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DEPARTMENT OF REVENUE

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

HITCHCOCK COUNTY



April 7, 2025

Jim Pillen, Governor

Commissioner Hotz :

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

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

For the Tax Commissioner

Sincerely,

A handwritten signature in black ink that reads "Sarah Scott".

Sarah Scott
Property Tax Administrator
402-471-5962

cc: Terra Riggs, Hitchcock 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.

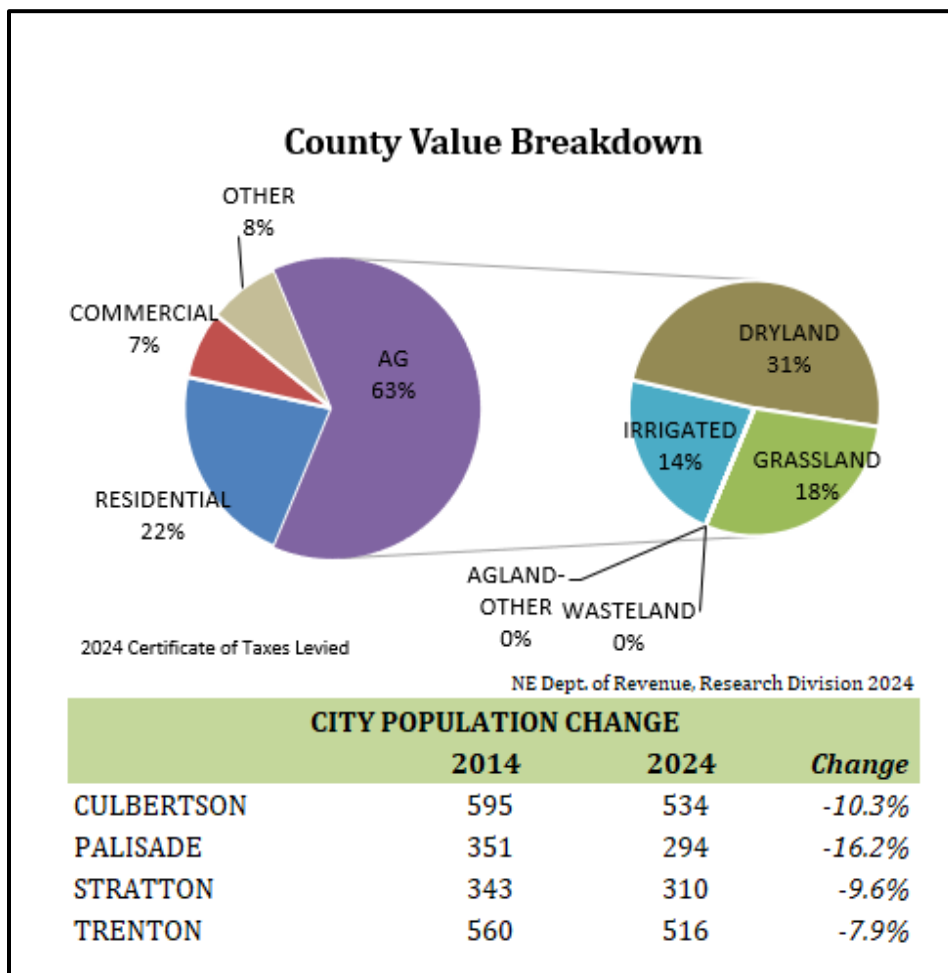
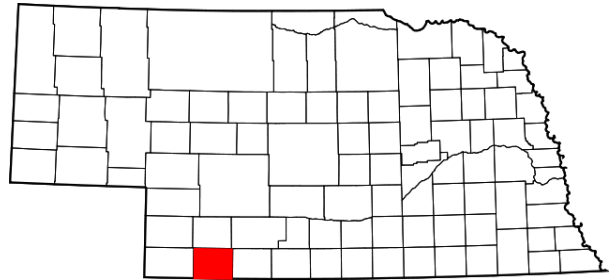
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors 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 710 square miles, Hitchcock County has 2,552 residents, per the Census Bureau Quick Facts for 2023, a 2% population decline from the 2020 U.S. Census. Reports indicate that 79% of county residents are homeowners and 93% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$106,385 (2024 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Hitchcock County are evenly disbursed throughout all of the villages; however, Culbertson and Trenton are more active. According to the U.S. Census Bureau, there are 71 employer establishments with total employment of 427, a 3% increase in employment from the prior year. Agricultural land accounts for the majority of the valuation base in the county. A mix of grass and dry land makes up a majority of the land in the county. Hitchcock County is included in the Middle Republican Natural Resources District (NRD). The ethanol plant located in Trenton also contributes to the local agricultural economy.

2025 Residential Correlation for Hitchcock 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.

Sales qualification rates for Hitchcock County have changed as a result of a sales qualification procedure modification regarding vacant land sales and parcels that sell multiple times within the study period. The assessor had previously been coding out those sales but training by the Division has led to improved qualification practices. The last several years, the residential sales usability rate had been below the average range, but this year’s usability rate is improved.

The Hitchcock County Assessor identifies five valuation groups for residential properties, based on assessor location. Culbertson is located near McCook, with many services and employment options, and the housing demand is strong. The county seat, Trenton, is also situated on Highway 34 but is farther away from McCook. The housing market is active but not as strong as Culbertson. Stratton and Palisade comprise the third valuation group as they are small communities with elementary schools but the older student attend school in other communities. Rural residential housing is strong in the county as it is across the entire state and makes up the fourth group. The final valuation group is lake properties near Swanson Reservoir.

The county assessor meets the six-year inspection requirements and reviews each valuation group on a rotation. The county assessor has provided a written valuation methodology.

2025 Residential Assessment Details for Hitchcock 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	Culbertson	2025*	2023	2023	2024*	
2	Trenton	2025	2023	2023	2024*	
3	Stratton & Palisade	2025*	2023	2023	2022	5% economic decrease for Stratton depreciation
4	Rural Residential	2024	2023	2023	2021	
5	Lake recreational cabins	2024	2023	2025*	2023	Swanson Lake Cabins leasehold value increased
<p><u>Additional comments:</u> Pick-up work was completed.</p> <p>* = assessment action for current year</p>						

2025 Residential Correlation for Hitchcock County

Description of Analysis

All three measures of central tendency are within the acceptable range. The COD meets IAAO standards, while the PRD is slightly high. When arrayed by sales price, there is not a pattern of regressivity.

When the valuation groups are analyzed individually, the median and at least one other measure of central tendency is in range for all groups, as well as the COD.

The statistical sample and the 2025 County Abstract of Assessment, Form 45 Compared with the 2024 Certificate of Taxes Levied Report (CTL) indicate that the population increased approximately 5% more than the sales; however, this year two valuation groups were physically inspected, accounting for valuation increases and decreases based on physical changes. Review of the sales file suggests large increases on three large sales account for most of the disparity.

Equalization and Quality of Assessment

A review of the statistics and assessment practices demonstrate the assessment practices in Hitchcock County are uniform across the residential class. The quality of assessment of all residential property complies with generally accepted mass appraisal techniques.

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
RANGE						
1	14	97.97	96.19	91.42	20.34	105.22
2	15	97.58	95.99	96.84	09.90	99.12
3	35	96.40	99.54	95.15	16.97	104.61
4	8	100.19	93.65	91.36	11.56	102.51
5	7	97.63	103.71	97.50	15.35	106.37
____ ALL ____	79	97.63	98.04	93.92	15.56	104.39

Level of Value

Based on analysis of all available information, the level of value for the residential property in Hitchcock County is 98%.

2025 Commercial Correlation for Hitchcock 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 commercial sales qualification process was reviewed and there was no indication of bias. The percentage of sales used is higher than the state average.

Commercial property is identified in a single valuation group.

The county assessor is current with the six-year inspection and review cycle. All commercial properties are due to be physically reviewed by the county assessor and deputy in 2025. Depreciation and costing are more than six-years old and need to be updated.

2025 Commercial Assessment Details for Hitchcock 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	Entire county	2017	2018	2020	2020	
Additional comments: Pick-up work was completed. Commercial will be physically reviewed this year for 2026 Assessment Year reappraisal. * = assessment action for current year						

Description of Analysis

In the three-year study period, there were very few qualified commercial sales in Hitchcock County. All three measures of central tendency are high. The COD is within range and the PRD is slightly high. When stratified by study year, the small sample of sales have a low median in the first year (one sale), within range for the middle year (three sales) and appear to be over-valued in the most recent study year (two sales). However, with only two sales in the most recent study year, it is difficult to make a conclusion that an entire class of property is overvalued. A detailed summary of the commercial class is provided in the appendix of this report. The ratios of the small sample range from 58-158% and the sales around the median base ratio are 97% and 109%. Only one sale ratio of the sample is in range. The average assessed value for the sample is within \$1,000 of the average adjusted sales price. When stratified by sales price, the median ratio for two of the three incremental ranges is either within range or low. However, the overall ratio statistics are high. Based on the variability in the sample, the statistics will not be used to determine a level of

2025 Commercial Correlation for Hitchcock County

value. Commercial property is due for physical review and reappraisal next year and the assessor will evaluate property conditions, depreciation tables, costing and lot values at that time.

The statistical sample and the 2025 County Abstract of Assessment, Form 45 Compared with the 2024 Certificate of Taxes Levied Report (CTL) indicate that the population and sales changed minimally, which reflects the assessment actions of pick-up work only.

Equalization and Quality of Assessment

The small statistical sample is not reliable for measurement purposes. The quality of assessment in Hitchcock County complies with generally accepted mass appraisal techniques.

Level of Value

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

2025 Agricultural Correlation for Hitchcock 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 usability rates show that the Hitchcock County Assessor qualifies a typical percentage of agricultural sales when compared to the state average. Non-qualified sales have sufficient documentation to explain the reason for disqualification.

Two market areas are used in Hitchcock County as parcels that are adjacent to the Republican River are identified separately from the rest of the agricultural land in the county. The parcels next to the river have been identified as having recreational influence. That region is subject to special valuation. Determinations of whether the primary use of land along the river is for agricultural purposes or recreational use is made through physical review by the county assessor's office to determine if the grass has been or is being grazed and photos are taken. The assessor's office requests land lease agreements if additional information is needed. The special valuations are determined from the uninfluenced market areas, which is the agricultural land away from the Republican River.

Agricultural homes and outbuildings are reviewed at the same time as rural residential properties in the county using the same depreciation tables and costing. The county assessor and staff physically review agricultural homes and outbuildings. Agricultural land is reviewed using aerial imagery. The county meets the six-year inspection requirements.

There have not been any sales of parcels enrolled in the Wetland Reserve Program (WRP) in Hitchcock County, so sales in neighboring counties are used to determine the value for land in WRP.

The county assessor values land enrolled in CRP and CREP using sales data when available, values are updated based on the movement of other agricultural land subclasses when sales are insufficient. This year, a regional market analysis was conducted for CREP and CRP.

The county assessor also created a surface water irrigation subclass this year, valued like CREP land. This classification only applies to irrigated parcels that only have surface water rights.

The county assessor has conducted analysis for intensive use parcels. Currently, there no registered feed lots in the county. Small private intensive use areas that have been identified are valued at 75% of \$2,000 which is the same as the farm site acre value, \$1,500 per acre.

2025 Agricultural Correlation for Hitchcock County

2025 Agricultural Assessment Details for Hitchcock 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	2024	2023	2023	2021	
AB DW	Agricultural dwellings	2024	2023	2023	2021	
<u>Additional comments:</u>						
* = assessment action for current year						

Market Area	Description of Unique Characteristics	Land Use Reviewed Year	Description of Assessment Actions for Current Year
1	All land, except parcels along the river	2021	
2	Parcels adjacent to the Republican River	2021	
<u>Additional comments:</u>			
Irrigated land 22% increase Dryland 20% increase CREP 28% increase CRP 32% increase Grassland 8% increase			

Description of Analysis

All three measures of central tendency are within the acceptable range for the agricultural class. The COD is also within the acceptable range.

When stratified by 80% Majority Land Use (MLU), there are sufficient sales for analysis for dryland and grassland. For each of those two classes, all three measures of central tendency are all within the acceptable range.

