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DEPARTMENT OF REVENUE

**2020 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

ADAMS COUNTY



Pete Ricketts, Governor

April 7, 2020

Commissioner Hotz:

The Property Tax Administrator has compiled the 2020 Reports and Opinions of the Property Tax Administrator for Adams 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 Adams County.

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

For the Tax Commissioner

Sincerely,

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

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

cc: Jackie Russell, Adams County Assessor

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Introduction

Pursuant to [Neb. Rev. Stat. § 77-5027](#), annually, the Property Tax Administrator (PTA) shall 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 for consideration 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 sales file, the Division prepares a statistical analysis comparing assessments to sale prices for arm's-length sales (assessment sales ratio). 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 professionally accepted mass appraisal methods are used and that those methods will generally produce uniform and proportionate valuations.

The PTA considers the statistical reports and the analysis of assessment practices when forming conclusions on both the level of value and quality of assessment. The consideration of both the statistical indicators and assessment processes used to develop valuations is necessary to accurately determine the level of value and quality of assessment. Assessment practices that produce a biased sales file will generally produce a biased statistical indicator, which, on its face, would otherwise appear to be valid. Likewise, statistics produced on small, unrepresentative, or otherwise unreliable samples, may indicate issues with assessment uniformity and assessment level—however, a detailed review of the practices and valuation models may suggest otherwise. For these reasons, the detail of the PTA's analysis is presented and contained within the Residential, Commercial, and Agricultural land correlations of the R&O.

In 2019, [Neb. Rev. Stat. § 77-1363](#) was amended with the passage of LB 372. The bill became operative on August 31, 2019 and specified that Land Capability Group (LCG) classifications must be based on land-use specific productivity data from the Natural Resources Conservation Service (NRCS). The Division used the NRCS data to develop a new LCG structure to comply with the statutory change. Each county received the updated land capability group changes and applied them to the inventory of land in the 2020 assessment year.

Statistical Analysis:

Before relying upon any calculated statistical measures to evaluate a county's assessment performance, the Division 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 value against the total of selling prices. The weighted mean ratio can be heavily influenced by sales of large-dollar property with extreme ratios.

The mean ratio is used as a basis for other statistical calculations, such as the Price Related Differential (PRD) and Coefficient of Variation (COV). As a simple average of the ratios, the mean ratio has limited application in the analysis of the level of value because it assumes a normal distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

The quality of assessment relies in part on statistical indicators as well. If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the mean ratio, it may be an indication of disproportionate assessments. 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 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.

The confidence interval is another measure used to evaluate the reliability of the statistical indicators. The Division primarily relies upon the median confidence interval, although the mean and weighted mean confidence intervals are calculated as well. While there are no formal standards regarding the acceptable width of such measure, the range established is often useful in determining the range in which the true level of value is expected to exist. Pursuant to [Neb. Rev. Stat. §77-5023](#), the acceptable range is 69% to 75% of actual value for agricultural land and 92% to 100% for all other classes of real property.

Nebraska law does not provide for a range of acceptability for the COD or PRD; however, the IAAO Standard on Ratio Studies establishes the following range of acceptability for the COD:

General Property Class	Jurisdiction Size/Profile/Market Activity	COD Range
Residential improved (single family dwellings, condominiums, manuf. housing, 2-4 family units)	Very large jurisdictions/densely populated/newer properties/active markets	5.0 to 10.0
	Large to mid-sized jurisdictions/older & newer properties/less active markets	5.0 to 15.0
	Rural or small jurisdictions/older properties/depressed market areas	5.0 to 20.0
Income-producing properties (commercial, industrial, apartments,)	Very large jurisdictions/densely populated/newer properties/active markets	5.0 to 15.0
	Large to mid-sized jurisdictions/older & newer properties/less active markets	5.0 to 20.0
	Rural or small jurisdictions/older properties/depressed market areas	5.0 to 25.0
Residential vacant land	Very large jurisdictions/rapid development/active markets	5.0 to 15.0
	Large to mid-sized jurisdictions/slower development/less active markets	5.0 to 20.0
	Rural or small jurisdictions/little development/depressed markets	5.0 to 25.0
Other (non-agricultural) vacant land	Very large jurisdictions/rapid development/active markets	5.0 to 20.0
	Large to mid-sized jurisdictions/slower development/less active markets	5.0 to 25.0
	Rural or small jurisdictions/little development/depressed markets	5.0 to 30.0

A COD under 5% indicates that the properties in the sample are either unusually homogenous, or possibly indicative of a non-representative sample due to the selective reappraisal of sold parcels. The reliability of the COD can be directly affected by extreme ratios.

The PRD range stated in IAAO standards is 98% to 103%. A perfect match in assessment level

between the low-dollar properties and high-dollar properties indicates a PRD of 100%. The reason for the extended range on the high end is IAAO's recognition of the inherent bias in assessment. The IAAO Standard on Ratio Studies notes that the PRD is sensitive to sales with higher prices even if the ratio on higher priced sales do not appear unusual relative to other sales, and that small samples, samples with high dispersion, or extreme ratios may not provide an accurate indication of assessment regressivity or progressivity, appraisal biases that occur when high-value properties are appraised higher or lower than low-value properties in relation to market values.

Analysis of Assessment Practices:

The Division reviews assessment practices that ultimately affect the valuation of real property in each county. This review is done to ensure the reliability of the statistical analysis and to ensure professionally accepted mass appraisal methods are used 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.

Valuation groups and market areas are also examined to identify whether the groups and areas being measured truly represent economic areas within the county. The measurement of economic areas is the method by which the PTA ensures intra-county equalization exists. The progress of the county's six-year inspection and review cycle is documented to ensure compliance with [Neb. Rev. Stat. § 77-1311.03](#) and also to confirm that all property is being uniformly listed and described for valuation purposes.

Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values, 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.

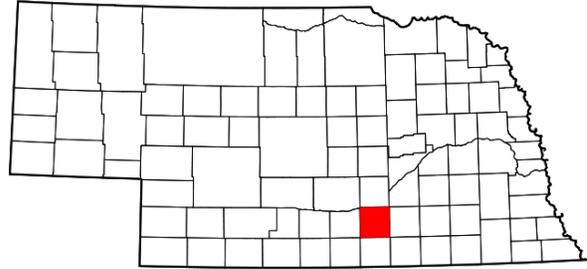
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, potential issues are identified they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures prior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

Reviews of the timeliness of submission of sales information, equalization of sold/unsold properties in the county, the accuracy of the AVU data, and the compliance with statutory reports, are completed annually for each county. If there are inconsistencies or concerns about any of these reviews, those inconsistencies or concerns are addressed in the Correlation Section of the R&O for the subject real property, for the applicable county, along with any applicable corrective measures taken by the county assessor to address the inconsistencies or concerns and the results of those corrective measures.

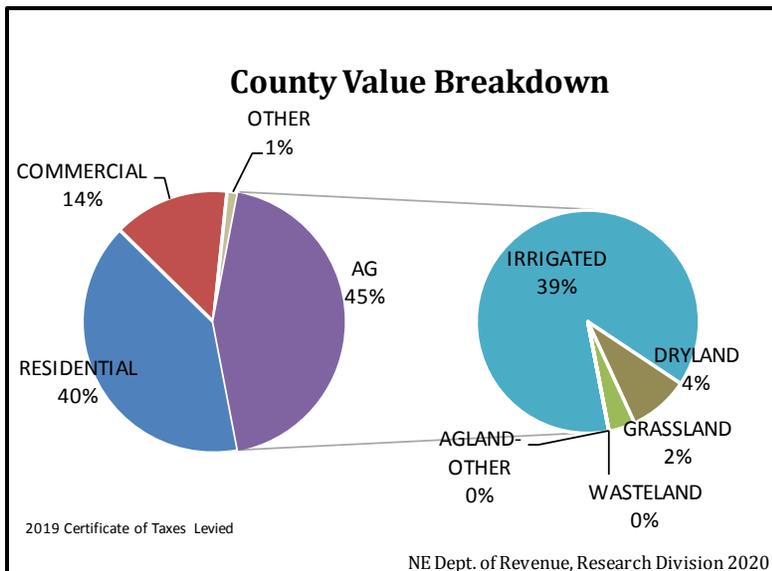
**Further information may be found in Exhibit 94*

County Overview

With a total area of 563 square miles, Adams County has 31,511 residents, per the Census Bureau Quick Facts for 2018, a slight increase over the 2010 U.S. Census. The reports indicate that 68% of county residents are homeowners and 89% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$123,535 (2019 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Adams County are located in and around the county seat of Hastings. According to the latest information available from the U.S. Census Bureau, there are 971 employer establishments with total employment of 13,612, for a 3% increase in employment.



Agricultural land makes up a significant percentage of the valuation base of the county. Adams County is included in both the Little Blue and Upper Big Blue Natural Resource Districts (NRD). Irrigated land makes up the majority of the land in the county.

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

CITY POPULATION CHANGE			
	2009	2019	Change
AYR	98	94	-4.1%
HASTINGS	24,064	25,224	4.8%
HOLSTEIN	229	214	-6.6%
JUNIATA	693	757	9.2%
KENESAW	873	880	0.8%
PROSSER	94	66	-29.8%
ROSELAND	242	235	-2.9%
TRUMBULL	212	205	-3.3%

2020 Residential Correlation for Adams County

Assessment Actions

For the residential class, physical inspections in the Lochland and Hastings Lake subdivisions were completed. A market analysis of the residential class indicated that several areas were under assessed. Hastings received percentage increases to improvements by neighborhood. Trending factors were also applied to improvements in Juniata, Kenesaw, Holstein, Prosser, Roseland and rural improvements to achieve an acceptable level of value within these areas.

For the remainder of the class, routine maintenance was completed timely.

Assessment Practice Review

As explained in the Introduction of this Report and Opinion, the review of the assessment practices to determine compliance and to ensure that all data submitted to the State sales file is timely and accurately completed.

Sales verification and qualification processes are reviewed. The county assessor's office utilizes sales qualification questionnaires and report a high rate of return. Review of qualified and nonqualified sales rosters supports that all arm's-length sales have been utilized for the measurement of the residential class.

Another facet of the review involves the examination of valuation groups to ensure that economic differences are adequately identified and grouped. The residential class in Adams County identifies six separate valuation groups. Valuation Group 1, 2, and 3 align with the assessor locations of Hastings, Juniata, and Kenesaw. Valuation Group 4 and 5 are comprised of parcels outside of the city limits, 4 represents the suburban properties while 5 contains parcels outside the suburban areas. Valuation Group 6 combines the smaller villages throughout the county.

Frequency of the six-year inspection and review cycle of the county is also evaluated. The county brought current the residential inspection cycle last year. Going forward the county assessor has a systematic plan in place to maintain compliance.

The currency of the appraisal tables are also reviewed. The county updated land tables for the residential class in 2019 and cost tables in 2015. However, the depreciation tables are older. Despite the older depreciation table dates, Adams County continues to maintain an acceptable level of market value by trending. In 2019, a conversion of the Computer-Assisted Mass Appraisal (CAMA) system was completed. The CAMA vendor will implement a new costing manual by 2022. Plans are to implement table driven depreciation at that time. The county assessor is currently bringing property characteristic data current with the new CAMA system.

2020 Residential Correlation for Adams County

Description of Analysis

Adams County recognizes six distinct valuation groups for the residential class of real property.

Valuation Group	Description
1	Hastings
2	Juniata
3	Kenesaw
4	Suburban around Hastings and Juniata
5	Rural
6	Ayr, Hansen, Holstein, Pauline, Prosser, and Roseland

Analysis of the statistical sampling shows that all three measures of central tendency are within the statistical range and the overall qualitative statistics are below the parameters of those recommended by IAAO. The overall statistics support that the residential class is uniformly and proportionately assessed. Review of the individual valuation groups show that all have a median within the acceptable range.

2020 Abstract, Schedule XI: Residential Records breaks down valuations by assessor locations. When compared to the sold parcels, changes mimicked the sales for most areas. Discrepancies in changes exist in Juniata and the Rural due to sales review and new construction. The County Abstract of Assessment, Form 45 (Abstract) Compared to the Certificate of Taxes Levied (CTL) Report reflects a 4% increase to the residential class of property while the sample increased 7%. The sample appears to be affected by new construction. When new home construction alone is removed from the sample to mirror the population change without growth, the sample change drops to 6%, generally increasing at the same rate as the population. Review of all information indicates that the values have been equitably applied to the residential class of real property.

Equalization and Quality of Assessment

Based on the analysis and the assessment practices review, the quality of assessment of residential property in Adams County complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	690	93.56	95.01	92.98	13.09	102.18
2	13	91.73	92.63	93.83	13.03	98.72
3	21	91.85	91.97	92.63	14.44	99.29
4	13	97.61	93.35	95.00	15.37	98.26
5	26	91.65	87.85	88.32	12.38	99.47
6	17	91.82	97.00	94.56	16.09	102.58
____ALL____	780	93.50	94.67	92.84	13.22	101.97

2020 Residential Correlation for Adams County

Level of Value

Based on analysis of all available information, the level of value of residential property in Adams County is 94%.

2020 Commercial Correlation for Adams County

Assessment Actions

Within the commercial class, the Navy Ammunition Depot was physically inspected and exempt properties were partially inspected.

Commercial lot studies were completed for rural and suburban properties and for the small villages. As a result, lot models were created and values equalized.

Analysis of the market indicated the City of Hastings was under assessed. A 6% trend factor was applied to improvements to bring the commercial class of properties up to market value.

For the remainder of the commercial class, routine maintenance was completed timely.

