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DEPARTMENT OF REVENUE

**2022 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

FRANKLIN COUNTY



Pete Ricketts, Governor

April 7, 2022

Commissioner Keetle :

The Property Tax Administrator has compiled the 2022 Reports and Opinions of the Property Tax Administrator for Franklin County pursuant to [Neb. Rev. Stat. § 77-5027](#). This Report and Opinion will inform the Tax Equalization and Review Commission of the level of value and quality of assessment for real property in Franklin County.

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

For the Tax Commissioner

Sincerely,

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

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

cc: Linda Dallman, Franklin County Assessor

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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 state sales file, a statistical analysis comparing assessments to sale prices for arm's-length sales (assessment sales ratio) is prepared. 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 generally accepted mass appraisal techniques 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 for 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 the assessment performance of the county assessor, the Division staff 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 values 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 PTA 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. This chart and the analyses of factors impacting the COD are considered 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:

A review of the assessment practices that ultimately affect the valuation of real property in each county is completed. This review is done to ensure the reliability of the statistical analysis and to ensure generally accepted mass appraisal techniques 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.

Comparison of valuation changes on sold and unsold properties is conducted to ensure that there is no bias in the assessment of sold parcels and that the sales file adequately represents the population of parcels in the county.

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 generally accepted mass appraisal techniques. 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.

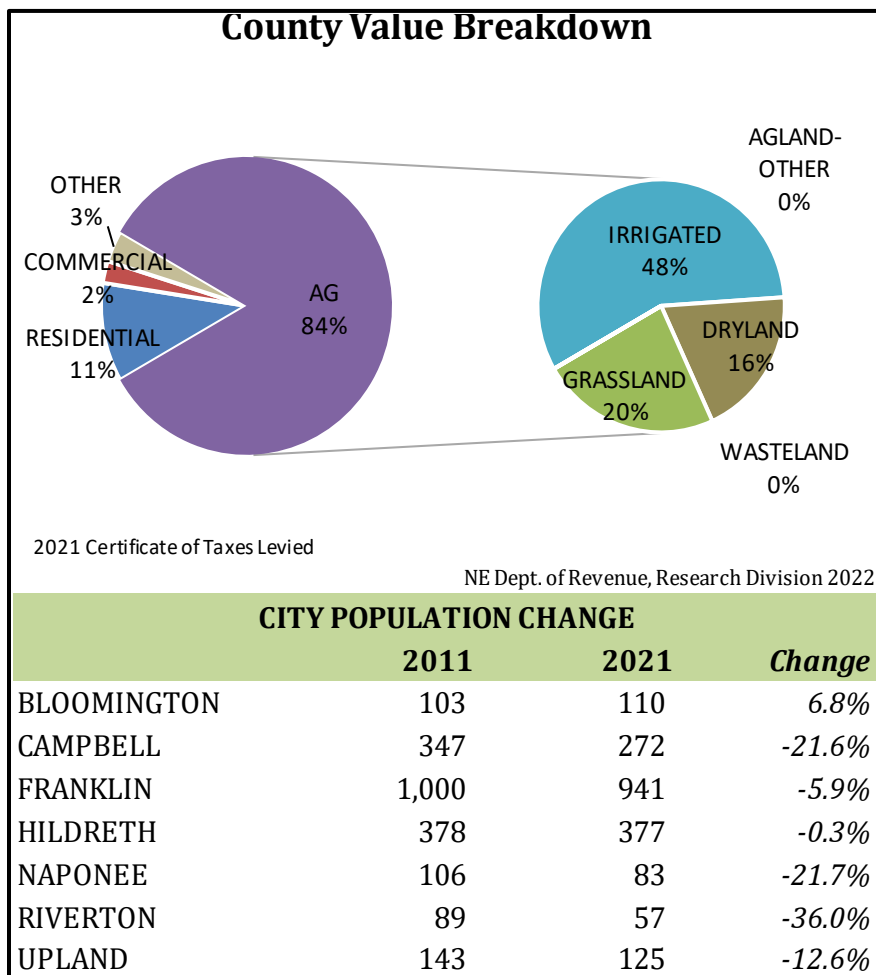
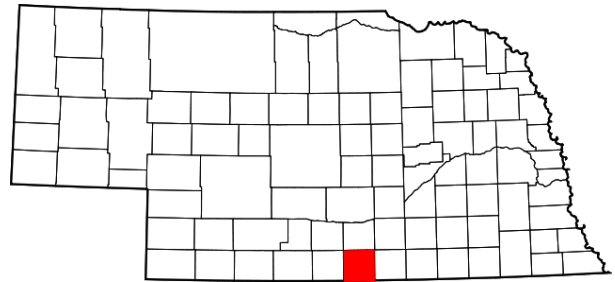
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the review done by Division staff, the Commission, and others. The late, incomplete, 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 either meets or does not meet generally accepted mass appraisal techniques is based on the totality of the assessment practices in the county.

**Further information may be found in Exhibit 94*

County Overview

With a total area of 576 square miles, Franklin County has 2,889 residents, per the Census Bureau Quick Facts for 2020, reflecting an overall population decline from the 2010 U.S. Census of 11%. Reports indicate that 81% 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 \$58,161 (2021 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Franklin County are located in and around the county seat of Franklin. According to the latest information available from the U.S. Census Bureau, there are 75 employer establishments with total employment of 376, a decrease of 3% since 2019.

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

2022 Residential Correlation for Franklin County

Assessment Actions

For the 2022 assessment year, the county assessor and staff physically reviewed the county seat, Franklin, depreciation tables and lot values were also updated. Market analysis was conducted and the first acre for rural residential properties was raised from \$10,000 to \$20,000; subsequent acres were raised from \$1,000 to \$2,000 an 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.

Sales verification and qualification practices were discussed with the county assessor. The usability rate of residential sales was 39% which is below the average statewide. Review of the sale qualifications indicated that several sales transactions that did not adequately support a reason for non-qualification. The analysis indicated the county assessor excessively trims the sample by non-qualifying more than truly non-arm's length sales. This practice results in fewer sales with which to make valuation determinations. Ultimately, investigative analysis showed that sales that were non-qualified did not impact measures of central tendency; and therefore, there is no apparent bias in the qualification process.

Depreciation tables are dated 2016 through 2021 for the residential class. The county complies with the six-year inspection and review cycle. All residential parcels have been physically inspected since 2018.

Valuation groups were reviewed to confirm that economic factors that affect market value are identified. Currently Franklin County recognizes four separate valuation groups. Valuation Group 1 is the town and county seat, Franklin. Valuation Group 2 combines the smaller communities within the county. Valuation Group 3 contains the villages of Hildreth and Campbell. Valuation Group 4 is rural residential parcels not located within the boundaries of a village. The county assessor has a written valuation methodology which details the appraisal techniques and office procedures.

Description of Analysis

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

2022 Residential Correlation for Franklin County

When analyzed as a whole, the residential class of property has a median and mean within range. The COD is within the acceptable range and the PRD is high.

When stratified by valuation groups, all three measures of central tendency are in range for Valuation Group 1. Two of the three measures of central tendency are in range for Valuation Group 3. These two valuation groups comprise most residential sales in Franklin County for the study period.

Valuation Group 2, which is comprised of small towns, has a low median but the hypothetical removal of the highest and lowest ratio sales results in a 29-point spread in the median from 67% to 96%, suggesting that this statistic is not reliable.

Valuation Group 4, rural residential, is low for all three measures of central tendency. Removal of extreme ratios has little impact on the sample. The Property Assessment Division (Division) analyzed sales past the study period and improved agricultural sales on small acreages. Only two small acreages were found, both with low assessment to sale ratios.

The county assessor did raise rural residential land values this year; however, those adjustments had minimal impact on the overall value. The Division worked with the county assessor to recommend an adjustment to residential improvements that would not move the median of this small sample into the range but would have brought the properties closer to market value, pending next year's scheduled physical inspection and revaluation of the rural residential properties. Ultimately, the county assessor did not make any adjustments to improvement values to reflect a market change. The statistics of this small sample are not reliable enough for the Division to recommend an adjustment to the mid-point of the acceptable range; however, it should be noted that a significant increase will be coming in the next assessment year. The county assessor has acknowledged to Division staff rural residential values will need to be raised close to 50% next year. A substat of Valuation Group 4 can be found in the appendix of this report.

The statistical sample and 2022 County Abstract of Assessment, Form 45 Compared with the 2021 Certificate of Taxes Levied Report (CTL) indicate that the population changed in a similar manner to the sales. Changes to the population and the sample reflect the stated assessment actions of reappraisal in Franklin and land valuation increases in rural residential properties.

Equalization and Quality of Assessment

A review of the statistics and assessment practices indicate the assessments are not uniform and proportionate across the residential class. There is dis-equalization between rural and urban properties in Franklin County. The quality of assessment does not comply with generally accepted mass appraisal standards.

2022 Residential Correlation for Franklin County

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	22	97.11	99.55	97.31	13.55	102.30
2	8	81.91	80.21	73.71	24.49	108.82
3	30	95.55	98.00	89.56	20.67	109.42
4	8	64.22	63.01	55.22	28.46	114.11
____ALL____	68	93.89	92.29	80.69	21.26	114.38

Level of Value

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

2022 Commercial Correlation for Franklin County

Assessment Actions

Pick-up work and routine maintenance were completed for the commercial class of property for the 2022 assessment 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.

Sale verification and qualification processes were reviewed. The verification process is the same across all three property classes with sales verification forms used to verify the terms of the sales. The commercial class usability rate is lower than the state average similar to previous years. A trimmed analysis indicates there is no apparent bias in the qualification of the commercial class. All arm's-length transactions were made available for measurement purposes.

Valuation groups were also reviewed to ensure that unique economical characteristics of the commercial class that would affect value have been identified. There are currently two valuation groups in Franklin County. Valuation Group 1 is the town of Franklin, the county seat and largest town. Valuation Group 2 is a combination of all other villages and rural parcels.

The County Assessor follows the six-year review and inspection cycle.

Description of Analysis

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

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

Review of the statistical sample show that seven qualified sales occurred in the three-year study period, which is insufficient for measurement purposes. There is no correlation between the three measures of central tendency. The mean is affected by low dollar sales, while the weighted mean and PRD are affected by one large dollar sale. The median is within range but falls in and out when the high and low dollar sales are removed. With an insufficient sample size and no correlation in the measures of central tendencies, a precise point estimate of the level of value is undeterminable.

A comparison of the 2022 County Abstract of Assessment for Real Property Form 45, to the 2021 Certificate of Taxes Levied Report (CTL), show the general commercial population and the sample had minimal changes supporting the assessment actions taken by the County Assessor.

2022 Commercial Correlation for Franklin County

Equalization and Quality of Assessment

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	5	96.61	111.67	133.30	25.89	83.77
2	2	86.00	86.00	88.93	10.23	96.71
____ALL____	7	94.80	104.34	129.80	21.77	80.39

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

Level of Value

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

2022 Agricultural Correlation for Franklin County

Assessment Actions

After conducting market analysis, the county assessor lowered values in Market Area 1 in the top four Land Capability Groups (LCGs) for dryland between 7% to 18%. In Market Area 2, the top two LCGs for dryland were lowered 3% and 6%, respectively. Irrigated land was raised \$5 per acre among all classes and market areas.

The land for agricultural homes received the same increase as rural residential: the first acre was raised from \$10,000 to \$20,000; subsequent acres were raised from \$1,000 to \$2,000 an 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.

Sales verification and qualification practices were reviewed for the agricultural class. The county assessor qualified a lower percentage of sales for measurement than the statewide average range, however both a qualified and a non-qualified sales review indicate no apparent bias in the qualification determinations.

Franklin County is in compliance with the six-year physical inspection cycle. Water use certification changes are updated yearly, and a systematic review of land use is conducted when new imagery is available biennially.

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

There is a written valuation methodology on file.

Description of Analysis

The statistical analysis shows that two of the three measures of central tendency are within the acceptable range for the overall agricultural class. The COD is also within IAAO recommended range. Further analysis shows Market Area 2 had 32 qualified sales and Market Area 1 had a minimal nine qualified sales, both are within the acceptable range. The majority land use (MLU) statistics generally do not have adequate samples of sale; but do display medians within the acceptable range. Comparison of Franklin County's agricultural land values to all surrounding counties generally supports that values are equalized.

The completion of the reappraisal of the agricultural improvements is evident in the reported values on the 2022 County Abstract of Assessment for Real Property, Form 45 Compared with the

2022 Agricultural Correlation for Franklin County

2021 Certificate of Taxes Levied Report (CTL). This report indicated an 8% increase in value to agricultural improvements, excluding growth.

