

**NEBRASKA**

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**DEPARTMENT OF REVENUE**

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

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

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

For the Tax Commissioner

Sincerely,

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

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

cc: Terra Riggs, Hitchcock County Assessor

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## Introduction

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

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

The statistical reports are developed using the statewide sales file that contains all transactions as required by [Neb. Rev. Stat. § 77-1327](#). From this 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.

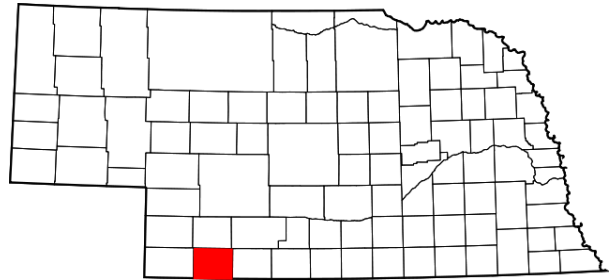
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, if potential issues are identified, they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures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

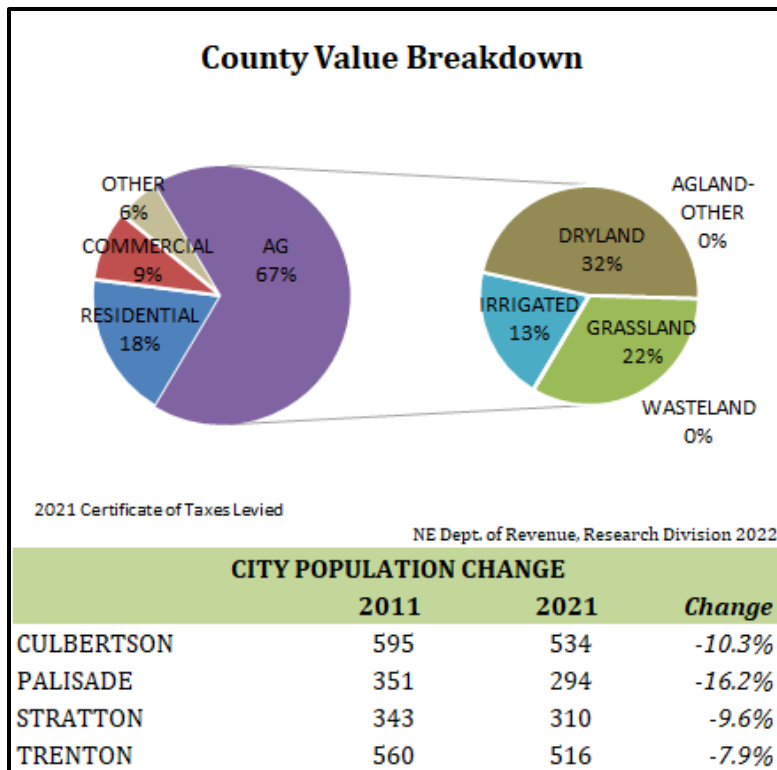


## County Overview

With a total area of 710 square miles, Hitchcock County has 2,616 residents, per the Census Bureau Quick Facts for 2020, a 11% population decline from the 2010 U.S. Census. Reports indicate that 74% 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 \$70,465 (2021 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Hitchcock County are evenly disbursed throughout all of the villages; however, Culbertson and Trenton are more active. According to the U.S. Census Bureau, there are 68 employer establishments with total employment of 406, a 2% increase in employment from the prior year.



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

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

# 2022 Residential Correlation for Hitchcock County

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## *Assessment Actions*

For the 2022 assessment year, the Hitchcock County Assessor physically reviewed rural residential properties. Rural residential improvements and Lake Swanson County Estates improvements were increased by 15%, the first acre was raised to \$25,000 and new costing was applied. Improvements in Culbertson and Trenton received a 5% increase and improvements in Palisade were raised by 8%.

## *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.

Usability rates of qualified sales in Hitchcock County are near the typical range. Review shows that determinations of qualified and non-qualified sales seem to be made without bias.

Hitchcock County meets the six-year inspection requirement through review of the five residential valuation groups; all residential properties have been physically inspected since 2019. Depreciation tables are dated 2017 and costing manual is dated 2021 for rural residential and 2014 for the remaining residential parcels. Lot values were updated in 2021 for rural residential and land values have been updated within the last two years for the rest of the residential class.

The Hitchcock County Assessor has a written valuation methodology which has been provided to the Property Assessment Division (Division).

## *Description of Analysis*

Residential property in Hitchcock County is identified in five unique valuation groups.