Assessment Practice Review

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

A review of the valuation groups show that the commercial class is broke into two separate valuation groups. Valuation Group 1 is the City of Hastings. Hastings is the county seat and the hub of commercial activities. Valuation Group 2 is comprised of the remainder of the county. Commercial properties are generally supported by the local population.

The county assessor is in compliance with the six-year inspection and review cycle for the commercial class of property. A review of the current commercial appraisal tables show that lot values were updated in Hastings for 2017 and in the remainder of the county for the 2020 assessment year. Lot values are now all table driven for the commercial class improving transparency. Cost tables were updated in 2015. The depreciation tables are from 2011 however; the county assessor converted Computer-Assisted Mass Appraisal (CAMA) systems last year. The CAMA vendor will be releasing a new cost manual in 2021. Once the new costing is implemented, the county assessor will begin revaluing improvements and completing updated depreciation studies at that time.

Description of Analysis

There are two valuation groups within the commercial class of property; they are based on economic characteristics.

Valuation Group	Description
1	Hastings
2	Juniata, Kenesaw, rural and six small villages

2020 Commercial Correlation for Adams County

Review of the statistical profile indicates that two of the three measures of central tendency are within the acceptable range and correlate closely. Both the weighted mean and PRD are affected by a large dollar sale. If hypothetically removed, the weighted mean would correlate with the other two measures of central tendency and the PRD would move closer to the guidelines provided by IAAO. Additionally, the COD also supports uniformity of commercial assessments.

Analysis by valuation group show that Valuation Group 1 has an adequate number of sales for measurement with a median within the acceptable range. Valuation Group 2 has a median outside of the acceptable range. Stability of the median was tested by removing one sale on either side of the array. As a result, the median moved from 99-110%, indicating that the median was not a reliable indication of the level of value for Valuation Group 2. Comparison of historical valuation changes over the prior decade to communities of similar sizes and economics was completed. The smaller villages varied between an annual rate of change from flat to 4%. Kenesaw and Juniata increased approximately 3-4% annually while Hastings increased 4%. These changes are comparable with similar villages and indicates that the commercial class, including Valuation Group 2, have appreciated with the market over the prior decade.

Analysis of the sales file shows that the reported assessment actions were completed. Comparison of the sales file and the County Abstract of Assessment, Form 45 Compared to the Certificate of Taxes Levied Report (CTL) reveal that the sales file changed about double the population. The discrepancy is found in one sale with a large valuation change. Removal of the sale brings the sample change to 5% while the population changed at a rate of 4% indicating that values were equitably applied across the commercial class of real property.

Equalization and Quality of Assessment

Based on the statistical profile and assessment practices review, the quality of assessment of the commercial class of property complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	24	92.02	92.74	89.08	14.81	104.11
3	9	105.54	107.87	104.20	20.85	103.52
____ALL____	33	94.47	96.87	90.25	17.20	107.34

Level of Value

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

2020 Agricultural Correlation for Adams County

Assessment Actions

For the agricultural class, the county assessor implemented the Land Capability Group (LCG) conversion in a timely manner. Consequently, land values were adjusted according to the new LCG structure. Average adjustments as reflected on the abstract show irrigated land decreased approximately 6%, grassland 5%, and no change to dryland.

For the remainder of the class, pick-up work was completed in a timely manner.

Assessment Practice Review

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

Sales verification and qualification processes are discussed. Sales verification letters are utilized with a high percentage rate of return. Review of the qualified and nonqualified sales rosters indicate that sales are adequately qualified. The usability rate is similar to counties statewide, further supporting that all arm's-length transactions are available for measurement.

Within Adams County, there is only one agricultural market area. The majority of the county is highly productive cropland with no variances to the topography that could affect market value. The county assessor studies the market annually to monitor the need for multiple market areas.

Adams County complies with the requirements of the six-year inspection and review cycle for the agricultural class. Agricultural improvements and agricultural land were systematically reviewed for 2019 using aerial imagery. The appraisal tables show that the costing tables and land values are current. As is the same with the other two classes, the depreciation tables are older. The county assessor plans to update the tables once the Computer-Assisted Mass Appraisal (CAMA) vendor implements the new costing manual. The county assessor has conducted an independent market analysis of intensive use parcels recently and has valued intensive use land at 75% of market value.

Description of Analysis

Review of the statistical sample show that two of the three measures of central tendency are within the range. Review of the 80% Majority Land Use (MLU) statistics indicate that only the irrigated subclass has a sufficient number of sales. The grassland 80% MLU is too small of sample to be reliable. The four sales have medians that range from 51%-149% and a COD of 30. The Adams County Assessor took a market decrease to grassland.

Comparison of assessed values set by the county assessor to values of the neighboring counties indicate values are generally comparable and equalized with the surrounding counties.

2020 Agricultural Correlation for Adams County

Additionally, adjustments mirror regional and statewide trends supporting that market value has been achieved.

Equalization and Quality of Assessment

Agricultural homes and outbuildings are valued utilizing the same appraisal methods as the rural residential acreages. Where rural residential acreages are determined to be assessed within the acceptable range, agricultural improvements are equalized and believed to have achieved market value.

Statistics along with comparison of neighboring counties values indicate that agricultural land is equalized as well. 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	23	68.68	67.23	63.61	11.98	105.69
4000	23	68.68	67.23	63.61	11.98	105.69
<u> Grass </u>						
County	4	90.09	94.96	90.58	30.26	104.84
4000	4	90.09	94.96	90.58	30.26	104.84
<u> ALL </u>						
	33	70.91	71.17	65.93	20.17	107.95

Level of Value

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

2020 Opinions of the Property Tax Administrator for Adams County

My opinions and recommendations are stated as a conclusion based on all of the factors known to me regarding the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. § 77-5027 (Reissue 2018). While the median assessment sales ratio from the Qualified Statistical Reports for each class of real property is considered, my opinion of the level of value for a class of real property may be determined from other evidence contained within these Reports and Opinions of the Property Tax Administrator. My opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	94	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	94	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	71	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, 2020.



Ruth A. Sorensen

Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2020 Commission Summary for Adams County

Residential Real Property - Current

Number of Sales	780	Median	93.50
Total Sales Price	\$123,675,413	Mean	94.67
Total Adj. Sales Price	\$123,675,413	Wgt. Mean	92.84
Total Assessed Value	\$114,818,136	Average Assessed Value of the Base	\$119,627
Avg. Adj. Sales Price	\$158,558	Avg. Assessed Value	\$147,203

Confidence Interval - Current

95% Median C.I	92.18 to 94.36
95% Wgt. Mean C.I	91.73 to 93.94
95% Mean C.I	93.42 to 95.92
% of Value of the Class of all Real Property Value in the County	40.02
% of Records Sold in the Study Period	6.74
% of Value Sold in the Study Period	8.29

Residential Real Property - History

Year	Number of Sales	LOV	Median
2019	824	93	93.46
2018	874	92	91.80
2017	924	93	93.45
2016	990	93	93.16

2020 Commission Summary for Adams County

Commercial Real Property - Current

Number of Sales	33	Median	94.47
Total Sales Price	\$10,792,000	Mean	96.87
Total Adj. Sales Price	\$10,792,000	Wgt. Mean	90.25
Total Assessed Value	\$9,739,406	Average Assessed Value of the Base	\$318,015
Avg. Adj. Sales Price	\$327,030	Avg. Assessed Value	\$295,134

Confidence Interval - Current

95% Median C.I	86.75 to 103.90
95% Wgt. Mean C.I	82.90 to 97.60
95% Mean C.I	89.60 to 104.14
% of Value of the Class of all Real Property Value in the County	15.19
% of Records Sold in the Study Period	2.00
% of Value Sold in the Study Period	1.85

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2019	48	95	94.77
2018	46	93	92.67
2017	64	94	94.38
2016	77	94	93.70

**01 Adams
RESIDENTIAL**

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

Date Range: 10/1/2017 To 9/30/2019 Posted on: 1/31/2020

Number of Sales : 780
 Total Sales Price : 123,675,413
 Total Adj. Sales Price : 123,675,413
 Total Assessed Value : 114,818,136
 Avg. Adj. Sales Price : 158,558
 Avg. Assessed Value : 147,203

MEDIAN : 94
 WGT. MEAN : 93
 MEAN : 95
 COD : 13.22
 PRD : 101.97

COV : 18.88
 STD : 17.87
 Avg. Abs. Dev : 12.36
 MAX Sales Ratio : 228.53
 MIN Sales Ratio : 58.73

95% Median C.I. : 92.18 to 94.36
 95% Wgt. Mean C.I. : 91.73 to 93.94
 95% Mean C.I. : 93.42 to 95.92

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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-17 To 31-DEC-17	92	96.15	96.90	95.44	12.63	101.53	59.31	175.02	92.37 to 98.08	151,329	144,434
01-JAN-18 To 31-MAR-18	53	91.83	95.29	93.50	13.91	101.91	60.48	165.35	88.37 to 99.60	153,480	143,502
01-APR-18 To 30-JUN-18	107	92.08	92.37	90.33	12.61	102.26	64.79	153.73	86.42 to 94.93	161,222	145,629
01-JUL-18 To 30-SEP-18	119	93.38	93.29	90.94	14.24	102.58	60.41	228.53	87.69 to 95.45	147,292	133,950
01-OCT-18 To 31-DEC-18	100	94.75	96.05	95.70	12.99	100.37	58.73	148.86	90.92 to 99.25	160,829	153,911
01-JAN-19 To 31-MAR-19	67	95.12	98.66	95.20	14.75	103.63	70.23	185.68	91.78 to 100.14	145,009	138,054
01-APR-19 To 30-JUN-19	127	94.03	94.81	93.29	11.51	101.63	62.08	137.58	91.54 to 96.96	169,918	158,518
01-JUL-19 To 30-SEP-19	115	90.95	92.49	90.58	13.42	102.11	62.49	205.96	87.06 to 93.70	169,236	153,302
<u>Study Yrs</u>											
01-OCT-17 To 30-SEP-18	371	93.40	94.20	92.22	13.44	102.15	59.31	228.53	91.59 to 94.92	153,195	141,283
01-OCT-18 To 30-SEP-19	409	93.50	95.09	93.36	13.04	101.85	58.73	205.96	91.90 to 94.76	163,423	152,573
<u>Calendar Yrs</u>											
01-JAN-18 To 31-DEC-18	379	92.83	94.04	92.41	13.50	101.76	58.73	228.53	91.09 to 94.72	155,662	143,850
<u>ALL</u>	780	93.50	94.67	92.84	13.22	101.97	58.73	228.53	92.18 to 94.36	158,558	147,203

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	690	93.56	95.01	92.98	13.09	102.18	58.73	228.53	92.23 to 94.51	154,345	143,515
2	13	91.73	92.63	93.83	13.03	98.72	67.96	127.54	81.00 to 106.14	191,419	179,615
3	21	91.85	91.97	92.63	14.44	99.29	60.23	128.04	83.17 to 98.93	113,414	105,055
4	13	97.61	93.35	95.00	15.37	98.26	63.66	126.45	80.87 to 110.76	335,454	318,672
5	26	91.65	87.85	88.32	12.38	99.47	59.31	114.68	80.04 to 98.86	249,947	220,764
6	17	91.82	97.00	94.56	16.09	102.58	66.64	149.28	86.50 to 111.81	85,162	80,530
<u>ALL</u>	780	93.50	94.67	92.84	13.22	101.97	58.73	228.53	92.18 to 94.36	158,558	147,203

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	780	93.50	94.67	92.84	13.22	101.97	58.73	228.53	92.18 to 94.36	158,558	147,203
06											
07											
<u>ALL</u>	780	93.50	94.67	92.84	13.22	101.97	58.73	228.53	92.18 to 94.36	158,558	147,203

01 Adams
RESIDENTIAL

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

Date Range: 10/1/2017 To 9/30/2019 Posted on: 1/31/2020

Number of Sales : 780
 Total Sales Price : 123,675,413
 Total Adj. Sales Price : 123,675,413
 Total Assessed Value : 114,818,136
 Avg. Adj. Sales Price : 158,558
 Avg. Assessed Value : 147,203

MEDIAN : 94
 WGT. MEAN : 93
 MEAN : 95
 COD : 13.22
 PRD : 101.97

COV : 18.88
 STD : 17.87
 Avg. Abs. Dev : 12.36
 MAX Sales Ratio : 228.53
 MIN Sales Ratio : 58.73

95% Median C.I. : 92.18 to 94.36
 95% Wgt. Mean C.I. : 91.73 to 93.94
 95% Mean C.I. : 93.42 to 95.92

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
___Low \$ Ranges___												
Less Than 5,000												
Less Than 15,000												
Less Than 30,000	5	102.87	121.98	127.26	30.53	95.85	86.50	228.53	N/A	23,000	29,270	
___Ranges Excl. Low \$___												
Greater Than 4,999	780	93.50	94.67	92.84	13.22	101.97	58.73	228.53	92.18 to 94.36	158,558	147,203	
Greater Than 14,999	780	93.50	94.67	92.84	13.22	101.97	58.73	228.53	92.18 to 94.36	158,558	147,203	
Greater Than 29,999	775	93.50	94.49	92.81	13.08	101.81	58.73	205.96	92.16 to 94.36	159,433	147,964	
___Incremental Ranges___												
0 TO 4,999												
5,000 TO 14,999												
15,000 TO 29,999	5	102.87	121.98	127.26	30.53	95.85	86.50	228.53	N/A	23,000	29,270	
30,000 TO 59,999	45	109.08	114.57	112.14	22.37	102.17	60.23	205.96	100.49 to 121.66	48,663	54,572	
60,000 TO 99,999	186	97.18	99.42	99.13	14.18	100.29	58.73	175.28	95.39 to 99.99	81,019	80,314	
100,000 TO 149,999	227	90.31	90.32	90.17	11.96	100.17	59.31	149.28	87.91 to 92.16	123,599	111,455	
150,000 TO 249,999	192	91.00	91.17	91.13	11.03	100.04	61.51	131.71	88.48 to 92.68	188,956	172,196	
250,000 TO 499,999	115	94.65	92.90	92.98	08.09	99.91	62.08	127.54	92.37 to 95.86	314,960	292,858	
500,000 TO 999,999	10	83.91	89.56	91.17	11.54	98.23	75.40	110.76	78.10 to 103.29	574,400	523,700	
1,000,000 +												
___ALL___	780	93.50	94.67	92.84	13.22	101.97	58.73	228.53	92.18 to 94.36	158,558	147,203	