Equalization and Quality of Assessment

A review of the statistics with sufficient sales, along with all other information available, and the assessment practices suggest that assessments within the county are valued within the acceptable parameters, and therefore considered equalized. The quality of assessment of the agricultural property in Franklin County complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u> Irrigated </u>						
County	10	72.81	81.07	73.64	22.55	110.09
2	10	72.81	81.07	73.64	22.55	110.09
<u> Dry </u>						
County	3	72.37	70.18	69.71	03.52	100.67
1	1	72.91	72.91	72.91	00.00	100.00
2	2	68.82	68.82	67.81	05.17	101.49
<u> Grass </u>						
County	10	71.89	74.91	74.83	12.12	100.11
1	3	69.88	75.65	70.30	11.95	107.61
2	7	73.89	74.60	75.63	11.22	98.64
<u> ALL </u>	<u>41</u>	<u>73.89</u>	<u>81.82</u>	<u>75.06</u>	<u>21.27</u>	<u>109.01</u>

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Franklin County is 74%.

2022 Opinions of the Property Tax Administrator for Franklin County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	94	Does not meet generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	74	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, 2022.



Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2022 Commission Summary for Franklin County

Residential Real Property - Current

Number of Sales	68	Median	93.89
Total Sales Price	\$5,135,052	Mean	92.29
Total Adj. Sales Price	\$5,135,052	Wgt. Mean	80.69
Total Assessed Value	\$4,143,505	Average Assessed Value of the Base	\$39,376
Avg. Adj. Sales Price	\$75,515	Avg. Assessed Value	\$60,934

Confidence Interval - Current

95% Median C.I	86.85 to 99.86
95% Wgt. Mean C.I	72.48 to 88.90
95% Mean C.I	86.03 to 98.55
% of Value of the Class of all Real Property Value in the County	7.98
% of Records Sold in the Study Period	3.60
% of Value Sold in the Study Period	5.57

Residential Real Property - History

Year	Number of Sales	LOV	Median
2021	62	96	96.33
2020	48	95	94.76
2019	57	92	91.54
2018	58	95	95.30

2022 Commission Summary for Franklin County

Commercial Real Property - Current

Number of Sales	7	Median	94.80
Total Sales Price	\$285,300	Mean	104.34
Total Adj. Sales Price	\$285,300	Wgt. Mean	129.80
Total Assessed Value	\$370,310	Average Assessed Value of the Base	\$60,598
Avg. Adj. Sales Price	\$40,757	Avg. Assessed Value	\$52,901

Confidence Interval - Current

95% Median C.I	77.20 to 171.79
95% Wgt. Mean C.I	64.48 to 195.11
95% Mean C.I	73.76 to 134.92
% of Value of the Class of all Real Property Value in the County	2.44
% of Records Sold in the Study Period	1.86
% of Value Sold in the Study Period	1.63

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2021	9	100	90.30
2020	6	100	92.03
2019	14	100	96.40
2018	13	100	89.94

**31 Franklin
RESIDENTIAL**

PAD 2022 R&O Statistics (Using 2022 Values)

Qualified

Date Range: 10/1/2019 To 9/30/2021 Posted on: 1/31/2022

Number of Sales : 68
 Total Sales Price : 5,135,052
 Total Adj. Sales Price : 5,135,052
 Total Assessed Value : 4,143,505
 Avg. Adj. Sales Price : 75,515
 Avg. Assessed Value : 60,934

MEDIAN : 94
 WGT. MEAN : 81
 MEAN : 92
 COD : 21.26
 PRD : 114.38

COV : 28.54
 STD : 26.34
 Avg. Abs. Dev : 19.96
 MAX Sales Ratio : 163.16
 MIN Sales Ratio : 29.95

95% Median C.I. : 86.85 to 99.86
 95% Wgt. Mean C.I. : 72.48 to 88.90
 95% Mean C.I. : 86.03 to 98.55

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qrtrs</u>											
01-OCT-19 To 31-DEC-19	6	98.10	93.80	96.49	08.64	97.21	65.38	105.22	65.38 to 105.22	41,000	39,560
01-JAN-20 To 31-MAR-20	6	93.32	94.12	93.38	09.70	100.79	83.48	108.51	83.48 to 108.51	83,917	78,362
01-APR-20 To 30-JUN-20	12	102.03	105.26	99.51	14.05	105.78	78.44	141.20	94.82 to 122.85	62,167	61,863
01-JUL-20 To 30-SEP-20	11	87.38	95.49	86.92	23.71	109.86	54.67	159.30	62.16 to 124.78	54,386	47,274
01-OCT-20 To 31-DEC-20	6	102.60	105.18	91.24	26.95	115.28	67.28	163.16	67.28 to 163.16	71,184	64,948
01-JAN-21 To 31-MAR-21	9	72.00	81.12	72.08	20.40	112.54	63.93	105.52	64.51 to 102.97	87,056	62,750
01-APR-21 To 30-JUN-21	6	114.93	115.95	106.60	13.45	108.77	92.68	147.07	92.68 to 147.07	58,367	62,220
01-JUL-21 To 30-SEP-21	12	66.26	64.84	57.13	26.17	113.50	29.95	90.47	48.08 to 89.30	123,375	70,487
<u>Study Yrs</u>											
01-OCT-19 To 30-SEP-20	35	96.86	98.32	94.08	15.42	104.51	54.67	159.30	87.38 to 105.22	59,821	56,283
01-OCT-20 To 30-SEP-21	33	89.30	85.91	71.47	26.77	120.20	29.95	163.16	67.49 to 97.81	92,161	65,867
<u>Calendar Yrs</u>											
01-JAN-20 To 31-DEC-20	35	97.72	100.27	93.29	18.69	107.48	54.67	163.16	87.07 to 107.38	64,996	60,635
<u>ALL</u>	68	93.89	92.29	80.69	21.26	114.38	29.95	163.16	86.85 to 99.86	75,515	60,934

VALUATION GROUP										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	22	97.11	99.55	97.31	13.55	102.30	62.27	141.20	87.07 to 107.38	66,400	64,612
2	8	81.91	80.21	73.71	24.49	108.82	50.63	105.22	50.63 to 105.22	42,125	31,049
3	30	95.55	98.00	89.56	20.67	109.42	54.67	163.16	86.57 to 106.33	61,242	54,847
4	8	64.22	63.01	55.22	28.46	114.11	29.95	123.88	29.95 to 123.88	187,500	103,531
<u>ALL</u>	68	93.89	92.29	80.69	21.26	114.38	29.95	163.16	86.85 to 99.86	75,515	60,934

PROPERTY TYPE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	68	93.89	92.29	80.69	21.26	114.38	29.95	163.16	86.85 to 99.86	75,515	60,934
06											
07											
<u>ALL</u>	68	93.89	92.29	80.69	21.26	114.38	29.95	163.16	86.85 to 99.86	75,515	60,934

**31 Franklin
RESIDENTIAL**

PAD 2022 R&O Statistics (Using 2022 Values)

Qualified

Date Range: 10/1/2019 To 9/30/2021 Posted on: 1/31/2022

Number of Sales : 68
 Total Sales Price : 5,135,052
 Total Adj. Sales Price : 5,135,052
 Total Assessed Value : 4,143,505
 Avg. Adj. Sales Price : 75,515
 Avg. Assessed Value : 60,934

MEDIAN : 94
 WGT. MEAN : 81
 MEAN : 92
 COD : 21.26
 PRD : 114.38

COV : 28.54
 STD : 26.34
 Avg. Abs. Dev : 19.96
 MAX Sales Ratio : 163.16
 MIN Sales Ratio : 29.95

95% Median C.I. : 86.85 to 99.86
 95% Wgt. Mean C.I. : 72.48 to 88.90
 95% Mean C.I. : 86.03 to 98.55

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000											
Less Than 15,000	1	96.33	96.33	96.33	00.00	100.00	96.33	96.33	N/A	9,000	8,670
Less Than 30,000	16	106.45	107.71	106.10	19.46	101.52	65.38	163.16	85.16 to 124.20	20,578	21,834
Ranges Excl. Low \$											
Greater Than 4,999	68	93.89	92.29	80.69	21.26	114.38	29.95	163.16	86.85 to 99.86	75,515	60,934
Greater Than 14,999	67	93.54	92.23	80.66	21.61	114.34	29.95	163.16	86.57 to 100.06	76,508	61,714
Greater Than 29,999	52	90.00	87.55	78.95	20.27	110.89	29.95	147.07	81.66 to 96.54	92,419	72,965
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999	1	96.33	96.33	96.33	00.00	100.00	96.33	96.33	N/A	9,000	8,670
15,000 TO 29,999	15	106.56	108.47	106.38	20.09	101.96	65.38	163.16	85.16 to 124.20	21,350	22,712
30,000 TO 59,999	21	94.82	96.97	96.44	17.22	100.55	54.67	147.07	89.30 to 105.52	43,191	41,654
60,000 TO 99,999	14	98.89	92.01	92.18	16.12	99.82	50.63	127.94	67.49 to 108.51	78,900	72,731
100,000 TO 149,999	8	85.03	82.53	82.71	11.30	99.78	48.08	102.23	48.08 to 102.23	121,338	100,363
150,000 TO 249,999	5	67.28	73.37	72.98	11.16	100.53	64.51	96.86	N/A	161,700	118,010
250,000 TO 499,999	4	50.45	50.28	50.07	33.34	100.42	29.95	70.25	N/A	253,750	127,058
500,000 TO 999,999											
1,000,000 +											
ALL	68	93.89	92.29	80.69	21.26	114.38	29.95	163.16	86.85 to 99.86	75,515	60,934

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	8	Median :	64	COV :	45.55	95% Median C.I. :	29.95 to 123.88
Total Sales Price :	1,500,000	Wgt. Mean :	55	STD :	28.70	95% Wgt. Mean C.I. :	38.55 to 71.88
Total Adj. Sales Price :	1,500,000	Mean :	63	Avg. Abs. Dev :	18.28	95% Mean C.I. :	39.01 to 87.01
Total Assessed Value :	828,250						
Avg. Adj. Sales Price :	187,500	COD :	28.46	MAX Sales Ratio :	123.88		
Avg. Assessed Value :	103,531	PRD :	114.11	MIN Sales Ratio :	29.95		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2019 To 12/31/2019											
01/01/2020 To 03/31/2020											
04/01/2020 To 06/30/2020											
07/01/2020 To 09/30/2020											
10/01/2020 To 12/31/2020											
01/01/2021 To 03/31/2021	3	64.51	64.98	64.78	01.32	100.31	63.93	66.49	N/A	191,833	124,275
04/01/2021 To 06/30/2021	1	123.88	123.88	123.88		100.00	123.88	123.88	N/A	40,000	49,550
07/01/2021 To 09/30/2021	4	42.53	46.31	45.89	30.21	100.92	29.95	70.25	N/A	221,125	101,469
<u>Study Yrs</u>											
10/01/2019 To 09/30/2020											
10/01/2020 To 09/30/2021	8	64.22	63.01	55.22	28.46	114.11	29.95	123.88	29.95 to 123.88	187,500	103,531
<u>Calendar Yrs</u>											
01/01/2020 To 12/31/2020											

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
4	8	64.22	63.01	55.22	28.46	114.11	29.95	123.88	29.95 to 123.88	187,500	103,531

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	8	Median :	64	COV :	45.55	95% Median C.I. :	29.95 to 123.88
Total Sales Price :	1,500,000	Wgt. Mean :	55	STD :	28.70	95% Wgt. Mean C.I. :	38.55 to 71.88
Total Adj. Sales Price :	1,500,000	Mean :	63	Avg. Abs. Dev :	18.28	95% Mean C.I. :	39.01 to 87.01
Total Assessed Value :	828,250						
Avg. Adj. Sales Price :	187,500	COD :	28.46	MAX Sales Ratio :	123.88		
Avg. Assessed Value :	103,531	PRD :	114.11	MIN Sales Ratio :	29.95		

What IF

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
01	8	64.22	63.01	55.22	28.46	114.11	29.95	123.88	29.95 to 123.88	187,500	103,531
06											
07											

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
__ Ranges Excl. Low \$ __											
Greater Than 4,999	8	64.22	63.01	55.22	28.46	114.11	29.95	123.88	29.95 to 123.88	187,500	103,531
Greater Than 15,000	8	64.22	63.01	55.22	28.46	114.11	29.95	123.88	29.95 to 123.88	187,500	103,531
Greater Than 30,000	8	64.22	63.01	55.22	28.46	114.11	29.95	123.88	29.95 to 123.88	187,500	103,531
__ Incremental Ranges __											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	1	123.88	123.88	123.88		100.00	123.88	123.88	N/A	40,000	49,550
60,000 TO 99,999											
100,000 TO 149,999	1	48.08	48.08	48.08		100.00	48.08	48.08	N/A	119,500	57,460
150,000 TO 249,999	2	65.50	65.50	65.44	01.51	100.09	64.51	66.49	N/A	162,750	106,505
250,000 TO 499,999	4	50.45	50.28	50.07	33.34	100.42	29.95	70.25	N/A	253,750	127,058
500,000 TO 999,999											
1,000,000 +											

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	4	Total	Increase	0%

What IF

**31 Franklin
COMMERCIAL**

PAD 2022 R&O Statistics (Using 2022 Values)

