

NEBRASKA

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DEPARTMENT OF REVENUE

**2025 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

HAMILTON COUNTY



Jim Pillen, Governor

April 7, 2025

Commissioner Hotz :

The 2025 Reports and Opinions of the Property Tax Administrator have been compiled for Hamilton County pursuant to [Neb. Rev. Stat. § 77-5027](#). This Report and Opinion will inform the Tax Equalization and Review Commission of the level of value and quality of assessment for real property in Hamilton County.

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

For the Tax Commissioner

Sincerely,

Sarah Scott
Property Tax Administrator
402-471-5962

cc: Pat Sandberg, Hamilton 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.

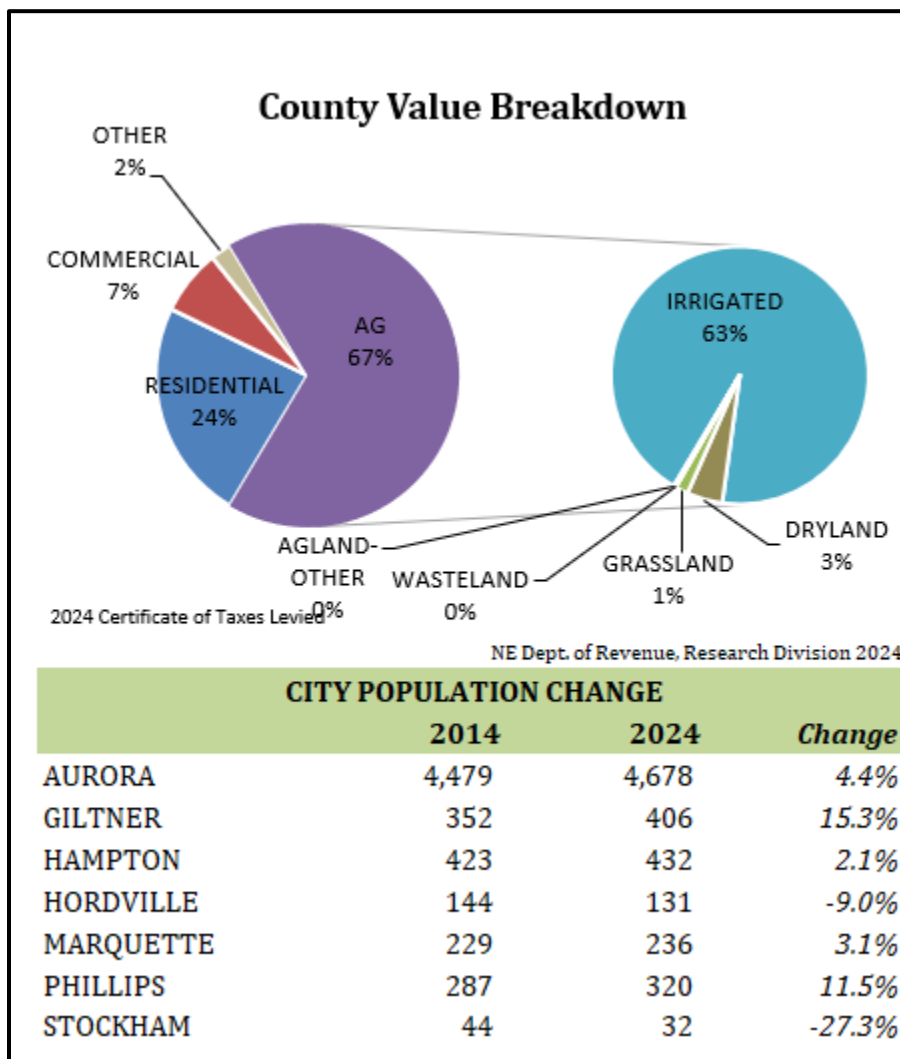
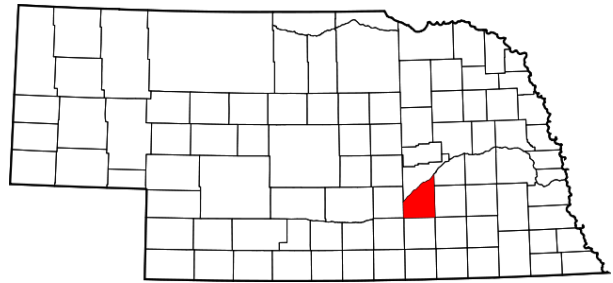
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors 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 543 square miles, Hamilton County has 9,537 residents, per the Census Bureau Quick Facts for 2023, a 1% population increase over the 2020 U.S. Census. Reports indicate that 83% of county residents are homeowners and 91% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$199,888 (2024 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Hamilton County are located in and around the county seat of Aurora. According to the U.S. Census Bureau, there are 310 employer establishments with total employment of 2,949 a slight increase from prior years.

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

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

2025 Residential Correlation for Hamilton County

Assessment Practices & Actions

The Department of Revenue, Property Assessment Division (Division) annually conducts a comprehensive review of assessment practices in each county. The review examines the integrity of the sales data provided to the Division for its ratio studies, as well as the more subjective aspects of the assessment process. The portions of the review that most significantly influence determinations of assessment quality are described herein, along with the assessment actions taken by the county assessor in the current assessment year.

The sales qualification and verification processes were reviewed to determine if all arm's-length sales are made available for measurement purposes. The sales usability rate for the residential class is near the statewide average. The county assessor utilizes a sales questionnaire to aid in the verification of sales that are not obviously non-arm's length and reports high return. The county assessor provides documented reasons for all sales that are disqualified. The review revealed that all arm's length transactions have been made available for measurement purposes.

Valuation groups are reviewed to ensure that economic differences are adequately identified and stratified. Hamilton county consists of eleven valuation groups, which reflect economic conditions in the county. Valuation Group 1 is the county seat, Aurora. Valuation Group 2 includes rural areas of the county. Valuation Groups 3 through 5 are based on small towns with similar markets. Valuation Groups 6 and 7 include seasonal or year-round lake properties and cabins along the Platte River. Valuation Group 8 is a completed high end housing development near the Platte River. Valuation Group 9 includes new construction of year-round properties on a man-made lake near the Platte River. Valuation Group 10 consists of 3 to 4 acre lots near a rural golf course and relatively new homes with panoramic views. Valuation Group 11 includes several vacant lots for new construction in a secluded, high-end subdivision. Valuation Group 25 is a new subdivision in the village of Phillips.

The six-year inspection and review cycle of the county is examined. Residential properties are valued by office staff, including pick-up work and revaluations. The county assessor remains in compliance with statutory requirements. The inspection includes new pictures and measurements if needed. A review of the interior or further information from the property owner is requested by the contract appraiser if available. The county assessor needs to update depreciation tables and improve data listings during review in the six-year inspection cycle.

The county assessor has a written methodology on file.

2025 Residential Correlation for Hamilton County

2025 Residential Assessment Details for Hamilton County						
Valuation Group	Assessor Locations within Valuation Group	Depreciation Table Year	Costing Year	Lot Value Study Year	Last Inspection Year(s)	Description of Assessment Actions for Current Year
1	Aurora	2017	2024*	2021	2021-2022	Economic depreciation applied.
2	Acreage	2017	2024*	2023	2020-2023	Economic depreciation applied.
3	Giltner & Hampton	2017	2019	2022	2021-2023	15% increase to land and improvements in Hampton.
4	Hillcrest, Sunset Terrace & Paradise Lake	2017	2019	2022	2023	5% increase to land and 25% increase to improvements.
5	Hordville, Marquette, Phillips & Stockham	2017	2019	2022	2020-2023	23% increase to land and improvements in Phillips. 7% increase to land and improvements in Marquette.
6	Lac Denado & Willow Bend	2015	2019	2022	2020-2022	
7	Over the Hill Lake, Rathje's Resort & Coyote Bluffs	2016	2019	2022	2022-2023	
8	Platte View Estates	2017	2019	2022	2022	18% increase to improvements.
9	Turtle Beach & Turtle Cove	2017	2019	2022	2022	
10	Valley View, Koskovich Subdivision & Erickson Estates	2017	2019	2022	2021	
11	Mariposa Lake	2017	2019	2022	2023	
25	Mabon Sub	2017	2019	2022	2023	
<u>Additional comments:</u> Physically reviewed Beaver Precinct and Deepwell Precinct by staff. Pick-up work was completed by staff and placed on the assessment roll. * = assessment action for current year						

Description of Analysis

The statistical sample of the residential class consists of 234 sales, with all three measures of central tendency within acceptable range. The COD and PRD are within acceptable range.

Seven of the 12 valuation groups are represented in the study period; only Valuation Groups 1, 2, 3, 5, and 8 have sufficient sales for measurement purposes, each having a median within the acceptable range. Valuation group 4 has a median below recommended range, however, the sample is small and a significant increase was applied to improvements. A 25% increase to improvements and 5% increase to land was applied to Valuation Group 4 for the 2025 assessment year. The assessment practices indicate the county assessor has kept the costing, land values and depreciation tables updated within the six-year inspection cycle which is comparable to the other residential valuation groups. The ratios of the five sales range from 65% to 99%. The sample with only five sales has too much disparity in the ratios to be reliable, which is also seen in the lack of correlation in the measures of central tendency.

2025 Residential Correlation for Hamilton County

The 2025 County Abstract of Assessment for Real Property, Form 45 Compared with the 2024 Certificate of Taxes Levied Report (CTL) shows changes consistent with the assessment actions reported by the county assessor.

Equalization and Quality of Assessment

A review of the statistics and assessment practices indicate the assessments for residential property in Hamilton County are uniform. The quality of assessment complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	150	95.89	98.40	96.14	13.22	102.35
2	38	98.18	97.12	96.72	13.20	100.41
3	14	91.81	90.11	88.23	15.75	102.13
4	5	76.44	80.23	79.80	13.30	100.54
5	20	91.86	90.99	82.51	26.29	110.28
8	6	92.55	94.06	92.96	08.23	101.18
9	1	59.05	59.05	59.05	00.00	100.00
<u>ALL</u>	234	94.86	96.39	94.38	14.74	102.13

Level of Value

Based on analysis of all available information, the level of value for the residential property in Hamilton County is 95%.

2025 Commercial Correlation for Hamilton County

Assessment Practices & Actions

The Department of Revenue, Property Assessment Division (Division) annually conducts a comprehensive review of assessment practices in each county. The review examines the integrity of the sales data provided to the Division for its ratio studies, as well as the more subjective aspects of the assessment process. The portions of the review that most significantly influence determinations of assessment quality are described herein, along with the assessment actions taken by the county assessor in the current assessment year.

The sales qualification and verification processes were reviewed. The sales usability rate for the commercial class is near the statewide average. The county assessor provides documented reasons for all sales that are disqualified. Sale information is collected during physical review. The review revealed that all arm's length transactions have been made available for measurement purposes.

There are four commercial valuation groups in Hamilton County. Valuation groups are stratified based on size of commercial districts, market and locational characteristics. Valuation Group 41 is Aurora, including a large, active business district that offers a variety of services. Valuation Group 42 and 43 includes towns with small commercial districts with differences in locational characteristics. Valuation Group 44 includes rural areas of the county.

The six-year inspection and review cycle of the county is examined. Valuation data for commercial and industrial parcels are collected by the assessor and a contracted agent. The process for unique commercial properties involves joint review with the contracted agent. The county assessor remains in compliance with statutory requirements. The inspection includes new pictures and measurements if needed. The county assessor and contracted agent enter commercial businesses for interior inspection if granted access and request speaking to the property owner if present for further information.

2025 Commercial Assessment Details for Hamilton County						
Valuation Group	Assessor Locations within Valuation Group	Depreciation Table Year	Costing Year	Lot Value Study Year	Last Inspection Year(s)	Description of Assessment Actions for Current Year
41	Aurora	2019	2019	2022	2022	
42	Giltner & Hampton	2019	2019	2021	2021	
43	Marquette, Stockham, Phillips & Hordville	2019	2019	2020	2022	
44	Rural	2019	2019	2024*	2022-2023	
Additional comments: Physically reviewed new construction and pick-up work. Industrial plants were reappraised with contract agent. Land study was conducted for industrial properties. * = assessment action for current year						

2025 Commercial Correlation for Hamilton County

Description of Analysis

The statistical sample in the commercial class consists of 24 sales, all three measures of central tendency are within acceptable range. The COD and PRD are within acceptable range.

Review of the valuation groups indicates Valuation Group 1 has the majority of sales. All three measures of central tendency and qualitative measures are within acceptable range. Three of the four valuation groups have insufficient number of sales for individual analysis; however, Valuation Groups 43 and 44 have medians within the acceptable range.

A review of the 2025 County Abstract of Assessment for Real Property, Form 45 Compared with the 2024 Certificate of Taxes Levied Report (CTL) shows the value changed consistent with the reported actions of the county assessor.

Equalization and Quality of Assessment

Based on the review of all available information and the statistical profile, commercial values within the class are uniformly applied. The quality of assessment complies with generally accepted mass appraisal techniques.

VALUATION GROUP RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
41	19	93.35	92.26	92.23	10.16	100.03
42	1	135.29	135.29	135.29	00.00	100.00
43	3	94.04	90.76	93.74	08.04	96.82
44	1	98.88	98.88	98.88	00.00	100.00
____ALL____	24	93.65	94.14	93.73	11.15	100.44

Level of Value

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

2025 Agricultural Correlation for Hamilton County

Assessment Practices & Actions

The Department of Revenue, Property Assessment Division (Division) annually conducts a comprehensive review of assessment practices in each county. The review examines the integrity of the sales data provided to the Division for its ratio studies, as well as the more subjective aspects of the assessment process. The portions of the review that most significantly influence determinations of assessment quality are described herein, along with the assessment actions taken by the county assessor in the current assessment year.

The sales qualification and verification processes were reviewed. The sales usability rate for the agricultural class is near the statewide average. The county assessor provides documented reasons for all sales that are disqualified. The review revealed that all arm's length transactions have been made available for measurement purposes.

One agricultural market area is used in Hamilton County for analyzing agricultural sales. The county assessor reviews sale information and identifies common characteristics of the parcels. The sales support one market area for the entire county.

The county assessor is current and in compliance with the six-year inspection and review cycle. Office staff reviews all agricultural improvements. The inspection includes taking new pictures and measurements if needed. A review of the interior or further information from the property owner is requested by the assessor and staff if available. Staff members utilize aerial imagery to update land use. The local NRD provides notice to the county assessor of land use changes. The county assessor needs to update depreciation tables for the next assessment year. Feedlots and chicken barns have been identified as intensive use. Tree Farms are also in the Non Ag-Other category.

2025 Agricultural Assessment Details for Hamilton County						
		Depreciation Tables Year	Costing Year	Lot Value Study Year	Last Inspection Year(s)	Description of Assessment Actions for Current Year
AG OB	Agricultural outbuildings	2017	2019	2022	2022	
AB DW	Agricultural dwellings	2017	2019	2022	2022	
<u>Additional comments:</u> Pick-up work was completed by staff and placed on the assessment roll. * = assessment action for current year						

Market Area	Description of Unique Characteristics	Land Use Reviewed Year	Description of Assessment Actions for Current Year
1	Entire County	2022	
<u>Additional comments:</u> * = assessment action for current year			

2025 Agricultural Correlation for Hamilton County

Description of Analysis

The statistical sample for the agricultural class includes 135 qualified sales. Two of the three measures of central tendency are within the acceptable range, the weighted mean is slightly low. The COD is within acceptable range.