01 Adams
COMMERCIAL

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

Date Range: 10/1/2016 To 9/30/2019 Posted on: 1/31/2020

Number of Sales : 33
Total Sales Price : 10,792,000
Total Adj. Sales Price : 10,792,000
Total Assessed Value : 9,739,406
Avg. Adj. Sales Price : 327,030
Avg. Assessed Value : 295,134

MEDIAN : 94
WGT. MEAN : 90
MEAN : 97
COD : 17.20
PRD : 107.34

COV : 22.00
STD : 21.31
Avg. Abs. Dev : 16.25
MAX Sales Ratio : 164.47
MIN Sales Ratio : 64.46

95% Median C.I. : 86.75 to 103.90
95% Wgt. Mean C.I. : 82.90 to 97.60
95% Mean C.I. : 89.60 to 104.14

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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-16 To 31-DEC-16	3	103.90	101.55	104.05	07.88	97.60	88.09	112.67	N/A	318,333	331,230
01-JAN-17 To 31-MAR-17	1	102.88	102.88	102.88	00.00	100.00	102.88	102.88	N/A	46,500	47,840
01-APR-17 To 30-JUN-17	2	90.70	90.70	91.67	16.36	98.94	75.86	105.54	N/A	192,500	176,456
01-JUL-17 To 30-SEP-17	1	94.47	94.47	94.47	00.00	100.00	94.47	94.47	N/A	2,350,000	2,220,091
01-OCT-17 To 31-DEC-17	2	103.61	103.61	104.15	11.50	99.48	91.69	115.53	N/A	110,000	114,569
01-JAN-18 To 31-MAR-18	4	96.78	95.79	81.67	15.28	117.29	75.00	114.61	N/A	595,500	486,321
01-APR-18 To 30-JUN-18	5	97.15	96.12	98.07	06.34	98.01	86.75	105.02	N/A	381,700	374,329
01-JUL-18 To 30-SEP-18	2	119.16	119.16	112.18	15.04	106.22	101.24	137.08	N/A	106,500	119,470
01-OCT-18 To 31-DEC-18	5	83.96	95.68	92.54	23.96	103.39	66.87	124.88	N/A	103,400	95,681
01-JAN-19 To 31-MAR-19	3	79.97	106.20	79.29	37.65	133.94	74.15	164.47	N/A	120,000	95,147
01-APR-19 To 30-JUN-19	2	95.61	95.61	95.60	07.67	100.01	88.28	102.93	N/A	150,000	143,406
01-JUL-19 To 30-SEP-19	3	67.95	71.92	68.33	09.26	105.25	64.46	83.34	N/A	385,000	263,070
<u>Study Yrs</u>											
01-OCT-16 To 30-SEP-17	7	102.88	97.63	96.74	08.85	100.92	75.86	112.67	75.86 to 112.67	533,786	516,362
01-OCT-17 To 30-SEP-18	13	101.24	100.72	90.72	11.69	111.02	75.00	137.08	87.01 to 114.61	363,346	329,616
01-OCT-18 To 30-SEP-19	13	83.34	92.61	78.90	23.42	117.38	64.46	164.47	67.95 to 122.65	179,385	141,528
<u>Calendar Yrs</u>											
01-JAN-17 To 31-DEC-17	6	98.68	97.66	94.95	10.46	102.85	75.86	115.53	75.86 to 115.53	500,250	474,997
01-JAN-18 To 31-DEC-18	16	99.20	98.78	90.32	15.61	109.37	66.87	137.08	83.96 to 114.61	313,781	283,392
<u>ALL</u>	33	94.47	96.87	90.25	17.20	107.34	64.46	164.47	86.75 to 103.90	327,030	295,134

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	24	92.02	92.74	89.08	14.81	104.11	64.46	124.88	80.05 to 102.93	415,000	369,686
3	9	105.54	107.87	104.20	20.85	103.52	66.87	164.47	86.75 to 137.08	92,444	96,326
<u>ALL</u>	33	94.47	96.87	90.25	17.20	107.34	64.46	164.47	86.75 to 103.90	327,030	295,134

01 Adams
COMMERCIAL

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

Date Range: 10/1/2016 To 9/30/2019 Posted on: 1/31/2020

Number of Sales : 33
 Total Sales Price : 10,792,000
 Total Adj. Sales Price : 10,792,000
 Total Assessed Value : 9,739,406
 Avg. Adj. Sales Price : 327,030
 Avg. Assessed Value : 295,134

MEDIAN : 94
 WGT. MEAN : 90
 MEAN : 97
 COD : 17.20
 PRD : 107.34

COV : 22.00
 STD : 21.31
 Avg. Abs. Dev : 16.25
 MAX Sales Ratio : 164.47
 MIN Sales Ratio : 64.46

95% Median C.I. : 86.75 to 103.90
 95% Wgt. Mean C.I. : 82.90 to 97.60
 95% Mean C.I. : 89.60 to 104.14

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02	1	102.88	102.88	102.88	00.00	100.00	102.88	102.88	N/A	46,500	47,840
03	32	93.08	96.68	90.19	17.72	107.20	64.46	164.47	83.96 to 105.02	335,797	302,861
04											
<u>ALL</u>	33	94.47	96.87	90.25	17.20	107.34	64.46	164.47	86.75 to 103.90	327,030	295,134

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	2	125.61	125.61	118.26	30.94	106.22	86.75	164.47	N/A	18,500	21,878
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	33	94.47	96.87	90.25	17.20	107.34	64.46	164.47	86.75 to 103.90	327,030	295,134
Greater Than 14,999	33	94.47	96.87	90.25	17.20	107.34	64.46	164.47	86.75 to 103.90	327,030	295,134
Greater Than 29,999	31	94.47	95.01	90.15	15.66	105.39	64.46	137.08	83.96 to 103.90	346,935	312,763
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	2	125.61	125.61	118.26	30.94	106.22	86.75	164.47	N/A	18,500	21,878
30,000 TO 59,999	3	102.88	97.47	98.33	18.07	99.13	66.87	122.65	N/A	47,000	46,214
60,000 TO 99,999	6	85.72	98.90	98.64	20.74	100.26	79.97	137.08	79.97 to 137.08	76,250	75,211
100,000 TO 149,999	5	101.24	97.51	96.38	14.62	101.17	64.46	115.53	N/A	123,400	118,929
150,000 TO 249,999	8	95.84	95.50	95.30	10.77	100.21	75.86	112.67	75.86 to 112.67	182,375	173,804
250,000 TO 499,999	4	94.49	92.42	92.90	14.15	99.48	74.15	106.55	N/A	269,875	250,708
500,000 TO 999,999	2	85.93	85.93	83.14	20.92	103.36	67.95	103.90	N/A	828,000	688,441
1,000,000 +	3	94.47	88.87	88.70	07.81	100.19	75.00	97.15	N/A	1,781,667	1,580,319
<u>ALL</u>	33	94.47	96.87	90.25	17.20	107.34	64.46	164.47	86.75 to 103.90	327,030	295,134

01 Adams
COMMERCIAL

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

Date Range: 10/1/2016 To 9/30/2019 Posted on: 1/31/2020

Number of Sales : 33
 Total Sales Price : 10,792,000
 Total Adj. Sales Price : 10,792,000
 Total Assessed Value : 9,739,406
 Avg. Adj. Sales Price : 327,030
 Avg. Assessed Value : 295,134

MEDIAN : 94
 WGT. MEAN : 90
 MEAN : 97
 COD : 17.20
 PRD : 107.34

COV : 22.00
 STD : 21.31
 Avg. Abs. Dev : 16.25
 MAX Sales Ratio : 164.47
 MIN Sales Ratio : 64.46

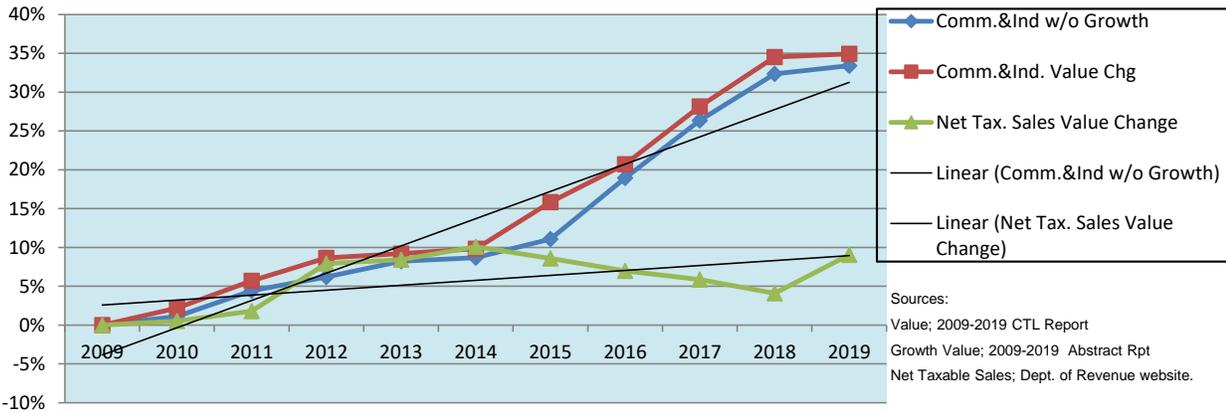
95% Median C.I. : 86.75 to 103.90
 95% Wgt. Mean C.I. : 82.90 to 97.60
 95% Mean C.I. : 89.60 to 104.14

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
340	1	91.69	91.69	91.69	00.00	100.00	91.69	91.69	N/A	105,000	96,277
341	1	102.93	102.93	102.93	00.00	100.00	102.93	102.93	N/A	150,000	154,392
343	2	84.74	84.74	86.15	11.49	98.36	75.00	94.47	N/A	2,052,500	1,768,154
344	3	102.11	106.41	103.96	18.62	102.36	80.05	137.08	N/A	111,667	116,085
346	1	164.47	164.47	164.47	00.00	100.00	164.47	164.47	N/A	15,000	24,670
349	1	86.75	86.75	86.75	00.00	100.00	86.75	86.75	N/A	22,000	19,086
351	1	75.86	75.86	75.86	00.00	100.00	75.86	75.86	N/A	180,000	136,553
352	7	89.56	89.87	81.40	13.93	110.41	67.95	105.54	67.95 to 105.54	311,286	253,384
353	2	85.72	85.72	86.12	02.78	99.54	83.34	88.09	N/A	72,500	62,439
406	6	100.48	95.08	95.32	21.77	99.75	64.46	122.65	64.46 to 122.65	111,417	106,204
407	1	106.55	106.55	106.55	00.00	100.00	106.55	106.55	N/A	272,000	289,822
412	1	97.15	97.15	97.15	00.00	100.00	97.15	97.15	N/A	1,240,000	1,204,649
442	1	114.61	114.61	114.61	00.00	100.00	114.61	114.61	N/A	110,000	126,071
455	2	102.57	102.57	103.43	01.30	99.17	101.24	103.90	N/A	424,000	438,556
494	2	102.43	102.43	102.75	21.93	99.69	79.97	124.88	N/A	86,250	88,624
528	1	87.01	87.01	87.01	00.00	100.00	87.01	87.01	N/A	245,000	213,175
<u>ALL</u>	<u>33</u>	94.47	96.87	90.25	17.20	107.34	64.46	164.47	86.75 to 103.90	327,030	295,134

Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2008	\$ 341,511,185	\$ 14,231,105		\$ 327,280,080	--	\$ 366,666,447	--
2009	\$ 365,701,585	\$ 10,600,150	2.90%	\$ 355,101,435	--	\$ 355,665,683	--
2010	\$ 373,751,795	\$ 3,967,185	1.06%	\$ 369,784,610	1.12%	\$ 357,583,355	0.54%
2011	\$ 386,585,440	\$ 4,725,495	1.22%	\$ 381,859,945	2.17%	\$ 362,049,452	1.25%
2012	\$ 397,324,300	\$ 9,025,109	2.27%	\$ 388,299,191	0.44%	\$ 383,928,111	6.04%
2013	\$ 399,417,255	\$ 3,626,410	0.91%	\$ 395,790,845	-0.39%	\$ 385,669,121	0.45%
2014	\$ 401,709,592	\$ 4,189,804	1.04%	\$ 397,519,788	-0.48%	\$ 391,584,885	1.53%
2015	\$ 423,553,036	\$ 17,281,608	4.08%	\$ 406,271,428	1.14%	\$ 386,186,261	-1.38%
2016	\$ 441,429,631	\$ 6,457,775	1.46%	\$ 434,971,856	2.70%	\$ 380,528,293	-1.47%
2017	\$ 468,681,430	\$ 6,628,658	1.41%	\$ 462,052,772	4.67%	\$ 376,564,097	-1.04%
2018	\$ 491,955,072	\$ 7,900,384	1.61%	\$ 484,054,688	3.28%	\$ 370,294,350	-1.66%
2019	\$ 493,480,653	\$ 5,557,192	1.13%	\$ 487,923,461	-0.82%	\$ 387,872,332	4.75%
Ann %chg		3.04%		Average	1.38%	0.87%	0.90%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2009	-	-	-
2010	1.12%	2.20%	0.54%
2011	4.42%	5.71%	1.79%
2012	6.18%	8.65%	7.95%
2013	8.23%	9.22%	8.44%
2014	8.70%	9.85%	10.10%
2015	11.09%	15.82%	8.58%
2016	18.94%	20.71%	6.99%
2017	26.35%	28.16%	5.88%
2018	32.36%	34.52%	4.11%
2019	33.42%	34.94%	9.06%