Qualified

Date Range: 10/1/2018 To 9/30/2021 Posted on: 1/31/2022

Number of Sales : 7
 Total Sales Price : 285,300
 Total Adj. Sales Price : 285,300
 Total Assessed Value : 370,310
 Avg. Adj. Sales Price : 40,757
 Avg. Assessed Value : 52,901

MEDIAN : 95
 WGT. MEAN : 130
 MEAN : 104
 COD : 21.77
 PRD : 80.39

COV : 31.68
 STD : 33.06
 Avg. Abs. Dev : 20.64
 MAX Sales Ratio : 171.79
 MIN Sales Ratio : 77.20

95% Median C.I. : 77.20 to 171.79
 95% Wgt. Mean C.I. : 64.48 to 195.11
 95% Mean C.I. : 73.76 to 134.92

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qrtrs</u>											
01-OCT-18 To 31-DEC-18											
01-JAN-19 To 31-MAR-19	1	94.80	94.80	94.80	00.00	100.00	94.80	94.80	N/A	15,000	14,220
01-APR-19 To 30-JUN-19											
01-JUL-19 To 30-SEP-19											
01-OCT-19 To 31-DEC-19	1	77.20	77.20	77.20	00.00	100.00	77.20	77.20	N/A	7,500	5,790
01-JAN-20 To 31-MAR-20	1	171.79	171.79	171.79	00.00	100.00	171.79	171.79	N/A	138,000	237,075
01-APR-20 To 30-JUN-20	1	96.61	96.61	96.61	00.00	100.00	96.61	96.61	N/A	18,000	17,390
01-JUL-20 To 30-SEP-20	2	101.77	101.77	107.44	19.50	94.72	81.92	121.62	N/A	8,400	9,025
01-OCT-20 To 31-DEC-20	1	86.43	86.43	86.43	00.00	100.00	86.43	86.43	N/A	90,000	77,785
01-JAN-21 To 31-MAR-21											
01-APR-21 To 30-JUN-21											
01-JUL-21 To 30-SEP-21											
<u>Study Yrs</u>											
01-OCT-18 To 30-SEP-19	1	94.80	94.80	94.80	00.00	100.00	94.80	94.80	N/A	15,000	14,220
01-OCT-19 To 30-SEP-20	5	96.61	109.83	154.36	27.80	71.15	77.20	171.79	N/A	36,060	55,661
01-OCT-20 To 30-SEP-21	1	86.43	86.43	86.43	00.00	100.00	86.43	86.43	N/A	90,000	77,785
<u>Calendar Yrs</u>											
01-JAN-19 To 31-DEC-19	2	86.00	86.00	88.93	10.23	96.71	77.20	94.80	N/A	11,250	10,005
01-JAN-20 To 31-DEC-20	5	96.61	111.67	133.30	25.89	83.77	81.92	171.79	N/A	52,560	70,060
<u>ALL</u>	7	94.80	104.34	129.80	21.77	80.39	77.20	171.79	77.20 to 171.79	40,757	52,901

VALUATION GROUP										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	5	96.61	111.67	133.30	25.89	83.77	81.92	171.79	N/A	52,560	70,060
2	2	86.00	86.00	88.93	10.23	96.71	77.20	94.80	N/A	11,250	10,005
<u>ALL</u>	7	94.80	104.34	129.80	21.77	80.39	77.20	171.79	77.20 to 171.79	40,757	52,901

**31 Franklin
COMMERCIAL**

PAD 2022 R&O Statistics (Using 2022 Values)

Qualified

Date Range: 10/1/2018 To 9/30/2021 Posted on: 1/31/2022

Number of Sales : 7
 Total Sales Price : 285,300
 Total Adj. Sales Price : 285,300
 Total Assessed Value : 370,310
 Avg. Adj. Sales Price : 40,757
 Avg. Assessed Value : 52,901

MEDIAN : 95
 WGT. MEAN : 130
 MEAN : 104
 COD : 21.77
 PRD : 80.39

COV : 31.68
 STD : 33.06
 Avg. Abs. Dev : 20.64
 MAX Sales Ratio : 171.79
 MIN Sales Ratio : 77.20

95% Median C.I. : 77.20 to 171.79
 95% Wgt. Mean C.I. : 64.48 to 195.11
 95% Mean C.I. : 73.76 to 134.92

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	7	94.80	104.34	129.80	21.77	80.39	77.20	171.79	77.20 to 171.79	40,757	52,901
04											
<u>ALL</u>	<u>7</u>	<u>94.80</u>	<u>104.34</u>	<u>129.80</u>	<u>21.77</u>	<u>80.39</u>	<u>77.20</u>	<u>171.79</u>	<u>77.20 to 171.79</u>	<u>40,757</u>	<u>52,901</u>

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	3	81.92	93.58	98.11	18.08	95.38	77.20	121.62	N/A	8,100	7,947
Less Than 30,000	5	94.80	94.43	96.77	12.47	97.58	77.20	121.62	N/A	11,460	11,090
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	7	94.80	104.34	129.80	21.77	80.39	77.20	171.79	77.20 to 171.79	40,757	52,901
Greater Than 14,999	4	95.71	112.41	132.75	22.77	84.68	86.43	171.79	N/A	65,250	86,618
Greater Than 29,999	2	129.11	129.11	138.10	33.06	93.49	86.43	171.79	N/A	114,000	157,430
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	3	81.92	93.58	98.11	18.08	95.38	77.20	121.62	N/A	8,100	7,947
15,000 TO 29,999	2	95.71	95.71	95.79	00.95	99.92	94.80	96.61	N/A	16,500	15,805
30,000 TO 59,999											
60,000 TO 99,999	1	86.43	86.43	86.43	00.00	100.00	86.43	86.43	N/A	90,000	77,785
100,000 TO 149,999	1	171.79	171.79	171.79	00.00	100.00	171.79	171.79	N/A	138,000	237,075
150,000 TO 249,999											
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 TO 1,999,999											
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											
<u>ALL</u>	<u>7</u>	<u>94.80</u>	<u>104.34</u>	<u>129.80</u>	<u>21.77</u>	<u>80.39</u>	<u>77.20</u>	<u>171.79</u>	<u>77.20 to 171.79</u>	<u>40,757</u>	<u>52,901</u>

31 Franklin
COMMERCIAL

PAD 2022 R&O Statistics (Using 2022 Values)

Qualified

Date Range: 10/1/2018 To 9/30/2021 Posted on: 1/31/2022

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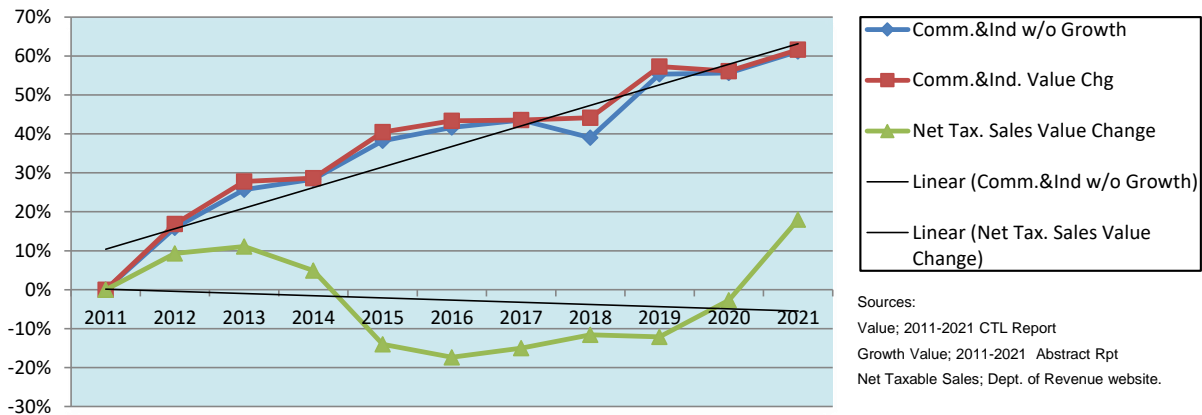
95% Median C.I. : 77.20 to 171.79
 95% Wgt. Mean C.I. : 64.48 to 195.11
 95% Mean C.I. : 73.76 to 134.92

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
344	1	77.20	77.20	77.20	00.00	100.00	77.20	77.20	N/A	7,500	5,790
350	1	94.80	94.80	94.80	00.00	100.00	94.80	94.80	N/A	15,000	14,220
353	2	101.77	101.77	107.44	19.50	94.72	81.92	121.62	N/A	8,400	9,025
384	1	96.61	96.61	96.61	00.00	100.00	96.61	96.61	N/A	18,000	17,390
406	1	86.43	86.43	86.43	00.00	100.00	86.43	86.43	N/A	90,000	77,785
543	1	171.79	171.79	171.79	00.00	100.00	171.79	171.79	N/A	138,000	237,075
<u>ALL</u>	<u>7</u>	94.80	104.34	129.80	21.77	80.39	77.20	171.79	77.20 to 171.79	40,757	52,901

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
2011	\$ 13,683,155	\$ 126,915	0.93%	\$ 13,556,240		\$ 12,721,024	
2012	\$ 15,988,360	\$ 133,920	0.84%	\$ 15,854,440	15.87%	\$ 13,910,001	9.35%
2013	\$ 17,482,125	\$ 286,985	1.64%	\$ 17,195,140	7.55%	\$ 14,134,165	1.61%
2014	\$ 17,603,100	\$ 34,935	0.20%	\$ 17,568,165	0.49%	\$ 13,341,345	-5.61%
2015	\$ 19,218,620	\$ 304,735	1.59%	\$ 18,913,885	7.45%	\$ 10,938,558	-18.01%
2016	\$ 19,618,760	\$ 237,565	1.21%	\$ 19,381,195	0.85%	\$ 10,513,943	-3.88%
2017	\$ 19,641,150	\$ 250	0.00%	\$ 19,640,900	0.11%	\$ 10,815,473	2.87%
2018	\$ 19,723,780	\$ 703,460	3.57%	\$ 19,020,320	-3.16%	\$ 11,249,359	4.01%
2019	\$ 21,521,820	\$ 266,575	1.24%	\$ 21,255,245	7.76%	\$ 11,179,023	-0.63%
2020	\$ 21,360,915	\$ 65,390	0.31%	\$ 21,295,525	-1.05%	\$ 12,378,007	10.73%
2021	\$ 22,115,025	\$ 60,535	0.27%	\$ 22,054,490	3.25%	\$ 15,007,905	21.25%
Ann %chg	4.92%			Average	3.91%	1.67%	2.17%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2011	-	-	-
2012	15.87%	16.85%	9.35%
2013	25.67%	27.76%	11.11%
2014	28.39%	28.65%	4.88%
2015	38.23%	40.45%	-14.01%
2016	41.64%	43.38%	-17.35%
2017	43.54%	43.54%	-14.98%
2018	39.01%	44.15%	-11.57%
2019	55.34%	57.29%	-12.12%
2020	55.63%	56.11%	-2.70%
2021	61.18%	61.62%	17.98%

County Number	31
County Name	Franklin

31 Franklin
AGRICULTURAL LAND

PAD 2022 R&O Statistics (Using 2022 Values)

Qualified

Date Range: 10/1/2018 To 9/30/2021 Posted on: 1/31/2022

Number of Sales : 41
Total Sales Price : 25,173,054
Total Adj. Sales Price : 25,173,054
Total Assessed Value : 18,895,070
Avg. Adj. Sales Price : 613,977
Avg. Assessed Value : 460,855

MEDIAN : 74
WGT. MEAN : 75
MEAN : 82
COD : 21.27
PRD : 109.01

COV : 26.15
STD : 21.40
Avg. Abs. Dev : 15.72
MAX Sales Ratio : 144.35
MIN Sales Ratio : 52.77

95% Median C.I. : 68.32 to 89.62
95% Wgt. Mean C.I. : 69.05 to 81.07
95% Mean C.I. : 75.27 to 88.37

