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DEPARTMENT OF REVENUE

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

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

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

For the Tax Commissioner

Sincerely,

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

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

cc: Terra Riggs, Hitchcock 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.

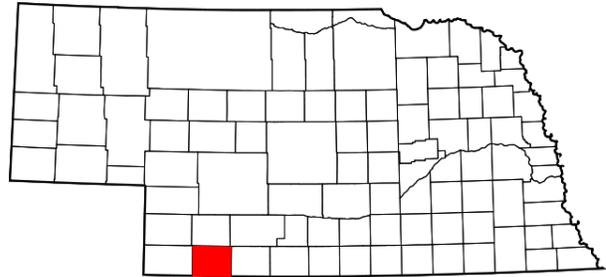
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, if potential issues are identified they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures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

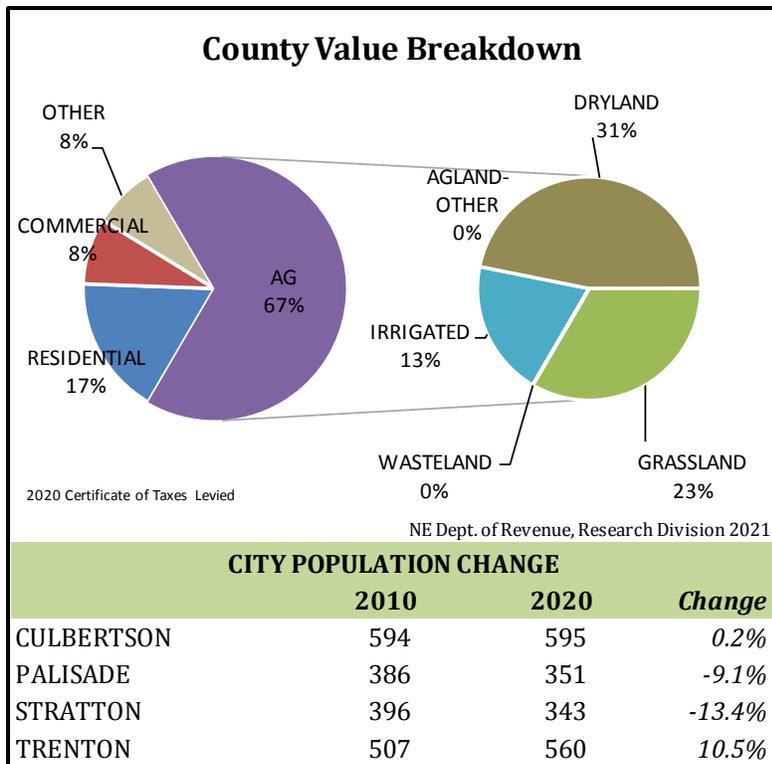
**Further information may be found in Exhibit 94*

County Overview

With a total area of 710 square miles, Hitchcock County has 2,762 residents, per the Census Bureau Quick Facts for 2019, a 5% population decline from the 2010 U.S. Census. Reports indicate that 73% of county residents are homeowners and 88% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$66,244 (2020 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Hitchcock County are evenly disbursed throughout all of the villages; however, Culbertson and Trenton are more active. According to the U.S. Census Bureau, there are 70 employer establishments with total employment of 397, a slight decrease in employment from the prior year.



Agricultural land accounts for the majority of the valuation base in the county. A mix of grass and dry land makes up a majority of the land in the county. Hitchcock County is included in the Middle Republican Natural Resources District (NRD).

The ethanol plant located in Trenton also contributes to the local agricultural economy.

2021 Residential Correlation for Hitchcock County

Assessment Actions

Residential parcels in Trenton and Culbertson were physically reviewed in 2020 by the county assessor's office staff. Rural residential land values were increased by \$2,000 to \$22,000 for the first acre and acres 2-10 were increased from \$2,500 to \$3,000 an acre. Additional acres are \$1,000 each.

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 county assessor has qualified 65% of sales for measurement, which is within the typical range statewide. Review of both qualified and non-qualified sales rosters indicated there was no apparent bias in the qualification determinations by the assessor.

Depreciation tables were updated in 2017 for the entire residential class and the costing manual is from 2014. The county meets the six-year inspection and review requirement and all residential parcels have been physically inspected since 2018.

The county assessor has a written valuation methodology which details the assessment practices.

Description of Analysis

Five residential valuation groups are utilized to adequately represent the economic differences throughout the county.

Valuation Group	Description
1	Culbertson
2	Trenton
3	Stratton, Palisade
4	Rural Residential
5	Laker's N Shore & Swanson Lake Cabins

For the overall residential class the statistical sample has a median within range. The weighted mean is low and the mean is slightly high. The COD is above the IAAO recommended range and the PRD is also high.

The PRD is impacted by outliers, particularly in Valuation Group 3. The small Valuation Groups 4 and 5 are impacting the median of the overall class. Valuation Groups 4 and 5 have a small number of sales and are low and high, respectively. The assessor increased land values for rural residential land this year and has prioritized a rural residential review for the 2022 assessment year.

2021 Residential Correlation for Hitchcock County

Valuation Groups 1, 2, and 3 each have a sufficient number of sales for measurement analysis and all have a median within range.

A comparison of the 2021 County Abstract of Assessment for Real Property Form 45, to the 2020 Certificate of Taxes Levied Report (CTL), show the general residential population and the sample changed at a similar rate supporting that the changes made to the residential class of property were equitably applied.

Equalization and Quality of Assessment

A review of the statistics with sufficient sales and assessment practices suggests that assessments within the county are valued within the acceptable parameters, and therefore considered equalized. The quality of assessment of the residential property in Hitchcock County complies with generally accepted mass appraisal techniques.

VALUATION GROUP RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	13	98.28	99.36	95.17	09.13	104.40
2	14	92.78	101.40	93.15	18.53	108.86
3	38	95.13	105.73	86.83	34.65	121.77
4	6	76.47	80.18	76.73	19.16	104.50
5	4	87.72	85.97	85.11	11.35	101.01
____ALL____	75	91.99	100.72	85.98	25.75	117.14

Level of Value

Based on analysis of all available information, the level of value for the residential property in Hitchcock County is 92%.

2021 Commercial Correlation for Hitchcock County

Assessment Actions

Commercial properties in Hitchcock County were physically reviewed in 2020. Costing was updated as well as quality and condition. Industrial properties were appraised by a contract appraiser this year.

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.

An analysis of sales qualification revealed that the county assessor qualifies sales at a rate near the state average. All commercial properties in the county are in the same valuation group, which is reflective of the limited number of commercial properties and sales.

The commercial class was physically reviewed in 2020 as part of the two-year project to revalue commercial properties. Depreciation tables were updated in 2013, costing is dated 2018 and lot values were updated in 2020.

Description of Analysis

Commercial property in Hitchcock County is in one valuation group as the limited market does not support additional valuation groups. With only six sales, the small number of sales is reason for caution in reliance upon statistical analysis for determination of uniformity and quality in assessment. All three measures of central tendency are within the acceptable range. The COD is within range and the PRD is slightly high.

The statistical sample and the 2021 County Abstract of Assessment, Form 45 Compared with the 2020 Certificate of Taxes Levied Report (CTL) indicate that the population changed in a similar manner to the sales. Changes to the population and sales sample reflect the stated assessment actions of a reappraisal in Hitchcock County.

Equalization and Quality of Assessment

While the statistical sample size is too small for measurement purposes, review of the assessment practices demonstrate that the assessment practices are uniform and equalized. The quality of assessment for the commercial class of real property in Hitchcock County complies with generally accepted mass appraisal techniques.

2021 Commercial Correlation for Hitchcock County

Level of Value

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

2021 Agricultural Correlation for Hitchcock County

Assessment Actions

The assessor's office is conducting a two-year agricultural parcel review utilizing aerial imagery and is partway done with the review. Rural residential land values, including agricultural homes, were increased by \$2,000 to \$22,000 for the first acre.

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.

Agricultural land in Hitchcock County is identified in two market areas. The majority of the agricultural land is in Market Area 1. Only the parcels that touch the Republican River are in Market Area 2, as this region is influenced by recreational factors and is subject to special value.

The assessor qualifies a typical percentage of agricultural sales. Land use for the entire county was reviewed in 2021. Agricultural homes were physically inspected in 2018-2019. Lot values were updated this year. Depreciation tables are dated 2017 and costing is applied for agricultural homes is dated 2014.

Description of Analysis

All three measures of central tendency for agricultural land in the measurement study are within range. The COD is also within the acceptable range. All sales were in Market Area 1. When stratified by 80% Majority Land Use (MLU), only dryland has enough sales for statistical analysis and is in range. Grassland is also in range with few sales and irrigated land sales are high. There are few irrigated land sales in southwest Nebraska, making it difficult to rely upon statistical analysis for measurement. Rather, comparison to neighboring county values using the Average Acre Value Comparison table shows that Hitchcock irrigated land values are equalized with Hayes County and lower than other neighboring counties. Thus, the statistics indicating that irrigated land is overvalued is not a reliable source for determining value.

Equalization and Quality of Assessment

Review of the statistics with sufficient sales and assessment practices indicate that the Hitchcock County Assessor has achieved equalization within the county and with the surrounding counties. Agricultural homes and outbuildings have been valued using the same valuation process as rural residential improvements and are equalized at the statutorily required level. The quality of assessment of the agricultural class of property complies with generally accepted mass appraisal techniques.

2021 Agricultural Correlation for Hitchcock County

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	5	87.96	82.43	72.60	19.18	113.54
1	5	87.96	82.43	72.60	19.18	113.54
<u>Dry</u>						
County	20	71.53	69.60	68.62	09.10	101.43
1	20	71.53	69.60	68.62	09.10	101.43
<u>Grass</u>						
County	7	73.91	78.60	80.95	11.68	97.10
1	7	73.91	78.60	80.95	11.68	97.10
<u>ALL</u>						
	42	72.70	73.69	72.91	12.49	101.07

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Hitchcock County is 73%.

Special Valuation

A review of agricultural land value in Hitchcock County in areas that have other non-agricultural influences indicates that the assessed values used are similar to the values used in the portion of Market Area 1 where no non-agricultural influences exist. Therefore, it is the opinion of the Property Tax Administrator that the level of value for Special Valuation of agricultural land is 73%.

