

**NEBRASKA**

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**DEPARTMENT OF REVENUE**

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

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**FRANKLIN 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 Franklin County pursuant to [Neb. Rev. Stat. § 77-5027](#). This Report and Opinion will inform the Tax Equalization and Review Commission of the level of value and quality of assessment for real property in Franklin County.

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

For the Tax Commissioner

Sincerely,

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

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

cc: Linda Dallman, Franklin County Assessor

# Table of Contents

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## **2021 Reports and Opinions of the Property Tax Administrator:**

- Certification to the Commission
- Introduction
- County Overview
- Residential Correlation
- Commercial Correlation
- Agricultural Land Correlation
- Property Tax Administrator's Opinion

## **Appendices:**

- Commission Summary

### ***Statistical Reports and Displays:***

- Residential Statistics
- Commercial Statistics
- Chart of Net Sales Compared to Commercial Assessed Value
- Agricultural Land Statistics
- Table-Average Value of Land Capability Groups
- Special Valuation Statistics (if applicable)

- Market Area Map
- Valuation History Charts

### ***County Reports:***

- County Abstract of Assessment for Real Property, Form 45
- County Abstract of Assessment for Real Property Compared to the Prior Year
- Certificate of Taxes Levied (CTL)
- Assessor Survey
- Three-Year Plan of Assessment
- Special Value Methodology (if applicable)
- Ad Hoc Reports Submitted by County (if applicable)

## Introduction

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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.

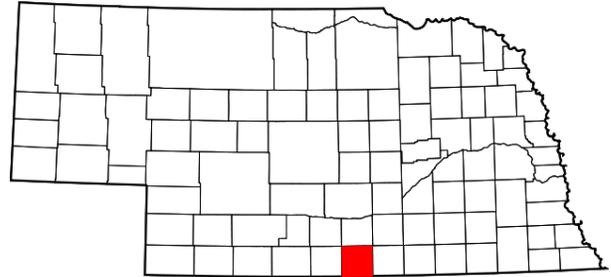
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, if potential issues are identified they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures 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.

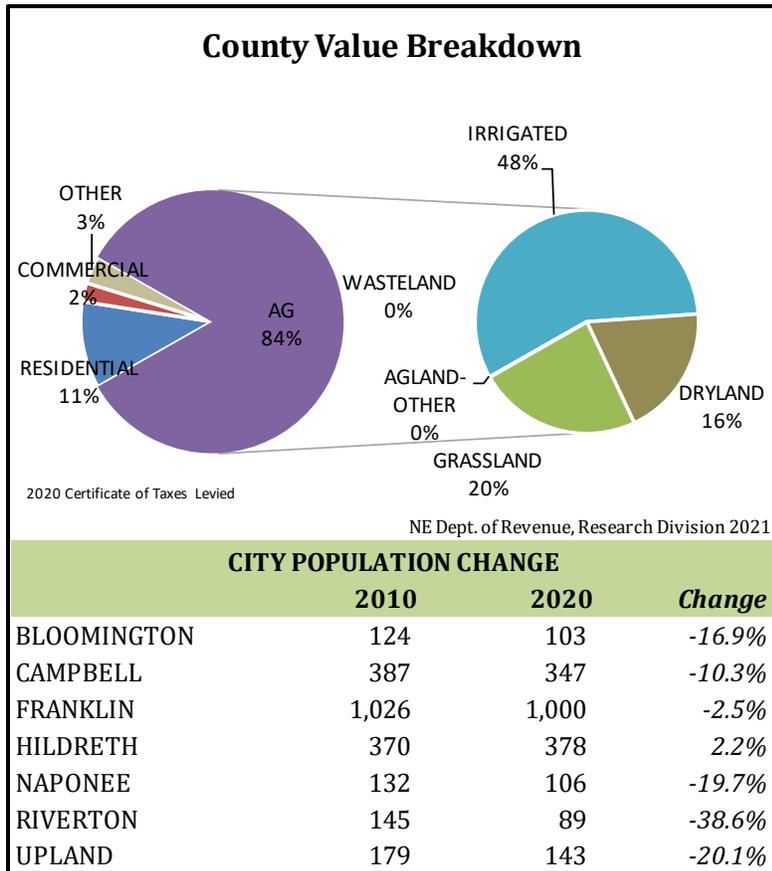
*\*Further information may be found in Exhibit 94*

## County Overview

With a total area of 576 square miles, Franklin County has 2,979 residents, per the Census Bureau Quick Facts for 2019, reflecting an overall population decline from the 2010 U.S. Census of 8%. Reports indicate that 84% of county residents are homeowners and 92% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$57,640 (2020 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Franklin County are located in and around the county seat of Franklin. According to the latest information available from the U.S. Census Bureau, there are 72 employer establishments with total employment of 388.



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

## 2021 Residential Correlation for Franklin County

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### *Assessment Actions*

For the residential class, small villages were physically reviewed and reappraised. Additional market analysis of recent sales indicated that the village of Hildreth was below the acceptable range. The county assessor updated the land model and applied a percent adjustment to the homes within Hildreth. For the remainder of the class, pick-up work 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 practices were discussed with the county assessor. The county assessor uses sales questionnaires to gain knowledge about transactions across all three property classes. If further questions exist, the county assessor and staff will attempt to contact involved parties directly. Review of the usability rate shows the use of residential sales is well below what is typical. Further trimmed analysis revealed that the statistics were not negatively affected indicating that there was no apparent sales bias in the qualification process of the county. All arm's-length transactions have been made available for measurement.

Completeness of the six-year inspection and review cycle was also examined. The county assessor currently maintains a five-year inspection cycle. All residential physical inspection work is conducted in house by the county assessor and staff. The six-year inspection and review cycle is in compliance with inspection requirements.

Valuation Groups are reviewed to ensure that economic factors that affect market value are identified. The Franklin County Assessor currently recognizes four separate valuation groups. Valuation Group 1 is the town and county seat, Franklin. Valuation Group 2 is a combination of the smaller communities within the county. Valuation Group 3 is the village of Hildreth and Campbell. The residential market is stronger here than the smaller villages based on the location to larger communities. The village of Hildreth has started to show growth that is not present in the village of Campbell, which may require them to be separated. For 2021, the county assessor valued the two communities separately.

The currency of the residential tables were also inspected. The depreciation models are current for all valuation groups. Valuation Groups 2, 3, and 4 have current costing and land tables. Valuation Group 1 remains on the older tables until they are physically inspected next year.

Lastly, review of the valuation methodology was conducted. The county assessor maintains a document with procedures of the office. The office also contains depreciation tables and models. The county assessor has been transparent to the valuation practices of the office.

## 2021 Residential Correlation for Franklin County

### *Description of Analysis*

The residential class is stratified into four separate valuation groups.

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

The overall statistics show 62 total sales divided between the four valuation groups. All three measures of central tendency are within the acceptable range. The COD is within the parameters suggested by IAAO. The PRD is slightly high; however, approximately 30% of the sales are under \$30,000. As low dollar sales are removed the PRD falls within the acceptable range.

SALE PRICE *		COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
RANGE							
Low \$ Ranges							
Less Than	5,000						
Less Than	15,000	2	145.39	145.39	150.20	33.06	96.80
Less Than	30,000	19	99.85	107.85	104.18	25.25	103.52
Ranges Excl. Low \$							
Greater Than	4,999	62	96.33	97.86	93.49	17.18	104.67
Greater Than	14,999	60	95.66	96.28	93.21	16.16	103.29
Greater Than	29,999	43	95.24	93.45	92.28	13.19	101.27

Analysis of the valuation groups independently show that only Valuation Groups 1 and 3 have a sufficient number of sales for independent analysis. Both have medians within the acceptable range. Despite being the largest town, Valuation Group 1 has the widest dispersion in the COD while the PRD indicates a greater vertical inequity. This can be explained by the fact that Valuation Group 1 has the oldest costing, depreciation, and land tables. The town of Franklin is slated to be reviewed for the 2022 assessment year. Additionally, Valuation Group 3 is comprised of the smallest communities where there is little stability in the market. The qualitative measures are the tightest within this valuation group. The statistics and qualitative measures are a result of reappraisal that occurred this assessment year.

Review of the 2021 County Abstract of Assessment for Real Property, Form 45 compared with the 2020 Certificate of Taxes Levied Report (CTL) show the population increased at a generally similar rate as the sample. Historical valuation changes over the past five years show that the communities of Franklin County increased at 2-4% annually, which is similar to towns in surrounding counties, indicating that the county has kept pace with market trends.

## 2021 Residential Correlation for Franklin County

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### *Equalization and Quality of Assessment*

The statistics along with assessment practices support that values are uniform and comply with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	28	96.70	103.78	95.80	22.20	108.33
2	6	93.92	91.14	92.36	08.19	98.68
3	25	96.08	93.11	90.59	13.04	102.78
4	3	110.88	95.68	94.29	14.43	101.47
____ALL____	62	96.33	97.86	93.49	17.18	104.67

### *Level of Value*

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

# 2021 Commercial Correlation for Franklin County

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## *Assessment Actions*

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

## *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 reviewed with the county assessor. The verification process is the same across all three property classes. Sales verification forms are used to verify the terms of the sales. For the commercial class, the usability rate is lower than the state average. Additional trimmed analysis did not reveal that the low usability rate had affected the statistics. This along with review of the sales roster and comments support that there was no apparent sales bias in the qualification of the commercial class. All arm's-length transactions were made available for measurement purposes.

Valuation groups were also examined to ensure that unique economical characteristics of the commercial class that would affect value have been identified. The Franklin County Assessor currently recognizes two distinct and separate valuation groups. Valuation Group 1 is the town of Franklin, the county seat and largest town. Valuation Group 2 is a combination of all other villages and rural parcels. The commercial market in Valuation Group 2 can be more sporadic than Valuation Group 1. It appears that the current structure adequately represents the commercial class.

The frequency of the six-year inspection and review cycle were reviewed. The county assessor and staff conducted a complete physical inspection of the commercial class for the 2018 assessment year. A reappraisal with updated costing, depreciation, and land tables was conducted at the same time.

## *Description of Analysis*

The commercial class in Franklin County is stratified into two separate valuation groups.

<b>Valuation Group</b>	<b>Description</b>
1	Franklin
2	Bloomington, Campbell, Hildreth, Naponee, Riverton, Upland, and Rural

Review of the statistical sample show that 9 qualified sales occurred in the three year study period, which is insufficient for measurement purposes. Additionally, one-third of the sample's sale prices is below \$15,000 and two-thirds sold under \$30,000. There is no correlation between the three measures of central tendency. The mean is affected by low dollar sales, while the weighted mean

## 2021 Commercial Correlation for Franklin County

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and PRD are affected by one large dollar sale. The median is slightly low but swings in and out of the low end of the acceptable range with a removal of a sale on either side. With an insufficient sample size and no correlation in the measures of central tendencies, a precise point estimate of the level of value is undeterminable.

Assessment practices along with comparison to surrounding counties with similar economic influences are used to determine level of value. Annualized changes to the commercial class found in the history charts show that Franklin County's commercial class has changed at approximately 4% while surrounding counties have increased at a rate of 2-4% annually. This supports that the level of value is acceptable for the commercial class in Franklin County.

### *Equalization and Quality of Assessment*

Although the statistical sample is inadequate for measurement, the assessment practices along with comparison to similar counties indicate that the commercial class is at an acceptable level of value and the quality of assessment for the commercial class of real property comply with generally accepted mass appraisal techniques.

### *Level of Value*

Based on analysis of all available information, the level of value for the commercial property in Franklin County has achieved the statutory level of value of 100%.

## 2021 Agricultural Correlation for Franklin County

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### *Assessment Actions*

For the agricultural class, the county assessor conducted a market analysis of current sales over the three-year study period. As a result, irrigated land and dryland values remained the same while the grassland slightly decreased approximately 1% in both market areas.

For the remainder of the class, pick-up work 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 practices were reviewed for the agricultural class. The agricultural sales are verified with sales questionnaires. The sales usability rate is low for the agricultural class compared to the statewide average. However, further trimmed sales analysis showed that there was no apparent sales bias in the qualification process. Additional review of the sales roster and comments indicate a thorough knowledge of sales transactions. All reviews support that qualified sales were made available for measurement.

The systematic review of land use and improvements comply with the six-year physical inspection cycle. Agricultural homes and outbuildings are reviewed in conjunction with the rural residential subclass, which was completed for the 2019 assessment year. Land use is also reviewed and updated utilizing aerial imagery, Farm Service Agency (FSA) maps, and certifications from the local NRD. Water use certification changes are updated yearly and a systematic review of the land use is conducted when new imagery is available biennially.

Market areas are also examined to ensure that geographical differences in the land that affect market value are adequately identified. The Franklin County Assessor identifies two separate market areas for agricultural land. Market Area 1 is the south of the Bostwick Irrigation Ditch. Irrigation difficulties along with a rougher terrain make farming less desirable here than Market Area 2. This region is 68% grassland, and 32% cropland. Market Area 2 is comprised of most of the county. Irrigation restrictions are less strict than Market Area 1. This along with the terrain make Market Area 2 more desirable for farming. Market Area 1 is made of approximately 40% irrigated land, 40% grassland and 20% dry land.

## 2021 Agricultural Correlation for Franklin County

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### *Description of Analysis*

The overall statistics show that the median is the only level of central tendency within the acceptable range. Both the mean and weighted mean are above the acceptable range. Review of the median by study period year show a decrease in the market over the last three years. Larger decreases appear to be evident in the upcoming years if the market remains the same.

<u>Study Yrs</u>				
01-OCT-17 To 30-SEP-18	13	69.10	72.54	70.21
01-OCT-18 To 30-SEP-19	12	77.54	82.55	76.66
01-OCT-19 To 30-SEP-20	16	88.92	90.64	80.62

Analysis of the sample by market area shows only Market Area 2 has a sufficient number of sales for independent measurement. As seen in the overall sample, only the median is within the acceptable range. Further review by 80% Majority Land Use (MLU) of the three subclasses irrigated land, dryland, and grassland show all three subclasses are within the range; however, the sample sizes are small, especially the dryland sample, and are considered insufficient for a precise measure of the level of value of each subclass.