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

Examination of the residential class as a whole shows that all three measures of central tendency are within range for the current study period. The COD meets IAAO standards, which the PRD is high. Trimmed analysis and sales price strata both show that the PRD is impacted by outliers and there is not a pattern of regressive assessment.

## 2022 Residential Correlation for Hitchcock County

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Review of each valuation group reveals that the median is in range for all valuation groups with enough sales for statistical measurement. Valuation Group 5 is low with only two sales; the assessor did raise improvement values for Lake Swanson County Estates as well as apply new costing and the increased first acre value.

Review of the sales changes in comparison to the population shows that the stated assessment actions were equitably applied across the residential class. The 2022 County Abstract of Assessment for Real Property, Form 45 Compared to the 2021 Certificate of Taxes Levied Report (CTL) show similar valuation changes in all assessor locations with adjustments to value.

### *Equalization and Quality of Assessment*

A review of the statistics and assessment practices indicate the assessments in Hitchcock County are uniform across the residential class. Although not all valuation groups have enough sales for statistical measurement, because all property is reviewed and appraised the same, the quality of assessment of all residential property complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	17	95.66	98.46	95.84	15.85	102.73
2	19	96.16	104.83	99.94	17.20	104.89
3	35	92.94	97.59	85.47	27.22	114.18
4	8	93.16	104.84	101.51	17.51	103.28
5	2	65.78	65.78	65.00	23.41	101.20
<u>    ALL    </u>	81	94.13	99.40	93.64	21.70	106.15

### *Level of Value*

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

# 2022 Commercial Correlation for Hitchcock County

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## *Assessment Actions*

Pick-up work and routine maintenance were the only assessment actions for the commercial class.

## *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.

Commercial properties were physically inspected in 2020; the county assessor meets the six-year inspection requirement. Depreciation tables were updated in 2017, the costing manual is dated 2018 and lot values were updated during the 2020 inspections.

Commercial usability rates for Hitchcock County were lower this year than what is typical for both the county and usability rates statewide. However, examination of the sales which were non-qualified showed that sufficient documentation for removal from statistical measurement was provided and no bias was detected in the qualification process.

There is only one valuation group for commercial property in the county as there are too few sales in the study period to warrant locational stratification.

## *Description of Analysis*

There were only seven commercial sales in the three-year study period for Hitchcock County. The median, weighted mean and mean are high. The COD is within the IAAO acceptable range and the PRD for the small sample is low. The statistics contain too much dispersion to be reliably used as a point estimate of the level of value.

History Chart 1 - Real Property Valuations - Cumulative Percent Change 2011-2021 included in this report demonstrates that the residential and commercial properties in Hitchcock County have changed at a similar rate the past ten years, both increasing approximately 4% annually. When commercial property is analyzed by village, commercial values in Hitchcock County have changed at a comparable rate with villages in neighboring counties.

A review of the 2022 County Abstract of Assessment for Real Property, Form 45, Compared with the 2021 Certificate of Taxes Levied Report (CTL) shows minimal valuation changes which supports the stated action of pick-up work this year.

## *Equalization and Quality of Assessment*

While the statistical sample size is considered unreliable for measurement purposes, review of the assessment practices and population change data demonstrate that they are uniform and equalized.

## **2022 Commercial Correlation for Hitchcock County**

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The quality of assessment for the commercial class of real property in Hitchcock County complies 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 Hitchcock County is determined to be at the statutory level of value of 100% of market value.

## 2022 Agricultural Correlation for Hitchcock County

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### *Assessment Actions*

After conducting a market analysis, the county assessor raised dryland values 5%. Also, agricultural homes and outbuildings were physically reviewed. Farm home sites were increased to \$25,000 and new costing was applied.

### *Assessment Practice Review*

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

Agricultural homes and outbuildings were physically reviewed in 2021. They are valued with 2017 depreciation tables and 2021 costing. The farm site acre was increased in 2021 as well. Land use was reviewed using aerial imagery in 2021.

The usability of agricultural sales is typical when compared to the state average. Review of the county assessment practices shows no apparent indication of bias in the qualification of sales for measurement.

The Hitchcock County Assessor has grouped agricultural land into two market areas. Most of the agricultural land in the county is in Market Area 1. Only parcels that touch the Republican River are in Market Area 2, as that region is influenced by recreational factors and is subject to special value.

### *Description of Analysis*

All three measures of central tendency are within range for the agricultural class. The COD is also within the acceptable range. When stratified by 80% Majority Land Use (MLU), there are not enough irrigated land or grassland sales to rely solely upon the statistics for valuation determinations. The median is within range for both dryland and grassland.