2021 Opinions of the Property Tax Administrator for Hitchcock County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	92	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	73	Meets generally accepted mass appraisal techniques.	No recommendation.
Special Valuation of Agricultural Land	73	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
Property Tax Administrator



APPENDICES

2021 Commission Summary for Hitchcock County

Residential Real Property - Current

Number of Sales	75	Median	91.99
Total Sales Price	\$5,523,999	Mean	100.72
Total Adj. Sales Price	\$5,523,999	Wgt. Mean	85.98
Total Assessed Value	\$4,749,510	Average Assessed Value of the Base	\$53,014
Avg. Adj. Sales Price	\$73,653	Avg. Assessed Value	\$63,327

Confidence Interval - Current

95% Median C.I	87.50 to 101.81
95% Wgt. Mean C.I	80.05 to 91.91
95% Mean C.I	92.82 to 108.62
% of Value of the Class of all Real Property Value in the County	13.89
% of Records Sold in the Study Period	4.73
% of Value Sold in the Study Period	5.66

Residential Real Property - History

Year	Number of Sales	LOV	Median
2020	92	94	94.38
2019	95	96	95.85
2018	94	97	96.68
2017	104	97	96.56

2021 Commission Summary for Hitchcock County

Commercial Real Property - Current

Number of Sales	6	Median	99.42
Total Sales Price	\$446,000	Mean	97.22
Total Adj. Sales Price	\$446,000	Wgt. Mean	92.37
Total Assessed Value	\$411,950	Average Assessed Value of the Base	\$239,643
Avg. Adj. Sales Price	\$74,333	Avg. Assessed Value	\$68,658

Confidence Interval - Current

95% Median C.I	74.13 to 111.07
95% Wgt. Mean C.I	73.85 to 110.88
95% Mean C.I	84.04 to 110.40
% of Value of the Class of all Real Property Value in the County	8.88
% of Records Sold in the Study Period	2.68
% of Value Sold in the Study Period	0.77

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2020	7	100	58.97
2019	13	100	94.82
2018	16	100	95.14
2017	14	100	97.00

**44 Hitchcock
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 : 75
 Total Sales Price : 5,523,999
 Total Adj. Sales Price : 5,523,999
 Total Assessed Value : 4,749,510
 Avg. Adj. Sales Price : 73,653
 Avg. Assessed Value : 63,327

MEDIAN : 92
 WGT. MEAN : 86
 MEAN : 101
 COD : 25.75
 PRD : 117.14

COV : 34.65
 STD : 34.90
 Avg. Abs. Dev : 23.69
 MAX Sales Ratio : 245.30
 MIN Sales Ratio : 53.92

95% Median C.I. : 87.50 to 101.81
 95% Wgt. Mean C.I. : 80.05 to 91.91
 95% Mean C.I. : 92.82 to 108.62

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-18 To 31-DEC-18	13	102.25	123.01	101.17	34.96	121.59	62.48	245.30	87.85 to 185.80	52,842	53,458
01-JAN-19 To 31-MAR-19	8	94.89	101.69	77.53	33.60	131.16	55.17	188.58	55.17 to 188.58	38,563	29,896
01-APR-19 To 30-JUN-19	7	93.25	108.02	89.41	28.21	120.81	69.58	158.75	69.58 to 158.75	45,057	40,284
01-JUL-19 To 30-SEP-19	11	89.26	91.03	92.57	11.11	98.34	67.53	113.49	78.39 to 103.76	68,264	63,190
01-OCT-19 To 31-DEC-19	5	89.65	97.42	99.16	10.82	98.25	86.98	117.04	N/A	52,100	51,664
01-JAN-20 To 31-MAR-20	6	90.84	87.18	75.89	24.93	114.88	53.92	125.86	53.92 to 125.86	131,667	99,916
01-APR-20 To 30-JUN-20	12	88.44	95.12	81.06	24.65	117.35	64.43	152.61	70.21 to 118.69	119,938	97,224
01-JUL-20 To 30-SEP-20	13	87.57	94.79	83.68	23.03	113.28	59.77	151.77	65.97 to 103.67	74,808	62,601
<u>Study Yrs</u>											
01-OCT-18 To 30-SEP-19	39	97.00	106.93	92.70	27.76	115.35	55.17	245.30	87.59 to 104.02	52,865	49,005
01-OCT-19 To 30-SEP-20	36	88.61	94.00	81.98	22.27	114.66	53.92	152.61	81.79 to 102.69	96,174	78,842
<u>Calendar Yrs</u>											
01-JAN-19 To 31-DEC-19	31	89.65	98.65	90.17	21.62	109.40	55.17	188.58	86.98 to 103.76	52,752	47,566
<u>ALL</u>	75	91.99	100.72	85.98	25.75	117.14	53.92	245.30	87.50 to 101.81	73,653	63,327

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	13	98.28	99.36	95.17	09.13	104.40	87.20	134.50	89.26 to 102.25	55,645	52,957
2	14	92.78	101.40	93.15	18.53	108.86	70.21	193.75	84.87 to 110.04	65,071	60,614
3	38	95.13	105.73	86.83	34.65	121.77	53.92	245.30	80.53 to 117.04	50,950	44,241
4	6	76.47	80.18	76.73	19.16	104.50	58.69	103.67	58.69 to 103.67	261,167	200,392
5	4	87.72	85.97	85.11	11.35	101.01	64.43	104.02	N/A	96,625	82,240
<u>ALL</u>	75	91.99	100.72	85.98	25.75	117.14	53.92	245.30	87.50 to 101.81	73,653	63,327

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	72	92.62	101.03	85.51	26.33	118.15	53.92	245.30	87.45 to 101.81	73,174	62,569
06	3	87.85	93.15	95.72	06.24	97.32	87.59	104.02	N/A	85,167	81,520
07											
<u>ALL</u>	75	91.99	100.72	85.98	25.75	117.14	53.92	245.30	87.50 to 101.81	73,653	63,327

**44 Hitchcock
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 : 75
 Total Sales Price : 5,523,999
 Total Adj. Sales Price : 5,523,999
 Total Assessed Value : 4,749,510
 Avg. Adj. Sales Price : 73,653
 Avg. Assessed Value : 63,327

MEDIAN : 92
 WGT. MEAN : 86
 MEAN : 101
 COD : 25.75
 PRD : 117.14

COV : 34.65
 STD : 34.90
 Avg. Abs. Dev : 23.69
 MAX Sales Ratio : 245.30
 MIN Sales Ratio : 53.92

95% Median C.I. : 87.50 to 101.81
 95% Wgt. Mean C.I. : 80.05 to 91.91
 95% Mean C.I. : 92.82 to 108.62

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
___ Low \$ Ranges ___												
Less Than 5,000												
Less Than 15,000	8	172.28	166.64	164.44	21.31	101.34	101.13	245.30	101.13 to 245.30	8,038	13,217	
Less Than 30,000	24	109.12	122.37	109.05	33.80	112.21	62.48	245.30	86.98 to 152.61	15,969	17,415	
___ Ranges Excl. Low \$ ___												
Greater Than 4,999	75	91.99	100.72	85.98	25.75	117.14	53.92	245.30	87.50 to 101.81	73,653	63,327	
Greater Than 14,999	67	89.26	92.85	85.06	19.58	109.16	53.92	156.60	85.09 to 99.79	81,488	69,310	
Greater Than 29,999	51	89.65	90.53	84.26	17.94	107.44	53.92	151.77	85.09 to 98.28	100,799	84,932	
___ Incremental Ranges ___												
0 TO 4,999												
5,000 TO 14,999	8	172.28	166.64	164.44	21.31	101.34	101.13	245.30	101.13 to 245.30	8,038	13,217	
15,000 TO 29,999	16	88.07	100.24	97.89	24.80	102.40	62.48	156.60	80.53 to 120.06	19,935	19,514	
30,000 TO 59,999	17	101.74	102.63	102.91	18.56	99.73	55.17	151.77	87.57 to 125.86	45,088	46,399	
60,000 TO 99,999	18	87.53	87.31	87.57	13.14	99.70	64.97	107.14	73.13 to 98.28	75,291	65,935	
100,000 TO 149,999	7	102.69	89.60	87.97	13.47	101.85	59.77	104.02	59.77 to 104.02	119,786	105,371	
150,000 TO 249,999	8	74.20	75.22	75.13	18.49	100.12	53.92	99.79	53.92 to 99.79	195,063	146,548	
250,000 TO 499,999												
500,000 TO 999,999	1	71.93	71.93	71.93	00.00	100.00	71.93	71.93	N/A	620,000	445,955	
1,000,000 +												
___ ALL ___	75	91.99	100.72	85.98	25.75	117.14	53.92	245.30	87.50 to 101.81	73,653	63,327	

44 Hitchcock
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 : 6
Total Sales Price : 446,000
Total Adj. Sales Price : 446,000
Total Assessed Value : 411,950
Avg. Adj. Sales Price : 74,333
Avg. Assessed Value : 68,658

MEDIAN : 99
WGT. MEAN : 92
MEAN : 97
COD : 08.23
PRD : 105.25

COV : 12.92
STD : 12.56
Avg. Abs. Dev : 08.18
MAX Sales Ratio : 111.07
MIN Sales Ratio : 74.13

95% Median C.I. : 74.13 to 111.07
95% Wgt. Mean C.I. : 73.85 to 110.88
95% Mean C.I. : 84.04 to 110.40

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qrtrs</u>												
01-OCT-17 To 31-DEC-17	1	111.07	111.07	111.07	00.00	100.00	111.07	111.07	N/A	30,000	33,320	
01-JAN-18 To 31-MAR-18												
01-APR-18 To 30-JUN-18	1	97.50	97.50	97.50	00.00	100.00	97.50	97.50	N/A	52,000	50,700	
01-JUL-18 To 30-SEP-18												
01-OCT-18 To 31-DEC-18												
01-JAN-19 To 31-MAR-19												
01-APR-19 To 30-JUN-19	1	74.13	74.13	74.13	00.00	100.00	74.13	74.13	N/A	140,000	103,785	
01-JUL-19 To 30-SEP-19												
01-OCT-19 To 31-DEC-19												
01-JAN-20 To 31-MAR-20												
01-APR-20 To 30-JUN-20												
01-JUL-20 To 30-SEP-20	3	101.34	100.21	100.06	02.72	100.15	95.50	103.79	N/A	74,667	74,715	
<u>Study Yrs</u>												
01-OCT-17 To 30-SEP-18	2	104.29	104.29	102.46	06.51	101.79	97.50	111.07	N/A	41,000	42,010	
01-OCT-18 To 30-SEP-19	1	74.13	74.13	74.13	00.00	100.00	74.13	74.13	N/A	140,000	103,785	
01-OCT-19 To 30-SEP-20	3	101.34	100.21	100.06	02.72	100.15	95.50	103.79	N/A	74,667	74,715	
<u>Calendar Yrs</u>												
01-JAN-18 To 31-DEC-18	1	97.50	97.50	97.50	00.00	100.00	97.50	97.50	N/A	52,000	50,700	
01-JAN-19 To 31-DEC-19	1	74.13	74.13	74.13	00.00	100.00	74.13	74.13	N/A	140,000	103,785	
<u>ALL</u>	6	99.42	97.22	92.37	08.23	105.25	74.13	111.07	74.13 to 111.07	74,333	68,658	

VALUATION GROUP											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	6	99.42	97.22	92.37	08.23	105.25	74.13	111.07	74.13 to 111.07	74,333	68,658	
<u>ALL</u>	6	99.42	97.22	92.37	08.23	105.25	74.13	111.07	74.13 to 111.07	74,333	68,658	

PROPERTY TYPE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
02												
03	6	99.42	97.22	92.37	08.23	105.25	74.13	111.07	74.13 to 111.07	74,333	68,658	
04												
<u>ALL</u>	6	99.42	97.22	92.37	08.23	105.25	74.13	111.07	74.13 to 111.07	74,333	68,658	

**44 Hitchcock
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 : 6
 Total Sales Price : 446,000
 Total Adj. Sales Price : 446,000
 Total Assessed Value : 411,950
 Avg. Adj. Sales Price : 74,333
 Avg. Assessed Value : 68,658

MEDIAN : 99
 WGT. MEAN : 92
 MEAN : 97
 COD : 08.23
 PRD : 105.25

COV : 12.92
 STD : 12.56
 Avg. Abs. Dev : 08.18
 MAX Sales Ratio : 111.07
 MIN Sales Ratio : 74.13

