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DEPARTMENT OF REVENUE

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

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

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

For the Tax Commissioner

Sincerely,

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

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

cc: Pat Sandberg, Hamilton County Assessor

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Introduction

Pursuant to [Neb. Rev. Stat. § 77-5027](#), annually, the Property Tax Administrator (PTA) shall prepare and deliver to each county assessor and to the Tax Equalization and Review Commission (Commission) the Reports and Opinions (R&O). The R&O contains statistical and narrative reports informing the Commission of the certified opinion of the PTA regarding the level of value and the quality of assessment of the classes and subclasses of real property in each county. In addition, the PTA may make nonbinding recommendations for class or subclass adjustments for consideration by the Commission.

The statistical and narrative reports in the R&O provide an analysis of the assessment process implemented by each county to reach the levels of value and quality of assessment required by Nebraska law. The PTA's opinion of the level of value and quality of assessment in each county is a conclusion based upon all the data provided by the county assessor and information gathered by the Nebraska Department of Revenue, Property Assessment Division (Division) regarding the assessment activities in the county during the preceding year.

The statistical reports are developed using the statewide sales file that contains all transactions as required by [Neb. Rev. Stat. § 77-1327](#). From this sales file, the Division prepares a statistical analysis comparing assessments to sale prices for arm's-length sales (assessment sales ratio). After analyzing all available information to determine that the sales represent the class or subclass of real property being measured, inferences are drawn regarding the level of assessment and quality of assessment of that class or subclass of real property. The statistical reports contained in the R&O are developed based on standards developed by the International Association of Assessing Officers (IAAO).

The analysis of assessment practices in each county is necessary to give proper context to the statistical inferences from the assessment sales ratio studies and the overall quality of assessment in the county. The assessment practices are evaluated in the county to ensure professionally accepted mass appraisal methods are used and that those methods will generally produce uniform and proportionate valuations.

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

Statistical Analysis:

Before relying upon any calculated statistical measures to evaluate a county assessor's assessment performance, the Division must evaluate whether the statistical sample is both representative of the population and statistically reliable.

A statistically sufficient reliable sample of sales is one in which the features of the sample contain information necessary to compute an estimate of the population. To determine whether the sample of sales is sufficient in size to evaluate the class of real property, measures of reliability are considered, such as the coefficient of dispersion (COD) or the width of the confidence interval. Generally, the broader the qualitative measures, the more sales will be needed to have reliability in the ratio study.

A representative sample is a group of sales from a larger population of parcels, such that statistical indicators calculated from the sample can be expected to reflect the characteristics of the sold and unsold population being studied. The accuracy of statistics as estimators of the population depends on the degree to which the sample represents the population.

Since multiple factors affect whether a sample is statistically sufficient, reliable, and representative, single test thresholds cannot be used to make determinations regarding sample reliability or representativeness.

For the analysis in determining a point estimate of the level of value, the PTA considers three measures as indicators of the central tendency of assessment: the median ratio, weighted mean ratio, and mean ratio. The use and reliability of each measure is based on inherent strengths and weaknesses which are the quantity and quality of the information from which it was calculated and the defined scope of the analysis.

The median ratio is considered the most appropriate statistical measure to determine a level of value for direct equalization, which is the process of adjusting the values of classes or subclasses of property in response to an unacceptable required level of value. Since the median ratio is considered neutral in relationship to either assessed value or selling price, adjusting the class or subclass of properties based upon the median measure will not change the relationships between assessed value and level of value already present in the class of property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers, which can skew the outcome in the other measures.

The weighted mean ratio best reflects a comparison of the fully assessable valuation of a jurisdiction, by measuring the total assessed value against the total of selling prices. The weighted mean ratio can be heavily influenced by sales of large-dollar property with extreme ratios.

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

calculation regardless of the assessed value or the selling price.

The quality of assessment relies in part on statistical indicators as well. If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the mean ratio, it may be an indication of disproportionate assessments. Assessments are disproportionate when properties within a class are assessed at noticeably different levels of market value. The coefficient produced by this calculation is referred to as the PRD and measures the assessment level of lower-priced properties relative to the assessment level of higher-priced properties.

The Coefficient of Dispersion (COD) is a measure also used in the evaluation of assessment quality. The COD measures the average absolute deviation calculated about the median and is expressed as a percentage of the median. A COD of 15% indicates that half of the assessment ratios are expected to fall within 15% of the median. The closer the ratios are grouped around the median the more equitable the property assessments tend to be.

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

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

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

A COD under 5% indicates that the properties in the sample are either unusually homogenous, or possibly indicative of a non-representative sample due to the selective reappraisal of sold parcels. The IAAO utilizes varying upper bounds for the COD range to recognize that sample size, property type, variation of property ages and market conditions directly impact the COD. The Division considers this chart and the analyses of factors impacting the COD to determine whether the calculated COD is within an acceptable range. The reliability of the COD can also be directly affected by extreme ratios.

The PRD range stated in IAAO standards is 98% to 103%. A perfect match in assessment level between the low-dollar properties and high-dollar properties indicates a PRD of 100%. The reason for the extended range on the high end is IAAO's recognition of the inherent bias in assessment. The IAAO Standard on Ratio Studies notes that the PRD is sensitive to sales with higher prices even if the ratio on higher priced sales do not appear unusual relative to other sales, and that small samples, samples with high dispersion, or extreme ratios may not provide an accurate indication of assessment regressivity or progressivity, appraisal biases that occur when high-value properties are appraised higher or lower than low-value properties in relation to market values.

Analysis of Assessment Practices:

The Division reviews assessment practices that ultimately affect the valuation of real property in each county. This review is done to ensure the reliability of the statistical analysis and to ensure professionally accepted mass appraisal methods are used to establish uniform and proportionate valuations. The review of assessment practices is based on information provided by the county assessors in Assessment Surveys and Assessed Value Updates (AVU), along with observed assessment practices in the county.

To ensure county assessors are submitting all Real Estate Transfer Statements, required for the development of the state sales file pursuant to [Neb. Rev. Stat. §77-1327](#), a random sample from the county registers of deeds' records is audited to confirm that the required sales have been submitted and reflect accurate information. The timeliness of the submission is also reviewed to ensure the sales file allows analysis of up-to-date information. The sales verification and qualification procedures used by the county assessors are reviewed to ensure that sales are properly considered arm's-length transactions unless determined to be otherwise through the verification process. Proper sales verification practices ensure the statistical analysis is based on an unbiased sample of sales.

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

Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values, agricultural outbuildings, and agricultural site values are also reviewed to ensure the land component of the valuation process is based on the local market and economic area.

Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors in statutory reporting highlights potential issues in other areas of the assessment

process. Public trust in the assessment process demands transparency, and assessment practices are reviewed to ensure taxpayers are served with such transparency.

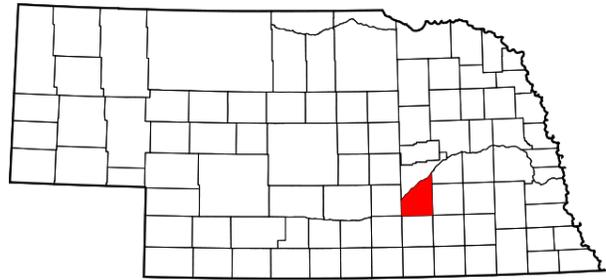
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, if potential issues are identified they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures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

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

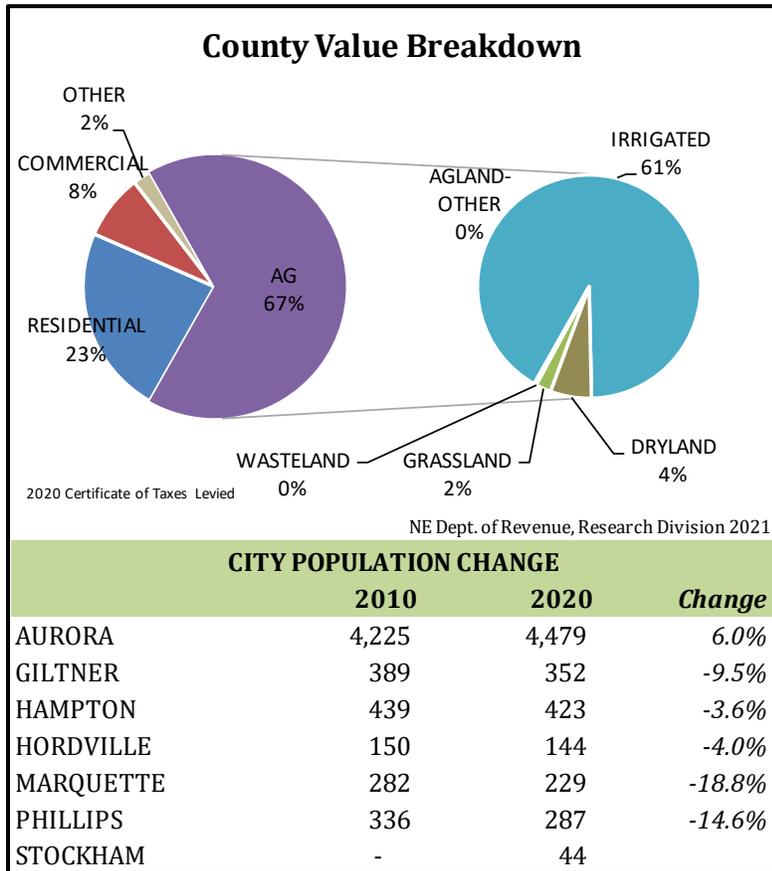
**Further information may be found in Exhibit 94*

County Overview

With a total area of 543 square miles, Hamilton County has 9,324 residents, per the Census Bureau Quick Facts for 2019, a 2% population increase over the 2010 U.S. Census. Reports indicate that 81% of county residents are homeowners and 90% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$151,560 (2020 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Hamilton County are located in and around the county seat of Aurora. According to the U.S. Census Bureau, there are 323 employer establishments with total employment of 3,223.



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

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

2021 Residential Correlation for Hamilton County

Assessment Actions

The county assessor's assessment actions taken to address the residential property class for 2021 included the review of all of Original Town Aurora and some residential irregular tracts, and all of Hampton village. Valuation Groups 8, 10 and 11 were also inspected. Also, for the rural acreages the county assessor reviewed rural parcels in map geocodes 2927, 3005, 3007, 3221 and 3223. An updated cost index was applied to all residential property. Also, there was a purchase of a large tract (139 acres) surrounding one of the lakes and this was identified and classified as recreational.

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.

The Hamilton County assessor submitted sales both timely and accurately. Random audits of the Real Estate Transfer Statements (Forms 521) revealed all were submitted within the required period with one error with no concerns. An Assessed Value Update (AVU) audit with the data contained in the sales file and gWorks indicated no apparent bias in the treatment of sold and unsold properties within the county.

Review of sales verification and qualification indicated a good sample for the residential property class. Valuation groups were reviewed and appear to reflect general economic conditions. The review and analysis indicates the county assessor has identified 11 economic areas for the residential property class, and are established as valuation groups. The county is up-to-date with the six-year inspection and review cycle. Lot values are reviewed when reappraisal is done for each valuation group by analyzing land to building ratios and vacant lot sales.

Review of the cost and depreciation tables indicate they are being updated to 2019 as valuation groups are inspected and reviewed. The county assessor and staff reviews all properties and enters all information into the Computer Assisted Mass Appraisal (CAMA) system. The Hamilton County assessor does not have written valuation methodology on file for the completion of the assessment actions and explanation of the process.

At this time the county assessor has not submitted a written valuation methodology.

2021 Residential Correlation for Hamilton County

Description of Analysis

As noted in the Assessment Practice Review, there are 11 valuation groups established for the residential property class.

Valuation Group	Description
1	Aurora
2	Acreages
3	Giltner & Hampton
4	Hillcrest, Sunset Terrace & Paradise Lake
5	Hordville, Marquette, Phillips & Stockham
6	Lac Denado & Willow Bend
7	Over The Hill Lake, Rathje's Resort & Coyote Bluffs
8	Platte View Estates
9	Turtle Beach & Timber Cove
10	Valley View, Koskovich & Erickson Estates
11	Mariposa Lake

The review of the residential statistical profile indicates 248 qualified sales. All three overall measures of central tendency are within the acceptable range, and the qualitative statistics are well within the prescribed parameters. By study year there appears to be a four-point difference between the two ratios, with the latest year lower than the first. This would suggest a rising market for residential property within the county.

By Valuation Group: 10 of the 11 groups are represented in the sample, and four have an adequate number of sales. All four have measures of central tendency within range and qualitative statistics that are well within the required parameters.

Comparison of the preliminary to the final residential statistics shows a an increase of about 4% in value, and the 2021 County Abstract of Assessment for Real Property, Form 45 Compared with the 2020 Certificate of Taxes Levied Report (CTL) indicates an overall residential increase of 2%. The 43% increase in recreational property (excluding growth) reflects the assessment actions stated above.

2021 Residential Correlation for Hamilton County

Equalization and Quality of Assessment

Based on analysis of all available information, it is believed that residential property in Hamilton County is valued uniformly and in compliance with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	156	95.54	93.73	92.51	09.61	101.32
2	33	93.81	96.24	94.36	12.33	101.99
3	26	96.74	97.59	96.50	07.00	101.13
4	7	88.03	85.62	87.14	07.94	98.26
5	13	98.43	94.33	93.38	08.04	101.02
6	5	90.88	88.10	87.24	08.34	100.99
7	1	101.08	101.08	101.08	00.00	100.00
8	4	90.08	94.26	94.13	06.07	100.14
9	2	98.47	98.47	100.09	11.47	98.38
10	1	111.26	111.26	111.26	00.00	100.00
____ALL____	248	95.06	94.30	93.11	09.72	101.28

Level of Value

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

2021 Commercial Correlation for Hamilton County

Assessment Actions

For the current assessment year, the Hamilton County Assessor completed routine commercial maintenance that included pick-up work.

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.

The review of the sales verification and qualification indicates the usability is comparable to the state averages for the commercial class. The non-qualified sales were reviewed and the review revealed no apparent bias existed in the qualification determination and that all arm's-length sales were made available for the measurement of real property.

The review and analysis indicates the county assessor has identified specific economic areas and geographic locations within the four assigned valuation groups being used for the commercial class.

The county assessor has established a six-year inspection and review plan and is current in the review process. Depreciation and costing tables have been updated to 2019 as valuation groups are inspected and reviewed. The county assessor uses the income, cost, and sales comparison approaches to value commercial property.

The Hamilton County Assessor does not have a written valuation methodology on file for the completion of the assessment actions and explanation of the process.

Description of Analysis

Four valuation groups have been established for the commercial property class.

Valuation Group	Description
1	Aurora
2	Giltner & Hampton
3	Marquette, Stockham, Phillips & Hordville
4	Rural

Examination of the commercial statistical profile indicates 28 qualified sales, representing all four valuation groups. Only the median measure of central tendency is within the acceptable range, with the mean and weighted mean falling below the range. Additionally, the qualitative statistic of the COD is within range but the PRD is above the range. The mean and PRD are skewed by two high dollar sales, the hypothetical removal of these sales brings both the mean and PRD into range

2021 Commercial Correlation for Hamilton County

at 93% and 103%, respectively. The weighted mean improves to 90%. By study year, the middle year and the latest year's sales show an increasing market, with the 12 sales in the third year showing all three measures of central tendency below the range. This indicates an increasing market.