The Average Acre Value Comparison table shows that dryland and grassland values in Hitchcock County are comparable to regional values. Irrigated land values are lower than neighboring counties. However, last year with five sales the irrigated subclass had a median of 88%, this year with only four sales the median has dropped to 59%, the agricultural market has begun to increase slightly across the state, and these values may need to be increased for assessment year 2023. However, the sample is too small to recommend an adjustment to the midpoint of the acceptable range.

Additionally, review of the 2022 County Abstract of Assessment for Real Property, Form 45 Compared to the 2021 Certificate of Taxes Levied Report (CTL) demonstrate that the general agricultural population and the sales changed at a similar rate supporting the conclusion that changes made to dryland values were equitably applied.

## 2022 Agricultural Correlation for Hitchcock County

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### *Equalization and Quality of Assessment*

Agricultural homes and outbuildings are inspected and valued the same as rural residential parcels. Agricultural improvements are equalized and assessed at the statutory level. Agricultural land values in Hitchcock County are equalized uniformly representing market value. All values have been determined to be acceptable.

The quality of assessment of agricultural land complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	4	59.25	63.99	60.23	22.73	106.24
1	4	59.25	63.99	60.23	22.73	106.24
<u>Dry</u>						
County	16	71.36	71.51	70.53	09.29	101.39
1	16	71.36	71.51	70.53	09.29	101.39
<u>Grass</u>						
County	7	74.21	78.30	85.87	12.21	91.18
1	7	74.21	78.30	85.87	12.21	91.18
<u>ALL</u>						
	35	73.15	73.13	74.56	12.18	98.08

### *Level of Value*

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

### *Special Valuation*

A review of agricultural land values in Hitchcock County in areas that have non-agricultural influences indicates that the assessed values used are similar to the assessed values in the areas of the county that do not have non-agricultural influences. Therefore, it is the opinion of the Property Tax Administrator that the level of value for Special Valuation of agricultural land is 73%.

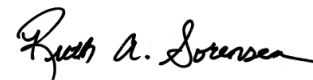
## 2022 Opinions of the Property Tax Administrator for Hitchcock County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
<b>Residential Real Property</b>	<b>94</b>	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Commercial Real Property</b>	<b>100</b>	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Agricultural Land</b>	<b>73</b>	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Special Valuation of Agricultural Land</b>	<b>73</b>	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 7th day of April, 2022.



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Ruth A. Sorensen  
Property Tax Administrator





## APPENDICES

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## 2022 Commission Summary for Hitchcock County

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### Residential Real Property - Current

Number of Sales	81	Median	94.13
Total Sales Price	\$6,690,750	Mean	99.40
Total Adj. Sales Price	\$6,690,750	Wgt. Mean	93.64
Total Assessed Value	\$6,265,320	Average Assessed Value of the Base	\$60,044
Avg. Adj. Sales Price	\$82,602	Avg. Assessed Value	\$77,350

### Confidence Interval - Current

95% Median C.I	90.84 to 99.92
95% Wgt. Mean C.I	87.41 to 99.87
95% Mean C.I	93.30 to 105.50
% of Value of the Class of all Real Property Value in the County	14.69
% of Records Sold in the Study Period	5.02
% of Value Sold in the Study Period	6.47

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2021	75	92	91.99
2020	92	94	94.38
2019	95	96	95.85
2018	94	97	96.68

## 2022 Commission Summary for Hitchcock County

### Commercial Real Property - Current

Number of Sales	7	Median	102.96
Total Sales Price	\$809,000	Mean	106.06
Total Adj. Sales Price	\$809,000	Wgt. Mean	110.83
Total Assessed Value	\$896,650	Average Assessed Value of the Base	\$242,984
Avg. Adj. Sales Price	\$115,571	Avg. Assessed Value	\$128,093

### Confidence Interval - Current

95% Median C.I	74.13 to 135.73
95% Wgt. Mean C.I	81.25 to 140.42
95% Mean C.I	86.91 to 125.21
% of Value of the Class of all Real Property Value in the County	8.22
% of Records Sold in the Study Period	3.14
% of Value Sold in the Study Period	1.65

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2021	6	100	99.42
2020	7	100	58.97
2019	13	100	94.82
2018	16	100	95.14

**44 Hitchcock  
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 : 81  
 Total Sales Price : 6,690,750  
 Total Adj. Sales Price : 6,690,750  
 Total Assessed Value : 6,265,320  
 Avg. Adj. Sales Price : 82,602  
 Avg. Assessed Value : 77,350

MEDIAN : 94  
 WGT. MEAN : 94  
 MEAN : 99  
 COD : 21.70  
 PRD : 106.15

COV : 28.20  
 STD : 28.03  
 Avg. Abs. Dev : 20.43  
 MAX Sales Ratio : 186.50  
 MIN Sales Ratio : 50.38