There are only three qualified irrigated land sales for 80% MLU and while the median is low, the mean is within range. The Average Acre Value Comparison chart demonstrates that the assessed values for irrigated land in Hitchcock County are comparable with regional values, in between the higher values of Chase and Frontier and the lower values of Dundy, Hayes and Red Willow counties.

The statistical sample and the 2025 County Abstract of Comparison, Form 45 Compared with the 2024 Certificate of Taxes Levied Report (CTL) both reflect the valuation changes reported for the county.

2025 Agricultural Correlation for Hitchcock County

Equalization and Quality of Assessment

Review of agricultural improvements and site acres indicate that these parcels are inspected and valued using the same processes that are used for rural residential properties across the county. Agricultural homes and rural residential homes are valued with the same depreciation and costing. Agricultural improvements in Hitchcock County are equalized and assessed at the statutory level. Agricultural land values are equalized; when compared to adjoining counties, the values set in Hitchcock County are comparable. The quality of assessment of the agricultural class complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u> Irrigated </u>						
County	3	65.52	69.63	67.19	16.65	103.63
1	3	65.52	69.63	67.19	16.65	103.63
<u> Dry </u>						
County	14	68.81	75.31	69.46	27.51	108.42
1	14	68.81	75.31	69.46	27.51	108.42
<u> Grass </u>						
County	16	70.95	72.11	72.82	16.07	99.02
1	16	70.95	72.11	72.82	16.07	99.02
<u> ALL </u>						
	55	75.19	75.47	71.08	19.66	106.18

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Hitchcock County is 75%.

Special Valuation

A review of agricultural land values in Hitchcock County in areas that have non-agricultural influences indicates that the assessed values used are similar to the assessed values in the areas of the county that do not have non-agricultural influences. Therefore, it is the opinion of the Property Tax Administrator that the level of value for Special Valuation of agricultural land is 75%.

2025 Opinions of the Property Tax Administrator for Hitchcock County

My opinions and recommendations are stated as a conclusion based on all of the factors known to me regarding the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. § 77-5027 (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	98	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	75	Meets generally accepted mass appraisal techniques.	No recommendation.
Special Valuation of Agricultural Land	75	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 Hitchcock County

Residential Real Property - Current

Number of Sales	79	Median	97.63
Total Sales Price	\$8,580,530	Mean	98.04
Total Adj. Sales Price	\$8,580,530	Wgt. Mean	93.92
Total Assessed Value	\$8,058,670	Average Assessed Value of the Base	\$80,928
Avg. Adj. Sales Price	\$108,614	Avg. Assessed Value	\$102,008

Confidence Interval - Current

95% Median C.I	91.40 to 101.82
95% Wgt. Mean C.I	89.74 to 98.09
95% Mean C.I	93.70 to 102.38
% of Value of the Class of all Real Property Value in the County	15.41
% of Records Sold in the Study Period	4.90
% of Value Sold in the Study Period	6.18

Residential Real Property - History

Year	Number of Sales	LOV	Median
2024	89	96	96.02
2023	84	97	96.86
2022	81	94	94.13
2021	75	92	91.99

2025 Commission Summary for Hitchcock County

Commercial Real Property - Current

Number of Sales	6	Median	103.30
Total Sales Price	\$188,000	Mean	107.29
Total Adj. Sales Price	\$188,000	Wgt. Mean	103.37
Total Assessed Value	\$194,330	Average Assessed Value of the Base	\$244,912
Avg. Adj. Sales Price	\$31,333	Avg. Assessed Value	\$32,388

Confidence Interval - Current

95% Median C.I	57.90 to 157.83
95% Wgt. Mean C.I	77.80 to 128.93
95% Mean C.I	71.01 to 143.57
% of Value of the Class of all Real Property Value in the County	6.57
% of Records Sold in the Study Period	2.64
% of Value Sold in the Study Period	0.35

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2024	8	100	100.05
2023	7	100	102.66
2022	7	100	102.96
2021	6	100	99.42

**44 Hitchcock
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 : 79
 Total Sales Price : 8,580,530
 Total Adj. Sales Price : 8,580,530
 Total Assessed Value : 8,058,670
 Avg. Adj. Sales Price : 108,614
 Avg. Assessed Value : 102,008

MEDIAN : 98
 WGT. MEAN : 94
 MEAN : 98
 COD : 15.56
 PRD : 104.39

COV : 20.05
 STD : 19.66
 Avg. Abs. Dev : 15.19
 MAX Sales Ratio : 152.80
 MIN Sales Ratio : 56.36

95% Median C.I. : 91.40 to 101.82
 95% Wgt. Mean C.I. : 89.74 to 98.09
 95% Mean C.I. : 93.70 to 102.38

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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-22 To 31-DEC-22	10	98.66	98.90	93.17	14.67	106.15	68.76	139.39	84.44 to 113.61	130,050	121,170
01-JAN-23 To 31-MAR-23	12	108.52	110.13	107.46	12.76	102.48	80.20	147.91	94.89 to 124.01	70,708	75,984
01-APR-23 To 30-JUN-23	17	97.55	97.54	93.73	14.63	104.06	65.16	129.82	83.44 to 112.63	128,018	119,989
01-JUL-23 To 30-SEP-23	7	99.84	96.36	100.21	14.05	96.16	70.29	129.73	70.29 to 129.73	133,356	133,631
01-OCT-23 To 31-DEC-23	7	112.89	109.63	92.13	19.80	118.99	74.00	152.80	74.00 to 152.80	91,357	84,170
01-JAN-24 To 31-MAR-24	4	89.21	83.24	93.60	11.58	88.93	56.93	97.63	N/A	149,499	139,924
01-APR-24 To 30-JUN-24	13	99.86	96.56	94.44	10.25	102.24	77.29	126.23	82.80 to 104.39	94,269	89,025
01-JUL-24 To 30-SEP-24	9	80.73	82.92	76.13	14.69	108.92	56.36	101.39	66.62 to 100.00	95,416	72,637
<u>Study Yrs</u>											
01-OCT-22 To 30-SEP-23	46	100.93	100.94	96.96	14.52	104.10	65.16	147.91	91.52 to 107.43	114,322	110,842
01-OCT-23 To 30-SEP-24	33	92.95	94.00	89.11	16.36	105.49	56.36	152.80	82.80 to 100.07	100,659	89,695
<u>Calendar Yrs</u>											
01-JAN-23 To 31-DEC-23	43	102.59	102.83	97.36	15.77	105.62	65.16	152.80	94.89 to 109.60	106,925	104,098
<u>ALL</u>	79	97.63	98.04	93.92	15.56	104.39	56.36	152.80	91.40 to 101.82	108,614	102,008

VALUATION GROUP										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	14	97.97	96.19	91.42	20.34	105.22	56.36	129.82	74.00 to 122.81	114,178	104,384
2	15	97.58	95.99	96.84	09.90	99.12	76.18	112.89	84.44 to 105.82	64,667	62,622
3	35	96.40	99.54	95.15	16.97	104.61	56.93	147.91	88.04 to 102.85	89,520	85,178
4	8	100.19	93.65	91.36	11.56	102.51	65.16	108.99	65.16 to 108.99	265,188	242,288
5	7	97.63	103.71	97.50	15.35	106.37	77.29	152.80	77.29 to 152.80	108,191	105,490
<u>ALL</u>	79	97.63	98.04	93.92	15.56	104.39	56.36	152.80	91.40 to 101.82	108,614	102,008

PROPERTY TYPE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	73	97.63	97.49	93.77	15.36	103.97	56.36	147.91	89.52 to 102.09	112,646	105,627
06	6	98.78	104.72	97.37	17.71	107.55	77.29	152.80	77.29 to 152.80	59,557	57,988
07											
<u>ALL</u>	79	97.63	98.04	93.92	15.56	104.39	56.36	152.80	91.40 to 101.82	108,614	102,008

**44 Hitchcock
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 : 79
 Total Sales Price : 8,580,530
 Total Adj. Sales Price : 8,580,530
 Total Assessed Value : 8,058,670
 Avg. Adj. Sales Price : 108,614
 Avg. Assessed Value : 102,008

MEDIAN : 98
 WGT. MEAN : 94
 MEAN : 98
 COD : 15.56
 PRD : 104.39

COV : 20.05
 STD : 19.66
 Avg. Abs. Dev : 15.19
 MAX Sales Ratio : 152.80
 MIN Sales Ratio : 56.36

95% Median C.I. : 91.40 to 101.82
 95% Wgt. Mean C.I. : 89.74 to 98.09
 95% Mean C.I. : 93.70 to 102.38

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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	101.39	101.39	101.39	00.00	100.00	101.39	101.39	N/A	11,500	11,660
Less Than 30,000	8	107.01	105.50	103.97	20.06	101.47	56.93	139.39	56.93 to 139.39	20,250	21,053
Ranges Excl. Low \$											
Greater Than 4,999	79	97.63	98.04	93.92	15.56	104.39	56.36	152.80	91.40 to 101.82	108,614	102,008
Greater Than 14,999	78	97.61	98.00	93.91	15.71	104.36	56.36	152.80	89.52 to 102.09	109,859	103,167
Greater Than 29,999	71	97.55	97.20	93.72	14.73	103.71	56.36	152.80	88.95 to 101.82	118,571	111,130
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999	1	101.39	101.39	101.39	00.00	100.00	101.39	101.39	N/A	11,500	11,660
15,000 TO 29,999	7	112.63	106.08	104.16	20.36	101.84	56.93	139.39	56.93 to 139.39	21,500	22,395
30,000 TO 59,999	17	103.15	108.00	106.54	15.52	101.37	74.00	152.80	88.95 to 128.23	41,726	44,456
60,000 TO 99,999	19	91.52	94.75	94.34	13.63	100.43	70.29	126.23	83.22 to 102.59	77,895	73,484
100,000 TO 149,999	18	95.28	95.94	95.33	14.13	100.64	56.36	129.73	86.04 to 105.82	124,122	118,331
150,000 TO 249,999	11	101.05	91.99	91.53	13.53	100.50	66.62	108.99	68.76 to 107.62	174,863	160,046
250,000 TO 499,999	6	91.15	87.74	89.20	12.72	98.36	65.16	100.54	65.16 to 100.54	345,249	307,969
500,000 TO 999,999											
1,000,000 +											
ALL	79	97.63	98.04	93.92	15.56	104.39	56.36	152.80	91.40 to 101.82	108,614	102,008

**44 Hitchcock
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 : 6
 Total Sales Price : 188,000
 Total Adj. Sales Price : 188,000
 Total Assessed Value : 194,330
 Avg. Adj. Sales Price : 31,333
 Avg. Assessed Value : 32,388

MEDIAN : 103
 WGT. MEAN : 103
 MEAN : 107
 COD : 24.77
 PRD : 103.79

COV : 32.22
 STD : 34.57
 Avg. Abs. Dev : 25.59
 MAX Sales Ratio : 157.83
 MIN Sales Ratio : 57.90

95% Median C.I. : 57.90 to 157.83
 95% Wgt. Mean C.I. : 77.80 to 128.93
 95% Mean C.I. : 71.01 to 143.57

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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	1	57.90	57.90	57.90	00.00	100.00	57.90	57.90	N/A	20,000	11,580	
01-JAN-22 To 31-MAR-22												
01-APR-22 To 30-JUN-22												
01-JUL-22 To 30-SEP-22												
01-OCT-22 To 31-DEC-22	1	97.13	97.13	97.13	00.00	100.00	97.13	97.13	N/A	27,000	26,225	
01-JAN-23 To 31-MAR-23	1	90.07	90.07	90.07	00.00	100.00	90.07	90.07	N/A	60,000	54,040	
01-APR-23 To 30-JUN-23												
01-JUL-23 To 30-SEP-23	1	131.35	131.35	131.35	00.00	100.00	131.35	131.35	N/A	30,000	39,405	
01-OCT-23 To 31-DEC-23												
01-JAN-24 To 31-MAR-24	1	157.83	157.83	157.83	00.00	100.00	157.83	157.83	N/A	15,000	23,675	
01-APR-24 To 30-JUN-24												
01-JUL-24 To 30-SEP-24	1	109.46	109.46	109.46	00.00	100.00	109.46	109.46	N/A	36,000	39,405	
<u>Study Yrs</u>												
01-OCT-21 To 30-SEP-22	1	57.90	57.90	57.90	00.00	100.00	57.90	57.90	N/A	20,000	11,580	
01-OCT-22 To 30-SEP-23	3	97.13	106.18	102.28	14.17	103.81	90.07	131.35	N/A	39,000	39,890	
01-OCT-23 To 30-SEP-24	2	133.65	133.65	123.69	18.10	108.05	109.46	157.83	N/A	25,500	31,540	
<u>Calendar Yrs</u>												
01-JAN-22 To 31-DEC-22	1	97.13	97.13	97.13	00.00	100.00	97.13	97.13	N/A	27,000	26,225	
01-JAN-23 To 31-DEC-23	2	110.71	110.71	103.83	18.64	106.63	90.07	131.35	N/A	45,000	46,723	
<u>ALL</u>	6	103.30	107.29	103.37	24.77	103.79	57.90	157.83	57.90 to 157.83	31,333	32,388	