By occupancy code, the 28 sales are distributed among ten codes. None exhibit a sample large enough to be considered reliable for further analysis. The county assessor has stated in both conversation and her three-year plan of assessment that she will work with a contracted appraiser to review Aurora commercial property in 2021.

By valuation group, only Valuation Group 41 has a significant number of sales with a median within range and supportive statistics. The other two measures of central tendency are skewed by extreme outliers within the sample.

A comparison of the changes to the sales between the preliminary and final statistics shows less than a 1% change in value, and the 2021 County Abstract of Assessment for Real Property, Form 45 Compared to the 2020 Certificate of Taxes Levied Report (CTL) also shows a negative less than 1% change to the commercial population.

Equalization and Quality of Assessment

A review of the assessment practices of the county indicates that commercial property is valued uniformly and equitably and complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
41	21	94.20	88.13	83.97	18.90	104.95
42	2	90.34	90.34	86.71	14.07	104.19
43	3	107.50	110.56	109.18	02.85	101.26
44	2	92.50	92.50	93.75	02.70	98.67
____ ALL ____	28	94.44	91.01	85.24	17.12	106.77

Level of Value

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

2021 Agricultural Correlation for Hamilton County

Assessment Actions

For the current assessment year, the county assessor has identified intensive use in the county and has valued feedlot acres at \$4,500 per acre. A review of the three-year sales study and comparison of values established in Hamilton County with neighboring county values, resulted in no changes to agricultural land values.

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.

A review of the sales verification and qualification indicted a good sample for the agricultural property class. All non-qualified sales have good documentation for the reason the sales were disqualified.

The Hamilton County assessor recognizes one agricultural market and currently there is no evidence that would indicate the need for additional market areas. The county assessor does not recognize a special value influence and has not received any applications. Agricultural intensive use areas in the county are identified and valued at \$4,500 per acre.

The county assessor has established the six-year inspection and review cycle plan and is current in the review process. Land use is determined using the latest aerial imagery, certification from Farm Services Agency (FSA) maps, and questionnaires. Agricultural improvements are valued according to the Marshall & Swift manual and the Computer Assisted Mass Appraisal (CAMA) system depreciation tables. The home site areas are valued at \$35,000 and farm sites are valued at \$7,000 an acre. Site values are higher than surrounding counties. For agricultural improvements and outbuildings, the depreciation tables use 2017 data, while costing was updated to 2019 in conjunction with the six-year inspection and review cycle.

Description of Analysis

A review of the statistical profile indicates there are 76 qualified sales, with all three measures of central tendency within acceptable range. The median and the mean differ by only one point, and the weighted mean is within one point of the median. The qualitative statistics are within the prescribed parameters and provide support for all three measures of central tendency.

By study year, all three years have medians within acceptable range and the latest year's sales would indicate a somewhat declining market.

Examination of the 80% Majority Land Use (MLU) statistics indicates that the bulk of the sales are irrigated land and again all statistical measures are within range. There are a limited number of sales in the dryland sample and only one grassland sale.

2021 Agricultural Correlation for Hamilton County

Review of the Hamilton County 2021 Average Acre Comparison with neighboring counties indicates that the weighted average value for dryland is the highest in the area. However, Hamilton County consists of 85% irrigated acres, and a review of previous statistics indicate that in the last year of the study period, there were double digit sales in 2016. At that time, Hamilton County was comparable in dryland values to the neighboring counties. Since then, there were only one or two sales per year, thus providing no reliable market information from the sales to warrant a value change.

A review of the preliminary statistical profile compared to the Reports & Opinions statistical profile shows a less than 1% increase in value. This is reflected in the 2021 County Abstract of Assessment for Real Property, Form 45 compared to the 2020 Certificate of Taxes Levied Report. The 7.92% increase to the line 16 “Other Aground” category is the result of the identification and valuation of intensive use land

Equalization and Quality of Assessment

Dwellings and outbuildings on agricultural land have been valued using the same valuation process as rural residential acreages, and both home and building site acres are the same. In Hamilton County, the majority acres of land in the irrigated class is comparable to surrounding counties. Thus, the values in Hamilton County for agricultural land are equalized and the quality of assessment complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
____ Irrigated ____						
County	64	72.70	74.12	73.15	09.44	101.33
1	64	72.70	74.12	73.15	09.44	101.33
____ Dry ____						
County	5	85.40	84.45	83.20	07.39	101.50
1	5	85.40	84.45	83.20	07.39	101.50
____ Grass ____						
County	1	67.48	67.48	67.48	00.00	100.00
1	1	67.48	67.48	67.48	00.00	100.00
____ ALL ____						
	76	74.66	75.88	74.27	10.61	102.17

Level of Value

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

2021 Opinions of the Property Tax Administrator for Hamilton County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	95	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	94	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	75	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 7th day of April, 2021.



Ruth A. Sorensen

Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2021 Commission Summary for Hamilton County

Residential Real Property - Current

Number of Sales	248	Median	95.06
Total Sales Price	\$48,507,684	Mean	94.30
Total Adj. Sales Price	\$48,507,684	Wgt. Mean	93.11
Total Assessed Value	\$45,163,460	Average Assessed Value of the Base	\$124,157
Avg. Adj. Sales Price	\$195,596	Avg. Assessed Value	\$182,111

Confidence Interval - Current

95% Median C.I	93.51 to 96.72
95% Wgt. Mean C.I	91.48 to 94.73
95% Mean C.I	92.78 to 95.82
% of Value of the Class of all Real Property Value in the County	22.14
% of Records Sold in the Study Period	5.19
% of Value Sold in the Study Period	7.62

Residential Real Property - History

Year	Number of Sales	LOV	Median
2020	273	93	92.70
2019	277	92	92.36
2018	241	95	95.19
2017	241	93	93.41

2021 Commission Summary for Hamilton County

Commercial Real Property - Current

Number of Sales	28	Median	94.44
Total Sales Price	\$4,545,730	Mean	91.01
Total Adj. Sales Price	\$4,545,730	Wgt. Mean	85.24
Total Assessed Value	\$3,874,895	Average Assessed Value of the Base	\$405,772
Avg. Adj. Sales Price	\$162,348	Avg. Assessed Value	\$138,389

Confidence Interval - Current

95% Median C.I	77.63 to 101.43
95% Wgt. Mean C.I	75.78 to 94.71
95% Mean C.I	82.92 to 99.10
% of Value of the Class of all Real Property Value in the County	8.11
% of Records Sold in the Study Period	5.23
% of Value Sold in the Study Period	1.78

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2020	21	94	94.20
2019	25	94	94.20
2018	23	93	93.26
2017	25	95	95.00

**41 Hamilton
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 : 248
 Total Sales Price : 48,507,684
 Total Adj. Sales Price : 48,507,684
 Total Assessed Value : 45,163,460
 Avg. Adj. Sales Price : 195,596
 Avg. Assessed Value : 182,111

MEDIAN : 95
 WGT. MEAN : 93
 MEAN : 94
 COD : 09.72
 PRD : 101.28

COV : 12.98
 STD : 12.24
 Avg. Abs. Dev : 09.24
 MAX Sales Ratio : 134.99
 MIN Sales Ratio : 55.40

95% Median C.I. : 93.51 to 96.72
 95% Wgt. Mean C.I. : 91.48 to 94.73
 95% Mean C.I. : 92.78 to 95.82

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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-18 To 31-DEC-18	29	99.13	97.21	95.40	08.10	101.90	72.25	120.59	94.46 to 101.84	197,266	188,194	
01-JAN-19 To 31-MAR-19	24	96.31	95.14	91.53	11.34	103.94	74.56	134.99	85.31 to 101.33	209,392	191,646	
01-APR-19 To 30-JUN-19	37	95.65	95.73	93.44	09.07	102.45	70.73	132.13	89.40 to 99.79	184,743	172,617	
01-JUL-19 To 30-SEP-19	26	98.71	97.81	97.17	07.69	100.66	73.56	127.53	92.95 to 100.58	209,496	203,564	
01-OCT-19 To 31-DEC-19	29	96.22	95.56	96.02	09.35	99.52	75.09	121.56	91.60 to 99.51	187,721	180,244	
01-JAN-20 To 31-MAR-20	20	96.92	95.43	93.57	09.06	101.99	71.02	119.37	91.78 to 101.34	169,170	158,296	
01-APR-20 To 30-JUN-20	31	92.58	90.71	89.78	09.28	101.04	67.31	125.19	83.94 to 94.83	188,000	168,790	
01-JUL-20 To 30-SEP-20	52	91.42	90.54	90.55	09.72	99.99	55.40	120.89	87.98 to 94.41	208,152	188,488	
<u>Study Yrs</u>												
01-OCT-18 To 30-SEP-19	116	97.80	96.44	94.39	09.12	102.17	70.73	134.99	95.02 to 99.48	198,521	187,385	
01-OCT-19 To 30-SEP-20	132	93.27	92.42	91.94	09.76	100.52	55.40	125.19	91.67 to 95.10	193,024	177,476	
<u>Calendar Yrs</u>												
01-JAN-19 To 31-DEC-19	116	96.78	96.03	94.53	09.42	101.59	70.73	134.99	94.54 to 98.51	196,135	185,397	
<u>ALL</u>	248	95.06	94.30	93.11	09.72	101.28	55.40	134.99	93.51 to 96.72	195,596	182,111	

VALUATION GROUP											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	156	95.54	93.73	92.51	09.61	101.32	64.02	132.13	92.95 to 97.63	186,032	172,101	
2	33	93.81	96.24	94.36	12.33	101.99	73.30	134.99	87.42 to 99.64	262,279	247,482	
3	26	96.74	97.59	96.50	07.00	101.13	74.56	121.56	93.94 to 99.96	125,615	121,221	
4	7	88.03	85.62	87.14	07.94	98.26	72.67	93.79	72.67 to 93.79	261,443	227,813	
5	13	98.43	94.33	93.38	08.04	101.02	55.40	113.70	89.20 to 99.74	119,846	111,907	
6	5	90.88	88.10	87.24	08.34	100.99	70.73	97.76	N/A	214,000	186,685	
7	1	101.08	101.08	101.08	00.00	100.00	101.08	101.08	N/A	12,500	12,635	
8	4	90.08	94.26	94.13	06.07	100.14	87.98	108.88	N/A	542,350	510,525	
9	2	98.47	98.47	100.09	11.47	98.38	87.18	109.75	N/A	314,750	315,025	
10	1	111.26	111.26	111.26	00.00	100.00	111.26	111.26	N/A	296,000	329,325	
<u>ALL</u>	248	95.06	94.30	93.11	09.72	101.28	55.40	134.99	93.51 to 96.72	195,596	182,111	

**41 Hamilton
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 : 248
 Total Sales Price : 48,507,684
 Total Adj. Sales Price : 48,507,684
 Total Assessed Value : 45,163,460
 Avg. Adj. Sales Price : 195,596
 Avg. Assessed Value : 182,111

MEDIAN : 95
 WGT. MEAN : 93
 MEAN : 94
 COD : 09.72
 PRD : 101.28

COV : 12.98
 STD : 12.24
 Avg. Abs. Dev : 09.24
 MAX Sales Ratio : 134.99
 MIN Sales Ratio : 55.40

95% Median C.I. : 93.51 to 96.72
 95% Wgt. Mean C.I. : 91.48 to 94.73
 95% Mean C.I. : 92.78 to 95.82

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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
01	248	95.06	94.30	93.11	09.72	101.28	55.40	134.99	93.51 to 96.72	195,596	182,111
06											
07											
<u>ALL</u>	<u>248</u>	<u>95.06</u>	<u>94.30</u>	<u>93.11</u>	<u>09.72</u>	<u>101.28</u>	<u>55.40</u>	<u>134.99</u>	<u>93.51 to 96.72</u>	<u>195,596</u>	<u>182,111</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	1	101.08	101.08	101.08	00.00	100.00	101.08	101.08	N/A	12,500	12,635
Less Than 30,000	2	102.34	102.34	102.63	01.23	99.72	101.08	103.60	N/A	16,250	16,678
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	248	95.06	94.30	93.11	09.72	101.28	55.40	134.99	93.51 to 96.72	195,596	182,111
Greater Than 14,999	247	95.02	94.27	93.10	09.73	101.26	55.40	134.99	93.32 to 96.72	196,337	182,797
Greater Than 29,999	246	94.98	94.24	93.10	09.74	101.22	55.40	134.99	93.32 to 96.58	197,054	183,456
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	1	101.08	101.08	101.08	00.00	100.00	101.08	101.08	N/A	12,500	12,635
15,000 TO 29,999	1	103.60	103.60	103.60	00.00	100.00	103.60	103.60	N/A	20,000	20,720
30,000 TO 59,999	12	100.90	102.63	102.81	12.11	99.82	64.02	132.13	96.58 to 114.39	44,382	45,630
60,000 TO 99,999	17	99.74	102.56	102.15	07.51	100.40	86.65	120.86	95.99 to 113.35	84,935	86,760
100,000 TO 149,999	58	95.61	94.10	93.67	09.84	100.46	55.40	134.99	92.20 to 98.56	128,429	120,297
150,000 TO 249,999	96	95.02	93.24	93.10	09.49	100.15	70.73	126.51	92.17 to 97.71	184,735	171,988
250,000 TO 499,999	57	91.95	92.05	92.06	08.70	99.99	71.02	127.53	88.03 to 93.94	318,225	292,960
500,000 TO 999,999	6	88.91	91.92	91.95	04.98	99.97	86.29	108.88	86.29 to 108.88	529,400	486,806
1,000,000 +											
<u>ALL</u>	<u>248</u>	<u>95.06</u>	<u>94.30</u>	<u>93.11</u>	<u>09.72</u>	<u>101.28</u>	<u>55.40</u>	<u>134.99</u>	<u>93.51 to 96.72</u>	<u>195,596</u>	<u>182,111</u>

**41 Hamilton
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 : 28
 Total Sales Price : 4,545,730
 Total Adj. Sales Price : 4,545,730
 Total Assessed Value : 3,874,895
 Avg. Adj. Sales Price : 162,348
 Avg. Assessed Value : 138,389

MEDIAN : 94
 WGT. MEAN : 85
 MEAN : 91
 COD : 17.12
 PRD : 106.77

COV : 22.93
 STD : 20.87
 Avg. Abs. Dev : 16.17
 MAX Sales Ratio : 132.80
 MIN Sales Ratio : 54.96

95% Median C.I. : 77.63 to 101.43
 95% Wgt. Mean C.I. : 75.78 to 94.71
 95% Mean C.I. : 82.92 to 99.10