Further review of the comparability with surrounding counties was completed. Harlan County Market Areas 2 and 3 are within the same NRD district and subject to similar irrigation restrictions as Market Area 1. Other surrounding counties are generally comparable to Franklin's Market Area 2 in dryland and grassland values but are not subject to the same water restrictions with the exception of Harlan County's Market Area 1. Generally, these surrounding counties irrigated land demonstrates a stronger market and are not comparable. Overall, review of the values set by the Franklin County Assessor appear to be equalized with surrounding counties where comparable.

### *Equalization and Quality of Assessment*

Agricultural homes and outbuildings are valued using the same appraisal methods as the rural residential subclass of properties, and have achieved an acceptable level of value. Agricultural land values demonstrate equalization with surrounding counties and although the samples are small, the 80% MLU values for all three subclasses are within the acceptable range. The quality of assessment for the agricultural class complies with generally accepted mass appraisal techniques.

## 2021 Agricultural Correlation for Franklin County

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	12	72.68	81.05	74.43	21.97	108.89
2	12	72.68	81.05	74.43	21.97	108.89
<u>Dry</u>						
County	5	70.12	71.17	70.21	04.12	101.37
2	5	70.12	71.17	70.21	04.12	101.37
<u>Grass</u>						
County	11	74.52	78.80	77.79	14.84	101.30
1	3	69.88	75.65	70.30	11.95	107.61
2	8	76.56	79.98	79.12	15.01	101.09
<u>ALL</u>	41	74.52	82.54	76.71	21.07	107.60

### *Level of Value*

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

## 2021 Opinions of the Property Tax Administrator for Franklin County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
<b>Residential Real Property</b>	<b>96</b>	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Commercial Real Property</b>	<b>100</b>	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Agricultural Land</b>	<b>75</b>	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*

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Ruth A. Sorensen  
Property Tax Administrator

## APPENDICES

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## 2021 Commission Summary for Franklin County

### Residential Real Property - Current

Number of Sales	62	Median	96.33
Total Sales Price	\$4,074,900	Mean	97.86
Total Adj. Sales Price	\$4,074,900	Wgt. Mean	93.49
Total Assessed Value	\$3,809,529	Average Assessed Value of the Base	\$37,157
Avg. Adj. Sales Price	\$65,724	Avg. Assessed Value	\$61,444

### Confidence Interval - Current

95% Median C.I	91.29 to 102.13
95% Wgt. Mean C.I	88.21 to 98.77
95% Mean C.I	91.60 to 104.12
% of Value of the Class of all Real Property Value in the County	7.56
% of Records Sold in the Study Period	3.29
% of Value Sold in the Study Period	5.44

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2020	48	95	94.76
2019	57	92	91.54
2018	58	95	95.30
2017	45	98	98.04

## 2021 Commission Summary for Franklin County

### Commercial Real Property - Current

Number of Sales	9	Median	90.30
Total Sales Price	\$300,300	Mean	99.51
Total Adj. Sales Price	\$300,300	Wgt. Mean	126.63
Total Assessed Value	\$380,275	Average Assessed Value of the Base	\$60,297
Avg. Adj. Sales Price	\$33,367	Avg. Assessed Value	\$42,253

### Confidence Interval - Current

95% Median C.I	81.13 to 121.62
95% Wgt. Mean C.I	70.84 to 182.42
95% Mean C.I	76.36 to 122.66
% of Value of the Class of all Real Property Value in the County	2.36
% of Records Sold in the Study Period	2.48
% of Value Sold in the Study Period	1.74

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2020	6	100	92.03
2019	14	100	96.40
2018	13	100	89.94
2017	21	100	96.44

**31 Franklin  
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 : 62  
 Total Sales Price : 4,074,900  
 Total Adj. Sales Price : 4,074,900  
 Total Assessed Value : 3,809,529  
 Avg. Adj. Sales Price : 65,724  
 Avg. Assessed Value : 61,444

MEDIAN : 96  
 WGT. MEAN : 93  
 MEAN : 98  
 COD : 17.18  
 PRD : 104.67

COV : 25.69  
 STD : 25.14  
 Avg. Abs. Dev : 16.55  
 MAX Sales Ratio : 193.45  
 MIN Sales Ratio : 54.67

95% Median C.I. : 91.29 to 102.13  
 95% Wgt. Mean C.I. : 88.21 to 98.77  
 95% Mean C.I. : 91.60 to 104.12

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<b>DATE OF SALE *</b>											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-18 To 31-DEC-18	7	81.98	88.36	81.48	16.74	108.44	64.08	117.51	64.08 to 117.51	88,071	71,761	
01-JAN-19 To 31-MAR-19	4	98.34	119.16	109.25	24.86	109.07	92.60	187.38	N/A	36,350	39,711	
01-APR-19 To 30-JUN-19	7	102.80	93.66	98.82	10.58	94.78	63.97	106.00	63.97 to 106.00	57,786	57,103	
01-JUL-19 To 30-SEP-19	6	98.22	99.56	102.72	09.74	96.92	85.91	112.09	85.91 to 112.09	105,000	107,859	
01-OCT-19 To 31-DEC-19	6	98.60	93.80	96.27	08.15	97.43	65.74	103.90	65.74 to 103.90	41,000	39,469	
01-JAN-20 To 31-MAR-20	6	89.21	91.61	89.81	11.19	102.00	72.36	110.57	72.36 to 110.57	83,917	75,364	
01-APR-20 To 30-JUN-20	16	98.77	105.16	94.07	20.22	111.79	70.12	193.45	81.19 to 113.92	59,250	55,734	
01-JUL-20 To 30-SEP-20	10	85.24	92.43	89.63	24.92	103.12	54.67	159.75	60.87 to 115.48	58,100	52,073	
<u>Study Yrs</u>												
01-OCT-18 To 30-SEP-19	24	96.70	97.84	95.08	15.03	102.90	63.97	187.38	85.91 to 104.41	74,850	71,169	
01-OCT-19 To 30-SEP-20	38	94.74	97.87	92.23	18.74	106.12	54.67	193.45	86.33 to 102.13	59,961	55,302	
<u>Calendar Yrs</u>												
01-JAN-19 To 31-DEC-19	23	99.85	99.67	101.17	12.30	98.52	63.97	187.38	92.60 to 103.90	61,996	62,719	
<u>ALL</u>	62	96.33	97.86	93.49	17.18	104.67	54.67	193.45	91.29 to 102.13	65,724	61,444	

<b>VALUATION GROUP</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	28	96.70	103.78	95.80	22.20	108.33	70.12	193.45	83.10 to 105.62	66,643	63,842	
2	6	93.92	91.14	92.36	08.19	98.68	65.74	103.90	65.74 to 103.90	35,400	32,697	
3	25	96.08	93.11	90.59	13.04	102.78	54.67	123.74	87.38 to 101.75	61,260	55,494	
4	3	110.88	95.68	94.29	14.43	101.47	64.08	112.09	N/A	155,000	146,148	
<u>ALL</u>	62	96.33	97.86	93.49	17.18	104.67	54.67	193.45	91.29 to 102.13	65,724	61,444	

<b>PROPERTY TYPE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
01	62	96.33	97.86	93.49	17.18	104.67	54.67	193.45	91.29 to 102.13	65,724	61,444	
06												
07												
<u>ALL</u>	62	96.33	97.86	93.49	17.18	104.67	54.67	193.45	91.29 to 102.13	65,724	61,444	

**31 Franklin  
RESIDENTIAL**

**PAD 2021 R&O Statistics (Using 2021 Values)**

Qualified

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

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 Avg. Assessed Value : 61,444

MEDIAN : 96  
 WGT. MEAN : 93  
 MEAN : 98  
 COD : 17.18  
 PRD : 104.67

COV : 25.69  
 STD : 25.14  
 Avg. Abs. Dev : 16.55  
 MAX Sales Ratio : 193.45  
 MIN Sales Ratio : 54.67

95% Median C.I. : 91.29 to 102.13  
 95% Wgt. Mean C.I. : 88.21 to 98.77  
 95% Mean C.I. : 91.60 to 104.12

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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	2	145.39	145.39	150.20	33.06	96.80	97.33	193.45	N/A	10,000	15,020	
Less Than 30,000	19	99.85	107.85	104.18	25.25	103.52	63.97	193.45	81.98 to 117.51	21,784	22,696	
___Ranges Excl. Low \$___												
Greater Than 4,999	62	96.33	97.86	93.49	17.18	104.67	54.67	193.45	91.29 to 102.13	65,724	61,444	
Greater Than 14,999	60	95.66	96.28	93.21	16.16	103.29	54.67	187.38	91.03 to 102.13	67,582	62,991	
Greater Than 29,999	43	95.24	93.45	92.28	13.19	101.27	54.67	146.20	87.38 to 102.13	85,140	78,565	
___Incremental Ranges___												
0 TO 4,999												
5,000 TO 14,999	2	145.39	145.39	150.20	33.06	96.80	97.33	193.45	N/A	10,000	15,020	
15,000 TO 29,999	17	99.85	103.43	101.85	22.55	101.55	63.97	187.38	78.30 to 117.51	23,171	23,599	
30,000 TO 59,999	14	95.66	96.12	96.36	13.51	99.75	54.67	146.20	81.19 to 106.00	44,036	42,433	
60,000 TO 99,999	18	96.70	94.28	94.54	10.14	99.72	60.87	110.88	87.38 to 102.20	81,111	76,682	
100,000 TO 149,999	6	94.50	93.09	93.07	15.32	100.02	72.36	115.48	72.36 to 115.48	125,750	117,041	
150,000 TO 249,999	5	79.61	83.39	84.55	17.31	98.63	64.08	112.09	N/A	166,000	140,345	
250,000 TO 499,999												
500,000 TO 999,999												
1,000,000 +												
___ALL___	62	96.33	97.86	93.49	17.18	104.67	54.67	193.45	91.29 to 102.13	65,724	61,444	

**31 Franklin**  
**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 : 9  
Total Sales Price : 300,300  
Total Adj. Sales Price : 300,300  
Total Assessed Value : 380,275  
Avg. Adj. Sales Price : 33,367  
Avg. Assessed Value : 42,253

MEDIAN : 90  
WGT. MEAN : 127  
MEAN : 100  
COD : 19.36  
PRD : 78.58

COV : 30.27  
STD : 30.12  
Avg. Abs. Dev : 17.48  
MAX Sales Ratio : 171.79  
MIN Sales Ratio : 77.20

95% Median C.I. : 81.13 to 121.62  
95% Wgt. Mean C.I. : 70.84 to 182.42  
95% Mean C.I. : 76.36 to 122.66

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-17 To 31-DEC-17	2	87.02	87.02	86.47	03.78	100.64	83.73	90.30	N/A	30,000	25,940
01-JAN-18 To 31-MAR-18											
01-APR-18 To 30-JUN-18											
01-JUL-18 To 30-SEP-18	1	81.13	81.13	81.13	00.00	100.00	81.13	81.13	N/A	45,000	36,510
01-OCT-18 To 31-DEC-18											
01-JAN-19 To 31-MAR-19	1	94.80	94.80	94.80	00.00	100.00	94.80	94.80	N/A	15,000	14,220
01-APR-19 To 30-JUN-19											
01-JUL-19 To 30-SEP-19											
01-OCT-19 To 31-DEC-19	1	77.20	77.20	77.20	00.00	100.00	77.20	77.20	N/A	7,500	5,790
01-JAN-20 To 31-MAR-20	1	171.79	171.79	171.79	00.00	100.00	171.79	171.79	N/A	138,000	237,075
01-APR-20 To 30-JUN-20	1	93.06	93.06	93.06	00.00	100.00	93.06	93.06	N/A	18,000	16,750
01-JUL-20 To 30-SEP-20	2	101.77	101.77	107.44	19.50	94.72	81.92	121.62	N/A	8,400	9,025
<u>Study Yrs</u>											
01-OCT-17 To 30-SEP-18	3	83.73	85.05	84.18	03.65	101.03	81.13	90.30	N/A	35,000	29,463
01-OCT-18 To 30-SEP-19	1	94.80	94.80	94.80	00.00	100.00	94.80	94.80	N/A	15,000	14,220
01-OCT-19 To 30-SEP-20	5	93.06	109.12	154.00	28.86	70.86	77.20	171.79	N/A	36,060	55,533
<u>Calendar Yrs</u>											
01-JAN-18 To 31-DEC-18	1	81.13	81.13	81.13	00.00	100.00	81.13	81.13	N/A	45,000	36,510
01-JAN-19 To 31-DEC-19	2	86.00	86.00	88.93	10.23	96.71	77.20	94.80	N/A	11,250	10,005
<u>ALL</u>	9	90.30	99.51	126.63	19.36	78.58	77.20	171.79	81.13 to 121.62	33,367	42,253

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	6	91.68	106.64	136.31	24.20	78.23	81.13	171.79	81.13 to 171.79	40,467	55,160
2	3	83.73	85.24	85.77	07.01	99.38	77.20	94.80	N/A	19,167	16,438
<u>ALL</u>	9	90.30	99.51	126.63	19.36	78.58	77.20	171.79	81.13 to 121.62	33,367	42,253

**31 Franklin  
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 : 9  
 Total Sales Price : 300,300  
 Total Adj. Sales Price : 300,300  
 Total Assessed Value : 380,275  
 Avg. Adj. Sales Price : 33,367  
 Avg. Assessed Value : 42,253

MEDIAN : 90  
 WGT. MEAN : 127  
 MEAN : 100  
 COD : 19.36  
 PRD : 78.58

COV : 30.27  
 STD : 30.12  
 Avg. Abs. Dev : 17.48  
 MAX Sales Ratio : 171.79  
 MIN Sales Ratio : 77.20

95% Median C.I. : 81.13 to 121.62  
 95% Wgt. Mean C.I. : 70.84 to 182.42  
 95% Mean C.I. : 76.36 to 122.66