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-18 To 31-DEC-18	2	84.04	84.04	86.88	19.19	96.73	67.91	100.17	N/A	467,500	406,180
01-JAN-19 To 31-MAR-19	4	85.77	83.72	79.21	09.23	105.69	69.70	93.65	N/A	818,546	648,358
01-APR-19 To 30-JUN-19	3	77.95	93.22	86.30	21.33	108.02	75.91	125.81	N/A	384,263	331,613
01-JUL-19 To 30-SEP-19	3	67.59	68.11	66.69	03.95	102.13	64.37	72.37	N/A	729,353	486,377
01-OCT-19 To 31-DEC-19	1	90.53	90.53	90.53	00.00	100.00	90.53	90.53	N/A	1,250,000	1,131,585
01-JAN-20 To 31-MAR-20	6	69.39	75.21	70.56	10.77	106.59	66.01	101.68	66.01 to 101.68	794,053	560,299
01-APR-20 To 30-JUN-20	4	90.26	100.97	92.55	19.80	109.10	78.99	144.35	N/A	669,418	619,516
01-JUL-20 To 30-SEP-20	6	95.47	95.45	87.65	17.96	108.90	69.96	137.88	69.96 to 137.88	201,530	176,632
01-OCT-20 To 31-DEC-20	3	97.86	96.39	96.10	15.50	100.30	72.91	118.41	N/A	382,521	367,610
01-JAN-21 To 31-MAR-21	2	59.11	59.11	59.48	01.74	99.38	58.08	60.13	N/A	510,000	303,365
01-APR-21 To 30-JUN-21	2	59.39	59.39	53.98	11.15	110.02	52.77	66.01	N/A	880,000	475,003
01-JUL-21 To 30-SEP-21	5	68.07	64.61	61.79	05.23	104.56	53.34	68.26	N/A	758,858	468,902
<u>Study Yrs</u>											
01-OCT-18 To 30-SEP-19	12	76.93	82.25	77.61	16.39	105.98	64.37	125.81	67.91 to 93.65	629,169	488,313
01-OCT-19 To 30-SEP-20	17	87.21	89.32	81.11	19.31	110.12	66.01	144.35	69.88 to 100.06	582,422	472,426
01-OCT-20 To 30-SEP-21	12	67.04	70.77	64.80	17.17	109.21	52.77	118.41	58.08 to 72.91	643,488	417,006
<u>Calendar Yrs</u>											
01-JAN-19 To 31-DEC-19	11	77.95	82.67	78.56	15.34	105.23	64.37	125.81	67.59 to 93.65	715,003	561,726
01-JAN-20 To 31-DEC-20	19	87.21	90.37	81.67	20.47	110.65	66.01	144.35	69.96 to 100.06	515,723	421,183
<u>ALL</u>	41	73.89	81.82	75.06	21.27	109.01	52.77	144.35	68.32 to 89.62	613,977	460,855

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	9	72.91	79.83	74.55	14.88	107.08	66.01	101.68	68.07 to 99.87	327,299	244,006
2	32	74.90	82.38	75.13	22.78	109.65	52.77	144.35	68.14 to 90.53	694,605	521,844
<u>ALL</u>	41	73.89	81.82	75.06	21.27	109.01	52.77	144.35	68.32 to 89.62	613,977	460,855

31 Franklin
AGRICULTURAL LAND

PAD 2022 R&O Statistics (Using 2022 Values)

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 MIN Sales Ratio : 52.77

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 95% Wgt. Mean C.I. : 69.05 to 81.07
 95% Mean C.I. : 75.27 to 88.37

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	3	64.37	61.77	60.38	07.38	102.30	53.34	67.59	N/A	1,165,687	703,847
2	3	64.37	61.77	60.38	07.38	102.30	53.34	67.59	N/A	1,165,687	703,847
Dry											
County	2	68.82	68.82	67.81	05.17	101.49	65.26	72.37	N/A	336,500	228,170
2	2	68.82	68.82	67.81	05.17	101.49	65.26	72.37	N/A	336,500	228,170
Grass											
County	6	69.39	74.32	70.92	09.55	104.79	66.01	91.06	66.01 to 91.06	530,369	376,151
1	3	69.88	75.65	70.30	11.95	107.61	66.01	91.06	N/A	247,600	174,062
2	3	68.90	72.98	71.11	06.66	102.63	68.14	81.91	N/A	813,138	578,240
ALL	41	73.89	81.82	75.06	21.27	109.01	52.77	144.35	68.32 to 89.62	613,977	460,855

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	10	72.81	81.07	73.64	22.55	110.09	53.34	144.35	64.37 to 100.17	970,445	714,639
2	10	72.81	81.07	73.64	22.55	110.09	53.34	144.35	64.37 to 100.17	970,445	714,639
Dry											
County	3	72.37	70.18	69.71	03.52	100.67	65.26	72.91	N/A	357,667	249,330
1	1	72.91	72.91	72.91	00.00	100.00	72.91	72.91	N/A	400,000	291,650
2	2	68.82	68.82	67.81	05.17	101.49	65.26	72.37	N/A	336,500	228,170
Grass											
County	10	71.89	74.91	74.83	12.12	100.11	58.08	93.31	66.01 to 91.06	492,421	368,468
1	3	69.88	75.65	70.30	11.95	107.61	66.01	91.06	N/A	247,600	174,062
2	7	73.89	74.60	75.63	11.22	98.64	58.08	93.31	58.08 to 93.31	597,345	451,784
ALL	41	73.89	81.82	75.06	21.27	109.01	52.77	144.35	68.32 to 89.62	613,977	460,855

Franklin County 2022 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Franklin	2	4,278	4,247	3,962	4,022	1,210	3,535	3,599	3,536	4,100
Harlan	1	4,779	4,780	3,990	2,730	n/a	2,540	2,420	2,423	4,387
Webster	1	4,432	4,413	4,385	4,324	3,970	4,260	4,190	4,122	4,301
Kearney	1	4,800	4,799	4,750	4,550	4,000	3,014	3,001	3,000	4,472
Adams	4000	5,454	5,398	5,283	5,176	4,899	4,964	4,989	4,740	5,330
Franklin	1	2,987	2,990	2,848	2,861	n/a	2,375	2,350	2,315	2,900
Harlan	2	4,244	4,241	3,622	2,479	n/a	2,540	2,420	2,422	3,693
Harlan	3	3,219	3,215	2,722	1,921	n/a	n/a	2,248	2,249	2,882

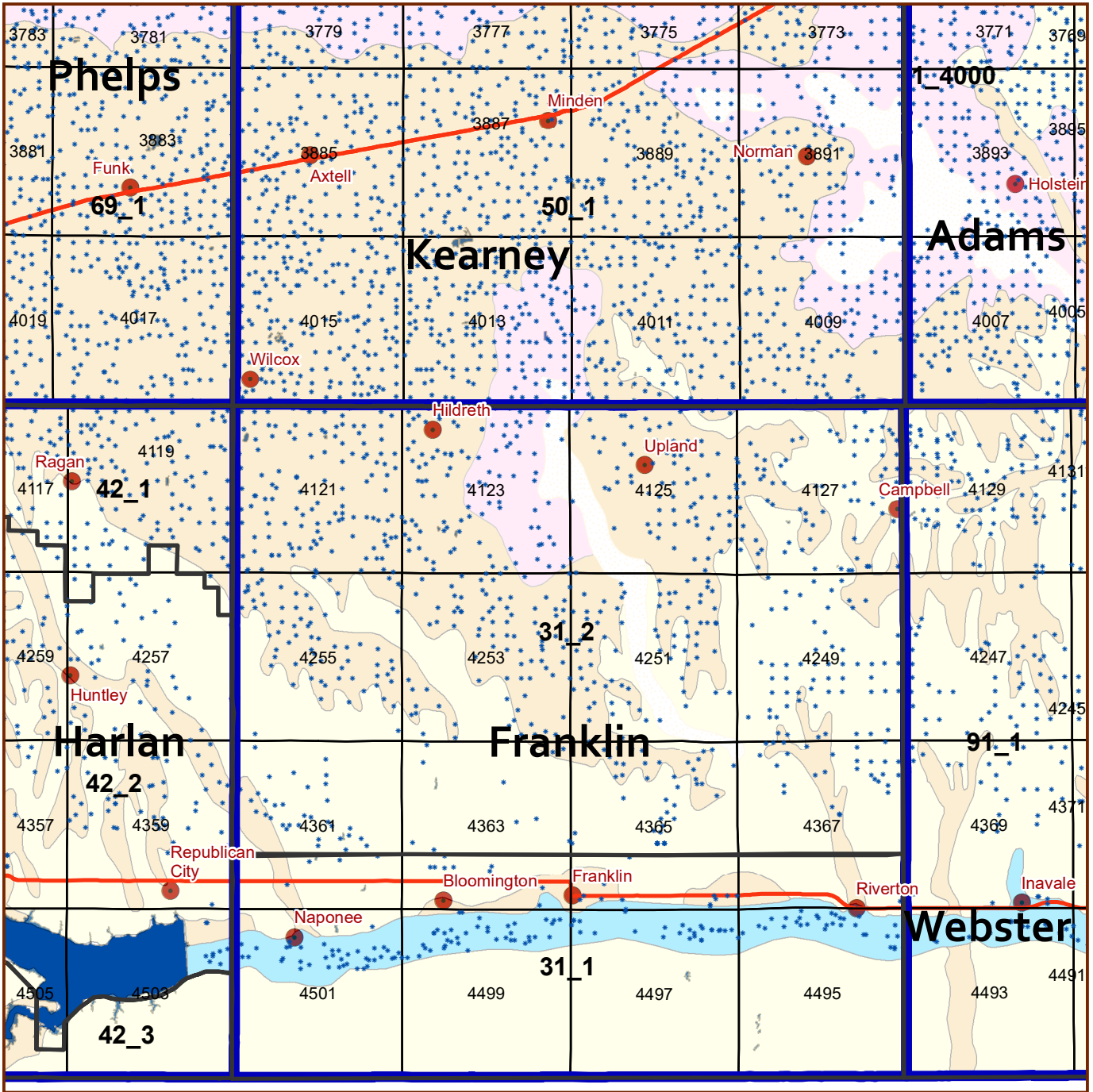
County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Franklin	2	2,600	2,500	2,300	2,280	1,970	1,960	1,615	1,615	2,311
Harlan	1	n/a	2,583	2,305	1,802	n/a	1,795	1,643	1,643	2,427
Webster	1	2,745	2,745	2,745	2,416	2,415	n/a	1,720	1,720	2,438
Kearney	1	n/a	2,770	2,500	2,500	2,199	1,785	1,785	1,785	2,594
Adams	4000	3,122	2,950	2,775	2,589	2,590	2,590	2,412	2,414	2,855
Franklin	1	2,000	1,900	1,800	1,700	1,360	1,345	1,125	1,120	1,607
Harlan	2	1,940	1,940	1,638	1,264	1,217	1,391	1,433	1,433	1,805
Harlan	3	1,940	1,940	1,646	1,264	n/a	n/a	1,433	1,433	1,808

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Franklin	2	1,085	1,085	1,075	1,065	1,060	1,060	1,045	1,045	1,077
Harlan	1	1,000	1,000	1,000	1,000	n/a	n/a	n/a	1,000	1,000
Webster	1	1,400	1,400	1,400	1,400	1,400	1,400	1,000	1,000	1,376
Kearney	1	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300
Adams	4000	1,350	1,350	1,320	1,320	1,305	n/a	1,305	1,305	1,329
Franklin	1	1,085	1,085	1,075	1,065	1,060	1,060	1,045	1,045	1,075
Harlan	2	1,000	1,000	1,000	1,000	1,000	1,000	n/a	1,000	1,000
Harlan	3	1,000	1,000	1,000	1,000	1,000	n/a	n/a	n/a	1,000

County	Mkt Area	CRP	TIMBER	WASTE
Franklin	2	1,076	n/a	150
Harlan	1	n/a	n/a	100
Webster	1	1,630	0	280
Kearney	1	1,300	n/a	150
Adams	4000	n/a	n/a	203
Franklin	1	1,079	0	150
Harlan	2	n/a	n/a	100
Harlan	3	n/a	n/a	100

Source: 2022 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.
 CRP and TIMBER values are weighted averages from Schedule XIII, line 104 and 113.

