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DEPARTMENT OF REVENUE

**2021 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

ADAMS COUNTY



Pete Ricketts, Governor

April 7, 2021

Commissioner Hotz :

The Property Tax Administrator has compiled the 2021 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.

Statistical Analysis:

Before relying upon any calculated statistical measures to evaluate a county assessor'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 IAAO utilizes varying upper bounds for the COD range to recognize that sample size, property type, variation of property ages and market conditions directly impact the COD. The Division considers this chart and the analyses of factors impacting the COD to determine whether the calculated COD is within an acceptable range. The reliability of the COD can also be directly affected by extreme ratios.

The 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 assessor's six-year inspection and review cycle is documented to ensure compliance with [Neb. Rev. Stat. § 77-1311.03](#) and also to confirm that all property is being uniformly listed and described for valuation purposes.

Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with 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.

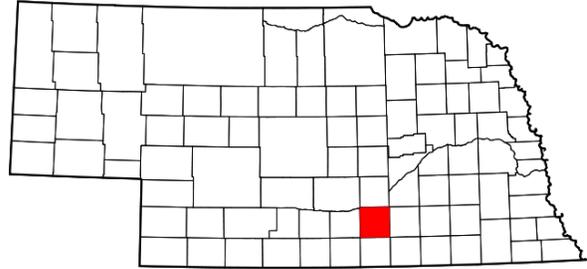
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, if potential issues are identified they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures prior to establishing assessed values. The PTA's conclusion that assessment quality 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 found 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. Any applicable corrective measures taken by the county assessor to address the inconsistencies or concerns are reported along with the results of those corrective measures.

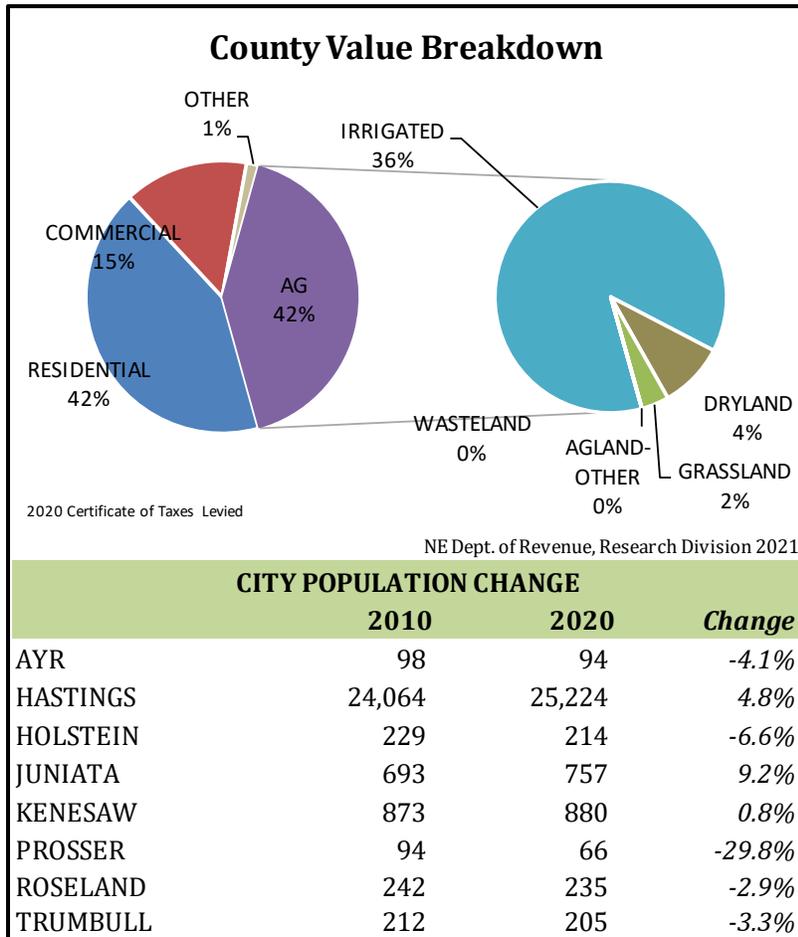
**Further information may be found in Exhibit 94*

County Overview

With a total area of 563 square miles, Adams County has 31,363 residents, per the Census Bureau Quick Facts for 2019, a slight increase over the 2010 U.S. Census. The reports indicate that 68% of county residents are homeowners and 85% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$129,499 (2020 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 972 employer establishments with total employment of 13,455, for a 1% decrease 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.

2021 Residential Correlation for Adams County

Assessment Action

For the residential class, the villages were physically inspected. Additionally, sales studies were conducted to determine if adjustments were warranted. As a result, percentage increases were applied to individual neighborhoods in Hastings, the town of Juniata, suburban parcels, and rural parcels to maintain an acceptable level of value.

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

Assessment Practice Review

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

Sales verification and qualification processes of the county assessor's office are reviewed. Sales questionnaires are utilized to verify aspects of the transactions. Review of the sales qualification rosters and comments along with a typical usability rate for the residential class indicate that all arm's-length transactions are being utilized for measurement.

Valuation groups are also examined to identify if economic factors that could affect market value are adequately stratified into groups. For the residential class in Adams County, there are six separate valuation groups. Valuation Group 1 is the City of Hastings. Hastings is the largest community and is the county seat. Valuation Group 2 and 3 are the two communities of Juniata and Kenesaw. Valuation Groups 4 and 5 represent parcels outside of city limits. Valuation Group 6 is comprised of the smallest villages with a limited residential market. It is believed that the economics within the residential class are adequately identified.

The frequency of the six-year inspection and review cycle is also reviewed. The physical inspection work is completed in-house by field appraisers and complies with the requirements of the six-year inspection and review cycle.

Lastly, the currency of the appraisal tables are reviewed. The county assessor updated land tables for the residential class in 2019 and cost tables in 2015, while the depreciation tables are older. In 2019, The Adams County Assessor converted to a new Computer-Assisted Mass Appraisal (CAMA) system. The CAMA vendor is in the process of implementing a new costing manual. The county assessor plans to implement table driven depreciation tables once the new costing is available.

2021 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

The overall statistical sampling shows all three measures of central tendency are within the acceptable range and closely grouped. The qualitative statistics are also within the parameters recommended by IAAO. This indicates uniformity across the residential class of real property. When further stratified into separate valuation groups the individual valuation groups, along with the COD and PRD are within range.

The County Abstract of Assessment, Form 45 (Abstract) Compared to the Certificate of Taxes Levied Report (CTL) reflects a 3% increase to the residential class of property while the sample increased 7%. The largest difference is in Valuation Group 2, the sample is small with only twelve sales. The review shows that two sales, which changed through pick-up work are largely affecting the sample. New construction and pick-up work can generally account for the discrepancy between the sample and population changes in the other valuation groups. 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	775	92.68	94.36	92.72	13.47	101.77
2	11	91.58	91.39	91.29	10.26	100.11
3	34	95.39	96.71	96.25	11.03	100.48
4	17	93.75	97.42	97.28	16.94	100.14
5	26	92.30	89.70	89.54	15.87	100.18
6	14	94.79	95.07	91.87	19.49	103.48
____ ALL ____	877	92.74	94.35	92.81	13.59	101.66

2021 Residential Correlation for Adams County

Level of Value

Based on analysis of all available information, the level of value for the residential class of real property in Adams County is 93%.

2021 Commercial Correlation for Adams County

Assessment Actions

The physical inspection for the commercial class started for the 2021 assessment year. The county's in-house appraisal staff has reviewed approximately 50% of the City of Hastings. Pick-up work was also completed timely.

Assessment Practice Review

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

Sales verification and qualification practices were also reviewed with the county assessor. Questionnaires are utilized to capture accurate details of a transaction. A review of the usability rate of the commercial class in Adams County was lower than the statewide average. A large portion of the comments of nonqualified sales indicated that the sales were nonqualified based on the fact the sales were private transactions. The county assessor re-reviewed these transactions closely for qualification purposes. It is believed that all arm's-length transactions are being used for measurement purposes.

Valuation groups were also evaluated. The commercial class is stratified into two separate valuation groups. The City of Hastings is Valuation Group 1. The majority of the commercial businesses are in and around the county seat. Valuation Group 2 is the remainder of the county. The groups appear to adequately identify economic influences that could affect market value.

Frequency of the six-year inspection cycle show that the commercial class complies with six-year inspection and review requirements. Appraisal tables show that the lot values and cost tables have been updated within the last six years. Depreciation tables are old. The county assessor converted Computer-Assisted Mass Appraisal (CAMA) systems in 2019. New costing manuals are expected for the 2021-2022 physical year and the county assessor is waiting for new costing to update depreciation and revalue the commercial class.

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

2021 Commercial Correlation for Adams County

The overall statistical sample show the mean and median are within the acceptable range and the COD also indicates uniformity. The weighted mean and PRD are being heavily affected by high dollar sales that are under assessed. Review of statistics by valuation group show both groups have medians within the range: only Valuation Group 1 has a sufficient number of sales for independent measurement. The median here is at the low end of the acceptable range while the mean and weighted mean are below the acceptable range. Analysis of individual occupancy codes reveal only one occupancy code (406) has more than a handful of sales. The statistics show the median is within the acceptable range for this occupancy code.

Reviewing the 2021 County Abstract of Assessment for Real Property, Form 45 Compared with the 2020 Certificate of Taxes Levied Report (CTL) shows the population decreased 2% while the sample increased slightly less than 2%. The changes to the sample are minimal and support the assessment actions of review- and pick-up work. Although inversely changing, both the population and sample show only marginal movement and are generally flat for the 2021 assessment year.

Equalization and Quality of Assessment

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

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	41	91.62	89.59	83.05	13.43	107.87
3	12	94.91	101.07	99.05	24.14	102.04
____ALL____	53	91.69	92.19	83.73	16.03	110.10

Level of Value

Based on the review of all available information, the level of value of commercial property in Adams County is 92%.

2021 Agricultural Correlation for Adams County

Assessment Actions

A market analysis study was conducted for the minimally improved agricultural sales. As a result, the county assessor decreased all three subclasses; irrigated, dryland, and grassland 4%. For the remainder of the class, pick-up work was conducted timely.

Assessment Practice Review

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

Sales verification and qualification processes were one aspect that were reviewed. The county assessor utilizes sales questionnaires with a high rate of return. The usability rate was lower than what has been typical for the agricultural class across the state. Review of the sales rosters and comments indicate that the majority of the sales that were non-qualified were family sales, partial transfers, gifts, same ownership, and decrees. The review of the sales rosters along with the comments provided, indicates that all arm's-length transactions have been made available for measurement.

Market areas are also examined. Adams County currently has only one market area. The county is homogenous and is comprised mainly of irrigated cropland. Intensive use was also discussed. The county assessor reviewed and updated intensive use values for the 2019 assessment year.

Frequency of the six-year inspection and review cycle was also looked at. The county has recently reviewed land use countywide and physically inspected improvements as part of the rural review for the 2019 assessment year.

Description of Analysis

The statistical sample for the agricultural class of real property show that all three measures of central tendency are within the range. Review of the 80% Majority Land Use (MLU) statistics show that only the irrigated subclass has a sufficient number of sales for measurement. Dryland and grassland subclasses were decreased in a similar fashion as the irrigated subclass to keep pace with the market. Comparison of the Adams County land values to that of the values of the surrounding comparable counties support that a proportionate level of value has been reached.