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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	1	94.44	94.44	94.44	00.00	100.00	94.44	94.44	N/A	117,000	110,500
01-JAN-18 To 31-MAR-18											
01-APR-18 To 30-JUN-18	6	100.85	105.61	101.95	13.27	103.59	90.00	132.80	90.00 to 132.80	75,333	76,799
01-JUL-18 To 30-SEP-18	1	101.43	101.43	101.43	00.00	100.00	101.43	101.43	N/A	70,000	71,000
01-OCT-18 To 31-DEC-18	3	91.04	83.35	74.34	10.94	112.12	64.57	94.44	N/A	240,333	178,667
01-JAN-19 To 31-MAR-19	1	66.13	66.13	66.13	00.00	100.00	66.13	66.13	N/A	400,000	264,500
01-APR-19 To 30-JUN-19	2	100.78	100.78	99.02	05.74	101.78	95.00	106.56	N/A	230,000	227,750
01-JUL-19 To 30-SEP-19	2	74.70	74.70	71.49	26.43	104.49	54.96	94.44	N/A	107,500	76,850
01-OCT-19 To 31-DEC-19	2	82.74	82.74	95.54	21.68	86.60	64.80	100.67	N/A	437,500	418,000
01-JAN-20 To 31-MAR-20	3	71.57	69.47	70.22	08.58	98.93	59.20	77.63	N/A	160,833	112,933
01-APR-20 To 30-JUN-20	2	92.36	92.36	73.47	32.33	125.71	62.50	122.22	N/A	122,500	90,000
01-JUL-20 To 30-SEP-20	5	103.05	98.58	92.10	11.48	107.04	64.14	117.00	N/A	101,646	93,620
<u>Study Yrs</u>											
01-OCT-17 To 30-SEP-18	8	97.94	103.69	100.52	11.14	103.15	90.00	132.80	90.00 to 132.80	79,875	80,287
01-OCT-18 To 30-SEP-19	8	92.74	83.39	78.49	15.33	106.24	54.96	106.56	54.96 to 106.56	224,500	176,213
01-OCT-19 To 30-SEP-20	12	89.15	87.62	86.36	23.53	101.46	59.20	122.22	64.14 to 107.50	175,894	151,908
<u>Calendar Yrs</u>											
01-JAN-18 To 31-DEC-18	10	94.32	98.52	85.90	12.78	114.69	64.57	132.80	90.00 to 116.67	124,300	106,780
01-JAN-19 To 31-DEC-19	7	94.44	83.22	87.68	17.60	94.91	54.96	106.56	54.96 to 106.56	278,571	244,243
<u>ALL</u>	28	94.44	91.01	85.24	17.12	106.77	54.96	132.80	77.63 to 101.43	162,348	138,389

VALUATION GROUP										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
41	21	94.20	88.13	83.97	18.90	104.95	54.96	132.80	64.80 to 101.20	184,154	154,638
42	2	90.34	90.34	86.71	14.07	104.19	77.63	103.05	N/A	114,750	99,500
43	3	107.50	110.56	109.18	02.85	101.26	107.50	116.67	N/A	16,333	17,833
44	2	92.50	92.50	93.75	02.70	98.67	90.00	95.00	N/A	200,000	187,500
<u>ALL</u>	28	94.44	91.01	85.24	17.12	106.77	54.96	132.80	77.63 to 101.43	162,348	138,389

**41 Hamilton
COMMERCIAL**

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Qualified

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 95% Wgt. Mean C.I. : 75.78 to 94.71
 95% Mean C.I. : 82.92 to 99.10

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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	3	77.63	79.32	74.59	12.06	106.34	66.13	94.20	N/A	232,500	173,432
03	25	94.44	92.41	87.17	17.26	106.01	54.96	132.80	90.00 to 103.05	153,929	134,184
04											
<u>ALL</u>	<u>28</u>	<u>94.44</u>	<u>91.01</u>	<u>85.24</u>	<u>17.12</u>	<u>106.77</u>	<u>54.96</u>	<u>132.80</u>	<u>77.63 to 101.43</u>	<u>162,348</u>	<u>138,389</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	1	116.67	116.67	116.67	00.00	100.00	116.67	116.67	N/A	9,000	10,500
Less Than 30,000	3	107.50	110.56	109.18	02.85	101.26	107.50	116.67	N/A	16,333	17,833
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	28	94.44	91.01	85.24	17.12	106.77	54.96	132.80	77.63 to 101.43	162,348	138,389
Greater Than 14,999	27	94.44	90.06	85.18	16.89	105.73	54.96	132.80	71.57 to 101.43	168,027	143,126
Greater Than 29,999	25	94.20	88.66	84.98	17.17	104.33	54.96	132.80	71.57 to 100.67	179,869	152,856
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	1	116.67	116.67	116.67	00.00	100.00	116.67	116.67	N/A	9,000	10,500
15,000 TO 29,999	2	107.50	107.50	107.50	00.00	100.00	107.50	107.50	N/A	20,000	21,500
30,000 TO 59,999	2	119.61	119.61	120.13	02.18	99.57	117.00	122.22	N/A	37,500	45,050
60,000 TO 99,999	5	101.43	104.84	105.54	09.64	99.34	92.50	132.80	N/A	83,000	87,600
100,000 TO 149,999	9	77.63	76.74	76.11	18.15	100.83	54.96	94.44	59.20 to 94.44	126,167	96,022
150,000 TO 249,999	5	94.20	87.21	86.32	15.65	101.03	62.50	106.56	N/A	190,246	164,219
250,000 TO 499,999	3	66.13	75.23	72.91	15.33	103.18	64.57	95.00	N/A	390,000	284,333
500,000 TO 999,999	1	100.67	100.67	100.67	00.00	100.00	100.67	100.67	N/A	750,000	755,000
1,000,000 +											
<u>ALL</u>	<u>28</u>	<u>94.44</u>	<u>91.01</u>	<u>85.24</u>	<u>17.12</u>	<u>106.77</u>	<u>54.96</u>	<u>132.80</u>	<u>77.63 to 101.43</u>	<u>162,348</u>	<u>138,389</u>

41 Hamilton
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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 MEAN : 91
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 PRD : 106.77

COV : 22.93
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 Avg. Abs. Dev : 16.17
 MAX Sales Ratio : 132.80
 MIN Sales Ratio : 54.96

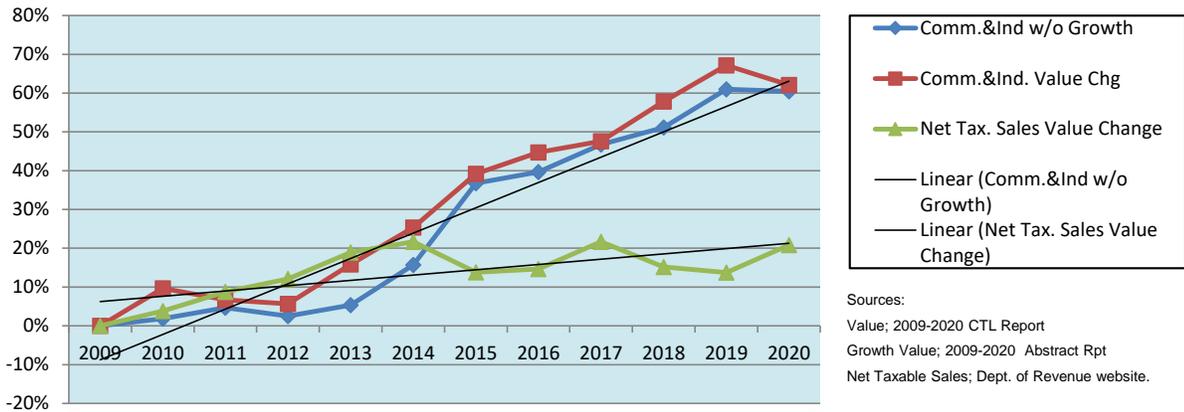
95% Median C.I. : 77.63 to 101.43
 95% Wgt. Mean C.I. : 75.78 to 94.71
 95% Mean C.I. : 82.92 to 99.10

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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	6	96.12	93.13	85.22	21.17	109.28	62.50	122.22	62.50 to 122.22	127,538	108,683
350	2	82.88	82.88	85.79	28.57	96.61	59.20	106.56	N/A	142,500	122,250
352	5	77.63	82.04	86.01	14.72	95.38	66.13	100.67	N/A	331,500	285,119
353	3	92.50	80.82	84.69	14.43	95.43	54.96	95.00	N/A	168,333	142,567
384	3	94.44	84.34	82.85	10.69	101.80	64.14	94.44	N/A	126,333	104,667
406	4	104.47	102.72	99.50	04.58	103.24	94.44	107.50	N/A	50,000	49,750
471	2	96.53	96.53	95.88	06.76	100.68	90.00	103.05	N/A	91,000	87,250
516	1	132.80	132.80	132.80	00.00	100.00	132.80	132.80	N/A	93,000	123,500
529	1	116.67	116.67	116.67	00.00	100.00	116.67	116.67	N/A	9,000	10,500
851	1	64.57	64.57	64.57	00.00	100.00	64.57	64.57	N/A	470,000	303,500
<u> </u> ALL <u> </u>	28	94.44	91.01	85.24	17.12	106.77	54.96	132.80	77.63 to 101.43	162,348	138,389

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	\$ 102,705,074	\$ 16,578,425		\$ 86,126,649	--	\$ 49,926,937	--
2009	\$ 130,302,091	\$ 21,198,660	16.27%	\$ 109,103,431	--	\$ 46,324,363	--
2010	\$ 142,855,866	\$ 10,158,280	7.11%	\$ 132,697,586	1.84%	\$ 48,106,478	3.85%
2011	\$ 139,059,220	\$ 2,638,495	1.90%	\$ 136,420,725	-4.50%	\$ 50,364,933	4.69%
2012	\$ 137,707,416	\$ 4,105,460	2.98%	\$ 133,601,956	-3.92%	\$ 51,922,619	3.09%
2013	\$ 150,950,765	\$ 13,713,440	9.08%	\$ 137,237,325	-0.34%	\$ 55,083,177	6.09%
2014	\$ 163,305,613	\$ 12,511,935	7.66%	\$ 150,793,678	-0.10%	\$ 56,366,838	2.33%
2015	\$ 181,398,715	\$ 3,151,290	1.74%	\$ 178,247,425	9.15%	\$ 52,720,836	-6.47%
2016	\$ 188,531,398	\$ 6,529,020	3.46%	\$ 182,002,378	0.33%	\$ 53,116,608	0.75%
2017	\$ 192,282,199	\$ 1,049,250	0.55%	\$ 191,232,949	1.43%	\$ 56,362,167	6.11%
2018	\$ 205,654,994	\$ 8,761,375	4.26%	\$ 196,893,619	2.40%	\$ 53,353,741	-5.34%
2019	\$ 217,816,554	\$ 8,038,845	3.69%	\$ 209,777,709	2.00%	\$ 52,681,459	-1.26%
2020	\$ 211,191,590	\$ 2,131,590	1.01%	\$ 209,060,000	-4.02%	\$ 55,979,703	6.26%
Ann %chg	5.27%			Average	0.83%	1.29%	1.38%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2009	-	-	-
2010	1.84%	9.63%	3.85%
2011	4.70%	6.72%	8.72%
2012	2.53%	5.68%	12.08%
2013	5.32%	15.85%	18.91%
2014	15.73%	25.33%	21.68%
2015	36.80%	39.21%	13.81%
2016	39.68%	44.69%	14.66%
2017	46.76%	47.57%	21.67%
2018	51.11%	57.83%	15.17%
2019	60.99%	67.16%	13.72%
2020	60.44%	62.08%	20.84%

County Number	41
County Name	Hamilton

41 Hamilton
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 : 76
Total Sales Price : 64,248,754
Total Adj. Sales Price : 64,248,754
Total Assessed Value : 47,717,390
Avg. Adj. Sales Price : 845,378
Avg. Assessed Value : 627,860

MEDIAN : 75
WGT. MEAN : 74
MEAN : 76
COD : 10.61
PRD : 102.17

COV : 16.74
STD : 12.70
Avg. Abs. Dev : 07.92
MAX Sales Ratio : 136.73
MIN Sales Ratio : 32.12

95% Median C.I. : 71.28 to 76.90
95% Wgt. Mean C.I. : 70.63 to 77.91
95% Mean C.I. : 73.02 to 78.74

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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	6	70.80	71.86	71.11	04.87	101.05	67.63	80.56	67.63 to 80.56	1,317,261	936,670	
01-JAN-18 To 31-MAR-18	5	76.90	83.62	77.66	17.46	107.67	64.56	121.96	N/A	818,422	635,548	
01-APR-18 To 30-JUN-18	6	75.19	76.59	76.44	08.90	100.20	69.17	90.47	69.17 to 90.47	664,881	508,262	
01-JUL-18 To 30-SEP-18	3	75.86	72.29	72.49	06.39	99.72	63.23	77.79	N/A	795,333	576,553	
01-OCT-18 To 31-DEC-18	4	70.92	72.85	74.09	05.64	98.33	67.25	82.31	N/A	1,122,593	831,693	
01-JAN-19 To 31-MAR-19	14	71.36	74.89	73.65	08.73	101.68	63.07	93.02	68.09 to 82.88	736,907	542,754	
01-APR-19 To 30-JUN-19	4	77.73	77.49	78.29	05.24	98.98	70.84	83.65	N/A	798,740	625,311	
01-JUL-19 To 30-SEP-19	1	80.69	80.69	80.69	00.00	100.00	80.69	80.69	N/A	535,500	432,100	
01-OCT-19 To 31-DEC-19	6	71.46	71.56	71.06	05.72	100.70	67.05	76.06	67.05 to 76.06	675,771	480,220	
01-JAN-20 To 31-MAR-20	11	77.72	80.53	74.44	18.86	108.18	32.12	136.73	66.41 to 90.32	824,915	614,074	
01-APR-20 To 30-JUN-20	12	75.17	74.90	74.58	10.58	100.43	58.77	92.82	65.55 to 85.35	872,871	651,021	
01-JUL-20 To 30-SEP-20	4	73.67	74.21	75.82	06.05	97.88	67.48	82.01	N/A	934,284	708,336	
<u>Study Yrs</u>												
01-OCT-17 To 30-SEP-18	20	72.70	76.28	73.90	10.34	103.22	63.23	121.96	69.17 to 79.26	918,548	678,850	
01-OCT-18 To 30-SEP-19	23	71.44	75.24	74.76	08.40	100.64	63.07	93.02	70.55 to 79.46	805,979	602,551	
01-OCT-19 To 30-SEP-20	33	75.31	76.08	74.18	12.23	102.56	32.12	136.73	71.10 to 77.92	828,493	614,598	
<u>Calendar Yrs</u>												
01-JAN-18 To 31-DEC-18	18	74.17	77.00	75.44	11.07	102.07	63.23	121.96	69.42 to 80.13	830,987	626,874	
01-JAN-19 To 31-DEC-19	25	74.00	74.74	74.10	07.77	100.86	63.07	93.02	70.55 to 77.53	724,071	536,529	
<u>ALL</u>	76	74.66	75.88	74.27	10.61	102.17	32.12	136.73	71.28 to 76.90	845,378	627,860	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	76	74.66	75.88	74.27	10.61	102.17	32.12	136.73	71.28 to 76.90	845,378	627,860	
<u>ALL</u>	76	74.66	75.88	74.27	10.61	102.17	32.12	136.73	71.28 to 76.90	845,378	627,860	

41 Hamilton
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 : 76
 Total Sales Price : 64,248,754
 Total Adj. Sales Price : 64,248,754
 Total Assessed Value : 47,717,390
 Avg. Adj. Sales Price : 845,378
 Avg. Assessed Value : 627,860

MEDIAN : 75
 WGT. MEAN : 74
 MEAN : 76
 COD : 10.61
 PRD : 102.17

COV : 16.74
 STD : 12.70
 Avg. Abs. Dev : 07.92
 MAX Sales Ratio : 136.73
 MIN Sales Ratio : 32.12

95% Median C.I. : 71.28 to 76.90
 95% Wgt. Mean C.I. : 70.63 to 77.91
 95% Mean C.I. : 73.02 to 78.74