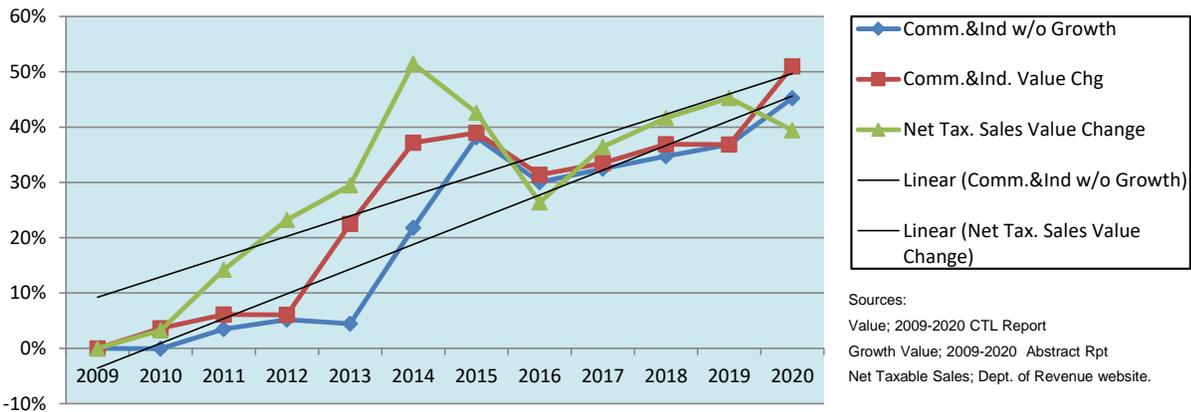
95% Median C.I. : 74.13 to 111.07
 95% Wgt. Mean C.I. : 73.85 to 110.88
 95% Mean C.I. : 84.04 to 110.40

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000												
Less Than 15,000												
Less Than 30,000	1	101.34	101.34	101.34	00.00	100.00	101.34	101.34	N/A	19,000	19,255	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	6	99.42	97.22	92.37	08.23	105.25	74.13	111.07	74.13 to 111.07	74,333	68,658	
Greater Than 14,999	6	99.42	97.22	92.37	08.23	105.25	74.13	111.07	74.13 to 111.07	74,333	68,658	
Greater Than 29,999	5	97.50	96.40	91.97	09.28	104.82	74.13	111.07	N/A	85,400	78,539	
<u>Incremental Ranges</u>												
0 TO 4,999												
5,000 TO 14,999												
15,000 TO 29,999	1	101.34	101.34	101.34	00.00	100.00	101.34	101.34	N/A	19,000	19,255	
30,000 TO 59,999	2	104.29	104.29	102.46	06.51	101.79	97.50	111.07	N/A	41,000	42,010	
60,000 TO 99,999	1	95.50	95.50	95.50	00.00	100.00	95.50	95.50	N/A	95,000	90,725	
100,000 TO 149,999	2	88.96	88.96	87.18	16.67	102.04	74.13	103.79	N/A	125,000	108,975	
150,000 TO 249,999												
250,000 TO 499,999												
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	6	99.42	97.22	92.37	08.23	105.25	74.13	111.07	74.13 to 111.07	74,333	68,658	

OCCUPANCY CODE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
344	2	87.74	87.74	77.38	15.51	113.39	74.13	101.34	N/A	79,500	61,520	
352	1	103.79	103.79	103.79	00.00	100.00	103.79	103.79	N/A	110,000	114,165	
353	1	95.50	95.50	95.50	00.00	100.00	95.50	95.50	N/A	95,000	90,725	
406	2	104.29	104.29	102.46	06.51	101.79	97.50	111.07	N/A	41,000	42,010	
<u>ALL</u>	6	99.42	97.22	92.37	08.23	105.25	74.13	111.07	74.13 to 111.07	74,333	68,658	

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	\$ 28,656,365	\$ 312,895		\$ 28,343,470	--	\$ 12,600,946	--
2009	\$ 32,841,665	\$ 1,302,405	3.97%	\$ 31,539,260	--	\$ 12,168,856	--
2010	\$ 34,036,055	\$ 1,216,255	3.57%	\$ 32,819,800	-0.07%	\$ 12,565,437	3.26%
2011	\$ 34,844,555	\$ 866,320	2.49%	\$ 33,978,235	-0.17%	\$ 13,898,096	10.61%
2012	\$ 34,833,723	\$ 286,430	0.82%	\$ 34,547,293	-0.85%	\$ 14,997,847	7.91%
2013	\$ 40,221,043	\$ 5,911,472	14.70%	\$ 34,309,571	-1.50%	\$ 15,754,997	5.05%
2014	\$ 45,045,838	\$ 5,045,780	11.20%	\$ 40,000,058	-0.55%	\$ 18,432,285	16.99%
2015	\$ 45,631,943	\$ 265,875	0.58%	\$ 45,366,068	0.71%	\$ 17,354,217	-5.85%
2016	\$ 43,138,323	\$ 430,677	1.00%	\$ 42,707,646	-6.41%	\$ 15,379,068	-11.38%
2017	\$ 43,841,743	\$ 331,310	0.76%	\$ 43,510,433	0.86%	\$ 16,600,146	7.94%
2018	\$ 44,957,814	\$ 711,966	1.58%	\$ 44,245,848	0.92%	\$ 17,235,281	3.83%
2019	\$ 44,947,904	\$ 2,545	0.01%	\$ 44,945,359	-0.03%	\$ 17,675,679	2.56%
2020	\$ 49,583,156	\$ 1,884,860	3.80%	\$ 47,698,296	6.12%	\$ 16,965,349	-4.02%
Ann %chg	3.19%			Average	-0.71%	3.80%	4.09%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2009	-	-	-
2010	-0.07%	3.64%	3.26%
2011	3.46%	6.10%	14.21%
2012	5.19%	6.07%	23.25%
2013	4.47%	22.47%	29.47%
2014	21.80%	37.16%	51.47%
2015	38.14%	38.95%	42.61%
2016	30.04%	31.35%	26.38%
2017	32.49%	33.49%	36.42%
2018	34.72%	36.89%	41.63%
2019	36.85%	36.86%	45.25%
2020	45.24%	50.98%	39.42%

County Number	44
County Name	Hitchcock

44 Hitchcock
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 : 42
 Total Sales Price : 15,252,720
 Total Adj. Sales Price : 15,252,720
 Total Assessed Value : 11,121,365
 Avg. Adj. Sales Price : 363,160
 Avg. Assessed Value : 264,794

MEDIAN : 73
 WGT. MEAN : 73
 MEAN : 74
 COD : 12.49
 PRD : 101.07

COV : 16.61
 STD : 12.24
 Avg. Abs. Dev : 09.08
 MAX Sales Ratio : 108.00
 MIN Sales Ratio : 53.66

95% Median C.I. : 68.61 to 76.53
 95% Wgt. Mean C.I. : 65.05 to 80.78
 95% Mean C.I. : 69.99 to 77.39

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qrtrs</u>												
01-OCT-17 To 31-DEC-17	1	70.78	70.78	70.78	00.00	100.00	70.78	70.78	N/A	225,000	159,260	
01-JAN-18 To 31-MAR-18	8	76.98	77.77	76.48	10.78	101.69	56.57	96.27	56.57 to 96.27	482,603	369,097	
01-APR-18 To 30-JUN-18	7	68.61	68.79	65.25	09.08	105.43	58.74	83.28	58.74 to 83.28	436,418	284,768	
01-JUL-18 To 30-SEP-18												
01-OCT-18 To 31-DEC-18	1	76.01	76.01	76.01	00.00	100.00	76.01	76.01	N/A	412,178	313,295	
01-JAN-19 To 31-MAR-19	5	68.02	68.69	67.14	10.63	102.31	55.05	82.42	N/A	246,530	165,529	
01-APR-19 To 30-JUN-19	5	68.28	76.60	73.97	20.11	103.56	56.80	108.00	N/A	289,668	214,270	
01-JUL-19 To 30-SEP-19												
01-OCT-19 To 31-DEC-19	7	65.07	65.38	64.42	09.96	101.49	53.66	73.91	53.66 to 73.91	334,429	215,442	
01-JAN-20 To 31-MAR-20	5	81.03	84.10	89.89	09.03	93.56	71.14	103.31	N/A	359,760	323,396	
01-APR-20 To 30-JUN-20	2	83.73	83.73	81.26	05.06	103.04	79.49	87.96	N/A	239,500	194,615	
01-JUL-20 To 30-SEP-20	1	72.34	72.34	72.34	00.00	100.00	72.34	72.34	N/A	400,000	289,360	
<u>Study Yrs</u>												
01-OCT-17 To 30-SEP-18	16	72.49	73.41	71.50	10.98	102.67	56.57	96.27	66.95 to 81.32	446,297	319,088	
01-OCT-18 To 30-SEP-19	11	68.28	72.95	71.52	15.03	102.00	55.05	108.00	56.80 to 83.70	281,197	201,117	
01-OCT-19 To 30-SEP-20	15	73.11	74.53	75.79	12.46	98.34	53.66	103.31	65.07 to 81.03	334,587	253,578	
<u>Calendar Yrs</u>												
01-JAN-18 To 31-DEC-18	16	73.39	73.73	71.77	10.90	102.73	56.57	96.27	66.95 to 81.32	457,996	328,715	
01-JAN-19 To 31-DEC-19	17	68.02	69.65	67.84	13.26	102.67	53.66	108.00	57.90 to 73.91	295,411	200,417	
<u>ALL</u>	42	72.70	73.69	72.91	12.49	101.07	53.66	108.00	68.61 to 76.53	363,160	264,794	

AREA (MARKET)											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	42	72.70	73.69	72.91	12.49	101.07	53.66	108.00	68.61 to 76.53	363,160	264,794	
<u>ALL</u>	42	72.70	73.69	72.91	12.49	101.07	53.66	108.00	68.61 to 76.53	363,160	264,794	

44 Hitchcock
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 : 42
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 Avg. Adj. Sales Price : 363,160
 Avg. Assessed Value : 264,794

MEDIAN : 73
 WGT. MEAN : 73
 MEAN : 74
 COD : 12.49
 PRD : 101.07

COV : 16.61
 STD : 12.24
 Avg. Abs. Dev : 09.08
 MAX Sales Ratio : 108.00
 MIN Sales Ratio : 53.66

95% Median C.I. : 68.61 to 76.53
 95% Wgt. Mean C.I. : 65.05 to 80.78
 95% Mean C.I. : 69.99 to 77.39

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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
_____Dry_____											
County	12	69.05	67.53	66.06	10.43	102.23	55.05	82.42	56.80 to 73.11	217,963	143,980
1	12	69.05	67.53	66.06	10.43	102.23	55.05	82.42	56.80 to 73.11	217,963	143,980
_____Grass_____											
County	6	77.11	80.27	82.40	11.91	97.42	68.28	103.31	68.28 to 103.31	491,543	405,048
1	6	77.11	80.27	82.40	11.91	97.42	68.28	103.31	68.28 to 103.31	491,543	405,048
_____ALL_____	42	72.70	73.69	72.91	12.49	101.07	53.66	108.00	68.61 to 76.53	363,160	264,794

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	5	87.96	82.43	72.60	19.18	113.54	53.66	108.00	N/A	354,816	257,587
1	5	87.96	82.43	72.60	19.18	113.54	53.66	108.00	N/A	354,816	257,587
_____Dry_____											
County	20	71.53	69.60	68.62	09.10	101.43	55.05	82.42	64.59 to 73.11	289,961	198,962
1	20	71.53	69.60	68.62	09.10	101.43	55.05	82.42	64.59 to 73.11	289,961	198,962
_____Grass_____											
County	7	73.91	78.60	80.95	11.68	97.10	68.28	103.31	68.28 to 103.31	471,037	381,295
1	7	73.91	78.60	80.95	11.68	97.10	68.28	103.31	68.28 to 103.31	471,037	381,295
_____ALL_____	42	72.70	73.69	72.91	12.49	101.07	53.66	108.00	68.61 to 76.53	363,160	264,794