Equalization and Quality of Assessment

Agricultural homes and outbuildings are valued utilizing the same appraisal processes as the rural residential property. Whereas the rural acreages are assessed within the acceptable range, agricultural improvements are equalized and have achieved market value. The quality of assessment of the agricultural class of real property complies with generally accepted mass appraisal techniques.

2021 Agricultural Correlation for Adams County

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
____Irrigated____						
County	20	69.24	70.34	69.27	11.86	101.54
4000	20	69.24	70.34	69.27	11.86	101.54
____Grass____						
County	2	86.50	86.50	83.31	06.12	103.83
4000	2	86.50	86.50	83.31	06.12	103.83
____ALL____	25	75.46	73.47	71.24	12.44	103.13

Level of Value

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

2021 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 (R.R.S. 2011). While the median assessment sales ratio from the Qualified Statistical Reports for each class of real property is considered, my opinion of the level of value for a class of real property may be determined from other evidence contained within these Reports and Opinions of the Property Tax Administrator. My opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	93	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	92	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	75	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 7th day of April, 2021.



Ruth A. Sorensen

Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2021 Commission Summary for Adams County

Residential Real Property - Current

Number of Sales	877	Median	92.74
Total Sales Price	\$145,795,833	Mean	94.35
Total Adj. Sales Price	\$145,795,833	Wgt. Mean	92.81
Total Assessed Value	\$135,315,444	Average Assessed Value of the Base	\$124,950
Avg. Adj. Sales Price	\$166,244	Avg. Assessed Value	\$154,294

Confidence Interval - Current

95% Median C.I	91.47 to 94.13
95% Wgt. Mean C.I	91.80 to 93.83
95% Mean C.I	93.14 to 95.56
% of Value of the Class of all Real Property Value in the County	41.69
% of Records Sold in the Study Period	7.57
% of Value Sold in the Study Period	9.34

Residential Real Property - History

Year	Number of Sales	LOV	Median
2020	780	94	93.50
2019	824	93	93.46
2018	874	92	91.80
2017	924	93	93.45

2021 Commission Summary for Adams County

Commercial Real Property - Current

Number of Sales	53	Median	91.69
Total Sales Price	\$20,322,094	Mean	92.19
Total Adj. Sales Price	\$20,322,094	Wgt. Mean	83.73
Total Assessed Value	\$17,015,315	Average Assessed Value of the Base	\$310,583
Avg. Adj. Sales Price	\$383,436	Avg. Assessed Value	\$321,044

Confidence Interval - Current

95% Median C.I	84.88 to 97.70
95% Wgt. Mean C.I	77.53 to 89.92
95% Mean C.I	86.77 to 97.61
% of Value of the Class of all Real Property Value in the County	15.15
% of Records Sold in the Study Period	3.13
% of Value Sold in the Study Period	3.23

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2020	33	94	94.47
2019	48	95	94.77
2018	46	93	92.67
2017	64	94	94.38

01 Adams
RESIDENTIAL

PAD 2021 R&O Statistics (Using 2021 Values)

Qualified

Date Range: 10/1/2018 To 9/30/2020 Posted on: 1/31/2021

Number of Sales : 877
 Total Sales Price : 145,795,833
 Total Adj. Sales Price : 145,795,833
 Total Assessed Value : 135,315,444
 Avg. Adj. Sales Price : 166,244
 Avg. Assessed Value : 154,294

MEDIAN : 93
 WGT. MEAN : 93
 MEAN : 94
 COD : 13.59
 PRD : 101.66

COV : 19.30
 STD : 18.21
 Avg. Abs. Dev : 12.60
 MAX Sales Ratio : 214.63
 MIN Sales Ratio : 43.27

95% Median C.I. : 91.47 to 94.13
 95% Wgt. Mean C.I. : 91.80 to 93.83
 95% Mean C.I. : 93.14 to 95.56

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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-18 To 31-DEC-18	101	98.23	99.68	98.52	13.11	101.18	63.45	155.47	94.75 to 103.22	164,438	162,009	
01-JAN-19 To 31-MAR-19	68	98.80	101.96	97.43	15.71	104.65	54.49	192.31	93.01 to 104.45	148,634	144,807	
01-APR-19 To 30-JUN-19	127	97.63	97.62	95.93	10.45	101.76	64.82	143.61	94.94 to 99.84	169,584	162,683	
01-JUL-19 To 30-SEP-19	120	93.34	95.40	92.99	13.39	102.59	44.20	214.63	89.70 to 96.36	172,734	160,620	
01-OCT-19 To 31-DEC-19	93	92.36	92.76	92.49	13.39	100.29	53.50	175.65	87.28 to 94.66	166,296	153,813	
01-JAN-20 To 31-MAR-20	81	89.30	90.52	90.32	12.47	100.22	44.39	156.38	86.75 to 92.14	151,742	137,051	
01-APR-20 To 30-JUN-20	114	91.89	93.24	92.14	12.47	101.19	56.87	152.61	88.86 to 95.17	170,562	157,149	
01-JUL-20 To 30-SEP-20	173	87.17	88.48	87.29	13.81	101.36	43.27	212.93	84.28 to 89.54	171,183	149,421	
<u>Study Yrs</u>												
01-OCT-18 To 30-SEP-19	416	96.57	98.19	95.89	12.95	102.40	44.20	214.63	94.94 to 98.21	165,819	159,002	
01-OCT-19 To 30-SEP-20	461	89.68	90.88	90.05	13.33	100.92	43.27	212.93	88.02 to 91.07	166,628	150,044	
<u>Calendar Yrs</u>												
01-JAN-19 To 31-DEC-19	408	95.24	96.58	94.47	13.10	102.23	44.20	214.63	93.49 to 96.73	166,269	157,075	
<u>ALL</u>	877	92.74	94.35	92.81	13.59	101.66	43.27	214.63	91.47 to 94.13	166,244	154,294	

VALUATION GROUP											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	775	92.68	94.36	92.72	13.47	101.77	43.27	214.63	91.40 to 94.06	162,811	150,953	
2	11	91.58	91.39	91.29	10.26	100.11	70.84	109.95	81.68 to 105.89	159,432	145,543	
3	34	95.39	96.71	96.25	11.03	100.48	60.08	130.11	90.27 to 100.46	117,165	112,769	
4	17	93.75	97.42	97.28	16.94	100.14	69.65	139.59	81.41 to 114.65	329,647	320,693	
5	26	92.30	89.70	89.54	15.87	100.18	44.20	118.30	82.30 to 103.08	267,820	239,796	
6	14	94.79	95.07	91.87	19.49	103.48	49.59	158.19	78.55 to 111.81	93,732	86,112	
<u>ALL</u>	877	92.74	94.35	92.81	13.59	101.66	43.27	214.63	91.47 to 94.13	166,244	154,294	

PROPERTY TYPE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
01	877	92.74	94.35	92.81	13.59	101.66	43.27	214.63	91.47 to 94.13	166,244	154,294	
06												
07												
<u>ALL</u>	877	92.74	94.35	92.81	13.59	101.66	43.27	214.63	91.47 to 94.13	166,244	154,294	

01 Adams
RESIDENTIAL

PAD 2021 R&O Statistics (Using 2021 Values)

Qualified

Date Range: 10/1/2018 To 9/30/2020 Posted on: 1/31/2021

Number of Sales : 877
 Total Sales Price : 145,795,833
 Total Adj. Sales Price : 145,795,833
 Total Assessed Value : 135,315,444
 Avg. Adj. Sales Price : 166,244
 Avg. Assessed Value : 154,294

MEDIAN : 93
 WGT. MEAN : 93
 MEAN : 94
 COD : 13.59
 PRD : 101.66

COV : 19.30
 STD : 18.21
 Avg. Abs. Dev : 12.60
 MAX Sales Ratio : 214.63
 MIN Sales Ratio : 43.27

95% Median C.I. : 91.47 to 94.13
 95% Wgt. Mean C.I. : 91.80 to 93.83
 95% Mean C.I. : 93.14 to 95.56

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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	6	120.82	137.64	133.19	24.37	103.34	104.60	212.93	104.60 to 212.93	23,917	31,855	
___Ranges Excl. Low \$___												
Greater Than 4,999	877	92.74	94.35	92.81	13.59	101.66	43.27	214.63	91.47 to 94.13	166,244	154,294	
Greater Than 14,999	877	92.74	94.35	92.81	13.59	101.66	43.27	214.63	91.47 to 94.13	166,244	154,294	
Greater Than 29,999	871	92.67	94.05	92.77	13.35	101.38	43.27	214.63	91.41 to 93.96	167,224	155,137	
___Incremental Ranges___												
0 TO 4,999												
5,000 TO 14,999												
15,000 TO 29,999	6	120.82	137.64	133.19	24.37	103.34	104.60	212.93	104.60 to 212.93	23,917	31,855	
30,000 TO 59,999	41	113.66	119.40	119.10	23.89	100.25	44.39	214.63	103.94 to 136.52	46,471	55,348	
60,000 TO 99,999	166	98.07	98.86	98.40	15.96	100.47	43.27	182.85	94.54 to 100.50	81,300	79,996	
100,000 TO 149,999	252	90.03	90.83	90.70	11.94	100.14	46.42	140.03	88.42 to 91.50	123,473	111,984	
150,000 TO 249,999	264	89.73	90.49	90.58	10.85	99.90	54.49	139.59	88.21 to 92.14	189,337	171,507	
250,000 TO 499,999	139	95.28	93.52	93.71	08.85	99.80	44.20	119.17	92.37 to 97.27	316,057	296,176	
500,000 TO 999,999	9	87.54	92.47	94.07	07.69	98.30	84.60	115.92	84.79 to 103.29	579,889	545,487	
1,000,000 +												
___ALL___	877	92.74	94.35	92.81	13.59	101.66	43.27	214.63	91.47 to 94.13	166,244	154,294	

01 Adams
COMMERCIAL

PAD 2021 R&O Statistics (Using 2021 Values)

Qualified

Date Range: 10/1/2017 To 9/30/2020 Posted on: 1/31/2021

Number of Sales : 53
 Total Sales Price : 20,322,094
 Total Adj. Sales Price : 20,322,094
 Total Assessed Value : 17,015,315
 Avg. Adj. Sales Price : 383,436
 Avg. Assessed Value : 321,044

MEDIAN : 92
 WGT. MEAN : 84
 MEAN : 92
 COD : 16.03
 PRD : 110.10

COV : 21.86
 STD : 20.15
 Avg. Abs. Dev : 14.70
 MAX Sales Ratio : 164.47
 MIN Sales Ratio : 53.85

95% Median C.I. : 84.88 to 97.70
 95% Wgt. Mean C.I. : 77.53 to 89.92
 95% Mean C.I. : 86.77 to 97.61