95% Median C.I. : 90.84 to 99.92  
 95% Wgt. Mean C.I. : 87.41 to 99.87  
 95% Mean C.I. : 93.30 to 105.50

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-19 To 31-DEC-19	6	99.99	112.66	110.27	20.04	102.17	90.90	175.13	90.90 to 175.13	49,250	54,307
01-JAN-20 To 31-MAR-20	7	107.93	110.88	91.47	22.93	121.22	53.98	152.72	53.98 to 152.72	114,143	104,410
01-APR-20 To 30-JUN-20	12	95.82	101.33	94.21	20.97	107.56	64.97	152.61	81.18 to 126.67	119,938	112,994
01-JUL-20 To 30-SEP-20	14	94.96	103.33	95.37	22.24	108.35	64.33	151.77	81.79 to 130.90	71,250	67,953
01-OCT-20 To 31-DEC-20	11	95.66	109.25	110.29	22.50	99.06	81.44	186.50	81.46 to 155.54	75,091	82,817
01-JAN-21 To 31-MAR-21	7	90.36	88.40	97.02	19.86	91.12	58.91	123.78	58.91 to 123.78	71,000	68,886
01-APR-21 To 30-JUN-21	16	99.25	94.39	90.97	16.83	103.76	57.72	152.20	75.53 to 104.68	57,375	52,192
01-JUL-21 To 30-SEP-21	8	75.83	75.77	73.28	16.93	103.40	50.38	93.90	50.38 to 93.90	114,813	84,136
<u>Study Yrs</u>											
01-OCT-19 To 30-SEP-20	39	96.16	105.51	95.26	22.83	110.76	53.98	175.13	90.90 to 107.93	90,545	86,256
01-OCT-20 To 30-SEP-21	42	93.41	93.74	91.83	20.12	102.08	50.38	186.50	81.46 to 98.81	75,226	69,080
<u>Calendar Yrs</u>											
01-JAN-20 To 31-DEC-20	44	95.93	105.47	97.23	23.05	108.47	53.98	186.50	90.84 to 107.93	92,313	89,753
<u>ALL</u>	81	94.13	99.40	93.64	21.70	106.15	50.38	186.50	90.84 to 99.92	82,602	77,350

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	17	95.66	98.46	95.84	15.85	102.73	57.72	152.20	81.46 to 116.33	79,118	75,826
2	19	96.16	104.83	99.94	17.20	104.89	73.41	186.50	90.90 to 108.54	57,974	57,939
3	35	92.94	97.59	85.47	27.22	114.18	53.98	175.13	76.77 to 105.95	59,179	50,582
4	8	93.16	104.84	101.51	17.51	103.28	84.93	155.54	84.93 to 155.54	237,125	240,709
5	2	65.78	65.78	65.00	23.41	101.20	50.38	81.18	N/A	138,000	89,700
<u>ALL</u>	81	94.13	99.40	93.64	21.70	106.15	50.38	186.50	90.84 to 99.92	82,602	77,350

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	80	94.43	100.02	94.60	21.33	105.73	53.98	186.50	90.84 to 102.30	81,822	77,403
06	1	50.38	50.38	50.38	00.00	100.00	50.38	50.38	N/A	145,000	73,055
07											
<u>ALL</u>	81	94.13	99.40	93.64	21.70	106.15	50.38	186.50	90.84 to 99.92	82,602	77,350

**44 Hitchcock  
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 : 81  
 Total Sales Price : 6,690,750  
 Total Adj. Sales Price : 6,690,750  
 Total Assessed Value : 6,265,320  
 Avg. Adj. Sales Price : 82,602  
 Avg. Assessed Value : 77,350

MEDIAN : 94  
 WGT. MEAN : 94  
 MEAN : 99  
 COD : 21.70  
 PRD : 106.15

COV : 28.20  
 STD : 28.03  
 Avg. Abs. Dev : 20.43  
 MAX Sales Ratio : 186.50  
 MIN Sales Ratio : 50.38

95% Median C.I. : 90.84 to 99.92  
 95% Wgt. Mean C.I. : 87.41 to 99.87  
 95% Mean C.I. : 93.30 to 105.50