VALUATION GROUP											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	6	103.30	107.29	103.37	24.77	103.79	57.90	157.83	57.90 to 157.83	31,333	32,388	
<u>ALL</u>	6	103.30	107.29	103.37	24.77	103.79	57.90	157.83	57.90 to 157.83	31,333	32,388	

PROPERTY TYPE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
02												
03	6	103.30	107.29	103.37	24.77	103.79	57.90	157.83	57.90 to 157.83	31,333	32,388	
04												
<u>ALL</u>	6	103.30	107.29	103.37	24.77	103.79	57.90	157.83	57.90 to 157.83	31,333	32,388	

**44 Hitchcock
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 : 6
 Total Sales Price : 188,000
 Total Adj. Sales Price : 188,000
 Total Assessed Value : 194,330
 Avg. Adj. Sales Price : 31,333
 Avg. Assessed Value : 32,388

MEDIAN : 103
 WGT. MEAN : 103
 MEAN : 107
 COD : 24.77
 PRD : 103.79

COV : 32.22
 STD : 34.57
 Avg. Abs. Dev : 25.59
 MAX Sales Ratio : 157.83
 MIN Sales Ratio : 57.90

95% Median C.I. : 57.90 to 157.83
 95% Wgt. Mean C.I. : 77.80 to 128.93
 95% Mean C.I. : 71.01 to 143.57

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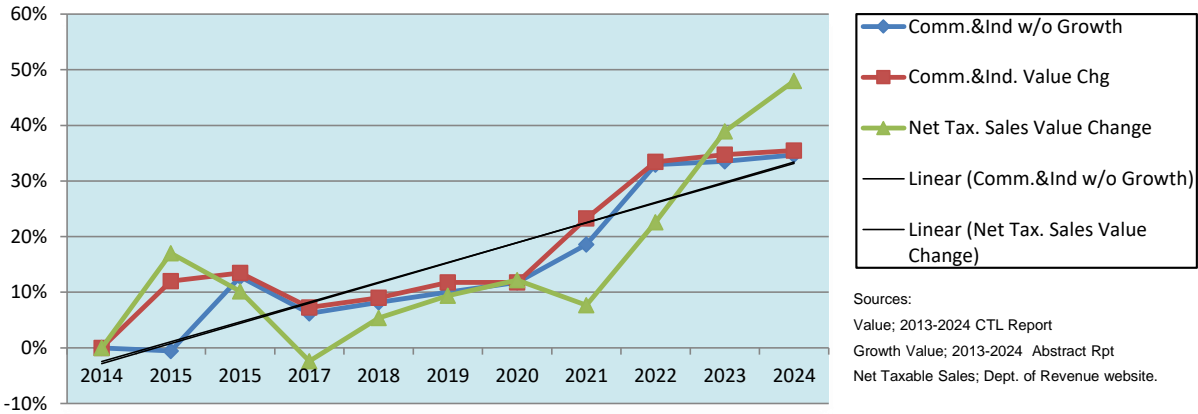
SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	3	97.13	104.29	99.16	34.29	105.17	57.90	157.83	N/A	20,667	20,493
Ranges Excl. Low \$											
Greater Than 4,999	6	103.30	107.29	103.37	24.77	103.79	57.90	157.83	57.90 to 157.83	31,333	32,388
Greater Than 14,999	6	103.30	107.29	103.37	24.77	103.79	57.90	157.83	57.90 to 157.83	31,333	32,388
Greater Than 29,999	3	109.46	110.29	105.44	12.57	104.60	90.07	131.35	N/A	42,000	44,283
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	3	97.13	104.29	99.16	34.29	105.17	57.90	157.83	N/A	20,667	20,493
30,000 TO 59,999	2	120.41	120.41	119.41	09.09	100.84	109.46	131.35	N/A	33,000	39,405
60,000 TO 99,999	1	90.07	90.07	90.07	00.00	100.00	90.07	90.07	N/A	60,000	54,040
100,000 TO 149,999											
150,000 TO 249,999											
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 TO 1,999,999											
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											
ALL	6	103.30	107.29	103.37	24.77	103.79	57.90	157.83	57.90 to 157.83	31,333	32,388

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
339	1	157.83	157.83	157.83	00.00	100.00	157.83	157.83	N/A	15,000	23,675
340	1	90.07	90.07	90.07	00.00	100.00	90.07	90.07	N/A	60,000	54,040
350	2	120.41	120.41	119.41	09.09	100.84	109.46	131.35	N/A	33,000	39,405
406	2	77.52	77.52	80.44	25.31	96.37	57.90	97.13	N/A	23,500	18,903
ALL	6	103.30	107.29	103.37	24.77	103.79	57.90	157.83	57.90 to 157.83	31,333	32,388

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	\$ 40,221,043	\$ 5,911,472	14.70%	\$ 34,309,571		\$ 15,754,997	
2014	\$ 45,045,838	\$ 5,045,780	11.20%	\$ 40,000,058	-0.55%	\$ 18,432,285	16.99%
2015	\$ 45,631,943	\$ 265,875	0.58%	\$ 45,366,068	0.71%	\$ 17,354,217	-5.85%
2016	\$ 43,138,323	\$ 430,677	1.00%	\$ 42,707,646	-6.41%	\$ 15,379,068	-11.38%
2017	\$ 43,841,743	\$ 331,310	0.76%	\$ 43,510,433	0.86%	\$ 16,600,146	7.94%
2018	\$ 44,957,814	\$ 711,966	1.58%	\$ 44,245,848	0.92%	\$ 17,235,281	3.83%
2019	\$ 44,947,904	\$ 2,545	0.01%	\$ 44,945,359	-0.03%	\$ 17,675,679	2.56%
2020	\$ 49,583,156	\$ 1,884,860	3.80%	\$ 47,698,296	6.12%	\$ 16,965,349	-4.02%
2021	\$ 53,672,524	\$ 199,600	0.37%	\$ 53,472,924	7.84%	\$ 19,309,771	13.82%
2022	\$ 54,185,339	\$ 473,560	0.87%	\$ 53,711,779	0.07%	\$ 21,886,273	13.34%
2023	\$ 54,491,794	\$ 316,525	0.58%	\$ 54,175,269	-0.02%	\$ 23,313,946	6.52%
2024	\$ 55,552,874	\$ 986,220	1.78%	\$ 54,566,654	0.14%	\$ 18,364,030	-21.23%
Ann %chg	2.12%			Average	0.88%	-0.04%	2.05%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2013	-	-	-
2014	-0.55%	12.00%	16.99%
2015	12.79%	13.45%	10.15%
2016	6.18%	7.25%	-2.39%
2017	8.18%	9.00%	5.36%
2018	10.01%	11.78%	9.40%
2019	11.75%	11.75%	12.19%
2020	18.59%	23.28%	7.68%
2021	32.95%	33.44%	22.56%
2022	33.54%	34.72%	38.92%
2023	34.69%	35.48%	47.98%
2024	35.67%	38.12%	16.56%

County Number	44
County Name	Hitchcock

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	6	Median :	103	COV :	32.22	95% Median C.I. :	57.90 to 157.83
Total Sales Price :	188,000	Wgt. Mean :	103	STD :	34.57	95% Wgt. Mean C.I. :	77.80 to 128.93
Total Adj. Sales Price :	188,000	Mean :	107	Avg. Abs. Dev :	25.59	95% Mean C.I. :	71.01 to 143.57
Total Assessed Value :	194,330						
Avg. Adj. Sales Price :	31,333	COD :	24.77	MAX Sales Ratio :	157.83		
Avg. Assessed Value :	32,388	PRD :	103.79	MIN Sales Ratio :	57.90		

What IF

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	1	57.90	57.90	57.90	100.00	57.90	57.90		N/A	20,000	11,580
01/01/2022 To 03/31/2022											
04/01/2022 To 06/30/2022											
07/01/2022 To 09/30/2022											
10/01/2022 To 12/31/2022	1	97.13	97.13	97.13	100.00	97.13	97.13		N/A	27,000	26,225
01/01/2023 To 03/31/2023	1	90.07	90.07	90.07	100.00	90.07	90.07		N/A	60,000	54,040
04/01/2023 To 06/30/2023											
07/01/2023 To 09/30/2023	1	131.35	131.35	131.35	100.00	131.35	131.35		N/A	30,000	39,405
10/01/2023 To 12/31/2023											
01/01/2024 To 03/31/2024	1	157.83	157.83	157.83	100.00	157.83	157.83		N/A	15,000	23,675
04/01/2024 To 06/30/2024											
07/01/2024 To 09/30/2024	1	109.46	109.46	109.46	100.00	109.46	109.46		N/A	36,000	39,405
<u>Study Yrs</u>											
10/01/2021 To 09/30/2022	1	57.90	57.90	57.90	100.00	57.90	57.90		N/A	20,000	11,580
10/01/2022 To 09/30/2023	3	97.13	106.18	102.28	14.17	103.81	90.07	131.35	N/A	39,000	39,890
10/01/2023 To 09/30/2024	2	133.65	133.65	123.69	18.10	108.05	109.46	157.83	N/A	25,500	31,540
<u>Calendar Yrs</u>											
01/01/2022 To 12/31/2022	1	97.13	97.13	97.13	100.00	97.13	97.13		N/A	27,000	26,225
01/01/2023 To 12/31/2023	2	110.71	110.71	103.83	18.64	106.63	90.07	131.35	N/A	45,000	46,723

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	6	Median :	103	COV :	32.22	95% Median C.I. :	57.90 to 157.83
Total Sales Price :	188,000	Wgt. Mean :	103	STD :	34.57	95% Wgt. Mean C.I. :	77.80 to 128.93
Total Adj. Sales Price :	188,000	Mean :	107	Avg. Abs. Dev :	25.59	95% Mean C.I. :	71.01 to 143.57
Total Assessed Value :	194,330						
Avg. Adj. Sales Price :	31,333	COD :	24.77	MAX Sales Ratio :	157.83		
Avg. Assessed Value :	32,388	PRD :	103.79	MIN Sales Ratio :	57.90		

What IF

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1	6	103.30	107.29	103.37	24.77	103.79	57.90	157.83	57.90 to 157.83	31,333	32,388

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
02											
03	6	103.30	107.29	103.37	24.77	103.79	57.90	157.83	57.90 to 157.83	31,333	32,388
04											

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	6	Median :	103	COV :	32.22	95% Median C.I. :	57.90 to 157.83
Total Sales Price :	188,000	Wgt. Mean :	103	STD :	34.57	95% Wgt. Mean C.I. :	77.80 to 128.93
Total Adj. Sales Price :	188,000	Mean :	107	Avg. Abs. Dev :	25.59	95% Mean C.I. :	71.01 to 143.57
Total Assessed Value :	194,330						
Avg. Adj. Sales Price :	31,333	COD :	24.77	MAX Sales Ratio :	157.83		
Avg. Assessed Value :	32,388	PRD :	103.79	MIN Sales Ratio :	57.90		