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	50	72.47	74.78	74.16	07.82	100.84	63.07	136.73	70.79 to 75.84	909,734	674,650
1	50	72.47	74.78	74.16	07.82	100.84	63.07	136.73	70.79 to 75.84	909,734	674,650
Dry											
County	5	85.40	84.45	83.20	07.39	101.50	67.26	93.02	N/A	464,282	386,282
1	5	85.40	84.45	83.20	07.39	101.50	67.26	93.02	N/A	464,282	386,282
ALL	76	74.66	75.88	74.27	10.61	102.17	32.12	136.73	71.28 to 76.90	845,378	627,860

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	64	72.70	74.12	73.15	09.44	101.33	32.12	136.73	70.84 to 75.99	911,814	667,025
1	64	72.70	74.12	73.15	09.44	101.33	32.12	136.73	70.84 to 75.99	911,814	667,025
Dry											
County	5	85.40	84.45	83.20	07.39	101.50	67.26	93.02	N/A	464,282	386,282
1	5	85.40	84.45	83.20	07.39	101.50	67.26	93.02	N/A	464,282	386,282
Grass											
County	1	67.48	67.48	67.48	00.00	100.00	67.48	67.48	N/A	157,135	106,040
1	1	67.48	67.48	67.48	00.00	100.00	67.48	67.48	N/A	157,135	106,040
ALL	76	74.66	75.88	74.27	10.61	102.17	32.12	136.73	71.28 to 76.90	845,378	627,860

Hamilton County 2021 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Hamilton	1	6090	5991	5784	5599	2200	5300	5100	5100	5903
Merrick	1	4700	4400	4100	3900	3800	3700	3550	3150	4060
Polk	1	6370	5793	5436	5079	4651	4641	4378	3896	5874
York	1	6600	6600	6000	6000	n/a	5800	5800	5800	6395
Fillmore	2	6500	6300	6200	6100	n/a	5400	5400	5350	6194
Clay	1	5775	5775	5680	5680	n/a	5500	5370	5370	5695
Adams	4100	5049	4998	4894	4792	4553	4598	4565	4387	4931
Hall	1	5498	5278	3997	3982	3868	3868	3651	3615	4769

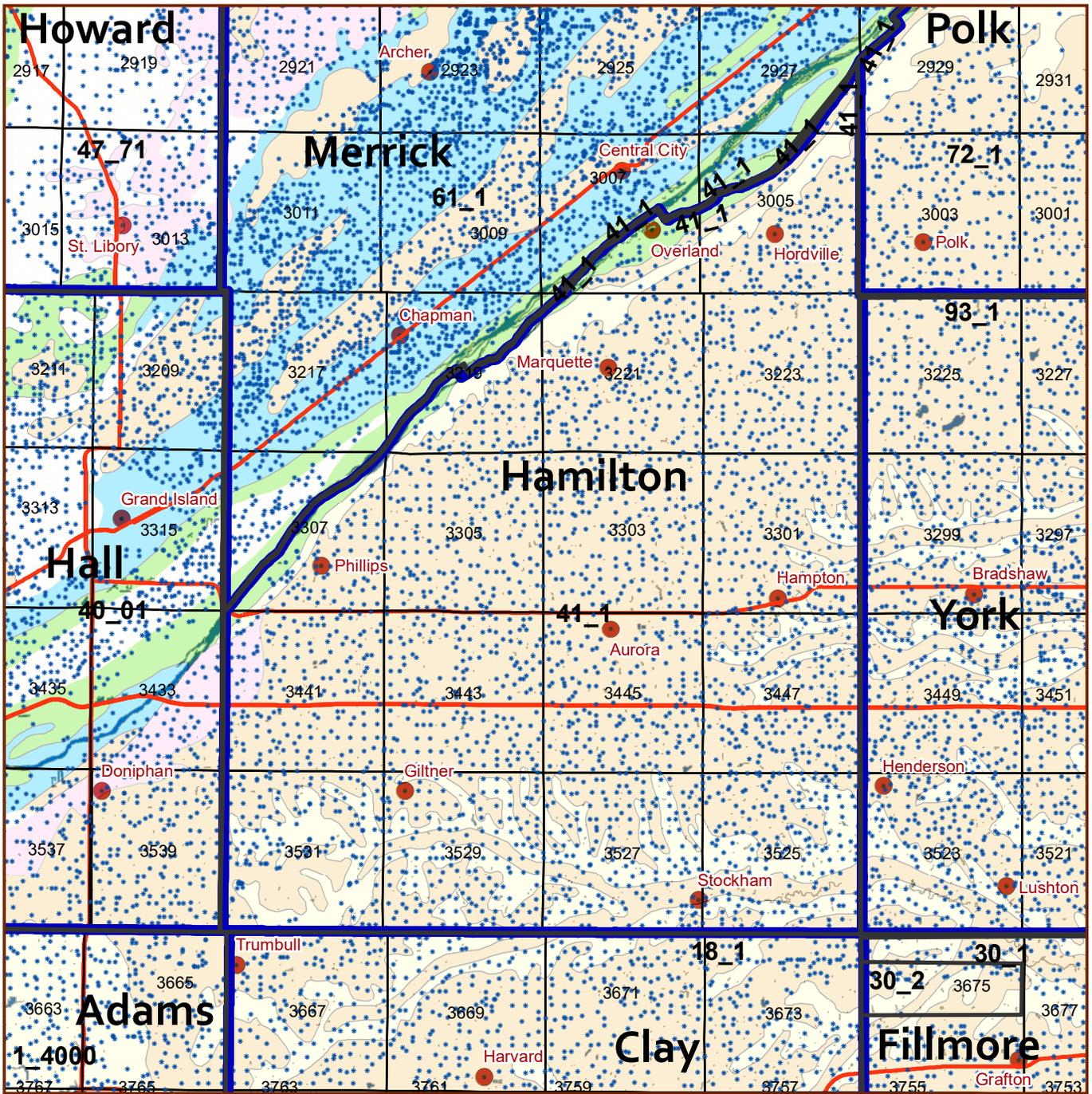
County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Hamilton	1	4900	4900	4800	4800	4700	4700	4600	4600	4834
Merrick	1	2800	2575	2400	2300	2175	2075	1900	1840	2286
Polk	1	5003	4700	3474	3558	3084	3196	3064	3066	4373
York	1	4800	4800	4500	4500	4397	n/a	4400	4400	4643
Fillmore	2	3455	3405	3350	3200	3050	3050	2950	2750	3304
Clay	1	2760	2525	2435	2360	2285	2285	2210	2210	2484
Adams	4100	3122	2950	2775	2589	2590	2590	2412	2414	2854
Hall	1	2719	2742	2328	2328	2147	2052	1888	1898	2405

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Hamilton	1	1750	1700	1650	1600	1550	1500	n/a	1300	1698
Merrick	1	1636	1575	1578	1502	1459	n/a	1340	1200	1579
Polk	1	2170	2175	2159	2172	2085	n/a	2096	2072	2164
York	1	1525	1534	1511	1500	n/a	n/a	n/a	1310	1517
Fillmore	2	1500	1500	1400	n/a	n/a	n/a	n/a	n/a	1448
Clay	1	1275	1275	1270	1270	n/a	n/a	n/a	1165	1265
Adams	4100	1350	1350	1320	1320	1305	n/a	1305	1305	1329
Hall	1	1410	1412	1351	1349	1274	1275	1275	1275	1378

County	Mkt Area	CRP	TIMBER	WASTE
Hamilton	1	n/a	n/a	900
Merrick	1	1214	500	546
Polk	1	1150	1102	40
York	1	n/a	n/a	600
Fillmore	2	1409	n/a	626
Clay	1	n/a	n/a	500
Adams	4100	n/a	n/a	202
Hall	1	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.

HAMILTON COUNTY



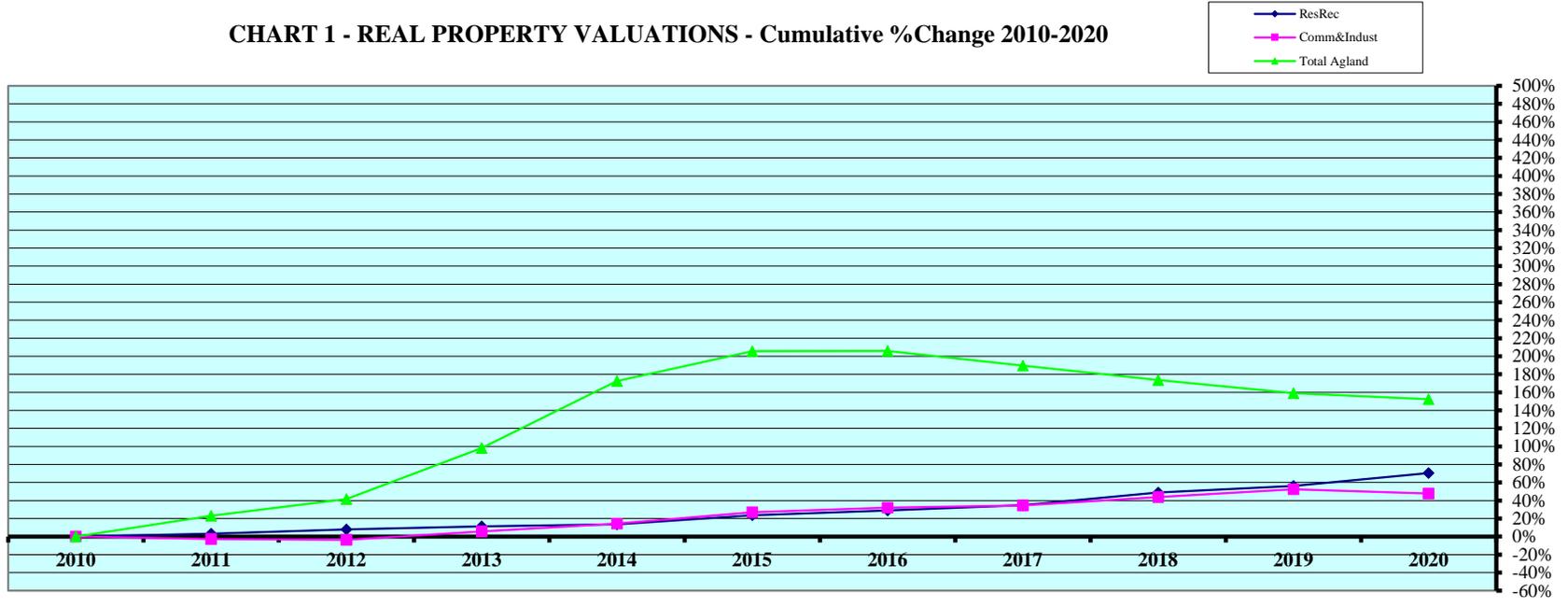
Legend

- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

**Soils
CLASS**

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

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



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2010	332,414,169	--	--	--	142,855,866	--	--	--	695,387,745	--	--	--
2011	342,816,103	10,401,934	3.13%	3.13%	139,059,220	-3,796,646	-2.66%	-2.66%	854,976,040	159,588,295	22.95%	22.95%
2012	358,958,738	16,142,635	4.71%	7.99%	137,707,416	-1,351,804	-0.97%	-3.60%	983,875,865	128,899,825	15.08%	41.49%
2013	369,646,383	10,687,645	2.98%	11.20%	150,950,765	13,243,349	9.62%	5.67%	1,378,956,355	395,080,490	40.16%	98.30%
2014	377,203,086	7,556,703	2.04%	13.47%	163,305,613	12,354,848	8.18%	14.31%	1,895,564,370	516,608,015	37.46%	172.59%
2015	410,642,034	33,438,948	8.86%	23.53%	181,398,715	18,093,102	11.08%	26.98%	2,126,048,445	230,484,075	12.16%	205.74%
2016	428,751,341	18,109,307	4.41%	28.98%	188,531,398	7,132,683	3.93%	31.97%	2,127,001,580	953,135	0.04%	205.87%
2017	448,375,430	19,624,089	4.58%	34.88%	192,282,199	3,750,801	1.99%	34.60%	2,014,238,590	-112,762,990	-5.30%	189.66%
2018	495,374,661	46,999,231	10.48%	49.02%	205,654,994	13,372,795	6.95%	43.96%	1,903,728,305	-110,510,285	-5.49%	173.77%
2019	518,699,711	23,325,050	4.71%	56.04%	217,816,554	12,161,560	5.91%	52.47%	1,802,033,520	-101,694,785	-5.34%	159.14%
2020	566,680,790	47,981,079	9.25%	70.47%	211,191,590	-6,624,964	-3.04%	47.84%	1,754,570,595	-47,462,925	-2.63%	152.32%

Rate Annual %chg: Residential & Recreational **5.48%**

Commercial & Industrial **3.99%**

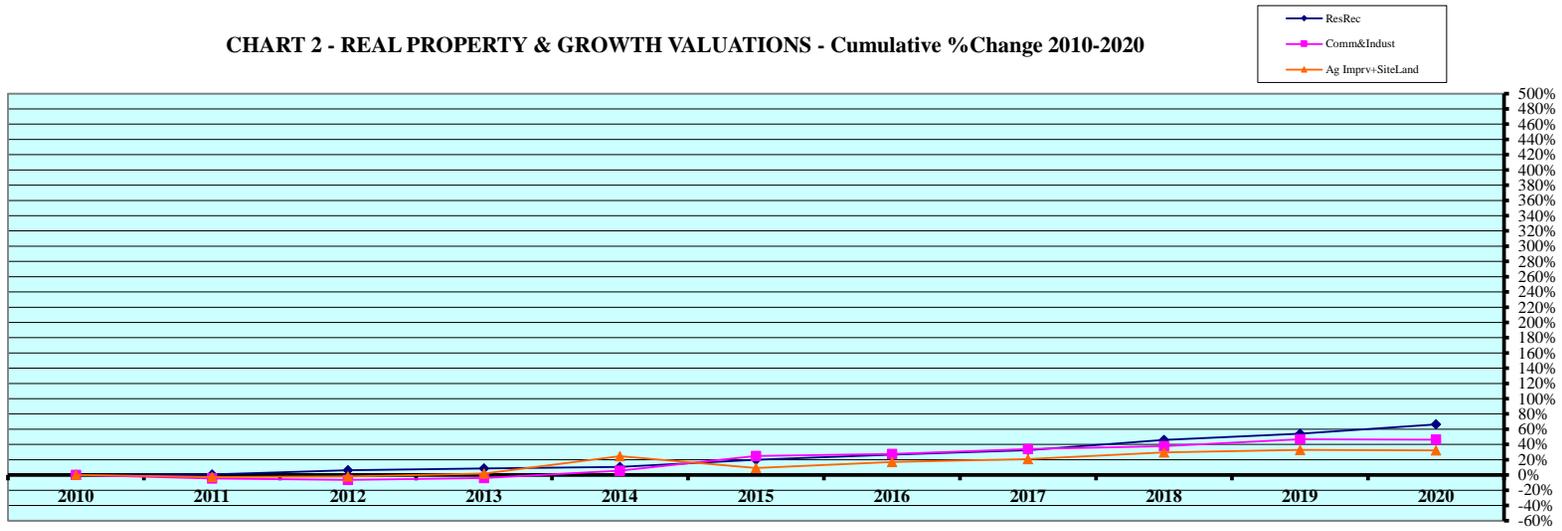
Agricultural Land **9.70%**

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

CHART 1

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

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



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾							
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth		
2010	332,414,169	5,242,750	1.58%	327,171,419	--	--	142,855,866	10,158,280	7.11%	132,697,586	--	--		
2011	342,816,103	7,867,141	2.29%	334,948,962	0.76%	0.76%	139,059,220	2,638,495	1.90%	136,420,725	-4.50%	-4.50%		
2012	358,958,738	5,693,235	1.59%	353,265,503	3.05%	6.27%	137,707,416	4,105,460	2.98%	133,601,956	-3.92%	-6.48%		
2013	369,646,383	9,077,982	2.46%	360,568,401	0.45%	8.47%	150,950,765	13,713,440	9.08%	137,237,325	-0.34%	-3.93%		
2014	377,203,086	9,949,421	2.64%	367,253,665	-0.65%	10.48%	163,305,613	12,511,935	7.66%	150,793,678	-0.10%	5.56%		
2015	410,642,034	11,997,491	2.92%	398,644,543	5.68%	19.92%	181,398,715	3,151,290	1.74%	178,247,425	9.15%	24.77%		
2016	428,751,341	7,792,467	1.82%	420,958,874	2.51%	26.64%	188,531,398	6,529,020	3.46%	182,002,378	0.33%	27.40%		
2017	448,375,430	8,010,276	1.79%	440,365,154	2.71%	32.47%	192,282,199	1,049,250	0.55%	191,232,949	1.43%	33.86%		
2018	495,374,661	10,041,591	2.03%	485,333,070	8.24%	46.00%	205,654,994	8,761,375	4.26%	196,893,619	2.40%	37.83%		
2019	518,699,711	6,696,245	1.29%	512,003,466	3.36%	54.03%	217,816,554	8,038,845	3.69%	209,777,709	2.00%	46.85%		
2020	566,680,790	13,974,100	2.47%	552,706,690	6.56%	66.27%	211,191,590	2,131,590	1.01%	209,060,000	-4.02%	46.34%		
Rate Ann%chg	5.48%					Resid & Recreat w/o growth	3.27%	3.99%					C & I w/o growth	0.24%