Hitchcock County 2021 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Hitchcock	1	2480	2480	2355	2355	2275	2275	2195	2195	2448
Hayes	1	2650	2650	2490	2490	2325	2325	2210	2210	2501
Frontier	1	2885	2881	2811	2833	2785	2785	2731	2683	2856
Red Willow	1	2975	2975	2809	2744	2645	1539	2251	2225	2898
Dundy	1	3175	3001	2422	3174	3149	2688	3160	2978	3132
Chase	1	3650	3650	3550	3550	3445	3445	3445	3445	3566
Hitchcock	2	2480	2480	n/a	2355	2275	2275	2195	2195	2418
Red Willow	1	2975	2975	2809	2744	2645	1539	2251	2225	2898
Dundy	1	3175	3001	2422	3174	3149	2688	3160	2978	3132

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Hitchcock	1	1075	1075	1005	1005	935	935	830	830	1045
Hayes	1	n/a	895	805	805	780	780	735	735	863
Frontier	1	1235	1235	1185	1185	1135	n/a	1085	1085	1212
Red Willow	1	1270	1270	1225	1225	1135	1135	1060	1060	1241
Dundy	1	n/a	1280	n/a	855	855	n/a	855	855	1093
Chase	1	n/a	1200	1050	1050	970	n/a	920	920	1128
Hitchcock	2	n/a	1075	n/a	1005	935	n/a	830	830	1003
Red Willow	1	1270	1270	1225	1225	1135	1135	1060	1060	1241
Dundy	1	n/a	1280	n/a	855	855	n/a	855	855	1093

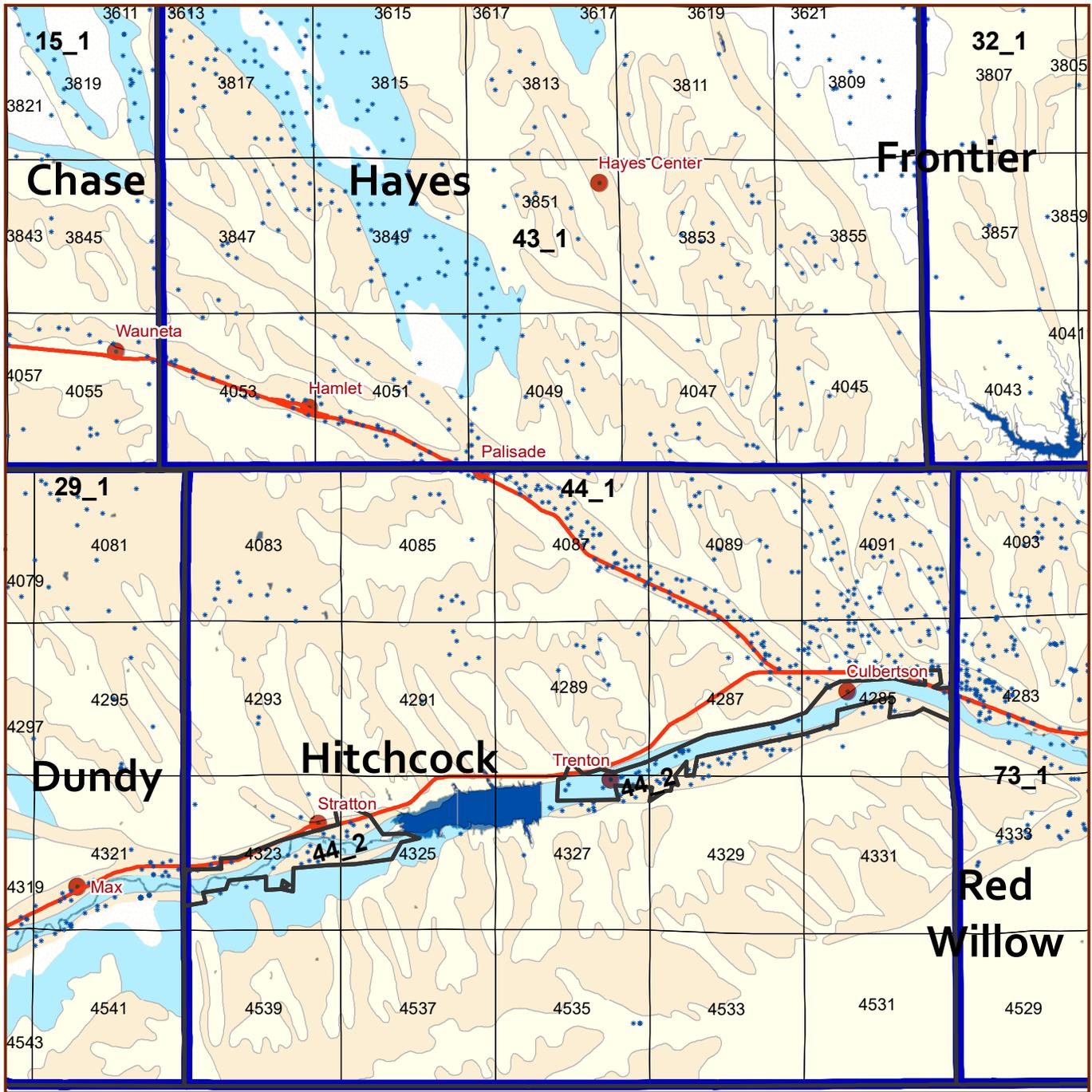
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Hitchcock	1	585	585	585	585	n/a	585	585	585	585
Hayes	1	515	515	n/a	515	515	515	515	515	515
Frontier	1	585	585	585	n/a	585	585	585	585	585
Red Willow	1	984	847	602	589	585	593	596	753	643
Dundy	1	535	535	n/a	535	n/a	535	535	535	535
Chase	1	863	3650	928	1902	3445	561	594	682	605
Hitchcock	2	585	n/a	585	585	n/a	585	585	585	585
Red Willow	1	984	847	602	589	585	593	596	753	643
Dundy	1	535	535	n/a	535	n/a	535	535	535	535

County	Mkt Area	CRP	TIMBER	WASTE
Hitchcock	1	1166	n/a	50
Hayes	1	683	n/a	25
Frontier	1	1070	n/a	n/a
Red Willow	1	1220	585	25
Dundy	1	n/a	n/a	50
Chase	1	697	n/a	20
Hitchcock	2	1554	n/a	50
Red Willow	1	1220	585	25
Dundy	1	n/a	n/a	50

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.

HITCHCOCK COUNTY



Legend

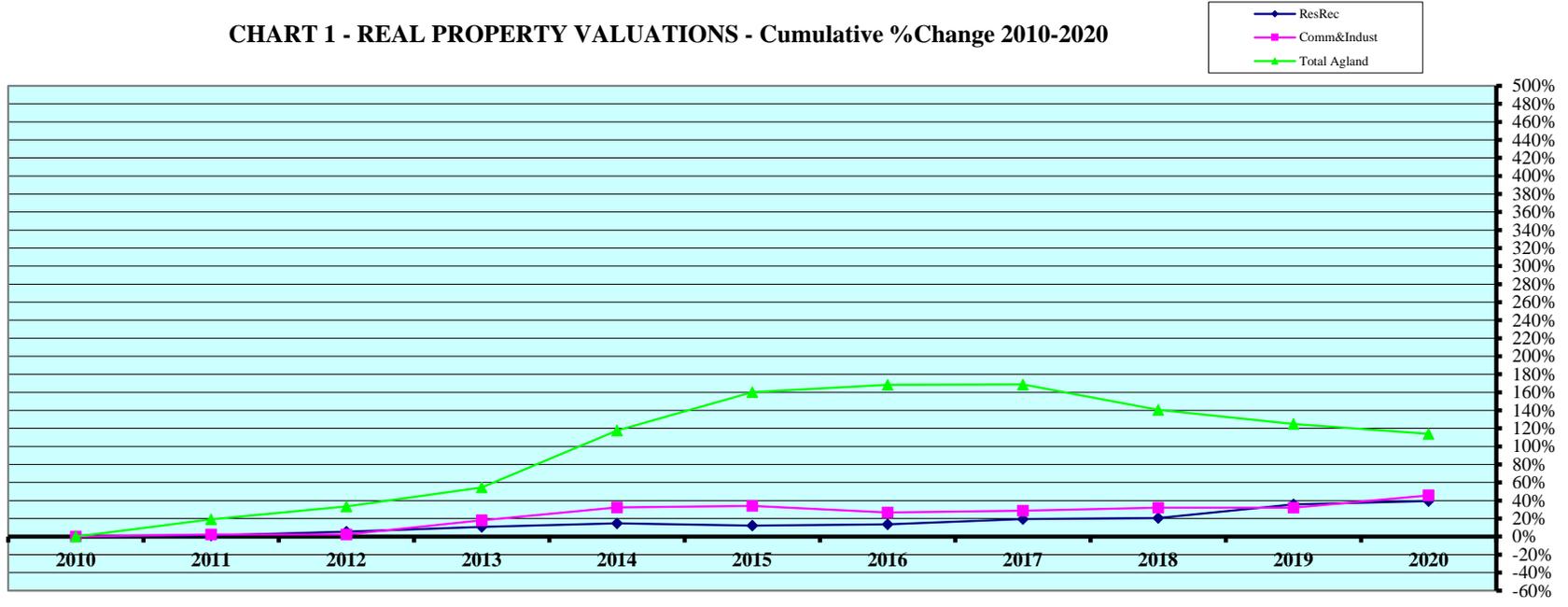
- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

Soils

CLASS

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

CHART 1 - REAL PROPERTY VALUATIONS - Cumulative %Change 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	55,353,435	--	--	--	34,036,055	--	--	--	189,700,900	--	--	--
2011	56,029,575	676,140	1.22%	1.22%	34,844,555	808,500	2.38%	2.38%	226,189,200	36,488,300	19.23%	19.23%
2012	58,367,890	2,338,315	4.17%	5.45%	34,833,723	-10,832	-0.03%	2.34%	253,275,200	27,086,000	11.97%	33.51%
2013	61,355,430	2,987,540	5.12%	10.84%	40,221,043	5,387,320	15.47%	18.17%	293,075,400	39,800,200	15.71%	54.49%
2014	63,446,919	2,091,489	3.41%	14.62%	45,045,838	4,824,795	12.00%	32.35%	412,985,070	119,909,670	40.91%	117.70%
2015	62,062,227	-1,384,692	-2.18%	12.12%	45,631,943	586,105	1.30%	34.07%	493,351,455	80,366,385	19.46%	160.07%
2016	62,837,350	775,123	1.25%	13.52%	43,138,323	-2,493,620	-5.46%	26.74%	509,028,310	15,676,855	3.18%	168.33%
2017	66,174,490	3,337,140	5.31%	19.55%	43,841,743	703,420	1.63%	28.81%	509,829,325	801,015	0.16%	168.75%
2018	66,696,485	521,995	0.79%	20.49%	44,957,814	1,116,071	2.55%	32.09%	456,298,410	-53,530,915	-10.50%	140.54%
2019	75,055,515	8,359,030	12.53%	35.59%	44,947,904	-9,910	-0.02%	32.06%	426,808,155	-29,490,255	-6.46%	124.99%
2020	77,181,450	2,125,935	2.83%	39.43%	49,583,156	4,635,252	10.31%	45.68%	405,635,680	-21,172,475	-4.96%	113.83%