What IF

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	3	97.13	104.29	99.16	34.29	105.17	57.90	157.83	N/A	20,667	20,493
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	6	103.30	107.29	103.37	24.77	103.79	57.90	157.83	57.90 to 157.83	31,333	32,388
Greater Than 15,000	6	103.30	107.29	103.37	24.77	103.79	57.90	157.83	57.90 to 157.83	31,333	32,388
Greater Than 30,000	3	109.46	110.29	105.44	12.57	104.60	90.07	131.35	N/A	42,000	44,283
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	3	97.13	104.29	99.16	34.29	105.17	57.90	157.83	N/A	20,667	20,493
30,000 TO 59,999	2	120.41	120.41	119.41	09.09	100.84	109.46	131.35	N/A	33,000	39,405
60,000 TO 99,999	1	90.07	90.07	90.07		100.00	90.07	90.07	N/A	60,000	54,040
100,000 TO 149,999											
150,000 TO 249,999											
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 TO 1,999,999											
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	6	Median :	103	COV :	32.22	95% Median C.I. :	57.90 to 157.83
Total Sales Price :	188,000	Wgt. Mean :	103	STD :	34.57	95% Wgt. Mean C.I. :	77.80 to 128.93
Total Adj. Sales Price :	188,000	Mean :	107	Avg. Abs. Dev :	25.59	95% Mean C.I. :	71.01 to 143.57
Total Assessed Value :	194,330						
Avg. Adj. Sales Price :	31,333	COD :	24.77	MAX Sales Ratio :	157.83		
Avg. Assessed Value :	32,388	PRD :	103.79	MIN Sales Ratio :	57.90		

What IF

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
339	1	157.83	157.83	157.83		100.00	157.83	157.83	N/A	15,000	23,675
340	1	90.07	90.07	90.07		100.00	90.07	90.07	N/A	60,000	54,040
350	2	120.41	120.41	119.41	09.09	100.84	109.46	131.35	N/A	33,000	39,405
406	2	77.52	77.52	80.44	25.31	96.37	57.90	97.13	N/A	23,500	18,903

COMMERCIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
ALL		Total	Increase	0%

What IF

44 Hitchcock
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 : 55
 Total Sales Price : 31,757,915
 Total Adj. Sales Price : 31,757,915
 Total Assessed Value : 22,572,255
 Avg. Adj. Sales Price : 577,417
 Avg. Assessed Value : 410,405

MEDIAN : 75
 WGT. MEAN : 71
 MEAN : 75
 COD : 19.66
 PRD : 106.18

COV : 24.18
 STD : 18.25
 Avg. Abs. Dev : 14.78
 MAX Sales Ratio : 131.68
 MIN Sales Ratio : 42.21

95% Median C.I. : 67.04 to 81.57
 95% Wgt. Mean C.I. : 66.24 to 75.91
 95% Mean C.I. : 70.65 to 80.29

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-21 To 31-DEC-21	5	91.55	92.28	81.73	17.95	112.91	64.33	131.68	N/A	568,600	464,707
01-JAN-22 To 31-MAR-22	5	79.53	77.71	75.40	11.95	103.06	61.79	94.52	N/A	909,820	685,990
01-APR-22 To 30-JUN-22	4	84.83	86.13	85.91	05.96	100.26	78.72	96.14	N/A	503,800	432,830
01-JUL-22 To 30-SEP-22	7	76.83	82.20	82.18	14.19	100.02	65.36	103.56	65.36 to 103.56	378,146	310,776
01-OCT-22 To 31-DEC-22	5	81.24	83.06	80.38	12.83	103.33	67.04	107.05	N/A	446,004	358,517
01-JAN-23 To 31-MAR-23	5	99.73	83.47	65.48	18.39	127.47	52.43	104.14	N/A	827,062	541,544
01-APR-23 To 30-JUN-23	3	57.34	57.12	54.84	05.74	104.16	52.07	61.95	N/A	676,253	370,875
01-JUL-23 To 30-SEP-23	3	70.86	68.91	70.22	18.25	98.13	48.54	87.32	N/A	415,500	291,748
01-OCT-23 To 31-DEC-23	8	59.50	61.47	57.60	19.76	106.72	42.21	92.22	42.21 to 92.22	331,875	191,154
01-JAN-24 To 31-MAR-24	4	74.95	74.25	74.25	07.97	100.00	65.52	81.57	N/A	391,225	290,485
01-APR-24 To 30-JUN-24	3	76.34	72.00	67.72	13.78	106.32	54.05	85.62	N/A	1,436,700	972,962
01-JUL-24 To 30-SEP-24	3	54.58	55.17	53.08	06.89	103.94	49.82	61.10	N/A	511,000	271,260
<u>Study Yrs</u>											
01-OCT-21 To 30-SEP-22	21	83.42	84.28	80.14	13.98	105.17	61.79	131.68	75.19 to 94.31	574,015	460,011
01-OCT-22 To 30-SEP-23	16	72.40	75.67	67.30	23.25	112.44	48.54	107.05	57.34 to 99.73	602,537	405,511
01-OCT-23 To 30-SEP-24	18	64.60	65.02	63.84	17.72	101.85	42.21	92.22	54.58 to 76.34	559,056	356,880
<u>Calendar Yrs</u>											
01-JAN-22 To 31-DEC-22	21	81.24	82.09	79.79	12.11	102.88	61.79	107.05	73.94 to 88.04	544,826	434,728
01-JAN-23 To 31-DEC-23	19	61.95	67.75	61.84	24.28	109.56	42.21	104.14	52.43 to 87.32	529,767	327,622
<u>ALL</u>	55	75.19	75.47	71.08	19.66	106.18	42.21	131.68	67.04 to 81.57	577,417	410,405

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	55	75.19	75.47	71.08	19.66	106.18	42.21	131.68	67.04 to 81.57	577,417	410,405
<u>ALL</u>	55	75.19	75.47	71.08	19.66	106.18	42.21	131.68	67.04 to 81.57	577,417	410,405

44 Hitchcock
AGRICULTURAL LAND

PAD 2025 R&O Statistics (Using 2025 Values)

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 Avg. Adj. Sales Price : 577,417
 Avg. Assessed Value : 410,405

MEDIAN : 75
 WGT. MEAN : 71
 MEAN : 75
 COD : 19.66
 PRD : 106.18

COV : 24.18
 STD : 18.25
 Avg. Abs. Dev : 14.78
 MAX Sales Ratio : 131.68
 MIN Sales Ratio : 42.21

95% Median C.I. : 67.04 to 81.57
 95% Wgt. Mean C.I. : 66.24 to 75.91
 95% Mean C.I. : 70.65 to 80.29

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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
<u> Dry </u>											
County	11	67.04	71.53	67.25	26.46	106.36	42.21	100.52	48.54 to 99.73	540,119	363,254
1	11	67.04	71.53	67.25	26.46	106.36	42.21	100.52	48.54 to 99.73	540,119	363,254
<u> Grass </u>											
County	10	69.93	69.44	63.56	12.04	109.25	52.07	92.22	55.24 to 81.24	290,171	184,421
1	10	69.93	69.44	63.56	12.04	109.25	52.07	92.22	55.24 to 81.24	290,171	184,421
<u> ALL </u>	55	75.19	75.47	71.08	19.66	106.18	42.21	131.68	67.04 to 81.57	577,417	410,405

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
<u> Irrigated </u>											
County	3	65.52	69.63	67.19	16.65	103.63	55.32	88.04	N/A	721,900	485,067
1	3	65.52	69.63	67.19	16.65	103.63	55.32	88.04	N/A	721,900	485,067
<u> Dry </u>											
County	14	68.81	75.31	69.46	27.51	108.42	42.21	131.68	52.43 to 99.73	508,287	353,047
1	14	68.81	75.31	69.46	27.51	108.42	42.21	131.68	52.43 to 99.73	508,287	353,047
<u> Grass </u>											
County	16	70.95	72.11	72.82	16.07	99.02	46.09	96.14	61.10 to 83.74	346,432	252,269
1	16	70.95	72.11	72.82	16.07	99.02	46.09	96.14	61.10 to 83.74	346,432	252,269
<u> ALL </u>	55	75.19	75.47	71.08	19.66	106.18	42.21	131.68	67.04 to 81.57	577,417	410,405

Hitchcock County 2025 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Hitchcock	1	3,842	3,849	3,750	3,711	3,461	3,600	3,417	3,457	3,799
Chase	1	4,669	4,670	4,545	4,545	4,415	4,415	4,415	4,398	4,565
Dundy	1	3,400	3,253	1,690	3,316	3,297	2,644	3,229	1,969	3,252
Frontier	1	4,143	4,156	4,082	4,139	4,100	4,076	4,029	3,958	4,131
Hayes	1	3,810	3,810	3,680	3,680	3,545	3,545	3,410	3,410	3,684
Red Willow	1	3,660	3,660	3,499	3,430	3,315	2,117	2,851	2,823	3,577

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Hitchcock	1	1,570	1,570	1,470	1,470	1,370	1,370	1,220	1,220	1,528
Chase	1	n/a	1,440	1,265	1,265	1,120	n/a	1,065	1,065	1,350
Dundy	1	n/a	1,690	n/a	1,290	1,290	n/a	1,050	1,050	1,476
Frontier	1	1,750	1,750	1,700	1,700	1,650	n/a	1,600	1,600	1,727
Hayes	1	n/a	1,455	1,310	1,310	1,270	1,270	1,210	1,210	1,404
Red Willow	1	1,870	1,870	1,815	1,815	1,690	1,690	1,595	1,595	1,833

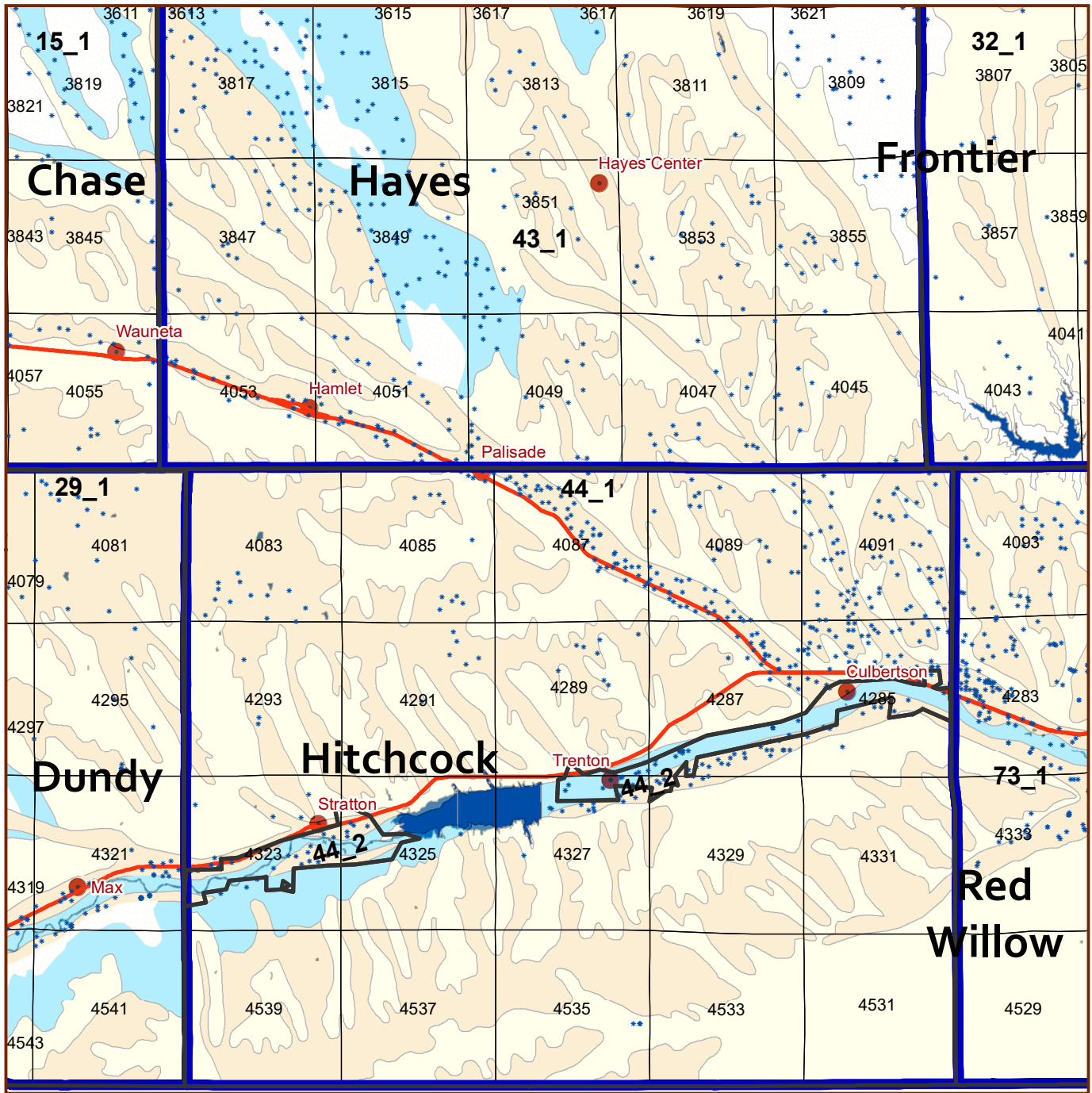
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Hitchcock	1	650	650	650	650	n/a	650	650	650	650
Chase	1	821	n/a	1,050	834	660	708	692	698	706
Dundy	1	590	n/a	n/a	590	n/a	590	590	590	590
Frontier	1	765	765	765	n/a	765	765	765	765	765
Hayes	1	600	600	n/a	600	600	600	600	600	600
Red Willow	1	1,085	1,019	846	838	835	841	844	933	873

County	Mkt Area	CRP	TIMBER	WASTE
Hitchcock	1	1,676	n/a	n/a
Chase	1	787	n/a	20
Dundy	1	800	n/a	75
Frontier	1	1,310	n/a	n/a
Hayes	1	1,187	n/a	294
Red Willow	1	1,454	835	100

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.