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**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	9	90.30	99.51	126.63	19.36	78.58	77.20	171.79	81.13 to 121.62	33,367	42,253
04											
<u>ALL</u>	<u>9</u>	<u>90.30</u>	<u>99.51</u>	<u>126.63</u>	<u>19.36</u>	<u>78.58</u>	<u>77.20</u>	<u>171.79</u>	<u>81.13 to 121.62</u>	<u>33,367</u>	<u>42,253</u>

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	3	81.92	93.58	98.11	18.08	95.38	77.20	121.62	N/A	8,100	7,947
Less Than 30,000	6	91.68	93.15	94.03	10.92	99.06	77.20	121.62	77.20 to 121.62	13,717	12,898
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	9	90.30	99.51	126.63	19.36	78.58	77.20	171.79	81.13 to 121.62	33,367	42,253
Greater Than 14,999	6	91.68	102.47	129.14	19.00	79.35	81.13	171.79	81.13 to 171.79	46,000	59,406
Greater Than 29,999	3	83.73	112.22	138.94	36.09	80.77	81.13	171.79	N/A	72,667	100,963
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	3	81.92	93.58	98.11	18.08	95.38	77.20	121.62	N/A	8,100	7,947
15,000 TO 29,999	3	93.06	92.72	92.32	01.61	100.43	90.30	94.80	N/A	19,333	17,848
30,000 TO 59,999	2	82.43	82.43	82.27	01.58	100.19	81.13	83.73	N/A	40,000	32,908
60,000 TO 99,999											
100,000 TO 149,999	1	171.79	171.79	171.79	00.00	100.00	171.79	171.79	N/A	138,000	237,075
150,000 TO 249,999											
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>	<u>9</u>	<u>90.30</u>	<u>99.51</u>	<u>126.63</u>	<u>19.36</u>	<u>78.58</u>	<u>77.20</u>	<u>171.79</u>	<u>81.13 to 121.62</u>	<u>33,367</u>	<u>42,253</u>

**31 Franklin**  
**COMMERCIAL**

**PAD 2021 R&O Statistics (Using 2021 Values)**

Qualified

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

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 Total Adj. Sales Price : 300,300  
 Total Assessed Value : 380,275  
 Avg. Adj. Sales Price : 33,367  
 Avg. Assessed Value : 42,253

MEDIAN : 90  
 WGT. MEAN : 127  
 MEAN : 100  
 COD : 19.36  
 PRD : 78.58

COV : 30.27  
 STD : 30.12  
 Avg. Abs. Dev : 17.48  
 MAX Sales Ratio : 171.79  
 MIN Sales Ratio : 77.20

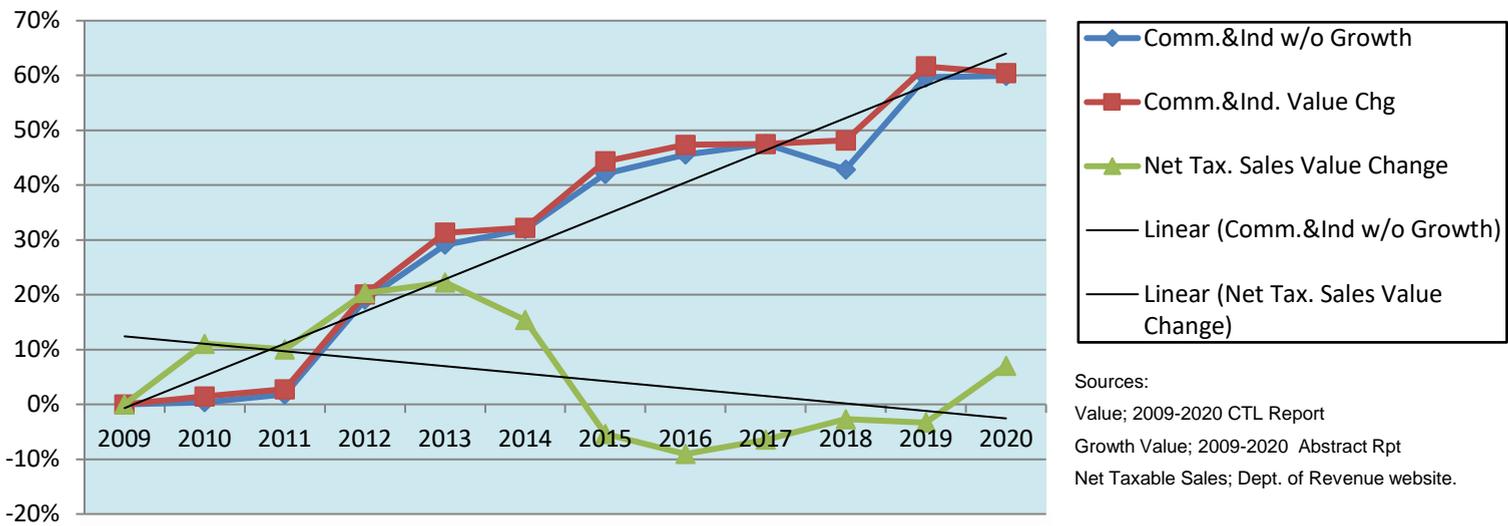
95% Median C.I. : 81.13 to 121.62  
 95% Wgt. Mean C.I. : 70.84 to 182.42  
 95% Mean C.I. : 76.36 to 122.66

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**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
344	2	83.75	83.75	87.28	07.82	95.96	77.20	90.30	N/A	16,250	14,183
350	2	87.97	87.97	84.55	07.78	104.04	81.13	94.80	N/A	30,000	25,365
353	2	101.77	101.77	107.44	19.50	94.72	81.92	121.62	N/A	8,400	9,025
384	1	93.06	93.06	93.06	00.00	100.00	93.06	93.06	N/A	18,000	16,750
442	1	83.73	83.73	83.73	00.00	100.00	83.73	83.73	N/A	35,000	29,305
543	1	171.79	171.79	171.79	00.00	100.00	171.79	171.79	N/A	138,000	237,075
<u>ALL</u>	9	90.30	99.51	126.63	19.36	78.58	77.20	171.79	81.13 to 121.62	33,367	42,253

### 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	\$ 13,143,415	\$ -		\$ 13,143,415	--	\$ 11,037,896	--
2009	\$ 13,314,675	\$ 97,165	0.73%	\$ 13,217,510	--	\$ 11,562,103	--
2010	\$ 13,504,560	\$ 140,275	1.04%	\$ 13,364,285	0.37%	\$ 12,840,276	11.05%
2011	\$ 13,683,155	\$ 126,915	0.93%	\$ 13,556,240	0.38%	\$ 12,721,024	-0.93%
2012	\$ 15,988,360	\$ 133,920	0.84%	\$ 15,854,440	15.87%	\$ 13,910,001	9.35%
2013	\$ 17,482,125	\$ 286,985	1.64%	\$ 17,195,140	7.55%	\$ 14,134,165	1.61%
2014	\$ 17,603,100	\$ 34,935	0.20%	\$ 17,568,165	0.49%	\$ 13,341,345	-5.61%
2015	\$ 19,218,620	\$ 304,735	1.59%	\$ 18,913,885	7.45%	\$ 10,938,558	-18.01%
2016	\$ 19,618,760	\$ 237,565	1.21%	\$ 19,381,195	0.85%	\$ 10,513,943	-3.88%
2017	\$ 19,641,150	\$ 250	0.00%	\$ 19,640,900	0.11%	\$ 10,815,473	2.87%
2018	\$ 19,723,780	\$ 703,460	3.57%	\$ 19,020,320	-3.16%	\$ 11,249,359	4.01%
2019	\$ 21,521,820	\$ 266,575	1.24%	\$ 21,255,245	7.76%	\$ 11,179,023	-0.63%
2020	\$ 21,360,915	\$ 65,390	0.31%	\$ 21,295,525	-1.05%	\$ 12,378,007	10.73%
<b>Ann %chg</b>	4.92%			<b>Average</b>	<b>3.77%</b>	-0.34%	<b>-0.02%</b>

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2009	-	-	-
2010	0.37%	1.43%	11.05%
2011	1.81%	2.77%	10.02%
2012	19.07%	20.08%	20.31%
2013	29.14%	31.30%	22.25%
2014	31.95%	32.21%	15.39%
2015	42.05%	44.34%	-5.39%
2016	45.56%	47.35%	-9.07%
2017	47.51%	47.52%	-6.46%
2018	42.85%	48.14%	-2.70%
2019	59.64%	61.64%	-3.31%
2020	59.94%	60.43%	7.06%

County Number	31
County Name	Franklin

**31 Franklin**  
**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 : 41  
Total Sales Price : 22,999,949  
Total Adj. Sales Price : 22,999,949  
Total Assessed Value : 17,644,020  
Avg. Adj. Sales Price : 560,974  
Avg. Assessed Value : 430,342

MEDIAN : 75  
WGT. MEAN : 77  
MEAN : 83  
COD : 21.07  
PRD : 107.60

COV : 25.83  
STD : 21.32  
Avg. Abs. Dev : 15.70  
MAX Sales Ratio : 144.24  
MIN Sales Ratio : 57.06

95% Median C.I. : 69.10 to 90.61  
95% Wgt. Mean C.I. : 71.23 to 82.20  
95% Mean C.I. : 76.01 to 89.07

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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											
01-JAN-18 To 31-MAR-18	7	69.10	67.59	68.50	05.56	98.67	60.36	72.83	60.36 to 72.83	472,212	323,455
01-APR-18 To 30-JUN-18	3	68.88	79.22	78.96	26.45	100.33	57.06	111.73	N/A	275,577	217,588
01-JUL-18 To 30-SEP-18	3	73.61	77.40	69.21	18.04	111.83	59.38	99.21	N/A	529,158	366,243
01-OCT-18 To 31-DEC-18	2	84.42	84.42	87.12	18.12	96.90	69.12	99.72	N/A	467,500	407,288
01-JAN-19 To 31-MAR-19	4	87.06	84.09	78.96	09.89	106.50	69.04	93.19	N/A	818,546	646,331
01-APR-19 To 30-JUN-19	3	78.60	94.60	86.98	22.95	108.76	75.54	129.66	N/A	384,263	334,238
01-JUL-19 To 30-SEP-19	3	64.31	67.22	63.96	08.09	105.10	60.88	76.48	N/A	766,353	490,180
01-OCT-19 To 31-DEC-19	1	90.61	90.61	90.61	00.00	100.00	90.61	90.61	N/A	1,250,000	1,132,650
01-JAN-20 To 31-MAR-20	6	68.62	75.21	68.71	13.09	109.46	64.34	113.76	64.34 to 113.76	820,842	563,963
01-APR-20 To 30-JUN-20	4	90.43	101.12	92.76	19.71	109.01	79.38	144.24	N/A	671,250	622,625
01-JUL-20 To 30-SEP-20	5	99.87	100.80	98.56	14.61	102.27	74.52	136.66	N/A	151,836	149,652
<u>Study Yrs</u>											
01-OCT-17 To 30-SEP-18	13	69.10	72.54	70.21	14.04	103.32	57.06	111.73	60.36 to 73.61	439,976	308,898
01-OCT-18 To 30-SEP-19	12	77.54	82.55	76.66	17.19	107.68	60.88	129.66	69.04 to 93.19	638,419	489,430
01-OCT-19 To 30-SEP-20	16	88.92	90.64	80.62	20.60	112.43	64.34	144.24	68.90 to 101.87	601,202	484,699
<u>Calendar Yrs</u>											
01-JAN-18 To 31-DEC-18	15	69.12	74.12	72.58	15.12	102.12	57.06	111.73	61.65 to 73.61	443,646	322,017
01-JAN-19 To 31-DEC-19	11	78.60	82.95	77.62	16.35	106.87	60.88	129.66	64.31 to 93.19	725,094	562,839
<u>ALL</u>	41	74.52	82.54	76.71	21.07	107.60	57.06	144.24	69.10 to 90.61	560,974	430,342

AREA (MARKET)										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	6	85.22	86.66	78.55	17.48	110.32	66.01	113.76	66.01 to 113.76	287,163	225,573
2	35	73.61	81.83	76.56	21.10	106.88	57.06	144.24	69.04 to 87.22	607,913	465,445
<u>ALL</u>	41	74.52	82.54	76.71	21.07	107.60	57.06	144.24	69.10 to 90.61	560,974	430,342

**31 Franklin**  
**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 : 41  
Total Sales Price : 22,999,949  
Total Adj. Sales Price : 22,999,949  
Total Assessed Value : 17,644,020  
Avg. Adj. Sales Price : 560,974  
Avg. Assessed Value : 430,342

MEDIAN : 75  
WGT. MEAN : 77  
MEAN : 83  
COD : 21.07  
PRD : 107.60

COV : 25.83  
STD : 21.32  
Avg. Abs. Dev : 15.70  
MAX Sales Ratio : 144.24  
MIN Sales Ratio : 57.06

95% Median C.I. : 69.10 to 90.61  
95% Wgt. Mean C.I. : 71.23 to 82.20  
95% Mean C.I. : 76.01 to 89.07

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**95%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>_____Irrigated_____</b>											
County	3	60.88	61.52	61.47	02.69	100.08	59.38	64.31	N/A	1,023,512	629,153
2	3	60.88	61.52	61.47	02.69	100.08	59.38	64.31	N/A	1,023,512	629,153
<b>_____Dry_____</b>											
County	4	71.36	71.44	70.25	05.06	101.69	66.56	76.48	N/A	335,871	235,933
2	4	71.36	71.44	70.25	05.06	101.69	66.56	76.48	N/A	335,871	235,933
<b>_____Grass_____</b>											
County	7	68.90	72.61	70.40	09.61	103.14	61.65	91.06	61.65 to 91.06	458,888	323,043
1	3	69.88	75.65	70.30	11.95	107.61	66.01	91.06	N/A	247,600	174,062
2	4	68.89	70.34	70.43	07.36	99.87	61.65	81.91	N/A	617,353	434,779
<b>_____ALL_____</b>	<b>41</b>	<b>74.52</b>	<b>82.54</b>	<b>76.71</b>	<b>21.07</b>	<b>107.60</b>	<b>57.06</b>	<b>144.24</b>	<b>69.10 to 90.61</b>	<b>560,974</b>	<b>430,342</b>