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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
<b>Low \$ Ranges</b>											
Less Than 5,000											
Less Than 15,000	2	152.15	152.15	152.07	00.38	100.05	151.57	152.72	N/A	10,250	15,588
Less Than 30,000	15	102.30	116.22	110.63	27.17	105.05	81.44	186.50	86.30 to 151.57	19,000	21,020
<b>Ranges Excl. Low \$</b>											
Greater Than 4,999	81	94.13	99.40	93.64	21.70	106.15	50.38	186.50	90.84 to 99.92	82,602	77,350
Greater Than 14,999	79	94.02	98.07	93.46	20.72	104.93	50.38	186.50	90.59 to 99.69	84,434	78,913
Greater Than 29,999	66	94.08	95.58	92.89	19.81	102.90	50.38	175.13	87.74 to 99.69	97,057	90,152
<b>Incremental Ranges</b>											
0 TO 4,999											
5,000 TO 14,999	2	152.15	152.15	152.07	00.38	100.05	151.57	152.72	N/A	10,250	15,588
15,000 TO 29,999	13	93.20	110.69	107.42	25.43	103.04	81.44	186.50	85.44 to 142.17	20,346	21,856
30,000 TO 59,999	27	96.16	104.61	105.00	20.32	99.63	66.77	175.13	93.62 to 112.91	42,963	45,111
60,000 TO 99,999	15	85.09	86.23	86.54	18.73	99.64	58.18	120.40	69.72 to 103.06	72,017	62,320
100,000 TO 149,999	14	94.84	90.98	89.59	20.72	101.55	50.38	130.90	64.33 to 108.54	127,679	114,386
150,000 TO 249,999	9	87.74	91.25	91.23	18.46	100.02	53.98	155.54	67.61 to 102.68	195,333	178,204
250,000 TO 499,999											
500,000 TO 999,999	1	95.48	95.48	95.48	00.00	100.00	95.48	95.48	N/A	620,000	591,990
1,000,000 +											
<b>ALL</b>	<b>81</b>	<b>94.13</b>	<b>99.40</b>	<b>93.64</b>	<b>21.70</b>	<b>106.15</b>	<b>50.38</b>	<b>186.50</b>	<b>90.84 to 99.92</b>	<b>82,602</b>	<b>77,350</b>

**44 Hitchcock**  
**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 : 809,000  
Total Adj. Sales Price : 809,000  
Total Assessed Value : 896,650  
Avg. Adj. Sales Price : 115,571  
Avg. Assessed Value : 128,093

MEDIAN : 103  
WGT. MEAN : 111  
MEAN : 106  
COD : 13.53  
PRD : 95.70

COV : 19.53  
STD : 20.71  
Avg. Abs. Dev : 13.93  
MAX Sales Ratio : 135.73  
MIN Sales Ratio : 74.13

95% Median C.I. : 74.13 to 135.73  
95% Wgt. Mean C.I. : 81.25 to 140.42  
95% Mean C.I. : 86.91 to 125.21

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<b>DATE OF SALE *</b>										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qtrts</u>											
01-OCT-18 To 31-DEC-18											
01-JAN-19 To 31-MAR-19											
01-APR-19 To 30-JUN-19	1	74.13	74.13	74.13	00.00	100.00	74.13	74.13	N/A	140,000	103,785
01-JUL-19 To 30-SEP-19											
01-OCT-19 To 31-DEC-19											
01-JAN-20 To 31-MAR-20											
01-APR-20 To 30-JUN-20											
01-JUL-20 To 30-SEP-20	3	101.34	100.21	100.06	02.72	100.15	95.50	103.79	N/A	74,667	74,715
01-OCT-20 To 31-DEC-20	2	119.35	119.35	117.52	13.73	101.56	102.96	135.73	N/A	22,500	26,443
01-JAN-21 To 31-MAR-21											
01-APR-21 To 30-JUN-21	1	128.96	128.96	128.96	00.00	100.00	128.96	128.96	N/A	400,000	515,835
01-JUL-21 To 30-SEP-21											
<u>Study Yrs</u>											
01-OCT-18 To 30-SEP-19	1	74.13	74.13	74.13	00.00	100.00	74.13	74.13	N/A	140,000	103,785
01-OCT-19 To 30-SEP-20	3	101.34	100.21	100.06	02.72	100.15	95.50	103.79	N/A	74,667	74,715
01-OCT-20 To 30-SEP-21	3	128.96	122.55	127.80	08.47	95.89	102.96	135.73	N/A	148,333	189,573
<u>Calendar Yrs</u>											
01-JAN-19 To 31-DEC-19	1	74.13	74.13	74.13	00.00	100.00	74.13	74.13	N/A	140,000	103,785
01-JAN-20 To 31-DEC-20	5	102.96	107.86	102.99	08.29	104.73	95.50	135.73	N/A	53,800	55,406
<u>ALL</u>	7	102.96	106.06	110.83	13.53	95.70	74.13	135.73	74.13 to 135.73	115,571	128,093