HITCHCOCK COUNTY



Legend

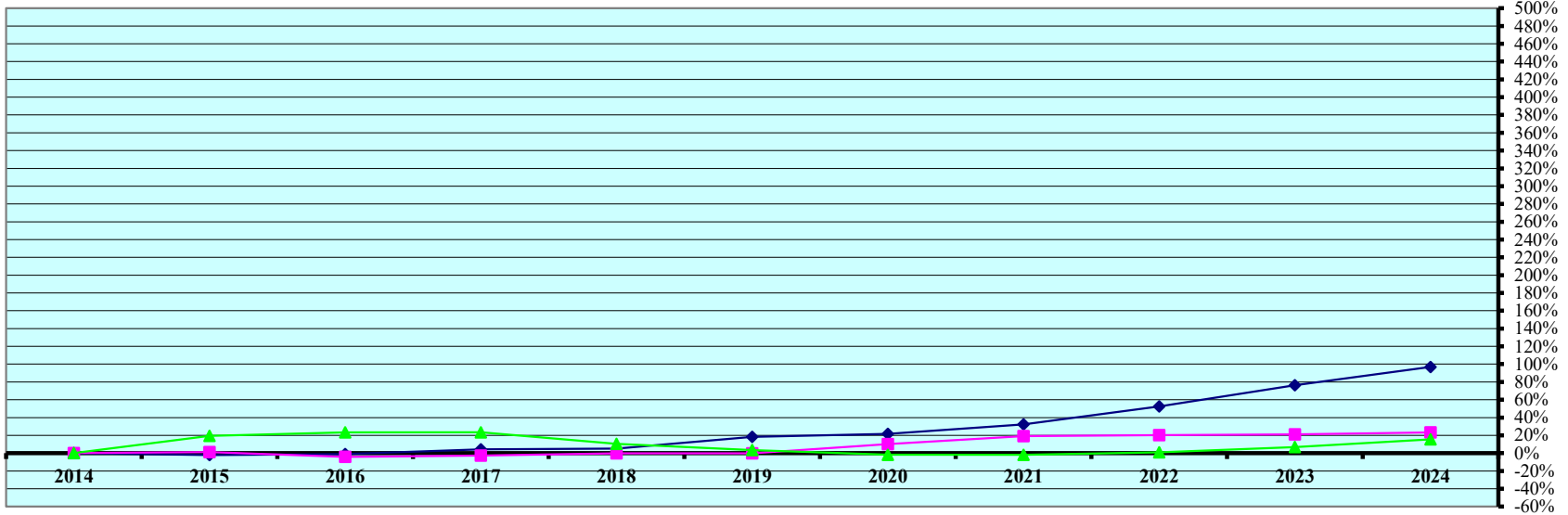
- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

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	63,446,919	-	-	-	45,045,838	-	-	-	412,985,070	-	-	-
2015	62,062,227	-1,384,692	-2.18%	-2.18%	45,631,943	586,105	1.30%	1.30%	493,351,455	80,366,385	19.46%	19.46%
2016	62,837,350	775,123	1.25%	-0.96%	43,138,323	-2,493,620	-5.46%	-4.23%	509,028,310	15,676,855	3.18%	23.26%
2017	66,174,490	3,337,140	5.31%	4.30%	43,841,743	703,420	1.63%	-2.67%	509,829,325	801,015	0.16%	23.45%
2018	66,696,485	521,995	0.79%	5.12%	44,957,814	1,116,071	2.55%	-0.20%	456,298,410	-53,530,915	-10.50%	10.49%
2019	75,055,515	8,359,030	12.53%	18.30%	44,947,904	-9,910	-0.02%	-0.22%	426,808,155	-29,490,255	-6.46%	3.35%
2020	77,181,450	2,125,935	2.83%	21.65%	49,583,156	4,635,252	10.31%	10.07%	405,635,680	-21,172,475	-4.96%	-1.78%
2021	84,003,130	6,821,680	8.84%	32.40%	53,672,524	4,089,368	8.25%	19.15%	405,695,415	59,735	0.01%	-1.77%
2022	96,656,580	12,653,450	15.06%	52.34%	54,185,339	512,815	0.96%	20.29%	417,143,315	11,447,900	2.82%	1.01%
2023	111,835,445	15,178,865	15.70%	76.27%	54,491,794	306,455	0.57%	20.97%	441,451,810	24,308,495	5.83%	6.89%
2024	124,921,850	13,086,405	11.70%	96.89%	55,519,849	1,028,055	1.89%	23.25%	476,559,835	35,108,025	7.95%	15.39%

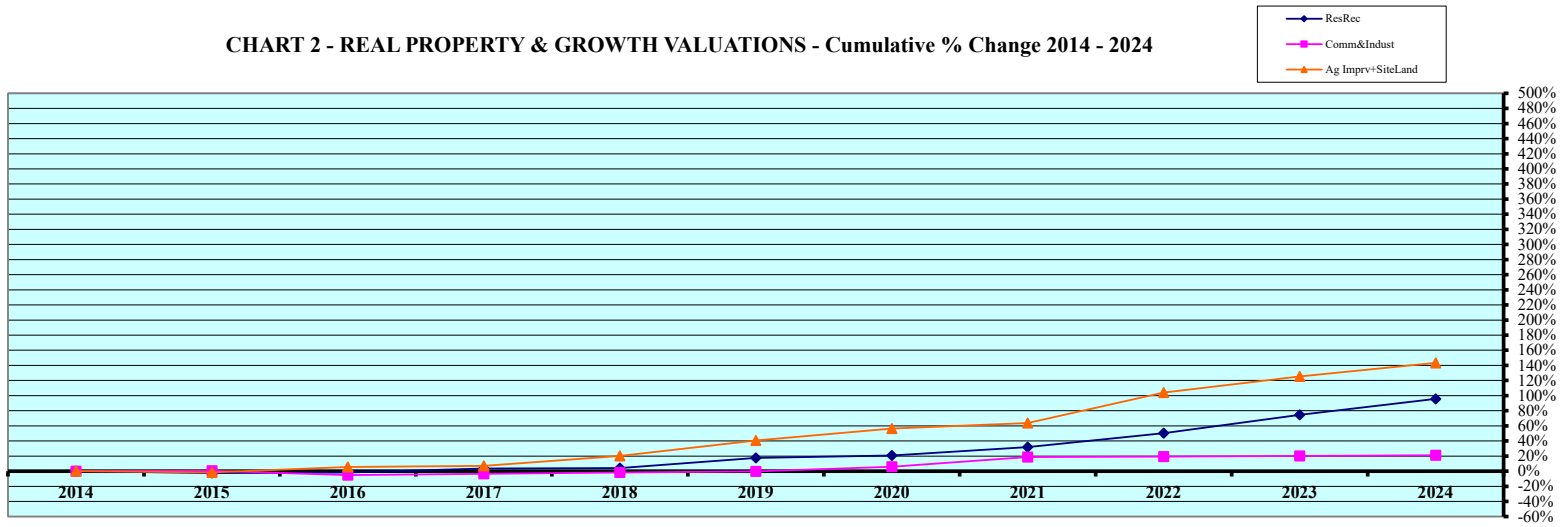
Rate Annual %chg: Residential & Recreational **7.01%** Commercial & Industrial **2.11%** Agricultural Land **1.44%**

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

CHART 1

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

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	63,446,919	1,964,371	3.10%	61,482,548	--	--	45,045,838	5,045,780	11.20%	40,000,058	--	--
2015	62,062,227	175,782	0.28%	61,886,445	-2.46%	-2.46%	45,631,943	265,875	0.58%	45,366,068	0.71%	0.71%
2016	62,837,350	569,900	0.91%	62,267,450	0.33%	-1.86%	43,138,323	430,677	1.00%	42,707,646	-6.41%	-5.19%
2017	66,174,490	555,535	0.84%	65,618,955	4.43%	3.42%	43,841,743	331,310	0.76%	43,510,433	0.86%	-3.41%
2018	66,696,485	677,650	1.02%	66,018,835	-0.24%	4.05%	44,957,814	711,966	1.58%	44,245,848	0.92%	-1.78%
2019	75,055,515	477,760	0.64%	74,577,755	11.82%	17.54%	44,947,904	2,545	0.01%	44,945,359	-0.03%	-0.22%
2020	77,181,450	495,235	0.64%	76,686,215	2.17%	20.87%	49,583,156	1,884,860	3.80%	47,698,296	6.12%	5.89%
2021	84,003,130	333,220	0.40%	83,669,910	8.41%	31.87%	53,672,524	199,600	0.37%	53,472,924	7.84%	18.71%
2022	96,656,580	1,338,530	1.38%	95,318,050	13.47%	50.23%	54,185,339	473,560	0.87%	53,711,779	0.07%	19.24%
2023	111,835,445	1,061,350	0.95%	110,774,095	14.61%	74.59%	54,491,794	316,525	0.58%	54,175,269	-0.02%	20.27%
2024	124,921,850	768,670	0.62%	124,153,180	11.01%	95.68%	55,519,849	986,220	1.78%	54,533,629	0.08%	21.06%
Rate Ann%chg	7.01%	Resid & Recreat w/o growth				6.35%	C & I w/o growth				1.02%	

Tax Year	Ag Improvements & Site Land (1)							
	Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv+Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2014	18,745,405	8,045,410	26,790,815	1,423,049	5.31%	25,367,766	--	--
2015	25,009,104	1,352,470	26,361,574	1,000	0.00%	26,360,574	-1.61%	-1.61%
2016	26,913,884	1,704,930	28,618,814	370,630	1.30%	28,248,184	7.16%	5.44%
2017	20,801,290	8,674,530	29,475,820	839,205	2.85%	28,636,615	0.06%	6.89%
2018	22,993,690	9,671,150	32,664,840	440,905	1.35%	32,223,935	9.32%	20.28%
2019	25,251,560	13,568,155	38,819,715	1,173,866	3.02%	37,645,849	15.25%	40.52%
2020	26,825,190	16,366,275	43,191,465	1,315,660	3.05%	41,875,805	7.87%	56.31%
2021	27,644,345	16,470,040	44,114,385	225,235	0.51%	43,889,150	1.62%	63.82%
2022	34,314,315	21,400,035	55,714,350	1,064,405	1.91%	54,649,945	23.88%	103.99%
2023	37,766,385	22,963,095	60,729,480	328,605	0.54%	60,400,875	8.41%	125.45%
2024	41,929,661	23,755,290	65,684,951	494,337	0.75%	65,190,614	7.35%	143.33%
Rate Ann%chg	8.38%	11.43%	9.38%	Ag Imprv+Site w/o growth			7.93%	