Rate Annual %chg: Residential & Recreational **3.38%**

Commercial & Industrial **3.83%**

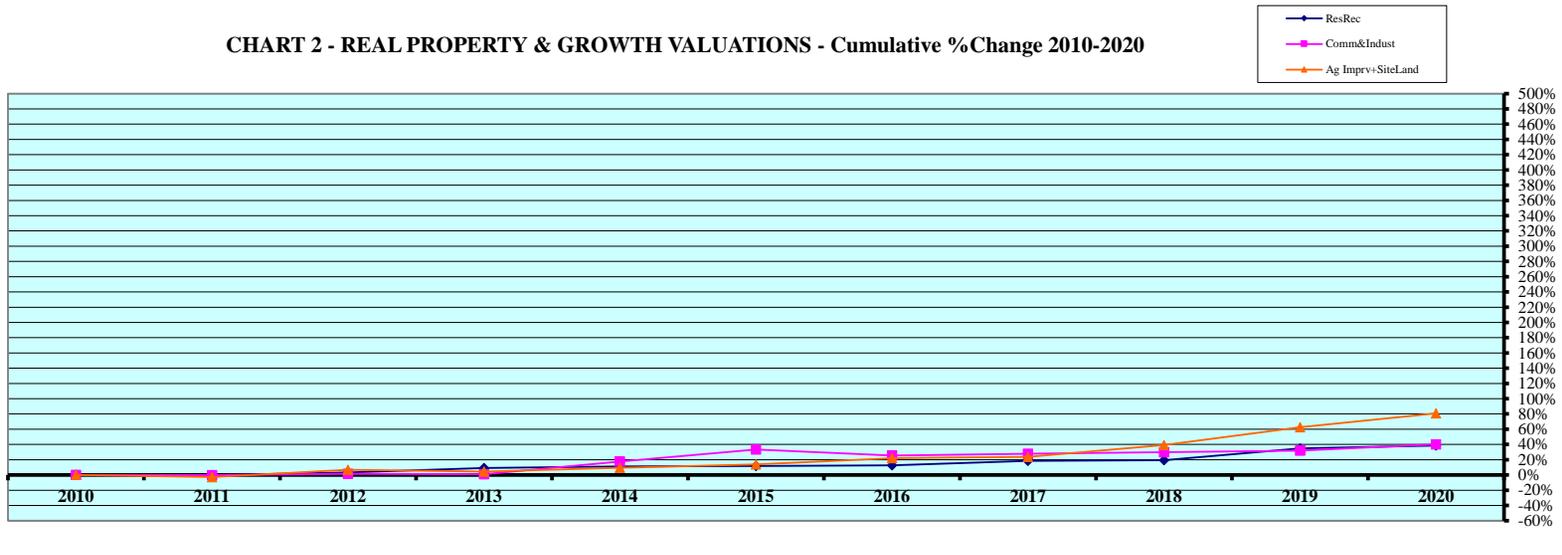
Agricultural Land **7.90%**

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

CHART 1

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

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 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	55,353,435	444,915	0.80%	54,908,520	--	--	34,036,055	1,216,255	3.57%	32,819,800	--	--				
2011	56,029,575	878,005	1.57%	55,151,570	-0.36%	-0.36%	34,844,555	866,320	2.49%	33,978,235	-0.17%	-0.17%				
2012	58,367,890	1,147,113	1.97%	57,220,777	2.13%	3.37%	34,833,723	286,430	0.82%	34,547,293	-0.85%	1.50%				
2013	61,355,430	941,350	1.53%	60,414,080	3.51%	9.14%	40,221,043	5,911,472	14.70%	34,309,571	-1.50%	0.80%				
2014	63,446,919	1,964,371	3.10%	61,482,548	0.21%	11.07%	45,045,838	5,045,780	11.20%	40,000,058	-0.55%	17.52%				
2015	62,062,227	175,782	0.28%	61,886,445	-2.46%	11.80%	45,631,943	265,875	0.58%	45,366,068	0.71%	33.29%				
2016	62,837,350	569,900	0.91%	62,267,450	0.33%	12.49%	43,138,323	430,677	1.00%	42,707,646	-6.41%	25.48%				
2017	66,174,490	555,535	0.84%	65,618,955	4.43%	18.55%	43,841,743	331,310	0.76%	43,510,433	0.86%	27.84%				
2018	66,696,485	677,650	1.02%	66,018,835	-0.24%	19.27%	44,957,814	711,966	1.58%	44,245,848	0.92%	30.00%				
2019	75,055,515	477,760	0.64%	74,577,755	11.82%	34.73%	44,947,904	2,545	0.01%	44,945,359	-0.03%	32.05%				
2020	77,181,450	495,235	0.64%	76,686,215	2.17%	38.54%	49,583,156	1,884,860	3.80%	47,698,296	6.12%	40.14%				
Rate Ann%chg	3.38%			Resid & Recreat w/o growth			2.15%			3.83%			C & I w/o growth		-0.09%	

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	17,178,085	5,988,705	23,166,790	479,660	2.07%	22,687,130	--	--		
2011	16,922,070	6,348,220	23,270,290	744,040	3.20%	22,526,250	-2.76%	-2.76%		
2012	19,059,510	6,763,825	25,823,335	1,108,664	4.29%	24,714,671	6.21%	6.68%		
2013	18,369,705	6,605,240	24,974,945	756,720	3.03%	24,218,225	-6.22%	4.54%		
2014	18,745,405	8,045,410	26,790,815	1,423,049	5.31%	25,367,766	1.57%	9.50%		
2015	25,009,104	1,352,470	26,361,574	1,000	0.00%	26,360,574	-1.61%	13.79%		
2016	26,913,884	1,704,930	28,618,814	370,630	1.30%	28,248,184	7.16%	21.93%		
2017	20,801,290	8,674,530	29,475,820	839,205	2.85%	28,636,615	0.06%	23.61%		
2018	22,993,690	9,671,150	32,664,840	440,905	1.35%	32,223,935	9.32%	39.10%		
2019	25,251,560	13,568,155	38,819,715	1,173,866	3.02%	37,645,849	15.25%	62.50%		
2020	26,825,190	16,366,275	43,191,465	1,315,660	3.05%	41,875,805	7.87%	80.76%		
Rate Ann%chg	4.56%		10.58%		6.43%		Ag Imprv+Site w/o growth		3.69%	

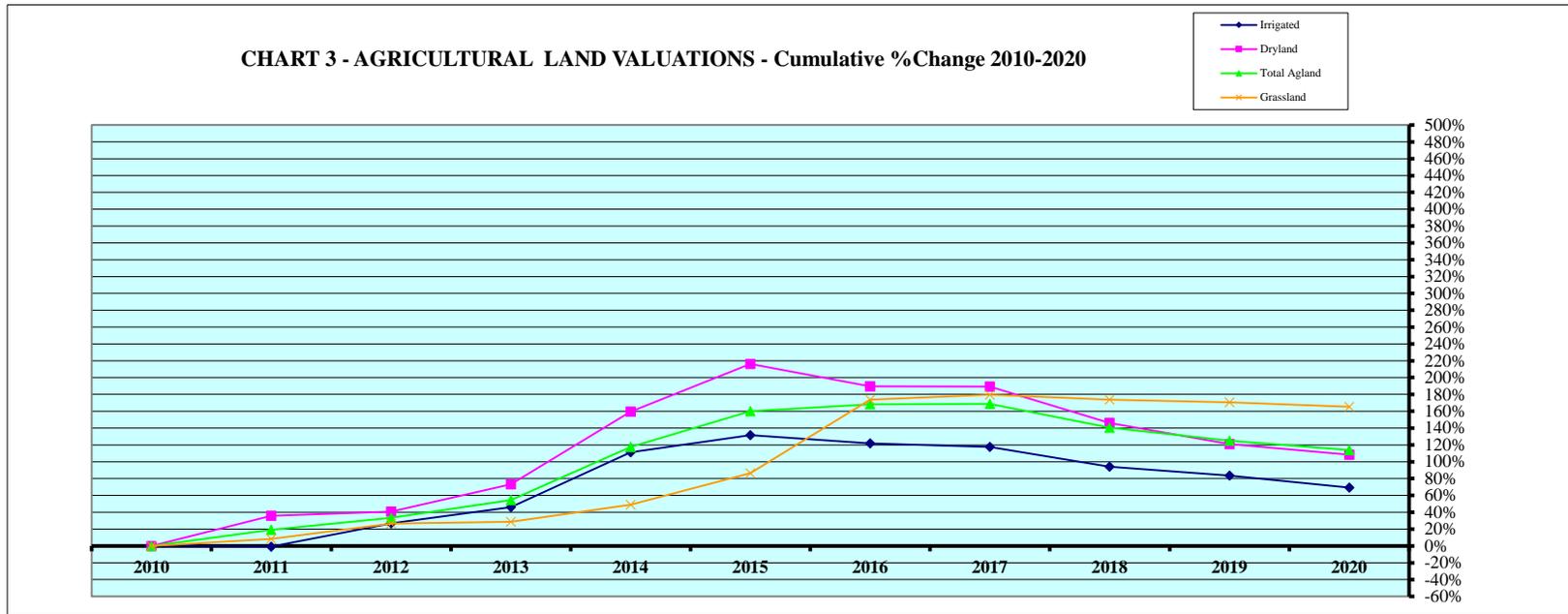
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and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

Cnty# 44
County HITCHCOCK

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	47,279,270	--	--	--	91,228,040	--	--	--	51,102,590	--	--	--
2011	46,935,270	-344,000	-0.73%	-0.73%	123,807,395	32,579,355	35.71%	35.71%	55,355,455	4,252,865	8.32%	8.32%
2012	59,956,795	13,021,525	27.74%	26.81%	128,502,230	4,694,835	3.79%	40.86%	64,747,125	9,391,670	16.97%	26.70%
2013	69,129,920	9,173,125	15.30%	46.22%	158,129,425	29,627,195	23.06%	73.33%	65,745,745	998,620	1.54%	28.65%
2014	99,886,125	30,756,205	44.49%	111.27%	236,836,475	78,707,050	49.77%	159.61%	76,191,965	10,446,220	15.89%	49.10%
2015	109,504,440	9,618,315	9.63%	131.61%	288,476,980	51,640,505	21.80%	216.22%	95,297,625	19,105,660	25.08%	86.48%
2016	104,816,020	-4,688,420	-4.28%	121.70%	264,237,520	-24,239,460	-8.40%	189.65%	139,902,360	44,604,735	46.81%	173.77%
2017	102,861,785	-1,954,235	-1.86%	117.56%	263,979,300	-258,220	-0.10%	189.36%	142,915,930	3,013,570	2.15%	179.66%
2018	91,814,515	-11,047,270	-10.74%	94.20%	224,478,965	-39,500,335	-14.96%	146.06%	139,931,970	-2,983,960	-2.09%	173.83%
2019	86,740,475	-5,074,040	-5.53%	83.46%	201,682,625	-22,796,340	-10.16%	121.08%	138,314,110	-1,617,860	-1.16%	170.66%
2020	79,993,115	-6,747,360	-7.78%	69.19%	189,956,825	-11,725,800	-5.81%	108.22%	135,613,715	-2,700,395	-1.95%	165.38%

Rate Ann.%chg: Irrigated **5.40%** Dryland **7.61%** Grassland **10.25%**

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	91,000	--	--	--	0	--	--	--	189,700,900	--	--	--
2011	90,550	-450	-0.49%	-0.49%	530	530			226,189,200	36,488,300	19.23%	19.23%
2012	69,050	-21,500	-23.74%	-24.12%	0	-530	-100.00%		253,275,200	27,086,000	11.97%	33.51%
2013	70,310	1,260	1.82%	-22.74%	0	0			293,075,400	39,800,200	15.71%	54.49%
2014	70,505	195	0.28%	-22.52%	0	0			412,985,070	119,909,670	40.91%	117.70%
2015	68,590	-1,915	-2.72%	-24.63%	3,820	3,820			493,351,455	80,366,385	19.46%	160.07%
2016	68,590	0	0.00%	-24.63%	3,820	0	0.00%		509,028,310	15,676,855	3.18%	168.33%
2017	68,490	-100	-0.15%	-24.74%	3,820	0	0.00%		509,829,325	801,015	0.16%	168.75%
2018	69,140	650	0.95%	-24.02%	3,820	0	0.00%		456,298,410	-53,530,915	-10.50%	140.54%
2019	67,125	-2,015	-2.91%	-26.24%	3,820	0	0.00%		426,808,155	-29,490,255	-6.46%	124.99%
2020	68,205	1,080	1.61%	-25.05%	3,820	0	0.00%		405,635,680	-21,172,475	-4.96%	113.83%