Tax Year	Ag Improvements & Site Land ⁽¹⁾							
	Agric. Dwelling & Homesite Value	Ag Outblgd & Farmsite Value	Ag Imprv+Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2010	47,028,709	33,770,864	80,799,573	2,002,500	2.48%	78,797,073	--	--
2011	45,736,990	35,143,072	80,880,062	2,259,980	2.79%	78,620,082	-2.70%	-2.70%
2012	45,077,090	37,254,355	82,331,445	3,209,390	3.90%	79,122,055	-2.17%	-2.08%
2013	45,499,571	40,515,965	86,015,536	3,685,258	4.28%	82,330,278	0.00%	1.89%
2014	58,438,815	45,985,653	104,424,468	3,642,305	3.49%	100,782,163	17.17%	24.73%
2015	44,009,188	47,284,703	91,293,891	3,144,590	3.44%	88,149,301	-15.59%	9.10%
2016	46,506,183	51,177,535	97,683,718	3,187,400	3.26%	94,496,318	3.51%	16.95%
2017	46,755,835	52,385,653	99,141,488	1,526,800	1.54%	97,614,688	-0.07%	20.81%
2018	48,935,660	57,101,418	106,037,078	1,350,550	1.27%	104,686,528	5.59%	29.56%
2019	49,418,610	58,288,088	107,706,698	336,095	0.31%	107,370,603	1.26%	32.89%
2020	50,539,680	58,643,230	109,182,910	2,269,425	2.08%	106,913,485	-0.74%	32.32%
Rate Ann%chg	0.72%	5.67%	3.06%	Ag Imprv+Site w/o growth		0.63%		

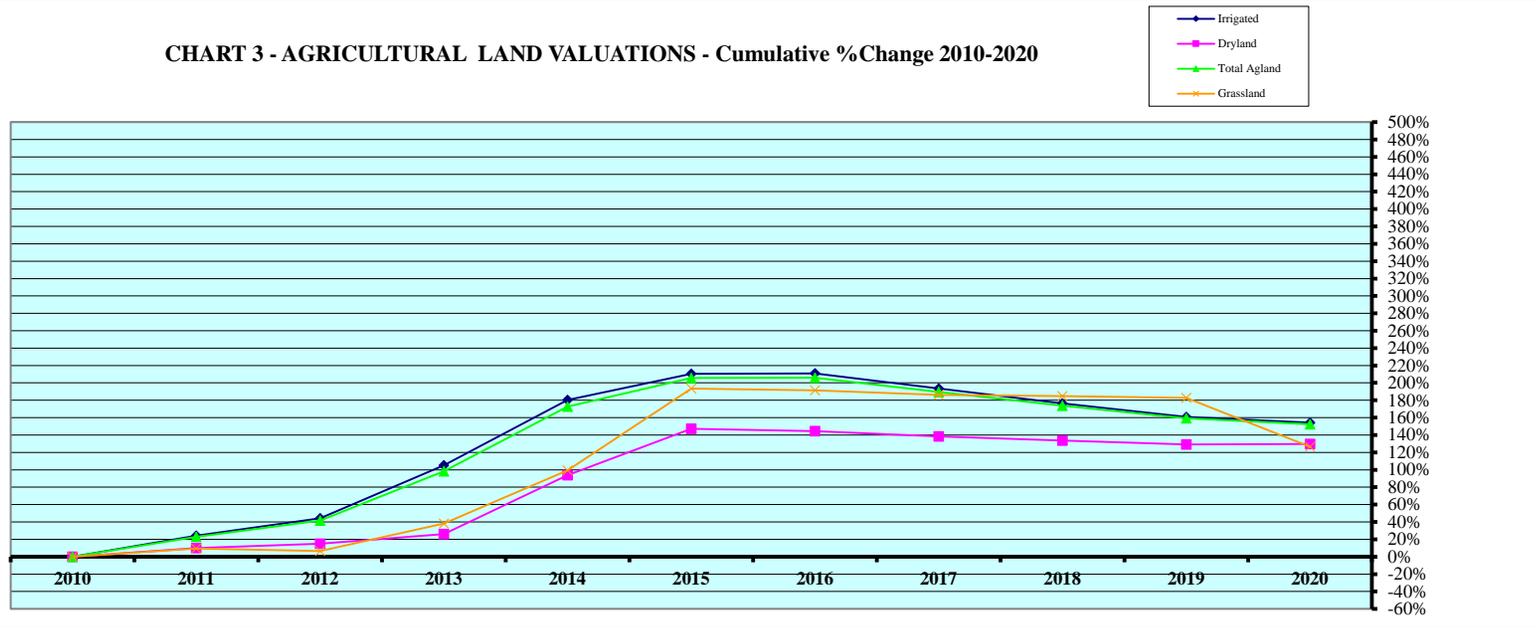
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and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

Cnty# 41
County HAMILTON

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	631,193,930	--	--	--	45,549,270	--	--	--	17,330,625	--	--	--
2011	783,842,720	152,648,790	24.18%	24.18%	50,059,215	4,509,945	9.90%	9.90%	18,988,420	1,657,795	9.57%	9.57%
2012	911,008,140	127,165,420	16.22%	44.33%	52,414,690	2,355,475	4.71%	15.07%	18,467,535	-520,885	-2.74%	6.56%
2013	1,295,119,000	384,110,860	42.16%	105.19%	57,373,280	4,958,590	9.46%	25.96%	23,955,185	5,487,650	29.72%	38.22%
2014	1,769,688,020	474,569,020	36.64%	180.37%	88,241,210	30,867,930	53.80%	93.73%	34,537,575	10,582,390	44.18%	99.29%
2015	1,959,596,125	189,908,105	10.73%	210.46%	112,599,885	24,358,675	27.60%	147.20%	50,854,555	16,316,980	47.24%	193.44%
2016	1,962,127,785	2,531,660	0.13%	210.86%	111,352,220	-1,247,665	-1.11%	144.47%	50,502,490	-352,065	-0.69%	191.41%
2017	1,853,104,250	-109,023,535	-5.56%	193.59%	108,594,505	-2,757,715	-2.48%	138.41%	49,609,550	-892,940	-1.77%	186.25%
2018	1,745,038,115	-108,066,135	-5.83%	176.47%	106,386,655	-2,207,850	-2.03%	133.56%	49,345,285	-264,265	-0.53%	184.73%
2019	1,645,640,885	-99,397,230	-5.70%	160.72%	104,341,270	-2,045,385	-1.92%	129.07%	49,002,675	-342,610	-0.69%	182.75%
2020	1,604,708,050	-40,932,835	-2.49%	154.23%	104,573,435	232,165	0.22%	129.58%	39,256,915	-9,745,760	-19.89%	126.52%

Rate Ann.%chg: Irrigated **9.78%** Dryland **8.67%** Grassland **8.52%**

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2010	564,900	--	--	--	749,020	--	--	--	695,387,745	--	--	--
2011	591,130	26,230	4.64%	4.64%	1,494,555	745,535	99.53%	99.53%	854,976,040	159,588,295	22.95%	22.95%
2012	606,885	15,755	2.67%	7.43%	1,378,615	-115,940	-7.76%	84.06%	983,875,865	128,899,825	15.08%	41.49%
2013	1,035,715	428,830	70.66%	83.34%	1,473,175	94,560	6.86%	96.68%	1,378,956,355	395,080,490	40.16%	98.30%
2014	1,622,990	587,275	56.70%	187.31%	1,474,575	1,400	0.10%	96.87%	1,895,564,370	516,608,015	37.46%	172.59%
2015	1,728,540	105,550	6.50%	205.99%	1,269,340	-205,235	-13.92%	69.47%	2,126,048,445	230,484,075	12.16%	205.74%
2016	1,740,395	11,855	0.69%	208.09%	1,278,690	9,350	0.74%	70.72%	2,127,001,580	953,135	0.04%	205.87%
2017	1,739,665	-730	-0.04%	207.96%	1,190,620	-88,070	-6.89%	58.96%	2,014,238,590	-112,762,990	-5.30%	189.66%
2018	1,754,270	14,605	0.84%	210.55%	1,203,980	13,360	1.12%	60.74%	1,903,728,305	-110,510,285	-5.49%	173.77%
2019	1,842,940	88,670	5.05%	226.24%	1,205,750	1,770	0.15%	60.98%	1,802,033,520	-101,694,785	-5.34%	159.14%
2020	1,925,170	82,230	4.46%	240.80%	4,107,025	2,901,275	240.62%	448.32%	1,754,570,595	-47,462,925	-2.63%	152.32%

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

Rate Ann.%chg: Total Agric Land **9.70%**

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

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmlt%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmlt%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmlt%chg AvgVal/Acre
2010	631,412,350	266,078	2,373			45,416,265	26,559	1,710			81,700,995	133,333	613		
2011	784,001,075	266,233	2,945	24.09%	24.09%	49,983,735	26,550	1,883	10.09%	10.09%	89,688,965	135,300	663	8.18%	9.46%
2012	910,399,590	266,539	3,416	15.99%	43.94%	52,722,505	26,309	2,004	6.45%	17.19%	89,574,800	130,628	686	3.44%	13.24%
2013	1,294,031,030	268,351	4,822	41.18%	103.21%	57,665,255	24,906	2,315	15.54%	35.40%	97,239,960	127,646	762	11.09%	25.80%
2014	1,766,588,905	269,026	6,567	36.18%	176.72%	90,047,805	24,465	3,681	58.97%	115.24%	128,539,130	127,483	1,008	32.36%	66.50%
2015	1,958,170,240	270,015	7,252	10.44%	205.60%	115,012,640	23,554	4,883	32.66%	185.54%	149,636,865	127,257	1,176	16.62%	94.17%
2016	1,960,709,055	270,404	7,251	-0.01%	205.56%	112,715,465	23,074	4,885	0.04%	185.66%	164,929,515	127,713	1,291	9.83%	113.25%
2017	1,852,371,240	270,946	6,837	-5.71%	188.10%	109,719,125	22,460	4,885	0.01%	185.68%	174,353,050	127,360	1,369	6.01%	126.06%
2018	1,745,027,395	271,380	6,430	-5.95%	170.97%	107,192,295	21,935	4,887	0.03%	185.77%	167,960,980	130,138	1,291	-5.72%	113.13%
2019	1,645,961,125	271,673	6,059	-5.78%	155.31%	104,353,770	21,635	4,823	-1.30%	182.06%	167,183,410	129,675	1,289	-0.11%	112.90%
2020	1,604,758,765	271,795	5,904	-2.55%	148.81%	104,568,920	21,634	4,834	0.21%	182.66%	39,401,420	23,191	1,699	31.78%	177.28%

Rate Annual %chg Average Value/Acre:

9.54%

10.95%

10.74%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmlt%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmlt%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmlt%chg AvgVal/Acre
2010	537,300	1,535	350			751,765	2,148	350			695,485,915	322,952	2,154		
2011	571,115	1,632	350	0.00%	0.00%	1,037,430	2,140	485	38.50%	38.50%	854,447,770	322,941	2,646	22.86%	22.86%
2012	609,795	1,742	350	0.00%	0.00%	1,356,525	2,265	599	23.52%	71.09%	983,856,870	323,037	3,046	15.11%	41.43%
2013	1,039,415	1,732	600	71.41%	71.41%	1,341,170	2,236	600	0.18%	71.40%	983,856,870	322,561	4,273	40.30%	98.42%
2014	1,531,930	1,702	900	49.99%	157.11%	1,336,070	2,227	600	0.00%	71.40%	1,894,280,640	322,351	5,876	37.53%	172.88%
2015	1,615,550	1,795	900	0.00%	157.11%	1,264,840	2,108	600	0.00%	71.40%	2,127,350,655	322,128	6,604	12.38%	206.66%
2016	1,726,930	1,919	900	0.00%	157.11%	1,263,840	2,106	600	0.02%	71.43%	2,127,023,010	321,837	6,609	0.07%	206.89%
2017	1,751,580	1,946	900	-0.01%	157.09%	754,500	1,258	600	-0.02%	71.39%	2,015,544,250	321,097	6,277	-5.02%	191.48%
2018	1,742,635	1,936	900	0.01%	157.11%	1,190,620	1,985	600	0.01%	71.40%	1,904,552,265	320,974	5,934	-5.47%	175.53%
2019	1,790,205	1,989	900	0.00%	157.11%	1,205,750	2,011	600	-0.04%	71.34%	1,802,310,320	320,852	5,617	-5.33%	160.84%
2020	1,847,900	2,053	900	0.00%	157.11%	4,131,395	2,755	1,500	150.05%	328.43%	1,754,708,400	321,428	5,459	-2.82%	153.50%

41
HAMILTON

Rate Annual %chg Average Value/Acre:

9.75%

(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
9,124	HAMILTON	164,313,889	27,554,210	66,177,255	565,444,560	128,002,285	83,189,305	1,236,230	1,754,570,595	50,539,680	58,643,230	360	2,899,671,599
cnty sectorvalue % of total value:		5.67%	0.95%	2.28%	19.50%	4.41%	2.87%	0.04%	60.51%	1.74%	2.02%	0.00%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
4,479	AURORA	45,902,984	4,495,117	5,070,801	249,550,795	70,252,930	51,368,205	0	14,210	0	0	0	426,655,042
49.09%	%sector of county sector	27.94%	16.31%	7.66%	44.13%	54.88%	61.75%		0.00%				14.71%
	%sector of municipality	10.76%	1.05%	1.19%	58.49%	16.47%	12.04%		0.00%				100.00%
352	GILTNER	828,280	440,365	242,757	16,922,465	4,931,525	0	0	0	35,000	136,865	0	23,537,257
3.86%	%sector of county sector	0.50%	1.60%	0.37%	2.99%	3.85%				0.07%	0.23%		0.81%
	%sector of municipality	3.52%	1.87%	1.03%	71.90%	20.95%				0.15%	0.58%		100.00%
423	HAMPTON	369,868	565,685	867,417	20,288,795	5,652,900	0	0	82,670	0	0	0	27,827,335
4.64%	%sector of county sector	0.23%	2.05%	1.31%	3.59%	4.42%			0.00%				0.96%
	%sector of municipality	1.33%	2.03%	3.12%	72.91%	20.31%			0.30%				100.00%
144	HORDVILLE	443,312	285,973	479,184	3,907,345	1,931,590	0	0	73,350	0	0	0	7,120,754
1.58%	%sector of county sector	0.27%	1.04%	0.72%	0.69%	1.51%			0.00%				0.25%
	%sector of municipality	6.23%	4.02%	6.73%	54.87%	27.13%			1.03%				100.00%
229	MARQUETTE	85,826	589,877	52,982	6,286,080	1,787,085	0	640	62,175	0	0	0	8,864,665
2.51%	%sector of county sector	0.05%	2.14%	0.08%	1.11%	1.40%		0.05%	0.00%				0.31%
	%sector of municipality	0.97%	6.85%	0.60%	70.91%	20.16%		0.01%	0.70%				100.00%
287	PHILLIPS	55,289	1,129,806	2,196,754	12,361,580	457,875	0	0	170,035	0	0	0	16,371,339
3.15%	%sector of county sector	0.03%	4.10%	3.32%	2.19%	0.36%			0.01%				0.56%
	%sector of municipality	0.34%	6.90%	13.42%	75.51%	2.80%			1.04%				100.00%
44	STOCKHAM	18,013	0	0	1,205,765	102,120	0	0	59,580	0	0	0	1,385,478
0.48%	%sector of county sector	0.01%			0.21%	0.08%			0.05%				1.08%
	%sector of municipality	1.30%			87.03%	7.37%			4.30%				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												
5,958	Total Municipalities	47,703,572	7,506,823	8,909,895	310,522,825	85,116,025	51,368,205	640	462,020	35,000	136,865	0	511,761,870
65.30%	%all municip.sectors of cnty	29.03%	27.24%	13.46%	54.92%	66.50%	61.75%	0.05%	0.03%	0.07%	0.23%		17.65%

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

CHART 5

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

Total Real Property Sum Lines 17, 25, & 30	Records : 8,739	Value : 2,677,519,948	Growth 19,015,095	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	290	3,504,105	19	377,460	836	23,475,125	1,145	27,356,690	
02. Res Improve Land	2,394	55,854,170	25	823,705	988	46,571,230	3,407	103,249,105	
03. Res Improvements	2,479	267,394,706	26	3,481,005	1,079	189,406,202	3,584	460,281,913	
04. Res Total	2,769	326,752,981	45	4,682,170	1,915	259,452,557	4,729	590,887,708	11,272,995
% of Res Total	58.55	55.30	0.95	0.79	40.49	43.91	54.11	22.07	59.28
05. Com UnImp Land	87	2,046,605	5	135,370	10	702,200	102	2,884,175	
06. Com Improve Land	326	9,332,735	9	512,800	27	4,037,805	362	13,883,340	
07. Com Improvements	346	79,827,860	22	4,700,500	39	32,296,105	407	116,824,465	
08. Com Total	433	91,207,200	27	5,348,670	49	37,036,110	509	133,591,980	5,546,270
% of Com Total	85.07	68.27	5.30	4.00	9.63	27.72	5.82	4.99	29.17
09. Ind UnImp Land	5	911,440	0	0	0	0	5	911,440	
10. Ind Improve Land	6	2,528,470	10	804,730	3	287,790	19	3,620,990	
11. Ind Improvements	6	38,172,295	12	15,995,555	3	24,795,510	21	78,963,360	
12. Ind Total	11	41,612,205	12	16,800,285	3	25,083,300	26	83,495,790	0
% of Ind Total	42.31	49.84	46.15	20.12	11.54	30.04	0.30	3.12	0.00
13. Rec UnImp Land	2	10,225	0	0	28	1,226,550	30	1,236,775	
14. Rec Improve Land	0	0	0	0	4	331,180	4	331,180	
15. Rec Improvements	0	0	0	0	15	271,090	15	271,090	
16. Rec Total	2	10,225	0	0	43	1,828,820	45	1,839,045	69,085
% of Rec Total	4.44	0.56	0.00	0.00	95.56	99.44	0.51	0.07	0.36
Res & Rec Total	2,771	326,763,206	45	4,682,170	1,958	261,281,377	4,774	592,726,753	11,342,080
% of Res & Rec Total	58.04	55.13	0.94	0.79	41.01	44.08	54.63	22.14	59.65
Com & Ind Total	444	132,819,405	39	22,148,955	52	62,119,410	535	217,087,770	5,546,270
% of Com & Ind Total	82.99	61.18	7.29	10.20	9.72	28.61	6.12	8.11	29.17
17. Taxable Total	3,215	459,582,611	84	26,831,125	2,010	323,400,787	5,309	809,814,523	16,888,350
% of Taxable Total	60.56	56.75	1.58	3.31	37.86	39.94	60.75	30.24	88.82

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	1	3,605	329,180	0	0	0
19. Commercial	7	100,015	4,684,820	0	0	0
20. Industrial	3	216,590	13,413,410	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	1	3,605	329,180
19. Commercial	0	0	0	7	100,015	4,684,820
20. Industrial	0	0	0	3	216,590	13,413,410
21. Other	0	0	0	0	0	0
22. Total Sch II				11	320,210	18,427,410

Schedule III : Mineral Interest Records

Mineral Interest	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
23. Producing	0	0	0	0	0	0	0	0	0
24. Non-Producing	0	0	0	0	1	360	1	360	0
25. Total	0	0	0	0	1	360	1	360	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	221	4	125	350

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	12	421,590	14	1,671,800	2,590	1,339,702,780	2,616	1,341,796,170
28. Ag-Improved Land	2	53,270	2	425,855	718	439,618,130	722	440,097,255
29. Ag Improvements	2	130,300	3	206,965	808	85,474,375	813	85,811,640

30. Ag Total					3,429	1,867,705,065
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	1	1.00	35,000	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	2	2.61	18,270	2	2.92	20,455	
37. FarmSite Improvements	2	0.00	130,300	3	0.00	206,965	
38. FarmSite Total							
39. Road & Ditches	5	2.37	0	8	7.29	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	17	17.01	595,350	18	18.01	630,350	
32. HomeSite Improv Land	315	321.53	11,271,750	315	321.53	11,271,750	
33. HomeSite Improvements	319	0.00	39,954,835	319	0.00	39,954,835	916,625
34. HomeSite Total				337	339.54	51,856,935	
35. FarmSite UnImp Land	80	144.12	973,680	80	144.12	973,680	
36. FarmSite Improv Land	684	2,040.57	14,176,410	688	2,046.10	14,215,135	
37. FarmSite Improvements	801	0.00	45,519,540	806	0.00	45,856,805	1,210,120
38. FarmSite Total				886	2,190.22	61,045,620	
39. Road & Ditches	3,069	7,238.62	0	3,082	7,248.28	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				1,223	9,778.04	112,902,555	2,126,745

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	9	808.30	2,722,595	9	808.30	2,722,595

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	153,879.25	56.57%	937,173,040	58.37%	6,090.31
46. 1A	31,693.89	11.65%	189,883,195	11.83%	5,991.16
47. 2A1	33,066.62	12.16%	191,250,480	11.91%	5,783.79
48. 2A	27,241.51	10.01%	152,534,185	9.50%	5,599.33
49. 3A1	9.24	0.00%	20,330	0.00%	2,200.22
50. 3A	7,603.58	2.80%	40,298,940	2.51%	5,300.00
51. 4A1	13,583.41	4.99%	69,275,450	4.31%	5,100.00
52. 4A	4,954.64	1.82%	25,268,640	1.57%	5,100.00
53. Total	272,032.14	100.00%	1,605,704,260	100.00%	5,902.63
Dry					
54. 1D1	9,567.15	44.58%	46,879,015	45.19%	4,900.00
55. 1D	3,164.34	14.75%	15,505,215	14.95%	4,899.98
56. 2D1	2,533.35	11.81%	12,159,975	11.72%	4,799.96
57. 2D	3,361.76	15.67%	16,136,425	15.56%	4,799.99
58. 3D1	172.58	0.80%	811,115	0.78%	4,699.94
59. 3D	67.79	0.32%	318,615	0.31%	4,700.03
60. 4D1	1,899.84	8.85%	8,739,180	8.42%	4,599.96
61. 4D	692.49	3.23%	3,185,410	3.07%	4,599.94
62. Total	21,459.30	100.00%	103,734,950	100.00%	4,834.03
Grass					
63. 1G1	12,586.42	54.79%	22,028,150	56.49%	1,750.15
64. 1G	1,214.11	5.29%	2,063,990	5.29%	1,700.00
65. 2G1	6,022.89	26.22%	9,938,025	25.49%	1,650.04
66. 2G	2,240.31	9.75%	3,584,475	9.19%	1,599.99
67. 3G1	784.66	3.42%	1,216,225	3.12%	1,550.00
68. 3G	25.30	0.11%	37,950	0.10%	1,500.00
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	97.11	0.42%	126,240	0.32%	1,299.97
71. Total	22,970.80	100.00%	38,995,055	100.00%	1,697.59
Irrigated Total					
	272,032.14	84.62%	1,605,704,260	91.50%	5,902.63
Dry Total					
	21,459.30	6.68%	103,734,950	5.91%	4,834.03
Grass Total					
	22,970.80	7.15%	38,995,055	2.22%	1,697.59
72. Waste	2,151.27	0.67%	1,936,110	0.11%	899.98
73. Other	2,851.93	0.89%	4,432,135	0.25%	1,554.08
74. Exempt	1,213.05	0.38%	6,190,290	0.35%	5,103.08
75. Market Area Total	321,465.44	100.00%	1,754,802,510	100.00%	5,458.76

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	48.55	295,075	319.74	1,906,450	271,663.85	1,603,502,735	272,032.14	1,605,704,260
77. Dry Land	25.21	123,415	22.83	110,940	21,411.26	103,500,595	21,459.30	103,734,950
78. Grass	1.16	2,030	34.22	59,025	22,935.42	38,934,000	22,970.80	38,995,055
79. Waste	1.19	1,070	0.87	785	2,149.21	1,934,255	2,151.27	1,936,110
80. Other	0.00	0	0.00	0	2,851.93	4,432,135	2,851.93	4,432,135
81. Exempt	0.58	2,280	5.27	0	1,207.20	6,188,010	1,213.05	6,190,290
82. Total	76.11	421,590	377.66	2,077,200	321,011.67	1,752,303,720	321,465.44	1,754,802,510

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	272,032.14	84.62%	1,605,704,260	91.50%	5,902.63
Dry Land	21,459.30	6.68%	103,734,950	5.91%	4,834.03
Grass	22,970.80	7.15%	38,995,055	2.22%	1,697.59
Waste	2,151.27	0.67%	1,936,110	0.11%	899.98
Other	2,851.93	0.89%	4,432,135	0.25%	1,554.08
Exempt	1,213.05	0.38%	6,190,290	0.35%	5,103.08
Total	321,465.44	100.00%	1,754,802,510	100.00%	5,458.76

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 Acreages	721	19,106,645	707	24,843,715	754	123,349,642	1,475	167,300,002	1,302,795
83.2 Aurora	153	2,472,050	1,669	46,126,205	1,752	209,866,090	1,905	258,464,345	3,020,600
83.3 Coyote Bluffs (shoups)	0	0	0	0	3	103,125	3	103,125	0
83.4 Erickson Est	1	29,720	5	369,510	5	1,457,870	6	1,857,100	323,775
83.5 Giltner	24	253,870	175	2,818,035	175	14,568,271	199	17,640,176	702,455
83.6 Hampton	10	110,355	201	3,916,385	201	20,092,420	211	24,119,160	389,190
83.7 Hillcrest View Sub	0	0	6	300,000	6	929,760	6	1,229,760	3,065
83.8 Hordville	20	243,410	60	124,270	62	3,631,780	82	3,999,460	90,055
83.9 Koskovich Sub	0	0	2	96,075	2	118,085	2	214,160	0
83.10 Lac Denado	14	152,425	20	938,325	20	2,316,445	34	3,407,195	542,625
83.11 Mariposa Lake	56	2,082,885	16	2,505,810	16	5,976,030	72	10,564,725	1,366,355
83.12 Marquette (& Kronborg)	20	34,215	120	406,990	121	6,275,960	141	6,717,165	168,210
83.13 Over The Hill	0	0	1	93,405	11	99,480	11	192,885	0
83.14 Paradise Lake	2	15,995	13	420,765	13	2,318,675	15	2,755,435	126,850
83.15 Phillips	18	286,110	139	2,062,480	139	10,115,480	157	12,464,070	110,515
83.16 Platte View Est	10	320,575	51	4,801,125	51	21,262,975	61	26,384,675	1,938,900
83.17 Rathjes	1	128,500	0	0	28	734,325	29	862,825	11,000
83.18 Rural	42	1,687,730	17	794,855	27	3,443,945	69	5,926,530	324,285
83.19 Stockham	50	57,555	26	57,735	26	1,090,475	76	1,205,765	0
83.20 Sunset Terrace	2	55,510	43	1,454,830	43	6,140,300	45	7,650,640	0
83.21 Timbercove	3	77,210	18	1,709,195	18	4,693,645	21	6,480,050	291,260
83.22 Timberosa Lake	1	413,320	0	0	3	65,010	4	478,330	0
83.23 Turtle Beach	6	271,130	39	3,285,130	39	9,302,460	45	12,858,720	185,770
83.24 Valley View	17	710,920	8	600,230	8	2,164,425	25	3,475,575	321,570
83.25 Willow Bend	4	83,335	75	5,855,215	76	10,436,330	80	16,374,880	122,805
84 Residential Total	1,175	28,593,465	3,411	103,580,285	3,599	460,553,003	4,774	592,726,753	11,342,080

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Aurora	68	2,689,735	241	10,671,605	251	112,591,035	319	125,952,375	4,341,960
85.2	Giltner	4	102,340	18	273,990	21	4,583,210	25	4,959,540	0
85.3	Hampton	9	126,740	31	496,390	32	5,029,470	41	5,652,600	0
85.4	Hordville	1	710	8	19,475	9	1,911,405	10	1,931,590	0
85.5	Marquette (& Kronborg)	4	5,990	21	46,070	23	1,838,975	27	1,891,035	4,370
85.6	Phillips	2	6,475	7	41,470	9	409,930	11	457,875	0
85.7	Rural	16	859,605	53	5,949,980	81	69,331,050	97	76,140,635	1,199,940
85.8	Stockham	3	4,020	2	5,350	2	92,750	5	102,120	0
86	Commercial Total	107	3,795,615	381	17,504,330	428	195,787,825	535	217,087,770	5,546,270

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

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	12,586.42	54.79%	22,028,150	56.49%	1,750.15
88. 1G	1,214.11	5.29%	2,063,990	5.29%	1,700.00
89. 2G1	6,022.89	26.22%	9,938,025	25.49%	1,650.04
90. 2G	2,240.31	9.75%	3,584,475	9.19%	1,599.99
91. 3G1	784.66	3.42%	1,216,225	3.12%	1,550.00
92. 3G	25.30	0.11%	37,950	0.10%	1,500.00
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	97.11	0.42%	126,240	0.32%	1,299.97
95. Total	22,970.80	100.00%	38,995,055	100.00%	1,697.59
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	22,970.80	100.00%	38,995,055	100.00%	1,697.59
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	22,970.80	100.00%	38,995,055	100.00%	1,697.59