FRANKLIN COUNTY



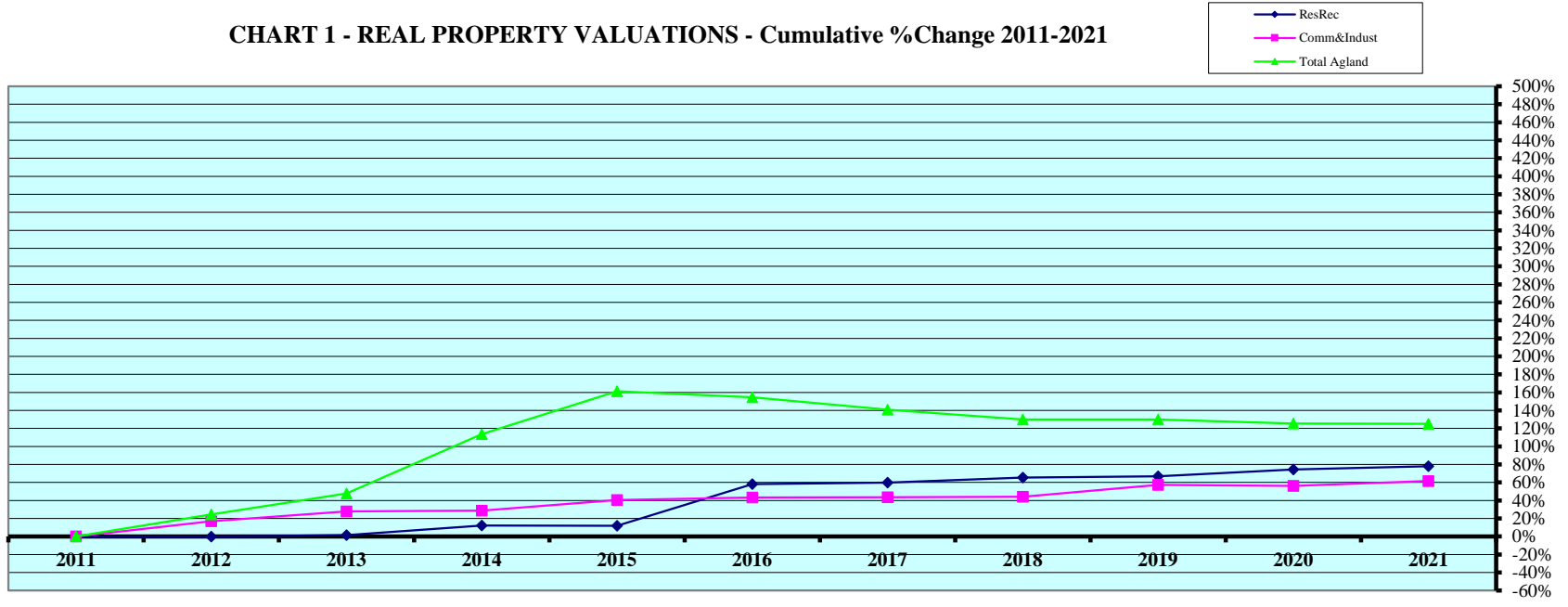
Legend

- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

Soils CLASS

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

CHART 1 - REAL PROPERTY VALUATIONS - Cumulative %Change 2011-2021



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
2011	39,212,690	-	-	-	13,683,155	-	-	-	343,097,320	-	-	-
2012	39,180,145	-32,545	-0.08%	-0.08%	15,988,360	2,305,205	16.85%	16.85%	426,862,515	83,765,195	24.41%	24.41%
2013	39,831,640	651,495	1.66%	1.58%	17,482,125	1,493,765	9.34%	27.76%	507,340,900	80,478,385	18.85%	47.87%
2014	43,968,290	4,136,650	10.39%	12.13%	17,603,100	120,975	0.69%	28.65%	732,985,460	225,644,560	44.48%	113.64%
2015	43,846,377	-121,913	-0.28%	11.82%	19,218,620	1,615,520	9.18%	40.45%	896,519,015	163,533,555	22.31%	161.30%
2016	61,990,125	18,143,748	41.38%	58.09%	19,618,760	400,140	2.08%	43.38%	873,286,325	-23,232,690	-2.59%	154.53%
2017	62,648,579	658,454	1.06%	59.77%	19,641,150	22,390	0.11%	43.54%	825,974,040	-47,312,285	-5.42%	140.74%
2018	64,878,980	2,230,401	3.56%	65.45%	19,723,780	82,630	0.42%	44.15%	788,648,160	-37,325,880	-4.52%	129.86%
2019	65,466,175	587,195	0.91%	66.95%	21,521,820	1,798,040	9.12%	57.29%	789,002,925	354,765	0.04%	129.96%
2020	68,376,350	2,910,175	4.45%	74.37%	21,360,915	-160,905	-0.75%	56.11%	773,389,710	-15,613,215	-1.98%	125.41%
2021	69,803,570	1,427,220	2.09%	78.01%	22,115,025	754,110	3.53%	61.62%	772,191,505	-1,198,205	-0.15%	125.06%

Rate Annual %chg: Residential & Recreational **5.94%**

Commercial & Industrial **4.92%**

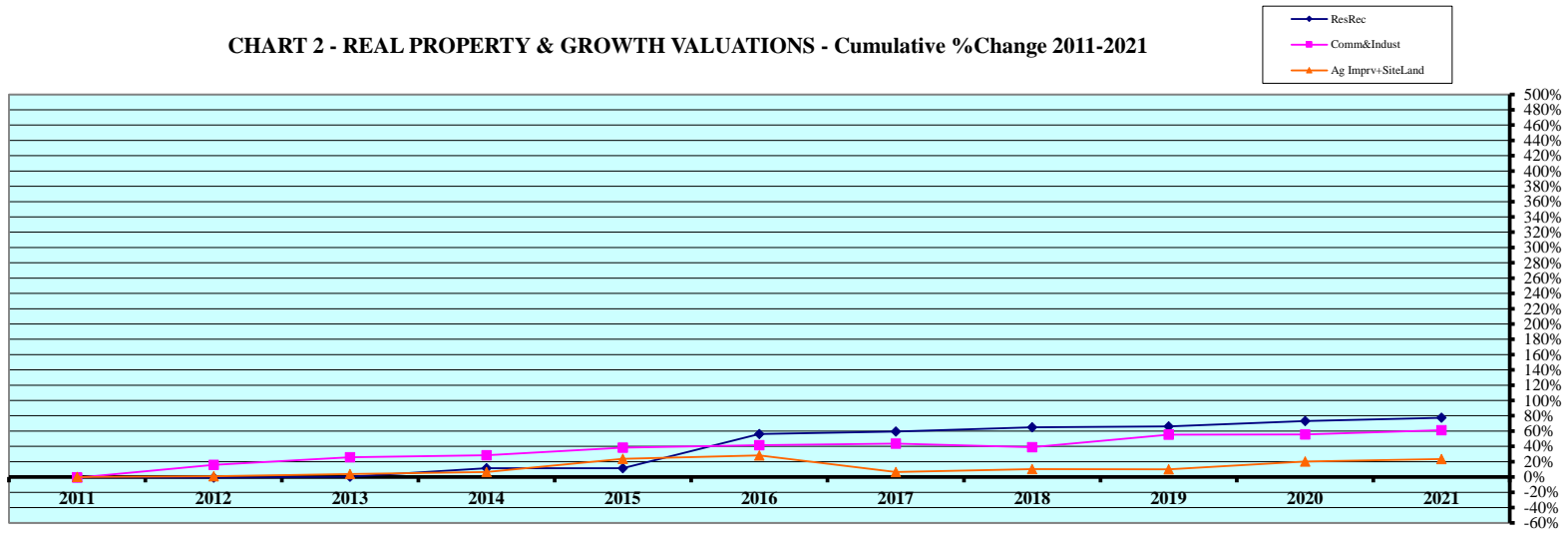
Agricultural Land **8.45%**

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

CHART 1

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

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2011-2021



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						
2011	39,212,690	108,425	0.28%	39,104,265	-	-0.28%	13,683,155	126,915	0.93%	13,556,240	-	-0.93%						
2012	39,180,145	318,290	0.81%	38,861,855	-0.89%	-0.89%	15,988,360	133,920	0.84%	15,854,440	15.87%	15.87%						
2013	39,831,640	451,695	1.13%	39,379,945	0.51%	0.43%	17,482,125	286,985	1.64%	17,195,140	7.55%	25.67%						
2014	43,968,290	212,395	0.48%	43,755,895	9.85%	11.59%	17,603,100	34,935	0.20%	17,568,165	0.49%	28.39%						
2015	43,846,377	192,950	0.44%	43,653,427	-0.72%	11.32%	19,218,620	304,735	1.59%	18,913,885	7.45%	38.23%						
2016	61,990,125	721,647	1.16%	61,268,478	39.73%	56.25%	19,618,760	237,565	1.21%	19,381,195	0.85%	41.64%						
2017	62,648,579	184,120	0.29%	62,464,459	0.77%	59.30%	19,641,150	250	0.00%	19,640,900	0.11%	43.54%						
2018	64,878,980	207,215	0.32%	64,671,765	3.23%	64.93%	19,723,780	703,460	3.57%	19,020,320	-3.16%	39.01%						
2019	65,466,175	332,610	0.51%	65,133,565	0.39%	66.10%	21,521,820	266,575	1.24%	21,255,245	7.76%	55.34%						
2020	68,376,350	517,495	0.76%	67,858,855	3.65%	73.05%	21,360,915	65,390	0.31%	21,295,525	-1.05%	55.63%						
2021	69,803,570	240,230	0.34%	69,563,340	1.74%	77.40%	22,115,025	60,535	0.27%	22,054,490	3.25%	61.18%						
Rate Ann%chg	5.94%			Resid & Recreat w/o growth			5.83%			4.92%			C & I w/o growth			3.91%		

Tax Year	Ag Improvements & Site Land ⁽¹⁾									
	Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth		
2011	32,797,750	14,045,890	46,843,640	1,172,440	2.50%	45,671,200	-	-		
2012	33,439,725	14,923,880	48,363,605	1,150,765	2.38%	47,212,840	0.79%	0.79%		
2013	34,376,610	15,643,150	50,019,760	1,377,440	2.75%	48,642,320	0.58%	3.84%		
2014	34,648,105	17,099,556	51,747,661	1,888,615	3.65%	49,859,046	-0.32%	6.44%		
2015	39,654,930	20,286,380	59,941,310	1,991,559	3.32%	57,949,751	11.99%	23.71%		
2016	40,228,100	23,881,785	64,109,885	4,054,030	6.32%	60,055,855	0.19%	28.20%		
2017	28,850,970	22,902,355	51,753,325	1,917,745	3.71%	49,835,580	-22.27%	6.39%		
2018	29,082,590	23,978,320	53,060,910	1,344,805	2.53%	51,716,105	-0.07%	10.40%		
2019	29,091,445	25,459,640	54,551,085	3,039,920	5.57%	51,511,165	-2.92%	9.96%		
2020	29,903,040	27,653,910	57,556,950	1,303,460	2.26%	56,253,490	3.12%	20.09%		
2021	30,560,105	28,406,660	58,966,765	1,100,685	1.87%	57,866,080	0.54%	23.53%		
Rate Ann%chg	-0.70%		7.30%		2.33%		Ag Imprv+Site w/o growth		-0.84%	

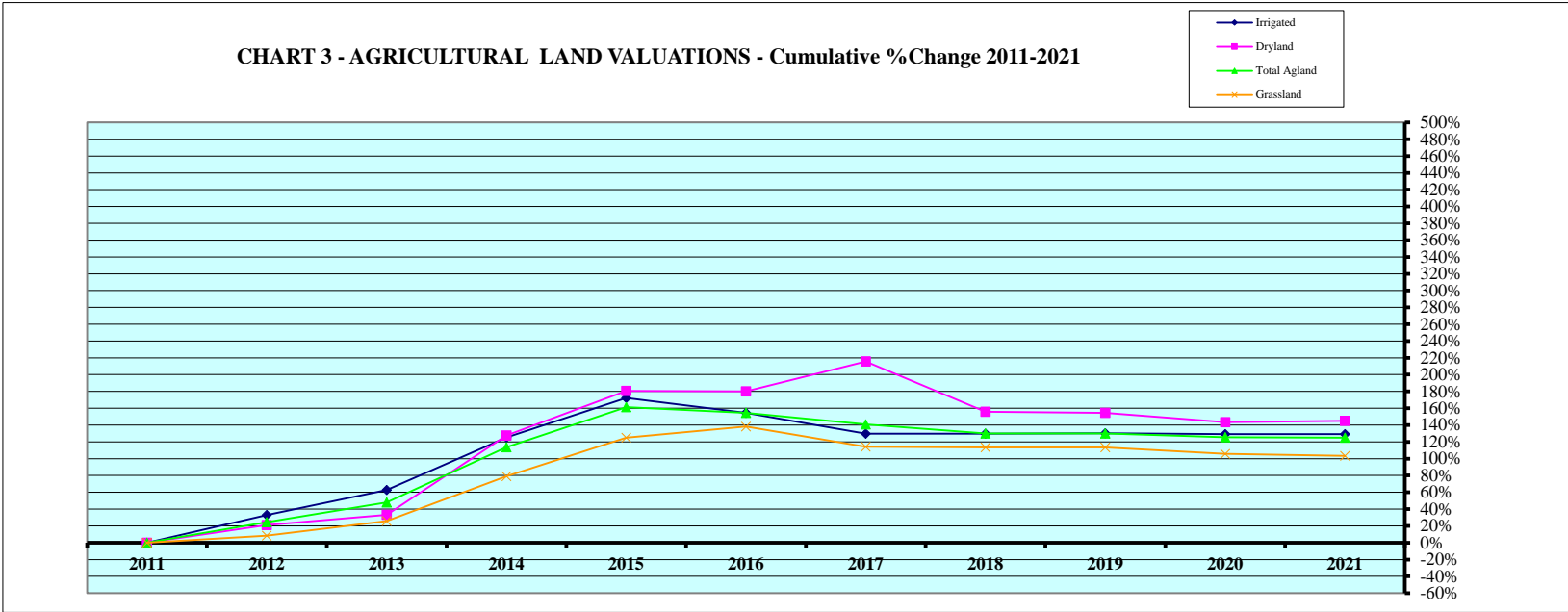
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property.
Sources:
Value; 2011 - 2021 CTL
Growth Value; 2011-2021 Abstract of Asmnt Rpt.