A review of each class by 80% Majority Land Use (MLU) indicates that most sales are irrigated land sales and there are few sales of dryland for measurement purposes, however, both subclasses have medians within the acceptable range. A study of surrounding agricultural values indicates that the values in Hamilton County are comparable to surrounding counties for all land use subclasses.

A review of the 2025 County Abstract of Assessment for Real Property, Form 45 Compared with the 2024 Certificate of Taxes Levied Report (CTL) shows the values changed consistent with the limited valuation changes of the county assessor.

Hamilton County has a school bond subject to a reduced level of value, pursuant to LB 2. A school district statistic can be found in the Appendix of this report; the statistic contains ten sales with a median at the low end of the acceptable range. Review of the assessed values established by the county assessor supports that values were reduced as required by state statute.

Equalization and Quality of Assessment

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	121	68.59	71.69	67.29	15.47	106.54
1	121	68.59	71.69	67.29	15.47	106.54
<u>Dry</u>						
County	3	73.40	72.21	71.48	01.66	101.02
1	3	73.40	72.21	71.48	01.66	101.02
<u>ALL</u>						
	135	70.07	73.40	68.22	16.64	107.59

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Hamilton County is 70%.

Level of Value of School Bond Valuation- LB2 (Operative January 1, 2022)

A review of agricultural land value in Hamilton County in school districts that levy taxes to pay the principal or interest on bonds approved by a vote of the people, indicates that the assessed values used were proportionately reduced from all other agricultural land values in the county by a factor of 34%. Therefore, it is the opinion of the Property Tax Administrator that the level of value of agricultural land for school bond valuation in Hamilton County is 44%.

2025 Opinions of the Property Tax Administrator for Hamilton County

My opinions and recommendations are stated as a conclusion based on all of the factors known to me regarding the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. § 77-5027 (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	95	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	94	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	70	Meets generally accepted mass appraisal techniques.	No recommendation.
School Bond Value Agricultural Land	44	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 7th day of April, 2025.



Sarah Scott
Property Tax Administrator

APPENDICES

2025 Commission Summary for Hamilton County

Residential Real Property - Current

Number of Sales	234	Median	94.86
Total Sales Price	\$61,069,920	Mean	96.39
Total Adj. Sales Price	\$61,069,920	Wgt. Mean	94.38
Total Assessed Value	\$57,637,730	Average Assessed Value of the Base	\$176,194
Avg. Adj. Sales Price	\$260,983	Avg. Assessed Value	\$246,315

Confidence Interval - Current

95% Median C.I	92.95 to 97.01
95% Wgt. Mean C.I	91.82 to 96.94
95% Mean C.I	93.67 to 99.11
% of Value of the Class of all Real Property Value in the County	24.40
% of Records Sold in the Study Period	4.59
% of Value Sold in the Study Period	6.42

Residential Real Property - History

Year	Number of Sales	LOV	Median
2024	238	92	92.48
2023	313	94	93.74
2022	318	97	97.30
2021	248	95	95.06

2025 Commission Summary for Hamilton County

Commercial Real Property - Current

Number of Sales	24	Median	93.65
Total Sales Price	\$8,990,000	Mean	94.14
Total Adj. Sales Price	\$8,990,000	Wgt. Mean	93.73
Total Assessed Value	\$8,426,740	Average Assessed Value of the Base	\$533,803
Avg. Adj. Sales Price	\$374,583	Avg. Assessed Value	\$351,114

Confidence Interval - Current

95% Median C.I	83.85 to 100.05
95% Wgt. Mean C.I	68.93 to 118.54
95% Mean C.I	87.73 to 100.55
% of Value of the Class of all Real Property Value in the County	8.12
% of Records Sold in the Study Period	4.29
% of Value Sold in the Study Period	2.82

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2024	17	99	99.07
2023	24	98	98.01
2022	26	100	100.94
2021	28	94	94.44

**41 Hamilton
RESIDENTIAL**

PAD 2025 R&O Statistics (Using 2025 Values)

Qualified

Date Range: 10/1/2022 To 9/30/2024 Posted on: 1/31/2025

Number of Sales : 234
 Total Sales Price : 61,069,920
 Total Adj. Sales Price : 61,069,920
 Total Assessed Value : 57,637,730
 Avg. Adj. Sales Price : 260,983
 Avg. Assessed Value : 246,315

MEDIAN : 95
 WGT. MEAN : 94
 MEAN : 96
 COD : 14.74
 PRD : 102.13

COV : 21.99
 STD : 21.20
 Avg. Abs. Dev : 13.98
 MAX Sales Ratio : 233.61
 MIN Sales Ratio : 43.16

95% Median C.I. : 92.95 to 97.01
 95% Wgt. Mean C.I. : 91.82 to 96.94
 95% Mean C.I. : 93.67 to 99.11

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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-22 To 31-DEC-22	21	107.88	114.52	106.23	19.41	107.80	77.04	221.11	92.53 to 122.53	232,418	246,893
01-JAN-23 To 31-MAR-23	20	102.51	105.54	102.83	11.93	102.64	77.20	165.91	96.65 to 110.66	253,500	260,680
01-APR-23 To 30-JUN-23	32	96.75	96.47	95.87	11.09	100.63	61.28	122.85	91.54 to 103.20	277,184	265,744
01-JUL-23 To 30-SEP-23	32	100.90	103.61	101.99	17.41	101.59	66.45	233.61	92.33 to 107.57	281,432	287,031
01-OCT-23 To 31-DEC-23	25	90.93	89.47	88.62	12.67	100.96	64.66	124.35	81.17 to 94.55	267,986	237,492
01-JAN-24 To 31-MAR-24	23	93.05	92.30	91.14	10.65	101.27	65.08	125.32	88.66 to 98.63	240,924	219,574
01-APR-24 To 30-JUN-24	51	94.74	92.39	91.34	13.34	101.15	43.99	122.71	87.41 to 98.08	230,823	210,828
01-JUL-24 To 30-SEP-24	30	86.38	85.55	84.62	11.75	101.10	43.16	105.36	81.29 to 93.02	307,685	260,361
<u>Study Yrs</u>											
01-OCT-22 To 30-SEP-23	105	101.01	103.98	100.94	15.31	103.01	61.28	233.61	96.32 to 104.48	265,015	267,497
01-OCT-23 To 30-SEP-24	129	91.96	90.22	88.89	12.72	101.50	43.16	125.32	88.66 to 94.53	257,701	229,074
<u>Calendar Yrs</u>											
01-JAN-23 To 31-DEC-23	109	96.32	98.62	97.28	14.46	101.38	61.28	233.61	93.60 to 101.53	271,976	264,584
<u>ALL</u>	234	94.86	96.39	94.38	14.74	102.13	43.16	233.61	92.95 to 97.01	260,983	246,315

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	150	95.89	98.40	96.14	13.22	102.35	61.47	233.61	93.60 to 98.08	233,843	224,818
2	38	98.18	97.12	96.72	13.20	100.41	68.96	135.04	90.69 to 105.20	397,955	384,906
3	14	91.81	90.11	88.23	15.75	102.13	66.32	131.21	72.42 to 103.48	171,953	151,709
4	5	76.44	80.23	79.80	13.30	100.54	64.66	99.03	N/A	310,980	248,162
5	20	91.86	90.99	82.51	26.29	110.28	43.16	165.91	71.86 to 101.01	125,845	103,833
8	6	92.55	94.06	92.96	08.23	101.18	81.17	111.41	81.17 to 111.41	616,167	572,807
9	1	59.05	59.05	59.05	00.00	100.00	59.05	59.05	N/A	695,000	410,400
<u>ALL</u>	234	94.86	96.39	94.38	14.74	102.13	43.16	233.61	92.95 to 97.01	260,983	246,315

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	234	94.86	96.39	94.38	14.74	102.13	43.16	233.61	92.95 to 97.01	260,983	246,315
06											
07											
<u>ALL</u>	234	94.86	96.39	94.38	14.74	102.13	43.16	233.61	92.95 to 97.01	260,983	246,315

**41 Hamilton
RESIDENTIAL**

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Qualified

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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	1	158.54	158.54	158.54	00.00	100.00	158.54	158.54	N/A	12,000	19,025
Less Than 30,000	2	189.83	189.83	199.03	16.48	95.38	158.54	221.11	N/A	17,000	33,835
Ranges Excl. Low \$											
Greater Than 4,999	234	94.86	96.39	94.38	14.74	102.13	43.16	233.61	92.95 to 97.01	260,983	246,315
Greater Than 14,999	233	94.74	96.13	94.37	14.52	101.86	43.16	233.61	92.95 to 96.74	262,051	247,291
Greater Than 29,999	232	94.73	95.59	94.32	14.02	101.35	43.16	233.61	92.72 to 96.74	263,086	248,147
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999	1	158.54	158.54	158.54	00.00	100.00	158.54	158.54	N/A	12,000	19,025
15,000 TO 29,999	1	221.11	221.11	221.11	00.00	100.00	221.11	221.11	N/A	22,000	48,645
30,000 TO 59,999	7	101.01	109.02	109.86	19.09	99.24	71.86	165.91	71.86 to 165.91	36,549	40,154
60,000 TO 99,999	3	79.83	85.74	85.37	37.34	100.43	43.99	133.41	N/A	85,350	72,862
100,000 TO 149,999	37	102.07	105.66	105.65	17.33	100.01	56.18	233.61	94.74 to 113.50	121,744	128,629
150,000 TO 249,999	92	93.38	93.06	93.23	12.12	99.82	43.16	136.78	90.32 to 96.32	200,698	187,111
250,000 TO 499,999	74	94.50	93.37	93.73	12.00	99.62	64.66	122.85	91.54 to 98.25	346,649	324,905
500,000 TO 999,999	19	93.40	93.44	92.86	12.94	100.62	59.05	114.91	83.75 to 107.88	626,489	581,789
1,000,000 +											
ALL	234	94.86	96.39	94.38	14.74	102.13	43.16	233.61	92.95 to 97.01	260,983	246,315

**41 Hamilton
COMMERCIAL**

PAD 2025 R&O Statistics (Using 2025 Values)

Qualified

Date Range: 10/1/2021 To 9/30/2024 Posted on: 1/31/2025

Number of Sales : 24
 Total Sales Price : 8,990,000
 Total Adj. Sales Price : 8,990,000
 Total Assessed Value : 8,426,740
 Avg. Adj. Sales Price : 374,583
 Avg. Assessed Value : 351,114

MEDIAN : 94
 WGT. MEAN : 94
 MEAN : 94
 COD : 11.15
 PRD : 100.44

COV : 16.12
 STD : 15.18
 Avg. Abs. Dev : 10.44
 MAX Sales Ratio : 135.29
 MIN Sales Ratio : 66.37

95% Median C.I. : 83.85 to 100.05
 95% Wgt. Mean C.I. : 68.93 to 118.54
 95% Mean C.I. : 87.73 to 100.55

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qrtrs</u>											
01-OCT-21 To 31-DEC-21	1	103.60	103.60	103.60	00.00	100.00	103.60	103.60	N/A	225,000	233,095
01-JAN-22 To 31-MAR-22	1	135.29	135.29	135.29	00.00	100.00	135.29	135.29	N/A	85,000	115,000
01-APR-22 To 30-JUN-22	2	96.22	96.22	98.35	02.77	97.83	93.55	98.88	N/A	790,000	777,000
01-JUL-22 To 30-SEP-22	3	90.30	93.39	101.36	10.65	92.14	80.50	109.36	N/A	453,333	459,500
01-OCT-22 To 31-DEC-22	3	100.05	99.48	98.83	03.03	100.66	94.65	103.75	N/A	565,000	558,388
01-JAN-23 To 31-MAR-23	1	77.78	77.78	77.78	00.00	100.00	77.78	77.78	N/A	18,000	14,000
01-APR-23 To 30-JUN-23	2	83.18	83.18	83.59	00.82	99.51	82.50	83.85	N/A	620,000	518,250
01-JUL-23 To 30-SEP-23	3	96.15	97.69	82.46	18.40	118.47	71.93	125.00	N/A	216,667	178,667
01-OCT-23 To 31-DEC-23	5	90.83	86.21	85.00	09.53	101.42	66.37	100.47	N/A	270,400	229,850
01-JAN-24 To 31-MAR-24	1	93.35	93.35	93.35	00.00	100.00	93.35	93.35	N/A	350,000	326,730
01-APR-24 To 30-JUN-24	1	93.75	93.75	93.75	00.00	100.00	93.75	93.75	N/A	200,000	187,500
01-JUL-24 To 30-SEP-24	1	94.04	94.04	94.04	00.00	100.00	94.04	94.04	N/A	235,000	221,000
<u>Study Yrs</u>											
01-OCT-21 To 30-SEP-22	7	98.88	101.64	100.94	12.13	100.69	80.50	135.29	80.50 to 135.29	464,286	468,656
01-OCT-22 To 30-SEP-23	9	94.65	92.85	90.53	12.78	102.56	71.93	125.00	77.78 to 103.75	400,333	362,407
01-OCT-23 To 30-SEP-24	8	92.32	89.02	88.18	06.91	100.95	66.37	100.47	66.37 to 100.47	267,125	235,560
<u>Calendar Yrs</u>											
01-JAN-22 To 31-DEC-22	9	98.88	100.70	100.06	10.05	100.64	80.50	135.29	90.30 to 109.36	524,444	524,741
01-JAN-23 To 31-DEC-23	11	83.85	88.02	83.92	13.35	104.89	66.37	125.00	71.93 to 100.47	296,364	248,705
<u>ALL</u>	24	93.65	94.14	93.73	11.15	100.44	66.37	135.29	83.85 to 100.05	374,583	351,114

VALUATION GROUP										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
41	19	93.35	92.26	92.23	10.16	100.03	66.37	125.00	82.50 to 100.05	378,684	349,242
42	1	135.29	135.29	135.29	00.00	100.00	135.29	135.29	N/A	85,000	115,000
43	3	94.04	90.76	93.74	08.04	96.82	77.78	100.47	N/A	95,000	89,050
44	1	98.88	98.88	98.88	00.00	100.00	98.88	98.88	N/A	1,425,000	1,409,000
<u>ALL</u>	24	93.65	94.14	93.73	11.15	100.44	66.37	135.29	83.85 to 100.05	374,583	351,114