County Number	1
County Name	Adams

01 Adams
AGRICULTURAL LAND

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

Date Range: 10/1/2016 To 9/30/2019 Posted on: 1/31/2020

Number of Sales : 33
Total Sales Price : 27,673,566
Total Adj. Sales Price : 27,673,566
Total Assessed Value : 18,245,422
Avg. Adj. Sales Price : 838,593
Avg. Assessed Value : 552,892

MEDIAN : 71
WGT. MEAN : 66
MEAN : 71
COD : 20.17
PRD : 107.95

COV : 29.77
STD : 21.19
Avg. Abs. Dev : 14.30
MAX Sales Ratio : 148.68
MIN Sales Ratio : 36.62

95% Median C.I. : 64.06 to 75.13
95% Wgt. Mean C.I. : 52.41 to 79.46
95% Mean C.I. : 63.94 to 78.40

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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	Asstd. Val	
<u>Qrtrs</u>												
01-OCT-16 To 31-DEC-16	3	73.20	68.59	67.42	06.60	101.74	59.04	73.52	N/A	1,026,000	691,738	
01-JAN-17 To 31-MAR-17	4	64.47	63.77	66.57	09.68	95.79	51.00	75.13	N/A	647,325	430,895	
01-APR-17 To 30-JUN-17												
01-JUL-17 To 30-SEP-17	1	66.75	66.75	66.75	00.00	100.00	66.75	66.75	N/A	600,000	400,472	
01-OCT-17 To 31-DEC-17	3	63.90	56.10	62.70	14.24	89.47	38.55	65.84	N/A	851,975	534,192	
01-JAN-18 To 31-MAR-18	3	73.81	69.68	67.58	06.25	103.11	60.70	74.54	N/A	886,829	599,347	
01-APR-18 To 30-JUN-18	4	86.88	98.92	86.97	22.96	113.74	73.26	148.68	N/A	627,892	546,055	
01-JUL-18 To 30-SEP-18	3	56.93	53.49	53.71	17.74	99.59	36.62	66.93	N/A	893,333	479,833	
01-OCT-18 To 31-DEC-18	3	80.15	67.69	65.97	16.72	102.61	41.36	81.57	N/A	828,535	546,610	
01-JAN-19 To 31-MAR-19	5	78.88	81.10	72.31	21.36	112.16	52.50	109.69	N/A	703,514	508,728	
01-APR-19 To 30-JUN-19												
01-JUL-19 To 30-SEP-19	4	74.69	69.76	56.82	15.64	122.77	45.26	84.41	N/A	1,248,778	709,589	
<u>Study Yrs</u>												
01-OCT-16 To 30-SEP-17	8	65.81	65.95	67.00	09.42	98.43	51.00	75.13	51.00 to 75.13	783,413	524,908	
01-OCT-17 To 30-SEP-18	13	66.93	71.81	67.49	25.46	106.40	36.62	148.68	56.93 to 84.69	800,614	540,333	
01-OCT-18 To 30-SEP-19	12	78.68	73.97	63.84	18.35	115.87	41.36	109.69	52.50 to 84.41	916,524	585,152	
<u>Calendar Yrs</u>												
01-JAN-17 To 31-DEC-17	8	64.47	61.26	64.86	10.69	94.45	38.55	75.13	38.55 to 75.13	718,153	465,828	
01-JAN-18 To 31-DEC-18	13	73.81	74.48	68.31	23.24	109.03	36.62	148.68	56.93 to 84.69	795,205	543,199	
<u>ALL</u>	33	70.91	71.17	65.93	20.17	107.95	36.62	148.68	64.06 to 75.13	838,593	552,892	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Asstd. Val	
4000	33	70.91	71.17	65.93	20.17	107.95	36.62	148.68	64.06 to 75.13	838,593	552,892	
<u>ALL</u>	33	70.91	71.17	65.93	20.17	107.95	36.62	148.68	64.06 to 75.13	838,593	552,892	

01 Adams
AGRICULTURAL LAND

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

Date Range: 10/1/2016 To 9/30/2019 Posted on: 1/31/2020

Number of Sales : 33
 Total Sales Price : 27,673,566
 Total Adj. Sales Price : 27,673,566
 Total Assessed Value : 18,245,422
 Avg. Adj. Sales Price : 838,593
 Avg. Assessed Value : 552,892

MEDIAN : 71
 WGT. MEAN : 66
 MEAN : 71
 COD : 20.17
 PRD : 107.95

COV : 29.77
 STD : 21.19
 Avg. Abs. Dev : 14.30
 MAX Sales Ratio : 148.68
 MIN Sales Ratio : 36.62

95% Median C.I. : 64.06 to 75.13
 95% Wgt. Mean C.I. : 52.41 to 79.46
 95% Mean C.I. : 63.94 to 78.40

Printed: 3/19/2020 10:33:18AM

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	7	70.91	68.40	66.77	11.65	102.44	41.36	80.15	41.36 to 80.15	728,424	486,389
4000	7	70.91	68.40	66.77	11.65	102.44	41.36	80.15	41.36 to 80.15	728,424	486,389
Grass											
County	2	67.71	67.71	75.22	24.68	90.02	51.00	84.41	N/A	354,556	266,710
4000	2	67.71	67.71	75.22	24.68	90.02	51.00	84.41	N/A	354,556	266,710
ALL	33	70.91	71.17	65.93	20.17	107.95	36.62	148.68	64.06 to 75.13	838,593	552,892

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	23	68.68	67.23	63.61	11.98	105.69	41.36	81.57	63.90 to 73.81	1,010,716	642,956
4000	23	68.68	67.23	63.61	11.98	105.69	41.36	81.57	63.90 to 73.81	1,010,716	642,956
Grass											
County	4	90.09	94.96	90.58	30.26	104.84	51.00	148.68	N/A	253,153	229,295
4000	4	90.09	94.96	90.58	30.26	104.84	51.00	148.68	N/A	253,153	229,295
ALL	33	70.91	71.17	65.93	20.17	107.95	36.62	148.68	64.06 to 75.13	838,593	552,892

Adams County 2020 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Adams	4	5249	5198	5094	4991	4735	4795	4764	4582	5131
Hall	1	5498	5280	4000	3986	3868	3864	3651	3615	4771
Hamilton	1	6095	5923	5791	5599	n/a	5300	5100	5100	5899
Clay	1	5825	5825	5705	5705	n/a	5500	5370	5370	5729
Webster	1	3640	3623	3592	3626	3392	3660	3592	3547	3598
Kearney	1	4800	4799	4750	4550	4000	3000	3000	3000	4519
Buffalo	4	5480	2949	5230	5170	4815	4657	4530	3766	5158

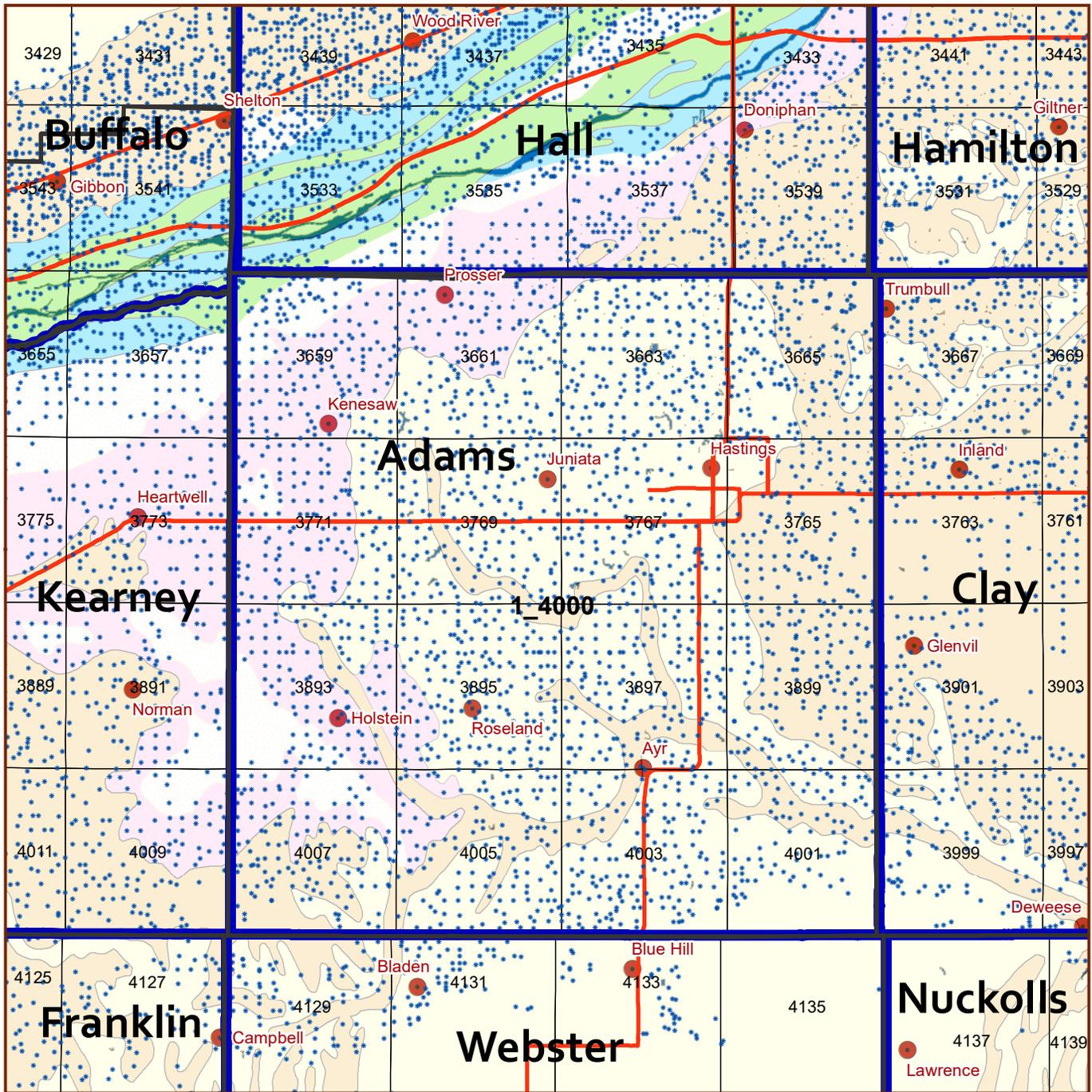
County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Adams	4	3260	3075	2890	2700	2700	2700	2515	2515	2977
Hall	1	2719	2738	2328	2328	2052	2052	1888	1888	2392
Hamilton	1	4900	4900	4800	4800	4700	4700	4600	4600	4834
Clay	1	2760	2525	2435	2360	2285	2285	2210	2210	2484
Webster	1	2335	2335	2105	1960	1960	n/a	1890	1890	2137
Kearney	1	n/a	2770	2500	2500	2230	1785	1785	1785	2593
Buffalo	4	n/a	2340	2195	2110	2005	1950	1890	1865	2220

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Adams	4	1405	1405	1380	1380	1355	n/a	1355	1355	1385
Hall	1	1411	1408	1346	1349	1274	1275	1275	1275	1377
Hamilton	1	1750	1700	1650	1600	1550	1500	n/a	1300	1698
Clay	1	1275	1275	1270	1270	n/a	n/a	n/a	1165	1265
Webster	1	1365	1365	1365	1365	1365	1365	1365	1365	1365
Kearney	1	1300	1300	1300	1300	1300	1300	1300	1300	1300
Buffalo	4	n/a	1410	1390	1365	1345	1320	n/a	n/a	1362

County	Mkt Area	CRP	TIMBER	WASTE
Adams	4	n/a	n/a	202
Hall	1	n/a	n/a	107
Hamilton	1	n/a	n/a	900
Clay	1	n/a	n/a	500
Webster	1	1805	180	180
Kearney	1	n/a	n/a	150
Buffalo	4	1367	505	472

Source: 2020 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.