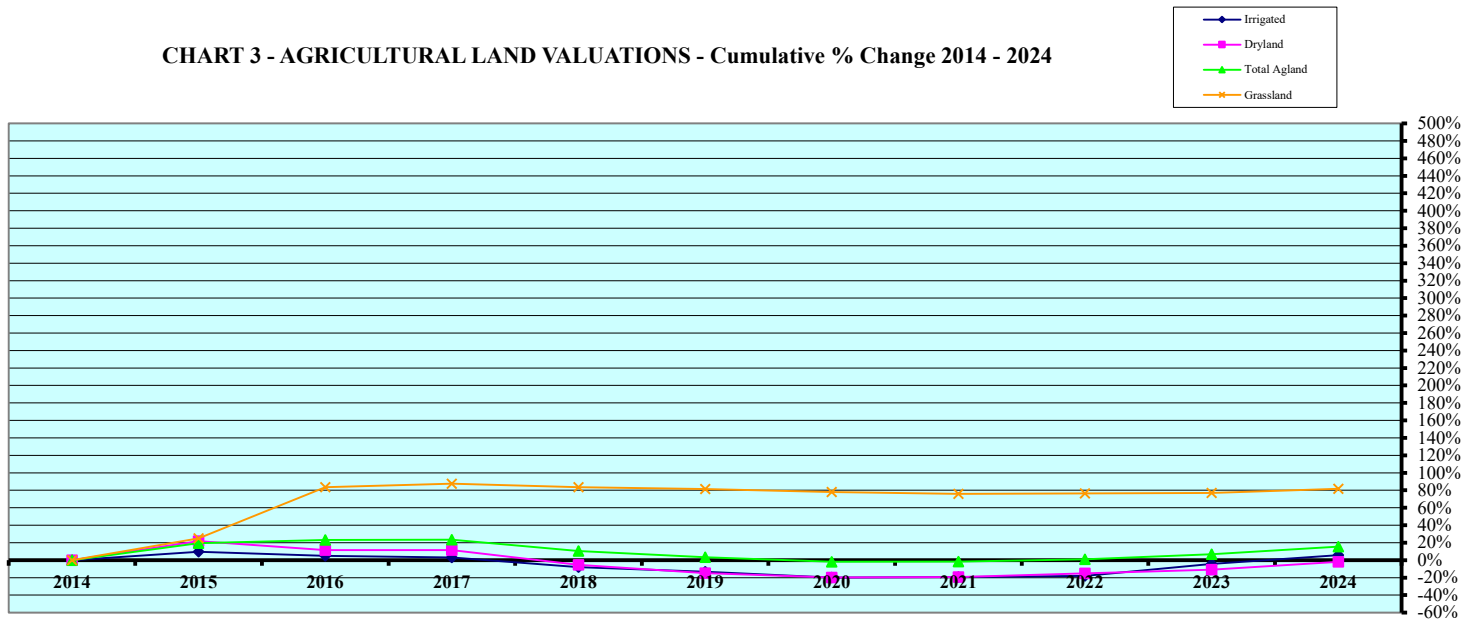
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 44
County HITCHCOCK

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	99,886,125	-	-	-	236,836,475	-	-	-	76,191,965	-	-	-
2015	109,504,440	9,618,315	9.63%	9.63%	288,476,980	51,640,505	21.80%	21.80%	95,297,625	19,105,660	25.08%	25.08%
2016	104,816,020	-4,688,420	-4.28%	4.94%	264,237,520	-24,239,460	-8.40%	11.57%	139,902,360	44,604,735	46.81%	83.62%
2017	102,861,785	-1,954,235	-1.86%	2.98%	263,979,300	-258,220	-0.10%	11.46%	142,915,930	3,013,570	2.15%	87.57%
2018	91,814,515	-11,047,270	-10.74%	-8.08%	224,478,965	-39,500,335	-14.96%	-5.22%	139,931,970	-2,983,960	-2.09%	83.66%
2019	86,740,475	-5,074,040	-5.53%	-13.16%	201,682,625	-22,796,340	-10.16%	-14.84%	138,314,110	-1,617,860	-1.16%	81.53%
2020	79,993,115	-6,747,360	-7.78%	-19.92%	189,956,825	-11,725,800	-5.81%	-19.79%	135,613,715	-2,700,395	-1.95%	77.99%
2021	80,692,075	698,960	0.87%	-19.22%	190,838,485	881,660	0.46%	-19.42%	134,092,180	-1,521,535	-1.12%	75.99%
2022	81,820,810	1,128,735	1.40%	-18.09%	200,855,575	10,017,090	5.25%	-15.19%	134,466,930	374,750	0.28%	76.48%
2023	95,523,815	13,703,005	16.75%	-4.37%	211,136,990	10,281,415	5.12%	-10.85%	134,791,005	324,075	0.24%	76.91%
2024	105,731,500	10,207,685	10.69%	5.85%	232,466,970	21,329,980	10.10%	-1.84%	138,361,365	3,570,360	2.65%	81.60%

Rate Ann.%chg: Irrigated **0.57%** Dryland **-0.19%** Grassland **6.15%**

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	70,505	-	-	-	0	-	-	-	412,985,070	-	-	-
2015	68,590	-1,915	-2.72%	-2.72%	3,820	3,820	-	-	493,351,455	80,366,385	19.46%	19.46%
2016	68,590	0	0.00%	-2.72%	3,820	0	0.00%	-	509,028,310	15,676,855	3.18%	23.26%
2017	68,490	-100	-0.15%	-2.86%	3,820	0	0.00%	-	509,829,325	801,015	0.16%	23.45%
2018	69,140	650	0.95%	-1.94%	3,820	0	0.00%	-	456,298,410	-53,530,915	-10.50%	10.49%
2019	67,125	-2,015	-2.91%	-4.79%	3,820	0	0.00%	-	426,808,155	-29,490,255	-6.46%	3.35%
2020	68,205	1,080	1.61%	-3.26%	3,820	0	0.00%	-	405,635,680	-21,172,475	-4.96%	-1.78%
2021	68,855	650	0.95%	-2.34%	3,820	0	0.00%	-	405,695,415	59,735	0.01%	-1.77%
2022	0	-68,855	-100.00%	-100.00%	0	-3,820	-100.00%	-	417,143,315	11,447,900	2.82%	1.01%
2023	0	0	-	-100.00%	0	0	-	-	441,451,810	24,308,495	5.83%	6.89%
2024	0	0	-	-100.00%	0	0	-	-	476,559,835	35,108,025	7.95%	15.39%

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

Rate Ann.%chg: Total Agric Land **1.44%**

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	99,363,385	38,949	2,551			237,183,660	189,153	1,254			76,217,185	208,561	365		
2015	113,703,225	35,967	3,161	23.92%	23.92%	286,864,260	186,381	1,539	22.74%	22.74%	94,768,635	214,205	442	21.06%	21.06%
2016	104,766,780	33,912	3,089	-2.28%	21.10%	264,405,235	182,114	1,452	-5.67%	15.79%	139,800,610	220,548	634	43.27%	73.45%
2017	103,026,785	33,256	3,098	0.28%	21.44%	264,653,300	182,497	1,450	-0.12%	15.65%	142,358,815	220,733	645	1.74%	76.48%
2018	92,573,650	33,203	2,788	-10.00%	9.29%	224,234,650	181,874	1,233	-14.98%	-1.68%	139,999,735	221,660	632	-2.07%	72.83%
2019	86,740,470	32,759	2,648	-5.03%	3.79%	201,885,470	182,199	1,108	-10.13%	-11.63%	140,517,200	221,772	634	0.32%	73.38%
2020	80,013,420	32,705	2,447	-7.60%	-4.10%	189,954,095	181,923	1,044	-5.77%	-16.73%	135,618,630	221,537	612	-3.38%	67.52%
2021	80,702,980	32,990	2,446	-0.01%	-4.11%	190,790,805	182,658	1,045	0.04%	-16.70%	134,168,170	220,203	609	-0.47%	66.73%
2022	82,028,060	33,535	2,446	-0.01%	-4.12%	201,146,865	183,173	1,098	5.13%	-12.43%	134,165,145	220,717	608	-0.23%	66.34%
2023	95,289,470	33,298	2,862	16.99%	12.18%	211,108,700	183,215	1,152	4.93%	-8.11%	134,933,105	220,897	611	0.49%	67.15%
2024	105,731,500	33,591	3,148	9.99%	23.38%	232,399,065	183,199	1,269	10.09%	1.17%	138,391,285	220,752	627	2.63%	71.55%

Rate Annual %chg Average Value/Acre: 0.62% -0.20% 6.15%

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	66,130	1,328	50			0	0				412,830,360	437,992	943		
2015	68,190	1,363	50	0.47%	0.47%	3,050	61	50			495,407,360	437,977	1,131	20.01%	20.01%
2016	68,590	1,371	50	0.00%	0.47%	3,820	76	50	0.06%		509,045,035	438,021	1,162	2.74%	23.30%
2017	68,590	1,371	50	0.00%	0.47%	3,820	76	50	0.00%		510,111,310	437,933	1,165	0.23%	23.58%
2018	69,140	1,382	50	0.00%	0.46%	3,820	76	50	0.00%		456,880,995	438,196	1,043	-10.49%	10.62%
2019	294,425	1,382	213	325.84%	327.82%	3,820	76	50	0.00%		429,441,385	438,188	980	-6.00%	3.98%
2020	68,205	1,364	50	-76.52%	0.46%	3,820	76	50	0.00%		405,658,170	437,604	927	-5.41%	-1.65%
2021	68,855	1,377	50	0.00%	0.46%	3,820	76	50	0.00%		405,734,630	437,304	928	0.09%	-1.56%
2022	0	0			#VALUE!	0	0				417,340,070	437,425	954	2.83%	1.22%
2023	0	0			#VALUE!	0	0				441,331,275	437,410	1,009	5.75%	7.05%
2024	0	0			#VALUE!	0	0				476,521,850	437,542	1,089	7.94%	15.55%

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HITCHCOCK

Rate Annual %chg Average Value/Acre: 1.45%

(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
2,616	HITCHCOCK	35,139,003	30,201,347	34,848,072	115,403,430	32,281,044	23,238,805	9,518,420	476,559,835	41,929,661	23,755,290	36,738,835	859,613,742
cnty sector		value	% of total value:										
		4.09%	3.51%	4.05%	13.43%	3.76%	2.70%	1.11%	55.44%	4.88%	2.76%	4.27%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
534	CULBERTSON	1,536,803	798,863	1,612,835	19,491,425	4,386,899	6,616,464	0	69,835	0	4,725	0	34,517,849
20.41%	%sector of county sector	4.37%	2.65%	4.63%	16.89%	13.59%	28.47%		0.01%		0.02%		4.02%
	%sector of municipality	4.45%	2.31%	4.67%	56.47%	12.71%	19.17%		0.20%		0.01%		100.00%
294	PALISADE	172,970	806,606	692,453	10,837,710	3,447,210	0	0	3,495	0	0	0	15,960,444
11.24%	%sector of county sector	0.49%	2.67%	1.99%	9.39%	10.68%			0.00%				1.86%
	%sector of municipality	1.08%	5.05%	4.34%	67.90%	21.60%			0.02%				100.00%
310	STRATTON	310,508	605,979	1,107,409	14,511,110	2,837,200	0	0	19,800	0	4,730	0	19,396,736
11.85%	%sector of county sector	0.88%	2.01%	3.18%	12.57%	8.79%			0.00%		0.02%		2.26%
	%sector of municipality	1.60%	3.12%	5.71%	74.81%	14.63%			0.10%		0.02%		100.00%
516	TRENTON	459,205	877,800	1,280,935	17,603,080	3,004,845	0	172,220	13,050	0	0	0	23,411,135
19.72%	%sector of county sector	1.31%	2.91%	3.68%	15.25%	9.31%		1.81%	0.00%				2.72%
	%sector of municipality	1.96%	3.75%	5.47%	75.19%	12.84%		0.74%	0.06%				100.00%
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
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	%sector of municipality												
1,655	Total Municipalities	2,479,486	3,089,248	4,693,632	62,443,328	13,676,155	6,616,464	172,220	106,180	0	9,455	0	93,286,168
63.25%	%all municip.sectors of cnty	7.06%	10.23%	13.47%	54.11%	42.37%	28.47%	1.81%	0.02%		0.04%		10.85%