Cnty# 31
County FRANKLIN

CHART 2

NE Dept. of Revenue, Property Assessment Division

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative %Change 2011-2021



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
2011	192,699,125	-	-	-	60,775,435	-	-	-	89,242,970	-	-	-
2012	256,054,215	63,355,090	32.88%	32.88%	73,598,740	12,823,305	21.10%	21.10%	96,833,785	7,590,815	8.51%	8.51%
2013	313,730,735	57,676,520	22.53%	62.81%	80,897,200	7,298,460	9.92%	33.11%	112,225,765	15,391,980	15.90%	25.75%
2014	434,065,875	120,335,140	38.36%	125.26%	138,288,495	57,391,295	70.94%	127.54%	159,906,905	47,681,140	42.49%	79.18%
2015	524,573,115	90,507,240	20.85%	172.22%	170,490,940	32,202,445	23.29%	180.53%	200,733,660	40,826,755	25.53%	124.93%
2016	490,186,920	-34,386,195	-6.56%	154.38%	170,251,940	-239,000	-0.14%	180.13%	212,612,880	11,879,220	5.92%	138.24%
2017	442,708,590	-47,478,330	-9.69%	129.74%	191,828,645	21,576,705	12.67%	215.64%	191,202,805	-21,410,075	-10.07%	114.25%
2018	442,661,885	-46,705	-0.01%	129.72%	155,430,575	-36,398,070	-18.97%	155.75%	190,328,280	-874,525	-0.46%	113.27%
2019	443,736,050	1,074,165	0.24%	130.27%	154,647,925	-782,650	-0.50%	154.46%	190,391,835	63,555	0.03%	113.34%
2020	441,607,970	-2,128,080	-0.48%	129.17%	147,973,665	-6,674,260	-4.32%	143.48%	183,608,090	-6,783,745	-3.56%	105.74%
2021	441,713,785	105,815	0.02%	129.22%	148,950,650	976,985	0.66%	145.08%	181,443,605	-2,164,485	-1.18%	103.31%

Rate Ann.%chg: Irrigated **8.65%** Dryland **9.38%** Grassland **7.35%**

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
2011	373,915	-	-	-	5,875	-	-	-	343,097,320	-	-	-
2012	373,275	-640	-0.17%	-0.17%	2,500	-3,375	-57.45%	-57.45%	426,862,515	83,765,195	24.41%	24.41%
2013	484,700	111,425	29.85%	29.63%	2,500	0	0.00%	-57.45%	507,340,900	80,478,385	18.85%	47.87%
2014	721,685	236,985	48.89%	93.01%	2,500	0	0.00%	-57.45%	732,985,460	225,644,560	44.48%	113.64%
2015	721,300	-385	-0.05%	92.90%	0	-2,500	-100.00%	-100.00%	896,519,015	163,533,555	22.31%	161.30%
2016	234,585	-486,715	-67.48%	-37.26%	0	0	-	-100.00%	873,286,325	-23,232,690	-2.59%	154.53%
2017	234,000	-585	-0.25%	-37.42%	0	0	-	-100.00%	825,974,040	-47,312,285	-5.42%	140.74%
2018	227,420	-6,580	-2.81%	-39.18%	0	0	-	-100.00%	788,648,160	-37,325,880	-4.52%	129.86%
2019	227,115	-305	-0.13%	-39.26%	0	0	-	-100.00%	789,002,925	354,765	0.04%	129.96%
2020	199,985	-27,130	-11.95%	-46.52%	0	0	-	-100.00%	773,389,710	-15,613,215	-1.98%	125.41%
2021	83,465	-116,520	-58.26%	-77.68%	0	0	-	-100.00%	772,191,505	-1,198,205	-0.15%	125.06%

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

Rate Ann.%chg: Total Agric Land **8.45%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2011-2021 (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
2011	159,206,550	111,063	1,433			45,124,775	62,842	718			81,700,995	133,333	613		
2012	192,885,105	110,929	1,739	21.30%	21.30%	60,724,465	63,105	962	34.01%	34.01%	89,688,965	135,300	663	8.18%	9.46%
2013	255,196,000	111,019	2,299	32.20%	60.36%	73,620,360	63,216	1,165	21.02%	62.18%	89,574,800	130,628	686	3.44%	13.24%
2014	312,725,140	112,383	2,783	21.06%	94.12%	77,783,530	63,094	1,233	5.86%	71.69%	97,239,960	127,646	762	11.09%	25.80%
2015	433,988,640	112,853	3,846	38.20%	168.27%	138,297,505	66,270	2,087	69.28%	190.62%	128,539,130	127,483	1,008	32.36%	66.50%
2016	524,546,395	112,874	4,647	20.84%	224.19%	170,539,705	66,817	2,552	22.30%	255.44%	149,636,865	127,257	1,176	16.62%	94.17%
2017	491,300,175	112,811	4,355	-6.29%	203.81%	170,027,695	66,513	2,556	0.16%	256.00%	164,929,515	127,713	1,291	9.83%	113.25%
2018	442,837,790	112,313	3,943	-9.46%	175.06%	191,718,235	66,563	2,880	12.67%	301.11%	174,353,050	127,360	1,369	6.01%	126.06%
2019	441,481,245	112,019	3,941	-0.04%	174.93%	155,517,415	66,669	2,333	-19.01%	224.85%	167,960,980	130,138	1,291	-5.72%	113.13%
2020	443,744,700	112,762	3,935	-0.15%	174.52%	154,640,085	66,302	2,332	-0.01%	224.81%	167,183,410	129,675	1,289	-0.11%	112.90%
2021	441,736,375	113,083	3,906	-0.74%	172.50%	147,854,330	66,128	2,236	-4.14%	211.37%	183,610,495	169,472	1,083	-15.96%	76.81%

Rate Annual %chg Average Value/Acre: **10.54%**

12.03%

5.86%

Tax Year	WASTE LAND ⁽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
2011	244,910	4,896	50			0	0				290,017,130	350,753	827		
2012	367,200	4,895	75	49.95%	49.95%	0	0				343,183,560	350,670	979	18.36%	18.36%
2013	373,865	4,930	76	1.09%	51.58%	0	0				427,098,780	350,627	1,218	24.47%	47.32%
2014	494,415	4,916	101	32.63%	101.04%	0	0				427,098,780	350,581	1,442	18.35%	74.35%
2015	722,165	4,814	150	49.17%	199.88%	0	0				732,919,245	350,679	2,090	44.97%	152.77%
2016	721,010	4,802	150	0.08%	200.11%	0	0				896,512,140	350,684	2,556	22.32%	209.18%
2017	230,660	1,532	151	0.27%	200.92%	0	0				874,223,335	351,107	2,490	-2.60%	201.13%
2018	233,975	1,555	151	-0.03%	200.84%	0	0				825,986,010	350,650	2,356	-5.39%	184.89%
2019	230,880	1,539	150	-0.31%	199.90%	1,035,030	306	3,385			789,344,975	350,699	2,251	-4.45%	172.21%
2020	227,115	1,514	150	0.00%	199.90%	0	0				789,015,995	350,179	2,253	0.11%	172.50%
2021	215,010	1,433	150	0.00%	199.89%	0	0				773,416,210	350,116	2,209	-1.96%	167.16%

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FRANKLIN

Rate Annual %chg Average Value/Acre: **10.33%**

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2011 - 2021 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2022

CHART 4

CHART 5 - 2021 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
2,889	FRANKLIN	29,827,162	17,259,678	2,665,988	69,563,605	21,944,050	170,975	239,965	772,191,505	29,893,205	29,612,290	2,070,090	975,438,513
cnty sectorvalue % of total value:		3.06%	1.77%	0.27%	7.13%	2.25%	0.02%	0.02%	79.16%	3.06%	3.04%	0.21%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
103	BLOOMINGTON	62,925	178,592	32,398	2,677,150	180,545	0	0	395,285	249,760	36,810	0	3,813,465
3.57%	%sector of county sector	0.21%	1.03%	1.22%	3.85%	0.82%			0.05%	0.84%	0.12%		0.39%
	%sector of municipality	1.65%	4.68%	0.85%	70.20%	4.73%			10.37%	6.55%	0.97%		100.00%
347	CAMPBELL	377,834	180,213	14,850	6,673,325	6,261,615	0	0	2,170	54,050	28,385	0	13,592,442
12.01%	%sector of county sector	1.27%	1.04%	0.56%	9.59%	28.53%			0.00%	0.18%	0.10%		1.39%
	%sector of municipality	2.78%	1.33%	0.11%	49.10%	46.07%			0.02%	0.40%	0.21%		100.00%
1,000	FRANKLIN	633,035	1,092,362	147,555	23,766,785	8,764,645	170,975	0	78,420	0	200	0	34,653,977
34.61%	%sector of county sector	2.12%	6.33%	5.53%	34.17%	39.94%	100.00%		0.01%	100.00%	0.00%		3.55%
	%sector of municipality	1.83%	3.15%	0.43%	68.58%	25.29%	0.49%		0.23%		0.00%		100.00%
378	HILDRETH	174,382	217,017	22,147	14,529,520	3,034,460	0	0	544,295	335,505	121,515	0	18,978,841
13.08%	%sector of county sector	0.58%	1.26%	0.83%	20.89%	13.83%			0.07%	1.12%	0.41%		1.95%
	%sector of municipality	0.92%	1.14%	0.12%	76.56%	15.99%			2.87%	1.77%	0.64%		100.00%
106	NAPONEE	10,147	200,375	50,386	2,004,680	248,845	0	0	14,330	0	0	0	2,528,763
3.67%	%sector of county sector	0.03%	1.16%	1.89%	2.88%	1.13%			0.00%				0.26%
	%sector of municipality	0.40%	7.92%	1.99%	79.28%	9.84%			0.57%				100.00%
89	RIVERTON	59,738	267,423	37,857	774,825	36,585	0	0	133,105	0	0	0	1,309,533
3.08%	%sector of county sector	0.20%	1.55%	1.42%	1.11%	0.17%			0.02%				0.13%
	%sector of municipality	4.56%	20.42%	2.89%	59.17%	2.79%			10.16%				100.00%
143	UPLAND	234,254	161,748	12,290	2,328,525	1,384,065	0	0	197,520	176,535	117,400	0	4,612,337
4.95%	%sector of county sector	0.79%	0.94%	0.46%	3.35%	6.31%			0.90%	0.80%	0.53%		21.02%
	%sector of municipality	5.08%	3.51%	0.27%	50.48%	30.01%			4.28%	3.83%	2.55%		100.00%
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
2,166	Total Municipalities	1,552,315	2,297,730	317,483	52,754,810	19,910,760	170,975	0	1,365,125	815,850	304,310	0	79,489,358
74.97%	%all municip.sectors of cnty	5.20%	13.31%	11.91%	75.84%	90.73%	100.00%		0.18%	2.73%	1.03%		8.15%

Sources: 2021 Certificate of Taxes Levied CTL, 2020 US Census; Dec. 2021 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2022

Total Real Property Sum Lines 17, 25, & 30	Records : 5,021	Value : 931,926,825	Growth 3,527,450	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	396	631,815	0	0	137	1,101,520	533	1,733,335	
02. Res Improve Land	1,199	2,455,945	0	0	137	2,730,000	1,336	5,185,945	
03. Res Improvements	1,205	51,794,050	0	0	148	15,427,070	1,353	67,221,120	
04. Res Total	1,601	54,881,810	0	0	285	19,258,590	1,886	74,140,400	650,330
% of Res Total	84.89	74.02	0.00	0.00	15.11	25.98	37.56	7.96	18.44
05. Com UnImp Land	98	186,680	0	0	16	111,580	114	298,260	
06. Com Improve Land	210	757,850	0	0	17	175,705	227	933,555	
07. Com Improvements	222	19,218,090	0	0	33	2,164,190	255	21,382,280	
08. Com Total	320	20,162,620	0	0	49	2,451,475	369	22,614,095	711,285
% of Com Total	86.72	89.16	0.00	0.00	13.28	10.84	7.35	2.43	20.16
09. Ind UnImp Land	2	11,755	0	0	0	0	2	11,755	
10. Ind Improve Land	4	20,330	0	0	0	0	4	20,330	
11. Ind Improvements	5	138,790	0	0	0	0	5	138,790	
12. Ind Total	7	170,875	0	0	0	0	7	170,875	0
% of Ind Total	100.00	100.00	0.00	0.00	0.00	0.00	0.14	0.02	0.00
13. Rec UnImp Land	0	0	0	0	2	6,515	2	6,515	
14. Rec Improve Land	0	0	0	0	1	142,800	1	142,800	
15. Rec Improvements	0	0	0	0	1	90,650	1	90,650	
16. Rec Total	0	0	0	0	3	239,965	3	239,965	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.06	0.03	0.00
Res & Rec Total	1,601	54,881,810	0	0	288	19,498,555	1,889	74,380,365	650,330
% of Res & Rec Total	84.75	73.79	0.00	0.00	15.25	26.21	37.62	7.98	18.44
Com & Ind Total	327	20,333,495	0	0	49	2,451,475	376	22,784,970	711,285
% of Com & Ind Total	86.97	89.24	0.00	0.00	13.03	10.76	7.49	2.44	20.16
17. Taxable Total	1,928	75,215,305	0	0	337	21,950,030	2,265	97,165,335	1,361,615
% of Taxable Total	85.12	77.41	0.00	0.00	14.88	22.59	45.11	10.43	38.60

Schedule II : Tax Increment Financing (TIF)