ADAMS COUNTY



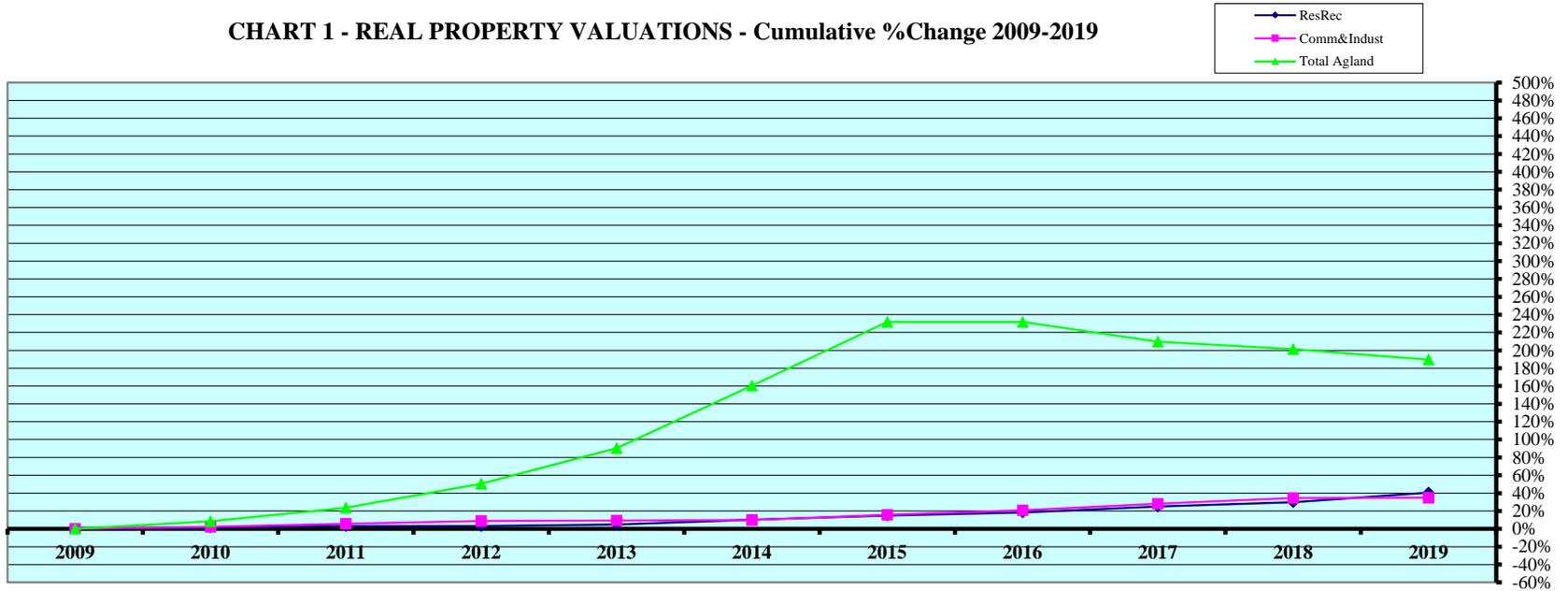
Legend

- 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 2009-2019



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
2009	937,335,610	--	--	--	365,701,585	--	--	--	522,728,180	--	--	--
2010	949,896,700	12,561,090	1.34%	1.34%	373,751,795	8,050,210	2.20%	2.20%	567,549,875	44,821,695	8.57%	8.57%
2011	966,274,570	16,377,870	1.72%	3.09%	386,585,440	12,833,645	3.43%	5.71%	645,731,555	78,181,680	13.78%	23.53%
2012	968,127,535	1,852,965	0.19%	3.29%	397,324,300	10,738,860	2.78%	8.65%	787,128,995	141,397,440	21.90%	50.58%
2013	982,153,910	14,026,375	1.45%	4.78%	399,417,255	2,092,955	0.53%	9.22%	995,388,960	208,259,965	26.46%	90.42%
2014	1,032,853,232	50,699,322	5.16%	10.19%	401,709,592	2,292,337	0.57%	9.85%	1,361,323,455	365,934,495	36.76%	160.43%
2015	1,077,081,805	44,228,573	4.28%	14.91%	423,553,036	21,843,444	5.44%	15.82%	1,734,202,225	372,878,770	27.39%	231.76%
2016	1,109,759,390	32,677,585	3.03%	18.40%	441,429,631	17,876,595	4.22%	20.71%	1,734,646,870	444,645	0.03%	231.84%
2017	1,171,428,280	61,668,890	5.56%	24.97%	468,681,430	27,251,799	6.17%	28.16%	1,618,434,305	-116,212,565	-6.70%	209.61%
2018	1,215,890,040	44,461,760	3.80%	29.72%	491,955,072	23,273,642	4.97%	34.52%	1,575,362,795	-43,071,510	-2.66%	201.37%
2019	1,317,645,512	101,755,472	8.37%	40.57%	493,480,653	1,525,581	0.31%	34.94%	1,513,664,488	-61,698,307	-3.92%	189.57%

Rate Annual %chg: Residential & Recreational **3.46%** Commercial & Industrial **3.04%** Agricultural Land **11.22%**

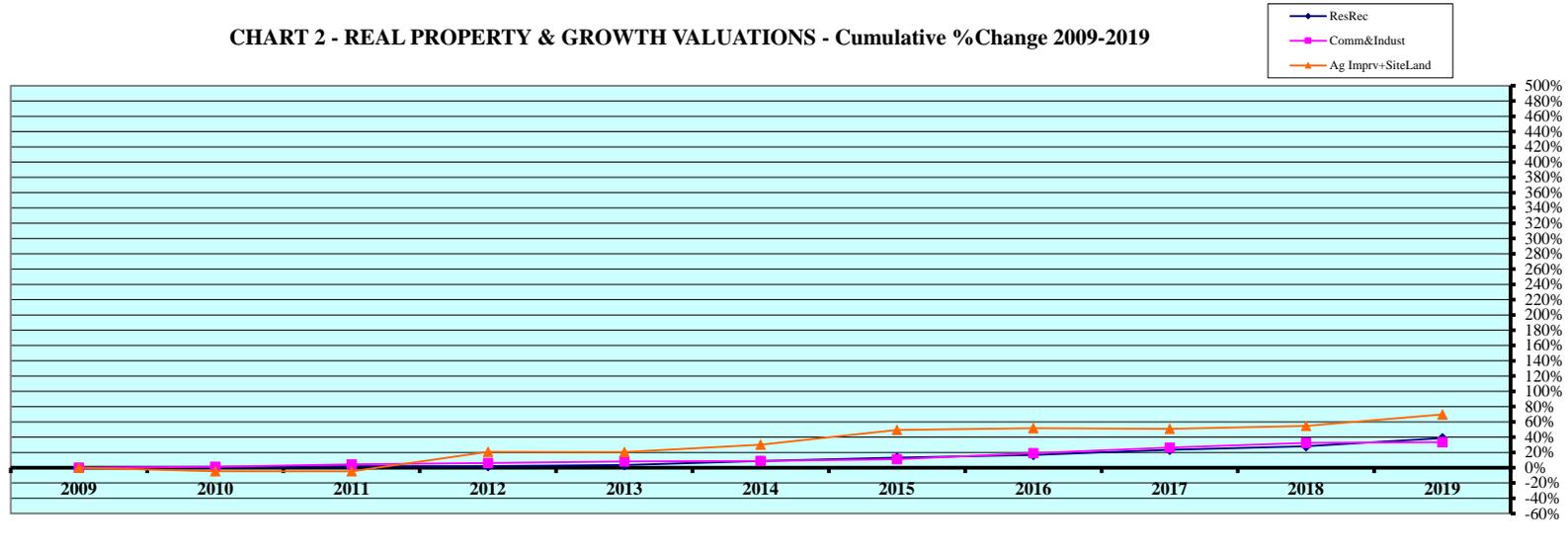
Cnty# **1**
County **ADAMS**

CHART 1

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

Source: 2009 - 2019 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2020

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2009-2019



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	
2009	937,335,610	12,200,490	1.30%	925,135,120	--	--	365,701,585	10,600,150	2.90%	355,101,435	--	--	
2010	949,896,700	7,647,190	0.81%	942,249,510	0.52%	0.52%	373,751,795	3,967,185	1.06%	369,784,610	1.12%	1.12%	
2011	966,274,570	12,451,820	1.29%	953,822,750	0.41%	1.76%	386,585,440	4,725,495	1.22%	381,859,945	2.17%	4.42%	
2012	968,127,535	11,300,416	1.17%	956,827,119	-0.98%	2.08%	397,324,300	9,025,109	2.27%	388,299,191	0.44%	6.18%	
2013	982,153,910	10,906,995	1.11%	971,246,915	0.32%	3.62%	399,417,255	3,626,410	0.91%	395,790,845	-0.39%	8.23%	
2014	1,032,853,232	13,153,927	1.27%	1,019,699,305	3.82%	8.79%	401,709,592	4,189,804	1.04%	397,519,788	-0.48%	8.70%	
2015	1,077,081,805	15,990,432	1.48%	1,061,091,373	2.73%	13.20%	423,553,036	17,281,608	4.08%	406,271,428	1.14%	11.09%	
2016	1,109,759,390	16,497,335	1.49%	1,093,262,055	1.50%	16.64%	441,429,631	6,457,775	1.46%	434,971,856	2.70%	18.94%	
2017	1,171,428,280	14,980,681	1.28%	1,156,447,599	4.21%	23.38%	468,681,430	6,628,658	1.41%	462,052,772	4.67%	26.35%	
2018	1,215,890,040	16,341,648	1.34%	1,199,548,392	2.40%	27.97%	491,955,072	7,900,384	1.61%	484,054,688	3.28%	32.36%	
2019	1,317,645,512	17,797,075	1.35%	1,299,848,437	6.91%	38.67%	493,480,653	5,557,192	1.13%	487,923,461	-0.82%	33.42%	
Rate Ann%chg	3.46%				2.19%		3.04%			C & I w/o growth			1.38%

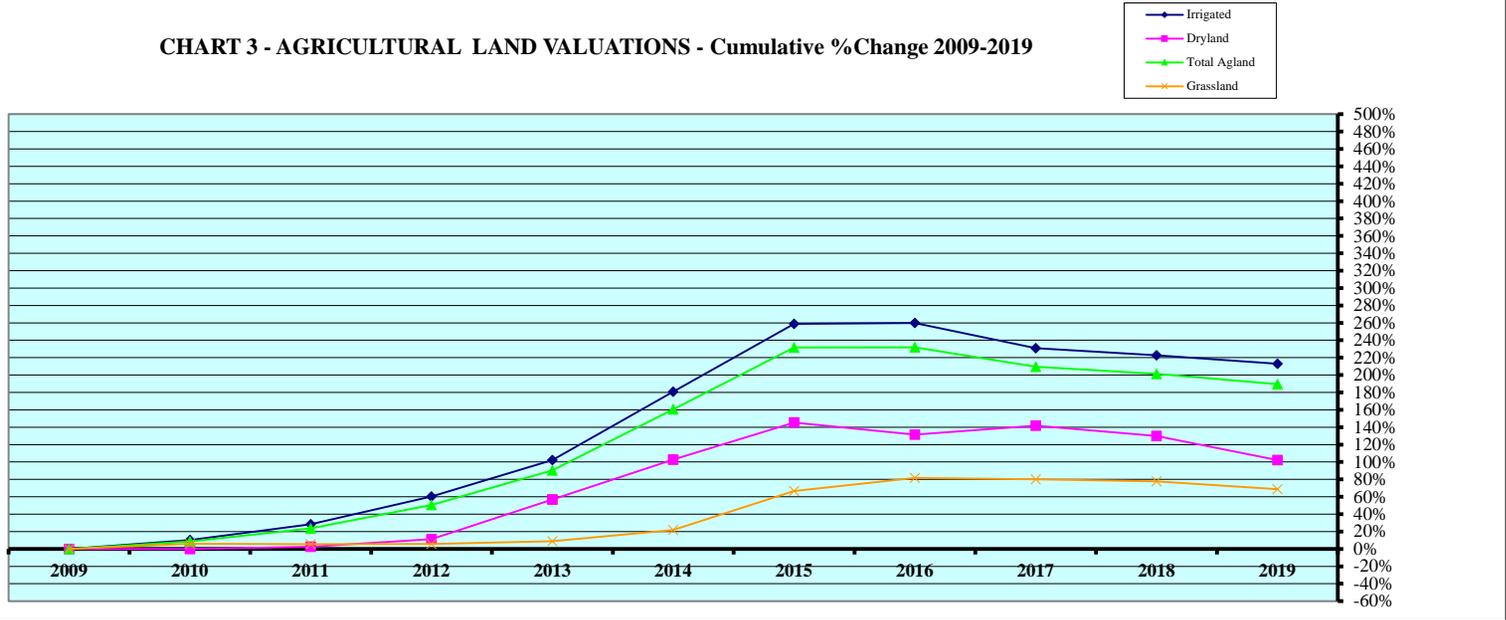
Tax Year	Ag Improvements & Site Land ⁽¹⁾				% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value				
2009	52,950,990	16,918,025	69,869,015	983,570	1.41%	68,885,445	--	--
2010	49,770,540	17,836,300	67,606,840	983,570	1.45%	66,623,270	-4.65%	-4.65%
2011	49,213,405	18,378,050	67,591,455	1,053,580	1.56%	66,537,875	-1.58%	-4.77%
2012	51,716,545	35,466,795	87,183,340	2,816,004	3.23%	84,367,336	24.82%	20.75%
2013	52,871,635	33,953,515	86,825,150	2,560,603	2.95%	84,264,547	-3.35%	20.60%
2014	58,165,165	36,263,170	94,428,335	3,435,420	3.64%	90,992,915	4.80%	30.23%
2015	67,173,420	39,113,185	106,286,605	2,011,085	1.89%	104,275,520	10.43%	49.24%
2016	67,192,960	39,886,755	107,079,715	1,120,720	1.05%	105,958,995	-0.31%	51.65%
2017	67,141,130	40,546,615	107,687,745	2,255,690	2.09%	105,432,055	-1.54%	50.90%
2018	67,982,370	40,845,552	108,827,922	876,510	0.81%	107,951,412	0.24%	54.51%
2019	72,831,839	46,628,980	119,460,819	902,559	0.76%	118,558,260	8.94%	69.69%
Rate Ann%chg	3.24%	10.67%	5.51%		Ag Imprv+Site w/o growth		3.78%	

(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; 2009 - 2019 CTL Growth Value; 2009-2019 Abstract of Asmnt Rpt.