**41 Hamilton
COMMERCIAL**

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Qualified

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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	4	93.55	91.34	88.92	03.87	102.72	82.09	96.15	N/A	330,000	293,433
03	20	93.80	94.70	94.56	12.59	100.15	66.37	135.29	83.85 to 100.47	383,500	362,651
04											
<u>ALL</u>	<u>24</u>	<u>93.65</u>	<u>94.14</u>	<u>93.73</u>	<u>11.15</u>	<u>100.44</u>	<u>66.37</u>	<u>135.29</u>	<u>83.85 to 100.05</u>	<u>374,583</u>	<u>351,114</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											
Less Than 30,000	1	77.78	77.78	77.78	00.00	100.00	77.78	77.78	N/A	18,000	14,000
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	24	93.65	94.14	93.73	11.15	100.44	66.37	135.29	83.85 to 100.05	374,583	351,114
Greater Than 14,999	24	93.65	94.14	93.73	11.15	100.44	66.37	135.29	83.85 to 100.05	374,583	351,114
Greater Than 29,999	23	93.75	94.85	93.77	10.88	101.15	66.37	135.29	90.30 to 100.05	390,087	365,771
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	1	77.78	77.78	77.78	00.00	100.00	77.78	77.78	N/A	18,000	14,000
30,000 TO 59,999	2	112.74	112.74	114.10	10.88	98.81	100.47	125.00	N/A	36,000	41,075
60,000 TO 99,999	1	135.29	135.29	135.29	00.00	100.00	135.29	135.29	N/A	85,000	115,000
100,000 TO 149,999	1	66.37	66.37	66.37	00.00	100.00	66.37	66.37	N/A	135,000	89,600
150,000 TO 249,999	8	93.90	93.48	93.37	06.29	100.12	80.50	103.75	80.50 to 103.75	206,250	192,574
250,000 TO 499,999	5	90.83	87.54	86.59	04.93	101.10	71.93	93.35	N/A	328,600	284,546
500,000 TO 999,999	4	97.35	96.54	98.42	08.39	98.09	82.09	109.36	N/A	740,500	728,791
1,000,000 TO 1,999,999	2	91.37	91.37	92.68	08.23	98.59	83.85	98.88	N/A	1,212,500	1,123,750
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											
<u>ALL</u>	<u>24</u>	<u>93.65</u>	<u>94.14</u>	<u>93.73</u>	<u>11.15</u>	<u>100.44</u>	<u>66.37</u>	<u>135.29</u>	<u>83.85 to 100.05</u>	<u>374,583</u>	<u>351,114</u>

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COMMERCIAL**

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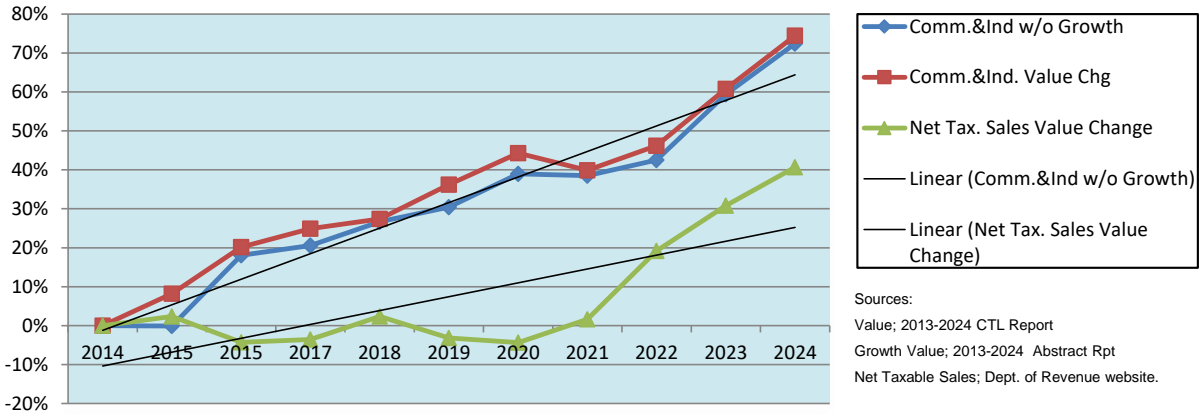
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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
341	1	66.37	66.37	66.37	00.00	100.00	66.37	66.37	N/A	135,000	89,600
344	3	91.29	99.50	85.99	23.14	115.71	71.93	135.29	N/A	270,000	232,167
352	4	93.55	91.34	88.92	03.87	102.72	82.09	96.15	N/A	330,000	293,433
353	3	90.30	91.52	91.39	08.58	100.14	80.50	103.75	N/A	222,667	203,500
384	1	77.78	77.78	77.78	00.00	100.00	77.78	77.78	N/A	18,000	14,000
386	1	94.04	94.04	94.04	00.00	100.00	94.04	94.04	N/A	235,000	221,000
406	4	104.92	108.72	104.86	08.06	103.68	100.05	125.00	N/A	484,750	508,288
470	1	82.50	82.50	82.50	00.00	100.00	82.50	82.50	N/A	240,000	198,000
471	1	90.83	90.83	90.83	00.00	100.00	90.83	90.83	N/A	300,000	272,500
483	1	83.85	83.85	83.85	00.00	100.00	83.85	83.85	N/A	1,000,000	838,500
528	1	93.55	93.55	93.55	00.00	100.00	93.55	93.55	N/A	155,000	145,000
529	1	98.88	98.88	98.88	00.00	100.00	98.88	98.88	N/A	1,425,000	1,409,000
531	1	103.60	103.60	103.60	00.00	100.00	103.60	103.60	N/A	225,000	233,095
851	1	94.65	94.65	94.65	00.00	100.00	94.65	94.65	N/A	520,000	492,165
<u>ALL</u>	24	93.65	94.14	93.73	11.15	100.44	66.37	135.29	83.85 to 100.05	374,583	351,114

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
2013	\$ 150,950,765	\$ 13,713,440	9.08%	\$ 137,237,325		\$ 55,083,177	
2014	\$ 163,305,613	\$ 12,511,935	7.66%	\$ 150,793,678	-0.10%	\$ 56,366,838	2.33%
2015	\$ 181,398,715	\$ 3,151,290	1.74%	\$ 178,247,425	9.15%	\$ 52,720,836	-6.47%
2015	\$ 188,531,398	\$ 6,529,020	3.46%	\$ 182,002,378	0.33%	\$ 53,116,608	0.75%
2017	\$ 192,282,199	\$ 1,049,250	0.55%	\$ 191,232,949	1.43%	\$ 56,362,167	6.11%
2018	\$ 205,654,994	\$ 8,761,375	4.26%	\$ 196,893,619	2.40%	\$ 53,353,741	-5.34%
2019	\$ 217,816,554	\$ 8,038,845	3.69%	\$ 209,777,709	2.00%	\$ 52,681,459	-1.26%
2020	\$ 211,191,590	\$ 2,131,590	1.01%	\$ 209,060,000	-4.02%	\$ 55,979,703	6.26%
2021	\$ 220,676,090	\$ 5,546,270	2.51%	\$ 215,129,820	1.86%	\$ 65,666,567	17.30%
2022	\$ 242,769,625	\$ 2,078,060	0.86%	\$ 240,691,565	9.07%	\$ 72,071,406	9.75%
2023	\$ 263,350,855	\$ 3,061,310	1.16%	\$ 260,289,545	7.22%	\$ 77,487,468	7.51%
2024	\$ 251,188,810	\$ 4,709,880	1.88%	\$ 246,478,930	-6.41%	\$ 75,648,709	-2.37%
Ann %chg	4.40%			Average	2.09%	2.99%	3.14%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2013	-	-	-
2014	-0.10%	8.18%	2.33%
2015	18.08%	20.17%	-4.29%
2016	20.57%	24.90%	-3.57%
2017	26.69%	27.38%	2.32%
2018	30.44%	36.24%	-3.14%
2019	38.97%	44.30%	-4.36%
2020	38.50%	39.91%	1.63%
2021	42.52%	46.19%	19.21%
2022	59.45%	60.83%	30.84%
2023	72.43%	74.46%	40.67%
2024	63.28%	66.40%	37.34%

County Number	41
County Name	Hamilton

41 Hamilton
AGRICULTURAL LAND

PAD 2025 R&O Statistics (Using 2025 Values)

Qualified

Date Range: 10/1/2021 To 9/30/2024 Posted on: 1/31/2025

Number of Sales : 135
 Total Sales Price : 188,941,513
 Total Adj. Sales Price : 188,941,513
 Total Assessed Value : 128,894,320
 Avg. Adj. Sales Price : 1,399,567
 Avg. Assessed Value : 954,773

MEDIAN : 70
 WGT. MEAN : 68
 MEAN : 73
 COD : 16.64
 PRD : 107.59

COV : 25.46
 STD : 18.69
 Avg. Abs. Dev : 11.66
 MAX Sales Ratio : 182.37
 MIN Sales Ratio : 48.78

95% Median C.I. : 67.01 to 71.65
 95% Wgt. Mean C.I. : 65.81 to 70.63
 95% Mean C.I. : 70.25 to 76.55

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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	20	72.37	76.33	74.26	13.67	102.79	61.33	107.96	66.05 to 81.55	1,403,749	1,042,360	
01-JAN-22 To 31-MAR-22	16	80.42	79.80	75.69	11.50	105.43	64.66	105.21	69.10 to 91.00	1,164,214	881,177	
01-APR-22 To 30-JUN-22	13	68.59	76.72	69.64	19.87	110.17	52.80	182.37	62.90 to 73.44	1,495,166	1,041,295	
01-JUL-22 To 30-SEP-22	1	62.72	62.72	62.72	00.00	100.00	62.72	62.72	N/A	1,900,000	1,191,680	
01-OCT-22 To 31-DEC-22	15	71.27	71.19	67.59	11.34	105.33	55.55	84.63	59.83 to 79.72	1,528,425	1,033,040	
01-JAN-23 To 31-MAR-23	21	68.38	76.08	70.49	17.55	107.93	59.41	139.79	65.42 to 78.73	1,213,951	855,679	
01-APR-23 To 30-JUN-23	10	72.09	80.69	67.56	29.27	119.43	55.01	125.53	55.63 to 123.64	1,208,517	816,430	
01-JUL-23 To 30-SEP-23	6	52.06	55.13	52.20	09.80	105.61	48.78	71.00	48.78 to 71.00	2,534,192	1,322,848	
01-OCT-23 To 31-DEC-23	6	69.48	66.21	64.92	09.08	101.99	54.15	73.40	54.15 to 73.40	853,254	553,958	
01-JAN-24 To 31-MAR-24	15	67.45	71.40	66.12	17.05	107.99	51.44	140.84	59.88 to 72.66	1,407,495	930,699	
01-APR-24 To 30-JUN-24	10	61.80	62.74	61.52	07.75	101.98	53.90	76.34	55.89 to 71.93	1,354,321	833,246	
01-JUL-24 To 30-SEP-24	2	73.67	73.67	74.52	01.70	98.86	72.42	74.91	N/A	2,708,565	2,018,433	
<u>Study Yrs</u>												
01-OCT-21 To 30-SEP-22	50	71.65	77.27	73.01	15.90	105.83	52.80	182.37	68.59 to 79.31	1,360,791	993,491	
01-OCT-22 To 30-SEP-23	52	70.07	73.14	65.47	18.74	111.72	48.78	139.79	65.42 to 74.08	1,455,955	953,197	
01-OCT-23 To 30-SEP-24	33	64.78	67.97	65.62	13.82	103.58	51.44	140.84	61.48 to 71.65	1,369,463	898,592	
<u>Calendar Yrs</u>												
01-JAN-22 To 31-DEC-22	45	71.27	75.66	70.48	15.35	107.35	52.80	182.37	68.59 to 76.71	1,397,577	984,954	
01-JAN-23 To 31-DEC-23	43	68.09	72.85	64.58	20.21	112.81	48.78	139.79	63.22 to 72.53	1,346,577	869,637	
<u>ALL</u>	135	70.07	73.40	68.22	16.64	107.59	48.78	182.37	67.01 to 71.65	1,399,567	954,773	

AREA (MARKET)											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	135	70.07	73.40	68.22	16.64	107.59	48.78	182.37	67.01 to 71.65	1,399,567	954,773	
<u>ALL</u>	135	70.07	73.40	68.22	16.64	107.59	48.78	182.37	67.01 to 71.65	1,399,567	954,773	

41 Hamilton
AGRICULTURAL LAND

PAD 2025 R&O Statistics (Using 2025 Values)

Qualified

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 MEAN : 73
 COD : 16.64
 PRD : 107.59

COV : 25.46
 STD : 18.69
 Avg. Abs. Dev : 11.66
 MAX Sales Ratio : 182.37
 MIN Sales Ratio : 48.78

95% Median C.I. : 67.01 to 71.65
 95% Wgt. Mean C.I. : 65.81 to 70.63
 95% Mean C.I. : 70.25 to 76.55

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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	98	68.32	72.08	67.44	15.93	106.88	48.78	140.84	66.05 to 71.27	1,450,967	978,529
1	98	68.32	72.08	67.44	15.93	106.88	48.78	140.84	66.05 to 71.27	1,450,967	978,529
Dry											
County	3	73.40	72.21	71.48	01.66	101.02	69.79	73.44	N/A	727,579	520,063
1	3	73.40	72.21	71.48	01.66	101.02	69.79	73.44	N/A	727,579	520,063
ALL	135	70.07	73.40	68.22	16.64	107.59	48.78	182.37	67.01 to 71.65	1,399,567	954,773

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	121	68.59	71.69	67.29	15.47	106.54	48.78	140.84	66.29 to 71.27	1,462,269	983,960
1	121	68.59	71.69	67.29	15.47	106.54	48.78	140.84	66.29 to 71.27	1,462,269	983,960
Dry											
County	3	73.40	72.21	71.48	01.66	101.02	69.79	73.44	N/A	727,579	520,063
1	3	73.40	72.21	71.48	01.66	101.02	69.79	73.44	N/A	727,579	520,063
ALL	135	70.07	73.40	68.22	16.64	107.59	48.78	182.37	67.01 to 71.65	1,399,567	954,773

Hamilton County 2025 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Hamilton	1	8,085	8,086	7,970	7,999	2,200	7,700	7,500	7,500	8,011
Merrick	1	5,950	5,800	5,600	5,272	4,925	4,850	4,200	3,620	5,393
Polk	1	8,784	7,869	7,442	6,982	6,393	6,355	6,124	5,414	8,086
York	1	9,496	9,500	8,698	8,700	n/a	8,292	8,000	8,000	9,182
Fillmore	1	7,830	7,620	7,520	7,415	6,200	6,900	6,695	6,645	7,459
Clay	1	8,025	8,025	7,905	7,905	n/a	7,610	7,435	7,435	7,915
Adams	1	7,259	7,183	7,035	6,888	6,449	6,596	6,559	6,305	7,087
Hall	1	6,767	6,515	4,930	4,918	4,770	4,770	4,395	4,395	5,872

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Hamilton	1	5,300	5,300	5,200	5,000	4,800	4,800	4,600	4,600	5,149
Merrick	1	2,800	2,700	2,600	2,400	2,300	2,075	1,900	1,840	2,412
Polk	1	6,281	5,951	4,576	4,565	4,114	3,982	3,839	3,861	5,543
York	1	5,699	5,692	5,200	5,197	5,087	n/a	5,100	5,098	5,455
Fillmore	1	4,485	4,380	4,120	4,120	4,020	3,810	3,810	3,710	4,173
Clay	1	3,750	3,750	3,425	3,425	3,220	3,220	3,110	3,110	3,541
Adams	1	3,998	3,785	3,560	3,317	3,320	3,320	3,095	3,099	3,660
Hall	1	2,800	2,811	2,400	2,400	2,115	2,115	1,888	1,898	2,454

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Hamilton	1	1,750	1,700	1,650	1,600	1,550	1,500	n/a	1,300	1,697
Merrick	1	1,889	1,750	1,781	1,704	1,616	n/a	1,418	1,200	1,799
Polk	1	1,840	1,675	1,669	1,664	1,659	n/a	1,585	1,575	1,758
York	1	1,698	1,655	1,688	1,700	n/a	n/a	n/a	1,314	1,684
Fillmore	1	1,750	1,750	1,650	n/a	n/a	n/a	n/a	n/a	1,711
Clay	1	1,540	1,540	1,540	1,540	n/a	n/a	n/a	1,435	1,533
Adams	1	1,605	1,605	1,570	1,570	1,550	n/a	1,550	1,550	1,580
Hall	1	1,485	1,489	1,415	1,415	1,340	1,340	1,300	1,300	1,449

County	Mkt Area	CRP	TIMBER	WASTE
Hamilton	1	n/a	n/a	900
Merrick	1	1,580	500	546
Polk	1	2,310	1,150	300
York	1	800	n/a	601
Fillmore	1	1,678	n/a	478
Clay	1	1,257	n/a	500
Adams	1	n/a	n/a	206
Hall	1	n/a	n/a	599

Source: 2025 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.