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

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	0	0	0	0	16	2,805,220	16	2,805,220	0
24. Non-Producing	0	0	0	0	0	0	0	0	0
25. Total	0	0	0	0	16	2,805,220	16	2,805,220	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	271	0	307	578

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	114	1,073,625	3	50,565	2,002	583,535,160	2,119	584,659,350
28. Ag-Improved Land	11	210,210	0	0	576	191,763,360	587	191,973,570
29. Ag Improvements	11	824,120	0	0	610	54,499,230	621	55,323,350

30. Ag Total				2,740	831,956,270
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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	7	4.00	88,600	0	0.00	0	
33. HomeSite Improvements	7	0.00	567,655	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	2	0.60	1,200	0	0.00	0	
36. FarmSite Improv Land	6	9.69	19,880	0	0.00	0	
37. FarmSite Improvements	10	0.00	256,465	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	6	7.92	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	14	14.00	261,000	14	14.00	261,000	
32. HomeSite Improv Land	327	325.20	6,530,000	334	329.20	6,618,600	
33. HomeSite Improvements	334	0.00	27,220,530	341	0.00	27,788,185	1,425,520
34. HomeSite Total				355	343.20	34,667,785	
35. FarmSite UnImp Land	78	168.72	342,780	80	169.32	343,980	
36. FarmSite Improv Land	504	1,681.37	3,469,095	510	1,691.06	3,488,975	
37. FarmSite Improvements	566	0.00	27,278,700	576	0.00	27,535,165	740,315
38. FarmSite Total				656	1,860.38	31,368,120	
39. Road & Ditches	2,053	5,885.73	0	2,059	5,893.65	0	
40. Other- Non Ag Use	5	94.63	124,765	5	94.63	124,765	
41. Total Section VI				1,011	8,191.86	66,160,670	2,165,835

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	1	312.59	334,620	1	312.59	334,620

Schedule VIII : Agricultural Records : Special Value

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	5,586.92	31.21%	16,690,615	32.15%	2,987.44
46. 1A	5,811.08	32.46%	17,374,240	33.46%	2,989.85
47. 2A1	2,491.59	13.92%	7,096,535	13.67%	2,848.20
48. 2A	2,664.73	14.89%	7,623,945	14.68%	2,861.06
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	26.38	0.15%	62,655	0.12%	2,375.09
51. 4A1	374.46	2.09%	879,980	1.69%	2,350.00
52. 4A	946.94	5.29%	2,192,215	4.22%	2,315.05
53. Total	17,902.10	100.00%	51,920,185	100.00%	2,900.23
Dry					
54. 1D1	381.65	2.02%	763,300	2.52%	2,000.00
55. 1D	8,224.55	43.61%	15,626,705	51.57%	1,900.01
56. 2D1	1,233.79	6.54%	2,220,830	7.33%	1,800.01
57. 2D	2,540.44	13.47%	4,318,755	14.25%	1,700.00
58. 3D1	415.73	2.20%	565,400	1.87%	1,360.02
59. 3D	0.29	0.00%	390	0.00%	1,344.83
60. 4D1	2,785.58	14.77%	3,133,940	10.34%	1,125.06
61. 4D	3,278.40	17.38%	3,671,845	12.12%	1,120.01
62. Total	18,860.43	100.00%	30,301,165	100.00%	1,606.60
Grass					
63. 1G1	10,238.96	13.17%	11,081,025	13.42%	1,082.24
64. 1G	35,274.82	45.38%	38,268,880	46.35%	1,084.88
65. 2G1	8,093.74	10.41%	8,651,685	10.48%	1,068.94
66. 2G	10,707.62	13.78%	11,132,335	13.48%	1,039.66
67. 3G1	718.91	0.92%	741,045	0.90%	1,030.79
68. 3G	986.34	1.27%	888,455	1.08%	900.76
69. 4G1	9,025.43	11.61%	9,427,025	11.42%	1,044.50
70. 4G	2,680.98	3.45%	2,368,655	2.87%	883.50
71. Total	77,726.80	100.00%	82,559,105	100.00%	1,062.17
Irrigated Total					
	17,902.10	15.63%	51,920,185	31.51%	2,900.23
Dry Total					
	18,860.43	16.47%	30,301,165	18.39%	1,606.60
Grass Total					
	77,726.80	67.88%	82,559,105	50.10%	1,062.17
72. Waste	21.75	0.02%	3,265	0.00%	150.11
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	2,219.06	1.94%	0	0.00%	0.00
75. Market Area Total	114,511.08	100.00%	164,783,720	100.00%	1,439.02

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	40,242.15	42.19%	172,146,555	44.01%	4,277.77
46. 1A	25,891.49	27.14%	109,960,505	28.11%	4,246.97
47. 2A1	2,684.57	2.81%	10,635,265	2.72%	3,961.63
48. 2A	8,982.20	9.42%	36,126,010	9.24%	4,021.96
49. 3A1	57.22	0.06%	69,240	0.02%	1,210.07
50. 3A	967.20	1.01%	3,419,345	0.87%	3,535.30
51. 4A1	3,413.16	3.58%	12,282,690	3.14%	3,598.63
52. 4A	13,150.29	13.79%	46,495,410	11.89%	3,535.69
53. Total	95,388.28	100.00%	391,135,020	100.00%	4,100.45
Dry					
54. 1D1	149.50	0.31%	388,695	0.35%	2,599.97
55. 1D	31,640.95	66.06%	79,102,375	71.46%	2,500.00
56. 2D1	1,445.09	3.02%	3,323,740	3.00%	2,300.02
57. 2D	6,047.72	12.63%	13,788,815	12.46%	2,280.00
58. 3D1	421.43	0.88%	830,215	0.75%	1,970.00
59. 3D	84.36	0.18%	165,355	0.15%	1,960.11
60. 4D1	2,095.57	4.38%	3,384,360	3.06%	1,615.01
61. 4D	6,010.89	12.55%	9,707,535	8.77%	1,614.99
62. Total	47,895.51	100.00%	110,691,090	100.00%	2,311.10
Grass					
63. 1G1	12,448.33	13.52%	13,506,610	13.63%	1,085.01
64. 1G	42,544.77	46.20%	46,160,555	46.58%	1,084.99
65. 2G1	13,990.58	15.19%	15,039,735	15.18%	1,074.99
66. 2G	5,664.97	6.15%	6,014,750	6.07%	1,061.74
67. 3G1	4,698.44	5.10%	4,980,280	5.03%	1,059.99
68. 3G	6,773.48	7.36%	7,179,870	7.24%	1,060.00
69. 4G1	116.95	0.13%	122,215	0.12%	1,045.02
70. 4G	5,854.33	6.36%	6,103,560	6.16%	1,042.57
71. Total	92,091.85	100.00%	99,107,575	100.00%	1,076.18
Irrigated Total					
	95,388.28	40.44%	391,135,020	65.08%	4,100.45
Dry Total					
	47,895.51	20.30%	110,691,090	18.42%	2,311.10
Grass Total					
	92,091.85	39.04%	99,107,575	16.49%	1,076.18
72. Waste	521.33	0.22%	78,195	0.01%	149.99
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	1,976.96	0.84%	0	0.00%	0.00
75. Market Area Total	235,896.97	100.00%	601,011,880	100.00%	2,547.77

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	148.85	541,615	6.96	20,745	113,134.57	442,492,845	113,290.38	443,055,205
77. Dry Land	205.61	405,205	11.80	28,880	66,538.53	140,558,170	66,755.94	140,992,255
78. Grass	211.29	227,335	1.41	940	169,605.95	181,438,405	169,818.65	181,666,680
79. Waste	0.00	0	0.00	0	543.08	81,460	543.08	81,460
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	30.31	0	0.00	0	4,165.71	0	4,196.02	0
82. Total	565.75	1,174,155	20.17	50,565	349,822.13	764,570,880	350,408.05	765,795,600

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	113,290.38	32.33%	443,055,205	57.86%	3,910.79
Dry Land	66,755.94	19.05%	140,992,255	18.41%	2,112.06
Grass	169,818.65	48.46%	181,666,680	23.72%	1,069.77
Waste	543.08	0.15%	81,460	0.01%	150.00
Other	0.00	0.00%	0	0.00%	0.00
Exempt	4,196.02	1.20%	0	0.00%	0.00
Total	350,408.05	100.00%	765,795,600	100.00%	2,185.44

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 Bloomington	49	45,745	82	108,770	82	2,650,410	131	2,804,925	2,660
83.2 Campbell	46	70,060	191	272,205	191	6,398,985	237	6,741,250	73,070
83.3 Franklin	106	307,685	477	1,422,300	480	23,979,245	586	25,709,230	51,105
83.4 Hildreth	16	26,030	195	432,400	197	14,201,280	213	14,659,710	16,090
83.5 Hildreth Comm	1	420	0	0	1	5,135	2	5,555	0
83.6 Macon	3	1,790	4	5,155	4	142,310	7	149,255	8,660
83.7 Naponee	36	26,525	83	72,245	83	1,914,680	119	2,013,450	28,055
83.8 Nbhd 11	1	4,120	1	20,000	1	18,010	2	42,130	27,870
83.9 Nbhd 12	1	10,865	1	20,000	2	355,795	3	386,660	283,990
83.10 Riverton	101	72,895	75	55,710	75	662,120	176	790,725	11,285
83.11 Rural	134	1,069,395	134	2,670,000	144	14,762,090	278	18,501,485	130,825
83.12 Rural Comm Area 1	2	6,515	1	142,800	1	90,650	3	239,965	0
83.13 Upland	39	97,805	93	107,160	93	2,131,060	132	2,336,025	16,720
84 Residential Total	535	1,739,850	1,337	5,328,745	1,354	67,311,770	1,889	74,380,365	650,330

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	Bloomington Comm	14	2,970	6	7,755	7	169,820	21	180,545	0
85.2	Campbell Comm	9	9,280	39	85,505	45	6,166,830	54	6,261,615	0
85.3	Franklin	1	2,880	1	1,530	1	217,975	2	222,385	0
85.4	Franklin Comm	34	139,625	100	570,560	102	8,013,405	136	8,723,590	0
85.5	Hildreth	0	0	0	0	1	26,135	1	26,135	26,135
85.6	Hildreth Comm	7	26,130	28	79,355	28	2,923,485	35	3,028,970	0
85.7	Macon	0	0	1	1,175	1	201,755	1	202,930	0
85.8	Macon Vill Comm	0	0	1	295	1	250	1	545	0
85.9	Naponee Comm	10	4,615	14	6,735	15	255,325	25	266,675	17,495
85.10	Riverton Comm	18	4,220	8	1,310	8	31,055	26	36,585	0
85.11	Rural	0	0	0	0	13	597,815	13	597,815	597,815
85.12	Rural Comm Area 1	8	22,455	9	126,125	12	985,765	20	1,134,345	69,840
85.13	Rural Comm Area 2	8	89,125	7	49,285	7	580,360	15	718,770	0
85.14	Upland Comm	7	8,715	17	24,255	19	1,351,095	26	1,384,065	0
86	Commercial Total	116	310,015	231	953,885	260	21,521,070	376	22,784,970	711,285

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	9,983.08	13.42%	10,831,700	13.54%	1,085.01
88. 1G	34,538.46	46.41%	37,474,335	46.84%	1,085.00
89. 2G1	7,902.67	10.62%	8,495,425	10.62%	1,075.01
90. 2G	9,821.91	13.20%	10,460,320	13.08%	1,065.00
91. 3G1	677.75	0.91%	718,395	0.90%	1,059.97
92. 3G	678.34	0.91%	719,045	0.90%	1,060.01
93. 4G1	9,008.65	12.11%	9,414,065	11.77%	1,045.00
94. 4G	1,802.97	2.42%	1,884,115	2.36%	1,045.01
95. Total	74,413.83	100.00%	79,997,400	100.00%	1,075.03
CRP					
96. 1C1	202.95	14.51%	220,210	14.60%	1,085.05
97. 1C	728.13	52.07%	790,025	52.37%	1,085.01
98. 2C1	97.46	6.97%	104,775	6.95%	1,075.06
99. 2C	358.93	25.67%	382,270	25.34%	1,065.03
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	7.53	0.54%	7,870	0.52%	1,045.15
103. 4C	3.24	0.23%	3,390	0.22%	1,046.30
104. Total	1,398.24	100.00%	1,508,540	100.00%	1,078.88
Timber					
105. 1T1	52.93	2.76%	29,115	2.76%	550.07
106. 1T	8.23	0.43%	4,520	0.43%	549.21
107. 2T1	93.61	4.89%	51,485	4.89%	549.99
108. 2T	526.78	27.51%	289,745	27.51%	550.03
109. 3T1	41.16	2.15%	22,650	2.15%	550.29
110. 3T	308.00	16.09%	169,410	16.09%	550.03
111. 4T1	9.25	0.48%	5,090	0.48%	550.27
112. 4T	874.77	45.69%	481,150	45.69%	550.03
113. Total	1,914.73	100.00%	1,053,165	100.00%	550.03
<hr/>					
Grass Total	74,413.83	95.74%	79,997,400	96.90%	1,075.03
CRP Total	1,398.24	1.80%	1,508,540	1.83%	1,078.88
Timber Total	1,914.73	2.46%	1,053,165	1.28%	550.03
<hr/>					
114. Market Area Total	77,726.80	100.00%	82,559,105	100.00%	1,062.17