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qrtrs</u>												
01-OCT-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	84.25	89.13	79.59	17.71	111.99	73.42	114.61	N/A	548,250	436,332	
01-APR-18 To 30-JUN-18	9	89.96	90.21	81.21	11.45	111.08	62.00	105.02	76.30 to 103.06	1,077,167	874,775	
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	4	89.09	91.92	93.04	20.72	98.80	66.87	122.65	N/A	76,125	70,826	
01-JAN-19 To 31-MAR-19	2	122.22	122.22	92.65	34.57	131.92	79.97	164.47	N/A	50,000	46,324	
01-APR-19 To 30-JUN-19	6	101.77	104.48	102.67	08.15	101.76	88.28	121.32	88.28 to 121.32	134,218	137,801	
01-JUL-19 To 30-SEP-19	2	73.90	73.90	70.15	12.77	105.35	64.46	83.34	N/A	99,500	69,800	
01-OCT-19 To 31-DEC-19	3	87.13	93.93	82.99	13.74	113.18	79.37	115.29	N/A	585,761	486,142	
01-JAN-20 To 31-MAR-20	5	88.29	83.17	84.92	11.05	97.94	61.83	94.09	N/A	468,400	397,753	
01-APR-20 To 30-JUN-20	2	94.89	94.89	98.80	10.73	96.04	84.71	105.06	N/A	325,000	321,100	
01-JUL-20 To 30-SEP-20	12	88.25	83.14	81.21	14.70	102.38	53.85	106.68	73.01 to 95.03	153,625	124,766	
<u>Study Yrs</u>												
01-OCT-17 To 30-SEP-18	17	93.49	94.94	81.87	14.55	115.96	62.00	137.08	76.30 to 105.02	724,735	593,317	
01-OCT-18 To 30-SEP-19	14	98.91	99.06	95.28	19.11	103.97	64.46	164.47	79.97 to 121.32	100,629	95,882	
01-OCT-19 To 30-SEP-20	22	87.71	85.69	84.74	13.57	101.12	53.85	115.29	77.56 to 94.09	299,672	253,935	
<u>Calendar Yrs</u>												
01-JAN-18 To 31-DEC-18	19	93.49	93.39	81.75	15.83	114.24	62.00	137.08	76.30 to 103.06	652,895	533,713	
01-JAN-19 To 31-DEC-19	13	99.69	100.07	87.97	18.22	113.75	64.46	164.47	79.97 to 115.29	220,123	193,652	
<u>ALL</u>	53	91.69	92.19	83.73	16.03	110.10	53.85	164.47	84.88 to 97.70	383,436	321,044	

VALUATION GROUP											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	41	91.62	89.59	83.05	13.43	107.87	53.85	122.65	83.34 to 97.15	474,563	394,111	
3	12	94.91	101.07	99.05	24.14	102.04	62.00	164.47	73.42 to 115.53	72,083	71,397	
<u>ALL</u>	53	91.69	92.19	83.73	16.03	110.10	53.85	164.47	84.88 to 97.70	383,436	321,044	

01 Adams
COMMERCIAL

PAD 2021 R&O Statistics (Using 2021 Values)

Qualified

Date Range: 10/1/2017 To 9/30/2020 Posted on: 1/31/2021

Number of Sales : 53
 Total Sales Price : 20,322,094
 Total Adj. Sales Price : 20,322,094
 Total Assessed Value : 17,015,315
 Avg. Adj. Sales Price : 383,436
 Avg. Assessed Value : 321,044

MEDIAN : 92
 WGT. MEAN : 84
 MEAN : 92
 COD : 16.03
 PRD : 110.10

COV : 21.86
 STD : 20.15
 Avg. Abs. Dev : 14.70
 MAX Sales Ratio : 164.47
 MIN Sales Ratio : 53.85

95% Median C.I. : 84.88 to 97.70
 95% Wgt. Mean C.I. : 77.53 to 89.92
 95% Mean C.I. : 86.77 to 97.61

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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	2	87.42	87.42	87.66	02.91	99.73	84.88	89.96	N/A	96,750	84,814
03	50	92.83	92.71	83.73	16.23	110.72	53.85	164.47	86.75 to 98.12	400,572	335,404
04	1	75.48	75.48	75.48	00.00	100.00	75.48	75.48	N/A	100,000	75,475
<u>ALL</u>	53	91.69	92.19	83.73	16.03	110.10	53.85	164.47	84.88 to 97.70	383,436	321,044

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	4	100.41	109.68	105.83	29.47	103.64	73.42	164.47	N/A	17,500	18,521
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	53	91.69	92.19	83.73	16.03	110.10	53.85	164.47	84.88 to 97.70	383,436	321,044
Greater Than 14,999	53	91.69	92.19	83.73	16.03	110.10	53.85	164.47	84.88 to 97.70	383,436	321,044
Greater Than 29,999	49	91.69	90.76	83.65	14.71	108.50	53.85	137.08	84.88 to 97.15	413,308	345,739
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	4	100.41	109.68	105.83	29.47	103.64	73.42	164.47	N/A	17,500	18,521
30,000 TO 59,999	2	94.76	94.76	96.09	29.43	98.62	66.87	122.65	N/A	47,250	45,402
60,000 TO 99,999	9	84.88	91.48	90.97	16.72	100.56	62.00	137.08	79.97 to 106.68	74,056	67,368
100,000 TO 149,999	10	96.10	96.05	95.94	13.43	100.11	64.46	115.53	75.48 to 115.29	119,100	114,259
150,000 TO 249,999	16	90.90	87.53	86.56	15.84	101.12	53.85	121.32	73.01 to 102.11	185,707	160,755
250,000 TO 499,999	6	94.56	96.64	97.14	05.36	99.49	87.13	105.06	87.13 to 105.06	343,583	333,747
500,000 TO 999,999	1	77.56	77.56	77.56	00.00	100.00	77.56	77.56	N/A	500,000	387,807
1,000,000 +	5	79.37	83.22	79.42	08.61	104.78	75.00	97.15	N/A	2,553,457	2,027,829
<u>ALL</u>	53	91.69	92.19	83.73	16.03	110.10	53.85	164.47	84.88 to 97.70	383,436	321,044

01 Adams
COMMERCIAL

PAD 2021 R&O Statistics (Using 2021 Values)

Qualified

Date Range: 10/1/2017 To 9/30/2020 Posted on: 1/31/2021

Number of Sales : 53
 Total Sales Price : 20,322,094
 Total Adj. Sales Price : 20,322,094
 Total Assessed Value : 17,015,315
 Avg. Adj. Sales Price : 383,436
 Avg. Assessed Value : 321,044

MEDIAN : 92
 WGT. MEAN : 84
 MEAN : 92
 COD : 16.03
 PRD : 110.10

COV : 21.86
 STD : 20.15
 Avg. Abs. Dev : 14.70
 MAX Sales Ratio : 164.47
 MIN Sales Ratio : 53.85

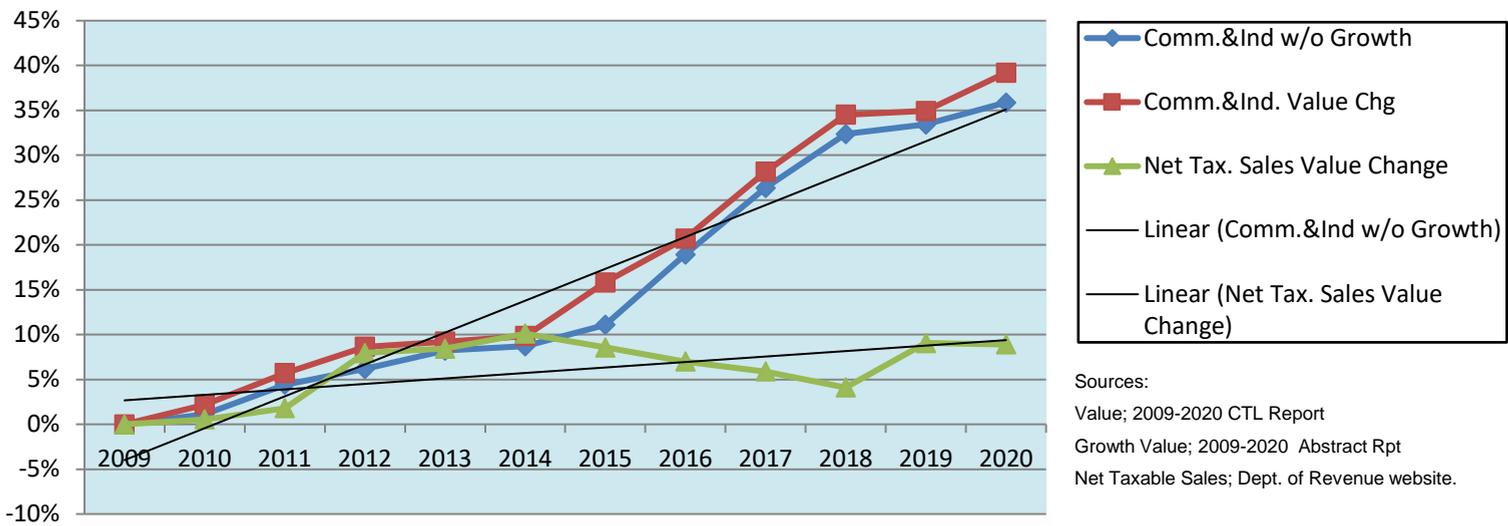
95% Median C.I. : 84.88 to 97.70
 95% Wgt. Mean C.I. : 77.53 to 89.92
 95% Mean C.I. : 86.77 to 97.61

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
341	2	91.42	91.42	89.24	12.59	102.44	79.91	102.93	N/A	185,000	165,101
344	7	100.60	97.26	89.33	14.56	108.88	73.01	137.08	73.01 to 137.08	325,473	290,753
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	2	87.42	87.42	87.66	02.91	99.73	84.88	89.96	N/A	96,750	84,814
352	3	89.56	93.90	94.86	06.65	98.99	87.13	105.02	N/A	238,833	226,562
353	6	87.48	88.43	81.91	10.32	107.96	75.48	106.68	75.48 to 106.68	299,464	245,279
384	2	103.75	103.75	94.68	09.96	109.58	93.42	114.07	N/A	122,500	115,988
386	2	84.23	84.23	75.76	36.07	111.18	53.85	114.61	N/A	152,500	115,535
406	14	95.60	89.96	88.86	19.05	101.24	53.90	122.65	64.46 to 115.53	139,214	123,704
410	1	92.24	92.24	92.24	00.00	100.00	92.24	92.24	N/A	182,000	167,880
419	2	94.56	94.56	94.40	00.50	100.17	94.09	95.03	N/A	374,500	353,531
426	1	80.05	80.05	80.05	00.00	100.00	80.05	80.05	N/A	75,000	60,039
442	2	88.65	88.65	95.65	30.06	92.68	62.00	115.29	N/A	95,000	90,872
446	1	91.69	91.69	91.69	00.00	100.00	91.69	91.69	N/A	105,000	96,277
494	2	78.14	78.14	76.34	02.35	102.36	76.30	79.97	N/A	3,742,500	2,857,069
530	3	97.15	95.64	97.72	06.98	97.87	84.71	105.06	N/A	630,000	615,616
595	1	75.00	75.00	75.00	00.00	100.00	75.00	75.00	N/A	1,755,000	1,316,217
<u>ALL</u>	53	91.69	92.19	83.73	16.03	110.10	53.85	164.47	84.88 to 97.70	383,436	321,044

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%
2020	\$ 509,033,564	\$ 12,110,737	2.38%	\$ 496,922,827	0.70%	\$ 387,329,187	-0.14%
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%
2020	35.88%	39.19%	8.90%

County Number	1
County Name	Adams

01 Adams
AGRICULTURAL LAND

PAD 2021 R&O Statistics (Using 2021 Values)

Qualified

Date Range: 10/1/2017 To 9/30/2020 Posted on: 1/31/2021

Number of Sales : 25
Total Sales Price : 21,572,043
Total Adj. Sales Price : 21,572,043
Total Assessed Value : 15,368,448
Avg. Adj. Sales Price : 862,882
Avg. Assessed Value : 614,738