<b>VALUATION GROUP</b>										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	7	102.96	106.06	110.83	13.53	95.70	74.13	135.73	74.13 to 135.73	115,571	128,093
<u>ALL</u>	7	102.96	106.06	110.83	13.53	95.70	74.13	135.73	74.13 to 135.73	115,571	128,093

<b>PROPERTY TYPE *</b>										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
02											
03	7	102.96	106.06	110.83	13.53	95.70	74.13	135.73	74.13 to 135.73	115,571	128,093
04											
<u>ALL</u>	7	102.96	106.06	110.83	13.53	95.70	74.13	135.73	74.13 to 135.73	115,571	128,093

**44 Hitchcock  
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 : 809,000  
 Total Adj. Sales Price : 809,000  
 Total Assessed Value : 896,650  
 Avg. Adj. Sales Price : 115,571  
 Avg. Assessed Value : 128,093

MEDIAN : 103  
 WGT. MEAN : 111  
 MEAN : 106  
 COD : 13.53  
 PRD : 95.70

COV : 19.53  
 STD : 20.71  
 Avg. Abs. Dev : 13.93  
 MAX Sales Ratio : 135.73  
 MIN Sales Ratio : 74.13

95% Median C.I. : 74.13 to 135.73  
 95% Wgt. Mean C.I. : 81.25 to 140.42  
 95% Mean C.I. : 86.91 to 125.21

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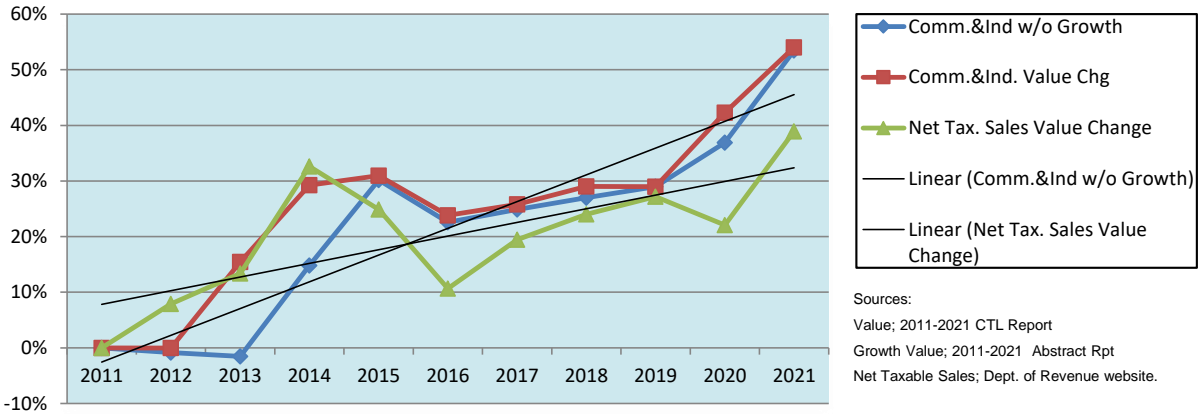
**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>Low \$ Ranges</b>											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	3	102.96	113.34	112.72	11.13	100.55	101.34	135.73	N/A	21,333	24,047
<b>Ranges Excl. Low \$</b>											
Greater Than 4,999	7	102.96	106.06	110.83	13.53	95.70	74.13	135.73	74.13 to 135.73	115,571	128,093
Greater Than 14,999	7	102.96	106.06	110.83	13.53	95.70	74.13	135.73	74.13 to 135.73	115,571	128,093
Greater Than 29,999	4	99.65	100.60	110.67	15.84	90.90	74.13	128.96	N/A	186,250	206,128
<b>Incremental Ranges</b>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	3	102.96	113.34	112.72	11.13	100.55	101.34	135.73	N/A	21,333	24,047
30,000 TO 59,999											
60,000 TO 99,999	1	95.50	95.50	95.50	00.00	100.00	95.50	95.50	N/A	95,000	90,725
100,000 TO 149,999	2	88.96	88.96	87.18	16.67	102.04	74.13	103.79	N/A	125,000	108,975
150,000 TO 249,999											
250,000 TO 499,999	1	128.96	128.96	128.96	00.00	100.00	128.96	128.96	N/A	400,000	515,835
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 +											
<b>ALL</b>	<b>7</b>	<b>102.96</b>	<b>106.06</b>	<b>110.83</b>	<b>13.53</b>	<b>95.70</b>	<b>74.13</b>	<b>135.73</b>	<b>74.13 to 135.73</b>	<b>115,571</b>	<b>128,093</b>