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

Market Area 2

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	12,246.33	13.44%	13,287,440	13.54%	1,085.01
88. 1G	42,239.54	46.35%	45,830,040	46.71%	1,085.00
89. 2G1	13,885.14	15.24%	14,926,625	15.21%	1,075.01
90. 2G	5,491.13	6.03%	5,848,045	5.96%	1,065.00
91. 3G1	4,683.25	5.14%	4,964,265	5.06%	1,060.00
92. 3G	6,697.31	7.35%	7,099,135	7.24%	1,060.00
93. 4G1	116.95	0.13%	122,215	0.12%	1,045.02
94. 4G	5,775.43	6.34%	6,035,285	6.15%	1,044.99
95. Total	91,135.08	100.00%	98,113,050	100.00%	1,076.57
CRP					
96. 1C1	202.00	22.68%	219,170	22.88%	1,085.00
97. 1C	303.99	34.14%	329,835	34.43%	1,085.02
98. 2C1	104.98	11.79%	112,855	11.78%	1,075.01
99. 2C	138.05	15.50%	147,020	15.35%	1,064.98
100. 3C1	15.01	1.69%	15,915	1.66%	1,060.29
101. 3C	76.17	8.55%	80,735	8.43%	1,059.93
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	50.26	5.64%	52,520	5.48%	1,044.97
104. Total	890.46	100.00%	958,050	100.00%	1,075.90
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	1.24	1.87%	680	1.86%	548.39
107. 2T1	0.46	0.69%	255	0.70%	554.35
108. 2T	35.79	53.97%	19,685	53.97%	550.01
109. 3T1	0.18	0.27%	100	0.27%	555.56
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	28.64	43.19%	15,755	43.19%	550.10
113. Total	66.31	100.00%	36,475	100.00%	550.07
<hr/>					
Grass Total	91,135.08	98.96%	98,113,050	99.00%	1,076.57
CRP Total	890.46	0.97%	958,050	0.97%	1,075.90
Timber Total	66.31	0.07%	36,475	0.04%	550.07
<hr/>					
114. Market Area Total	92,091.85	100.00%	99,107,575	100.00%	1,076.18

**2022 County Abstract of Assessment for Real Property, Form 45
Compared with the 2021 Certificate of Taxes Levied Report (CTL)**

31 Franklin

	2021 CTL County Total	2022 Form 45 County Total	Value Difference (2022 form 45 - 2021 CTL)	Percent Change	2022 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	69,563,605	74,140,400	4,576,795	6.58%	650,330	5.64%
02. Recreational	239,965	239,965	0	0.00%	0	0.00%
03. Ag-Homesite Land, Ag-Res Dwelling	29,893,205	34,667,785	4,774,580	15.97%	1,425,520	11.20%
04. Total Residential (sum lines 1-3)	99,696,775	109,048,150	9,351,375	9.38%	2,075,850	7.30%
05. Commercial	21,944,050	22,614,095	670,045	3.05%	711,285	-0.19%
06. Industrial	170,975	170,875	-100	-0.06%	0	-0.06%
07. Total Commercial (sum lines 5-6)	22,115,025	22,784,970	669,945	3.03%	711,285	-0.19%
08. Ag-Farmsite Land, Outbuildings	29,494,330	31,368,120	1,873,790	6.35%	740,315	3.84%
09. Minerals	2,070,090	2,805,220	735,130	35.51	0	35.51%
10. Non Ag Use Land	117,960	124,765	6,805	5.77%		
11. Total Non-Agland (sum lines 8-10)	31,682,380	34,298,105	2,615,725	8.26%	740,315	5.92%
12. Irrigated	441,713,785	443,055,205	1,341,420	0.30%		
13. Dryland	148,950,650	140,992,255	-7,958,395	-5.34%		
14. Grassland	181,443,605	181,666,680	223,075	0.12%		
15. Wasteland	83,465	81,460	-2,005	-2.40%		
16. Other Agland	0	0	0			
17. Total Agricultural Land	772,191,505	765,795,600	-6,395,905	-0.83%		
18. Total Value of all Real Property (Locally Assessed)	925,685,685	931,926,825	6,241,140	0.67%	3,527,450	0.29%

2022 Assessment Survey for Franklin County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	1 Part-time Appraiser.
3.	Other full-time employees:
	1
4.	Other part-time employees:
	None.
5.	Number of shared employees:
	None.
6.	Assessor's requested budget for current fiscal year:
	\$140,000
7.	Adopted budget, or granted budget if different from above:
	\$137,235
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$34,781 approved (\$15,500 was cut from requested budget)
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	Budget for aerial imagery for building sites was cut from the budget a couple of years ago
10.	Part of the assessor's budget that is dedicated to the computer system:
	The computer system is budgeted through the county general fund.
11.	Amount of the assessor's budget set aside for education/workshops:
	\$1,000
12.	Amount of last year's assessor's budget not used:
	\$6,000 (did not have a clerk for 5 months)

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS PC v3
2.	CAMA software:
	MIPS PC v3
3.	Personal Property software:
	MIPS PC v3
4.	Are cadastral maps currently being used?
	Yes.
5.	If so, who maintains the Cadastral Maps?
	Assessor and staff.
6.	Does the county have GIS software?
	Yes
7.	Is GIS available to the public? If so, what is the web address?
	Yes. https://franklin.gworks.com
8.	Who maintains the GIS software and maps?
	Assessor and staff.
9.	What type of aerial imagery is used in the cyclical review of properties?
	GWorks
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?
	Franklin and Hildreth.
4.	When was zoning implemented?
	2000

D. Contracted Services

1.	Appraisal Services:
	Pritchard and Abbott.
2.	GIS Services:
	gWorks
3.	Other services:
	None

E. Appraisal /Listing Services

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

2022 Residential Assessment Survey for Franklin County

1.	Valuation data collection done by:														
	Assessor and staff.														
2.	List the valuation group recognized by the County and describe the unique characteristics of each:														
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Franklin (population approximately 950) County seat and largest community in the county. The amenities and job opportunities provide good demand for residential housing. Franklin has a K-12 school district.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Bloomington, Naponee, Riverton, and Upland. These are very small communities with populations under 150 residents. The first three communities are served by the Franklin school district, Upland is served by the Minden School District.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Campbell and Hildreth; both communities have populations of 300-400 people. These small communities are influenced by their proximity to Hastings and Kearney. Hildreth is consolidated as part of the Wilcox-Hildreth school district and Campbell is consolidated as part of the Silver Lake public school district.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Rural Residential. All residential parcels not located within the boundaries of a village.</td> </tr> <tr> <td style="text-align: center;">AG OB</td> <td>Ag outbuildings</td> </tr> <tr> <td style="text-align: center;">AG DW</td> <td>Ag dwellings</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Franklin (population approximately 950) County seat and largest community in the county. The amenities and job opportunities provide good demand for residential housing. Franklin has a K-12 school district.	2	Bloomington, Naponee, Riverton, and Upland. These are very small communities with populations under 150 residents. The first three communities are served by the Franklin school district, Upland is served by the Minden School District.	3	Campbell and Hildreth; both communities have populations of 300-400 people. These small communities are influenced by their proximity to Hastings and Kearney. Hildreth is consolidated as part of the Wilcox-Hildreth school district and Campbell is consolidated as part of the Silver Lake public school district.	4	Rural Residential. All residential parcels not located within the boundaries of a village.	AG OB	Ag outbuildings	AG DW	Ag dwellings
<u>Valuation Group</u>	<u>Description of unique characteristics</u>														
1	Franklin (population approximately 950) County seat and largest community in the county. The amenities and job opportunities provide good demand for residential housing. Franklin has a K-12 school district.														
2	Bloomington, Naponee, Riverton, and Upland. These are very small communities with populations under 150 residents. The first three communities are served by the Franklin school district, Upland is served by the Minden School District.														
3	Campbell and Hildreth; both communities have populations of 300-400 people. These small communities are influenced by their proximity to Hastings and Kearney. Hildreth is consolidated as part of the Wilcox-Hildreth school district and Campbell is consolidated as part of the Silver Lake public school district.														
4	Rural Residential. All residential parcels not located within the boundaries of a village.														
AG OB	Ag outbuildings														
AG DW	Ag dwellings														
3.	List and describe the approach(es) used to estimate the market value of residential properties.														
	Only the cost approach is used for to estimate 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 tables are developed using local market information.														
5.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.														
	Yes.														
6.	Describe the methodology used to determine the residential lot values?														
	Sales comparison; lots are analyzed by the square foot. Lots in Franklin are a square foot cost and the same throughout the town. There are different square foot cost for paved and gravel streets.														
7.	How are rural residential site values developed?														
	Builds cost with sewer, well, electrical, and etc. \$20K for first acre and \$2K for additional acres.														
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?																																			
	All lots are treated the same.																																			
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	Costing is December 2017 for the residential class.																																			

2022 Commercial Assessment Survey for Franklin County

1.	Valuation data collection done by:																		
	Assessor and staff																		
2.	List the valuation group recognized in the County and describe the unique characteristics of each:																		
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3.	List and describe the approach(es) used to estimate the market value of commercial properties.																		
	The cost approach and sales comparison approaches are used for estimating the market value of commercial properties.																		
3a.	Describe the process used to determine the value of unique commercial properties.																		
	The on-staff appraiser uses the cost and sales comparison approaches to value all commercial properties. When necessary, sales information from outside of the county will be considered to develop the value of unique properties.																		
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?																		
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5.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.																		
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2022 Agricultural Assessment Survey for Franklin County

1.	Valuation data collection done by:										
	Assessor and staff.										
2.	List each market area, and describe the location and the specific characteristics that make each unique.										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%; text-align: center;"><u>Market Area</u></th> <th style="width: 70%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 20%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>Area south of the Bostwick Irrigation Ditch; some of the irrigated parcels in this area only receive water from the irrigation ditch. When water levels in Harlan County Reservoir are diminished, these parcels cannot be irrigated. In addition to the irrigation difficulties, the topography in Area 1 is generally rougher than Area 2, making farming less desirable. This area does contain good native grasses and is more desirable for grazing than Area 2.</td> <td style="text-align: center;">2021</td> </tr> <tr> <td style="text-align: center;">02</td> <td>Area north of the Bostwick Irrigation Ditch; the irrigated land in this area is all well-irrigated and is only under restrictions imposed by the Lower Republican Natural Resource District.</td> <td style="text-align: center;">2021</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	01	Area south of the Bostwick Irrigation Ditch; some of the irrigated parcels in this area only receive water from the irrigation ditch. When water levels in Harlan County Reservoir are diminished, these parcels cannot be irrigated. In addition to the irrigation difficulties, the topography in Area 1 is generally rougher than Area 2, making farming less desirable. This area does contain good native grasses and is more desirable for grazing than Area 2.	2021	02	Area north of the Bostwick Irrigation Ditch; the irrigated land in this area is all well-irrigated and is only under restrictions imposed by the Lower Republican Natural Resource District.	2021
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02	Area north of the Bostwick Irrigation Ditch; the irrigated land in this area is all well-irrigated and is only under restrictions imposed by the Lower Republican Natural Resource District.	2021									
3.	Describe the process used to determine and monitor market areas.										
	The market areas are divided by the Bostwick Irrigation Ditch and were established based on water availability. Ratio studies are also conducted annually to ensure the market areas are appropriate.										
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.										
	Any parcel that does not contain farmland is reviewed for primary use and will be coded rural residential when agricultural use is not predominant on the parcel.										
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?										
	Yes.										
6.	What separate market analysis has been conducted where intensive use is identified in the county?										
	There is no commercial intensive use parcels within Franklin County.										
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.										
	WRP parcels are valued at the market value of the land use, generally grassland or dryland.										
7a.	Are any other agricultural subclasses used? If yes, please explain.										
	Irrigated Grass, CRP, CREP, EQUIP										
	<i>If your county has special value applications, please answer the following</i>										
8a.	How many parcels have a special valuation application on file?										

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

2021 Plan of Assessment for Franklin County

Plan of Assessment Requirements:

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

Real Property Assessment Requirements:

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

Assessment levels required on real property are as follows:

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

General Description of Real Property in Franklin County:

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

Current Resources:

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

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

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

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

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

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

Assessment actions planned for Assessment Year 2021:

Residential:

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

Commercial:

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

Agricultural:

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

Assessment actions planned for Assessment Year 2022:

Residential:

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

Commercial:

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

Agricultural:

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

Assessment actions planned for Assessment Year 2023:

Residential:

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

Commercial:

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

Agricultural:

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

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

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

Prepare reports required by law/regulations:

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

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

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

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

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

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

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

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

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

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

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

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

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

Strive to maintain an efficient and professional office.

Respectfully submitted,

Linda A Dallman

6/01/2021

Dated _____

Linda A Dallman
Franklin County Assessor