MEDIAN : 75
WGT. MEAN : 71
MEAN : 73
COD : 12.44
PRD : 103.13

COV : 15.23
STD : 11.19
Avg. Abs. Dev : 09.39
MAX Sales Ratio : 91.78
MIN Sales Ratio : 50.34

95% Median C.I. : 66.74 to 81.45
95% Wgt. Mean C.I. : 65.77 to 76.71
95% Mean C.I. : 68.85 to 78.09

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qrtrs</u>												
01-OCT-17 To 31-DEC-17	2	62.35	62.35	62.31	01.51	100.06	61.41	63.29	N/A	1,174,491	731,823	
01-JAN-18 To 31-MAR-18	3	65.06	65.04	63.32	06.82	102.72	58.38	71.69	N/A	910,162	576,299	
01-APR-18 To 30-JUN-18	3	81.45	79.13	79.09	06.19	100.05	70.40	85.53	N/A	778,523	615,720	
01-JUL-18 To 30-SEP-18	1	54.74	54.74	54.74	00.00	100.00	54.74	54.74	N/A	1,360,000	744,517	
01-OCT-18 To 31-DEC-18	2	77.70	77.70	77.86	00.82	99.79	77.06	78.34	N/A	771,000	600,267	
01-JAN-19 To 31-MAR-19	4	70.94	71.00	62.50	18.07	113.60	50.34	91.78	N/A	736,750	460,476	
01-APR-19 To 30-JUN-19												
01-JUL-19 To 30-SEP-19	3	75.46	74.92	72.78	05.80	102.94	68.08	81.21	N/A	631,704	459,752	
01-OCT-19 To 31-DEC-19	1	84.51	84.51	84.51	00.00	100.00	84.51	84.51	N/A	920,000	777,456	
01-JAN-20 To 31-MAR-20	2	84.70	84.70	84.72	01.92	99.98	83.07	86.32	N/A	863,000	731,107	
01-APR-20 To 30-JUN-20	3	82.81	80.04	79.56	09.20	100.60	67.23	90.09	N/A	1,063,298	845,931	
01-JUL-20 To 30-SEP-20	1	66.74	66.74	66.74	00.00	100.00	66.74	66.74	N/A	577,000	385,072	
<u>Study Yrs</u>												
01-OCT-17 To 30-SEP-18	9	65.06	67.99	65.92	12.17	103.14	54.74	85.53	58.38 to 81.45	975,004	642,691	
01-OCT-18 To 30-SEP-19	9	75.85	73.79	69.26	10.03	106.54	50.34	91.78	66.02 to 81.21	709,346	491,299	
01-OCT-19 To 30-SEP-20	7	83.07	80.11	80.50	07.60	99.52	66.74	90.09	66.74 to 90.09	916,128	737,505	
<u>Calendar Yrs</u>												
01-JAN-18 To 31-DEC-18	9	71.69	71.41	69.29	11.44	103.06	54.74	85.53	58.38 to 81.45	885,339	613,456	
01-JAN-19 To 31-DEC-19	8	75.66	74.16	69.39	12.13	106.87	50.34	91.78	50.34 to 91.78	720,264	499,827	
<u>ALL</u>	25	75.46	73.47	71.24	12.44	103.13	50.34	91.78	66.74 to 81.45	862,882	614,738	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
4000	25	75.46	73.47	71.24	12.44	103.13	50.34	91.78	66.74 to 81.45	862,882	614,738	
<u>ALL</u>	25	75.46	73.47	71.24	12.44	103.13	50.34	91.78	66.74 to 81.45	862,882	614,738	

01 Adams
AGRICULTURAL LAND

PAD 2021 R&O Statistics (Using 2021 Values)

Qualified

Date Range: 10/1/2017 To 9/30/2020 Posted on: 1/31/2021

Number of Sales : 25
 Total Sales Price : 21,572,043
 Total Adj. Sales Price : 21,572,043
 Total Assessed Value : 15,368,448
 Avg. Adj. Sales Price : 862,882
 Avg. Assessed Value : 614,738

MEDIAN : 75
 WGT. MEAN : 71
 MEAN : 73
 COD : 12.44
 PRD : 103.13

COV : 15.23
 STD : 11.19
 Avg. Abs. Dev : 09.39
 MAX Sales Ratio : 91.78
 MIN Sales Ratio : 50.34

95% Median C.I. : 66.74 to 81.45
 95% Wgt. Mean C.I. : 65.77 to 76.71
 95% Mean C.I. : 68.85 to 78.09

Printed:3/9/2021 9:29:35AM

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	8	76.46	75.25	75.44	08.25	99.75	65.06	86.32	65.06 to 86.32	794,670	599,470
4000	8	76.46	75.25	75.44	08.25	99.75	65.06	86.32	65.06 to 86.32	794,670	599,470
Grass											
County	1	81.21	81.21	81.21	00.00	100.00	81.21	81.21	N/A	514,112	417,487
4000	1	81.21	81.21	81.21	00.00	100.00	81.21	81.21	N/A	514,112	417,487
ALL	25	75.46	73.47	71.24	12.44	103.13	50.34	91.78	66.74 to 81.45	862,882	614,738

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	20	69.24	70.34	69.27	11.86	101.54	50.34	86.32	65.06 to 77.06	947,338	656,264
4000	20	69.24	70.34	69.27	11.86	101.54	50.34	86.32	65.06 to 77.06	947,338	656,264
Grass											
County	2	86.50	86.50	83.31	06.12	103.83	81.21	91.78	N/A	320,806	267,251
4000	2	86.50	86.50	83.31	06.12	103.83	81.21	91.78	N/A	320,806	267,251
ALL	25	75.46	73.47	71.24	12.44	103.13	50.34	91.78	66.74 to 81.45	862,882	614,738

Adams County 2021 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Adams	4100	5049	4998	4894	4792	4553	4598	4565	4387	4931
Hall	1	5498	5278	3997	3982	3868	3868	3651	3615	4769
Hamilton	1	6090	5991	5784	5599	2200	5300	5100	5100	5903
Clay	1	5775	5775	5680	5680	n/a	5500	5370	5370	5695
Nuckolls	1	5110	5110	4575	4575	n/a	4200	4000	4000	4749
Webster	1	4425	4420	4389	4324	4014	4260	4192	4139	4307
Franklin	2	4273	4245	3958	4019	1210	3499	3559	3497	4091
Kearney	1	4800	4799	4750	4541	4000	3014	3001	3000	4471
Buffalo	1	4849	4841	4681	4569	3646	4280	3974	3973	4484

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Adams	4100	3122	2950	2775	2589	2590	2590	2412	2414	2854
Hall	1	2719	2742	2328	2328	2147	2052	1888	1898	2405
Hamilton	1	4900	4900	4800	4800	4700	4700	4600	4600	4834
Clay	1	2760	2525	2435	2360	2285	2285	2210	2210	2484
Nuckolls	1	2285	2285	2215	2000	2000	2000	1950	1950	2153
Webster	1	2470	2470	2475	2175	2175	n/a	1530	1530	2198
Franklin	2	2680	2650	2300	2280	1970	1960	1615	1615	2410
Kearney	1	n/a	2770	2500	2500	2200	1785	1785	1785	2594
Buffalo	1	2280	2279	2125	2125	1980	1970	1850	1850	2033

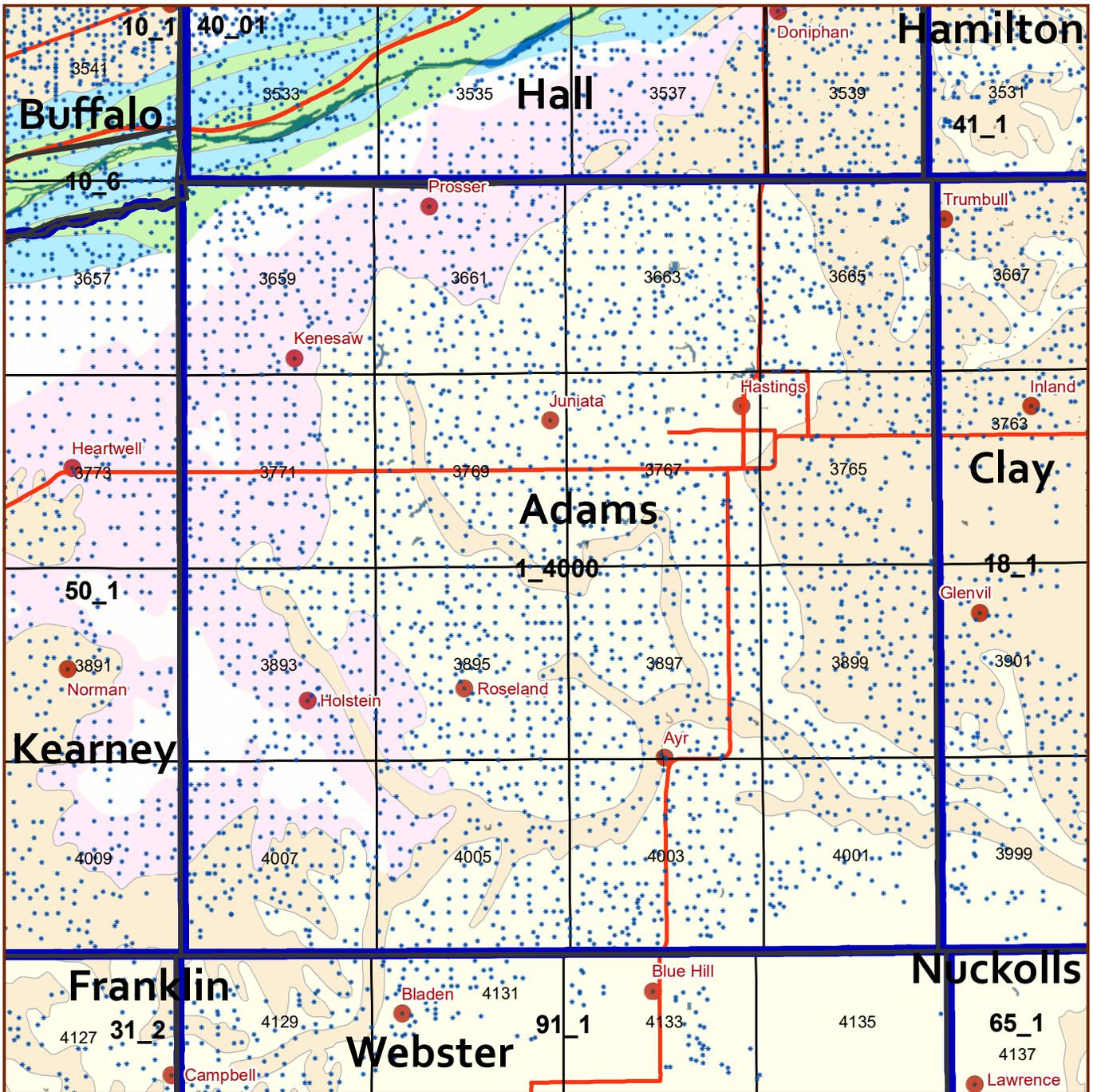
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Adams	4100	1350	1350	1320	1320	1305	n/a	1305	1305	1329
Hall	1	1410	1412	1351	1349	1274	1275	1275	1275	1378
Hamilton	1	1750	1700	1650	1600	1550	1500	n/a	1300	1698
Clay	1	1275	1275	1270	1270	n/a	n/a	n/a	1165	1265
Nuckolls	1	1225	1225	1225	1225	n/a	1225	1224	1225	1225
Webster	1	1295	1295	1295	1295	1295	1295	910	910	1273
Franklin	2	1085	1085	1075	1065	1060	1060	1045	1045	1077
Kearney	1	1300	1300	1300	1300	1300	1300	1300	1300	1300
Buffalo	1	1320	1319	1290	1275	1254	1230	1200	n/a	1277