AGRICULTURAL - BASE STAT

Type : Qualified

Date Range : 10/01/2021 to 09/30/2024 Posted Before : 01/31/2025

Number of Sales :	10	Median :	44	COV :	17.41	95% Median C.I. :	38.30 to 57.72
Total Sales Price :	11,595,376	Wgt. Mean :	45	STD :	07.91	95% Wgt. Mean C.I. :	25.64 to 64.58
Total Adj. Sales Price :	11,818,973	Mean :	45	Avg.Abs.Dev :	05.52	95% Mean C.I. :	39.78 to 51.10
Total Assessed Value :	5,331,203						
Avg. Adj. Sales Price :	1,181,897	COD :	12.57	MAX Sales Ratio :	60.66		
Avg. Assessed Value :	533,120	PRD :	100.73	MIN Sales Ratio :	37.26		

Printed : 03/24/2025

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2021 To 12/31/2021											
01/01/2022 To 03/31/2022	1	60.66	60.66	60.66		100.00	60.66	60.66	N/A	1,012,996	614,533
04/01/2022 To 06/30/2022	1	57.72	57.72	57.72		100.00	57.72	57.72	N/A	599,999	346,293
07/01/2022 To 09/30/2022											
10/01/2022 To 12/31/2022											
01/01/2023 To 03/31/2023	3	44.19	44.83	45.05	02.33	99.51	43.61	46.70	N/A	1,509,463	680,014
04/01/2023 To 06/30/2023											
07/01/2023 To 09/30/2023											
10/01/2023 To 12/31/2023	1	38.30	38.30	38.30		100.00	38.30	38.30	N/A	923,340	353,594
01/01/2024 To 03/31/2024	1	45.50	45.50	45.50		100.00	45.50	45.50	N/A	1,782,500	811,017
04/01/2024 To 06/30/2024	3	39.43	39.23	39.23	03.14	100.00	37.26	40.99	N/A	990,583	388,574
07/01/2024 To 09/30/2024											
<u>Study Yrs</u>											
10/01/2021 To 09/30/2022	2	59.19	59.19	59.57	02.48	99.36	57.72	60.66	N/A	806,498	480,413
10/01/2022 To 09/30/2023	3	44.19	44.83	45.05	02.33	99.51	43.61	46.70	N/A	1,509,463	680,014
10/01/2023 To 09/30/2024	5	39.43	40.30	41.04	05.55	98.20	37.26	45.50	N/A	1,135,518	466,067
<u>Calendar Yrs</u>											
01/01/2022 To 12/31/2022	2	59.19	59.19	59.57	02.48	99.36	57.72	60.66	N/A	806,498	480,413
01/01/2023 To 12/31/2023	4	43.90	43.20	43.91	05.13	98.38	38.30	46.70	N/A	1,362,932	598,409
<u>ALL</u>											
10/01/2021 To 09/30/2024	10	43.90	45.44	45.11	12.57	100.73	37.26	60.66	38.30 to 57.72	1,181,897	533,120

AGRICULTURAL - BASE STAT

Type : Qualified

Date Range : 10/01/2021 to 09/30/2024 Posted Before : 01/31/2025

Number of Sales :	10	Median :	44	COV :	17.41	95% Median C.I. :	38.30 to 57.72
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Total Adj. Sales Price :	11,818,973	Mean :	45	Avg.Abs.Dev :	05.52	95% Mean C.I. :	39.78 to 51.10
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Avg. Assessed Value :	533,120	PRD :	100.73	MIN Sales Ratio :	37.26		

Printed : 03/24/2025

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1	10	43.90	45.44	45.11	12.57	100.73	37.26	60.66	38.30 to 57.72	1,181,897	533,120
<u>ALL</u>											
10/01/2021 To 09/30/2024	10	43.90	45.44	45.11	12.57	100.73	37.26	60.66	38.30 to 57.72	1,181,897	533,120

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
180002											
180011											
400126											
410002											
410091											
410504											
610004											
720075											
930096	10	43.90	45.44	45.11	12.57	100.73	37.26	60.66	38.30 to 57.72	1,181,897	533,120
<u>ALL</u>											
10/01/2021 To 09/30/2024	10	43.90	45.44	45.11	12.57	100.73	37.26	60.66	38.30 to 57.72	1,181,897	533,120

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Irrigated</u>											
County	8	44.85	47.21	46.47	12.13	101.59	38.30	60.66	38.30 to 60.66	1,229,778	571,456
1	8	44.85	47.21	46.47	12.13	101.59	38.30	60.66	38.30 to 60.66	1,229,778	571,456
<u>ALL</u>											
10/01/2021 To 09/30/2024	10	43.90	45.44	45.11	12.57	100.73	37.26	60.66	38.30 to 57.72	1,181,897	533,120

AGRICULTURAL - BASE STAT

Type : Qualified

Date Range : 10/01/2021 to 09/30/2024 Posted Before : 01/31/2025

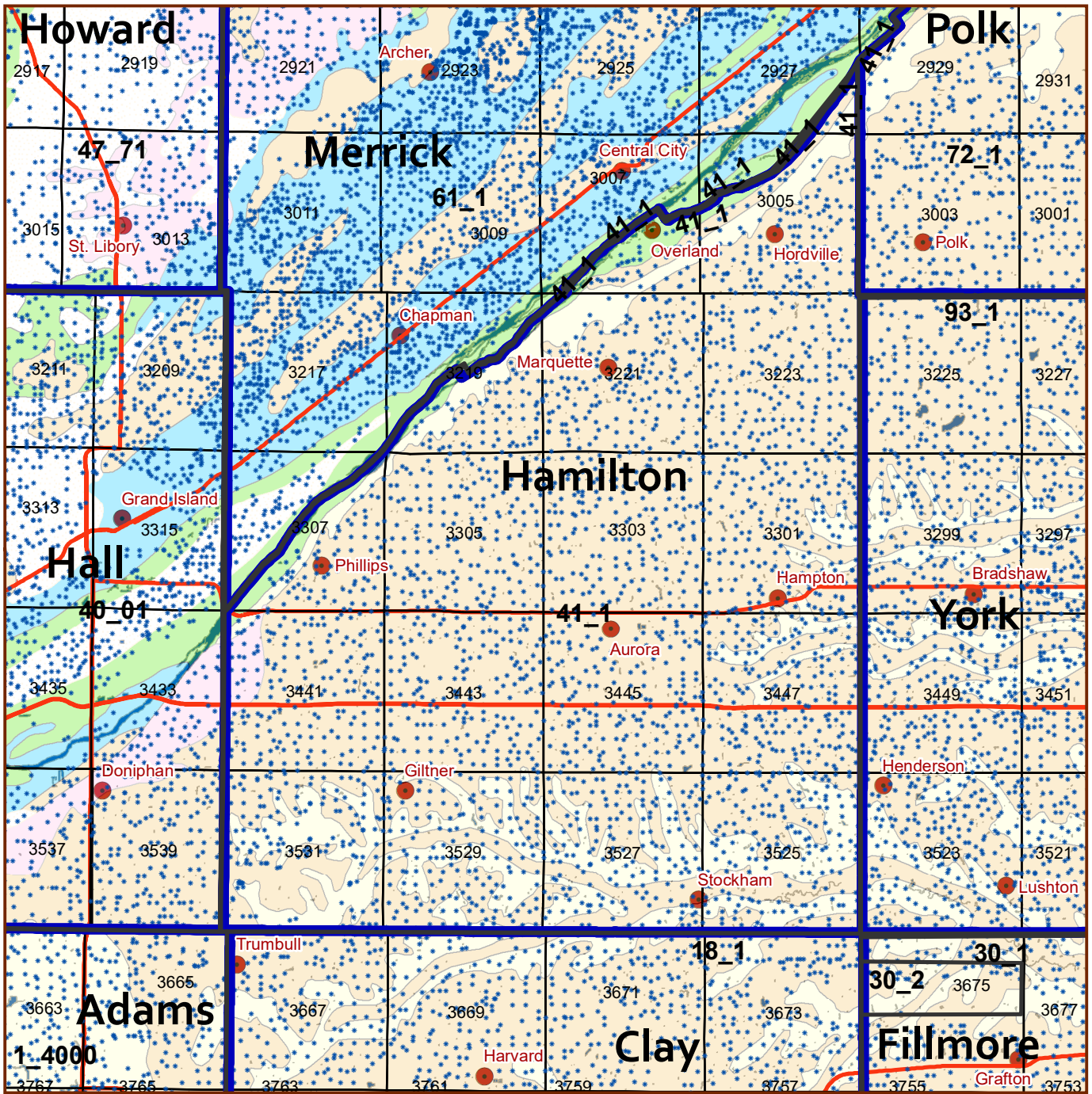
Number of Sales :	10	Median :	44	COV :	17.41	95% Median C.I. :	38.30 to 57.72
Total Sales Price :	11,595,376	Wgt. Mean :	45	STD :	07.91	95% Wgt. Mean C.I. :	25.64 to 64.58
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Avg. Assessed Value :	533,120	PRD :	100.73	MIN Sales Ratio :	37.26		

Printed : 03/24/2025






80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Irrigated</u>											
County	10	43.90	45.44	45.11	12.57	100.73	37.26	60.66	38.30 to 57.72	1,181,897	533,120
1	10	43.90	45.44	45.11	12.57	100.73	37.26	60.66	38.30 to 57.72	1,181,897	533,120
<u>ALL</u>											
10/01/2021 To 09/30/2024	10	43.90	45.44	45.11	12.57	100.73	37.26	60.66	38.30 to 57.72	1,181,897	533,120

HAMILTON COUNTY



Legend

-  Market_Area
-  County
-  Registered_WellsDNR
-  geocode
-  Federal Roads

**Soils
CLASS**










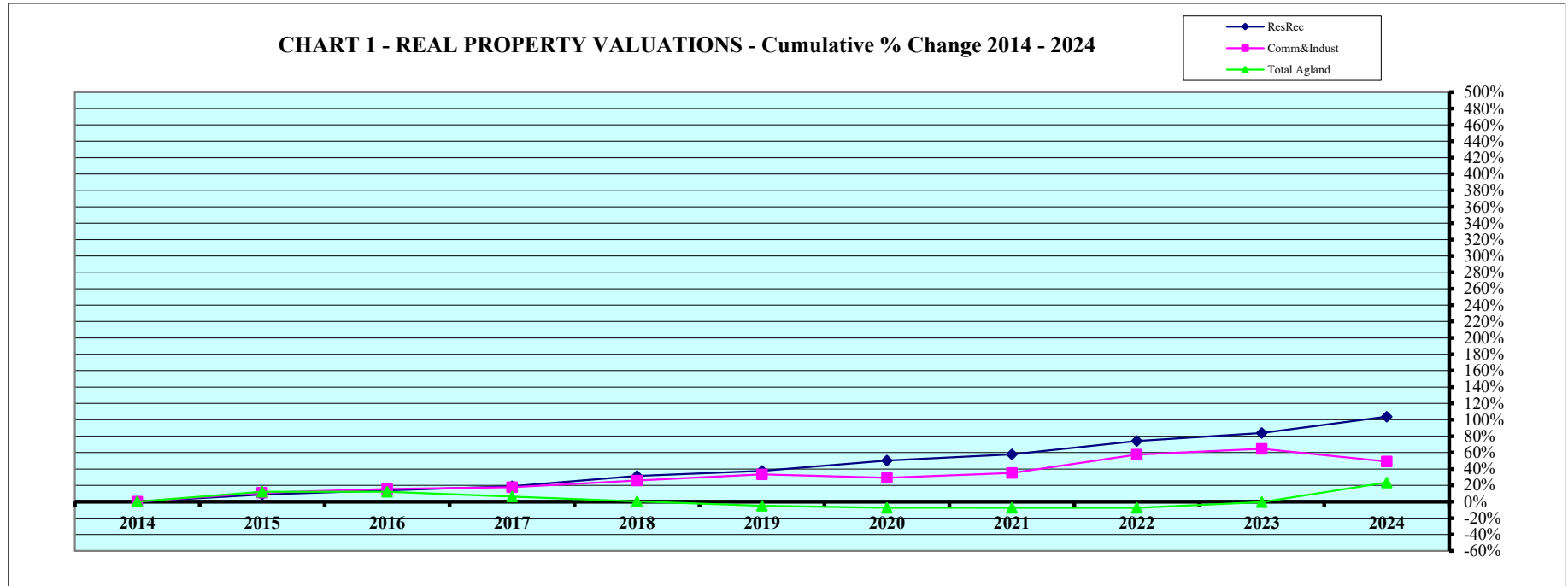
-  Excessive drained sandy soils formed in alluvium in valleys and eolian sand on uplands in sandhills
-  Excessively drained sandy soils formed in eolian sands on uplands in sandhills
-  Moderately well drained silty soils on uplands and in depressions formed in loess
-  Well drained silty soils formed 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 2014 - 2024