Cnty# 1
County ADAMS

CHART 2

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative %Change 2009-2019



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
2009	422,569,990	--	--	--	65,631,015	--	--	--	34,242,000	--	--	--
2010	465,419,855	42,849,865	10.14%	10.14%	65,575,710	-55,305	-0.08%	-0.08%	36,266,260	2,024,260	5.91%	5.91%
2011	542,003,855	76,584,000	16.45%	28.26%	67,229,940	1,654,230	2.52%	2.44%	36,122,545	-143,715	-0.40%	5.49%
2012	677,652,010	135,648,155	25.03%	60.36%	72,926,640	5,696,700	8.47%	11.12%	36,162,575	40,030	0.11%	5.61%
2013	854,803,290	177,151,280	26.14%	102.29%	102,959,225	30,032,585	41.18%	56.88%	37,302,460	1,139,885	3.15%	8.94%
2014	1,186,179,760	331,376,470	38.77%	180.71%	133,099,150	30,139,925	29.27%	102.80%	41,715,180	4,412,720	11.83%	21.82%
2015	1,515,767,555	329,587,795	27.79%	258.70%	161,012,785	27,913,635	20.97%	145.33%	57,068,910	15,353,730	36.81%	66.66%
2016	1,520,398,675	4,631,120	0.31%	259.80%	151,847,315	-9,165,470	-5.69%	131.37%	62,198,330	5,129,420	8.99%	81.64%
2017	1,398,002,220	-122,396,455	-8.05%	230.83%	158,611,105	6,763,790	4.45%	141.67%	61,612,765	-585,565	-0.94%	79.93%
2018	1,363,220,090	-34,782,130	-2.49%	222.60%	150,908,819	-7,702,286	-4.86%	129.94%	60,853,556	-759,209	-1.23%	77.72%
2019	1,322,690,788	-40,529,302	-2.97%	213.01%	132,663,604	-18,245,215	-12.09%	102.14%	57,815,410	-3,038,146	-4.99%	68.84%

Rate Ann.%chg: Irrigated **12.09%** Dryland **7.29%** Grassland **5.38%**

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
2009	155,390	--	--	--	129,785	--	--	--	522,728,180	--	--	--
2010	158,625	3,235	2.08%	2.08%	129,425	-360	-0.28%	-0.28%	567,549,875	44,821,695	8.57%	8.57%
2011	162,875	4,250	2.68%	4.82%	212,340	82,915	64.06%	63.61%	645,731,555	78,181,680	13.78%	23.53%
2012	165,355	2,480	1.52%	6.41%	222,415	10,075	4.74%	71.37%	787,128,995	141,397,440	21.90%	50.58%
2013	161,690	-3,665	-2.22%	4.05%	162,295	-60,120	-27.03%	25.05%	995,388,960	208,259,965	26.46%	90.42%
2014	166,195	4,505	2.79%	6.95%	163,170	875	0.54%	25.72%	1,361,323,455	365,934,495	36.76%	160.43%
2015	194,935	28,740	17.29%	25.45%	158,040	-5,130	-3.14%	21.77%	1,734,202,225	372,878,770	27.39%	231.76%
2016	202,550	7,615	3.91%	30.35%	0	-158,040	-100.00%	-100.00%	1,734,646,870	444,645	0.03%	231.84%
2017	208,215	5,665	2.80%	34.00%	0	0	-100.00%	-100.00%	1,618,434,305	-116,212,565	-6.70%	209.61%
2018	216,575	8,360	4.02%	39.38%	163,755	163,755	100.00%	26.17%	1,575,362,795	-43,071,510	-2.66%	201.37%
2019	236,409	19,834	9.16%	52.14%	258,277	94,522	57.72%	99.00%	1,513,664,488	-61,698,307	-3.92%	189.57%

Cnty# **1**
County **ADAMS**

Rate Ann.%chg: Total Agric Land **11.22%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2009-2019 (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
2009	422,317,815	222,144	1,901			65,929,460	57,057	1,155			34,294,430	46,899	731		
2010	465,622,505	222,709	2,091	9.97%	9.97%	65,481,335	56,710	1,155	-0.07%	-0.07%	36,272,185	46,459	781	6.77%	6.77%
2011	540,891,540	223,027	2,425	16.00%	27.57%	67,762,420	56,325	1,203	4.19%	4.12%	36,179,595	46,344	781	-0.01%	6.76%
2012	678,044,870	223,769	3,030	24.94%	59.39%	73,010,330	55,681	1,311	8.99%	13.48%	36,147,180	46,340	780	-0.08%	6.67%
2013	854,736,190	225,692	3,787	24.98%	99.21%	103,083,895	54,202	1,902	45.04%	64.59%	37,337,680	45,632	818	4.90%	11.90%
2014	1,186,582,625	229,122	5,179	36.75%	172.41%	133,105,180	52,251	2,547	33.94%	120.46%	41,725,020	43,966	949	15.99%	29.78%
2015	1,517,994,325	231,801	6,549	26.45%	244.47%	160,461,680	50,298	3,190	25.23%	176.09%	57,205,970	43,330	1,320	39.11%	80.55%
2016	1,521,163,475	232,319	6,548	-0.01%	244.42%	151,769,475	50,071	3,031	-4.99%	162.32%	62,236,805	42,813	1,454	10.11%	98.80%
2017	1,398,239,390	233,187	5,996	-8.42%	215.41%	158,100,190	49,569	3,189	5.23%	176.03%	61,484,660	42,293	1,454	0.01%	98.81%
2018	1,363,023,070	234,383	5,815	-3.02%	205.89%	151,226,850	48,841	3,096	-2.92%	167.97%	60,981,470	41,939	1,454	0.02%	98.85%
2019	1,322,998,834	240,678	5,497	-5.47%	189.15%	132,798,305	44,684	2,972	-4.02%	157.20%	57,983,667	39,882	1,454	-0.01%	98.82%

Rate Annual %chg Average Value/Acre: 11.20%

9.91%

7.11%

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
2009	126,460	602	210			129,705	652	199			522,797,870	327,354	1,597		
2010	155,495	741	210	0.00%	0.00%	129,425	652	198	-0.30%	-0.30%	567,660,945	327,270	1,735	8.61%	8.61%
2011	157,470	750	210	0.00%	0.00%	130,060	656	198	0.03%	-0.28%	645,121,085	327,101	1,972	13.70%	23.49%
2012	161,995	771	210	0.01%	0.01%	0	0				787,364,375	326,561	2,411	22.25%	50.97%
2013	164,000	781	210	0.00%	0.02%	0	0				995,321,765	326,306	3,050	26.51%	91.00%
2014	161,690	769	210	0.07%	0.09%	0	0				1,361,574,515	326,108	4,175	36.88%	161.44%
2015	162,440	773	210	0.00%	0.09%	0	0				1,735,824,415	326,201	5,321	27.45%	233.20%
2016	194,935	936	208	-0.90%	-0.81%	0	0				1,735,364,690	326,139	5,321	-0.01%	233.18%
2017	206,820	993	208	0.05%	-0.77%	0	0				1,618,031,060	326,043	4,963	-6.73%	210.74%
2018	211,615	1,015	208	0.02%	-0.75%	0	0				1,575,443,005	326,178	4,830	-2.67%	202.44%
2019	214,649	1,070	201	-3.76%	-4.49%	258,385	762	339		70.46%	1,514,253,840	327,076	4,630	-4.15%	189.89%

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Rate Annual %chg Average Value/Acre: 11.23%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2009 - 2019 County Abstract Reports
Aglnd Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2020

CHART 4

CHART 5 - 2019 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	Agmprv&FS	Minerals	Total Value
31,364	ADAMS	238,856,899	46,134,873	111,814,799	1,316,947,387	415,292,126	78,188,527	698,125	1,513,664,488	72,831,839	46,628,980	0	3,841,058,043
cnty sector/value % of total value:		6.22%	1.20%	2.91%	34.29%	10.81%	2.04%	0.02%	39.41%	1.90%	1.21%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	Agmprv&FS	Minerals	Total Value
94	AYR	49,967	65,006	240,939	2,567,035	521,820	0	0	92,980	11,035	10,500	0	3,559,282
0.30%	%sector of county sector	0.02%	0.14%	0.22%	0.19%	0.13%			0.01%	0.02%	0.02%		0.09%
	%sector of municipality	1.40%	1.83%	6.77%	72.12%	14.66%			2.61%	0.31%	0.30%		100.00%
25,224	HASTINGS	53,563,959	12,784,718	18,633,352	995,891,472	344,774,169	24,331,703	0	4,750,655	648,780	659,076	0	1,456,037,884
80.42%	%sector of county sector	22.43%	27.71%	16.66%	75.62%	83.02%	31.12%		0.31%	0.89%	1.41%		37.91%
	%sector of municipality	3.68%	0.88%	1.28%	68.40%	23.68%	1.67%		0.33%	0.04%	0.05%		100.00%
214	HOLSTEIN	664,577	0	0	6,828,069	1,412,949	0	0	36,590	0	0	0	8,942,185
0.68%	%sector of county sector	0.28%			0.52%	0.34%			0.00%				0.23%
	%sector of municipality	7.43%			76.36%	15.80%			0.41%				100.00%
757	JUNIATA	753,347	389,370	508,388	27,753,029	5,826,660	180,355	0	99,994	0	0	0	35,511,143
2.41%	%sector of county sector	0.32%	0.84%	0.45%	2.11%	1.40%	0.23%		0.01%				0.92%
	%sector of municipality	2.12%	1.10%	1.43%	78.15%	16.41%	0.51%		0.28%				100.00%
880	KENESAW	1,085,721	783,851	1,140,751	34,934,460	6,346,339	0	0	577,934	345,050	46,745	0	45,260,851
2.81%	%sector of county sector	0.45%	1.70%	1.02%	2.65%	1.53%			0.04%	0.47%	0.10%		1.18%
	%sector of municipality	2.40%	1.73%	2.52%	77.18%	14.02%			1.28%	0.76%	0.10%		100.00%
66	PROSSER	268,253	7,994	428	2,349,707	75,760	6,395	0	146,508	181,043	4,380	0	3,040,468
0.21%	%sector of county sector	0.11%	0.02%	0.00%	0.18%	0.02%	0.01%		0.01%	0.25%	0.01%		0.08%
	%sector of municipality	8.82%	0.26%	0.01%	77.28%	2.49%	0.21%		4.82%	5.95%	0.14%		100.00%
235	ROSELAND	380,142	46,035	249,246	10,048,953	3,267,539	129,395	0	35,384	0	0	0	14,156,694
0.75%	%sector of county sector	0.16%	0.10%	0.22%	0.76%	0.79%	0.17%		0.00%				0.37%
	%sector of municipality	2.69%	0.33%	1.76%	70.98%	23.08%	0.91%		0.25%				100.00%
205	TRUMBULL	0	0	0	156,900	0	0	0	44,206	0	0	0	201,106
0.65%	%sector of county sector				0.01%				0.00%				0.01%
	%sector of municipality				78.02%				21.98%				100.00%
27,675	Total Municipalities	56,765,966	14,076,974	20,773,104	1,080,529,625	362,225,236	24,647,848	0	5,784,251	1,185,908	720,701	0	1,566,709,613
88.24%	%all municip.sectors of cnty	23.77%	30.51%	18.58%	82.05%	87.22%	31.52%		0.38%	1.63%	1.55%		40.79%

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Sources: 2019 Certificate of Taxes Levied CTL, 2010 US Census; Dec. 2019 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2020

CHART 5

Total Real Property Sum Lines 17, 25, & 30	Records : 16,420	Value : 3,459,086,331	Growth 27,277,203	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	694	6,798,914	53	703,084	38	525,422	785	8,027,420	
02. Res Improve Land	8,913	179,036,005	652	29,251,248	651	25,967,871	10,216	234,255,124	
03. Res Improvements	9,451	890,981,760	664	142,418,217	667	108,063,691	10,782	1,141,463,668	
04. Res Total	10,145	1,076,816,679	717	172,372,549	705	134,556,984	11,567	1,383,746,212	12,691,482
% of Res Total	87.71	77.82	6.20	12.46	6.09	9.72	70.44	40.00	46.53
05. Com UnImp Land	238	10,213,081	44	1,770,208	42	1,030,557	324	13,013,846	
06. Com Improve Land	1,039	65,996,465	91	7,068,581	82	3,542,254	1,212	76,607,300	
07. Com Improvements	1,058	296,492,791	94	35,161,789	89	26,445,568	1,241	358,100,148	
08. Com Total	1,296	372,702,337	138	44,000,578	131	31,018,379	1,565	447,721,294	11,613,310
% of Com Total	82.81	83.24	8.82	9.83	8.37	6.93	9.53	12.94	42.58
09. Ind UnImp Land	9	983,411	16	486,128	6	167,045	31	1,636,584	
10. Ind Improve Land	14	1,538,735	27	2,753,000	14	648,516	55	4,940,251	
11. Ind Improvements	14	12,939,983	27	51,278,299	15	6,844,295	56	71,062,577	
12. Ind Total	23	15,462,129	43	54,517,427	21	7,659,856	87	77,639,412	497,427
% of Ind Total	26.44	19.92	49.43	70.22	24.14	9.87	0.53	2.24	1.82
13. Rec UnImp Land	0	0	0	0	4	382,190	4	382,190	
14. Rec Improve Land	0	0	0	0	2	279,920	2	279,920	
15. Rec Improvements	0	0	0	0	2	36,015	2	36,015	
16. Rec Total	0	0	0	0	6	698,125	6	698,125	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.04	0.02	0.00
Res & Rec Total	10,145	1,076,816,679	717	172,372,549	711	135,255,109	11,573	1,384,444,337	12,691,482
% of Res & Rec Total	87.66	77.78	6.20	12.45	6.14	9.77	70.48	40.02	46.53
Com & Ind Total	1,319	388,164,466	181	98,518,005	152	38,678,235	1,652	525,360,706	12,110,737
% of Com & Ind Total	79.84	73.89	10.96	18.75	9.20	7.36	10.06	15.19	44.40
17. Taxable Total	11,464	1,464,981,145	898	270,890,554	863	173,933,344	13,225	1,909,805,043	24,802,219
% of Taxable Total	86.68	76.71	6.79	14.18	6.53	9.11	80.54	55.21	90.93