County	Mkt Area	CRP	TIMBER	WASTE
Adams	4100	n/a	n/a	1305
Hall	1	n/a	n/a	1275
Hamilton	1	n/a	n/a	n/a
Clay	1	n/a	n/a	n/a
Nuckolls	1	1225	115	1224
Webster	1	1567	200	933
Franklin	2	1079	550	1045
Kearney	1	n/a	n/a	1300
Buffalo	1	1223	514	806

Source: 2021 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



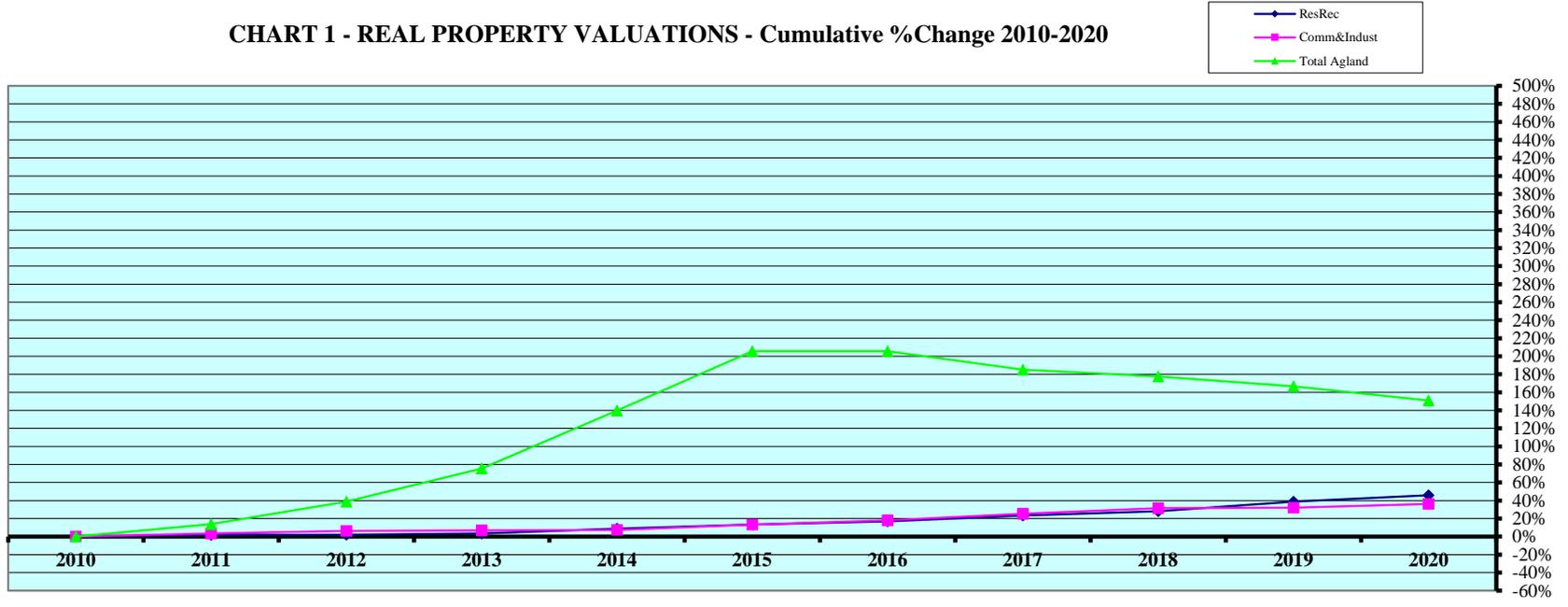
Legend

- 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 2010-2020



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
2010	949,896,700	--	--	--	373,751,795	--	--	--	567,549,875	--	--	--
2011	966,274,570	16,377,870	1.72%	1.72%	386,585,440	12,833,645	3.43%	3.43%	645,731,555	78,181,680	13.78%	13.78%
2012	968,127,535	1,852,965	0.19%	1.92%	397,324,300	10,738,860	2.78%	6.31%	787,128,995	141,397,440	21.90%	38.69%
2013	982,153,910	14,026,375	1.45%	3.40%	399,417,255	2,092,955	0.53%	6.87%	995,388,960	208,259,965	26.46%	75.38%
2014	1,032,853,232	50,699,322	5.16%	8.73%	401,709,592	2,292,337	0.57%	7.48%	1,361,323,455	365,934,495	36.76%	139.86%
2015	1,077,081,805	44,228,573	4.28%	13.39%	423,553,036	21,843,444	5.44%	13.32%	1,734,202,225	372,878,770	27.39%	205.56%
2016	1,109,759,390	32,677,585	3.03%	16.83%	441,429,631	17,876,595	4.22%	18.11%	1,734,646,870	444,645	0.03%	205.64%
2017	1,171,428,280	61,668,890	5.56%	23.32%	468,681,430	27,251,799	6.17%	25.40%	1,618,434,305	-116,212,565	-6.70%	185.16%
2018	1,215,890,040	44,461,760	3.80%	28.00%	491,955,072	23,273,642	4.97%	31.63%	1,575,362,795	-43,071,510	-2.66%	177.57%
2019	1,317,645,512	101,755,472	8.37%	38.71%	493,480,653	1,525,581	0.31%	32.03%	1,513,664,488	-61,698,307	-3.92%	166.70%
2020	1,385,527,240	67,881,728	5.15%	45.86%	509,033,564	15,552,911	3.15%	36.20%	1,424,111,989	-89,552,499	-5.92%	150.92%

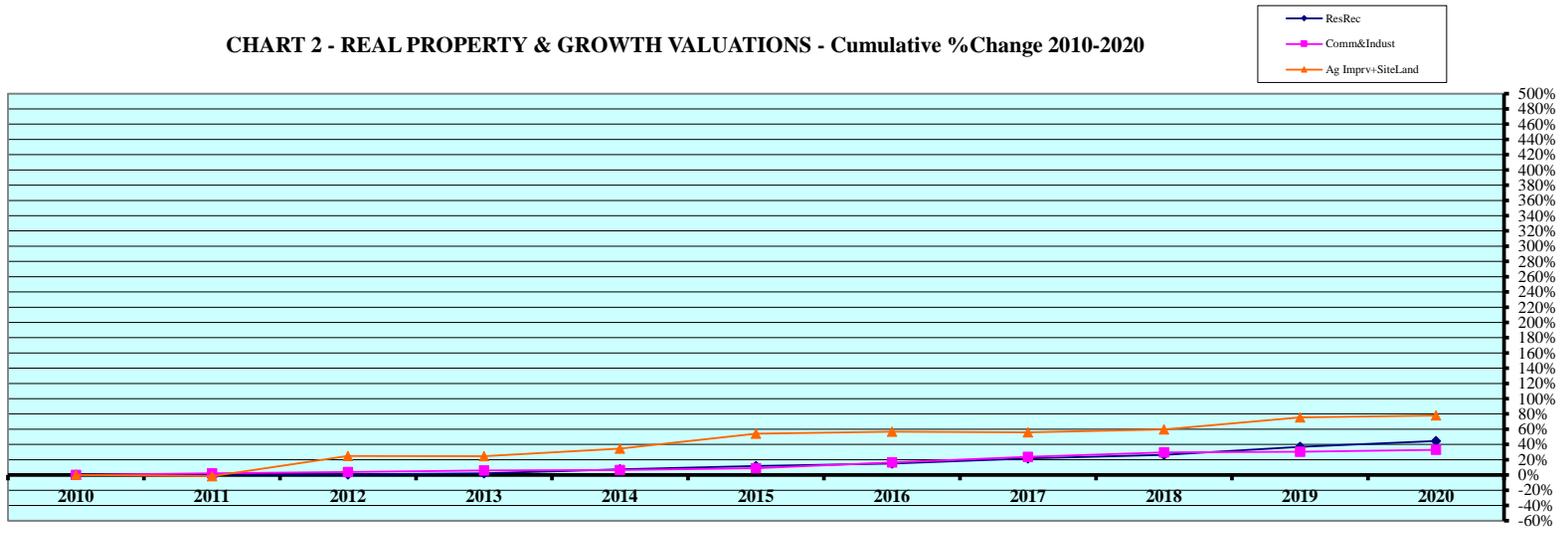
Rate Annual %chg: Residential & Recreational **3.85%** Commercial & Industrial **3.14%** Agricultural Land **9.64%**

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.

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2010-2020



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						
2010	949,896,700	7,647,190	0.81%	942,249,510	--	--	373,751,795	3,967,185	1.06%	369,784,610	--	--						
2011	966,274,570	12,451,820	1.29%	953,822,750	0.41%	0.41%	386,585,440	4,725,495	1.22%	381,859,945	2.17%	2.17%						
2012	968,127,535	11,300,416	1.17%	956,827,119	-0.98%	0.73%	397,324,300	9,025,109	2.27%	388,299,191	0.44%	3.89%						
2013	982,153,910	10,906,995	1.11%	971,246,915	0.32%	2.25%	399,417,255	3,626,410	0.91%	395,790,845	-0.39%	5.90%						
2014	1,032,853,232	13,153,927	1.27%	1,019,699,305	3.82%	7.35%	401,709,592	4,189,804	1.04%	397,519,788	-0.48%	6.36%						
2015	1,077,081,805	15,990,432	1.48%	1,061,091,373	2.73%	11.71%	423,553,036	17,281,608	4.08%	406,271,428	1.14%	8.70%						
2016	1,109,759,390	16,497,335	1.49%	1,093,262,055	1.50%	15.09%	441,429,631	6,457,775	1.46%	434,971,856	2.70%	16.38%						
2017	1,171,428,280	14,980,681	1.28%	1,156,447,599	4.21%	21.74%	468,681,430	6,628,658	1.41%	462,052,772	4.67%	23.63%						
2018	1,215,890,040	16,341,648	1.34%	1,199,548,392	2.40%	26.28%	491,955,072	7,900,384	1.61%	484,054,688	3.28%	29.51%						
2019	1,317,645,512	17,797,075	1.35%	1,299,848,437	6.91%	36.84%	493,480,653	5,557,192	1.13%	487,923,461	-0.82%	30.55%						
2020	1,385,527,240	12,691,482	0.92%	1,372,835,758	4.19%	44.52%	509,033,564	12,110,737	2.38%	496,922,827	0.70%	32.96%						
Rate Ann%chg	3.85%			Resid & Recreat w/o growth			2.55%			3.14%			C & I w/o growth			1.34%		