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
2014	377,203,086	-	-	-	163,305,613	-	-	-	1,895,564,370	-	-	-
2015	410,642,034	33,438,948	8.86%	8.86%	181,398,715	18,093,102	11.08%	11.08%	2,126,048,445	230,484,075	12.16%	12.16%
2016	428,751,341	18,109,307	4.41%	13.67%	188,531,398	7,132,683	3.93%	15.45%	2,127,001,580	953,135	0.04%	12.21%
2017	448,375,430	19,624,089	4.58%	18.87%	192,282,199	3,750,801	1.99%	17.74%	2,014,238,590	-112,762,990	-5.30%	6.26%
2018	495,374,661	46,999,231	10.48%	31.33%	205,654,994	13,372,795	6.95%	25.93%	1,903,728,305	-110,510,285	-5.49%	0.43%
2019	518,699,711	23,325,050	4.71%	37.51%	217,816,554	12,161,560	5.91%	33.38%	1,802,033,520	-101,694,785	-5.34%	-4.93%
2020	566,680,790	47,981,079	9.25%	50.23%	211,191,590	-6,624,964	-3.04%	29.32%	1,754,570,595	-47,462,925	-2.63%	-7.44%
2021	595,165,613	28,484,823	5.03%	57.78%	220,676,090	9,484,500	4.49%	35.13%	1,754,749,280	178,685	0.01%	-7.43%
2022	656,063,185	60,897,572	10.23%	73.93%	257,048,405	36,372,315	16.48%	57.40%	1,755,209,625	460,345	0.03%	-7.40%
2023	693,979,585	37,916,400	5.78%	83.98%	268,786,515	11,738,110	4.57%	64.59%	1,887,168,930	131,959,305	7.52%	-0.44%
2024	768,827,273	74,847,688	10.79%	103.82%	243,473,170	-25,313,345	-9.42%	49.09%	2,340,386,365	453,217,435	24.02%	23.47%

Rate Annual %chg: Residential & Recreational **7.38%**

Commercial & Industrial **4.07%**

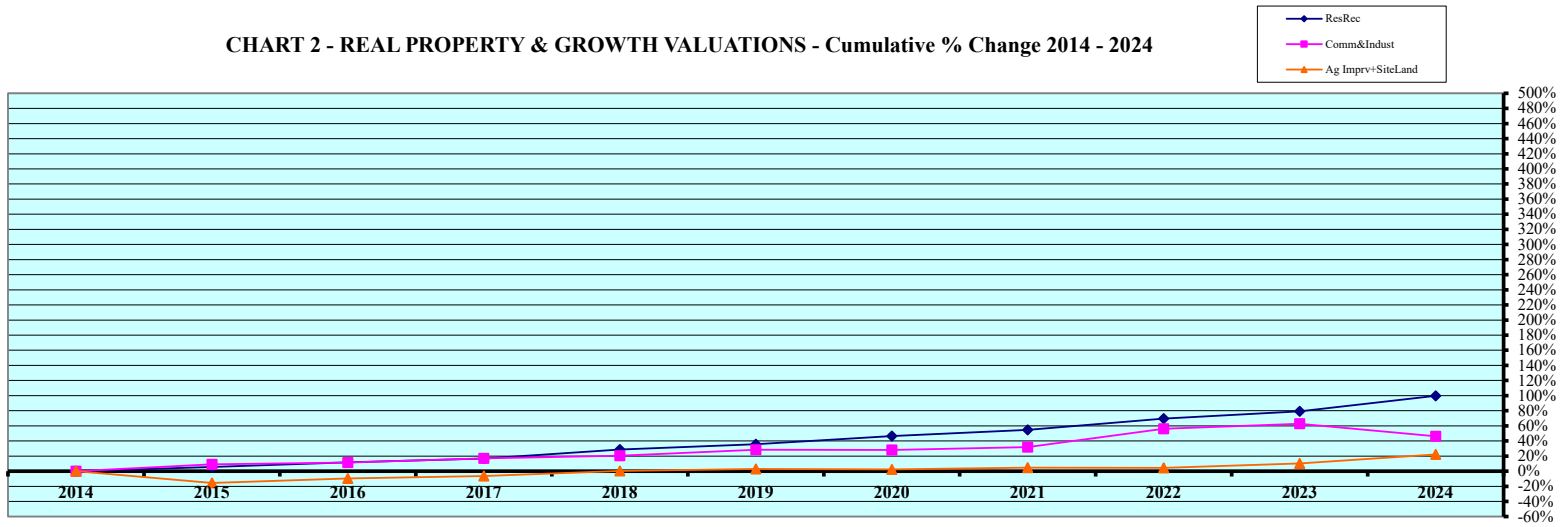
Agricultural Land **2.13%**

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

CHART 1

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

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative % Change 2014 - 2024



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
2014	377,203,086	9,949,421	2.64%	367,253,665	--	--	163,305,613	12,511,935	7.66%	150,793,678	--	--
2015	410,642,034	11,997,491	2.92%	398,644,543	5.68%	5.68%	181,398,715	3,151,290	1.74%	178,247,425	9.15%	9.15%
2016	428,751,341	7,792,467	1.82%	420,958,874	2.51%	11.60%	188,531,398	6,529,020	3.46%	182,002,378	0.33%	11.45%
2017	448,375,430	8,010,276	1.79%	440,365,154	2.71%	16.74%	192,282,199	1,049,250	0.55%	191,232,949	1.43%	17.10%
2018	495,374,661	10,041,591	2.03%	485,333,070	8.24%	28.67%	205,654,994	8,761,375	4.26%	196,893,619	2.40%	20.57%
2019	518,699,711	6,696,245	1.29%	512,003,466	3.36%	35.74%	217,816,554	8,038,845	3.69%	209,777,709	2.00%	28.46%
2020	566,680,790	13,974,100	2.47%	552,706,690	6.56%	46.53%	211,191,590	2,131,590	1.01%	209,060,000	-4.02%	28.02%
2021	595,165,613	11,342,080	1.91%	583,823,533	3.03%	54.78%	220,676,090	5,546,270	2.51%	215,129,820	1.86%	31.73%
2022	656,063,185	16,234,815	2.47%	639,828,370	7.50%	69.62%	257,048,405	2,078,060	0.81%	254,970,345	15.54%	56.13%
2023	693,979,585	18,398,670	2.65%	675,580,915	2.97%	79.10%	268,786,515	3,061,310	1.14%	265,725,205	3.38%	62.72%
2024	768,827,273	15,458,263	2.01%	753,369,010	8.56%	99.73%	243,473,170	4,709,880	1.93%	238,763,290	-11.17%	46.21%
Rate Ann%chg	7.38%			Resid & Recreat w/o growth	5.11%		4.07%			C & I w/o growth	2.09%	

Tax Year	Ag Improvements & Site Land (1)						Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth		
2014	58,438,815	45,985,653	104,424,468	3,642,305	3.49%	100,782,163	--	--
2015	44,009,188	47,284,703	91,293,891	3,144,590	3.44%	88,149,301	-15.59%	-15.59%
2016	46,506,183	51,177,535	97,683,718	3,187,400	3.26%	94,496,318	3.51%	-9.51%
2017	46,755,835	52,385,653	99,141,488	1,526,800	1.54%	97,614,688	-0.07%	-6.52%
2018	48,935,660	57,101,418	106,037,078	1,350,550	1.27%	104,686,528	5.59%	0.25%
2019	49,418,610	58,288,088	107,706,698	336,095	0.31%	107,370,603	1.26%	2.82%
2020	50,539,680	58,643,230	109,182,910	2,269,425	2.08%	106,913,485	-0.74%	2.38%
2021	50,683,005	60,666,580	111,349,585	2,126,745	1.91%	109,222,840	0.04%	4.60%
2022	50,040,195	60,715,395	110,755,590	1,608,800	1.45%	109,146,790	-1.98%	4.52%
2023	52,071,590	66,076,540	118,148,130	2,944,480	2.49%	115,203,650	4.02%	10.32%
2024	54,971,045	78,105,653	133,076,698	5,553,747	4.17%	127,522,951	7.93%	22.12%
Rate Ann%chg	-0.61%	5.44%	2.45%			Ag Imprv+Site w/o growth	0.40%	

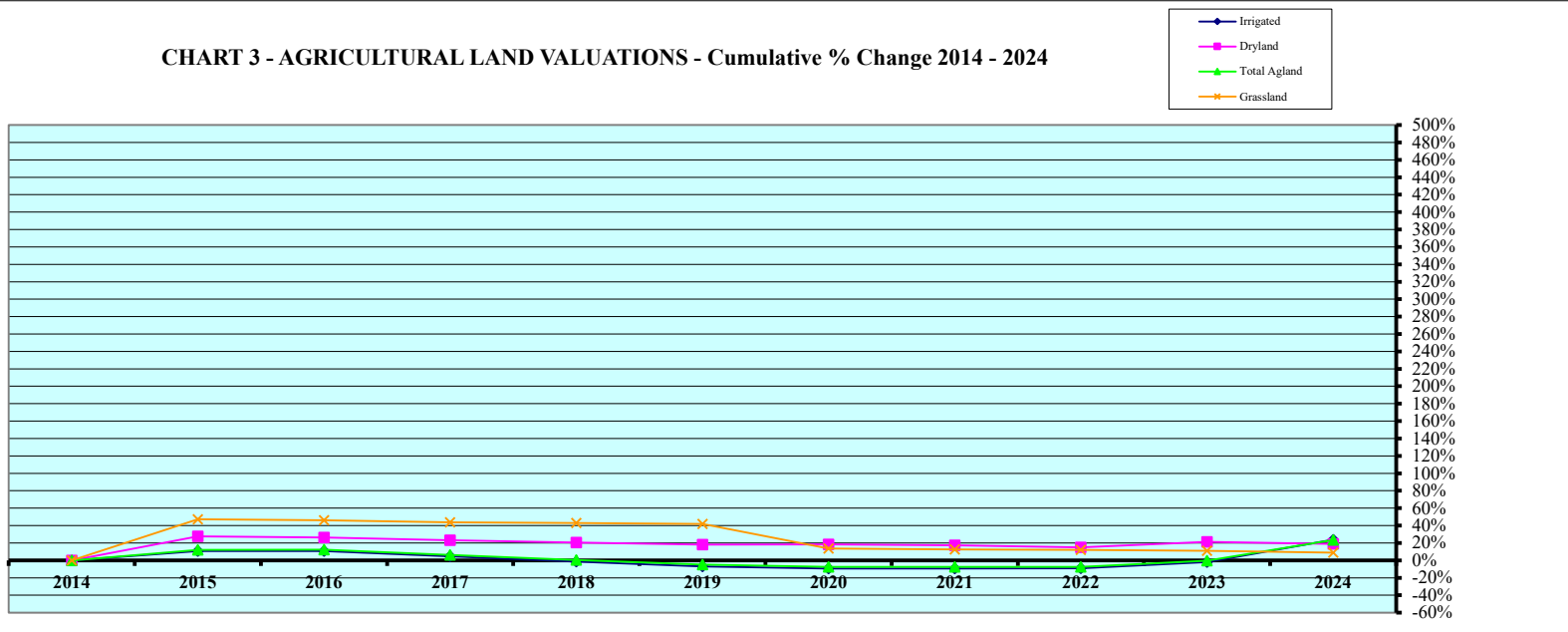
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property. Sources: Value; 2014 - 2024 CTL Growth Value; 2014 - 2024 Abstract of Asmnt Rpt. Prepared as of 02/11/2025

Cnty# 41
County HAMILTON

CHART 2

NE Dept. of Revenue, Property Assessment Division

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2014 - 2024



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
2014	1,769,688,020	-	-	-	88,241,210	-	-	-	34,537,575	-	-	-
2015	1,959,596,125	189,908,105	10.73%	10.73%	112,599,885	24,358,675	27.60%	27.60%	50,854,555	16,316,980	47.24%	47.24%
2016	1,962,127,785	2,531,660	0.13%	10.87%	111,352,220	-1,247,665	-1.11%	26.19%	50,502,490	-352,065	-0.69%	46.22%
2017	1,853,104,250	-109,023,535	-5.56%	4.71%	108,594,505	-2,757,715	-2.48%	23.07%	49,609,550	-892,940	-1.77%	43.64%
2018	1,745,038,115	-108,066,135	-5.83%	-1.39%	106,386,655	-2,207,850	-2.03%	20.56%	49,345,285	-264,265	-0.53%	42.87%
2019	1,645,640,885	-99,397,230	-5.70%	-7.01%	104,341,270	-2,045,385	-1.92%	18.25%	49,002,675	-342,610	-0.69%	41.88%
2020	1,604,708,050	-40,932,835	-2.49%	-9.32%	104,573,435	232,165	0.22%	18.51%	39,256,915	-9,745,760	-19.89%	13.66%
2021	1,605,881,685	1,173,635	0.07%	-9.26%	103,609,680	-963,755	-0.92%	17.42%	38,880,090	-376,825	-0.96%	12.57%
2022	1,608,675,570	2,793,885	0.17%	-9.10%	101,461,640	-2,148,040	-2.07%	14.98%	38,747,710	-132,380	-0.34%	12.19%
2023	1,734,879,215	126,203,645	7.85%	-1.97%	107,013,705	5,552,065	5.47%	21.27%	38,306,730	-440,980	-1.14%	10.91%
2024	2,190,970,760	456,091,545	26.29%	23.81%	104,895,985	-2,117,720	-1.98%	18.87%	37,645,660	-661,070	-1.73%	9.00%

Rate Ann.%chg: Irrigated **2.16%** Dryland **1.74%** Grassland **0.87%**

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
2014	1,622,990	-	-	-	1,474,575	-	-	-	1,895,564,370	-	-	-
2015	1,728,540	105,550	6.50%	6.50%	1,269,340	-205,235	-13.92%	-13.92%	2,126,048,445	230,484,075	12.16%	12.16%
2016	1,740,395	11,855	0.69%	7.23%	1,278,690	9,350	0.74%	-13.28%	2,127,001,580	953,135	0.04%	12.21%
2017	1,739,665	-730	-0.04%	7.19%	1,190,620	-88,070	-6.89%	-19.26%	2,014,238,590	-112,762,990	-5.30%	6.26%
2018	1,754,270	14,605	0.84%	8.09%	1,203,980	13,360	1.12%	-18.35%	1,903,728,305	-110,510,285	-5.49%	0.43%
2019	1,842,940	88,670	5.05%	13.55%	1,205,750	1,770	0.15%	-18.23%	1,802,033,520	-101,694,785	-5.34%	-4.93%
2020	1,925,170	82,230	4.46%	18.62%	4,107,025	2,901,275	240.62%	178.52%	1,754,570,595	-47,462,925	-2.63%	-7.44%
2021	1,933,675	8,505	0.44%	19.14%	4,444,150	337,125	8.21%	201.39%	1,754,749,280	178,685	0.01%	-7.43%
2022	1,920,965	-12,710	-0.66%	18.36%	4,403,740	-40,410	-0.91%	198.64%	1,755,209,625	460,345	0.03%	-7.40%
2023	2,106,775	185,810	9.67%	29.81%	4,862,505	458,765	10.42%	229.76%	1,887,168,930	131,959,305	7.52%	-0.44%
2024	2,150,815	44,040	2.09%	32.52%	4,723,145	-139,360	-2.87%	220.31%	2,340,386,365	453,217,435	24.02%	23.47%