**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
344	2	87.74	87.74	77.38	15.51	113.39	74.13	101.34	N/A	79,500	61,520
352	1	103.79	103.79	103.79	00.00	100.00	103.79	103.79	N/A	110,000	114,165
353	1	95.50	95.50	95.50	00.00	100.00	95.50	95.50	N/A	95,000	90,725
406	2	115.96	115.96	127.43	11.21	91.00	102.96	128.96	N/A	212,500	270,788
442	1	135.73	135.73	135.73	00.00	100.00	135.73	135.73	N/A	20,000	27,145
<b>ALL</b>	<b>7</b>	<b>102.96</b>	<b>106.06</b>	<b>110.83</b>	<b>13.53</b>	<b>95.70</b>	<b>74.13</b>	<b>135.73</b>	<b>74.13 to 135.73</b>	<b>115,571</b>	<b>128,093</b>

### 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	\$ 34,844,555	\$ 866,320	2.49%	\$ 33,978,235		\$ 13,898,096	
2012	\$ 34,833,723	\$ 286,430	0.82%	\$ 34,547,293	-0.85%	\$ 14,997,847	7.91%
2013	\$ 40,221,043	\$ 5,911,472	14.70%	\$ 34,309,571	-1.50%	\$ 15,754,997	5.05%
2014	\$ 45,045,838	\$ 5,045,780	11.20%	\$ 40,000,058	-0.55%	\$ 18,432,285	16.99%
2015	\$ 45,631,943	\$ 265,875	0.58%	\$ 45,366,068	0.71%	\$ 17,354,217	-5.85%
2016	\$ 43,138,323	\$ 430,677	1.00%	\$ 42,707,646	-6.41%	\$ 15,379,068	-11.38%
2017	\$ 43,841,743	\$ 331,310	0.76%	\$ 43,510,433	0.86%	\$ 16,600,146	7.94%
2018	\$ 44,957,814	\$ 711,966	1.58%	\$ 44,245,848	0.92%	\$ 17,235,281	3.83%
2019	\$ 44,947,904	\$ 2,545	0.01%	\$ 44,945,359	-0.03%	\$ 17,675,679	2.56%
2020	\$ 49,583,156	\$ 1,884,860	3.80%	\$ 47,698,296	6.12%	\$ 16,965,349	-4.02%
2021	\$ 53,672,524	\$ 199,600	0.37%	\$ 53,472,924	7.84%	\$ 19,309,771	13.82%
<b>Ann %chg</b>	<b>4.41%</b>			<b>Average</b>	<b>0.71%</b>	3.34%	<b>3.68%</b>

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2011	-	-	-
2012	-0.85%	-0.03%	7.91%
2013	-1.54%	15.43%	13.36%
2014	14.80%	29.28%	32.62%
2015	30.20%	30.96%	24.87%
2016	22.57%	23.80%	10.66%
2017	24.87%	25.82%	19.44%
2018	26.98%	29.02%	24.01%
2019	28.99%	29.00%	27.18%
2020	36.89%	42.30%	22.07%
2021	53.46%	54.03%	38.94%

County Number: 44  
 County Name: Hitchcock



**44 Hitchcock**  
**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 : 35  
 Total Sales Price : 10,280,869  
 Total Adj. Sales Price : 10,280,869  
 Total Assessed Value : 7,665,460  
 Avg. Adj. Sales Price : 293,739  
 Avg. Assessed Value : 219,013

MEDIAN : 73  
 WGT. MEAN : 75  
 MEAN : 73  
 COD : 12.18  
 PRD : 98.08

COV : 15.62  
 STD : 11.42  
 Avg. Abs. Dev : 08.91  
 MAX Sales Ratio : 103.60  
 MIN Sales Ratio : 49.06

95% Median C.I. : 66.52 to 76.78  
 95% Wgt. Mean C.I. : 67.61 to 81.51  
 95% Mean C.I. : 69.35 to 76.91