Tax Year	Ag Improvements & Site Land ⁽¹⁾									
	Agric. Dwelling & Homesite Value	Ag Outblgd & Farmsite Value	Ag Imprv+Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth		
2010	49,770,540	17,836,300	67,606,840	983,570	1.45%	66,623,270	--	--		
2011	49,213,405	18,378,050	67,591,455	1,053,580	1.56%	66,537,875	-1.58%	-1.58%		
2012	51,716,545	35,466,795	87,183,340	2,816,004	3.23%	84,367,336	24.82%	24.79%		
2013	52,871,635	33,953,515	86,825,150	2,560,603	2.95%	84,264,547	-3.35%	24.64%		
2014	58,165,165	36,263,170	94,428,335	3,435,420	3.64%	90,992,915	4.80%	34.59%		
2015	67,173,420	39,113,185	106,286,605	2,011,085	1.89%	104,275,520	10.43%	54.24%		
2016	67,192,960	39,886,755	107,079,715	1,120,720	1.05%	105,958,995	-0.31%	56.73%		
2017	67,141,130	40,546,615	107,687,745	2,255,690	2.09%	105,432,055	-1.54%	55.95%		
2018	67,982,370	40,845,552	108,827,922	876,510	0.81%	107,951,412	0.24%	59.68%		
2019	72,831,839	46,628,980	119,460,819	902,559	0.76%	118,558,260	8.94%	75.36%		
2020	73,822,355	48,996,026	122,818,381	2,474,984	2.02%	120,343,397	0.74%	78.00%		
Rate Ann%chg	4.02%		10.63%		6.15%		Ag Imprv+Site w/o growth		4.32%	

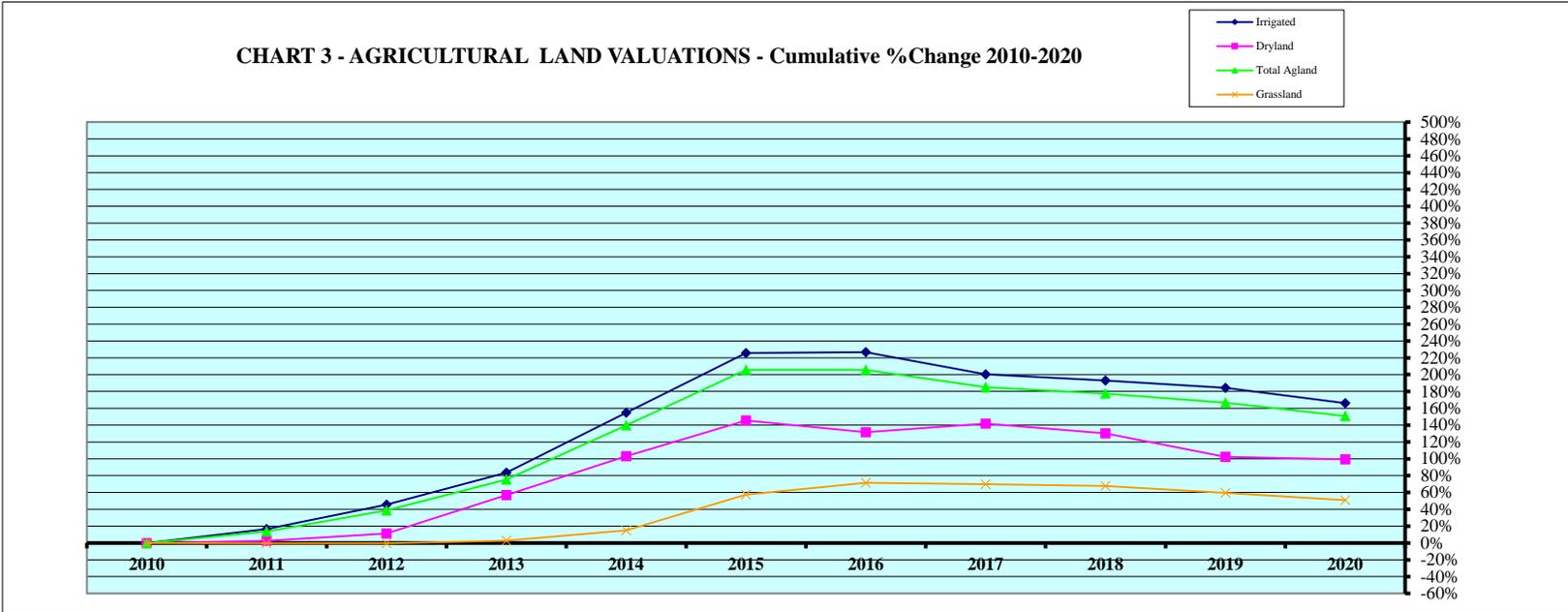
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property. Sources: Value; 2010 - 2020 CTL Growth Value; 2010-2020 Abstract of Asmnt Rpt.

Cnty# 1
County ADAMS

CHART 2

NE Dept. of Revenue, Property Assessment Division

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative %Change 2010-2020



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
2010	465,419,855	--	--	--	65,575,710	--	--	--	36,266,260	--	--	--
2011	542,003,855	76,584,000	16.45%	16.45%	67,229,940	1,654,230	2.52%	2.52%	36,122,545	-143,715	-0.40%	-0.40%
2012	677,652,010	135,648,155	25.03%	45.60%	72,926,640	5,696,700	8.47%	11.21%	36,162,575	40,030	0.11%	-0.29%
2013	854,803,290	177,151,280	26.14%	83.66%	102,959,225	30,032,585	41.18%	57.01%	37,302,460	1,139,885	3.15%	2.86%
2014	1,186,179,760	331,376,470	38.77%	154.86%	133,099,150	30,139,925	29.27%	102.97%	41,715,180	4,412,720	11.83%	15.02%
2015	1,515,767,555	329,587,795	27.79%	225.68%	161,012,785	27,913,635	20.97%	145.54%	57,068,910	15,353,730	36.81%	57.36%
2016	1,520,398,675	4,631,120	0.31%	226.67%	151,847,315	-9,165,470	-5.69%	131.56%	62,198,330	5,129,420	8.99%	71.50%
2017	1,398,002,220	-122,396,455	-8.05%	200.37%	158,611,105	6,763,790	4.45%	141.87%	61,612,765	-585,565	-0.94%	69.89%
2018	1,363,220,090	-34,782,130	-2.49%	192.90%	150,908,819	-7,702,286	-4.86%	130.13%	60,853,556	-759,209	-1.23%	67.80%
2019	1,322,690,788	-40,529,302	-2.97%	184.19%	132,663,604	-18,245,215	-12.09%	102.31%	57,815,410	-3,038,146	-4.99%	59.42%
2020	1,238,219,028	-84,471,760	-6.39%	166.04%	130,675,591	-1,988,013	-1.50%	99.27%	54,701,959	-3,113,451	-5.39%	50.83%

Rate Ann.%chg: Irrigated **10.28%** Dryland **7.14%** Grassland **4.20%**

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
2010	158,625	--	--	--	129,425	--	--	--	567,549,875	--	--	--
2011	162,875	4,250	2.68%	2.68%	212,340	82,915	64.06%	64.06%	645,731,555	78,181,680	13.78%	13.78%
2012	165,355	2,480	1.52%	4.24%	222,415	10,075	4.74%	71.85%	787,128,995	141,397,440	21.90%	38.69%
2013	161,690	-3,665	-2.22%	1.93%	162,295	-60,120	-27.03%	25.40%	995,388,960	208,259,965	26.46%	75.38%
2014	166,195	4,505	2.79%	4.77%	163,170	875	0.54%	26.07%	1,361,323,455	365,934,495	36.76%	139.86%
2015	194,935	28,740	17.29%	22.89%	158,040	-5,130	-3.14%	22.11%	1,734,202,225	372,878,770	27.39%	205.56%
2016	202,550	7,615	3.91%	27.69%	0	-158,040	-100.00%	-100.00%	1,734,646,870	444,645	0.03%	205.64%
2017	208,215	5,665	2.80%	31.26%	0	0	--	-100.00%	1,618,434,305	-116,212,565	-6.70%	185.16%
2018	216,575	8,360	4.02%	36.53%	163,755	163,755	26.53%	26.53%	1,575,362,795	-43,071,510	-2.66%	177.57%
2019	236,409	19,834	9.16%	49.04%	258,277	94,522	57.72%	99.56%	1,513,664,488	-61,698,307	-3.92%	166.70%
2020	254,464	18,055	7.64%	60.42%	260,947	2,670	1.03%	101.62%	1,424,111,989	-89,552,499	-5.92%	150.92%

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

Rate Ann.%chg: Total Agric Land **9.64%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2010-2020 (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
2010	465,622,505	222,709	2,091			65,481,335	56,710	1,155			81,700,995	133,333	613		
2011	540,891,540	223,027	2,425	16.00%	16.00%	67,762,420	56,325	1,203	4.19%	4.19%	89,688,965	135,300	663	8.18%	9.46%
2012	678,044,870	223,769	3,030	24.94%	44.93%	73,010,330	55,681	1,311	8.99%	13.56%	89,574,800	130,628	686	3.44%	13.24%
2013	854,736,190	225,692	3,787	24.98%	81.14%	103,083,895	54,202	1,902	45.04%	64.71%	97,239,960	127,646	762	11.09%	25.80%
2014	1,186,582,625	229,122	5,179	36.75%	147.71%	133,105,180	52,251	2,547	33.94%	120.62%	128,539,130	127,483	1,008	32.36%	66.50%
2015	1,517,994,325	231,801	6,549	26.45%	213.23%	160,461,680	50,298	3,190	25.23%	176.29%	149,636,865	127,257	1,176	16.62%	94.17%
2016	1,521,163,475	232,319	6,548	-0.01%	213.18%	151,769,475	50,071	3,031	-4.99%	162.51%	164,929,515	127,713	1,291	9.83%	113.25%
2017	1,398,239,390	233,187	5,996	-8.42%	186.80%	158,100,190	49,569	3,189	5.23%	176.22%	174,353,050	127,360	1,369	6.01%	126.06%
2018	1,363,023,070	234,383	5,815	-3.02%	178.15%	151,226,850	48,841	3,096	-2.92%	168.16%	167,960,980	130,138	1,291	-5.72%	113.13%
2019	1,322,998,834	240,678	5,497	-5.47%	162.92%	132,798,305	44,684	2,972	-4.02%	157.38%	167,183,410	129,675	1,289	-0.11%	112.90%
2020	1,238,896,036	241,455	5,131	-6.66%	145.42%	130,931,680	43,979	2,977	0.17%	157.83%	54,704,885	39,504	1,385	7.41%	125.99%

Rate Annual %chg Average Value/Acre:

9.39%

9.93%

8.49%

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
2010	155,495	741	210			129,425	652	198			567,660,945	327,270	1,735		
2011	157,470	750	210	0.00%	0.00%	130,060	656	198	0.03%	0.03%	645,121,085	327,101	1,972	13.70%	13.70%
2012	161,995	771	210	0.01%	0.01%	0	0				787,364,375	326,561	2,411	22.25%	39.00%
2013	164,000	781	210	0.00%	0.01%	0	0				787,364,375	326,306	3,050	26.51%	75.86%
2014	161,690	769	210	0.07%	0.09%	0	0				1,361,574,515	326,108	4,175	36.88%	140.71%
2015	162,440	773	210	0.00%	0.09%	0	0				1,735,824,415	326,201	5,321	27.45%	206.79%
2016	194,935	936	208	-0.90%	-0.82%	0	0				1,735,364,690	326,139	5,321	-0.01%	206.76%
2017	206,820	993	208	0.05%	-0.77%	0	0				1,618,031,060	326,043	4,963	-6.73%	186.11%
2018	211,615	1,015	208	0.02%	-0.75%	0	0				1,575,443,005	326,178	4,830	-2.67%	178.46%
2019	214,649	1,070	201	-3.76%	-4.49%	258,385	762	339		70.98%	1,514,253,840	327,076	4,630	-4.15%	166.91%
2020	255,294	1,264	202	0.72%	-3.80%	257,964	760	339	0.06%	71.09%	1,425,045,859	326,962	4,358	-5.86%	151.27%