**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
<b>_____Irrigated_____</b>											
County	12	72.68	81.05	74.43	21.97	108.89	59.38	144.24	64.31 to 99.21	830,640	618,237
2	12	72.68	81.05	74.43	21.97	108.89	59.38	144.24	64.31 to 99.21	830,640	618,237
<b>_____Dry_____</b>											
County	5	70.12	71.17	70.21	04.12	101.37	66.56	76.48	N/A	392,897	275,835
2	5	70.12	71.17	70.21	04.12	101.37	66.56	76.48	N/A	392,897	275,835
<b>_____Grass_____</b>											
County	11	74.52	78.80	77.79	14.84	101.30	61.65	111.73	66.01 to 93.63	447,131	347,816
1	3	69.88	75.65	70.30	11.95	107.61	66.01	91.06	N/A	247,600	174,062
2	8	76.56	79.98	79.12	15.01	101.09	61.65	111.73	61.65 to 111.73	521,955	412,974
<b>_____ALL_____</b>	<b>41</b>	<b>74.52</b>	<b>82.54</b>	<b>76.71</b>	<b>21.07</b>	<b>107.60</b>	<b>57.06</b>	<b>144.24</b>	<b>69.10 to 90.61</b>	<b>560,974</b>	<b>430,342</b>

## Franklin County 2021 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Franklin	2	4273	4245	3958	4019	1210	3499	3559	3497	<b>4091</b>
Harlan	1	4779	4780	3990	2730	n/a	2540	2420	2423	<b>4387</b>
Webster	1	4425	4420	4389	4324	4014	4260	4192	4139	<b>4307</b>
Kearney	1	4800	4799	4750	4541	4000	3014	3001	3000	<b>4471</b>
Adams	4100	5049	4998	4894	4792	4553	4598	4565	4387	<b>4931</b>
Franklin	1	2983	2985	2847	2857	n/a	2370	2345	2310	<b>2896</b>
Harlan	3	3219	3215	2722	1921	n/a	n/a	2248	2249	<b>2882</b>
Harlan	2	4244	4241	3622	2479	n/a	2540	2420	2422	<b>3697</b>

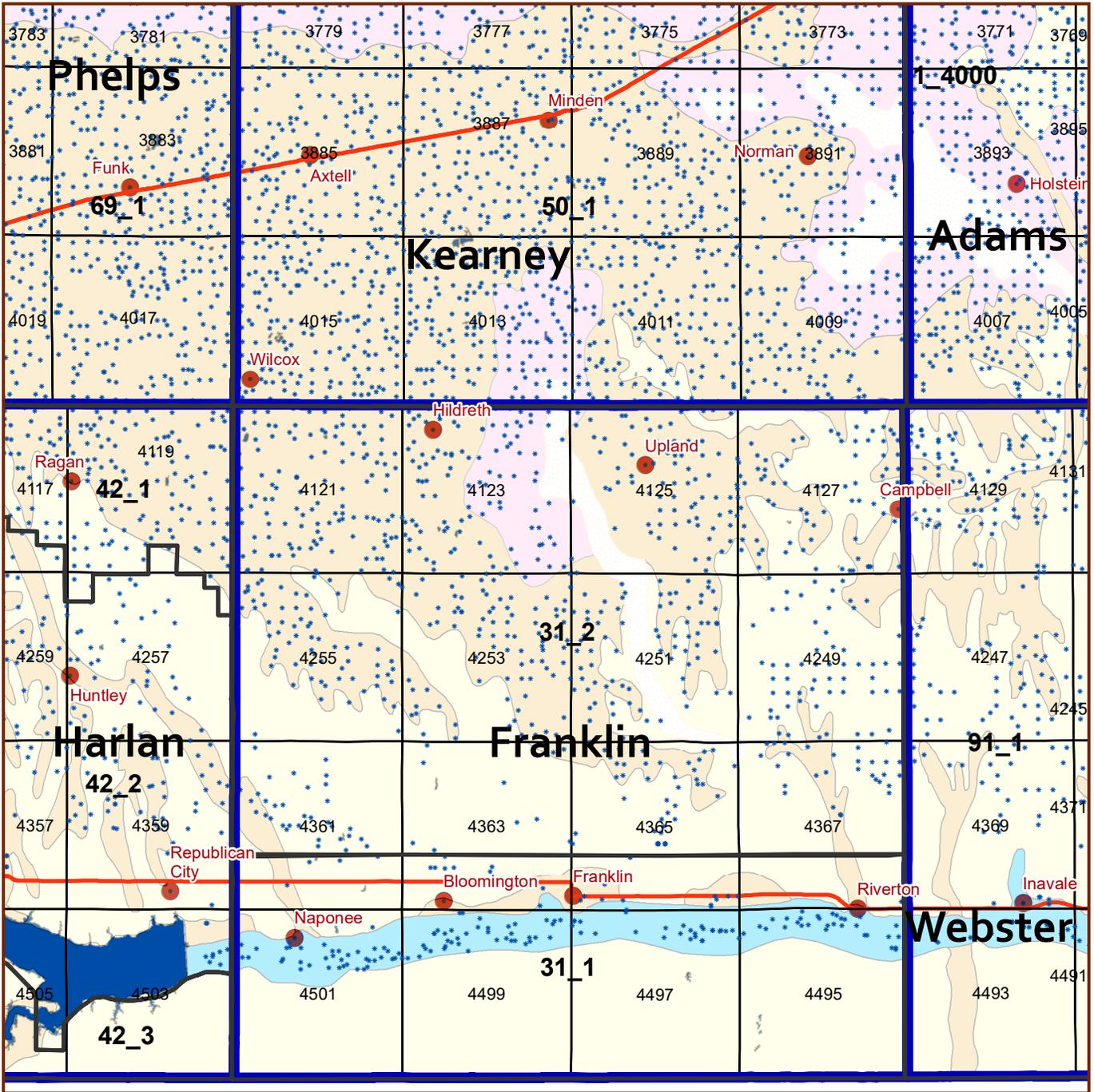
County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Franklin	2	2680	2650	2300	2280	1970	1960	1615	1615	<b>2410</b>
Harlan	1	n/a	2460	2195	1717	n/a	1710	1565	1565	<b>2307</b>
Webster	1	2470	2470	2475	2175	2175	n/a	1530	1530	<b>2198</b>
Kearney	1	n/a	2770	2500	2500	2200	1785	1785	1785	<b>2594</b>
Franklin	1	2150	2140	2100	2070	1360	1345	1125	1120	<b>1783</b>
Harlan	3	1848	1848	1568	1204	n/a	n/a	1365	1365	<b>1724</b>
Harlan	2	1848	1848	1562	1204	1159	1335	1365	1365	<b>1724</b>

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Franklin	2	1085	1085	1075	1065	1060	1060	1045	1045	<b>1077</b>
Harlan	1	950	950	950	950	n/a	n/a	n/a	950	<b>950</b>
Webster	1	1295	1295	1295	1295	1295	1295	910	910	<b>1273</b>
Kearney	1	1300	1300	1300	1300	1300	1300	1300	1300	<b>1300</b>
Adams	4100	1350	1350	1320	1320	1305	n/a	1305	1305	<b>1329</b>
Franklin	1	1085	1085	1075	1065	1060	1060	1045	1045	<b>1075</b>
Harlan	3	950	950	950	950	950	n/a	n/a	n/a	<b>950</b>
Harlan	2	950	950	950	950	950	950	n/a	950	<b>950</b>

County	Mkt Area	CRP	TIMBER	WASTE
Franklin	2	1079	550	150
Harlan	1	n/a	n/a	100
Webster	1	1567	200	200
Kearney	1	n/a	n/a	150
Adams	4100	n/a	n/a	202
Franklin	1	1078	550	150
Harlan	2	n/a	n/a	100

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.

# FRANKLIN COUNTY



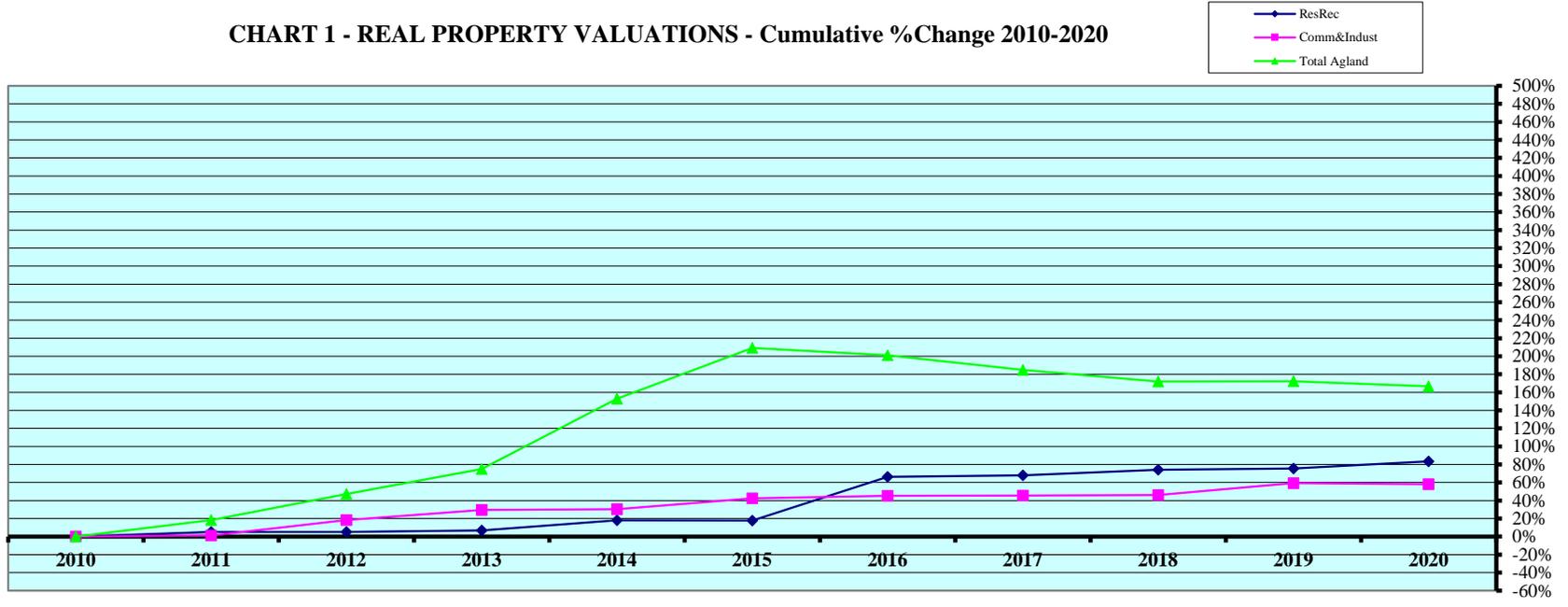
**Legend**

- Market\_Area
- County
- Registered\_WellsDNR
- geocode
- Federal Roads

**Soils  
CLASS**

- Excessive drained sandy soils formed in alluvium in valleys and eolian sand on uplands in sandhills
- Excessively drained sandy soils formed in eolian sands on uplands in sandhills
- Moderately well drained silty soils on uplands and in depressions formed in loess
- Well drained silty soils formed in loess on uplands
- Well drained silty soils formed in loess and alluvium on stream terraces
- Well to somewhat excessively drained loamy soils formed in weathered sandstone and eolian material on uplands
- Somewhat poorly drained soils formed in alluvium on bottom lands
- Moderately well drained silty soils with clay subsoils on uplands
- Lakes

**CHART 1 - REAL PROPERTY VALUATIONS - Cumulative %Change 2010-2020**



Tax Year	Residential & Recreational <sup>(1)</sup>				Commercial & Industrial <sup>(1)</sup>				Total Agricultural Land <sup>(1)</sup>			
	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	37,270,405	--	--	--	13,504,560	--	--	--	289,912,940	--	--	--
2011	39,212,690	1,942,285	5.21%	5.21%	13,683,155	178,595	1.32%	1.32%	343,097,320	53,184,380	18.34%	18.34%
2012	39,180,145	-32,545	-0.08%	5.12%	15,988,360	2,305,205	16.85%	18.39%	426,862,515	83,765,195	24.41%	47.24%
2013	39,831,640	651,495	1.66%	6.87%	17,482,125	1,493,765	9.34%	29.45%	507,340,900	80,478,385	18.85%	75.00%
2014	43,968,290	4,136,650	10.39%	17.97%	17,603,100	120,975	0.69%	30.35%	732,985,460	225,644,560	44.48%	152.83%
2015	43,846,377	-121,913	-0.28%	17.64%	19,218,620	1,615,520	9.18%	42.31%	896,519,015	163,533,555	22.31%	209.24%
2016	61,990,125	18,143,748	41.38%	66.33%	19,618,760	400,140	2.08%	45.28%	873,286,325	-23,232,690	-2.59%	201.22%
2017	62,648,579	658,454	1.06%	68.09%	19,641,150	22,390	0.11%	45.44%	825,974,040	-47,312,285	-5.42%	184.90%
2018	64,878,980	2,230,401	3.56%	74.08%	19,723,780	82,630	0.42%	46.05%	788,648,160	-37,325,880	-4.52%	172.03%
2019	65,466,175	587,195	0.91%	75.65%	21,521,820	1,798,040	9.12%	59.37%	789,002,925	354,765	0.04%	172.15%
2020	68,376,350	2,910,175	4.45%	83.46%	21,360,915	-160,905	-0.75%	58.18%	773,389,710	-15,613,215	-1.98%	166.77%