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

41 Hamilton

	2020 CTL County Total	2021 Form 45 County Total	Value Difference (2021 form 45 - 2020 CTL)	Percent Change	2021 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	565,444,560	590,887,708	25,443,148	4.50%	11,272,995	2.51%
02. Recreational	1,236,230	1,839,045	602,815	48.76%	69,085	43.17%
03. Ag-Homesite Land, Ag-Res Dwelling	50,539,680	51,856,935	1,317,255	2.61%	916,625	0.79%
04. Total Residential (sum lines 1-3)	617,220,470	644,583,688	27,363,218	4.43%	12,258,705	2.45%
05. Commercial	128,002,285	133,591,980	5,589,695	4.37%	5,546,270	0.03%
06. Industrial	83,189,305	83,495,790	306,485	0.37%	0	0.37%
07. Total Commercial (sum lines 5-6)	211,191,590	217,087,770	5,896,180	2.79%	5,546,270	0.17%
08. Ag-Farmsite Land, Outbuildings	58,643,230	61,045,620	2,402,390	4.10%	1,210,120	2.03%
09. Minerals	360	360	0	0.00	0	0.00%
10. Non Ag Use Land	0	0	0			
11. Total Non-Agland (sum lines 8-10)	58,643,590	61,045,980	2,402,390	4.10%	1,210,120	2.03%
12. Irrigated	1,604,708,050	1,605,704,260	996,210	0.06%		
13. Dryland	104,573,435	103,734,950	-838,485	-0.80%		
14. Grassland	39,256,915	38,995,055	-261,860	-0.67%		
15. Wasteland	1,925,170	1,936,110	10,940	0.57%		
16. Other Agland	4,107,025	4,432,135	325,110	7.92%		
17. Total Agricultural Land	1,754,570,595	1,754,802,510	231,915	0.01%		
18. Total Value of all Real Property (Locally Assessed)	2,641,626,245	2,677,519,948	35,893,703	1.36%	19,015,095	0.64%

2021 Assessment Survey for Hamilton County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	One
2.	Appraiser(s) on staff:
	None
3.	Other full-time employees:
	Two--and both hold Assessor certificates
4.	Other part-time employees:
	None
5.	Number of shared employees:
	None
6.	Assessor's requested budget for current fiscal year:
	\$189,825
7.	Adopted budget, or granted budget if different from above:
	Same
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$34,885
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	N/A
10.	Part of the assessor's budget that is dedicated to the computer system:
	CAMA & MIPS = \$17,435; GIS & County Webpage = \$12,160 (these are part of the reappraisal budget); Computer maintenance and repairs = \$1,500.
11.	Amount of the assessor's budget set aside for education/workshops:
	\$2,900, consisting of \$800 for fees, \$850 for mileage, \$1,200 for lodging and \$50 for meals.
12.	Amount of last year's assessor's budget not used:
	\$100.96 left in general budget. \$1,706 left in reappraisal budget.

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
3.	Personal Property software:
	MIPS
4.	Are cadastral maps currently being used?
	No, but referenced, at times for estimated age of rural outbuildings.
5.	If so, who maintains the Cadastral Maps?
	No longer updated.
6.	Does the county have GIS software?
	Yes
7.	Is GIS available to the public? If so, what is the web address?
	Yes, at https://hamilton.gworks.com
8.	Who maintains the GIS software and maps?
	Office staff and gWorks backs up data nightly.
9.	What type of aerial imagery is used in the cyclical review of properties?
	gWorks and Google Earth.
10.	When was the aerial imagery last updated?
	gWorks 2020, Google Earth 2019.

C. Zoning Information

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

3.	What municipalities in the county are zoned?
	All seven municipalities.
4.	When was zoning implemented?
	1974

D. Contracted Services

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

E. Appraisal /Listing Services

1.	List any outside appraisal or listing services employed by the county for the current assessment year
	None for the current assessment year.
2.	If so, is the appraisal or listing service performed under contract?
	N/A
3.	What appraisal certifications or qualifications does the County require?
	N/A
4.	Have the existing contracts been approved by the PTA?
	N/A
5.	Does the appraisal or listing service providers establish assessed values for the county?
	N/A

2021 Residential Assessment Survey for Hamilton County

1.	Valuation data collection done by:														
	Assessor and staff														
2.	List the valuation group recognized by the County and describe the unique characteristics of each:														
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; 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>Aurora: All parcels located within the city of Aurora. Aurora is the county seat and largest town in Hamilton County, with an estimated population of 4,480. The hub for most activities in the area, Aurora is located in the middle of Hamilton County; 3 miles north of Interstate 80 and at the intersection of Highways 14 and 34. The downtown Central Park Square business district has a variety of active retail stores which is located on all four sides of the Courthouse. The housing market is quite active with no signs of slowing down. New subdivisions are continually being developed. Rental properties are many but few are available at any given time. Seniors are in good hands with plenty of retirement housing. Among the big draws to Aurora are the school system and the Memorial Hospital/Wortman Surgical Center. Indoor and outdoor sports fields are active</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Acreage. Parcels in the rural areas of the county with 20 acres or less.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Includes: Giltner Hampton Homes in these two towns vary in size, style, quality, and condition, but are subject to the same economic market. Both towns each contain a school district.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Includes: Hillcrest, Sunset Terrace, Paradise Lake. Three subdivisions near the Platte River that are within a mile of each other and contain similar dwellings. They have the same general market.</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Includes: Hordville Marquette Phillips Stockham These relatively small towns have little economic growth and contain no schools.</td> </tr> <tr> <td style="text-align: center;">6</td> <td>Includes: Lac Denado, Willow Bend These lake property areas contain older improvements. Both seasonal and year-round dwellings exist.</td> </tr> </tbody> </table>		<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Aurora: All parcels located within the city of Aurora. Aurora is the county seat and largest town in Hamilton County, with an estimated population of 4,480. The hub for most activities in the area, Aurora is located in the middle of Hamilton County; 3 miles north of Interstate 80 and at the intersection of Highways 14 and 34. The downtown Central Park Square business district has a variety of active retail stores which is located on all four sides of the Courthouse. The housing market is quite active with no signs of slowing down. New subdivisions are continually being developed. Rental properties are many but few are available at any given time. Seniors are in good hands with plenty of retirement housing. Among the big draws to Aurora are the school system and the Memorial Hospital/Wortman Surgical Center. Indoor and outdoor sports fields are active	2	Acreage. Parcels in the rural areas of the county with 20 acres or less.	3	Includes: Giltner Hampton Homes in these two towns vary in size, style, quality, and condition, but are subject to the same economic market. Both towns each contain a school district.	4	Includes: Hillcrest, Sunset Terrace, Paradise Lake. Three subdivisions near the Platte River that are within a mile of each other and contain similar dwellings. They have the same general market.	5	Includes: Hordville Marquette Phillips Stockham These relatively small towns have little economic growth and contain no schools.	6	Includes: Lac Denado, Willow Bend These lake property areas contain older improvements. Both seasonal and year-round dwellings exist.
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7	Includes: Over the Hill Lake, Rathje's Resort, Coyote Bluffs. Over the Hill Lake is a man-made lake with seasonal cabins. Rathje's Resort abuts the Platte River and consists of a number of cabins, with a mix of year round, seasonal, and IOLL residences. The overall looks of the homes, as well as the owners' approach to upkeep and maintenance vary. Coyote Bluffs contains three cabins on the river.
8	All Platte View Estates. A completed housing development located one mile from the Platte River and the county line that contains higher-end housing on paved streets lit by street lights. Current home values exceed \$400,000.
9	Turtle Beach, Timber Cove. Turtle Beach is alongside the Platte River. The homes here are good quality and are a permanent residence for the owners. Timber Cove is on a man-made lake and abuts the Platte River and is active with new construction. Most of the property owners live here year-round.
10	Includes: Valley View, Valley View 2nd, Valley View 3rd, Valley View 4th Koskovich Sub, Erickson Estates. Valley View, consisting of 3-4 acre lots, abuts a rural golf course. Koskovich abuts Valley View. Erickson Estates, known for panoramic views, is a small group of relatively new houses.
11	Mariposa Lake. Mariposa Lake is a high-end subdivision with a locked gate that requires a code to gain entry. The entire parcel has now been platted and 71 lots for sale at \$105,000/acre. As of January, 2021, only 45 lots remain and are vacant at this time. New homes are being constructed regularly and all are of very good quality.
AG	Agricultural outbuildings and improvements

3.	List and describe the approach(es) used to estimate the market value of residential properties.
	The cost approach and sales comparison approach are used to estimate value for the residential class.
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?
	Tables provided by the CAMA vendor.
5.	Are individual depreciation tables developed for each valuation group?
	Yes, if there is an adequate number of qualified sales to show that it is needed.
6.	Describe the methodology used to determine the residential lot values?
	The county uses an analysis of vacant residential parcels to establish assessments for the land component of the assessed value. Also improved lot sales help establish the probable value of an improved lot.
7.	How are rural residential site values developed?
	Based on sales. Rural residential (acreages) and farm home sites are valued the same countywide.
8.	Are there form 191 applications on file?

No

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

Sales price, square foot, and location are three of the main criteria that are examined. If there are a number of lots selling in a certain subdivision, that is noted and then taken into account for the following years' revalue of that subdivision. If city wide or village wide the market dictates that vacant lots are selling strong, a possible revaluation of the entire area will be seriously considered. The assessor utilizes discounted cash flow analysis for lots held for resale in a new subdivision.

10.

<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
1	2017	2019	2017	2017
2	2017	2019	2014	2020
3	2017	2019	2020	2021
4	2017	2019	2017	2017
5	2017	2019	2019	2020
6	2015	2019	2020	2020
7	2016	2019	IOLL	2020
8	2017	2019	2018	2021
9	2017	2019	2020	2020
10	2017	2019	2021	2021
11	2017	2019	2014	2021
AG	2017	2019	2014	2020

2021 Commercial Assessment Survey for Hamilton County

1.	Valuation data collection done by:										
	Assessor & Stanard Appraisal Services for commercial and industrial parcels.										
2.	List the valuation group recognized in the County and describe the unique characteristics of each:										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">41</td> <td>(Aurora) All parcels are located within the town of Aurora. Aurora is the county seat and largest town in Hamilton County, with an estimated population of 4,500. It is the hub for most activities in the area, Aurora is located in the middle of Hamilton County; 3 miles north of Interstate 80 and at the intersection of Highways 14 and 34. The downtown Central Park Square business district has a variety of active retail stores which is located on all four sides of the Courthouse. Among the big draws to Aurora are the school system, Memorial Hospital/Wortman Surgical Center with visiting specialists, Chiropractic Clinics and Jim's U-Save Pharmacy. Seniors are in good hands with some retirement housing along with a Senior Center. A long-term medical facility held their groundbreaking this spring. Once completed in the summer of 2018, it will be 42,000 square feet and hold sixty-four beds.</td> </tr> <tr> <td style="text-align: center;">42</td> <td>Includes: Giltner, Hampton. These towns have relatively small commercial districts. Each contains a post office and a bank. They are subject to the same economic market and are comparable based on locational characteristics.</td> </tr> <tr> <td style="text-align: center;">43</td> <td>Includes: Marquette, Stockham, Phillips, Hordville. These are relatively small commercial districts, but are a unique market based on locational characteristics.</td> </tr> <tr> <td style="text-align: center;">44</td> <td>Rural. Consists of parcels lying outside of towns.</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	41	(Aurora) All parcels are located within the town of Aurora. Aurora is the county seat and largest town in Hamilton County, with an estimated population of 4,500. It is the hub for most activities in the area, Aurora is located in the middle of Hamilton County; 3 miles north of Interstate 80 and at the intersection of Highways 14 and 34. The downtown Central Park Square business district has a variety of active retail stores which is located on all four sides of the Courthouse. Among the big draws to Aurora are the school system, Memorial Hospital/Wortman Surgical Center with visiting specialists, Chiropractic Clinics and Jim's U-Save Pharmacy. Seniors are in good hands with some retirement housing along with a Senior Center. A long-term medical facility held their groundbreaking this spring. Once completed in the summer of 2018, it will be 42,000 square feet and hold sixty-four beds.	42	Includes: Giltner, Hampton. These towns have relatively small commercial districts. Each contains a post office and a bank. They are subject to the same economic market and are comparable based on locational characteristics.	43	Includes: Marquette, Stockham, Phillips, Hordville. These are relatively small commercial districts, but are a unique market based on locational characteristics.	44	Rural. Consists of parcels lying outside of towns.
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3.	List and describe the approach(es) used to estimate the market value of commercial properties.										
	The cost approach is the primary method used to estimate value for the commercial class; however, income information and comparable sales (if any) are considered when available. Occasional physical viewing by meeting with property owner's also helps determine if the assessment is correct as far as an occupancy code.										
3a.	Describe the process used to determine the value of unique commercial properties.										
	Physical inspection and joint review with commercial appraiser. Sometimes a comparable sale can be considered using the state sales file query and adjust for the local market.										
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?										
	Depreciation tables are developed by the contract appraiser using information derived from the local market.										

5.	Are individual depreciation tables developed for each valuation grouping?																												
	Yes																												
6.	Describe the methodology used to determine the commercial lot values.																												
	Vacant commercial/industrial lots are valued primarily using current market information from qualified sales. If improved with a dilapidated structure, the cost to cure is considered.																												
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2021 Agricultural Assessment Survey for Hamilton County

1.	Valuation data collection done by:	
	Assessor and staff.	
2.	List each market area, and describe the location and the specific characteristics that make each unique.	
	<u>Market Area</u>	<u>Description of unique characteristics</u>
	1	Market Area 1 consists of the whole county. Primarily irrigated, and relatively flat in topography where farmed, which is primarily the county in its entirety. The more hilly and rougher land areas are located on the Northern border of the County along the Platte River. The Northeast portion, Bluff Precinct, is the most rugged. The Southeast corner of the County, namely Farmer's Valley Precinct, consists more of the pasture lands, and varies in topography. The Southwest corner of the County, namely Scoville Precinct, is predominantly dry land crop farming.
	<u>Year Land Use Completed</u>	2019
3.	Describe the process used to determine and monitor market areas.	
	The county reviews sale information and identifies common characteristics of the parcels. The sales support one market area for the entire county.	
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.	
	Primary use of parcel. Land use by NRD. Acreages (parcels with dwelling under 20 acres) are considered to be rural residential.	
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?	
	Yes, the same value is used as for rural acreages.	
6.	What separate market analysis has been conducted where intensive use is identified in the county?	
	Feedlots are valued countywide at \$4500/ac. Vineyards are also in the Non Ag-Other category in the abstract.	
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.	
	WRP lands are assessed the same as waste at \$900/ac.	
7a.	Are any other agricultural subclasses used? If yes, please explain.	
	No.	
	<i><u>If your county has special value applications, please answer the following</u></i>	
8a.	How many parcels have a special valuation application on file?	
	None.	

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

~2020 Plan of Assessment for Hamilton County~

(For Assessment years 2021, 2022, and 2023)

Date: June 14th, 2020

Plan of Assessment Requirements:

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

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

Real Property Assessment Requirements:

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

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

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

Level of Value, Quality, and Uniformity for Assessment Year 2020:

<u>Property Class</u>	<u>Median</u>
Residential	96%
Commercial	94%
Agricultural Land	72%

The total value of Hamilton County for 2019 was \$2,880,377,057.