1
ADAMS

Rate Annual %chg Average Value/Acre:

9.65%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2010 - 2020 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2021

CHART 4

CHART 5 - 2020 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
31,364	ADAMS	247,654,166	49,501,937	117,626,541	1,384,829,115	431,531,072	77,502,492	698,125	1,424,111,989	73,822,355	48,996,026	0	3,856,273,818
cnty sectorvalue % of total value:		6.42%	1.28%	3.05%	35.91%	11.19%	2.01%	0.02%	36.93%	1.91%	1.27%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
94	AYR	644,844	67,418	261,425	2,499,886	521,255	0	0	89,545	11,035	10,500	0	4,105,908
0.30%	%sector of county sector	0.26%	0.14%	0.22%	0.18%	0.12%			0.01%	0.01%	0.02%		0.11%
	%sector of municipality	15.71%	1.64%	6.37%	60.89%	12.70%			2.18%	0.27%	0.26%		100.00%
25,224	HASTINGS	67,526,782	16,192,337	19,746,366	1,047,712,107	356,378,135	26,502,829	0	4,330,398	667,373	778,807	0	1,539,835,134
80.42%	%sector of county sector	27.27%	32.71%	16.79%	75.66%	82.58%	34.20%		0.30%	0.90%	1.59%		39.93%
	%sector of municipality	4.39%	1.05%	1.28%	68.04%	23.14%	1.72%		0.28%	0.04%	0.05%		100.00%
214	HOLSTEIN	539,205	0	0	7,133,123	1,462,070	0	0	49,546	0	0	0	9,183,944
0.68%	%sector of county sector	0.22%			0.52%	0.34%			0.00%				0.24%
	%sector of municipality	5.87%			77.67%	15.92%			0.54%				100.00%
757	JUNIATA	855,638	422,742	551,075	30,489,632	5,441,287	193,096	0	100,315	0	0	0	38,053,785
2.41%	%sector of county sector	0.35%	0.85%	0.47%	2.20%	1.26%	0.25%		0.01%				0.99%
	%sector of municipality	2.25%	1.11%	1.45%	80.12%	14.30%	0.51%		0.26%				100.00%
880	KENESAW	1,062,415	788,198	1,203,077	38,153,524	6,658,449	0	0	563,405	381,980	52,820	0	48,863,868
2.81%	%sector of county sector	0.43%	1.59%	1.02%	2.76%	1.54%			0.04%	0.52%	0.11%		1.27%
	%sector of municipality	2.17%	1.61%	2.46%	78.08%	13.63%			1.15%	0.78%	0.11%		100.00%
66	PROSSER	215,826	7,938	375	2,718,832	102,151	12,450	0	96,168	152,002	4,592	0	3,310,334
0.21%	%sector of county sector	0.09%	0.02%	0.00%	0.20%	0.02%	0.02%		0.01%	0.21%	0.01%		0.09%
	%sector of municipality	6.52%	0.24%	0.01%	82.13%	3.09%	0.38%		2.91%	4.59%	0.14%		100.00%
235	ROSELAND	520,905	48,066	267,194	10,846,268	3,397,113	159,995	0	35,358	0	0	0	15,274,899
0.75%	%sector of county sector	0.21%	0.10%	0.23%	0.78%	0.79%	0.04%		0.01%				3.54%
	%sector of municipality	3.41%	0.31%	1.75%	71.01%	22.24%	1.05%		0.23%				100.00%
205	TRUMBULL	0	0	0	159,942	0	0	0	44,206	0	0	0	204,148
0.65%	%sector of county sector				0.01%				0.06%				0.26%
	%sector of municipality				78.35%				21.65%				100.00%
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
	%sector of municipality												
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
	%sector of municipality												
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
	%sector of municipality												
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
	%sector of municipality												
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
	%sector of municipality												
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
	%sector of municipality												
27,675	Total Municipalities	71,365,615	17,526,699	22,029,512	1,139,713,314	373,960,460	26,868,370	0	5,308,941	1,212,390	846,719	0	1,658,832,020
88.24%	%all municip.sectors of cnty	28.82%	35.41%	18.73%	82.30%	86.66%	34.67%		0.37%	1.64%	1.73%		43.02%

Sources: 2020 Certificate of Taxes Levied CTL, 2010 US Census; Dec. 2020 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2021

CHART 5

Source: 2010 - 2020 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2021

Total Real Property Sum Lines 17, 25, & 30	Records : 16,476	Value : 3,473,702,387	Growth 50,765,993	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	645	5,798,151	53	734,962	39	1,214,661	737	7,747,774	
02. Res Improve Land	8,964	180,365,144	654	29,345,220	655	26,036,350	10,273	235,746,714	
03. Res Improvements	9,510	940,268,492	666	148,533,108	669	115,031,947	10,845	1,203,833,547	
04. Res Total	10,155	1,126,431,787	719	178,613,290	708	142,282,958	11,582	1,447,328,035	19,901,213
% of Res Total	87.68	77.83	6.21	12.34	6.11	9.83	70.30	41.67	39.20
05. Com UnImp Land	242	10,747,737	43	1,730,654	44	1,109,323	329	13,587,714	
06. Com Improve Land	1,069	66,512,405	92	6,731,934	84	3,557,181	1,245	76,801,520	
07. Com Improvements	1,090	288,040,043	95	36,073,791	92	26,637,791	1,277	350,751,625	
08. Com Total	1,332	365,300,185	138	44,536,379	136	31,304,295	1,606	441,140,859	20,250,866
% of Com Total	82.94	82.81	8.59	10.10	8.47	7.10	9.75	12.70	39.89
09. Ind UnImp Land	9	920,707	15	425,778	6	163,015	30	1,509,500	
10. Ind Improve Land	15	1,596,739	28	2,816,099	14	648,516	57	5,061,354	
11. Ind Improvements	15	12,878,033	28	58,753,472	15	6,783,888	58	78,415,393	
12. Ind Total	24	15,395,479	43	61,995,349	21	7,595,419	88	84,986,247	7,622,287
% of Ind Total	27.27	18.12	48.86	72.95	23.86	8.94	0.53	2.45	15.01
13. Rec UnImp Land	0	0	0	0	5	397,012	5	397,012	
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	7	712,947	7	712,947	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	10,155	1,126,431,787	719	178,613,290	715	142,995,905	11,589	1,448,040,982	19,901,213
% of Res & Rec Total	87.63	77.79	6.20	12.33	6.17	9.88	70.34	41.69	39.20
Com & Ind Total	1,356	380,695,664	181	106,531,728	157	38,899,714	1,694	526,127,106	27,873,153
% of Com & Ind Total	80.05	72.36	10.68	20.25	9.27	7.39	10.28	15.15	54.91
17. Taxable Total	11,511	1,507,127,451	900	285,145,018	872	181,895,619	13,283	1,974,168,088	47,774,366
% of Taxable Total	86.66	76.34	6.78	14.44	6.56	9.21	80.62	56.83	94.11

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	34	692,334	5,622,986	0	0	0
19. Commercial	45	3,403,103	36,354,057	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	34	692,334	5,622,986
19. Commercial	0	0	0	45	3,403,103	36,354,057
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				79	4,095,437	41,977,043

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	832	80	596	1,508

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	143	4,744,186	317	125,143,132	1,912	881,307,778	2,372	1,011,195,096
28. Ag-Improved Land	17	918,287	76	24,091,836	697	356,501,858	790	381,511,981
29. Ag Improvements	17	1,804,740	77	13,033,641	727	91,988,841	821	106,827,222

30. Ag Total					3,193	1,499,534,299
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	4	4.00	96,428	44	46.00	1,321,500	
33. HomeSite Improvements	7	0.00	1,217,243	46	0.00	8,042,446	
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	71	173.25	970,275	
37. FarmSite Improvements	12	0.00	587,497	70	0.00	4,991,195	
38. FarmSite Total							
39. Road & Ditches	0	19.46	0	0	645.71	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Records	Rural Acres	Value	Records	Total Acres	Value	Growth
31. HomeSite UnImp Land	2	2.00	58,000	2	2.00	58,000	
32. HomeSite Improv Land	401	415.50	11,817,250	449	465.50	13,235,178	
33. HomeSite Improvements	410	0.00	54,941,923	463	0.00	64,201,612	1,057,431
34. HomeSite Total				465	467.50	77,494,790	
35. FarmSite UnImp Land	17	46.01	177,986	19	74.57	307,026	
36. FarmSite Improv Land	661	1,589.68	8,787,245	747	1,827.38	10,008,547	
37. FarmSite Improvements	683	0.00	37,046,918	765	0.00	42,625,610	1,934,196
38. FarmSite Total				784	1,901.95	52,941,183	
39. Road & Ditches	0	6,275.75	0	0	6,940.92	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				1,249	9,310.37	130,435,973	2,991,627

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	115,330	3	172.38	115,330

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 4100

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	118,962.40	49.25%	600,653,832	50.43%	5,049.11
46. 1A	47,327.80	19.60%	236,562,640	19.86%	4,998.39
47. 2A1	19,311.61	8.00%	94,513,375	7.94%	4,894.12
48. 2A	26,324.89	10.90%	126,143,786	10.59%	4,791.81
49. 3A1	61.38	0.03%	279,442	0.02%	4,552.66
50. 3A	2,254.79	0.93%	10,366,770	0.87%	4,597.67
51. 4A1	15,748.59	6.52%	71,888,141	6.04%	4,564.74
52. 4A	11,537.43	4.78%	50,611,029	4.25%	4,386.68
53. Total	241,528.89	100.00%	1,191,019,015	100.00%	4,931.17
Dry					
54. 1D1	12,606.95	28.73%	39,355,295	31.42%	3,121.71
55. 1D	14,940.45	34.04%	44,074,652	35.19%	2,950.02
56. 2D1	3,072.38	7.00%	8,525,943	6.81%	2,775.03
57. 2D	6,819.80	15.54%	17,654,061	14.09%	2,588.65
58. 3D1	413.82	0.94%	1,071,796	0.86%	2,590.01
59. 3D	91.96	0.21%	238,177	0.19%	2,590.01
60. 4D1	3,579.06	8.16%	8,633,257	6.89%	2,412.16
61. 4D	2,363.42	5.39%	5,705,788	4.56%	2,414.21
62. Total	43,887.84	100.00%	125,258,969	100.00%	2,854.07
Grass					
63. 1G1	14,799.56	37.60%	19,979,742	38.20%	1,350.02
64. 1G	794.87	2.02%	1,073,094	2.05%	1,350.02
65. 2G1	11,482.96	29.17%	15,157,498	28.98%	1,320.00
66. 2G	4,267.23	10.84%	5,632,743	10.77%	1,320.00
67. 3G1	7,864.42	19.98%	10,263,111	19.62%	1,305.01
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	107.65	0.27%	140,483	0.27%	1,305.00
70. 4G	48.28	0.12%	63,006	0.12%	1,305.01
71. Total	39,364.97	100.00%	52,309,677	100.00%	1,328.84
Irrigated Total					
Irrigated Total	241,528.89	73.91%	1,191,019,015	86.99%	4,931.17
Dry Total					
Dry Total	43,887.84	13.43%	125,258,969	9.15%	2,854.07
Grass Total					
Grass Total	39,364.97	12.05%	52,309,677	3.82%	1,328.84
72. Waste	1,258.59	0.39%	254,196	0.02%	201.97
73. Other	754.02	0.23%	256,469	0.02%	340.14
74. Exempt	626.14	0.19%	0	0.00%	0.00
75. Market Area Total	326,794.31	100.00%	1,369,098,326	100.00%	4,189.48