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

Rate Ann.%chg: Total Agric Land **7.90%**

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

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2010	47,471,570	40,152	1,182			91,305,535	188,814	484			81,700,995	133,333	613		
2011	46,789,570	39,584	1,182	-0.02%	-0.02%	124,005,195	189,071	656	35.63%	35.63%	89,688,965	135,300	663	8.18%	9.46%
2012	60,586,445	39,601	1,530	29.43%	29.40%	128,242,205	188,783	679	3.57%	40.48%	89,574,800	130,628	686	3.44%	13.24%
2013	69,069,940	38,913	1,775	16.02%	50.13%	158,165,195	189,407	835	22.93%	72.68%	97,239,960	127,646	762	11.09%	25.80%
2014	99,363,385	38,949	2,551	43.73%	115.78%	237,183,660	189,153	1,254	50.16%	159.30%	128,539,130	127,483	1,008	32.36%	66.50%
2015	113,703,225	35,967	3,161	23.92%	167.39%	286,864,260	186,381	1,539	22.74%	218.28%	149,636,865	127,257	1,176	16.62%	94.17%
2016	104,766,780	33,912	3,089	-2.28%	161.31%	264,405,235	182,114	1,452	-5.67%	200.24%	164,929,515	127,713	1,291	9.83%	113.25%
2017	103,026,785	33,256	3,098	0.28%	162.04%	264,653,300	182,497	1,450	-0.12%	199.89%	174,353,050	127,360	1,369	6.01%	126.06%
2018	92,573,650	33,203	2,788	-10.00%	135.82%	224,234,650	181,874	1,233	-14.98%	154.96%	167,960,980	130,138	1,291	-5.72%	113.13%
2019	86,740,470	32,759	2,648	-5.03%	123.96%	201,885,470	182,199	1,108	-10.13%	129.14%	167,183,410	129,675	1,289	-0.11%	112.90%
2020	80,013,420	32,705	2,447	-7.60%	106.93%	189,954,095	181,923	1,044	-5.77%	115.92%	135,618,630	221,537	612	-52.52%	-0.10%

Rate Annual %chg Average Value/Acre: 7.54% 8.00% -0.01%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2010	91,000	1,430	64			0	0				189,913,365	438,149	433		
2011	90,550	1,421	64	0.14%	0.14%	0	0				226,181,675	438,219	516	19.08%	19.08%
2012	68,900	1,384	50	-21.88%	-21.77%	0	0				253,575,235	438,255	579	12.10%	33.49%
2013	68,100	1,368	50	0.00%	-21.77%	0	0				253,575,235	438,187	669	15.58%	54.29%
2014	66,130	1,328	50	0.01%	-21.76%	0	0				412,830,360	437,992	943	40.94%	117.46%
2015	68,190	1,363	50	0.47%	-21.40%	3,050	61	50			495,407,360	437,977	1,131	20.01%	160.96%
2016	68,590	1,371	50	0.00%	-21.40%	3,820	76	50	0.06%		509,045,035	438,021	1,162	2.74%	168.12%
2017	68,590	1,371	50	0.00%	-21.40%	3,820	76	50	0.00%		510,111,310	437,933	1,165	0.23%	168.73%
2018	69,140	1,382	50	0.00%	-21.40%	3,820	76	50	0.00%		456,880,995	438,196	1,043	-10.49%	140.55%
2019	294,425	1,382	213	325.84%	234.72%	3,820	76	50	0.00%		429,441,385	438,188	980	-6.00%	126.10%
2020	68,205	1,364	50	-76.52%	-21.40%	3,820	76	50	0.00%		405,658,170	437,604	927	-5.41%	113.87%

44
HITCHCOCK

Rate Annual %chg Average Value/Acre: 7.90%

(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
2,908	HITCHCOCK	29,313,762	34,588,679	31,902,432	70,530,455	27,523,860	22,059,296	6,650,995	405,635,680	26,825,190	16,366,275	31,094,435	702,491,059
cnty sectorvalue % of total value:		4.17%	4.92%	4.54%	10.04%	3.92%	3.14%	0.95%	57.74%	3.82%	2.33%	4.43%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
595	CULBERTSON	2,842,464	561,545	1,449,506	14,431,470	4,169,700	5,436,955	0	111,890	239,395	35,650	0	29,278,575
20.46%	%sector of county sector	9.70%	1.62%	4.54%	20.46%	15.15%	24.65%		0.03%	0.89%	0.22%		4.17%
	%sector of municipality	9.71%	1.92%	4.95%	49.29%	14.24%	18.57%		0.38%	0.82%	0.12%		100.00%
351	PALISADE	201,984	508,525	623,266	6,690,935	2,827,260	0	0	0	0	0	0	10,851,970
12.07%	%sector of county sector	0.69%	1.47%	1.95%	9.49%	10.27%							1.54%
	%sector of municipality	1.86%	4.69%	5.74%	61.66%	26.05%							100.00%
343	STRATTON	159,335	419,899	998,971	9,298,095	2,104,360	0	0	19,305	0	1,000	0	13,000,965
11.80%	%sector of county sector	0.54%	1.21%	3.13%	13.18%	7.65%			0.00%	0.01%	0.01%		1.85%
	%sector of municipality	1.23%	3.23%	7.68%	71.52%	16.19%			0.15%		0.01%		100.00%
560	TRENTON	575,142	615,819	1,159,429	10,344,775	2,755,750	0	0	13,600	0	72,295	0	15,536,810
19.26%	%sector of county sector	1.96%	1.78%	3.63%	14.67%	10.01%			0.00%	0.01%	0.44%		2.21%
	%sector of municipality	3.70%	3.96%	7.46%	66.58%	17.74%			0.09%		0.47%		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												
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												
1,849	Total Municipalities	3,778,925	2,105,788	4,231,172	40,765,275	11,857,070	5,436,955	0	144,795	239,395	108,945	0	68,668,320
63.58%	%all municip.sectors of cnty	12.89%	6.09%	13.26%	57.80%	43.08%	24.65%		0.04%	0.89%	0.67%		9.77%

44 HITCHCOCK

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 : 4,475	Value : 604,779,519	Growth 858,825	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	161	687,480	0	0	54	496,905	215	1,184,385	
02. Res Improve Land	946	3,347,010	0	0	213	7,330,900	1,159	10,677,910	
03. Res Improvements	950	40,974,070	0	0	223	23,267,140	1,173	64,241,210	
04. Res Total	1,111	45,008,560	0	0	277	31,094,945	1,388	76,103,505	333,220
% of Res Total	80.04	59.14	0.00	0.00	19.96	40.86	31.02	12.58	38.80
05. Com UnImp Land	26	84,030	0	0	7	118,100	33	202,130	
06. Com Improve Land	132	443,680	0	0	33	541,320	165	985,000	
07. Com Improvements	138	11,434,064	0	0	51	18,021,335	189	29,455,399	
08. Com Total	164	11,961,774	0	0	58	18,680,755	222	30,642,529	199,600
% of Com Total	73.87	39.04	0.00	0.00	26.13	60.96	4.96	5.07	23.24
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	1	44,120	0	0	1	270,000	2	314,120	
11. Ind Improvements	1	6,371,079	0	0	1	16,352,341	2	22,723,420	
12. Ind Total	1	6,415,199	0	0	1	16,622,341	2	23,037,540	0
% of Ind Total	50.00	27.85	0.00	0.00	50.00	72.15	0.04	3.81	0.00
13. Rec UnImp Land	0	0	0	0	19	2,367,670	19	2,367,670	
14. Rec Improve Land	1	12,010	0	0	176	1,331,960	177	1,343,970	
15. Rec Improvements	1	11,815	0	0	176	4,146,840	177	4,158,655	
16. Rec Total	1	23,825	0	0	195	7,846,470	196	7,870,295	0
% of Rec Total	0.51	0.30	0.00	0.00	99.49	99.70	4.38	1.30	0.00
Res & Rec Total	1,112	45,032,385	0	0	472	38,941,415	1,584	83,973,800	333,220
% of Res & Rec Total	70.20	53.63	0.00	0.00	29.80	46.37	35.40	13.89	38.80
Com & Ind Total	165	18,376,973	0	0	59	35,303,096	224	53,680,069	199,600
% of Com & Ind Total	73.66	34.23	0.00	0.00	26.34	65.77	5.01	8.88	23.24
17. Taxable Total	1,277	63,409,358	0	0	531	74,244,511	1,808	137,653,869	532,820
% of Taxable Total	70.63	46.06	0.00	0.00	29.37	53.94	40.40	22.76	62.04

Schedule II : Tax Increment Financing (TIF)

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

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	0	0	0	0	300	17,228,530	300	17,228,530	100,770
24. Non-Producing	0	0	0	0	23	49,735	23	49,735	0
25. Total	0	0	0	0	323	17,278,265	323	17,278,265	100,770

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	139	0	163	302

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	10	77,790	0	0	1,850	301,270,445	1,860	301,348,235
28. Ag-Improved Land	4	90,005	0	0	456	112,044,930	460	112,134,935
29. Ag Improvements	4	359,070	0	0	480	36,005,145	484	36,364,215

30. Ag Total				2,344	449,847,385
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	1	0.34	7,570	0	0.00	0	
33. HomeSite Improvements	1	0.00	225,820	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	1	1.00	1,000	0	0.00	0	
36. FarmSite Improv Land	2	7.28	7,280	0	0.00	0	
37. FarmSite Improvements	4	0.00	133,250	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.00	0	
40. Other- Non Ag Use	1	5.03	0	0	0.00	0	
	Records	Rural Acres	Value	Records	Total Acres	Value	Growth
31. HomeSite UnImp Land	38	38.00	836,000	38	38.00	836,000	
32. HomeSite Improv Land	261	270.00	5,940,000	262	270.34	5,947,570	
33. HomeSite Improvements	268	0.00	20,650,635	269	0.00	20,876,455	31,470
34. HomeSite Total				307	308.34	27,660,025	
35. FarmSite UnImp Land	93	162.14	162,140	94	163.14	163,140	
36. FarmSite Improv Land	373	765.55	765,550	375	772.83	772,830	
37. FarmSite Improvements	440	0.00	15,354,510	444	0.00	15,487,760	193,765
38. FarmSite Total				538	935.97	16,423,730	
39. Road & Ditches	1,484	5,019.03	0	1,484	5,019.03	0	
40. Other- Non Ag Use	98	660.78	29,000	99	665.81	29,000	
41. Total Section VI				845	6,929.15	44,112,755	225,235

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

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

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Market Value	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	260	34,620.56	37,670,650	260	34,620.56	37,670,650
44. Market Value	0	0	0	0	0	0