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	33	690,500	5,386,127	0	0	0
19. Commercial	24	2,168,755	21,162,340	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	33	690,500	5,386,127
19. Commercial	0	0	0	24	2,168,755	21,162,340
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				57	2,859,255	26,548,467

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	791	76	599	1,466

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	148	4,550,006	314	129,628,031	1,915	917,964,355	2,377	1,052,142,392
28. Ag-Improved Land	16	939,575	74	25,606,676	696	370,149,436	786	396,695,687
29. Ag Improvements	16	1,657,010	76	12,545,753	726	86,240,446	818	100,443,209

30. Ag Total					3,195	1,549,281,288
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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	1	1.00	29,000	
32. HomeSite Improv Land	4	4.00	96,428	44	45.00	1,311,000	
33. HomeSite Improvements	7	0.00	1,172,097	46	0.00	7,548,663	
34. HomeSite Total							
35. FarmSite UnImp Land	1	9.29	82,000	1	19.27	47,040	
36. FarmSite Improv Land	15	64.45	251,027	70	171.75	948,775	
37. FarmSite Improvements	11	0.00	484,913	70	0.00	4,997,090	
38. FarmSite Total							
39. Road & Ditches	0	19.46	0	0	652.10	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	2	2.00	58,000	3	3.00	87,000	
32. HomeSite Improv Land	406	422.50	11,975,750	454	471.50	13,383,178	
33. HomeSite Improvements	409	0.00	52,257,476	462	0.00	60,978,236	806,897
34. HomeSite Total				465	474.50	74,448,414	
35. FarmSite UnImp Land	16	35.05	176,075	18	63.61	305,115	
36. FarmSite Improv Land	665	1,599.12	8,817,125	750	1,835.32	10,016,927	
37. FarmSite Improvements	684	0.00	33,982,970	765	0.00	39,464,973	1,668,087
38. FarmSite Total				783	1,898.93	49,787,015	
39. Road & Ditches	0	6,282.76	0	0	6,954.32	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				1,248	9,327.75	124,235,429	2,474,984

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	3	172.38	119,217	3	172.38	119,217

Schedule VIII : Agricultural Records : Special Value

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	118,998.15	49.28%	624,629,911	50.42%	5,249.07
46. 1A	47,326.91	19.60%	246,020,612	19.86%	5,198.32
47. 2A1	19,314.33	8.00%	98,383,372	7.94%	5,093.80
48. 2A	26,269.81	10.88%	131,124,538	10.58%	4,991.45
49. 3A1	61.38	0.03%	290,634	0.02%	4,735.00
50. 3A	2,244.63	0.93%	10,763,371	0.87%	4,795.16
51. 4A1	15,749.07	6.52%	75,032,519	6.06%	4,764.25
52. 4A	11,490.30	4.76%	52,651,079	4.25%	4,582.22
53. Total	241,454.58	100.00%	1,238,896,036	100.00%	5,130.97
Dry					
54. 1D1	12,652.89	28.77%	41,248,271	31.50%	3,259.99
55. 1D	14,974.60	34.05%	46,047,195	35.17%	3,075.02
56. 2D1	3,076.17	6.99%	8,890,162	6.79%	2,890.01
57. 2D	6,826.65	15.52%	18,432,523	14.08%	2,700.08
58. 3D1	414.56	0.94%	1,119,312	0.85%	2,700.00
59. 3D	91.96	0.21%	248,292	0.19%	2,700.00
60. 4D1	3,586.24	8.15%	9,019,503	6.89%	2,515.03
61. 4D	2,356.40	5.36%	5,926,422	4.53%	2,515.03
62. Total	43,979.47	100.00%	130,931,680	100.00%	2,977.11
Grass					
63. 1G1	14,822.18	37.52%	20,825,397	38.07%	1,405.02
64. 1G	803.75	2.03%	1,129,281	2.06%	1,405.02
65. 2G1	11,549.83	29.24%	15,938,774	29.14%	1,380.00
66. 2G	4,260.45	10.78%	5,879,420	10.75%	1,380.00
67. 3G1	7,911.95	20.03%	10,720,726	19.60%	1,355.00
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	107.65	0.27%	145,866	0.27%	1,355.00
70. 4G	48.28	0.12%	65,421	0.12%	1,355.03
71. Total	39,504.09	100.00%	54,704,885	100.00%	1,384.79
Irrigated Total					
Irrigated Total	241,454.58	73.85%	1,238,896,036	86.94%	5,130.97
Dry Total					
Dry Total	43,979.47	13.45%	130,931,680	9.19%	2,977.11
Grass Total					
Grass Total	39,504.09	12.08%	54,704,885	3.84%	1,384.79
72. Waste	1,263.82	0.39%	255,294	0.02%	202.00
73. Other	760.12	0.23%	257,964	0.02%	339.37
74. Exempt	615.31	0.19%	0	0.00%	0.00
75. Market Area Total	326,962.08	100.00%	1,425,045,859	100.00%	4,358.44

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	713.18	3,719,002	26,517.25	137,157,991	214,224.15	1,098,019,043	241,454.58	1,238,896,036
77. Dry Land	343.27	1,076,263	4,584.95	14,093,336	39,051.25	115,762,081	43,979.47	130,931,680
78. Grass	186.67	260,543	1,126.73	1,577,779	38,190.69	52,866,563	39,504.09	54,704,885
79. Waste	9.43	1,814	200.82	42,172	1,053.57	211,308	1,263.82	255,294
80. Other	10.22	2,504	112.70	27,614	637.20	227,846	760.12	257,964
81. Exempt	0.00	0	183.75	0	431.56	0	615.31	0
82. Total	1,262.77	5,060,126	32,542.45	152,898,892	293,156.86	1,267,086,841	326,962.08	1,425,045,859

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	241,454.58	73.85%	1,238,896,036	86.94%	5,130.97
Dry Land	43,979.47	13.45%	130,931,680	9.19%	2,977.11
Grass	39,504.09	12.08%	54,704,885	3.84%	1,384.79
Waste	1,263.82	0.39%	255,294	0.02%	202.00
Other	760.12	0.23%	257,964	0.02%	339.37
Exempt	615.31	0.19%	0	0.00%	0.00
Total	326,962.08	100.00%	1,425,045,859	100.00%	4,358.44

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 Ayr	18	36,487	49	317,066	49	2,134,022	67	2,487,575	15,152
83.2 Hansen	12	37,743	30	308,403	30	2,036,670	42	2,382,816	0
83.3 Hastings	502	5,646,330	8,155	174,616,694	8,665	868,359,190	9,167	1,048,622,214	9,274,576
83.4 Holstein	20	100,628	106	958,963	106	6,003,556	126	7,063,147	24,906
83.5 Juniata	89	470,632	284	5,844,265	313	24,234,799	402	30,549,696	782,950
83.6 Kenesaw	25	196,000	353	6,066,989	361	31,595,299	386	37,858,288	236,967
83.7 Pauline	13	36,263	29	203,919	29	696,438	42	936,620	0
83.8 Prosser	14	37,415	46	434,864	47	2,256,577	61	2,728,856	190,261
83.9 Roseland	17	79,917	111	1,423,968	111	9,437,301	128	10,941,186	869
83.10 Rural	79	1,768,195	1,039	43,621,018	1,057	190,993,257	1,136	236,382,470	1,851,941
83.11 Suburban	0	0	16	738,895	16	3,752,574	16	4,491,469	313,860
84 Residential Total	789	8,409,610	10,218	234,535,044	10,784	1,141,499,683	11,573	1,384,444,337	12,691,482

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Hansen	0	0	1	3,169	1	0	1	3,169	0
85.2	Hastings	233	11,516,860	962	72,075,926	975	326,215,148	1,208	409,807,934	9,298,867
85.3	Holstein	1	2,445	17	174,337	17	1,265,848	18	1,442,630	0
85.4	Juniata	13	116,061	31	599,252	32	5,565,610	45	6,280,923	0
85.5	Kenesaw	13	97,374	48	663,674	52	5,901,445	65	6,662,493	0
85.6	Prosser	3	23,000	10	73,691	10	1,207,905	13	1,304,596	0
85.7	Roseland	8	50,075	22	231,825	23	3,171,725	31	3,453,625	0
85.8	Rural	84	2,844,615	176	7,725,677	187	85,835,044	271	96,405,336	2,811,870
86	Commercial Total	355	14,650,430	1,267	81,547,551	1,297	429,162,725	1,652	525,360,706	12,110,737

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	14,822.18	37.52%	20,825,397	38.07%	1,405.02
88. 1G	803.75	2.03%	1,129,281	2.06%	1,405.02
89. 2G1	11,549.83	29.24%	15,938,774	29.14%	1,380.00
90. 2G	4,260.45	10.78%	5,879,420	10.75%	1,380.00
91. 3G1	7,911.95	20.03%	10,720,726	19.60%	1,355.00
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	107.65	0.27%	145,866	0.27%	1,355.00
94. 4G	48.28	0.12%	65,421	0.12%	1,355.03
95. Total	39,504.09	100.00%	54,704,885	100.00%	1,384.79
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	39,504.09	100.00%	54,704,885	100.00%	1,384.79
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	39,504.09	100.00%	54,704,885	100.00%	1,384.79

**2020 County Abstract of Assessment for Real Property, Form 45
Compared with the 2019 Certificate of Taxes Levied Report (CTL)**

01 Adams

	2019 CTL County Total	2020 Form 45 County Total	Value Difference (2020 form 45 - 2019 CTL)	Percent Change	2020 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	1,316,947,387	1,383,746,212	66,798,825	5.07%	12,691,482	4.11%
02. Recreational	698,125	698,125	0	0.00%	0	0.00%
03. Ag-Homesite Land, Ag-Res Dwelling	72,831,839	74,448,414	1,616,575	2.22%	806,897	1.11%
04. Total Residential (sum lines 1-3)	1,390,477,351	1,458,892,751	68,415,400	4.92%	13,498,379	3.95%
05. Commercial	415,292,126	447,721,294	32,429,168	7.81%	11,613,310	5.01%
06. Industrial	78,188,527	77,639,412	-549,115	-0.70%	497,427	-1.34%
07. Total Commercial (sum lines 5-6)	493,480,653	525,360,706	31,880,053	6.46%	12,110,737	4.01%
08. Ag-Farmsite Land, Outbuildings	46,628,980	49,787,015	3,158,035	6.77%	1,668,087	3.20%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	0	0	0			
11. Total Non-Agland (sum lines 8-10)	46,628,980	49,787,015	3,158,035	6.77%	1,668,087	3.20%
12. Irrigated	1,322,690,788	1,238,896,036	-83,794,752	-6.34%		
13. Dryland	132,663,604	130,931,680	-1,731,924	-1.31%		
14. Grassland	57,815,410	54,704,885	-3,110,525	-5.38%		
15. Wasteland	236,409	255,294	18,885	7.99%		
16. Other Agland	258,277	257,964	-313	-0.12%		
17. Total Agricultural Land	1,513,664,488	1,425,045,859	-88,618,629	-5.85%		
18. Total Value of all Real Property (Locally Assessed)	3,444,251,472	3,459,086,331	14,834,859	0.43%	27,277,203	-0.36%

2020 Assessment Survey for Adams County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	4
3.	Other full-time employees:
	2
4.	Other part-time employees:
	1
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$531,000
7.	Adopted budget, or granted budget if different from above:
	same
8.	Amount of the total assessor's budget set aside for appraisal work:
	none - appraisal work is done in-house
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:
	\$42,045
11.	Amount of the assessor's budget set aside for education/workshops:
	\$2,500
12.	Other miscellaneous funds:
	N/A
13.	Amount of last year's assessor's budget not used:
	\$27,670

B. Computer, Automation Information and GIS

1.	Administrative software:
	CAMAVISION
2.	CAMA software:
	CAMAVISION
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	Office staff
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes; adams.nebraskaassessors.com
7.	Who maintains the GIS software and maps?
	IT Department
8.	What type of aerial imagery is used in the cyclical review of properties?
	Pictometry
9.	When was the aerial imagery last updated?
	4/2019
10.	Personal Property software:
	CAMAVISION

C. Zoning Information

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

3.	What municipalities in the county are zoned?
	All
4.	When was zoning implemented?
	2001

D. Contracted Services

1.	Appraisal Services:
	N/A
2.	GIS Services:
	gWorks
3.	Other services:
	N/A

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	No
2.	If so, is the appraisal or listing service performed under contract?
	n/a
3.	What appraisal certifications or qualifications does the County require?
	n/a
4.	Have the existing contracts been approved by the PTA?
	n/a
5.	Does the appraisal or listing service providers establish assessed values for the county?
	n/a

