amount of depreciation and then the depreciation is applied to all the parcels. Use a date range and quality & condition to help determine depreciation.														
5.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.														
	Yes.														
6.	Describe the methodology used to determine the residential lot values?														
	Sales comparison is used and lots are analyzed by the square foot. Lots in Franklin are a square foot cost and are the same throughout the town.														
7.	How are rural residential site values developed?														

Builds cost with sewer, well, electrical, and etc. \$25K for first acre and \$5K for additional acres.

8. Are there form 191 applications on file?

No

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

All lots are treated the same.

10.	<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		2023	2022	2023
2		2023	2022	2023	2023
3		2023	2022	2023	2022
4		2023	2022	2023	2022
AG DW		2023	2022	2023	2022
AG OB			2022		2022

2024 Commercial Assessment Survey for Franklin County

1.	Valuation data collection done by:																		
	MJ Appraisals - Mary Johnson																		
2.	List the valuation group recognized in the County and describe the unique characteristics of each:																		
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3.	List and describe the approach(es) used to estimate the market value of commercial properties.																		
	The cost approach and sales comparison approaches are used for estimating the market value of commercial properties.																		
3a.	Describe the process used to determine the value of unique commercial properties.																		
	The on-staff or contract appraiser uses the cost and sales comparison approaches to value all commercial properties. When necessary, sales information from outside of the county will be considered to develop the value of unique properties.																		
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?																		
	Depreciation tables are developed by using local market information.																		
5.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.																		
	Yes.																		
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1	2023	2022	2023	2023															
2	2023	2022	2023	2023															

2024 Agricultural Assessment Survey for Franklin County

1.	Valuation data collection done by:									
	Assessor and staff.									
2.	List each market area, and describe the location and the specific characteristics that make each unique.									
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Market Area</u></th> <th style="width: 60%;"><u>Description of unique characteristics</u></th> <th style="width: 25%;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>Area south of the Bostwick Irrigation Ditch; some of the irrigated parcels in this area only receive water from the irrigation ditch. When water levels in Harlan County Reservoir are diminished, these parcels cannot be irrigated. In addition to the irrigation difficulties, the topography in Area 1 is generally rougher than Area 2, making farming less desirable. This area does contain good native grasses and is more desirable for grazing than Area 2.</td> <td style="text-align: center;">2021</td> </tr> <tr> <td style="text-align: center;">02</td> <td>Area north of the Bostwick Irrigation Ditch; the irrigated land in this area is all well-irrigated and is only under restrictions imposed by the Lower Republican Natural Resource District.</td> <td style="text-align: center;">2021</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	01	Area south of the Bostwick Irrigation Ditch; some of the irrigated parcels in this area only receive water from the irrigation ditch. When water levels in Harlan County Reservoir are diminished, these parcels cannot be irrigated. In addition to the irrigation difficulties, the topography in Area 1 is generally rougher than Area 2, making farming less desirable. This area does contain good native grasses and is more desirable for grazing than Area 2.	2021	02	Area north of the Bostwick Irrigation Ditch; the irrigated land in this area is all well-irrigated and is only under restrictions imposed by the Lower Republican Natural Resource District.	2021
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3.	Describe the process used to determine and monitor market areas.									
	The market areas are divided by the Bostwick Irrigation Ditch and were established based on water availability. Ratio studies are also conducted annually to ensure the market areas are appropriate.									
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.									
	Any parcel that does not contain farmland is reviewed for primary use and will be coded rural residential when agricultural use is not predominant on the parcel.									
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?									
	Yes.									
6.	What separate market analysis has been conducted where intensive use is identified in the county?									
	There are no commercial intensive use parcels within Franklin County.									
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.									
	WRP parcels are valued at the market value of the land use, generally grassland or dryland.									
7a.	Are any other agricultural subclasses used? If yes, please explain.									
	Irrigated Grass, CRP, CREP, EQUIP									
	<i><u>If your county has special value applications, please answer the following</u></i>									
8a.	How many parcels have a special valuation application on file?									

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

2023

Plan of Assessment for Franklin County

Plan of Assessment Requirements:

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

On or before July 31st each year, the assessor shall present the plan to the County Board of Equalization and the assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Property Assessment and Taxation on or before October 31st of each year.

Real Property Assessment Requirements:

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

Assessment levels required on real property are as follows:

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

General Description of Real Property in Franklin County:

For the assessment year 2023, an estimated 53 building permits were filed.

Current Resources:

The Franklin County Assessor’s Office has two full-time employees on staff as well as an Assessor. Currently, two part-time appraisers are on staff. The Assessor and the Deputy Assessor are currently certified by the Property Tax Administrator. The Assessor, Deputy, and Clerk will take the necessary training and education to keep certificates.