Rate Annual %chg: Residential & Recreational **6.26%**

Commercial & Industrial **4.69%**

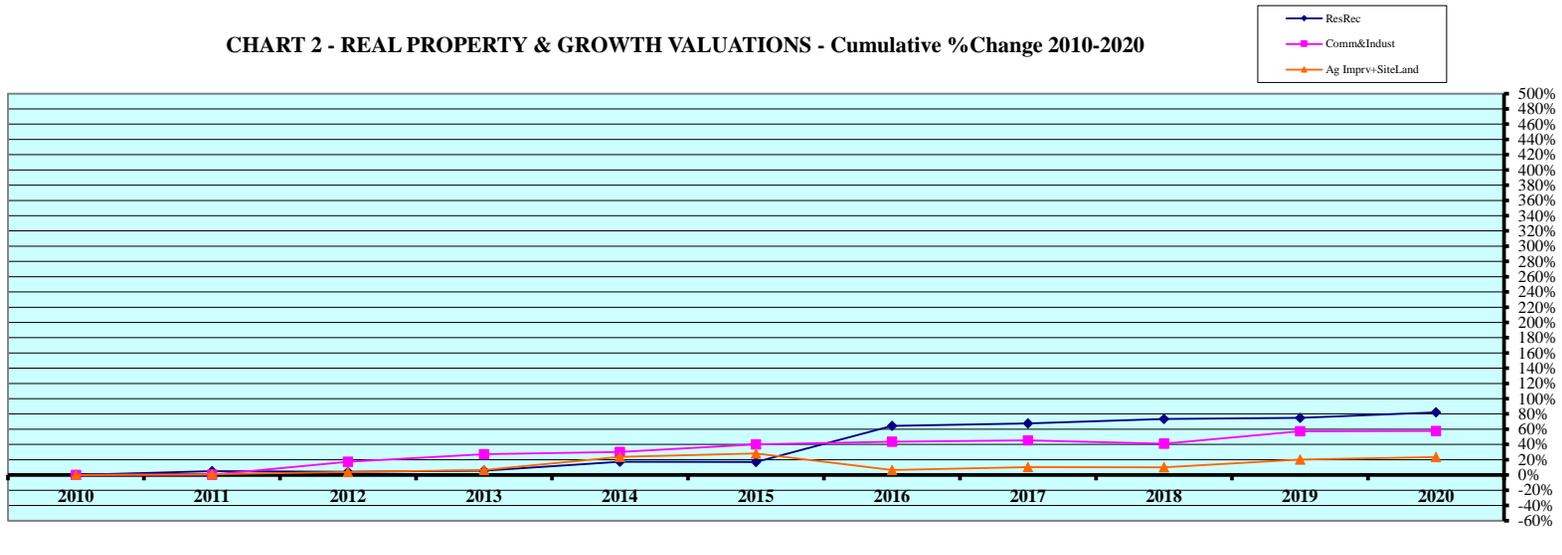
Agricultural Land **10.31%**

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

**CHART 1**

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

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



Tax Year	Residential & Recreational <sup>(1)</sup>						Commercial & Industrial <sup>(1)</sup>						
	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	37,270,405	519,645	1.39%	36,750,760	--	--	13,504,560	140,275	1.04%	13,364,285	--	--	
2011	39,212,690	108,425	0.28%	39,104,265	4.92%	4.92%	13,683,155	126,915	0.93%	13,556,240	0.38%	0.38%	
2012	39,180,145	318,290	0.81%	38,861,855	-0.89%	4.27%	15,988,360	133,920	0.84%	15,854,440	15.87%	17.40%	
2013	39,831,640	451,695	1.13%	39,379,945	0.51%	5.66%	17,482,125	286,985	1.64%	17,195,140	7.55%	27.33%	
2014	43,968,290	212,395	0.48%	43,755,895	9.85%	17.40%	17,603,100	34,935	0.20%	17,568,165	0.49%	30.09%	
2015	43,846,377	192,950	0.44%	43,653,427	-0.72%	17.13%	19,218,620	304,735	1.59%	18,913,885	7.45%	40.06%	
2016	61,990,125	721,647	1.16%	61,268,478	39.73%	64.39%	19,618,760	237,565	1.21%	19,381,195	0.85%	43.52%	
2017	62,648,579	184,120	0.29%	62,464,459	0.77%	67.60%	19,641,150	250	0.00%	19,640,900	0.11%	45.44%	
2018	64,878,980	207,215	0.32%	64,671,765	3.23%	73.52%	19,723,780	703,460	3.57%	19,020,320	-3.16%	40.84%	
2019	65,466,175	332,610	0.51%	65,133,565	0.39%	74.76%	21,521,820	266,575	1.24%	21,255,245	7.76%	57.39%	
2020	68,376,350	517,495	0.76%	67,858,855	3.65%	82.07%	21,360,915	65,390	0.31%	21,295,525	-1.05%	57.69%	
Rate Ann%chg	6.26%			Resid & Recreat w/o growth			4.69%			C & I w/o growth			3.62%

Tax Year	Ag Improvements & Site Land <sup>(1)</sup>							
	Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2010	32,797,750	14,045,890	46,843,640	1,172,440	2.50%	45,671,200	--	--
2011	33,439,725	14,923,880	48,363,605	1,150,765	2.38%	47,212,840	0.79%	0.79%
2012	34,376,610	15,643,150	50,019,760	1,377,440	2.75%	48,642,320	0.58%	3.84%
2013	34,648,105	17,099,556	51,747,661	1,888,615	3.65%	49,859,046	-0.32%	6.44%
2014	39,654,930	20,286,380	59,941,310	1,991,559	3.32%	57,949,751	11.99%	23.71%
2015	40,228,100	23,881,785	64,109,885	4,054,030	6.32%	60,055,855	0.19%	28.20%
2016	28,850,970	22,902,355	51,753,325	1,917,745	3.71%	49,835,580	-22.27%	6.39%
2017	29,082,590	23,978,320	53,060,910	1,344,805	2.53%	51,716,105	-0.07%	10.40%
2018	29,091,445	25,459,640	54,551,085	3,039,920	5.57%	51,511,165	-2.92%	9.96%
2019	29,903,040	27,653,910	57,556,950	1,303,460	2.26%	56,253,490	3.12%	20.09%
2020	30,560,105	28,406,660	58,966,765	1,100,685	1.87%	57,866,080	0.54%	23.53%
Rate Ann%chg	-0.70%	7.30%	2.33%	Ag Imprv+Site w/o growth			-0.84%	

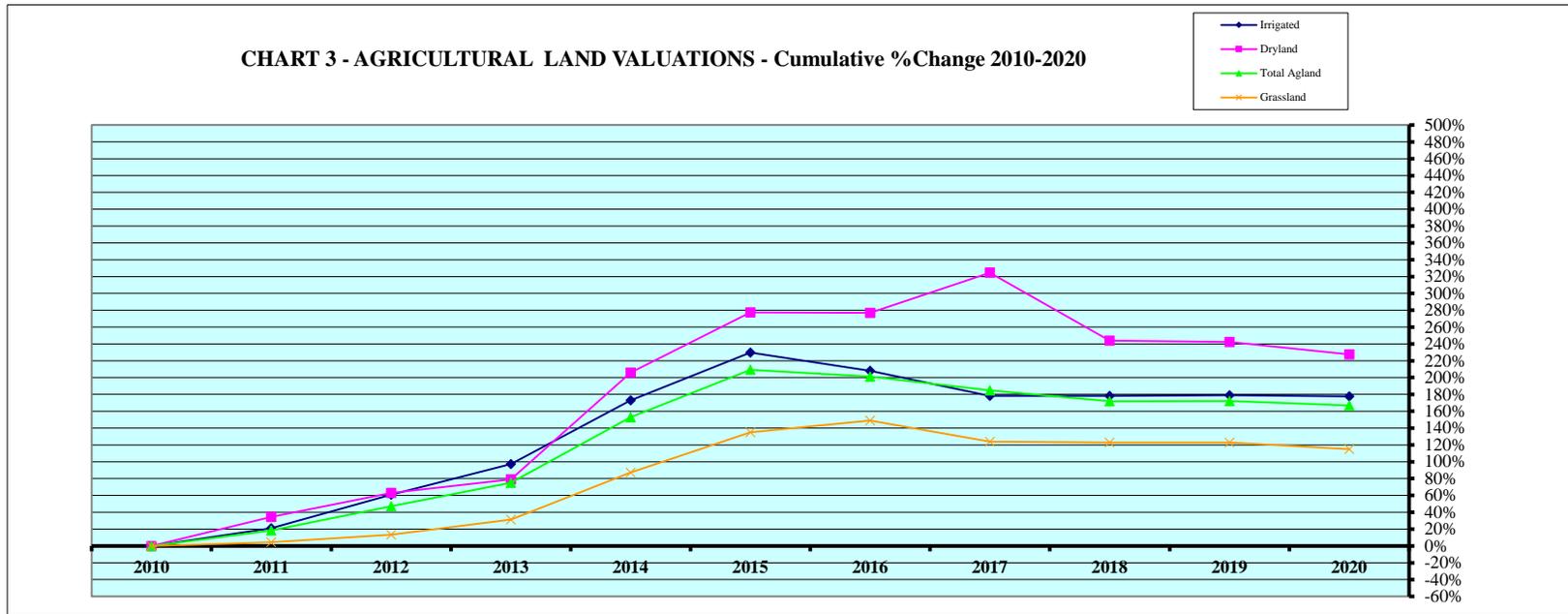
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 31  
County FRANKLIN

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	159,078,600	--	--	--	45,186,195	--	--	--	85,399,885	--	--	--
2011	192,699,125	33,620,525	21.13%	21.13%	60,775,435	15,589,240	34.50%	34.50%	89,242,970	3,843,085	4.50%	4.50%
2012	256,054,215	63,355,090	32.88%	60.96%	73,598,740	12,823,305	21.10%	62.88%	96,833,785	7,590,815	8.51%	13.39%
2013	313,730,735	57,676,520	22.53%	97.22%	80,897,200	7,298,460	9.92%	79.03%	112,225,765	15,391,980	15.90%	31.41%
2014	434,065,875	120,335,140	38.36%	172.86%	138,288,495	57,391,295	70.94%	206.04%	159,906,905	47,681,140	42.49%	87.24%
2015	524,573,115	90,507,240	20.85%	229.76%	170,490,940	32,202,445	23.29%	277.31%	200,733,660	40,826,755	25.53%	135.05%
2016	490,186,920	-34,386,195	-6.56%	208.14%	170,251,940	-239,000	-0.14%	276.78%	212,612,880	11,879,220	5.92%	148.96%
2017	442,708,590	-47,478,330	-9.69%	178.30%	191,828,645	21,576,705	12.67%	324.53%	191,202,805	-21,410,075	-10.07%	123.89%
2018	442,661,885	-46,705	-0.01%	178.27%	155,430,575	-36,398,070	-18.97%	243.98%	190,328,280	-874,525	-0.46%	122.87%
2019	443,736,050	1,074,165	0.24%	178.94%	154,647,925	-782,650	-0.50%	242.25%	190,391,835	63,555	0.03%	122.94%
2020	441,607,970	-2,128,080	-0.48%	177.60%	147,973,665	-6,674,260	-4.32%	227.48%	183,608,090	-6,783,745	-3.56%	115.00%

Rate Ann.%chg: Irrigated **10.75%** Dryland **12.59%** Grassland **7.96%**

Tax Year	Waste Land <sup>(1)</sup>				Other Agland <sup>(1)</sup>				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2010	244,885	--	--	--	3,375	--	--	--	289,912,940	--	--	--
2011	373,915	129,030	52.69%	52.69%	5,875	2,500	74.07%	74.07%	343,097,320	53,184,380	18.34%	18.34%
2012	373,275	-640	-0.17%	52.43%	2,500	-3,375	-57.45%	-25.93%	426,862,515	83,765,195	24.41%	47.24%
2013	484,700	111,425	29.85%	97.93%	2,500	0	0.00%	-25.93%	507,340,900	80,478,385	18.85%	75.00%
2014	721,685	236,985	48.89%	194.70%	2,500	0	0.00%	-25.93%	732,985,460	225,644,560	44.48%	152.83%
2015	721,300	-385	-0.05%	194.55%	0	-2,500	-100.00%	-100.00%	896,519,015	163,533,555	22.31%	209.24%
2016	234,585	-486,715	-67.48%	-4.21%	0	0	-100.00%	-100.00%	873,286,325	-23,232,690	-2.59%	201.22%
2017	234,000	-585	-0.25%	-4.44%	0	0	-100.00%	-100.00%	825,974,040	-47,312,285	-5.42%	184.90%
2018	227,420	-6,580	-2.81%	-7.13%	0	0	-100.00%	-100.00%	788,648,160	-37,325,880	-4.52%	172.03%
2019	227,115	-305	-0.13%	-7.26%	0	0	-100.00%	-100.00%	789,002,925	354,765	0.04%	172.15%
2020	199,985	-27,130	-11.95%	-18.34%	0	0	-100.00%	-100.00%	773,389,710	-15,613,215	-1.98%	166.77%

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

Rate Ann.%chg: Total Agric Land **10.31%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2010-2020 (from County Abstract Reports)<sup>(1)</sup>

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	159,206,550	111,063	1,433			45,124,775	62,842	718			81,700,995	133,333	613		
2011	192,885,105	110,929	1,739	21.30%	21.30%	60,724,465	63,105	962	34.01%	34.01%	89,688,965	135,300	663	8.18%	9.46%
2012	255,196,000	111,019	2,299	32.20%	60.36%	73,620,360	63,216	1,165	21.02%	62.18%	89,574,800	130,628	686	3.44%	13.24%
2013	312,725,140	112,383	2,783	21.06%	94.12%	77,783,530	63,094	1,233	5.86%	71.69%	97,239,960	127,646	762	11.09%	25.80%
2014	433,988,640	112,853	3,846	38.20%	168.27%	138,297,505	66,270	2,087	69.28%	190.62%	128,539,130	127,483	1,008	32.36%	66.50%
2015	524,546,395	112,874	4,647	20.84%	224.19%	170,539,705	66,817	2,552	22.30%	255.44%	149,636,865	127,257	1,176	16.62%	94.17%
2016	491,300,175	112,811	4,355	-6.29%	203.81%	170,027,695	66,513	2,556	0.16%	256.00%	164,929,515	127,713	1,291	9.83%	113.25%
2017	442,837,790	112,313	3,943	-9.46%	175.06%	191,718,235	66,563	2,880	12.67%	301.11%	174,353,050	127,360	1,369	6.01%	126.06%
2018	441,481,245	112,019	3,941	-0.04%	174.93%	155,517,415	66,669	2,333	-19.01%	224.85%	167,960,980	130,138	1,291	-5.72%	113.13%
2019	443,744,700	112,762	3,935	-0.15%	174.52%	154,640,085	66,302	2,332	-0.01%	224.81%	167,183,410	129,675	1,289	-0.11%	112.90%
2020	441,736,375	113,083	3,906	-0.74%	172.50%	147,854,330	66,128	2,236	-4.14%	211.37%	183,610,495	169,472	1,083	-15.96%	76.81%