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	785.78	3,933,332	26,506.13	131,802,413	214,236.98	1,055,283,270	241,528.89	1,191,019,015
77. Dry Land	346.86	1,044,142	4,575.89	13,496,653	38,965.09	110,718,174	43,887.84	125,258,969
78. Grass	187.59	251,226	1,136.09	1,527,288	38,041.29	50,531,163	39,364.97	52,309,677
79. Waste	9.43	1,814	200.88	42,185	1,048.28	210,197	1,258.59	254,196
80. Other	10.22	2,504	112.70	27,614	631.10	226,351	754.02	256,469
81. Exempt	0.24	0	183.75	0	442.15	0	626.14	0
82. Total	1,339.88	5,233,018	32,531.69	146,896,153	292,922.74	1,216,969,155	326,794.31	1,369,098,326

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	241,528.89	73.91%	1,191,019,015	86.99%	4,931.17
Dry Land	43,887.84	13.43%	125,258,969	9.15%	2,854.07
Grass	39,364.97	12.05%	52,309,677	3.82%	1,328.84
Waste	1,258.59	0.39%	254,196	0.02%	201.97
Other	754.02	0.23%	256,469	0.02%	340.14
Exempt	626.14	0.19%	0	0.00%	0.00
Total	326,794.31	100.00%	1,369,098,326	100.00%	4,189.48

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	36,379	49	315,791	49	2,136,283	67	2,488,453	2,261
83.2 Hansen	12	42,939	30	308,815	30	2,329,654	42	2,681,408	408,817
83.3 Hastings	469	5,068,334	8,198	175,839,658	8,715	915,422,315	9,184	1,096,330,307	15,550,319
83.4 Holstein	20	99,436	106	958,963	106	6,077,785	126	7,136,184	5,436
83.5 Juniata	90	476,366	287	5,886,364	316	25,881,012	406	32,243,742	901,638
83.6 Kenesaw	26	205,913	355	6,104,782	363	32,135,012	389	38,445,707	166,034
83.7 Pauline	8	25,471	33	214,578	33	778,933	41	1,018,982	0
83.8 Prosser	9	25,612	48	443,664	49	2,279,666	58	2,748,942	190,261
83.9 Roseland	9	710,469	109	1,423,061	109	9,498,065	118	11,631,595	58,126
83.10 Rural	80	1,424,407	1,035	43,445,883	1,052	201,167,667	1,132	246,037,957	2,344,746
83.11 Suburban	1	29,460	25	1,085,075	25	6,163,170	26	7,277,705	273,575
84 Residential Total	742	8,144,786	10,275	236,026,634	10,847	1,203,869,562	11,589	1,448,040,982	19,901,213

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u> <u>I</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1 Hansen	0	0	1	3,169	1	24,026	1	27,195	24,026
85.2 Hastings	232	11,703,169	996	72,403,475	1,009	325,957,351	1,241	410,063,995	26,394,672
85.3 Holstein	1	2,445	17	174,337	18	1,285,154	19	1,461,936	0
85.4 Juniata	13	116,061	31	599,252	33	4,964,265	46	5,679,578	2,560
85.5 Kenesaw	14	88,234	48	667,678	52	5,901,445	66	6,657,357	0
85.6 Pauline	1	700	0	0	0	0	1	700	0
85.7 Prosser	3	23,000	10	73,691	10	1,207,905	13	1,304,596	0
85.8 Roseland	10	77,984	22	227,576	23	3,232,611	33	3,538,171	82,705
85.9 Rural	85	3,085,621	177	7,713,696	189	86,594,261	274	97,393,578	1,369,190
86 Commercial Total	359	15,097,214	1,302	81,862,874	1,335	429,167,018	1,694	526,127,106	27,873,153

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

Market Area 4100

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	14,799.56	37.60%	19,979,742	38.20%	1,350.02
88. 1G	794.87	2.02%	1,073,094	2.05%	1,350.02
89. 2G1	11,482.96	29.17%	15,157,498	28.98%	1,320.00
90. 2G	4,267.23	10.84%	5,632,743	10.77%	1,320.00
91. 3G1	7,864.42	19.98%	10,263,111	19.62%	1,305.01
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	107.65	0.27%	140,483	0.27%	1,305.00
94. 4G	48.28	0.12%	63,006	0.12%	1,305.01
95. Total	39,364.97	100.00%	52,309,677	100.00%	1,328.84
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	39,364.97	100.00%	52,309,677	100.00%	1,328.84
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	39,364.97	100.00%	52,309,677	100.00%	1,328.84

**2021 County Abstract of Assessment for Real Property, Form 45
Compared with the 2020 Certificate of Taxes Levied Report (CTL)**

01 Adams

	2020 CTL County Total	2021 Form 45 County Total	Value Difference (2021 form 45 - 2020 CTL)	Percent Change	2021 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	1,384,829,115	1,447,328,035	62,498,920	4.51%	19,901,213	3.08%
02. Recreational	698,125	712,947	14,822	2.12%	0	2.12%
03. Ag-Homesite Land, Ag-Res Dwelling	73,822,355	77,494,790	3,672,435	4.97%	1,057,431	3.54%
04. Total Residential (sum lines 1-3)	1,459,349,595	1,525,535,772	66,186,177	4.54%	20,958,644	3.10%
05. Commercial	431,531,072	441,140,859	9,609,787	2.23%	20,250,866	-2.47%
06. Industrial	77,502,492	84,986,247	7,483,755	9.66%	7,622,287	-0.18%
07. Total Commercial (sum lines 5-6)	509,033,564	526,127,106	17,093,542	3.36%	27,873,153	-2.12%
08. Ag-Farmsite Land, Outbuildings	48,996,026	52,941,183	3,945,157	8.05%	1,934,196	4.10%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	0	0	0			
11. Total Non-Agland (sum lines 8-10)	48,996,026	52,941,183	3,945,157	8.05%	1,934,196	4.10%
12. Irrigated	1,238,219,028	1,191,019,015	-47,200,013	-3.81%		
13. Dryland	130,675,591	125,258,969	-5,416,622	-4.15%		
14. Grassland	54,701,959	52,309,677	-2,392,282	-4.37%		
15. Wasteland	254,464	254,196	-268	-0.11%		
16. Other Agland	260,947	256,469	-4,478	-1.72%		
17. Total Agricultural Land	1,424,111,989	1,369,098,326	-55,013,663	-3.86%		
18. Total Value of all Real Property (Locally Assessed)	3,441,491,174	3,473,702,387	32,211,213	0.94%	50,765,993	-0.54%

2021 Assessment Survey for Adams County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	3
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:
	\$510,973
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:
	\$35,250
11.	Amount of the assessor's budget set aside for education/workshops:
	\$3,000
12.	Amount of last year's assessor's budget not used:
	\$32,394 due to staffing

B. Computer, Automation Information and GIS

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

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/ pictometry
3.	Other services:
	N/A

E. Appraisal /Listing Services

1.	List any outside appraisal or listing services employed by the county for the current assessment year
	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

2021 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="width: 15%;"><u>Valuation Group</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>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	2015-2020
2	2015	2015	2019	2020
3	2015	2015	2019	2020
4	2015	2015	2019	2016
5	2015	2015	2019	2018
6	2015	2015	2019	2020
AG	2015	2015	2019	2018

2021 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:																		
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; 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. Has a very active trade and business center, as well as a hospital and college.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Villages and Rural - all commercial and industrial parcels located outside of Hastings.</td> </tr> </tbody> </table>				<u>Valuation Group</u>	<u>Description of unique characteristics</u>	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.									
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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%; text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Date of Depreciation</u></th> <th style="text-align: center;"><u>Date of Costing</u></th> <th style="text-align: center;"><u>Date of Lot Value Study</u></th> <th style="text-align: center;"><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;">2015-2020</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;">2018</td> <td style="text-align: center;">2020</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	2015-2020	3	2011	2015	2018	2020
<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	2015-2020															
3	2011	2015	2018	2020															

2021 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="width: 15%; text-align: center;"><u>Market Area</u></th> <th style="width: 65%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 20%; 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;">2019</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.	2019
<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.	2019					
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 which was updated in 2020.						
7a.	Are any other agricultural subclasses used? If yes, please explain.						
	Irrigated grass- the value is a blend of irrigated and grass values						
	<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 21, 2020

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 16,420 parcels in Adams County. There is an average of 250 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 2020-2021 is \$510,973 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 taken from the March Abstract Values before protests:

	Parcels	% of Total Parcels	Values	% of Taxable Value Base
Residential	11,567	70.4%	\$1,383,746,212	40%
Commercial	1,565	9.5%	\$447,721,294	13%
Industrial	87	.5%	\$77,639,412	2%
Recreational	6	0%	\$698,125	0%
Agricultural	3,195	19.5%	1,549,281,288	45%
Total	16,420	100%	\$3,459,086,331	100%

Agricultural land is 45% of the real property valuation base and 74% of that is assessed as irrigated.

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 physically inspected 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). There was a revaluation done based on sales and regression analysis for the commercial land in the Rural, Suburban, and Small Village areas. The allocation methodology used in 2018 for the 2019 values of residential land was examined and proven to still be compliant with the current sales in all areas of the county as well. With the passing of LB372, Ag land soil was reclassified where necessary by the NRCS and the Department of Revenue and in turn revalued according to its soil production capabilities.

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 Calendar Year:

Residential:

Eight Adams County small villages consisting of approximately 1,350 parcels will be physically reviewed and we will be continuing to review properties and neighborhoods once every 6 years as required by the State statutes. The physical review consists of checking measurements, quality, condition, 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 attempted and set up as 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:

We hope to do a physical review of approximately 1,100 parcels in Hastings. The physical review will consist of checking measurements, occupancy codes, quality, condition, and interior information with respect to the COVID19 CDC guidelines and also with respects of the owners, to make adjustments as necessary. 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 as we are able. Commercial sales reviews and pick-up work will be completed by March 1, 2021.

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. We are relying more heavily on the Pictometry data at this time where necessary when COVID19 restrictions cause the need.

Costing table updates:

Our CAMA system provider, Vanguard, will be rolling out their new costing tables this year. Our hope is to work on new depreciation tables based on actual age to be implemented with the new costing tables. We are going to be conservative with the new depreciation tables and possibly only apply them to the areas that have been reviewed within the new CAMA system first since we know that the data in those areas has been cleaned

up since conversion and is applicable to the way Vanguard classifies information vs. how our old costing tables classified appraisal information through Marshall & Swift. This process will better equalize our current appraisal components and therefore, properties in Adams County but will require mass amounts of statistical measuring and data interpretation. Our goal is to fully complete this process in the next three years, if not sooner.

Assessment Actions Planned for the 2021 Calendar Year:

Residential:

Hastings suburban areas (1020/21/22/24/25) consisting of approximately 550 parcels will be reviewed along with the south side of Hastings (1001/02), 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 if need be.

Commercial:

There will be a physical review of approximately 550 parcels in the 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, 2022.

GIS:

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. We may have to continue to rely more heavily on the Pictometry data at this time where necessary when COVID19 restrictions cause the need.

Assessment Actions Planned for the 2022 Calendar Year:

Residential:

Hastings urban areas (1004/09/09.5/10/11) consisting of approximately 3,175 parcels will be reviewed. 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, 2023.

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, 2023.

GIS:

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