Total Real Property Sum Lines 17, 25, & 30	Records : 4,555	Value : 846,472,729	Growth 3,311,074
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Sum Lines 17, 25, & 41

Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	153	1,074,750	0	0	65	1,265,845	218	2,340,595	
02. Res Improve Land	955	4,966,260	0	0	226	11,370,620	1,181	16,336,880	
03. Res Improvements	960	61,951,680	0	0	238	40,201,235	1,198	102,152,915	
04. Res Total	1,113	67,992,690	0	0	303	52,837,700	1,416	120,830,390	449,789
% of Res Total	78.60	56.27	0.00	0.00	21.40	43.73	31.09	14.27	13.58
05. Com UnImp Land	25	73,560	0	0	5	59,510	30	133,070	
06. Com Improve Land	136	442,150	0	0	36	708,095	172	1,150,245	
07. Com Improvements	141	11,890,494	0	0	54	19,182,450	195	31,072,944	
08. Com Total	166	12,406,204	0	0	59	19,950,055	225	32,356,259	33,820
% of Com Total	73.78	38.34	0.00	0.00	26.22	61.66	4.94	3.82	1.02
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	1	44,265	0	0	1	270,000	2	314,265	
11. Ind Improvements	1	6,572,199	0	0	1	16,352,341	2	22,924,540	
12. Ind Total	1	6,616,464	0	0	1	16,622,341	2	23,238,805	0
% of Ind Total	50.00	28.47	0.00	0.00	50.00	71.53	0.04	2.75	0.00
13. Rec UnImp Land	0	0	0	0	17	1,902,520	17	1,902,520	
14. Rec Improve Land	1	21,500	0	0	178	2,043,895	179	2,065,395	
15. Rec Improvements	1	14,790	0	0	178	5,642,975	179	5,657,765	
16. Rec Total	1	36,290	0	0	195	9,589,390	196	9,625,680	6,815
% of Rec Total	0.51	0.38	0.00	0.00	99.49	99.62	4.30	1.14	0.21
Res & Rec Total	1,114	68,028,980	0	0	498	62,427,090	1,612	130,456,070	456,604
% of Res & Rec Total	69.11	52.15	0.00	0.00	30.89	47.85	35.39	15.41	13.79
Com & Ind Total	167	19,022,668	0	0	60	36,572,396	227	55,595,064	33,820
% of Com & Ind Total	73.57	34.22	0.00	0.00	26.43	65.78	4.98	6.57	1.02
17. Taxable Total	1,281	87,051,648	0	0	558	98,999,486	1,839	186,051,134	490,424
% of Taxable Total	69.66	46.79	0.00	0.00	30.34	53.21	40.37	21.98	14.81

Schedule II : Tax Increment Financing (TIF)

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

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	0	0	0	0	320	31,111,000	320	31,111,000	311,780
24. Non-Producing	0	0	0	0	23	46,195	23	46,195	0
25. Total	0	0	0	0	343	31,157,195	343	31,157,195	311,780

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	135	0	181	316

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	10	90,150	0	0	1,886	417,656,950	1,896	417,747,100
28. Ag-Improved Land	2	32,200	0	0	454	154,397,565	456	154,429,765
29. Ag Improvements	2	7,955	0	0	475	57,079,580	477	57,087,535

30. Ag Total				2,373	629,264,400
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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	1.00	1,500	0	0.00	0	
37. FarmSite Improvements	2	0.00	7,955	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	11	11.00	385,000	11	11.00	385,000	
32. HomeSite Improv Land	249	257.00	8,995,000	249	257.00	8,995,000	
33. HomeSite Improvements	257	0.00	32,761,310	257	0.00	32,761,310	121,630
34. HomeSite Total				268	268.00	42,141,310	
35. FarmSite UnImp Land	92	191.03	374,500	92	191.03	374,500	
36. FarmSite Improv Land	385	907.44	1,644,660	386	908.44	1,646,160	
37. FarmSite Improvements	446	0.00	24,318,270	448	0.00	24,326,225	2,387,240
38. FarmSite Total				540	1,099.47	26,346,885	
39. Road & Ditches	1,502	5,045.07	0	1,502	5,045.07	0	
40. Other- Non Ag Use	1	29.00	29,000	1	29.00	29,000	
41. Total Section VI				808	6,441.54	68,517,195	2,508,870

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

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

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Market Value	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	260	34,900.20	53,151,965	260	34,900.20	53,151,965
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	12,281.33	37.84%	47,187,530	38.27%	3,842.22
46. 1A	14,064.73	43.33%	54,140,390	43.91%	3,849.37
47. 2A1	1,227.73	3.78%	4,604,010	3.73%	3,750.02
48. 2A	1,604.21	4.94%	5,953,985	4.83%	3,711.47
49. 3A1	544.33	1.68%	1,883,765	1.53%	3,460.70
50. 3A	752.48	2.32%	2,708,925	2.20%	3,600.00
51. 4A1	752.41	2.32%	2,570,950	2.09%	3,416.95
52. 4A	1,229.51	3.79%	4,250,165	3.45%	3,456.80
53. Total	32,456.73	100.00%	123,299,720	100.00%	3,798.90
Dry					
54. 1D1	6.13	0.00%	9,625	0.00%	1,570.15
55. 1D	146,638.41	80.81%	230,222,400	83.04%	1,570.00
56. 2D1	431.89	0.24%	634,880	0.23%	1,470.00
57. 2D	12,868.25	7.09%	18,916,345	6.82%	1,470.00
58. 3D1	1,180.03	0.65%	1,616,645	0.58%	1,370.00
59. 3D	6,815.85	3.76%	9,337,720	3.37%	1,370.00
60. 4D1	7,225.19	3.98%	8,814,745	3.18%	1,220.00
61. 4D	6,294.83	3.47%	7,679,700	2.77%	1,220.00
62. Total	181,460.58	100.00%	277,232,060	100.00%	1,527.78
Grass					
63. 1G1	325.66	0.15%	212,205	0.14%	651.62
64. 1G	1,819.41	0.85%	1,196,915	0.81%	657.86
65. 2G1	16.70	0.01%	10,855	0.01%	650.00
66. 2G	5,253.31	2.45%	3,920,990	2.66%	746.38
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	34,927.30	16.32%	26,302,180	17.82%	753.06
69. 4G1	169,896.68	79.38%	114,758,100	77.77%	675.46
70. 4G	1,790.73	0.84%	1,163,980	0.79%	650.00
71. Total	214,029.79	100.00%	147,565,225	100.00%	689.46
Irrigated Total					
Irrigated Total	32,456.73	7.58%	123,299,720	22.50%	3,798.90
Dry Total					
Dry Total	181,460.58	42.40%	277,232,060	50.58%	1,527.78
Grass Total					
Grass Total	214,029.79	50.01%	147,565,225	26.92%	689.46
72. Waste	0.00	0.00%	0	0.00%	0.00
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	9,188.85	2.15%	470,815	0.09%	51.24
75. Market Area Total	427,947.10	100.00%	548,097,005	100.00%	1,280.76

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	764.17	44.42%	2,894,625	45.14%	3,787.93
46. 1A	473.31	27.51%	1,822,410	28.42%	3,850.35
47. 2A1	0.00	0.00%	0	0.00%	0.00
48. 2A	26.64	1.55%	99,100	1.55%	3,719.97
49. 3A1	95.95	5.58%	345,415	5.39%	3,599.95
50. 3A	142.67	8.29%	489,470	7.63%	3,430.78
51. 4A1	1.00	0.06%	3,500	0.05%	3,500.00
52. 4A	216.45	12.58%	757,575	11.81%	3,500.00
53. Total	1,720.19	100.00%	6,412,095	100.00%	3,727.55
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	658.26	65.52%	1,033,465	69.50%	1,570.00
56. 2D1	10.98	1.09%	16,140	1.09%	1,469.95
57. 2D	78.05	7.77%	114,730	7.72%	1,469.96
58. 3D1	58.35	5.81%	79,940	5.38%	1,370.01
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	12.38	1.23%	15,105	1.02%	1,220.11
61. 4D	186.63	18.58%	227,685	15.31%	1,219.98
62. Total	1,004.65	100.00%	1,487,065	100.00%	1,480.18
Grass					
63. 1G1	1,071.01	15.63%	696,150	14.65%	649.99
64. 1G	0.00	0.00%	0	0.00%	0.00
65. 2G1	13.65	0.20%	8,865	0.19%	649.45
66. 2G	3,641.34	53.15%	2,545,770	53.58%	699.13
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	1,472.23	21.49%	1,015,940	21.38%	690.07
69. 4G1	602.09	8.79%	451,120	9.50%	749.26
70. 4G	51.07	0.75%	33,195	0.70%	649.99
71. Total	6,851.39	100.00%	4,751,040	100.00%	693.44
Irrigated Total					
Irrigated Total	1,720.19	17.96%	6,412,095	50.69%	3,727.55
Dry Total					
Dry Total	1,004.65	10.49%	1,487,065	11.76%	1,480.18
Grass Total					
Grass Total	6,851.39	71.55%	4,751,040	37.56%	693.44
72. Waste	0.00	0.00%	0	0.00%	0.00
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	9,576.23	100.00%	12,650,200	100.00%	1,321.00

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	0.00	0	34,176.92	129,711,815	34,176.92	129,711,815
77. Dry Land	38.68	57,830	0.00	0	182,426.55	278,661,295	182,465.23	278,719,125
78. Grass	96.95	63,020	0.00	0	220,784.23	152,253,245	220,881.18	152,316,265
79. Waste	0.00	0	0.00	0	0.00	0	0.00	0
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	0.00	0	0.00	0	9,188.85	470,815	9,188.85	470,815
82. Total	135.63	120,850	0.00	0	437,387.70	560,626,355	437,523.33	560,747,205

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	34,176.92	7.81%	129,711,815	23.13%	3,795.30
Dry Land	182,465.23	41.70%	278,719,125	49.70%	1,527.52
Grass	220,881.18	50.48%	152,316,265	27.16%	689.58
Waste	0.00	0.00%	0	0.00%	0.00
Other	0.00	0.00%	0	0.00%	0.00
Exempt	9,188.85	2.10%	470,815	0.08%	51.24
Total	437,523.33	100.00%	560,747,205	100.00%	1,281.64

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 Ag Homes/out Buildings	19	2,001,275	14	1,170,060	14	1,649,945	33	4,821,280	0
83.2 Castaway	18	732,795	7	334,045	7	1,501,625	25	2,568,465	0
83.3 Castaway Commercial	1	50,925	0	0	1	144,565	2	195,490	0
83.4 Culbertson	19	214,085	279	1,442,480	279	20,134,390	298	21,790,955	29,517
83.5 Good Life Marina	2	4,000	113	232,000	113	1,473,860	115	1,709,860	0
83.6 Lake Swanson Ctry Est	23	175,310	8	352,680	8	1,113,450	31	1,641,440	0
83.7 Laker's North Shore	5	72,250	52	870,800	52	3,084,195	57	4,027,245	11,745
83.8 Palisade	34	165,035	174	853,190	174	11,101,215	208	12,119,440	84,231
83.9 Rural Residential	21	184,130	205	10,324,055	215	36,217,530	236	46,725,715	130,560
83.10 Stratton	58	414,165	204	1,184,260	204	14,370,825	262	15,969,250	45,935
83.11 Swanson Lake Cabin	0	0	11	220,000	11	776,035	11	996,035	0
83.12 Trenton	35	229,145	293	1,418,705	299	16,243,045	334	17,890,895	154,616
84 Residential Total	235	4,243,115	1,360	18,402,275	1,377	107,810,680	1,612	130,456,070	456,604