Rate Annual %chg Average Value/Acre:

10.54%

12.03%

5.86%

Tax Year	WASTE LAND <sup>(2)</sup>					OTHER AGLAND <sup>(2)</sup>					TOTAL AGRICULTURAL LAND <sup>(1)</sup>				
	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	244,910	4,896	50			0	0				290,017,130	350,753	827		
2011	367,200	4,895	75	49.95%	49.95%	0	0				343,183,560	350,670	979	18.36%	18.36%
2012	373,865	4,930	76	1.09%	51.58%	0	0				427,098,780	350,627	1,218	24.47%	47.32%
2013	494,415	4,916	101	32.63%	101.04%	0	0				427,098,780	350,581	1,442	18.35%	74.35%
2014	722,165	4,814	150	49.17%	199.88%	0	0				732,919,245	350,679	2,090	44.97%	152.77%
2015	721,010	4,802	150	0.08%	200.11%	0	0				896,512,140	350,684	2,556	22.32%	209.18%
2016	230,660	1,532	151	0.27%	200.92%	0	0				874,223,335	351,107	2,490	-2.60%	201.13%
2017	233,975	1,555	151	-0.03%	200.84%	0	0				825,986,010	350,650	2,356	-5.39%	184.89%
2018	230,880	1,539	150	-0.31%	199.90%	1,035,030	306	3,385			789,344,975	350,699	2,251	-4.45%	172.21%
2019	227,115	1,514	150	0.00%	199.90%	0	0				789,015,995	350,179	2,253	0.11%	172.50%
2020	215,010	1,433	150	0.00%	199.89%	0	0				773,416,210	350,116	2,209	-1.96%	167.16%

31  
FRANKLIN

Rate Annual %chg Average Value/Acre:

10.33%

(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
3,225	FRANKLIN	28,139,664	16,755,163	2,456,133	68,136,385	21,199,105	161,810	239,965	773,389,710	30,560,105	28,406,660	3,429,980	972,874,680
cnty sectorvalue % of total value:		2.89%	1.72%	0.25%	7.00%	2.18%	0.02%	0.02%	79.50%	3.14%	2.92%	0.35%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
103	BLOOMINGTON	38,992	159,435	30,077	2,485,075	181,225	0	0	391,110	242,105	35,340	0	3,563,359
3.19%	%sector of county sector	0.14%	0.95%	1.22%	3.65%	0.85%			0.05%	0.79%	0.12%		0.37%
	%sector of municipality	1.09%	4.47%	0.84%	69.74%	5.09%			10.98%	6.79%	0.99%		100.00%
347	CAMPBELL	390,746	165,067	14,065	6,640,725	6,253,410	0	0	2,200	64,860	34,960	0	13,566,033
10.76%	%sector of county sector	1.39%	0.99%	0.57%	9.75%	29.50%			0.00%	0.21%	0.12%		1.39%
	%sector of municipality	2.88%	1.22%	0.10%	48.95%	46.10%			0.02%	0.48%	0.26%		100.00%
1,000	FRANKLIN	788,513	979,627	138,787	23,970,295	8,508,695	161,810	0	28,505	0	0	0	34,576,232
31.01%	%sector of county sector	2.80%	5.85%	5.65%	35.18%	40.14%	100.00%		0.00%				3.55%
	%sector of municipality	2.28%	2.83%	0.40%	69.33%	24.61%	0.47%		0.08%				100.00%
378	HILDRETH	152,749	191,737	22,725	13,376,370	2,989,925	0	0	499,545	295,960	123,375	0	17,652,386
11.72%	%sector of county sector	0.54%	1.14%	0.93%	19.63%	14.10%			0.06%	0.97%	0.43%		1.81%
	%sector of municipality	0.87%	1.09%	0.13%	75.78%	16.94%			2.83%	1.68%	0.70%		100.00%
106	NAPONEE	5,899	179,493	45,212	1,697,175	250,840	0	0	0	0	0	0	2,178,619
3.29%	%sector of county sector	0.02%	1.07%	1.84%	2.49%	1.18%							0.22%
	%sector of municipality	0.27%	8.24%	2.08%	77.90%	11.51%							100.00%
89	RIVERTON	76,697	238,985	35,802	725,595	58,895	0	0	83,195	0	0	0	1,219,169
2.76%	%sector of county sector	0.27%	1.43%	1.46%	1.06%	0.28%			0.01%				0.13%
	%sector of municipality	6.29%	19.60%	2.94%	59.52%	4.83%			6.82%				100.00%
143	UPLAND	238,732	150,456	11,959	2,401,630	1,379,800	0	0	63,085	173,215	108,540	0	4,527,417
4.43%	%sector of county sector	0.85%	0.90%	0.49%	3.52%	6.51%			0.30%	0.82%	0.51%		21.36%
	%sector of municipality	5.27%	3.32%	0.26%	53.05%	30.48%			1.39%	3.83%	2.40%		100.00%
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
2,166	Total Municipalities	1,692,328	2,064,800	298,627	51,296,865	19,622,790	161,810	0	1,067,640	776,140	302,215	0	77,283,215
67.16%	%all municip.sectors of cnty	6.01%	12.32%	12.16%	75.29%	92.56%	100.00%		0.14%	2.54%	1.06%		7.94%

31 FRANKLIN

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

<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 4,995</b>	<b>Value : 926,294,139</b>	<b>Growth 1,295,220</b>	<b>Sum Lines 17, 25, &amp; 41</b>
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	397	670,775	0	0	135	649,335	532	1,320,110	
<b>02. Res Improve Land</b>	1,203	2,703,870	0	0	134	1,350,200	1,337	4,054,070	
<b>03. Res Improvements</b>	1,206	49,493,304	0	0	143	14,895,580	1,349	64,388,884	
<b>04. Res Total</b>	1,603	52,867,949	0	0	278	16,895,115	1,881	69,763,064	240,230
<b>% of Res Total</b>	85.22	75.78	0.00	0.00	14.78	24.22	37.66	7.53	18.55
<b>05. Com UnImp Land</b>	100	183,050	0	0	16	105,650	116	288,700	
<b>06. Com Improve Land</b>	208	755,420	0	0	17	181,455	225	936,875	
<b>07. Com Improvements</b>	219	18,936,995	0	0	21	1,554,250	240	20,491,245	
<b>08. Com Total</b>	319	19,875,465	0	0	37	1,841,355	356	21,716,820	60,535
<b>% of Com Total</b>	89.61	91.52	0.00	0.00	10.39	8.48	7.13	2.34	4.67
<b>09. Ind UnImp Land</b>	2	11,755	0	0	0	0	2	11,755	
<b>10. Ind Improve Land</b>	4	20,330	0	0	0	0	4	20,330	
<b>11. Ind Improvements</b>	5	138,890	0	0	0	0	5	138,890	
<b>12. Ind Total</b>	7	170,975	0	0	0	0	7	170,975	0
<b>% of Ind Total</b>	100.00	100.00	0.00	0.00	0.00	0.00	0.14	0.02	0.00
<b>13. Rec UnImp Land</b>	0	0	0	0	2	6,515	2	6,515	
<b>14. Rec Improve Land</b>	0	0	0	0	1	142,800	1	142,800	
<b>15. Rec Improvements</b>	0	0	0	0	1	90,650	1	90,650	
<b>16. Rec Total</b>	0	0	0	0	3	239,965	3	239,965	0
<b>% of Rec Total</b>	0.00	0.00	0.00	0.00	100.00	100.00	0.06	0.03	0.00
<b>Res &amp; Rec Total</b>	1,603	52,867,949	0	0	281	17,135,080	1,884	70,003,029	240,230
<b>% of Res &amp; Rec Total</b>	85.08	75.52	0.00	0.00	14.92	24.48	37.72	7.56	18.55
<b>Com &amp; Ind Total</b>	326	20,046,440	0	0	37	1,841,355	363	21,887,795	60,535
<b>% of Com &amp; Ind Total</b>	89.81	91.59	0.00	0.00	10.19	8.41	7.27	2.36	4.67
<b>17. Taxable Total</b>	1,929	72,914,389	0	0	318	18,976,435	2,247	91,890,824	300,765
<b>% of Taxable Total</b>	85.85	79.35	0.00	0.00	14.15	20.65	44.98	9.92	23.22

Schedule II : Tax Increment Financing (TIF)

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

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	0	0	0	0	16	2,070,090	16	2,070,090	0
24. Non-Producing	0	0	0	0	0	0	0	0	0
25. Total	0	0	0	0	16	2,070,090	16	2,070,090	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	267	0	307	574

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	111	1,070,650	3	52,275	2,001	588,599,615	2,115	589,722,540
28. Ag-Improved Land	13	171,730	0	0	568	188,530,540	581	188,702,270
29. Ag Improvements	13	1,004,630	0	0	604	52,903,785	617	53,908,415

30. Ag Total				2,732	832,333,225
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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	8	4.43	28,125	0	0.00	0	
33. HomeSite Improvements	8	0.00	731,315	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	2	0.60	600	0	0.00	0	
36. FarmSite Improv Land	3	2.26	3,760	0	0.00	0	
37. FarmSite Improvements	11	0.00	273,315	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	4	7.05	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	24	24.99	250,000	24	24.99	250,000	
32. HomeSite Improv Land	328	326.11	3,290,600	336	330.54	3,318,725	
33. HomeSite Improvements	333	0.00	26,371,035	341	0.00	27,102,350	157,015
34. HomeSite Total				<b>365</b>	<b>355.53</b>	<b>30,671,075</b>	
35. FarmSite UnImp Land	81	193.12	216,775	83	193.72	217,375	
36. FarmSite Improv Land	501	1,883.63	2,130,335	504	1,885.89	2,134,095	
37. FarmSite Improvements	570	0.00	26,532,750	581	0.00	26,806,065	837,440
38. FarmSite Total				<b>664</b>	<b>2,079.61</b>	<b>29,157,535</b>	
39. Road & Ditches	2,037	5,895.08	0	2,041	5,902.13	0	
40. Other- Non Ag Use	5	85.69	117,960	5	85.69	117,960	
41. Total Section VI				<b>1,029</b>	<b>8,422.96</b>	<b>59,946,570</b>	<b>994,455</b>

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	1	312.59	334,620	1	312.59	334,620

Schedule VIII : Agricultural Records : Special Value

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	5,602.98	31.25%	16,711,855	32.19%	2,982.67
46. 1A	5,775.59	32.22%	17,239,285	33.21%	2,984.85
47. 2A1	2,530.88	14.12%	7,204,560	13.88%	2,846.66
48. 2A	2,671.03	14.90%	7,630,300	14.70%	2,856.69
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	26.38	0.15%	62,520	0.12%	2,369.98
51. 4A1	374.14	2.09%	877,350	1.69%	2,344.98
52. 4A	945.78	5.28%	2,184,785	4.21%	2,310.04
53. Total	17,926.78	100.00%	51,910,655	100.00%	2,895.70
<b>Dry</b>					
54. 1D1	389.41	2.07%	837,245	2.50%	2,150.03
55. 1D	8,188.81	43.56%	17,524,100	52.27%	2,140.01
56. 2D1	1,217.70	6.48%	2,557,185	7.63%	2,100.01
57. 2D	2,533.44	13.48%	5,244,240	15.64%	2,070.01
58. 3D1	413.11	2.20%	561,835	1.68%	1,360.01
59. 3D	0.29	0.00%	390	0.00%	1,344.83
60. 4D1	2,789.56	14.84%	3,138,425	9.36%	1,125.06
61. 4D	3,267.77	17.38%	3,659,945	10.92%	1,120.01
62. Total	18,800.09	100.00%	33,523,365	100.00%	1,783.15
<b>Grass</b>					
63. 1G1	10,264.96	13.23%	11,105,125	13.48%	1,081.85
64. 1G	35,200.13	45.37%	38,187,850	46.34%	1,084.88
65. 2G1	8,073.64	10.41%	8,629,805	10.47%	1,068.89
66. 2G	10,679.79	13.76%	11,107,320	13.48%	1,040.03
67. 3G1	728.19	0.94%	749,905	0.91%	1,029.82
68. 3G	987.16	1.27%	888,910	1.08%	900.47
69. 4G1	9,023.37	11.63%	9,424,655	11.44%	1,044.47
70. 4G	2,631.93	3.39%	2,318,655	2.81%	880.97
71. Total	77,589.17	100.00%	82,412,225	100.00%	1,062.16
<b>Irrigated Total</b>					
	17,926.78	15.68%	51,910,655	30.93%	2,895.70
<b>Dry Total</b>					
	18,800.09	16.44%	33,523,365	19.97%	1,783.15
<b>Grass Total</b>					
	77,589.17	67.86%	82,412,225	49.10%	1,062.16
72. Waste	25.04	0.02%	3,755	0.00%	149.96
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	2,240.31	1.96%	0	0.00%	0.00
75. Market Area Total	114,341.08	100.00%	167,850,000	100.00%	1,467.98