The Assessor and/or Deputy and Clerk will attend district meetings and workshops that will be provided by the Property Tax Division. Some IAAO courses will also be attended.

The office uses GIS to count the ag land acres in the county and keep the number of acres of irrigated, dry and grassland. The Assessor's Office and the NRD work closely together to keep the irrigation acres up-to-date. A copy of the NRD reports is kept on file.

Building permits are obtained from the Zoning Administrator, City Clerks and Village Clerks. The minutes are read in the legal newspaper to get the permits that are issued in the towns that do not send copies to the office. The assessor and office staff go out in the field to discover property that has changed from the last year.

All houses and outbuildings are on a six-year cycle review as required by law using the 2023 pricing tables.

The total budget for July 1, 2022, to June 30, 2023, is \$146,043.00. The appraisal budget is \$43,399.52.

Assessor actions planned for assessment year 2024:

Residential:

Sales will be reviewed in the county. A market study will be completed to insure all residential property in the county is in compliance with state statutes. Residential property in the towns of Upland, Naponee, Bloomington, and Riverton will be reviewed with new pricing. Other residential property in the county will be reviewed as needed to stay in compliance with the law. All residential pick-up work and building permits will be reviewed and completed by March 19, 2024.

Commercial:

A part-time appraiser has been hired to review the commercial property in the county using new pricing. A market study will be completed to insure all commercial property is in compliance with state statutes for 2024. Pritchard & Abbott will value all of the oil and gas property in the county with current year prices. Pick-up work and building permits will be reviewed and completed by March 19, 2024.

Agricultural:

The office will continue to review land use and acres with the updated GIS information received. Land use and water transfers will be updated in GIS as reported. Land use and market areas will be reviewed and updated as information becomes available. A market study will be conducted to make sure the level of value is in compliance with state statutes. Rural pick-up work and building permits will be done by March 9, 2024. Aerial pictures will be compared to the information on the appraisal cards for the year 2024.

Assessment actions planned for Assessment Year 2025:

Residential:

Sales will be reviewed in the county. We will conduct a market analysis to make sure the level of value and quality of assessment is in compliance with state statute. The high residential market has dictated reviewing and adjusting value more quickly than the six-year cycle. Residential property will be reviewed and adjusted as sales warrant to stay in compliance with the law. Pick-up work and building permits will be done by March 19, 2025.

Commercial:

Sales will be reviewed in the county. We will conduct a market analysis to make sure the level of value and quality of assessment is in compliance with state statutes. Pritchard and Abbott will continue to value all of the oil and gas property in the county with current year prices. Pick-up work and building permits will be done by March 19, 2025.

Agricultural:

A market analysis will be conducted to make sure the level of value and quality of assessment is in compliance with state statutes. We will continue to review the land use and acres with the updated GIS information. Land use and market areas will be reviewed and updated as information becomes available. Land use and water transfers will be updated in GIS as reported. Aerial pictures will be compared to the information on the appraisal cards for the year 2025. All pick-up work and building permits will be completed by March 19, 2025.

Assessment actions planned for Assessment Year 2026:

Residential:

Sales will be reviewed in the county. We will conduct a market analysis to make sure the level of value and quality of assessment is in compliance with state statute. The high residential market has dictated reviewing and adjusting value more quickly than the six-year cycle. Residential property will be reviewed and adjusted as sales warrant to stay in compliance with the law. Pick-up work and building permits will be done by March 19, 2026.

Commercial:

Sales will be reviewed in the county. We will conduct a market analysis to make sure the level of value and quality of assessment is in compliance with the law. Pritchard and Abbott will continue to value all of the oil and gas property in the county with current year prices. Pick-up work and building permits will be done by March 19, 2026.

Agricultural:

A market analysis will be conducted to make sure the level of value and quality of assessment is in compliance with state statutes. We will continue to review the land use and acres with the updated GIS information. Land use and market areas will be reviewed and updated as information becomes available. Land use and water transfers will be updated in GIS as reported. Aerial pictures will be compared to the information on the appraisal cards for the year 2026. All pick-up work and building permits will be completed by March 19, 2026.

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

The assessor will attend County Board of Equalization meetings with the board and the taxpayer. Material for the Board's decision will be provided for the hearings.

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

Attend hearing for statewide equalization through zoom.

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

A budget increase will be submitted to the County Board for the 2023-2024 budget year. Money will be budgeted in the Appraisal Fund for the maintenance or purchase of a vehicle for the Assessor's Office to review property, for any appraisal work needed in the county, and to attend meetings and education.

The office will strive to maintain an efficient and professional office.

Respectfully submitted,

Linda A Dallman
Linda A Dallman
Franklin County Assessor

Dated: 6/1/2023