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

Rate Ann.%chg: Total Agric Land **2.13%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2014 - 2024 (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
2014	1,766,588,905	269,026	6,567			90,047,805	24,465	3,681			34,775,930	24,930	1,395		
2015	1,958,170,240	270,015	7,252	10.44%	10.44%	115,012,640	23,554	4,883	32.66%	32.66%	51,287,385	24,655	2,080	49.13%	49.13%
2016	1,960,709,055	270,404	7,251	-0.01%	10.42%	112,715,465	23,074	4,885	0.04%	32.72%	50,607,720	24,334	2,080	-0.02%	49.09%
2017	1,852,371,240	270,946	6,837	-5.71%	4.11%	109,719,125	22,460	4,885	0.01%	32.73%	50,947,805	24,487	2,081	0.04%	49.16%
2018	1,745,027,395	271,380	6,430	-5.95%	-2.08%	107,192,295	21,935	4,887	0.03%	32.77%	49,399,320	23,737	2,081	0.02%	49.19%
2019	1,645,961,125	271,673	6,059	-5.78%	-7.74%	104,353,770	21,635	4,823	-1.30%	31.04%	48,999,470	23,544	2,081	0.01%	49.20%
2020	1,604,758,765	271,795	5,904	-2.55%	-10.09%	104,568,920	21,634	4,834	0.21%	31.32%	39,401,420	23,191	1,699	-18.36%	21.80%
2021	1,605,704,260	272,032	5,903	-0.03%	-10.11%	103,734,950	21,459	4,834	0.01%	31.34%	38,995,055	22,971	1,698	-0.08%	21.70%
2022	1,608,466,080	272,506	5,903	0.00%	-10.11%	101,444,030	20,987	4,834	-0.01%	31.33%	38,869,585	22,896	1,698	0.01%	21.71%
2023	1,736,281,945	273,035	6,359	7.74%	-3.16%	107,255,200	20,826	5,150	6.54%	39.92%	38,331,230	22,588	1,697	-0.04%	21.66%
2024	2,190,753,955	273,466	8,011	25.98%	22.00%	105,195,880	20,429	5,149	-0.01%	39.90%	37,721,980	22,229	1,697	0.00%	21.66%

Rate Annual %chg Average Value/Acre: 2.18%

1.57%

0.82%

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
2014	1,531,930	1,702	900			1,336,070	2,227	600			1,894,280,640	322,351	5,876		
2015	1,615,550	1,795	900	0.00%	0.00%	1,264,840	2,108	600	0.00%	0.00%	2,127,350,655	322,128	6,604	12.38%	12.38%
2016	1,726,930	1,919	900	0.00%	0.00%	1,263,840	2,106	600	0.02%	0.01%	2,127,023,010	321,837	6,609	0.07%	12.47%
2017	1,751,580	1,946	900	-0.01%	-0.01%	754,500	1,258	600	-0.02%	-0.01%	2,015,544,250	321,097	6,277	-5.02%	6.82%
2018	1,742,635	1,936	900	0.01%	0.00%	1,190,620	1,985	600	0.01%	0.00%	1,904,552,265	320,974	5,934	-5.47%	0.97%
2019	1,790,205	1,989	900	0.00%	0.00%	1,205,750	2,011	600	-0.04%	-0.04%	1,802,310,320	320,852	5,617	-5.33%	-4.41%
2020	1,847,900	2,053	900	0.00%	0.00%	4,131,395	2,755	1,500	150.05%	149.96%	1,754,708,400	321,428	5,459	-2.82%	-7.10%
2021	1,936,110	2,151	900	0.00%	0.00%	4,432,135	2,852	1,554	3.64%	159.05%	1,754,802,510	321,465	5,459	-0.01%	-7.11%
2022	1,918,445	2,132	900	0.00%	0.00%	4,418,140	2,807	1,574	1.28%	162.37%	1,755,116,280	321,327	5,462	0.06%	-7.05%
2023	2,094,600	2,327	900	0.00%	0.00%	4,872,540	2,815	1,731	9.96%	188.50%	1,888,835,515	321,591	5,873	7.53%	-0.05%
2024	2,141,490	2,379	900	0.00%	0.00%	4,725,180	2,804	1,685	-2.64%	180.89%	2,340,538,485	321,307	7,284	24.02%	23.96%

41
HAMILTON

Rate Annual %chg Average Value/Acre: 2.14%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2014 - 2024 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 02/11/2025

CHART 4

CHART 5 - 2024 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
9,429	HAMILTON	210,836,165	35,048,531	79,371,115	765,723,218	174,801,165	68,672,005	3,104,055	2,340,386,365	54,971,045	78,105,653	6,700	3,811,026,017
cnty sectorvalue % of total value:		5.53%	0.92%	2.08%	20.09%	4.59%	1.80%	0.08%	61.41%	1.44%	2.05%	0.00%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
4,678	AURORA	46,237,016	5,124,146	6,079,391	322,910,375	103,762,930	32,811,630	0	65,625	0	30,055	3,350	517,024,518
49.61%	%sector of county sector	21.93%	14.62%	7.66%	42.17%	59.36%	47.78%		0.00%		0.04%	50.00%	13.57%
	%sector of municipality	8.94%	0.99%	1.18%	62.46%	20.07%	6.35%		0.01%		0.01%	0.00%	100.00%
406	GILTNER	338,745	658,903	280,197	23,927,735	6,443,500	0	0	0	0	0	0	31,649,080
4.31%	%sector of county sector	0.16%	1.88%	0.35%	3.12%	3.69%							0.83%
	%sector of municipality	1.07%	2.08%	0.89%	75.60%	20.36%							100.00%
432	HAMPTON	1,840,057	623,587	1,047,983	26,180,150	7,541,110	0	0	102,355	0	0	0	37,335,242
4.58%	%sector of county sector	0.87%	1.78%	1.32%	3.42%	4.31%			0.00%				0.98%
	%sector of municipality	4.93%	1.67%	2.81%	70.12%	20.20%			0.27%				100.00%
131	HORDVILLE	170,389	541,274	540,604	4,856,800	2,037,260	0	0	79,340	0	0	0	8,225,667
1.39%	%sector of county sector	0.08%	1.54%	0.68%	0.63%	1.17%			0.00%				0.22%
	%sector of municipality	2.07%	6.58%	6.57%	59.04%	24.77%			0.96%				100.00%
236	MARQUETTE	127,891	943,039	38,659	6,919,300	1,945,635	0	0	87,920	0	0	0	10,062,444
2.50%	%sector of county sector	0.06%	2.69%	0.05%	0.90%	1.11%			0.00%				0.26%
	%sector of municipality	1.27%	9.37%	0.38%	68.76%	19.34%			0.87%				100.00%
320	PHILLIPS	179,982	1,577,693	2,676,010	14,511,295	479,050	0	0	226,165	0	0	0	19,650,195
3.39%	%sector of county sector	0.09%	4.50%	3.37%	1.90%	0.27%			0.01%				0.52%
	%sector of municipality	0.92%	8.03%	13.62%	73.85%	2.44%			1.15%				100.00%
32	STOCKHAM	2,265	0	0	1,871,710	99,220	0	0	79,915	0	0	0	2,053,110
0.34%	%sector of county sector	0.00%			0.24%	0.06%			0.00%				0.05%
	%sector of municipality	0.11%			91.16%	4.83%			3.89%				100.00%
	%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												
6,236	Total Municipalities	48,896,345	9,468,643	10,662,844	401,177,371	122,308,707	32,811,631	0	641,320	0	30,055	3,351	626,000,263
66.13%	%all municip.sectors of cnty	23.19%	27.02%	13.43%	52.39%	69.97%	47.78%		0.03%		0.04%	50.01%	16.43%

Sources: 2024 Certificate of Taxes Levied CTL, 2020 US Census; Dec. 2024 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 02/11/2025

Total Real Property Sum Lines 17, 25, & 30	Records : 9,080	Value : 3,679,526,023	Growth 47,858,134	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	440	6,115,730	20	568,045	858	33,552,710	1,318	40,236,485	
02. Res Improve Land	2,364	58,142,760	24	998,890	1,069	63,126,380	3,457	122,268,030	
03. Res Improvements	2,544	405,198,375	26	5,902,570	1,134	320,664,680	3,704	731,765,625	
04. Res Total	2,984	469,456,865	46	7,469,505	1,992	417,343,770	5,022	894,270,140	19,447,020
% of Res Total	59.42	52.50	0.92	0.84	39.67	46.67	55.31	24.30	40.63
05. Com UnImp Land	86	3,262,960	5	178,545	10	845,440	101	4,286,945	
06. Com Improve Land	338	17,693,615	9	1,131,305	37	12,139,265	384	30,964,185	
07. Com Improvements	367	117,119,015	15	5,033,295	55	44,364,810	437	166,517,120	
08. Com Total	453	138,075,590	20	6,343,145	65	57,349,515	538	201,768,250	20,943,085
% of Com Total	84.20	68.43	3.72	3.14	12.08	28.42	5.93	5.48	43.76
09. Ind UnImp Land	4	101,630	1	232,175	0	0	5	333,805	
10. Ind Improve Land	3	3,307,395	11	2,347,860	2	1,774,030	16	7,429,285	
11. Ind Improvements	4	35,693,605	11	9,281,240	2	44,423,470	17	89,398,315	
12. Ind Total	8	39,102,630	12	11,861,275	2	46,197,500	22	97,161,405	5,646,280
% of Ind Total	36.36	40.25	54.55	12.21	9.09	47.55	0.24	2.64	11.80
13. Rec UnImp Land	1	9,835	0	0	26	715,680	27	725,515	
14. Rec Improve Land	0	0	0	0	5	963,530	5	963,530	
15. Rec Improvements	0	0	0	0	46	1,748,820	46	1,748,820	
16. Rec Total	1	9,835	0	0	72	3,428,030	73	3,437,865	272,210
% of Rec Total	1.37	0.29	0.00	0.00	98.63	99.71	0.80	0.09	0.57
Res & Rec Total	2,985	469,466,700	46	7,469,505	2,064	420,771,800	5,095	897,708,005	19,719,230
% of Res & Rec Total	58.59	52.30	0.90	0.83	40.51	46.87	56.11	24.40	41.20
Com & Ind Total	461	177,178,220	32	18,204,420	67	103,547,015	560	298,929,655	26,589,365
% of Com & Ind Total	82.32	59.27	5.71	6.09	11.96	34.64	6.17	8.12	55.56
17. Taxable Total	3,446	646,644,920	78	25,673,925	2,131	524,318,815	5,655	1,196,637,660	46,308,595
% of Taxable Total	60.94	54.04	1.38	2.15	37.68	43.82	62.28	32.52	96.76

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	49	1,107,035	12,766,195	0	0	0
19. Commercial	2	13,575	1,113,975	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	49	1,107,035	12,766,195
19. Commercial	0	0	0	2	13,575	1,113,975
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				51	1,120,610	13,880,170

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	1	3,350	0	0	1	3,350	2	6,700	0
24. Non-Producing	0	0	0	0	0	0	0	0	0
25. Total	1	3,350	0	0	1	3,350	2	6,700	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	210	2	124	336

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	15	620,840	13	2,149,810	2,647	1,837,078,625	2,675	1,839,849,275
28. Ag-Improved Land	1	8,800	2	570,760	664	534,784,430	667	535,363,990
29. Ag Improvements	1	655	3	207,200	744	107,460,543	748	107,668,398

30. Ag Total				3,423	2,482,881,663
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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	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	1	0.88	8,800	2	2.92	29,220	
37. FarmSite Improvements	1	0.00	655	3	0.00	207,200	
38. FarmSite Total							
39. Road & Ditches	4	1.89	0	8	7.29	0	
40. Other- Non Ag Use	2	4.59	42,055	0	0.00	0	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	17	18.01	810,450	17	18.01	810,450	
32. HomeSite Improv Land	280	287.48	12,960,000	280	287.48	12,960,000	
33. HomeSite Improvements	283	0.00	45,542,475	283	0.00	45,542,475	1,349,924
34. HomeSite Total				300	305.49	59,312,925	
35. FarmSite UnImp Land	80	157.20	1,493,135	80	157.20	1,493,135	
36. FarmSite Improv Land	636	1,946.67	19,182,455	639	1,950.47	19,220,475	
37. FarmSite Improvements	737	0.00	61,918,068	741	0.00	62,125,923	199,615
38. FarmSite Total				821	2,107.67	82,839,533	
39. Road & Ditches	3,066	7,207.70	0	3,078	7,216.88	0	
40. Other- Non Ag Use	15	36.31	216,830	17	40.90	258,885	
41. Total Section VI				1,121	9,670.94	142,411,343	1,549,539

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	9	808.30	3,342,355	9	808.30	3,342,355

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	154,435.22	56.45%	1,248,556,600	56.97%	8,084.66
46. 1A	31,797.31	11.62%	257,123,095	11.73%	8,086.32
47. 2A1	33,332.43	12.18%	265,667,455	12.12%	7,970.24
48. 2A	27,499.24	10.05%	219,962,890	10.04%	7,998.87
49. 3A1	9.24	0.00%	20,330	0.00%	2,200.22
50. 3A	7,658.09	2.80%	58,967,110	2.69%	7,699.98
51. 4A1	13,764.36	5.03%	103,232,750	4.71%	7,500.00
52. 4A	5,059.84	1.85%	37,948,820	1.73%	7,500.00
53. Total	273,555.73	100.00%	2,191,479,050	100.00%	8,011.09
Dry					
54. 1D1	9,143.24	45.02%	48,459,150	46.34%	5,300.00
55. 1D	2,984.83	14.70%	15,819,525	15.13%	5,299.98
56. 2D1	2,249.78	11.08%	11,698,810	11.19%	5,199.98
57. 2D	3,166.10	15.59%	15,830,530	15.14%	5,000.01
58. 3D1	159.53	0.79%	765,710	0.73%	4,799.79
59. 3D	71.08	0.35%	341,185	0.33%	4,800.01
60. 4D1	1,808.97	8.91%	8,321,195	7.96%	4,599.96
61. 4D	727.85	3.58%	3,348,075	3.20%	4,599.95
62. Total	20,311.38	100.00%	104,584,180	100.00%	5,149.04
Grass					
63. 1G1	12,085.86	54.68%	21,152,125	56.39%	1,750.15
64. 1G	1,196.42	5.41%	2,033,910	5.42%	1,700.00
65. 2G1	5,593.49	25.31%	9,229,515	24.61%	1,650.05
66. 2G	2,306.22	10.43%	3,689,930	9.84%	1,599.99
67. 3G1	803.78	3.64%	1,245,870	3.32%	1,550.01
68. 3G	21.22	0.10%	31,830	0.08%	1,500.00
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	96.34	0.44%	125,240	0.33%	1,299.98
71. Total	22,103.33	100.00%	37,508,420	100.00%	1,696.96
Irrigated Total					
Irrigated Total	273,555.73	85.17%	2,191,479,050	93.63%	8,011.09
Dry Total					
Dry Total	20,311.38	6.32%	104,584,180	4.47%	5,149.04
Grass Total					
Grass Total	22,103.33	6.88%	37,508,420	1.60%	1,696.96
72. Waste	2,385.90	0.74%	2,147,275	0.09%	899.99
73. Other	2,821.57	0.88%	4,751,395	0.20%	1,683.95
74. Exempt	1,241.97	0.39%	8,308,735	0.36%	6,689.96
75. Market Area Total	321,177.91	100.00%	2,340,470,320	100.00%	7,287.15