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	12,027.00	38.70%	29,826,945	39.21%	2,480.00
46. 1A	13,654.11	43.94%	33,862,205	44.51%	2,480.00
47. 2A1	1,232.41	3.97%	2,902,320	3.82%	2,355.00
48. 2A	1,575.54	5.07%	3,710,395	4.88%	2,355.00
49. 3A1	549.83	1.77%	1,250,860	1.64%	2,274.99
50. 3A	640.23	2.06%	1,456,525	1.91%	2,275.00
51. 4A1	124.14	0.40%	272,485	0.36%	2,194.98
52. 4A	1,272.26	4.09%	2,792,625	3.67%	2,195.01
53. Total	31,075.52	100.00%	76,074,360	100.00%	2,448.05
Dry					
54. 1D1	6.13	0.00%	6,590	0.00%	1,075.04
55. 1D	146,233.24	80.50%	157,200,780	82.83%	1,075.00
56. 2D1	421.39	0.23%	423,495	0.22%	1,005.00
57. 2D	12,933.44	7.12%	12,998,095	6.85%	1,005.00
58. 3D1	1,184.34	0.65%	1,107,365	0.58%	935.01
59. 3D	6,890.18	3.79%	6,442,330	3.39%	935.00
60. 4D1	7,716.27	4.25%	6,404,500	3.37%	830.00
61. 4D	6,282.36	3.46%	5,214,350	2.75%	830.00
62. Total	181,667.35	100.00%	189,797,505	100.00%	1,044.75
Grass					
63. 1G1	222.43	0.10%	130,120	0.10%	584.99
64. 1G	1,804.10	0.85%	1,062,210	0.82%	588.78
65. 2G1	16.70	0.01%	9,770	0.01%	585.03
66. 2G	4,522.32	2.12%	2,936,835	2.26%	649.41
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	34,762.61	16.28%	22,519,780	17.34%	647.82
69. 4G1	170,365.65	79.80%	102,131,590	78.66%	599.48
70. 4G	1,790.69	0.84%	1,047,555	0.81%	585.00
71. Total	213,484.50	100.00%	129,837,860	100.00%	608.18
Irrigated Total					
	31,075.52	7.27%	76,074,360	19.22%	2,448.05
Dry Total					
	181,667.35	42.52%	189,797,505	47.96%	1,044.75
Grass Total					
	213,484.50	49.96%	129,837,860	32.81%	608.18
72. Waste	999.45	0.23%	49,990	0.01%	50.02
73. Other	67.86	0.02%	3,395	0.00%	50.03
74. Exempt	611.94	0.14%	443,485	0.11%	724.72
75. Market Area Total	427,294.68	100.00%	395,763,110	100.00%	926.21

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	828.91	43.30%	2,055,695	44.41%	2,480.00
46. 1A	570.79	29.81%	1,415,560	30.58%	2,480.00
47. 2A1	0.00	0.00%	0	0.00%	0.00
48. 2A	47.64	2.49%	112,195	2.42%	2,355.06
49. 3A1	71.29	3.72%	162,185	3.50%	2,275.00
50. 3A	176.32	9.21%	401,135	8.67%	2,275.04
51. 4A1	1.77	0.09%	3,885	0.08%	2,194.92
52. 4A	217.75	11.37%	477,965	10.33%	2,195.02
53. Total	1,914.47	100.00%	4,628,620	100.00%	2,417.70
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	556.51	56.17%	598,265	60.23%	1,075.03
56. 2D1	0.00	0.00%	0	0.00%	0.00
57. 2D	146.31	14.77%	147,045	14.80%	1,005.02
58. 3D1	85.35	8.61%	79,805	8.03%	935.03
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	12.46	1.26%	10,340	1.04%	829.86
61. 4D	190.17	19.19%	157,845	15.89%	830.02
62. Total	990.80	100.00%	993,300	100.00%	1,002.52
Grass					
63. 1G1	970.40	14.44%	567,680	13.11%	585.00
64. 1G	0.00	0.00%	0	0.00%	0.00
65. 2G1	9.68	0.14%	5,660	0.13%	584.71
66. 2G	3,389.45	50.45%	2,138,230	49.38%	630.85
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	1,613.01	24.01%	1,058,030	24.43%	655.94
69. 4G1	692.44	10.31%	535,105	12.36%	772.78
70. 4G	43.77	0.65%	25,605	0.59%	584.99
71. Total	6,718.75	100.00%	4,330,310	100.00%	644.51
Irrigated Total					
	1,914.47	19.13%	4,628,620	46.42%	2,417.70
Dry Total					
	990.80	9.90%	993,300	9.96%	1,002.52
Grass Total					
	6,718.75	67.12%	4,330,310	43.43%	644.51
72. Waste	377.11	3.77%	18,865	0.19%	50.03
73. Other	8.52	0.09%	425	0.00%	49.88
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	10,009.65	100.00%	9,971,520	100.00%	996.19

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	26.00	64,105	0.00	0	32,963.99	80,638,875	32,989.99	80,702,980
77. Dry Land	28.00	28,490	0.00	0	182,630.15	190,762,315	182,658.15	190,790,805
78. Grass	98.31	59,350	0.00	0	220,104.94	134,108,820	220,203.25	134,168,170
79. Waste	0.00	0	0.00	0	1,376.56	68,855	1,376.56	68,855
80. Other	0.00	0	0.00	0	76.38	3,820	76.38	3,820
81. Exempt	0.00	0	0.00	0	611.94	443,485	611.94	443,485
82. Total	152.31	151,945	0.00	0	437,152.02	405,582,685	437,304.33	405,734,630

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	32,989.99	7.54%	80,702,980	19.89%	2,446.29
Dry Land	182,658.15	41.77%	190,790,805	47.02%	1,044.52
Grass	220,203.25	50.35%	134,168,170	33.07%	609.29
Waste	1,376.56	0.31%	68,855	0.02%	50.02
Other	76.38	0.02%	3,820	0.00%	50.01
Exempt	611.94	0.14%	443,485	0.11%	724.72
Total	437,304.33	100.00%	405,734,630	100.00%	927.81

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 Ag Homes/out Buildings	21	2,507,165	10	722,760	10	945,870	31	4,175,795	55,770
83.2 Castaway	8	67,475	1	22,420	1	51,605	9	141,500	0
83.3 Culbertson	23	114,405	275	937,815	276	15,040,095	299	16,092,315	12,475
83.4 Good Life Marina	2	4,000	113	226,000	113	1,473,860	115	1,703,860	0
83.5 Lake Swanson Ctry Est	22	101,225	9	269,410	9	749,000	31	1,119,635	0
83.6 Laker's North Shore	6	53,510	51	461,210	51	1,885,710	57	2,400,430	0
83.7 Palisade	37	134,300	167	544,245	167	5,745,755	204	6,424,300	13,270
83.8 Rural Residential	24	173,570	203	6,951,950	212	22,014,790	236	29,140,310	199,020
83.9 Stratton	55	259,095	207	819,190	208	8,243,990	263	9,322,275	20,285
83.10 Swanson Lake Cabin	0	0	11	110,000	11	542,890	11	652,890	0
83.11 Trenton	36	137,310	289	956,880	292	11,706,300	328	12,800,490	32,400
84 Residential Total	234	3,552,055	1,336	12,021,880	1,350	68,399,865	1,584	83,973,800	333,220

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	Castaway Commercial	2	60,000	2	60,000	2	296,260	4	416,260	0
85.2	Culbertson Commercial	7	43,995	47	376,855	52	23,297,928	59	23,718,778	17,900
85.3	Ethanol Commercial	0	0	1	270,000	1	16,352,341	1	16,622,341	0
85.4	Good Life Marina	0	0	1	40,000	1	215,235	1	255,235	0
85.5	Palisade	0	0	1	700	1	4,380	1	5,080	0
85.6	Palisade Commercial	6	22,500	25	78,090	29	3,179,525	35	3,280,115	162,400
85.7	Rural Commercial	0	0	2	38,300	4	959,970	4	998,270	0
85.8	Stratton Commercial	7	20,745	42	228,025	47	3,691,880	54	3,940,650	19,300
85.9	Trenton Commercial	11	54,890	46	207,150	54	4,181,300	65	4,443,340	0
86	Commercial Total	33	202,130	167	1,299,120	191	52,178,819	224	53,680,069	199,600

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	222.43	0.11%	130,120	0.11%	584.99
88. 1G	1,777.54	0.87%	1,039,865	0.87%	585.00
89. 2G1	16.70	0.01%	9,770	0.01%	585.03
90. 2G	4,257.73	2.08%	2,490,770	2.08%	585.00
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	31,916.82	15.57%	18,671,370	15.57%	585.00
93. 4G1	164,989.26	80.49%	96,518,835	80.49%	585.00
94. 4G	1,790.69	0.87%	1,047,555	0.87%	585.00
95. Total	204,971.17	100.00%	119,908,285	100.00%	585.00
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	26.56	0.31%	22,345	0.23%	841.30
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	264.59	3.11%	446,065	4.49%	1,685.87
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	2,845.79	33.43%	3,848,410	38.76%	1,352.32
102. 4C1	5,376.39	63.15%	5,612,755	56.53%	1,043.96
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	8,513.33	100.00%	9,929,575	100.00%	1,166.36
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
Grass Total					
	204,971.17	96.01%	119,908,285	92.35%	585.00
CRP Total					
	8,513.33	3.99%	9,929,575	7.65%	1,166.36
Timber Total					
	0.00	0.00%	0	0.00%	0.00
114. Market Area Total	213,484.50	100.00%	129,837,860	100.00%	608.18

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

Market Area 2

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	970.40	15.39%	567,680	15.39%	585.00
88. 1G	0.00	0.00%	0	0.00%	0.00
89. 2G1	9.68	0.15%	5,660	0.15%	584.71
90. 2G	3,254.17	51.61%	1,903,705	51.61%	585.00
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	1,507.09	23.90%	881,640	23.90%	584.99
93. 4G1	520.80	8.26%	304,665	8.26%	584.99
94. 4G	43.77	0.69%	25,605	0.69%	584.99
95. Total	6,305.91	100.00%	3,688,955	100.00%	585.00
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	135.28	32.77%	234,525	36.57%	1,733.63
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	105.92	25.66%	176,390	27.50%	1,665.31
102. 4C1	171.64	41.58%	230,440	35.93%	1,342.58
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	412.84	100.00%	641,355	100.00%	1,553.52
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	6,305.91	93.86%	3,688,955	85.19%	585.00
CRP Total	412.84	6.14%	641,355	14.81%	1,553.52
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	6,718.75	100.00%	4,330,310	100.00%	644.51

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

44 Hitchcock

	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	70,530,455	76,103,505	5,573,050	7.90%	333,220	7.43%
02. Recreational	6,650,995	7,870,295	1,219,300	18.33%	0	18.33%
03. Ag-Homesite Land, Ag-Res Dwelling	26,825,190	27,660,025	834,835	3.11%	31,470	2.99%
04. Total Residential (sum lines 1-3)	104,006,640	111,633,825	7,627,185	7.33%	364,690	6.98%
05. Commercial	27,523,860	30,642,529	3,118,669	11.33%	199,600	10.61%
06. Industrial	22,059,296	23,037,540	978,244	4.43%	0	4.43%
07. Total Commercial (sum lines 5-6)	49,583,156	53,680,069	4,096,913	8.26%	199,600	7.86%
08. Ag-Farmsite Land, Outbuildings	16,264,775	16,423,730	158,955	0.98%	193,765	-0.21%
09. Minerals	31,094,435	17,278,265	-13,816,170	-44.43	100,770	-44.76%
10. Non Ag Use Land	101,500	29,000	-72,500	-71.43%		
11. Total Non-Agland (sum lines 8-10)	47,460,710	33,730,995	-13,729,715	-28.93%	294,535	-29.55%
12. Irrigated	79,993,115	80,702,980	709,865	0.89%		
13. Dryland	189,956,825	190,790,805	833,980	0.44%		
14. Grassland	135,613,715	134,168,170	-1,445,545	-1.07%		
15. Wasteland	68,205	68,855	650	0.95%		
16. Other Agland	3,820	3,820	0	0.00%		
17. Total Agricultural Land	405,635,680	405,734,630	98,950	0.02%		
18. Total Value of all Real Property (Locally Assessed)	606,686,186	604,779,519	-1,906,667	-0.31%	858,825	-0.46%