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	40,298.20	42.26%	172,193,910	44.15%	4,272.99
46. 1A	25,869.41	27.13%	109,807,965	28.15%	4,244.70
47. 2A1	2,680.71	2.81%	10,609,150	2.72%	3,957.59
48. 2A	8,948.75	9.39%	35,961,650	9.22%	4,018.62
49. 3A1	57.22	0.06%	69,240	0.02%	1,210.07
50. 3A	970.70	1.02%	3,396,690	0.87%	3,499.22
51. 4A1	3,421.56	3.59%	12,176,160	3.12%	3,558.66
52. 4A	13,101.09	13.74%	45,818,285	11.75%	3,497.29
53. Total	95,347.64	100.00%	390,033,050	100.00%	4,090.64
<b>Dry</b>					
54. 1D1	153.62	0.32%	411,690	0.36%	2,679.92
55. 1D	31,564.91	66.00%	83,647,440	72.57%	2,650.01
56. 2D1	1,440.24	3.01%	3,312,595	2.87%	2,300.03
57. 2D	6,061.42	12.67%	13,820,025	11.99%	2,280.00
58. 3D1	427.57	0.89%	842,320	0.73%	1,970.02
59. 3D	77.95	0.16%	152,790	0.13%	1,960.10
60. 4D1	2,077.82	4.34%	3,355,715	2.91%	1,615.02
61. 4D	6,018.50	12.59%	9,719,870	8.43%	1,615.00
62. Total	47,822.03	100.00%	115,262,445	100.00%	2,410.24
<b>Grass</b>					
63. 1G1	12,383.29	13.44%	13,436,065	13.55%	1,085.02
64. 1G	42,553.95	46.17%	46,170,500	46.55%	1,084.99
65. 2G1	14,005.02	15.20%	15,055,265	15.18%	1,074.99
66. 2G	5,667.32	6.15%	6,017,255	6.07%	1,061.75
67. 3G1	4,700.43	5.10%	4,982,395	5.02%	1,059.99
68. 3G	6,794.71	7.37%	7,202,365	7.26%	1,060.00
69. 4G1	116.94	0.13%	122,200	0.12%	1,044.98
70. 4G	5,936.72	6.44%	6,189,655	6.24%	1,042.61
71. Total	92,158.38	100.00%	99,175,700	100.00%	1,076.14
<b>Irrigated Total</b>					
Irrigated Total	95,347.64	40.44%	390,033,050	64.52%	4,090.64
<b>Dry Total</b>					
Dry Total	47,822.03	20.28%	115,262,445	19.07%	2,410.24
<b>Grass Total</b>					
Grass Total	92,158.38	39.09%	99,175,700	16.41%	1,076.14
72. Waste	436.36	0.19%	65,460	0.01%	150.01
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	1,965.00	0.83%	0	0.00%	0.00
75. Market Area Total	235,764.41	100.00%	604,536,655	100.00%	2,564.16

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	148.85	540,875	6.96	20,710	113,118.61	441,382,120	113,274.42	441,943,705
<b>77. Dry Land</b>	208.49	445,820	11.80	30,625	66,401.83	148,309,365	66,622.12	148,785,810
<b>78. Grass</b>	207.47	223,200	1.41	940	169,538.67	181,363,785	169,747.55	181,587,925
<b>79. Waste</b>	0.00	0	0.00	0	461.40	69,215	461.40	69,215
<b>80. Other</b>	0.00	0	0.00	0	0.00	0	0.00	0
<b>81. Exempt</b>	8.88	0	0.00	0	4,196.43	0	4,205.31	0
<b>82. Total</b>	<b>564.81</b>	<b>1,209,895</b>	<b>20.17</b>	<b>52,275</b>	<b>349,520.51</b>	<b>771,124,485</b>	<b>350,105.49</b>	<b>772,386,655</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	113,274.42	32.35%	441,943,705	57.22%	3,901.53
<b>Dry Land</b>	66,622.12	19.03%	148,785,810	19.26%	2,233.28
<b>Grass</b>	169,747.55	48.48%	181,587,925	23.51%	1,069.75
<b>Waste</b>	461.40	0.13%	69,215	0.01%	150.01
<b>Other</b>	0.00	0.00%	0	0.00%	0.00
<b>Exempt</b>	4,205.31	1.20%	0	0.00%	0.00
<b>Total</b>	<b>350,105.49</b>	<b>100.00%</b>	<b>772,386,655</b>	<b>100.00%</b>	<b>2,206.15</b>

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 Bloomington	49	45,745	82	105,770	82	2,525,635	131	2,677,150	27,595
83.2 Campbell	45	61,050	194	265,065	194	6,341,930	239	6,668,045	41,925
83.3 Franklin	108	344,005	480	1,665,705	481	22,050,544	589	24,060,254	39,230
83.4 Hildreth	14	23,250	196	433,670	198	14,071,055	212	14,527,975	12,960
83.5 Macon	3	1,790	4	5,155	4	122,685	7	129,630	0
83.6 Naponee	37	27,900	82	79,060	82	1,898,125	119	2,005,085	37,725
83.7 Nbhd 11	1	2,200	0	0	0	0	1	2,200	0
83.8 Nbhd 12	1	5,460	0	0	0	0	1	5,460	0
83.9 Riverton	103	75,310	74	54,625	74	650,840	177	780,775	21,075
83.10 Rural	132	633,105	133	1,340,200	142	14,604,405	274	16,577,710	59,720
83.11 Rural Comm Area 1	2	6,515	1	142,800	1	90,650	3	239,965	0
83.12 Upland	39	100,295	92	104,820	92	2,123,665	131	2,328,780	0
84 Residential Total	534	1,326,625	1,338	4,196,870	1,350	64,479,534	1,884	70,003,029	240,230

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line# I</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Bloomington Comm	14	2,970	6	7,755	7	169,820	21	180,545	0
85.2	Campbell Comm	9	8,125	39	85,505	45	6,166,830	54	6,260,460	6,000
85.3	Franklin	1	2,880	0	0	0	0	1	2,880	0
85.4	Franklin Comm	35	141,050	100	569,390	102	8,007,865	137	8,718,305	0
85.5	Hildreth Comm	7	26,240	29	79,775	29	2,928,555	36	3,034,570	0
85.6	Macon	0	0	1	1,175	1	183,170	1	184,345	0
85.7	Macon Vill Comm	0	0	1	295	1	250	1	545	0
85.8	Naponee Comm	12	4,765	12	6,585	13	237,495	25	248,845	0
85.9	Riverton Comm	18	4,220	8	1,310	8	31,055	26	36,585	0
85.10	Rural Comm Area 1	8	23,840	9	123,630	12	915,935	20	1,063,405	54,535
85.11	Rural Comm Area 2	8	81,810	7	57,530	8	638,065	16	777,405	0
85.12	Upland Comm	6	4,555	17	24,255	19	1,351,095	25	1,379,905	0
86	Commercial Total	118	300,455	229	957,205	245	20,630,135	363	21,887,795	60,535

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

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	10,031.07	13.43%	10,883,775	13.55%	1,085.01
88. 1G	34,771.67	46.56%	37,727,380	46.98%	1,085.00
89. 2G1	7,905.41	10.58%	8,498,380	10.58%	1,075.01
90. 2G	9,849.52	13.19%	10,489,720	13.06%	1,065.00
91. 3G1	685.10	0.92%	726,195	0.90%	1,059.98
92. 3G	678.34	0.91%	719,045	0.90%	1,060.01
93. 4G1	9,009.80	12.06%	9,415,270	11.73%	1,045.00
94. 4G	1,758.40	2.35%	1,837,535	2.29%	1,045.00
95. Total	74,689.31	100.00%	80,297,300	100.00%	1,075.08
<b>CRP</b>					
96. 1C1	173.26	17.59%	187,995	17.71%	1,085.05
97. 1C	420.22	42.65%	455,945	42.94%	1,085.01
98. 2C1	74.09	7.52%	79,650	7.50%	1,075.04
99. 2C	312.45	31.72%	332,770	31.34%	1,065.03
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	3.88	0.39%	4,055	0.38%	1,045.10
103. 4C	1.28	0.13%	1,340	0.13%	1,046.88
104. Total	985.18	100.00%	1,061,755	100.00%	1,077.73
<b>Timber</b>					
105. 1T1	60.63	3.17%	33,355	3.17%	550.14
106. 1T	8.24	0.43%	4,525	0.43%	549.15
107. 2T1	94.14	4.92%	51,775	4.92%	549.98
108. 2T	517.82	27.04%	284,830	27.05%	550.06
109. 3T1	43.09	2.25%	23,710	2.25%	550.24
110. 3T	308.82	16.13%	169,865	16.13%	550.05
111. 4T1	9.69	0.51%	5,330	0.51%	550.05
112. 4T	872.25	45.56%	479,780	45.56%	550.05
113. Total	1,914.68	100.00%	1,053,170	100.00%	550.05
<hr/>					
Grass Total	74,689.31	96.26%	80,297,300	97.43%	1,075.08
CRP Total	985.18	1.27%	1,061,755	1.29%	1,077.73
Timber Total	1,914.68	2.47%	1,053,170	1.28%	550.05
<hr/>					
114. Market Area Total	77,589.17	100.00%	82,412,225	100.00%	1,062.16

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

Market Area 2

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	12,191.19	13.34%	13,227,640	13.45%	1,085.02
88. 1G	42,246.11	46.23%	45,837,155	46.60%	1,085.00
89. 2G1	13,965.82	15.28%	15,013,370	15.26%	1,075.01
90. 2G	5,509.47	6.03%	5,867,580	5.96%	1,065.00
91. 3G1	4,691.86	5.13%	4,973,395	5.06%	1,060.00
92. 3G	6,770.30	7.41%	7,176,495	7.30%	1,060.00
93. 4G1	116.94	0.13%	122,200	0.12%	1,044.98
94. 4G	5,884.71	6.44%	6,149,480	6.25%	1,044.99
95. Total	91,376.40	100.00%	98,367,315	100.00%	1,076.51
<b>CRP</b>					
96. 1C1	192.10	26.84%	208,425	27.00%	1,084.98
97. 1C	306.60	42.84%	332,665	43.10%	1,085.01
98. 2C1	38.74	5.41%	41,640	5.39%	1,074.86
99. 2C	122.06	17.06%	129,990	16.84%	1,064.97
100. 3C1	8.39	1.17%	8,900	1.15%	1,060.79
101. 3C	24.41	3.41%	25,870	3.35%	1,059.81
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	23.37	3.27%	24,420	3.16%	1,044.93
104. Total	715.67	100.00%	771,910	100.00%	1,078.58
<b>Timber</b>					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	1.24	1.87%	680	1.86%	548.39
107. 2T1	0.46	0.69%	255	0.70%	554.35
108. 2T	35.79	53.97%	19,685	53.97%	550.01
109. 3T1	0.18	0.27%	100	0.27%	555.56
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	28.64	43.19%	15,755	43.19%	550.10
113. Total	66.31	100.00%	36,475	100.00%	550.07
<hr/>					
Grass Total	91,376.40	99.15%	98,367,315	99.18%	1,076.51
CRP Total	715.67	0.78%	771,910	0.78%	1,078.58
Timber Total	66.31	0.07%	36,475	0.04%	550.07
<hr/>					
114. Market Area Total	92,158.38	100.00%	99,175,700	100.00%	1,076.14

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

**31 Franklin**

	<b>2020 CTL County Total</b>	<b>2021 Form 45 County Total</b>	<b>Value Difference (2021 form 45 - 2020 CTL)</b>	<b>Percent Change</b>	<b>2021 Growth (New Construction Value)</b>	<b>Percent Change excl. Growth</b>
01. Residential	68,136,385	69,763,064	1,626,679	2.39%	240,230	2.03%
02. Recreational	239,965	239,965	0	0.00%	0	0.00%
03. Ag-Homesite Land, Ag-Res Dwelling	30,560,105	30,671,075	110,970	0.36%	157,015	-0.15%
<b>04. Total Residential (sum lines 1-3)</b>	<b>98,936,455</b>	<b>100,674,104</b>	<b>1,737,649</b>	<b>1.76%</b>	<b>397,245</b>	<b>1.35%</b>
05. Commercial	21,199,105	21,716,820	517,715	2.44%	60,535	2.16%
06. Industrial	161,810	170,975	9,165	5.66%	0	5.66%
<b>07. Total Commercial (sum lines 5-6)</b>	<b>21,360,915</b>	<b>21,887,795</b>	<b>526,880</b>	<b>2.47%</b>	<b>60,535</b>	<b>2.18%</b>
08. Ag-Farmsite Land, Outbuildings	28,290,650	29,157,535	866,885	3.06%	837,440	0.10%
09. Minerals	3,429,980	2,070,090	-1,359,890	-39.65	0	-39.65%
10. Non Ag Use Land	116,010	117,960	1,950	1.68%		
<b>11. Total Non-Agland (sum lines 8-10)</b>	<b>31,836,640</b>	<b>31,345,585</b>	<b>-491,055</b>	<b>-1.54%</b>	<b>837,440</b>	<b>-4.17%</b>
12. Irrigated	441,607,970	441,943,705	335,735	0.08%		
13. Dryland	147,973,665	148,785,810	812,145	0.55%		
14. Grassland	183,608,090	181,587,925	-2,020,165	-1.10%		
15. Wasteland	199,985	69,215	-130,770	-65.39%		
16. Other Agland	0	0	0			
<b>17. Total Agricultural Land</b>	<b>773,389,710</b>	<b>772,386,655</b>	<b>-1,003,055</b>	<b>-0.13%</b>		
<b>18. Total Value of all Real Property (Locally Assessed)</b>	<b>925,523,720</b>	<b>926,294,139</b>	<b>770,419</b>	<b>0.08%</b>	<b>1,295,220</b>	<b>-0.06%</b>

## 2021 Assessment Survey for Franklin County

### A. Staffing and Funding Information

<b>1.</b>	<b>Deputy(ies) on staff:</b>
	1
<b>2.</b>	<b>Appraiser(s) on staff:</b>
	1 Part-time Appraiser.
<b>3.</b>	<b>Other full-time employees:</b>
	1
<b>4.</b>	<b>Other part-time employees:</b>
	None.
<b>5.</b>	<b>Number of shared employees:</b>
	None.
<b>6.</b>	<b>Assessor's requested budget for current fiscal year:</b>
	\$132,413
<b>7.</b>	<b>Adopted budget, or granted budget if different from above:</b>
	\$131,039
<b>8.</b>	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	n/a
<b>9.</b>	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	\$40,678- for aerial imagery
<b>10.</b>	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	The computer system is budgeted through the county general fund.
<b>11.</b>	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$1,000
<b>12.</b>	<b>Amount of last year's assessor's budget not used:</b>
	\$5,611.46

**B. Computer, Automation Information and GIS**

<b>1.</b>	<b>Administrative software:</b>
	MIPS PC v3
<b>2.</b>	<b>CAMA software:</b>
	MIPS PC v3
<b>3.</b>	<b>Personal Property software:</b>
	MIPS PC v3
<b>4.</b>	<b>Are cadastral maps currently being used?</b>
	Yes.
<b>5.</b>	<b>If so, who maintains the Cadastral Maps?</b>
	Assessor and staff.
<b>6.</b>	<b>Does the county have GIS software?</b>
	Yes
<b>7.</b>	<b>Is GIS available to the public? If so, what is the web address?</b>
	Yes. <a href="https://franklin.gworks.com">https://franklin.gworks.com</a>
<b>8.</b>	<b>Who maintains the GIS software and maps?</b>
	Assessor and staff.
<b>9.</b>	<b>What type of aerial imagery is used in the cyclical review of properties?</b>
	GWorks
<b>10.</b>	<b>When was the aerial imagery last updated?</b>
	2020

**C. Zoning Information**

<b>1.</b>	<b>Does the county have zoning?</b>
	Yes.
<b>2.</b>	<b>If so, is the zoning countywide?</b>
	Yes.