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	50.86	405,775	319.74	2,567,960	273,185.13	2,188,505,315	273,555.73	2,191,479,050
77. Dry Land	31.03	163,910	12.05	62,150	20,268.30	104,358,120	20,311.38	104,584,180
78. Grass	1.39	2,435	35.03	60,455	22,066.91	37,445,530	22,103.33	37,508,420
79. Waste	7.41	6,665	0.87	785	2,377.62	2,139,825	2,385.90	2,147,275
80. Other	0.00	0	0.00	0	2,821.57	4,751,395	2,821.57	4,751,395
81. Exempt	16.68	2,250	5.27	0	1,220.02	8,306,485	1,241.97	8,308,735
82. Total	90.69	578,785	367.69	2,691,350	320,719.53	2,337,200,185	321,177.91	2,340,470,320

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	273,555.73	85.17%	2,191,479,050	93.63%	8,011.09
Dry Land	20,311.38	6.32%	104,584,180	4.47%	5,149.04
Grass	22,103.33	6.88%	37,508,420	1.60%	1,696.96
Waste	2,385.90	0.74%	2,147,275	0.09%	899.99
Other	2,821.57	0.88%	4,751,395	0.20%	1,683.95
Exempt	1,241.97	0.39%	8,308,735	0.36%	6,689.96
Total	321,177.91	100.00%	2,340,470,320	100.00%	7,287.15

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 Acreages	749	25,340,845	735	33,090,130	779	207,640,185	1,528	266,071,160	5,152,870
83.2 Aurora	165	2,937,820	1,712	48,278,615	1,799	324,700,475	1,964	375,916,910	4,871,200
83.3 Coyote Bluffs (shoups)	0	0	0	0	3	103,125	3	103,125	0
83.4 Erickson Est	1	29,720	5	369,510	5	1,531,635	6	1,930,865	0
83.5 Giltner	19	253,415	182	3,375,610	182	22,247,840	201	25,876,865	1,132,950
83.6 Hampton	24	342,010	204	4,003,590	204	26,132,180	228	30,477,780	726,085
83.7 Hillcrest View Sub	0	0	6	300,000	6	1,531,585	6	1,831,585	620
83.8 Hordville	14	250,650	68	154,565	68	4,638,560	82	5,043,775	49,835
83.9 Koskovich Sub	0	0	2	96,075	2	468,425	2	564,500	0
83.10 Lac Denado	8	37,345	23	1,192,050	23	3,681,825	31	4,911,220	228,345
83.11 Mariposa Lake	41	3,071,285	30	8,763,965	30	16,502,305	71	28,337,555	1,916,700
83.12 Marquette (& Kronborg)	22	78,775	116	465,115	120	7,540,285	142	8,084,175	238,475
83.13 Over The Hill	0	0	1	107,750	10	128,095	10	235,845	0
83.14 Paradise Lake	2	15,995	13	420,675	13	3,634,155	15	4,070,825	20,755
83.15 Phillips	156	2,245,340	55	1,470,040	145	15,941,690	301	19,657,070	1,694,855
83.16 Platte View Est	8	245,360	53	4,860,000	53	31,890,110	61	36,995,470	887,180
83.17 Rathjes	0	0	1	151,335	36	2,032,660	36	2,183,995	328,645
83.18 Rural	67	5,186,510	42	2,591,525	56	15,610,965	123	23,389,000	663,410
83.19 Stockham	45	50,240	24	65,250	24	1,809,620	69	1,925,110	64,475
83.20 Sunset Terrace	1	29,795	44	1,486,795	44	10,168,620	45	11,685,210	31,910
83.21 Timbercove	3	77,210	19	1,794,245	20	6,612,055	23	8,483,510	0
83.22 Turtle Beach	5	206,895	39	3,284,565	39	12,889,945	44	16,381,405	177,475
83.23 Valley View	11	479,455	13	1,054,940	13	4,820,255	24	6,354,650	1,078,215
83.24 Willow Bend	4	83,335	75	5,855,215	76	11,257,850	80	17,196,400	455,230
84 Residential Total	1,345	40,962,000	3,462	123,231,560	3,750	733,514,445	5,095	897,708,005	19,719,230

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u> <u>I</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1 Acreages	0	0	1	66,000	1	408,000	1	474,000	0
85.2 Aurora	72	3,067,865	249	19,911,910	270	137,913,540	342	160,893,315	18,929,490
85.3 Giltner	3	4,680	21	557,745	23	5,889,415	26	6,451,840	16,695
85.4 Hampton	8	285,895	32	1,001,400	33	4,376,000	41	5,663,295	410,850
85.5 Hordville	1	710	8	15,760	9	2,020,790	10	2,037,260	0
85.6 Marquette (& Kronborg)	3	2,870	20	108,400	22	1,869,065	25	1,980,335	0
85.7 Phillips	1	875	8	44,260	8	434,015	9	479,150	0
85.8 Rural	16	1,256,535	59	16,682,645	86	102,912,060	102	120,851,240	7,232,330
85.9 Stockham	2	1,320	2	5,350	2	92,550	4	99,220	0
86 Commercial Total	106	4,620,750	400	38,393,470	454	255,915,435	560	298,929,655	26,589,365

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	12,085.86	54.68%	21,152,125	56.39%	1,750.15
88. 1G	1,196.42	5.41%	2,033,910	5.42%	1,700.00
89. 2G1	5,593.49	25.31%	9,229,515	24.61%	1,650.05
90. 2G	2,306.22	10.43%	3,689,930	9.84%	1,599.99
91. 3G1	803.78	3.64%	1,245,870	3.32%	1,550.01
92. 3G	21.22	0.10%	31,830	0.08%	1,500.00
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	96.34	0.44%	125,240	0.33%	1,299.98
95. Total	22,103.33	100.00%	37,508,420	100.00%	1,696.96
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	22,103.33	100.00%	37,508,420	100.00%	1,696.96
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	22,103.33	100.00%	37,508,420	100.00%	1,696.96

**2025 County Abstract of Assessment for Real Property, Form 45
Compared with the 2024 Certificate of Taxes Levied Report (CTL)**

41 Hamilton

	2024 CTL County Total	2025 Form 45 County Total	Value Difference (2025 form 45 - 2024 CTL)	Percent Change	2025 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	765,723,218	894,270,140	128,546,922	16.79%	19,447,020	14.25%
02. Recreational	3,104,055	3,437,865	333,810	10.75%	272,210	1.98%
03. Ag-Homesite Land, Ag-Res Dwelling	54,971,045	59,312,925	4,341,880	7.90%	1,349,924	5.44%
04. Total Residential (sum lines 1-3)	823,798,318	957,020,930	133,222,612	16.17%	21,069,154	13.61%
05. Commercial	174,801,165	201,768,250	26,967,085	15.43%	20,943,085	3.45%
06. Industrial	68,672,005	97,161,405	28,489,400	41.49%	5,646,280	33.26%
07. Total Commercial (sum lines 5-6)	243,473,170	298,929,655	55,456,485	22.78%	26,589,365	11.86%
08. Ag-Farmsite Land, Outbuildings	77,858,768	82,839,533	4,980,765	6.40%	199,615	6.14%
09. Minerals	6,700	6,700	0	0.00	0	0.00%
10. Non Ag Use Land	246,885	258,885	12,000	4.86%		
11. Total Non-Agland (sum lines 8-10)	78,112,353	83,105,118	4,992,765	6.39%	199,615	6.14%
12. Irrigated	2,190,970,760	2,191,479,050	508,290	0.02%		
13. Dryland	104,895,985	104,584,180	-311,805	-0.30%		
14. Grassland	37,645,660	37,508,420	-137,240	-0.36%		
15. Wasteland	2,150,815	2,147,275	-3,540	-0.16%		
16. Other Agland	4,723,145	4,751,395	28,250	0.60%		
17. Total Agricultural Land	2,340,386,365	2,340,470,320	83,955	0.00%		
18. Total Value of all Real Property (Locally Assessed)	3,485,770,206	3,679,526,023	193,755,817	5.56%	47,858,134	4.19%

2025 Assessment Survey for Hamilton County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	One
2.	Appraiser(s) on staff:
	None
3.	Other full-time employees:
	Two
4.	Other part-time employees:
	None
5.	Number of shared employees:
	None
6.	Assessor's requested budget for current fiscal year:
	\$223,081
7.	Adopted budget, or granted budget if different from above:
	Same as above
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$5,000 special appraisal fees
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:
	CAMA & MIPS = \$19,345; GIS & County Webpage = \$32,575; Computer maintenance and repairs = \$1,600
11.	Amount of the assessor's budget set aside for education/workshops:
	\$1000 mileage, lodging \$1530, meals \$200, assessor training \$1000
12.	Amount of last year's assessor's budget not used:
	General \$5,675 and appraisal \$230.29

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
3.	Personal Property software:
	MIPS
4.	Are cadastral maps currently being used?
	No, but referenced, at times for estimated age of rural outbuildings.
5.	If so, who maintains the Cadastral Maps?
	No longer updated.
6.	Does the county have GIS software?
	Yes
7.	Is GIS available to the public? If so, what is the web address?
	Yes, at https://hamilton.gworks.com
8.	Who maintains the GIS software and maps?
	Office staff and gWorks backs up data nightly.
9.	What type of aerial imagery is used in the cyclical review of properties?
	gWorks and Google Earth.
10.	When was the aerial imagery last updated?
	gWorks 2018, Google Earth 2020.

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?
	All seven municipalities.
4.	When was zoning implemented?
	1974

D. Contracted Services

1.	Appraisal Services:
	Cardinal Assessment Group appraises commercial and industrial parcels with the Assessor.
2.	GIS Services:
	gWorks
3.	Other services:
	N/A

E. Appraisal /Listing Services

1.	List any outside appraisal or listing services employed by the county for the current assessment year
	Cardinal Assessment Group and Lake Mac Assessment
2.	If so, is the appraisal or listing service performed under contract?
	Yes for commercial and industrial only
3.	What appraisal certifications or qualifications does the County require?
	Assessor certification and extensive experience
4.	Have the existing contracts been approved by the PTA?
	Yes
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Assists the assessor with final values

2025 Residential Assessment Survey for Hamilton County

1.	Valuation data collection done by:
	Assessor and staff
2.	List and describe the approach(es) used to estimate the market value of residential properties.
	The cost approach and sales comparison approach are used to estimate value for the residential class.
3.	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?
	Tables provided by the CAMA vendor.
4.	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; the county assessor is working toward market driven tables for each valuation group during the ongoing review cycle.
5.	Describe the methodology used to determine the residential lot values?
	The county uses an analysis of vacant residential parcels to establish assessments for the land component of the assessed value. Also improved lot sales help establish the probable value of an improved lot.
6.	How are rural residential site values developed?
	Based on sales. Rural residential (acreages) and farm home sites are valued the same countywide.
7.	Are there form 191 applications on file?
	No
8.	Describe the methodology used to determine value for vacant lots being held for sale or resale?
	Sales price, square foot, and location are three of the main criteria that are examined. If there are a number of lots selling in a certain subdivision, that is noted and then taken into account for the following years' revalue of that subdivision. If city wide or village wide the market dictates that vacant lots are selling strong, a possible revaluation of the entire area will be seriously considered. The assessor utilizes discounted cash flow analysis for more than six lots held for resale in a new subdivision.

2025 Commercial Assessment Survey for Hamilton County

1.	Valuation data collection done by:
	Assessor & Contracted Agent for commercial and industrial parcels.
2.	List and describe the approach(es) used to estimate the market value of commercial properties.
	The cost approach is the primary method used to estimate value for the commercial class; however, income information and comparable sales (if any) are considered when available. Occasional physical viewing by meeting with property owner's also helps determine if the assessment is correct as far as an occupancy code.
2a.	Describe the process used to determine the value of unique commercial properties.
	Physical inspection and joint review with commercial agent. Sometimes a comparable sale can be considered using the state sales file query and adjust for the local market.
3.	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 the contract agent using information derived from the local market.
4.	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, one depreciation table is used and adjusted according to valuation group.
5.	Describe the methodology used to determine the commercial lot values.
	Vacant commercial/industrial lots are valued primarily using current market information from qualified sales. If improved with a dilapidated structure, the cost to cure is considered.

2025 Agricultural Assessment Survey for Hamilton County

1.	Valuation data collection done by:
	Assessor and staff.
2.	Describe the process used to determine and monitor market areas.
	The county reviews sale information and identifies common characteristics of the parcels. The sales support one market area for the entire county.
3.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.
	Primary use of parcel. Land use by NRD. Acreages (parcels with dwelling under 20 acres) are considered to be rural residential.
4.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?
	Yes, the same value is used as for rural acreages.
5.	What separate market analysis has been conducted where intensive use is identified in the county?
	Feedlots are valued countywide at \$4500/ac. Tree farms are also in the Non Ag-Other category in the abstract.
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.
	WRP lands are assessed the same as waste at \$900/ac.
6a.	Are any other agricultural subclasses used? If yes, please explain.
	Irrigated Grass
	<i><u>If your county has special value applications, please answer the following</u></i>
7a.	How many parcels have a special valuation application on file?
	None.
7b.	What process was used to determine if non-agricultural influences exist in the county?
	N/A
	<i><u>If your county recognizes a special value, please answer the following</u></i>
7c.	Describe the non-agricultural influences recognized within the county.
	N/A
7d.	Where is the influenced area located within the county?
	N/A

7e.	Describe in detail how the special values were arrived at in the influenced area(s).
	N/A

~2024 Plan of Assessment for Hamilton County~

(For Assessment years 2025, 2026, and 2027)

Date: June 14th, 2024

Plan of Assessment Requirements:

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

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

General Description:

Staff:

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

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

Budgets:

Proposed submitted General Budget for July 1, 2024 – June 30, 2025 is \$215,000. The proposed submitted Reappraisal Budget for July 1, 2024 – June 30, 2025 is \$57,445 . The Reappraisal Budget includes all the Maintenance agreements for GIS, CAMA, MIPS PC Admin and the web site as well as a 1st of 2 payments to EagleView for \$23K.

Current Resources:

The Assessor uses a 2020 Jeep Cherokee 4x4 to complete all pick up work throughout the county. It is also used during protest time to view all protested properties.

The Assessor employs Josh Garris, d/b/a Cardinal Assessment Group to review and assess the commercial and industrial properties for the county.

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

ArcView is the GIS software and ARC 10.4.1 is currently being used by Hamilton County and is supported by gWorks headquartered in Omaha, Nebraska.

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

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."

Acceptable assessment levels, for real property, as stated in §77-5023, are as follows:

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

Level of Value, Quality, and Uniformity for Assessment Year 2024:

<u>Property Class</u>	<u>Median</u>
Residential	92%
Commercial	99%
Agricultural Land	73%

The total value off the 2024 Abstract for Hamilton County was \$3,497,126,448.
The total number of records off the same is 9,056.

Approaches to Value:

The three approaches to value are used in accordance with IAAO mass appraisal techniques.

1. Market Approach: Sales of like properties are analyzed and used to establish values. Utilized for ag land sales and similar res and commercial properties.
2. Income Approach: This is applied to commercial properties whenever applicable. Income and Expense data is collected and analyzed is used to set a value.
3. Cost Approach: Best used for new construction.