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line# I</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	N/a Or Error	0	0	0	0	1	21,335	1	21,335	0
85.2	Castaway	0	0	1	49,770	1	6,470	1	56,240	0
85.3	Castaway Commercial	1	10,465	3	157,255	3	595,085	4	762,805	0
85.4	Commercial	0	0	2	26,540	2	282,240	2	308,780	10,690
85.5	Culbertson Commercial	6	36,495	50	409,445	55	24,602,293	61	25,048,233	0
85.6	Ethanol Commercial	0	0	1	270,000	1	16,352,341	1	16,622,341	0
85.7	Good Life Marina	0	0	1	40,000	1	215,235	1	255,235	0
85.8	Palisade	0	0	1	700	1	4,380	1	5,080	0
85.9	Palisade Commercial	6	22,505	25	88,375	29	3,432,395	35	3,543,275	0
85.10	Rural Commercial	0	0	0	0	2	610,180	2	610,180	0
85.11	Stratton	0	0	2	7,875	2	63,805	2	71,680	0
85.12	Stratton Commercial	6	15,975	43	188,570	46	3,613,190	52	3,817,735	0
85.13	Trenton Commercial	11	47,630	45	225,980	53	4,198,535	64	4,472,145	23,130
86	Commercial Total	30	133,070	174	1,464,510	197	53,997,484	227	55,595,064	33,820

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	324.66	0.16%	211,030	0.16%	650.00
88. 1G	1,794.40	0.87%	1,166,375	0.87%	650.01
89. 2G1	16.70	0.01%	10,855	0.01%	650.00
90. 2G	4,965.93	2.41%	3,227,895	2.41%	650.01
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	31,943.20	15.52%	20,763,225	15.52%	650.00
93. 4G1	164,959.67	80.16%	107,224,080	80.16%	650.00
94. 4G	1,790.73	0.87%	1,163,980	0.87%	650.00
95. Total	205,795.29	100.00%	133,767,440	100.00%	650.00
CRP					
96. 1C1	1.00	0.01%	1,175	0.01%	1,175.00
97. 1C	25.01	0.30%	30,540	0.22%	1,221.11
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	287.38	3.49%	693,095	5.02%	2,411.77
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	2,984.10	36.24%	5,538,955	40.14%	1,856.16
102. 4C1	4,937.01	59.96%	7,534,020	54.60%	1,526.03
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	8,234.50	100.00%	13,797,785	100.00%	1,675.61
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	205,795.29	96.15%	133,767,440	90.65%	650.00
CRP Total	8,234.50	3.85%	13,797,785	9.35%	1,675.61
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	214,029.79	100.00%	147,565,225	100.00%	689.46

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

Market Area 2

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	1,071.01	16.21%	696,150	16.20%	649.99
88. 1G	0.00	0.00%	0	0.00%	0.00
89. 2G1	13.65	0.21%	8,865	0.21%	649.45
90. 2G	3,542.32	53.60%	2,302,505	53.60%	650.00
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	1,413.95	21.39%	919,080	21.39%	650.01
93. 4G1	517.12	7.82%	336,120	7.82%	649.98
94. 4G	51.07	0.77%	33,195	0.77%	649.99
95. Total	6,609.12	100.00%	4,295,915	100.00%	650.00
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	99.02	40.87%	243,265	53.45%	2,456.73
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	58.28	24.06%	96,860	21.28%	1,661.98
102. 4C1	84.97	35.07%	115,000	25.27%	1,353.42
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	242.27	100.00%	455,125	100.00%	1,878.59
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	6,609.12	96.46%	4,295,915	90.42%	650.00
CRP Total	242.27	3.54%	455,125	9.58%	1,878.59
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	6,851.39	100.00%	4,751,040	100.00%	693.44

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

44 Hitchcock

	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	115,403,430	120,830,390	5,426,960	4.70%	449,789	4.31%
02. Recreational	9,518,420	9,625,680	107,260	1.13%	6,815	1.06%
03. Ag-Homesite Land, Ag-Res Dwelling	41,929,661	42,141,310	211,649	0.50%	121,630	0.21%
04. Total Residential (sum lines 1-3)	166,851,511	172,597,380	5,745,869	3.44%	578,234	3.10%
05. Commercial	32,281,044	32,356,259	75,215	0.23%	33,820	0.13%
06. Industrial	23,238,805	23,238,805	0	0.00%	0	0.00%
07. Total Commercial (sum lines 5-6)	55,519,849	55,595,064	75,215	0.14%	33,820	0.07%
08. Ag-Farmsite Land, Outbuildings	23,726,290	26,346,885	2,620,595	11.05%	2,387,240	0.98%
09. Minerals	36,738,835	31,157,195	-5,581,640	-15.19	311,780	-16.04%
10. Non Ag Use Land	29,000	29,000	0	0.00%		
11. Total Non-Agland (sum lines 8-10)	60,494,125	57,533,080	-2,961,045	-4.89%	2,699,020	-9.36%
12. Irrigated	105,731,500	129,711,815	23,980,315	22.68%		
13. Dryland	232,466,970	278,719,125	46,252,155	19.90%		
14. Grassland	138,361,365	152,316,265	13,954,900	10.09%		
15. Wasteland	0	0	0			
16. Other Agland	0	0	0			
17. Total Agricultural Land	476,559,835	560,747,205	84,187,370	17.67%		
18. Total Value of all Real Property (Locally Assessed)	759,425,320	846,472,729	87,047,409	11.46%	3,311,074	11.03%

2025 Assessment Survey for Hitchcock County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	0
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$146,019
7.	Adopted budget, or granted budget if different from above:
	N/A
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$5,790 oil and gas appraisal \$10,000 ethanol and Kuglers appraisal
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:
	\$22,000
11.	Amount of the assessor's budget set aside for education/workshops:
	\$2,000
12.	Amount of last year's assessor's budget not used:
	\$1,580

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
5.	If so, who maintains the Cadastral Maps?
	N/A
6.	Does the county have GIS software?
	Yes
7.	Is GIS available to the public? If so, what is the web address?
	Yes, hitchcock.gworks.com
8.	Who maintains the GIS software and maps?
	The maps and software are maintained by both the assessor's office staff and the county's GIS vendor.
9.	What type of aerial imagery is used in the cyclical review of properties?
	GIS
10.	When was the aerial imagery last updated?
	2022

C. Zoning Information

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

3.	What municipalities in the county are zoned?
	Culbertson and Trenton
4.	When was zoning implemented?
	June 2000

D. Contracted Services

1.	Appraisal Services:
	Pritchard & Abbott
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
	Yes, for the appraisal of oil and gas minerals.
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	The county does not specify requirements; however, the appraisal firm is a national leader in the field of oil and gas minerals.
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?
	Yes

2025 Residential Assessment Survey for Hitchcock County

1.	Valuation data collection done by:
	The assessor and staff
2.	List and describe the approach(es) used to estimate the market value of residential properties.
	Only the cost approach is used in the county to determine residential property market value.
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 studies are developed based on local market information.
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.
	Rural Res, lake properties (North Shore, Swanson Lake Cabins and Good Life), Castaway, Lake Swanson County Estates and agricultural improvements have the same depreciation table. Laker's North Shore has a 5% economic increase and Castaway has a 7% economic increase. Trenton and Beverly share the same depreciation table. Culbertson, Stratton & Palisade are on the same depreciation table. Stratton has a 5% economic decrease.
5.	Describe the methodology used to determine the residential lot values?
	All lots are valued by the square foot using local sales information. Rural Residential sites are valued by the acre.
6.	How are rural residential site values developed?
	Rural residential site values are developed by studying improved sales.
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?
	No applications have been received to combine parcels, all lots being held for sale or resale are being valued the same as all other lots within the neighborhood. The assessor has identified an unimproved lot value for rural subdivisions.

2025 Commercial Assessment Survey for Hitchcock County

1.	Valuation data collection done by:
	The assessor and staff; industrial parcels are done by a contract appraiser.
2.	List and describe the approach(es) used to estimate the market value of commercial properties.
	Where sufficient data exists, all three approaches were developed for commercial property market values.
2a.	Describe the process used to determine the value of unique commercial properties.
	Contract appraisers were relied upon in 2020 to develop the value for the Ethanol Plant and another large, unique property in the county.
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 is developed using local market information, as well as sales data from outside of the county.
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.
	The contract appraiser developed market models based on the sale price per square foot of different properties with adjustments for various characteristics. Locational adjustments would typically be handled in the land value if necessary.
5.	Describe the methodology used to determine the commercial lot values.
	The commercial lot values were established by conducting a sales analysis; values are applied per square foot.

2025 Agricultural Assessment Survey for Hitchcock County

1.	Valuation data collection done by:
	The assessor and staff
2.	Describe the process used to determine and monitor market areas.
	Sales in the county have shown a need for a separate market area along the Republican River.
3.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.
	Rural residential land is generally less than 20 acres and is reviewed more thoroughly for agricultural use.
4.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?
	Farm home sites and rural residential home sites are valued the same countywide.
5.	What separate market analysis has been conducted where intensive use is identified in the county?
	Assessor conducted analysis to determine if there are intensive use parcels in the county not previously identified and all commercial intensive use parcels have been identified. Feed lots that have been identified are valued at farm site acre value (\$1,500 an acre). There are no registered feed lots in the county.
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.
	There have not been any sales in Hitchcock County, so sales in neighboring counties are used to determine the value for land in Wetland Reserve Program.
6a.	Are any other agricultural subclasses used? If yes, please explain.
	CREP, CRP, surface water irrigation
	<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?
	247
7b.	What process was used to determine if non-agricultural influences exist in the county?
	Market analysis of parcels sold along the Republican River
	<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.
	Recreational hunting
7d.	Where is the influenced area located within the county?
	Parcels adjacent to the Republican river

7e.	Describe in detail how the special values were arrived at in the influenced area(s).
	Sales along the river were analyzed. The county assessor arrived at a median selling price for grass land that was influenced by non-agricultural factors.

HITCHCOCK COUNTY PLAN OF ASSESSMENT

Assessment Years 2025, 2026, 2027

Date: May, 2024

Pursuant to Nebr. Laws 2005, LB 263, Section 9, on or before June 15 each year, the assessor shall prepare a plan of assessment, (herein after referred to as the “plan”), which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and the quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31 each year, the assessor shall present the plan to the county board of equalization and the assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department Revenue, Property Assessment Division on or before October 31 each year. Real Property Assessment Requirements: All property in the State of Nebraska is subject to property tax unless expressly exempt by Nebraska Constitution, Article VIII, or is permitted by the constitution and enabling legislation adopted by the legislature. The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by law as “the market value of real property in the ordinary course of trade.” Neb. Rev. Stat. 77-112 (Reissue 2003). Assessment levels required for real property are as follows:

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

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

Assessment Year 2025

For assessment year 2025 parcels located in Trenton and Culbertson will be completed. New measurements, physical inspections of the condition and all improvements on each property record card will be reviewed. Sales information will be reviewed to determine if depreciation tables being used need to be updated.

Assessment Year 2026

Commercial parcels throughout Hitchcock County will be inspected for assessment year 2026. Review of commercial sales throughout the county will be used to determine depreciation tables for commercial properties in the county. Physical inspections with new measurements and review of each condition of all commercial properties will be done. A Certified General Appraiser will not be hired for the inspections of commercial properties in Hitchcock County.

Industrial properties will be reviewed and valued by a Certified General Appraiser. (Kugler Oil Company and Trenton Agri Products)

Also, gWorks should update Hitchcock Counties basemap to show 2024 flyover so the Assessor's Office will review ag land in 2025 on gWorks for 2026 assessments.

Assessment Year 2027

For assessment year 2027, Rural Residential and Ag Improvements will be reviewed. New measurements and physical inspections of the condition and all improvements on each property record card will be reviewed. Sales information will be reviewed to determine if depreciation tables being used need to be updated.

2025 Methodology for Special Valuation

Hitchcock County

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

Market Areas

Hitchcock County has identified two market areas.

Identification

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

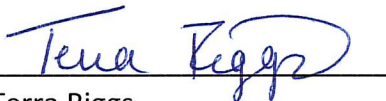
Land in Market Area 2 is identified as land that is along the Republican River. Some of the properties in this neighborhood are primarily used for recreational purposes. Other parcels are used for agricultural or horticultural and recreational purposes.

Agricultural Values

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

Qualifying Property

There are currently 13 parcels in Hitchcock County that have been removed from being considered special value. The Hitchcock County Assessor's Office reviews land in Market Area 2 every year to determine their primary use.



Terra Riggs
Hitchcock County Assessor