2020 Residential Assessment Survey for Adams County

1.	Valuation data collection done by:																
	The appraisal staff.																
2.	List the valuation group recognized by the County and describe the unique characteristics of each:																
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Hastings - County seat and largest city in the county located on NE Highways 6, 34, and US Highway 281. The residential housing market is stable and active. Has K-12 public and private school systems.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Juniata Small village located seven miles west of Hastings. The residential housing market is strongly influenced by Hastings. Has public and private elementary schools and an active trade and business center.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Kenesaw - Village 16 miles west of Hastings. The residential housing market is stable and somewhat active. Has a K-12 public school system and an active trade and business center.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Suburban. Residences located within the two mile jurisdiction of Hastings and Juniata.</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Rural. All rural residences, except those within the suburban boundary of Hastings and Juniata.</td> </tr> <tr> <td style="text-align: center;">6</td> <td>Small villages with populations less than 300; includes Ayr, Holstein, Prosser, Roseland, Hansen and Pauline.</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Agricultural improvements throughout the county</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Hastings - County seat and largest city in the county located on NE Highways 6, 34, and US Highway 281. The residential housing market is stable and active. Has K-12 public and private school systems.	2	Juniata Small village located seven miles west of Hastings. The residential housing market is strongly influenced by Hastings. Has public and private elementary schools and an active trade and business center.	3	Kenesaw - Village 16 miles west of Hastings. The residential housing market is stable and somewhat active. Has a K-12 public school system and an active trade and business center.	4	Suburban. Residences located within the two mile jurisdiction of Hastings and Juniata.	5	Rural. All rural residences, except those within the suburban boundary of Hastings and Juniata.	6	Small villages with populations less than 300; includes Ayr, Holstein, Prosser, Roseland, Hansen and Pauline.	AG	Agricultural improvements throughout the county
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6	Small villages with populations less than 300; includes Ayr, Holstein, Prosser, Roseland, Hansen and Pauline.																
AG	Agricultural improvements throughout the county																
3.	List and describe the approach(es) used to estimate the market value of residential properties.																
	Only the cost approach is used to estimate the market value of residential properties.																
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?																
	The current depreciation tables have been used for a number of years and are believed to be from the CAMA system.																
5.	Are individual depreciation tables developed for each valuation group?																
	No																
6.	Describe the methodology used to determine the residential lot values?																
	Sales comparison approach; lots are analyzed by square foot, per lot, or per acre.																
7.	How are rural residential site values developed?																
	Using an allocation method from rural residential sales.																
8.	Are there form 191 applications on file?																

No

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

The county utilizes a discounted cash flow analysis to arrive at market value for parcels being held for sale or resale

10.

<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
1	2015	2015	2019	2014-2019
2	2015	2015	2019	2015
3	2015	2015	2019	2015
4	2015	2015	2019	2016
5	2015	2015	2019	2018
6	2015	2015	2019	2017
AG	2015	2015	2019	2018

2020 Commercial Assessment Survey for Adams County

1.	Valuation data collection done by:																		
	The appraisal staff.																		
2.	List the valuation group recognized in the County and describe the unique characteristics of each:																		
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1	Hastings. Has a very active trade and business center, as well as a hospital and college.																		
3	Villages and Rural - all commercial and industrial parcels located outside of Hastings.																		
3.	List and describe the approach(es) used to estimate the market value of commercial properties.																		
	Sales comparison and cost approaches are primarily used to estimate the market value of commercial property; the income approach is used when available.																		
3a.	Describe the process used to determine the value of unique commercial properties.																		
	All unique commercial properties are appraised in-house; comparable sales from outside of the county are used when necessary.																		
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?																		
	Tables provided by the CAMA vendor are used for depreciation studies.																		
5.	Are individual depreciation tables developed for each valuation grouping?																		
	No																		
6.	Describe the methodology used to determine the commercial lot values.																		
	The sales comparison is used to determine commercial lot values; lots are analyzed by the square foot and acre.																		
7.	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Group</u></th> <th><u>Date of Depreciation</u></th> <th><u>Date of Costing</u></th> <th><u>Date of Lot Value Study</u></th> <th><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">2011</td> <td style="text-align: center;">2015</td> <td style="text-align: center;">2018</td> <td style="text-align: center;">2015</td> </tr> <tr> <td style="text-align: center;">3</td> <td style="text-align: center;">2011</td> <td style="text-align: center;">2015</td> <td style="text-align: center;">2020</td> <td style="text-align: center;">2014</td> </tr> </tbody> </table>				<u>Valuation Group</u>	<u>Date of Depreciation</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>	1	2011	2015	2018	2015	3	2011	2015	2020	2014
<u>Valuation Group</u>	<u>Date of Depreciation</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>															
1	2011	2015	2018	2015															
3	2011	2015	2020	2014															

2020 Agricultural Assessment Survey for Adams County

1.	Valuation data collection done by:						
	The appraisal staff.						
2.	List each market area, and describe the location and the specific characteristics that make each unique.						
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>Similar soils, NRD, and topography. No economic differences have been discerned.</td> <td style="text-align: center;">2018</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	01	Similar soils, NRD, and topography. No economic differences have been discerned.	2018
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>					
01	Similar soils, NRD, and topography. No economic differences have been discerned.	2018					
3.	Describe the process used to determine and monitor market areas.						
	Sales are annually plotted and reviewed to determine any differences across the county. Sales are analyzed annually to determine if market areas need to be created or adjusted.						
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.						
	Small parcels are reviewed for primary use, and either typically considered agricultural or rural residential; recreational land influences are studied through sales verification.						
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?						
	Yes						
6.	What separate market analysis has been conducted where intensive use is identified in the county?						
	In Adams County, only feedlots and hog confinements fall into the intensive use category. The intensive use land is valued at \$1,000 and acre based on sales analysis and comparison to other counties in the region.						
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.						
	The county values WRP land based on sales of land enrolled in WRP and is valued at \$1,015 per acre.						
	<i><u>If your county has special value applications, please answer the following</u></i>						
8a.	How many parcels have a special valuation application on file?						
	N/A						
8b.	What process was used to determine if non-agricultural influences exist in the county?						
	N/A						
	<i><u>If your county recognizes a special value, please answer the following</u></i>						
8c.	Describe the non-agricultural influences recognized within the county.						
	N/A						

8d.	Where is the influenced area located within the county?
	N/A
8e.	Describe in detail how the special values were arrived at in the influenced area(s).
	N/A

Adams County Assessor's Office

Three Year Plan of Assessment

July 18, 2019

Adams County Assessor's Office Overview

Introduction:

Required by law- pursuant to Neb. Laws 2005, LB 263, Section 9

The Purpose: To submit a plan to the County Board of Equalization and to the Department of Property Assessment and Taxation on or before July 31st of each year. The plan describes the assessment actions planned for the next assessment year and the two years thereafter. This plan is required every 3 years and an update to the plan is required between the adoptions of each 3-year plan.

General Description of Office:

There are approximately 16,371 parcels in Adams County. There is an average of 200 permits per year. There are approximately 2,000 personal property schedules filed and approximately 1,100 homestead exemptions forms processed per year.

The office staff consists of the county assessor, one deputy assessor, one full time head appraiser, three associate appraisers, one full time senior clerk, one full time office clerk, and 1 part time office clerk. The assessor supervises all proceedings in the office and controls the valuation procedures. The head appraiser oversees the job duties and performance of the associate appraisers and assists the assessor in valuation procedures. The associate appraisers assist with the valuation for the residential, agricultural, and commercial properties, and do the pick-up work for all property classes as assigned. The deputy assessor is in charge of the transfer statements, splits and combos, and reporting to the state as well as assisting the office clerks in handling everyday occurrences and taxpayer inquiries/issues by taking personal property schedules, homestead exemptions, address changes, and any other assistance as needed. The senior clerk specializes in personal property, while the fulltime office clerk specializes in exemptions and mobile home issues.

Budgeting:

The proposed budget for 2019-2020 is \$531,000 as of the date of this report. The county board accommodates for a GIS technician through the Information & Technology budget.

Responsibilities of Assessment:

Record Maintenance:

Mapping - Cadastral maps are updated as the real estate transfers are processed but with the implementation of GIS, the information is also available electronically. All of the books were reprinted which was completed in 2010.

Property Record Cards - Cards contain all improvement information about the property including the required legal description, ownership, and valuation.

Reports Filed:

- Abstract- Due March 19th
- Certification of Values- August 20th
- School District Taxable Value Report- August 25th
- Generate Tax Roll- November 22nd
- Certificate of Taxes Levied- December 1st

Filing for Homestead Exemptions:

Applications for homestead exemptions are accepted from February 1st – June 30th.

Filing Personal Property:

Applications for personal property are accepted from January 1st – May 1st. After which there is a 10% penalty until July 1st when the penalty changes to 25%.

Real Property:

Adams County consists of the following real property types:

	Parcels	% of Total Parcels	Values	% of Taxable Value Base
Residential	11,499	70.2%	\$1,316,555,152	38%
Commercial	1,578	9.6%	\$418,732,340	12%
Industrial	72	.4%	\$78,268,569	2%
Recreational	6	0%	\$698,125	0%
Agricultural	3,216	19.6%	\$1,635,405,766	47%
Total	16,371	100%	\$3,449,659,952	100%

Agricultural land is 47% of the real property valuation base and 74% of that is assessed as irrigated.

Thirteen Hastings neighborhoods consisting of 3,428 parcels were reviewed in 2016. In 2017, there were 8 residential neighborhoods reviewed consisting of 3,474 urban parcels and 503 parcels in the small villages of Holstein, Roseland, Ayr, Pauline, Prosser, and Hansen. The commercial neighborhood boundaries were redeveloped and a land study was completed for the Hastings commercial area for valuation purposes. In 2018, a full ag-land review consisting of 3,216 parcels was conducted utilizing physical inspections of improved parcels and aerial imagery for ag land remeasurement. Five urban residential neighborhoods totaling 1,614 parcels were also reviewed along with a County-wide residential land revalue using the land allocation value methodology. In 2019, we plan to review through physical inspection: The Naval Ammunition Depot area (156 parcels), all mobile homes (639 parcels), residential neighborhoods around Lake Hastings and Lochland (845 parcels) and all exempt properties (1400 parcels).

Pick-up Work:

Pick-up work will be done from November through January of the next year.

Sales File:

The real estate transfer statements (521s) are filed within 45 days of receiving them from the Register of Deeds. They are recorded on the property record cards, in the CAMA system, and in the cadastral maps.

A sales review of residential, commercial, and rural properties will be completed for the sales file. A questionnaire is sent to each buyer of a sold property and an inspection is performed as needed.

Three Year Plan of Assessment Adams County Assessor's Office

Ratio studies are done on each property type and market area based on current sales beginning in September of each year. These studies are used to determine the areas that are out of compliance and need reviewing for the next assessment cycle.

Continual market analysis will be conducted each year in all categories of properties to ensure that the level of value and quality of assessment in Adams County is in compliance with state statutes.

Assessment Actions Planned for the 2020 Roll Year:

Residential:

Eight residential urban neighborhoods are set to be physically reviewed consisting of approximately 845 parcels. A full review of mobile homes and exempt properties will also be conducted consisting of 639 and 1,400 parcels respectively. The physical review consists of checking measurements, qualities, conditions, interior information, and taking a new photo. If there is no one present at the property, door hangers are left and appointments for a review are set up as needed. Sales reviews and pick-up work for all residential parcels will be completed by March 1, 2020.

Agricultural Land:

Physical inspections on an as needed basis and the statistical measurements will then be reviewed.

Commercial:

Parcels located at the Naval Ammunition Depot will be physically reviewed and includes approximately 150 parcels. There will be a review of the Hastings market areas or occupancy codes most out of compliance as well. Physical reviews will consist of checking measurements, occupancy codes, quality, condition, and interior information. Commercial sales reviews and pick-up work will be completed by March 1, 2020.

GIS:

New Pictometry imagery was developed in April 2019 and will satisfy the next three years before a new flyover is considered. The GIS system will continue to be maintained, fine-tuned and improved. The capability to build a multitude of different visual layers is only restricted by the expanse our property data.

Assessment Actions Planned for the 2021 Roll Year:

Residential:

8 Adams county small villages consisting of approximately 1,350 parcels will be physically reviewed. We will be continuing to review properties and neighborhoods once every 6 years as required by the State. The physical reviews consist of checking measurements, qualities, conditions, interior information and taking a new photo. If there is no one present at the property, door hangers are left and appointments for a review are set up if needed. Sales reviews and pick-up work for all residential parcels will be completed by March 1, 2021.

Agricultural Land:

An Ag land sales review will be completed and land use will be updated as the information becomes available. A physical review of the ag-land properties will be completed to verify the land use if need be.

Commercial:

There will be a physical review of approximately 1,681 parcels in Hastings and small villages. The physical review will consist of checking measurements, occupancy codes, quality, condition, and interior information. Commercial sales reviews and pick-up work will be completed by March 1, 2021.

GIS:

The GIS system will continue to be maintained, fine-tuned and improved.

Assessment Actions Planned for the 2022 Roll Year:**Residential:**

Hastings suburban areas consisting of approximately 550 parcels will be reviewed along with the south side of Hastings, approximately 1,900 parcels, and Westbrook containing approximately 150 parcels. The physical review consists of checking measurements, qualities, conditions, interior information and a new photo. If there is no one present at the property, door hangers are left and appointments for a review are set up if needed. Sales reviews and pick-up work for all residential parcels will be completed by March 1, 2022.

Agricultural Land:

An Ag land sales review will be completed and land use will be updated as the information becomes available. A physical review of the ag-land properties will be completed to verify the land use.

Commercial:

There will be a statistical review of the Hastings market areas or occupancy codes most out of compliance. A physical review will follow as needed consisting of checking measurements, occupancy codes, quality, condition, and interior information. Commercial sales reviews and pick-up work will be completed by March 1, 2022.

GIS:

The GIS system will continue to be maintained, fine-tuned and improved.