As per 2019 Abstract, the county consists of the following:

<u>Type</u>	<u>Parcels</u>
Residential =	4,754
Commercial =	533
Industrial =	27
Recreational =	46
Agricultural =	3,420
Tax Increment Financing =	<u>11</u>
Total =	<u>8,791</u>

Approaches to Value:

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

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

Valuation Groups:

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

The housing market is quite active with very little hint of slowing down. New subdivisions are continually being developed. Rental properties are many but few are available at any given time. There are over 25 multi-family residences in town as well as three mobile home parks.

The downtown Central Park Square business district has a variety of active retail stores, home furnishings store, butcher shop and quaint shops which is located on all four sides of the Courthouse. Among the big draws to Aurora are the school system, Memorial Hospital/Wortman Surgical Center with visiting specialists, Chiropractic Clinics and Jim's U-Save Pharmacy. Seniors are in good hands with plenty of retirement housing, namely Crossroads Courts and East Park Villa, along with a valuable Senior Center. Memorial Community Care and Westfield Quality Care are here for those who need assisted living arrangements. There are diversified churches, banks, attorneys, realtors,

dentists, barber/beauty shops, newspaper and insurance companies and a wonderful Library. Also for entertainment there is 12th Street Cinema, a local library, a newer aquatic parks and the Edgerton Explorit Center alongside the Plainsman Museum. A home furnishings store, several hardware stores, two veterinary clinics, two auto dealerships, two florists, a child care center, restaurants/bars, jewelry store, mini-marts, Griess semi-truck wash, Love's Travel Stop, with several service repair garages, and a grocery store are also supported by local residents. Sports are not forgotten with many baseball/softball/soccer fields as well as the Penner Athletic Court facility for indoor sport activities and Poco Creek, a 9-hole golf course, 4 Diamond sports facility, and Streeter Park. On the edge of Aurora is the municipal airport and the FFA Leadership Center. Within the city limits are several parks that offer a place for family gatherings. Other local businesses included are the Aurora Coop, Pacific Aurora LLC for two ethanol plants, BonnaVilla Homes, Winfield Solutions LLC, Hamilton Telecommunications with many other local businesses that repeatedly support this community and its' varied events.

Aurora is very fortunate to have an active and progressive Chamber of Commerce. The TERC raised all improvements in Aurora City for 2020 by 8% due to its' strong housing market.

Rural Acreages (Valuation Group 2): Rural Acreages (tracts with 20 acres or less) have always been a hot commodity in this county. Once listed (or not) they are promptly sold. There are approximately 680 rural residential properties in Hamilton County.

Giltner and Hampton Villages (Valuation Group 3): Both contain a school and a bank and a Coop grain facility. Subject to the same economic market associated with towns.

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

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

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

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

Platte View Estates (**Valuation Group 8**): A higher-end housing development that has completed all four phases of expansion for a total of 59 lots and all but two lots are sold. There is a paved road through the subdivision as well as street lights. Property values are around \$400,000 and some exceed \$500,000. The homes are very good quality to excellent quality, over 2,000 square footage with attached 3 stall garages and some have walk-out basements. Lots size varies as in 1 acre to 1.86 acres. It is a bedroom community for Grand Island and sales are very strong.

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

Valley View I, II, III & IV, Koskovich Sub & Erickson Estates (**Valuation Group 10**): All of these are rural subdivisions. All of Valley View subs and Koskovich Sub abuts a 9-hole golf course. Valley View 4th is the newest sub with 19 lots and new homes now being due to 7 lots are now sold. Erickson Estates, known for panoramic views, is a group of 6 lots with 4 new homes and one 88'x60' farm utility building and one lot vacant. All lots are over 1.8 acres in size.

Mariposa Lake (**Valuation Group 11**): A high-end rural subdivision that is gated on a man-made lake on sand roads. All lots are over 1.00 acre in size. These newly built homes are of very good to very good quality with the vast majority of the homes over 2,000 square footage with attached 3 stall garages and walk-out basements. This sub is continually having new homes being constructed as lots regularly sell.

Assessment Actions Planned for Assessment Years 2021-2023:

Residential – 2021-2023:

An updated costing program was installed in December 3rd, 2019.

A designated portion of Aurora city is also under review for 2021 revalue.

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

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

The Assessor, with the assistance from her staff, have divided the City of Aurora into five parts to make the 6 year review cycle easier to accomplish.

Aurora City will continue to be priced out in the new CAMA pricing system by the division of the city & its subdivisions. Sketches of dwellings will be updated.

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

It is time in the 6 year review cycle to inspect/revalue Hampton Village and put it on new pricing for 2021.

Rural Residential – 2021-2023:

A market study will be conducted to bring rural residential properties to 100% of market value. Started in 2020, is the recognition of feedlots and vinyards across the County, to be coded as “intensive use” so on the abstract they will listed as “Other Agland”.

The rural residential properties continued to be reviewed and they are now all in a 6 year review cycle.

There are three township acreages to be reviewed for 2021; namely Bluff, South Platte and Otis Precincts.

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

Aerial photos were taken in 2019. They continue to be printed and put into each rural real residential property card.

Commercial – 2021-2023:

An updated costing program was installed in December 3rd, 2019.

The Assessor wants to look at her market of commercial land sales along the corridors of Highway 34 and Highway 14, which intersect in Aurora. She also wants to revalue the commercial properties around the town square, and 1 block off the square as well as Industrial Sub with the assistance of Stanard Appraisal Inc. staff.

The Marquette Aurora Coop facility is the last of the grain facilities that need reviewed and revalued. The Assessor and her hired commercial appraiser will complete this in summer of 2020 for 2021.

Josh Garris, Commercial Appraiser, (employed by Stanard Appraisals Inc.) will assist the Assessor in the valuing commercial properties with in the county for 2021 assessment purposes. The Assessor is continuing to master the commercial appraisal program in the

computer. Sketching is becoming more successful as well as the valuing of structures / site improvements that have currently been reviewed.

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

Pick-up work and zoning/building permits will be conducted by Stanard Appraisal Services, Inc. with verification by the Assessor before being placed on the assessment roll by March 19th of the applicable year.

Agricultural Land – 2021-2023:

The new soils conversion was implemented for 2020.

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

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

General Descriptions

Current Resources:

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

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

Proposed submitted General Budget for July 1, 2020 – June 30, 2021 is \$188,770. The proposed submitted Reappraisal Budget for July 1, 2020 – June 30, 2021 is \$34,500. The Reappraisal Budget includes all the Maintenance agreements for GIS, CAMA, MIPS PC Admin and the web site.

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

The Assessor employs the services of Stanard Appraisal Services, Inc. to review and assess the commercial and industrial properties for the county.

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

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

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

Current Assessment Procedures for Real Property:

On average, 40 deeds per month are received from the Registrar of Deeds that affect this office. Real Estate transfer statements are handled daily. Ownership changes are made in the administrative package and updated on the website daily. Agricultural and some commercial sales are verified by telephone call and physical inspections as necessary. Most residential sales are inspected and new photos taken. Also all residential sale grantees are mailed out a questionnaire on their property. This office has a great percentage of these returned to us in a timely manner. Zoning/building permits are constantly being verified in the field. Pickup work is to be completed by March 10th of each year.

For fiscal year June 1st, 2019 to June 1st, 2020, an estimated 65 Zoning (building) Permits were filed for improvements to real estate in Aurora City. For Rural and Villages 78 were issued. Occasionally the Assessor and staff discover a new or altered structure, where no permit was issued, and the applicable property record card is updated and a copy of the real estate breakdown & pic of the structure is given to the P&Z person.

Appraisal Property Record Cards for all properties reflect the current owner and their mailing address, the latest purchase price with a copy of the recorded deed or similar instrument. If the property is improved, a situs address, photos and a sketch of the dwelling/commercial building(s) is included. The aerial photos therein reflect the date of Dec, Jan, Feb, March 2019. When a survey exists, the property record card acres match.

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

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

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

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

The CAMA pricing system is 2019 for Residential and Commercial. Depreciation studies are done yearly in the areas that are scheduled for review or have been determined through ratio studies that need review. The cost approach is used to establish the cost new and depreciation is used to bring the properties to market value. The income approach is also used on the commercial and some of the industrial properties by Stanard Appraisal Services, Inc. for the Assessor.

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

Agricultural land values are established yearly. The entire County remains in one market area. Land use is also being updated as the owners have been reporting their acres to the Assessor’s office. Our office has been working in cooperation with the Upper Big Blue NRD and Central Platte NRD offices to report land use to assist them in allocating water for irrigation.

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

Notices of Valuation Change are mailed to the property owners on or before June 1st. There were approximately 6,475 printed and mailed out on June 1st, 2020.

Current Assessment Procedures for Personal Property

Out of an estimated 1390 Personal Property Schedules, approximately 430 were filed with this office on line. Sadly, over 400 Personal Property Schedules were delinquent as of May 1, 2020. No penalties will be assessed this year upon instruction by Governor Pete Ricketts, as per Executive Order 20-17 due to COVID 19.

Current Assessment Procedures for Homestead Exemptions

The Assessor and her staff currently receive approximately 360 Homestead Exemptions in the office. Quite a few of the applicants need assistance and rely upon this staff in correctly filling out their forms. The County Assessor arranges personal visits to the residence of several homestead applicants to assist in the filing process of their Homestead Exemption forms. Reminders were mailed out June 12th, for 110 of those who have not yet filed for 2020.

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

1. Appraisal cards can be updated daily, but generally annually. Ownership changes are made as the 521 transfers attached to recorded deeds are given to the Assessor's offices from the Register of Deeds. The sales are 'worked' and exported via internet to the Nebraska Department of Revenue Property Assessment Division. Splits and subdivision changes are made as they become available to the Assessor's office. Some come from the County Clerk, through a filed survey and/or deed, and some are discovered and printed from the Nebraska State Surveyor's webpage. These are updated in the GIS system at the same time they are changed on the appraisal cards and in the computer Administrative Package.
2. Assessor, often with the help of her staff, annually prepare and file Assessor Administrative Reports required by law/regulation as follows:
 - a. Abstracts (Real and Personal Property)
 - b. Assessor Survey
 - c. Sales information to Department of Revenue rosters & annual Assessed Value Update w/Abstract
 - d. Certification of Value to Political Subdivisions
 - e. School District Taxable Value Report
 - f. Homestead Exemption Tax Loss Report
 - g. Certificate of Taxes Levied Report
 - h. Report of all exempt property and taxable government owned property
 - i. Annual 3 Year Plan of Assessment Report
3. Personal Property: administer annual filing of approximately 1400 Schedules, prepare subsequent notices for incomplete filings.

4. Permissive Exemptions: administer annual filings of Applications for new or continued exempt use, review and make recommendations to County Board of Equalization.
5. Taxable Government Owned Property: annual review of government owned property not used for public purpose, send notices of intent to tax, etc.
6. Homestead Exemptions: administer approximately 360 annual filings of Homestead Exemptions Applications, conduct the approval/denial process along with proper taxpayer notifications.
7. A copy machine is available for appraisers to make copies and get a receipt for monies paid for said copies. A fee sheet is submitted monthly to the County Board.
8. Centrally Assessed: review of valuations as certified by Nebraska Department of Revenue Property Assessment Division for railroads and public service entities, establish assessment records and tax billing for tax list.
9. Tax Increment Financing: management of record/valuation information for properties in Community Redevelopment Projects for proper reporting on administrative reports and allocation of ad valorem tax.
10. Tax Districts and Tax Rates: management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.
11. Tax Lists: prepare and certify tax lists to County Treasurer for real property, personal property, centrally assessed and Nebraska Game & Parks.
12. Tax List Corrections: prepare tax correction documents to inform the County Board of Equalization of changes in value and for the Chairman's signature.
13. Assist the County Clerk & County Treasurer in verifying/checking the new levies that are set county wide each year.
14. County Board of Equalization: either the Assessor or her Deputy attend County Board of Equalization meetings for valuation protests (providing requested information) and also regular meetings of CBE for tax corrections, 3 Year Plan, cemetery report, permissive exemptions, etc.
15. Prepare the Physical Visitation Map and Daily Schedule for County Board of Equalization field reviews on all protested properties. In the past, this Assessor physically visits every protested property in the County. At the request of the Assessor at least one county Commissioner accompanies her and one of her staff. She is very appreciative of any Commissioners that can assist her with this

challenging process. On all commercial properties, a Stanard Appraisal Inc. employee accompanies the Assessor. For 2020, due to the COVID 19, interior physical inspections of dwellings was not completed.

16. Tax Equalization & Review Commission Appeals: prepare information and attend taxpayer appeal hearings before TERC, update County Attorney to accompany Assessor to said hearing(s). Defend valuation set by the County Board of Equalization. Encourage County Board of Equalization officials to attend to said hearing(s). Continue to do my very best to work with the property owners and County Board of Equalization on an agreement of a taxable value on protested properties, thus avoiding a TERC filing by said property owners.
17. TERC Statewide Equalization: attend hearings if applicable to county, to defend values, and/or implement orders of the TERC.
18. Education: Assessor Education – attend meetings, workshops and education classes to obtain required hours of continuing education to maintain assessor certification. The four certificate holders of the assessor’s office will meet their 60 hours of education in a four year period to maintain their certification. The Assessment Clerks will attend some of the monthly Central District Association meetings with the County Assessor and/or her Deputy.
19. Safety procedures are practiced to the highest degree possible in this office. The Sheriff’s office is notified of a work area before any staff leaves the office for assessment work in the county. It is office policy and mandatory that “in house” appraisal staff is always sent out in ‘pairs’ for field assessment work. The county vehicle is equipped with pepper spray and orange safety vests, tape measures, county & village maps, office supplies, extra winter gear as well as toilet paper, flashlight, binoculars & dog biscuits.
20. The Assessor and/or at least one of her staff will attempt to continue to attend the monthly Central Nebraska County Assessors Association meetings. In attendance are also Liaisons from the same area and, at times, state employees.
21. The Assessor will continue to e-mail press releases from the State to the Aurora News Register for their publication for the public.
22. The Assessor and her staff know that any questions/concerns/problems that arise in the office can be handled quickly, by a phone call or email to the Department of Revenue Property Assessment Division. A listing of those employees by their specialty area is available to the Assessor and her staff.
23. This office will work diligently to comply with Nebraska § 77-1311.03 to follow a six year cycle on an inspection and review of properties in this county to achieve uniform & proportionate values.

Other commitments by this County Assessor:

24. She currently sits as the Past President for the NACO Central District Executive Board. Her term is for 2 years starting March 2018 to March 2020. Due to COVID 19, the NACO CD March (Spring) meeting was cancelled. Her term will end in September (Fall) meeting if it is held.
25. She is a member of the Board of Directors of MIPS, Inc. representing the Assessors state wide that are using MIPS programs. Her term ends December, 2021.
26. The Assessor remains on the Rent Restricted Housing Projects Valuation Committee that meets annually from September through November to set the cap rate to be used by Nebraska counties state-wide on such housing projects. This appointed term is indefinite.

In Conclusion:

My exceptionally skilled staff & I do the very best we can with the monies budgeted and the time allotted to maintain an efficient and professional office. We will continue to be courteous and respectful to property owners, constituents, visitors and co-workers of this fine County.

Patricia E Sandberg
Hamilton County Assessor

As per Nebraska Statute 77-1311.02, a copy of this report was submitted to all five of the members of the Hamilton County Board of Equalization on Monday, July 27th, 2020.