2021 Assessment Survey for Hitchcock County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	1
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$154,413
7.	Adopted budget, or granted budget if different from above:
	N/A
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$10,200 (ethanol plant and Kugler's were appraised in 2020)
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	N/A
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$22,000
11.	Amount of the assessor's budget set aside for education/workshops:
	\$1,800
12.	Amount of last year's assessor's budget not used:
	\$15,820

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
3.	Personal Property software:
	MIPS
4.	Are cadastral maps currently being used?
	No
5.	If so, who maintains the Cadastral Maps?
	N/A
6.	Does the county have GIS software?
	Yes
7.	Is GIS available to the public? If so, what is the web address?
	Yes, www.hitchcock.gworks.com
8.	Who maintains the GIS software and maps?
	The maps and software are maintained by both the assessor's office staff and the county's GIS vendor.
9.	What type of aerial imagery is used in the cyclical review of properties?
	GIS
10.	When was the aerial imagery last updated?
	2020

C. Zoning Information

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

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

D. Contracted Services

1.	Appraisal Services:
	Pritchard & Abbott, Tax Valuation Inc
2.	GIS Services:
	gWorks
3.	Other services:
	N/A

E. Appraisal /Listing Services

1.	List any outside appraisal or listing services employed by the county for the current assessment year
	Yes, for the appraisal of oil and gas minerals. Also, ethanol plant and Kugler's were appraised this year.
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	The county does not specify requirements; however, the appraisal firm is a national leader in the field of oil and gas minerals.
4.	Have the existing contracts been approved by the PTA?
	Yes
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Yes

2021 Residential Assessment Survey for Hitchcock County

1.	Valuation data collection done by:														
	The 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>Culbertson - located along Hwy 34 near the City of McCook, where job opportunities and goods and services are available. There is a K-12 school system within the community and basic amenities are available locally. Demand for housing is strong, and the market has been increasing in recent years.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Trenton - also on Hwy 34, but further from McCook in the middle of the county. Commuting to McCook is still feasible, and jobs are also available locally, primarily in agribusiness. There is a K-12 school system within the community and basic amenities are available locally. There is demand for residential housing, but the market is not as strong as it is in Culbertson.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Stratton & Palisade - smaller communities with limited employment opportunities or amenities. Both Villages have elementary school systems; however, older children must commute to Benkelman or Wauenta for school. There is less demand for housing here and the market is less organized.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Rural Residential - all parcels outside the four villages and not located around Swanson Lake. As is typical in this region of the state, rural properties are in demand and will typically sell well.</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Laker's North Shore & Swanson Lake Cabins - Recreational cabins at Swanson Reservoir</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Agricultural homes and outbuildings</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Culbertson - located along Hwy 34 near the City of McCook, where job opportunities and goods and services are available. There is a K-12 school system within the community and basic amenities are available locally. Demand for housing is strong, and the market has been increasing in recent years.	2	Trenton - also on Hwy 34, but further from McCook in the middle of the county. Commuting to McCook is still feasible, and jobs are also available locally, primarily in agribusiness. There is a K-12 school system within the community and basic amenities are available locally. There is demand for residential housing, but the market is not as strong as it is in Culbertson.	3	Stratton & Palisade - smaller communities with limited employment opportunities or amenities. Both Villages have elementary school systems; however, older children must commute to Benkelman or Wauenta for school. There is less demand for housing here and the market is less organized.	4	Rural Residential - all parcels outside the four villages and not located around Swanson Lake. As is typical in this region of the state, rural properties are in demand and will typically sell well.	5	Laker's North Shore & Swanson Lake Cabins - Recreational cabins at Swanson Reservoir	AG	Agricultural homes and outbuildings
<u>Valuation Group</u>	<u>Description of unique characteristics</u>														
1	Culbertson - located along Hwy 34 near the City of McCook, where job opportunities and goods and services are available. There is a K-12 school system within the community and basic amenities are available locally. Demand for housing is strong, and the market has been increasing in recent years.														
2	Trenton - also on Hwy 34, but further from McCook in the middle of the county. Commuting to McCook is still feasible, and jobs are also available locally, primarily in agribusiness. There is a K-12 school system within the community and basic amenities are available locally. There is demand for residential housing, but the market is not as strong as it is in Culbertson.														
3	Stratton & Palisade - smaller communities with limited employment opportunities or amenities. Both Villages have elementary school systems; however, older children must commute to Benkelman or Wauenta for school. There is less demand for housing here and the market is less organized.														
4	Rural Residential - all parcels outside the four villages and not located around Swanson Lake. As is typical in this region of the state, rural properties are in demand and will typically sell well.														
5	Laker's North Shore & Swanson Lake Cabins - Recreational cabins at Swanson Reservoir														
AG	Agricultural homes and outbuildings														
3.	List and describe the approach(es) used to estimate the market value of residential properties.														
	Only the cost approach is used in the county to determine residential property market value.														
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 studies are developed based on local market information.														
5.	Are individual depreciation tables developed for each valuation group?														
	Culbertson and Rural Res (Valuation Groups 1 & 4) have the same depreciation table; Trenton, Stratton and Palisade (Valuation Groups 2 & 3) have the same depreciation table.														
6.	Describe the methodology used to determine the residential lot values?														
	All lots are valued by the square foot using local sales information. Rural Residential sites are valued by the acre.														
7.	How are rural residential site values developed?														

Rural residential site values are developed by studying improved sales.

8. Are there form 191 applications on file?

No

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

No applications have been received to combine parcels, all lots being held for sale or resale are being valued the same as all other lots within the neighborhood. The assessor has identified an unimproved lot value for rural subdivisions.

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	2014	2020	2020
	2	2017	2014	2020	2020
	3	2017	2014	2019	2019
	4	2017	2014	2020	2018-2019
	5	2017	2014	2019	2019
	AG	2017	2014	2020	2018-2019

2021 Commercial Assessment Survey for Hitchcock County

1.	Valuation data collection done by:			
	The assessor and staff; industrial parcels are done by a contract appraiser.			
2.	List the valuation group recognized in the County and describe the unique characteristics of each:			
	<u>Valuation Group</u>	<u>Description of unique characteristics</u>		
	1	There are no valuation groupings within the commercial class, as there are too few sales in the study period to warrant locational stratification.		
3.	List and describe the approach(es) used to estimate the market value of commercial properties.			
	Where sufficient data exists, all three approaches were developed for commercial property market values.			
3a.	Describe the process used to determine the value of unique commercial properties.			
	Contract appraisers were relied upon in 2020 to develop the value for the Ethanol Plant and another large, unique property in the county.			
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 is developed using local market information, as well as sales data from outside of the county.			
5.	Are individual depreciation tables developed for each valuation grouping?			
	The contract appraiser developed market models based on the sale price per square foot of different properties with adjustments for various characteristics. Locational adjustments would typically be handled in the land value if necessary.			
6.	Describe the methodology used to determine the commercial lot values.			
	The commercial lot values were established by conducting a sales analysis; values are applied per square foot.			
7.	<u>Valuation Group</u>	<u>Date of Depreciation</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>
	1	2013	2018	2020
				<u>Date of Last Inspection</u>
				2020

2021 Agricultural Assessment Survey for Hitchcock County

1.	Valuation data collection done by:									
	The assessor and staff									
2.	List each market area, and describe the location and the specific characteristics that make each unique.									
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Market Area</u></th> <th style="width: 65%;"><u>Description of unique characteristics</u></th> <th style="width: 20%;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Market Area 1 identifies all land, with the exception of parcels along the river. This region is not likely to be influenced by non-agricultural factors.</td> <td style="text-align: center;">2021</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Market Area 2 identifies the parcels adjacent to the Republican River, this region is influenced by recreational factors and is subject to special value.</td> <td style="text-align: center;">2021</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	Market Area 1 identifies all land, with the exception of parcels along the river. This region is not likely to be influenced by non-agricultural factors.	2021	2	Market Area 2 identifies the parcels adjacent to the Republican River, this region is influenced by recreational factors and is subject to special value.	2021
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>								
1	Market Area 1 identifies all land, with the exception of parcels along the river. This region is not likely to be influenced by non-agricultural factors.	2021								
2	Market Area 2 identifies the parcels adjacent to the Republican River, this region is influenced by recreational factors and is subject to special value.	2021								
3.	Describe the process used to determine and monitor market areas.									
	Sales in the county have shown a need for a separate market area along the Republican River.									
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.									
	Rural residential land is generally less than 20 acres and is reviewed more thoroughly for agricultural use.									
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?									
	Farm home sites and rural residential home sites are valued the same countywide.									
6.	What separate market analysis has been conducted where intensive use is identified in the county?									
	Assessor conducted analysis to determine if there are intensive use parcels in the county not previously identified and all commercial intensive use parcels have been identified. Feed lots that have been identified are valued at grass land value.									
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.									
	The are assessed at recreational value as they are along the river.									
7a.	Are any other agricultural subclasses used? If yes, please explain.									
	CREP, CRP									
	<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?									
	247									
8b.	What process was used to determine if non-agricultural influences exist in the county?									
	Market analysis of parcels sold along the Republican River									

	<u>If your county recognizes a special value, please answer the following</u>
8c.	Describe the non-agricultural influences recognized within the county.
	Recreational hunting
8d.	Where is the influenced area located within the county?
	Parcels adjacent to the Republican river
8e.	Describe in detail how the special values were arrived at in the influenced area(s).
	Sales along the river were analyzed. The county assessor arrived at a median selling price for grass land that was influenced by non-agricultural factors.

HITCHCOCK COUNTY PLAN OF ASSESSMENT

Assessment Years 2021, 2022, 2023

Date: June, 2020

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

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

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

Assessment Year 2021

Commercial parcels throughout Hitchcock County will be inspected for assessment year 2021. Review of commercial sales throughout the county will be used to determine depreciation tables for commercial properties in the county. Physical inspections with new measurements and review of each condition of all commercial properties will be done. A Certified General Appraiser will not be hired for the inspections of commercial properties in Hitchcock County.

The Village of Culbertson and Trenton are also due for physical inspections. All parcels will be reviewed to check the condition and measurements of all improvements. The Hitchcock County Assessor's Office will review sales in these areas to determine depreciation tables needed.

Kuglers and Trenton Agri Products will be appraised by Tax Valuation Inc.

Assessment Year 2022

For assessment year 2022 all 6 year inspections will be up to date. With all of the inspections being up to date, this gives the Assessor's Office time to start new physical inspections of part of the rural residential and improved Ag parcels. This review will be a portion of the county instead of the whole county to get the review on a manageable schedule.

The Assessor's Office will also start reviewing Ag land parcels in conjunction with rural residential parcels.

Assessment Year 2023

For assessment year 2023 parcels located in Stratton and Palisade will be reviewed. New measurements and physical inspections of the condition and all improvements on each property record card will be reviewed. Sales information will be reviewed to determine if depreciation tables being used need to be updated.

Physical inspections of part of the rural residential and improved Ag parcels will continue from the previous year. This review will be a portion of the county get the review on a manageable schedule.

The Assessor's Office will continue reviewing Ag land parcels in conjunction with rural residential parcels.

2021 Methodology for Special Valuation

Hitchcock County

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

Market Areas

Hitchcock County has identified two market areas.

Identification

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

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

Agricultural Values

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

Qualifying Property

There are currently 14 parcels in Hitchcock County that have been removed from being considered special value. There are 2 more parcels that sold in 2020 that are in question of being used for agriculture in 2021 and are currently being reviewed for primary use. The owners will be notified of the intent to remove the properties from being considered special value if further review in 2021 determines the parcels are not being used for agriculture.



Terra Riggs
Hitchcock County Assessor