3.	<b>What municipalities in the county are zoned?</b>
	Franklin and Hildreth.
4.	<b>When was zoning implemented?</b>
	2000

**D. Contracted Services**

1.	<b>Appraisal Services:</b>
	Pritchard and Abbott.
2.	<b>GIS Services:</b>
	gWorks
3.	<b>Other services:</b>
	None

**E. Appraisal /Listing Services**

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

## 2021 Residential Assessment Survey for Franklin County

<b>1.</b>	<b>Valuation data collection done by:</b>												
	Assessor and staff.												
<b>2.</b>	<b>List the valuation group recognized by the County and describe the unique characteristics of each:</b>												
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Franklin (population approximately 950) County seat and largest community in the county. The amenities and job opportunities provide good demand for residential housing. Franklin has a K-12 school district.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Bloomington, Naponee, Riverton, and Upland. These are very small communities with populations under 150 residents. The communities are served by the Franklin school district.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Campbell and Hildreth; both communities have populations of 300-400 people. These small communities are influenced by their proximity to Hastings and Kearney. Hildreth is consolidated as part of the Wilcox-Hildreth school district and Campbell is consolidated as part of the Silver Lake public school district.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Rural Residential. All residential parcels not located within the boundaries of a village.</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Ag improvements throughout the county</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Franklin (population approximately 950) County seat and largest community in the county. The amenities and job opportunities provide good demand for residential housing. Franklin has a K-12 school district.	2	Bloomington, Naponee, Riverton, and Upland. These are very small communities with populations under 150 residents. The communities are served by the Franklin school district.	3	Campbell and Hildreth; both communities have populations of 300-400 people. These small communities are influenced by their proximity to Hastings and Kearney. Hildreth is consolidated as part of the Wilcox-Hildreth school district and Campbell is consolidated as part of the Silver Lake public school district.	4	Rural Residential. All residential parcels not located within the boundaries of a village.	AG	Ag improvements throughout the county
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<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>												
	Only the cost approach is used for to estimate residential property market value.												
<b>4.</b>	<b>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?</b>												
	Depreciation tables are developed using local market information.												
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation group?</b>												
	Yes.												
<b>6.</b>	<b>Describe the methodology used to determine the residential lot values?</b>												
	Sales comparison; lots are analyzed by the square foot.												
<b>7.</b>	<b>How are rural residential site values developed?</b>												
	Has had only one sale. Builds cost with sewer, well, electrical, and etc. \$10K for first acre and \$1K for additional acres.												
<b>8.</b>	<b>Are there form 191 applications on file?</b>												
	No												

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

All lots are treated the same.

<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	2016	2012	1999	2017
2	2016	2017	2020	2020
3	2019-2020	2017	2019-2020	2019
4	2017	2017	2017	2018
AG	2017	2017	2013	2018

Costing is December 2017 for the residential class. The residential market in the town of Hildreth has become increasingly desirable due to commuting distance to larger communities. The county assessor updated the land models and increased dwelling values for the 2021 assessment year to recognize the increasing market.

## 2021 Commercial Assessment Survey for Franklin County

<b>1.</b>	<b>Valuation data collection done by:</b>																		
	Assessor and staff																		
<b>2.</b>	<b>List the valuation group recognized in the County and describe the unique characteristics of each:</b>																		
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<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>																		
	The cost approach and sales comparison approaches are used for estimating the market value of commercial properties.																		
<b>3a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>																		
	The on-staff appraiser uses the cost and sales comparison approaches to value all commercial properties. When necessary, sales information from outside of the county will be considered to develop the value of unique properties.																		
<b>4.</b>	<b>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?</b>																		
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1	2018	2018	2018	2018															
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## 2021 Agricultural Assessment Survey for Franklin County

<b>1.</b>	<b>Valuation data collection done by:</b>										
	Assessor and staff.										
<b>2.</b>	<b>List each market area, and describe the location and the specific characteristics that make each unique.</b>										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%; text-align: center;"><u>Market Area</u></th> <th style="width: 70%; 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>Area south of the Bostwick Irrigation Ditch; some of the irrigated parcels in this area only receive water from the irrigation ditch. When water levels in Harlan County Reservoir are diminished, these parcels cannot be irrigated. In addition to the irrigation difficulties, the topography in Area 1 is generally rougher than Area 2, making farming less desirable. This area does contain good native grasses and is more desirable for grazing than Area 2.</td> <td style="text-align: center;">2017</td> </tr> <tr> <td style="text-align: center;">02</td> <td>Area north of the Bostwick Irrigation Ditch; the irrigated land in this area is all well-irrigated and is only under restrictions imposed by the Lower Republican Natural Resource District.</td> <td style="text-align: center;">2017</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	01	Area south of the Bostwick Irrigation Ditch; some of the irrigated parcels in this area only receive water from the irrigation ditch. When water levels in Harlan County Reservoir are diminished, these parcels cannot be irrigated. In addition to the irrigation difficulties, the topography in Area 1 is generally rougher than Area 2, making farming less desirable. This area does contain good native grasses and is more desirable for grazing than Area 2.	2017	02	Area north of the Bostwick Irrigation Ditch; the irrigated land in this area is all well-irrigated and is only under restrictions imposed by the Lower Republican Natural Resource District.	2017
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02	Area north of the Bostwick Irrigation Ditch; the irrigated land in this area is all well-irrigated and is only under restrictions imposed by the Lower Republican Natural Resource District.	2017									
<b>3.</b>	<b>Describe the process used to determine and monitor market areas.</b>										
	The market areas are divided by the Bostwick Irrigation Ditch and were established based on water availability. Ratio studies are also conducted annually to ensure the market areas are appropriate.										
<b>4.</b>	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>										
	Any parcel that does not contain farmland is reviewed for primary use and will be coded rural residential when agricultural use is not predominant on the parcel.										
<b>5.</b>	<b>Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?</b>										
	Yes.										
<b>6.</b>	<b>What separate market analysis has been conducted where intensive use is identified in the county?</b>										
	There is no commercial intensive use parcels within Franklin County.										
<b>7.</b>	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>										
	WRP parcels are valued at the market value of grassland.										
<b>7a.</b>	<b>Are any other agricultural subclasses used? If yes, please explain.</b>										
	Irrigated Grass, CRP, CREP, EQUIP										
	<i><b><u>If your county has special value applications, please answer the following</u></b></i>										
<b>8a.</b>	<b>How many parcels have a special valuation application on file?</b>										

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

# 2020 Plan of Assessment for Franklin County

## Plan of Assessment Requirements:

Pursuant to Nebraska Laws 2005, LB 263, Section 9, on or before June 15<sup>th</sup> of each year, the Assessor shall prepare a Plan of Assessment, (herein after referred to as the “plan”), which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes and subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31<sup>st</sup> each year, the assessor shall present the plan to the County Board of Equalization and the assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Property Assessment and Taxation on or before October 31<sup>st</sup> of each year.

## Real Property Assessment Requirements:

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

Assessment levels required on real property are as follows:

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

## General Description of Real Property in Franklin County:

Franklin County has 353,535.21 agricultural acres. For the assessment year 2020, an estimated 41 building permits were filed.

## Current Resources:

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

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

The Office uses GIS to count the ag land acres in the county and keep the number of acres of irrigated, dry and grassland. This Office and the NRD work closely together to keep the irrigation acres up-to-date to comply with the water restrictions and water rights. Cadastral maps are kept up to date so there will be a paper copy in the office for the record.

Building permits are obtained from the Zoning Administrator, city clerks and village clerks. The minutes are read in the legal newspaper to get the permits in the towns that do not send copies to the Office. The Office staff go out in the field to discover property that has changed from the last year.

All houses and outbuildings have begun the six-year cycle required by law using the 2017 pricing tables.

The total budget for July 1, 2019, - June 30, 2020, is \$128,759.00. The appraisal budget is \$50,240.00.

Assessment actions planned for Assessment Year 2021:

**Residential:**

Sales in the seven towns will be reviewed. A market study will be completed to insure all residential property in the county is in compliance with state statutes, if possible. The towns of Upland, Bloomington, Naponee, and Riverton will be reviewed for the assessment year of 2021, using the 2017 pricing tables. The Village of Hildreth is out of compliance with state statute with nineteen sales. A plan is in place to make sure everything is correct and in compliance for the 2021 tax year even though Hildreth was reviewed for 2020. All residential pick-up work and building permits will be reviewed and completed by March 19, 2021.

**Commercial:**

Sales in the county will be reviewed. A market study will be completed to insure all commercial property is in compliance with state statutes for the year 2021. Pick-up work and building permits will be reviewed and completed by March 19, 2021.

**Agricultural:**

The office will continue to review land use and acres with the updated GIS information received. Land use and water transfers will be updated in GIS as reported. Land use and market areas will be reviewed and updated as information becomes available. A market study will be conducted to make sure the level of value and quality of assessment is in compliance with state statutes. Pick-up work and rural building permits will be done by March 19, 2021. Aerial pictures will be compared to the information on the appraisal cards for the year 2021. Sales will be reviewed in the two market areas.

Assessment actions planned for Assessment Year 2022:

Residential:

Sales will be reviewed in the seven towns. We will conduct a market analysis to make sure the level of value and quality of assessment is in compliance with state statute. The City of Franklin will be reviewed with updated pricing in the 6-year cycle. Pick-up work and building permits will be done by March 19, 2022.

Commercial:

Sales will be reviewed in the county. We will conduct a market analysis to make sure the level of value and quality of assessment is in compliance with state statutes. Pick-up work and building permits will be done by March 19, 2022.

Agricultural:

A market analysis will be conducted to make sure the level of value and quality of assessment is in compliance with state statutes. We will continue to review the land use and acres with the updated GIS information. Land use and market areas will be reviewed and updated as information becomes available. Land use and water transfers will be updated in GIS as reported. Aerial pictures will be compared to the information on the appraisal cards for the year 2022. All pick-up work and building permits will be completed by March 19, 2022.

Assessment actions planned for Assessment Year 2023:

Residential:

Sales will be reviewed in the seven towns. We will conduct a market analysis to make sure the level of value and quality of assessment is in compliance with state statute as much as possible. All rural residential and outbuilding property will be reviewed using the new updated pricing available at the time. Pick-up work and building permits will be done by March 19, 2023.

Commercial:

Sales will be reviewed in the county. We will conduct a market analysis to make sure the level of value and quality of assessment is in compliance with state statutes. Pick-up work and building permits will be done by March 19, 2023.

Agricultural:

A market analysis will be conducted to make sure the level of value and quality of assessment is in compliance with state statutes. We will continue to review the land use and acres with the updated GIS information. Land use and market areas will be reviewed and updated as information becomes available. Land use and water transfers will be updated in GIS as reported. Aerial pictures will be compared to the information on the appraisal cards for the year 2023. All pick-up work and building permits will be completed by March 19, 2023.

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

Ownership changes are made as the transfers are given to the Assessor's Office from the Register of Deeds. All transfers are electronically sent to the Property Assessment Division monthly. Splits are made as they become available to the Assessor's Office. These are updated in the GIS system at the same time they are changed on the appraisal cards and in the computer administrative program. Property cards are updated yearly. The GIS is used for updating the rural land use and acres. A new set of cadastral maps will be printed with updated information for the office.

Prepare reports required by law/regulations:

1. Real Estate and Personal Property Abstracts.
2. Assessor Survey with the Department of Revenue.
3. Sales information to the Property Tax Division.
4. Certification of Value to Political Subdivisions.
5. School District Taxable Report.
6. Homestead Exemption and Personal Property Tax Loss Report.
7. Certificate of Taxes Levied Report.
8. Report of all exempt property and taxable government owned property.
9. Annual Plan of Assessment Report for the next three years.

Administer annual filing of approximately 600 schedules, prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.

Permissive Exemption applications are filed each year and new applications taken. They are reviewed and recommendations are made to the county board.

Review taxable government owned property annually that is not used for public purpose and send notices of intent to tax if needed.

Homestead Exemptions are administered annually. Applications are taken in the office for approval or denial. Applications are sent to the Property Assessment Division and notifications are sent. Exemption amounts are figured and recorded in the tax list.

A review of centrally assessed property as certified by the Property Assessment Division is completed annually. Assessment records and tax list records are established.

Maintain the tax rate boundaries in the county to make sure tax money goes to the right entity. Tax rates are entered into the computer for all tax entities to create a tax list for the Treasurer annually. All tax lists are certified to the Treasurer for all real property, personal property, and centrally assessed property.

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

Attend County Board of Equalization meetings with the board and the taxpayer. Material for the Board's decision is provided for the hearings.

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

Attend hearing for statewide equalization if applicable to the county to defend the county value.

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

A budget increase of three percent will be submitted to the County Board for the 2020-2021 budget year. Money will be budgeted in the Appraisal Fund for the maintenance of the vehicle for the Assessor's Office to review property and for any appraisal work needed in the county.

Strive to maintain an efficient and professional office.

Respectfully submitted,

Linda A Dallman

10/23/2020

Dated \_\_\_\_\_

\_\_\_\_\_  
Linda A Dallman  
Franklin County Assessor