Valuation Groups:

Aurora: (Valuation Group 1): Aurora is the largest town in Hamilton Co as well as the county seat. It is located in the middle of the county lying 3 miles north of I-80 at the intersection of Highways 14 & 34. It is the hub for most activities for the area. Some residents of Aurora commute to the surrounding larger cities for employment. The population is 4,480 as per the 2010 census.

The housing market is quite active with very little hint of slowing down. The downtown Central Park Square business district has a variety of active retail stores.

Aurora is very fortunate to have an active and progressive Chamber of Commerce.

Rural Acreages (Valuation Group 2): Rural Acreages (tracts with 20.00 acres or less) have always been a hot commodity in this county. Once listed (or not) they are promptly sold. There are approximately 690 rural residential properties in Hamilton County.

Giltner and Hampton Villages (Valuation Group 3): Both contain a school and a bank and a Coop grain facility. Summer of 2024 they will both have a local bar & grill. Subject to the same economic market associated with towns.

Hillcrest, Sunset Terrace, Paradise Lake (Valuation Group 4): Three rural residential subdivisions near the Platte River that are within a mile of each other; same general market and similar dwellings.

Hordville, Marquette, Phillips & Stockham Villages (**Valuation Group 5**): None of these small residential towns have a school and Stockham does not have a post office and no commercial activity.

Lac Denado, Willow Bend (**Valuation Group 6**): Consist of rural residential lake properties. Mixed with homes of different sizes and ages. Seasonal and year round dwellings exist.

Over the Hill Lake, Coyote Bluffs & Rathje's Resort (**Valuation Group 7**): All cabins/mobile homes here are on IOLL Cards. Over the Hill Lake is a man-made lake with seasonal cabins. Coyote Bluffs has three parcels that are occupied during summer only and abut the Platte River/Merrick Co in the northern part of the County. Rathje's Resort abuts the Platte River/Merrick Co in the western part of the County and some are lived in year round. The looks of the homes vary as do the owners' approach to the care and maintenance of them.

Platte View Estates (**Valuation Group 8**): A higher-end housing development that has completed all four phases of expansion for a total of 59 lots. There is a paved road through the subdivision as well as street lights. Property values exceed \$500,000. The homes are very good quality to excellent quality, over 2,000 square footage with attached 3 stall garages and some have walk-out basements. Lots size varies as in 1 acre to 1.86 acres. It is a bedroom community for Grand Island and sales are very strong.

Timber Cove Lake & Turtle Beach (**Valuation Group 9**): Both rural subdivisions abut the Platte River/Merrick County in the northern part of Hamilton County and both are on a man-made lake. The homes are similar in style and ages. The majority are permanent residences.

Valley View I, II, III & IV, Koskovich Sub & Erickson Estates (**Valuation Group 10**): All of these are rural subdivisions. All of Valley View subs and Koskovich Sub abuts a 9-hole golf course. Valley View 4th is the newest sub with 19 lots with new homes underway. Only 6 lots remain for sale. Erickson Estates, known for panoramic views, is a group of 6 lots with 4 new homes and one 88'x60' farm utility building and one lot vacant. All lots are privately owned and are over 1.8 acres in size.

Mariposa Lake (**Valuation Group 11**): A high-end rural subdivision that is gated on a man-made lake on sand roads. All lots are over 1.00 acre in size. These newly built homes are of very good quality with the vast majority of the homes over 2,000 square footage with attached 3 stall garages and walk-out basements. This sub is continually having new homes being constructed as lots regularly sell. There have been no sales of improved lots to date.

Mabon Sub (**Valuation Group 25**): This residential area abuts the village of Phillips to the east. It is a new 56 lot platted subdivision with new paving, electrical, water, sewer and dwellings. The sales in this area are not grouped with the village of Phillips.

Assessment Actions Planned for Assessment Years 2025-2027:

The Assessor will NOT be attending the Assessor's Workshop / NCRAAO Conference in August, 2024 in Kearney, Nebraska. She has plans to retire in July 2025, so will be sending her two certified clerks in her stead. She believes this plan to be the most beneficial for the County as well as her two staff.

The Assessor, with the blessings of the County Board, had EagleView fly the county and take new aerial imagery on February 17th - 19th of 2024. It will be paid for over a three year period with some financial help from the City of Aurora. The last aerial photos were taken in 2019.

Residential – 2025-2027:

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

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

Pick-up work and zoning/building permits will be checked and placed on the assessment roll by March 19th of the appropriate year.

Rural Residential – 2025-2027:

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

There are several township rural acreages to be reviewed, in rotation, to stay up to date on our six year review cycle.

A lot study will be completed on Willow Bend Sub, Turtle Beach Sub and Timber Cove Sub to hopefully put into place for the 2025 assessment year.

Pick-up work and zoning/building permits will be checked and placed on the assessment roll by March 19th of the applicable year.

The wonderful new aerial imagery from EagleView ,will be used extensively for viewing, comparing and updating all rural improved parcels.

Commercial – 2025-2027:

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

A review & revalue of the existing IAMS plant as well as newly constructed commercial properties will be assessed for 2025.

Hampton village & Giltner village commercial property structures will be reviewed and revalued to continue the 6 year review.

Pick-up work and zoning/building permits will be conducted by Cardinal Assessment Group with verification by the Assessor before being placed on the assessment roll by March 19th of the applicable year.

Agricultural Land – 2025-2027:

The Assessor’s Liaison from Department of Revenue always assists the Assessor to set the valuations for her Ag land countywide before the first of each year.

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

The county has continued to have very strong ag land sales in the past several years now, with no signs of slowing down. A study of this trend will continue to be monitored to set new ag land values for 2025 and beyond. Currently the county is one market area. Our office has been working in cooperation with the Upper Big Blue NRD and Central Platte NRD offices to report land use to assist them in allocating water for irrigation. Land use is also being updated as the owners have been reporting their acres to the Assessor’s office.

Current Assessment Procedures for Real Property:

On average, 50 deeds per month are received from the Registrar of Deeds that affect this office. Real Estate transfer statements are handled daily. Ownership changes are made in the administrative package and updated on the website daily. Agricultural and some commercial sales are verified by telephone call and physical inspections as necessary. Most residential sales are inspected and new photos taken. Also all residential sale Grantees are mailed out a questionnaire on their property. This office has a great percentage of these returned to us in a timely manner. Zoning/building permits are

constantly being verified in the field. Pickup work is to be completed by March 10th of each year.

For fiscal year June 1st, 2023 to June 1st, 2024, an estimated 50+ Zoning (building) Permits were filed for improvements to real estate in Aurora City. For Rural and Villages 100+ were issued. Occasionally the Assessor and staff discover a new or altered structure, where no permit was issued, and the applicable property record card is updated and a copy of the real estate breakdown & pic of the structure is given to the P&Z person.

Appraisal Property Record Cards are maintained for every parcel of real property, including Improvements on Leased Land. All record cards reflect the current owner and their mailing address, the latest purchase price with a copy of the recorded deed or similar instrument. If the property is improved, a situs address, photos and a sketch of the dwelling/commercial building(s) is included. When a survey exists, the property record card acres match.

Parcels are flagged if the value is to be added for the following year and to be changed during the appropriate time frame.

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

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

In one years' time this office physically inspects approximately 600 parcels, both residential and rural properties; equivalent to 50 days "out" of the office. The Assessor has no desire to hire out this portion of her assessment work. She believes the accuracy of her records and her ability to visit with constituents about their properties is invaluable

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

The CAMA pricing system is 2019 for Residential and Commercial. Depreciation studies are done yearly in the areas that are scheduled for review or have been determined through ratio studies that need review. The cost approach is used to establish the RCN (replacement cost new) and depreciation is used to bring the properties to market value. The income approach is used on the commercial and some of the industrial properties by Cardinal Assessment Group for the Assessor.

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

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

Notices of Valuation Change are mailed to the property owners on or before June 1st annually. There were over 6,000 printed and mailed by MIPS, for the county, on June 1st, 2024.

Current Assessment Procedures for Personal Property:

Out of an estimated 1280 Personal Property Schedules, approximately 500 were filed on line with this office. 125 Personal Property Schedules were delinquent as of May 1, 2024.

Current Assessment Procedures for Homestead Exemptions:

The Assessor and her staff currently receive approximately 365 Homestead Exemptions for 2024 in the office. Quite a few of the applicants need assistance and rely upon this staff in correctly filling out their forms. The County Assessor arranges personal visits to the residence of several homestead applicants to assist in the filing process of their Homestead Exemption forms. Reminders were mailed out June 6th for about 89 of those who have not yet filed for 2024.

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

1. Appraisal cards can be updated daily, but generally annually. Ownership changes are made as the 521 transfers attached to recorded deeds are given to the Assessor's offices from the Register of Deeds. The sales are 'worked' and exported via internet to the Nebraska Department of Revenue Property Assessment Division. Splits and subdivision changes are made as they become available to the Assessor's office. Some come from the County Clerk, through a filed survey and/or deed, and some are discovered and printed from the Nebraska State Surveyor's webpage. These are updated in the GIS system, by staff, at the same time they are changed on the appraisal cards and in the computer Administrative Package.
2. Assessor, with the help of her staff, annually prepare and file Assessor Administrative Reports required by law/regulation as follows:
 - a. Abstracts (Real and Personal Property)
 - b. Assessor Survey by Department of Revenue.
 - c. Sales information to Department of Revenue rosters & annual

- Assessed Value Update w/Abstract,
- d. Certification of Value to Political Subdivisions,
 - e. School District Taxable Value Report,
 - f. Homestead Exemption Tax Loss Report,
 - g. Certificate of Taxes Levied Report,
 - h. Tax District & Tax Rates are triple checked with the Treasurer and County Clerk.
 - i. Report of all exempt property and taxable government owned property,
 - j. Annual 3 Year Plan of Assessment.
3. Personal Property: Administer annual filing and prepare subsequent notices for incomplete filings. Applies late filing fees when necessary.
 4. Permissive Exemptions: Administer annual filings of Applications for new or continued exempt use, review and make recommendations to County Board of Equalization.
 5. Works with Treasurer when new School Bonds are established through a vote by the people.
 6. Taxable Government Owned Property: Annual review of government owned property not used for public purpose, send notices of intent to tax, etc.
 7. Homestead Exemptions: Conduct the approval/denial process along with proper taxpayer notifications. Submit timely to Dept of Rev.
 8. A copy machine is available for appraisers to make copies and get a receipt for monies paid for said copies. A fee sheet is submitted monthly to the County Board.
 9. Centrally Assessed: Review of valuations as certified by Nebraska Department of Revenue Property Assessment Division for railroads and public service entities, maintain assessment records and tax billing for tax list.
 10. Tax Increment Financing: Management of record/valuation information for properties in Community Redevelopment Projects for proper reporting on administrative reports and allocation of ad valorem tax. As of this date there are no current TIF projects.
 11. Tax Districts and Tax Rates: Management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.
 12. Tax Lists: Prepare and certify tax lists to County Treasurer for real property, personal property, centrally assessed and Nebraska Game & Parks.

13. Tax List Corrections: Prepare tax correction documents to inform the County Board of Equalization of changes in value and for the Chairperson's signature.
14. Assist the County Clerk & County Treasurer in verifying/checking the new levies that are set county wide each year.
15. County Board of Equalization: Either the Assessor or her Deputy attend County Board of Equalization meetings for valuation protests (providing requested information) and also regular meetings of CBE for tax corrections, 3 Year Plan, cemetery report, permissive exemptions, etc.
16. Prepare the Physical Visitation Map and Daily Schedule for County Board of Equalization field reviews on all protested properties. In the past, this Assessor physically visits every protested property in the County. At the request of the Assessor at least one county Commissioner accompanies her and one of her staff. She is very appreciative of any Commissioner that can assist her with this challenging process. On all commercial properties, the owner of Cardinal Assessment Group accompanies the Assessor.

NOTE: It has been requested by the Co Brd of Eq that the Assessor's office will prepare the 3 ring note books will be made for them by this staff. The note books and paper will be provided by the Co Brd of Equalization's budget for the completion of this project.

17. Tax Equalization & Review Commission Appeals: Prepare information and attend taxpayer appeal hearings before TERC, update County Attorney to accompany Assessor to said hearing(s). Defend valuation set by the County Board of Equalization. Encourage County Board of Equalization officials to attend said hearing(s). Continue to do my very best to work with the property owners and County Board of Equalization on an agreement of a taxable value on protested properties, thus avoiding a TERC filing by said property owners.
18. TERC Statewide Equalization: Attend hearings, if applicable to county, to defend values, and/or implement orders of the TERC.
19. Education: Assessor Education – attend meetings, workshops and education classes to obtain required hours of continuing education to maintain assessor certification. The three certificate holders of the assessor's office will meet their 60 hours of education in a four year period to maintain their certification.
20. Safety procedures are practiced to the highest degree possible in this office. The majority of the time, the Hamilton County Sheriff's office is notified of a work area before any staff leaves the office for assessment work in the county. It is office policy and mandatory that "in house" appraisal staff is always sent out in 'pairs' for field assessment work. The county vehicle is equipped with pepper spray and orange safety vests, tape measures, county & village maps,

office supplies, extra winter gear as well as toilet paper, flashlight, binoculars & dog biscuits.

21. The Assessor, and at times at least one of her staff, will continue to attend the monthly Central Nebraska County Assessors Association meetings. In attendance are also Liaisons from the same area and, at times, state employees.
22. The Assessor will continue to e-mail press releases from the State to the local Aurora News Register for their publication for the public.
23. The Assessor and her staff know that any questions/concerns/problems that arise in the office can be handled quickly, by a phone call or email to the Department of Revenue Property Assessment Division. A listing of those employees by their specialty area is available to the Assessor and her staff.
24. This office will work diligently to comply with Nebraska § 77-1311.03 to follow a six year cycle on an inspection and review of properties in this county to achieve uniform & proportionate values.

Other commitments by this County Assessor:

25. She is a member of the Board of Directors of MIPS, Inc. representing Assessors, until December 2024.
26. The Assessor remains on the Rent Restricted Housing Projects Valuation Committee that meets annually from September through November to set the unloaded cap rate to be used by Nebraska counties state-wide on such housing projects. This appointed term is indefinite.

In Conclusion:

The Assessor plans on retirement in July 2025. The County Board will then need to appoint a new Assessor to fulfill the remainder of the term of Patricia E. Sandberg.

I hereby reserve the right to make changes and adjustments to my projected plan due to budget constraints, time or other outside and unforeseen forces. However, be assured that any additional changes or inclusions will be performed to comply with all Nebraska Statutes and Regulations.

My skilled staff & I do the very best we can with the monies budgeted and the time allotted to maintain an efficient and professional office. Our goal is to always be equalized, in our mass appraisal process, in valuing land and properties across this county. We will continue to be courteous and respectful to property owners, constituents, visitors and our co-workers.

Patricia E Sandberg
Hamilton County Assessor

As per Nebraska Statute 77-1311.02, a copy of this report was submitted to all five of the members of the Hamilton County Board of Equalization on Monday, July 29th, 2024.