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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	1	79.22	79.22	79.22	00.00	100.00	79.22	79.22	N/A	412,178	326,525
01-JAN-19 To 31-MAR-19	5	71.27	72.25	70.47	09.75	102.53	57.87	86.63	N/A	246,530	173,721
01-APR-19 To 30-JUN-19	5	66.52	65.68	68.70	13.33	95.60	49.06	84.84	N/A	289,668	198,999
01-JUL-19 To 30-SEP-19											
01-OCT-19 To 31-DEC-19	6	70.26	69.68	70.21	08.33	99.25	59.96	76.78	59.96 to 76.78	281,833	197,884
01-JAN-20 To 31-MAR-20	5	84.73	85.71	90.80	07.74	94.39	75.20	103.60	N/A	359,760	326,658
01-APR-20 To 30-JUN-20	2	85.73	85.73	84.16	03.13	101.87	83.05	88.40	N/A	239,500	201,573
01-JUL-20 To 30-SEP-20	1	76.03	76.03	76.03	00.00	100.00	76.03	76.03	N/A	400,000	304,110
01-OCT-20 To 31-DEC-20	4	71.98	71.80	70.82	18.32	101.38	51.98	91.26	N/A	355,225	251,563
01-JAN-21 To 31-MAR-21	1	73.15	73.15	73.15	00.00	100.00	73.15	73.15	N/A	74,400	54,420
01-APR-21 To 30-JUN-21	2	67.38	67.38	68.71	05.30	98.06	63.81	70.95	N/A	151,500	104,095
01-JUL-21 To 30-SEP-21	3	65.22	67.14	66.49	03.43	100.98	64.74	71.45	N/A	340,200	226,208
<u>Study Yrs</u>											
01-OCT-18 To 30-SEP-19	11	69.75	69.90	70.81	12.54	98.71	49.06	86.63	57.87 to 84.84	281,197	199,102
01-OCT-19 To 30-SEP-20	14	76.41	78.15	80.75	10.20	96.78	59.96	103.60	66.31 to 84.73	312,057	251,989
01-OCT-20 To 30-SEP-21	10	68.10	69.65	69.09	10.94	100.81	51.98	91.26	63.81 to 78.72	281,890	194,749
<u>Calendar Yrs</u>											
01-JAN-19 To 31-DEC-19	16	69.02	69.24	69.78	11.04	99.23	49.06	86.63	59.96 to 75.75	273,249	190,682
01-JAN-20 To 31-DEC-20	12	81.68	80.27	81.66	11.04	98.30	51.98	103.60	75.20 to 88.40	341,558	278,900
<u>ALL</u>	35	73.15	73.13	74.56	12.18	98.08	49.06	103.60	66.52 to 76.78	293,739	219,013

**AREA (MARKET)**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	35	73.15	73.13	74.56	12.18	98.08	49.06	103.60	66.52 to 76.78	293,739	219,013
<u>ALL</u>	35	73.15	73.13	74.56	12.18	98.08	49.06	103.60	66.52 to 76.78	293,739	219,013

**44 Hitchcock**  
**AGRICULTURAL LAND**

**PAD 2022 R&O Statistics (Using 2022 Values)**

Qualified

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 Avg. Assessed Value : 219,013

MEDIAN : 73  
 WGT. MEAN : 75  
 MEAN : 73  
 COD : 12.18  
 PRD : 98.08

COV : 15.62  
 STD : 11.42  
 Avg. Abs. Dev : 08.91  
 MAX Sales Ratio : 103.60  
 MIN Sales Ratio : 49.06

95% Median C.I. : 66.52 to 76.78  
 95% Wgt. Mean C.I. : 67.61 to 81.51  
 95% Mean C.I. : 69.35 to 76.91

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**95%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>Irrigated</b>											
County	1	51.98	51.98	51.98	00.00	100.00	51.98	51.98	N/A	520,000	270,320
1	1	51.98	51.98	51.98	00.00	100.00	51.98	51.98	N/A	520,000	270,320
<b>Dry</b>											
County	12	72.48	70.96	69.72	09.95	101.78	57.87	86.63	64.74 to 76.78	260,196	181,398
1	12	72.48	70.96	69.72	09.95	101.78	57.87	86.63	64.74 to 76.78	260,196	181,398
<b>Grass</b>											
County	6	77.26	80.71	86.85	11.43	92.93	68.28	103.60	68.28 to 103.60	358,943	311,731
1	6	77.26	80.71	86.85	11.43	92.93	68.28	103.60	68.28 to 103.60	358,943	311,731
<b>ALL</b>	<b>35</b>	<b>73.15</b>	<b>73.13</b>	<b>74.56</b>	<b>12.18</b>	<b>98.08</b>	<b>49.06</b>	<b>103.60</b>	<b>66.52 to 76.78</b>	<b>293,739</b>	<b>219,013</b>

**80%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>Irrigated</b>											
County	4	59.25	63.99	60.23	22.73	106.24	49.06	88.40	N/A	321,020	193,346
1	4	59.25	63.99	60.23	22.73	106.24	49.06	88.40	N/A	321,020	193,346
<b>Dry</b>											
County	16	71.36	71.51	70.53	09.29	101.39	57.87	86.63	65.22 to 76.78	251,372	177,286
1	16	71.36	71.51	70.53	09.29	101.39	57.87	86.63	65.22 to 76.78	251,372	177,286
<b>Grass</b>											
County	7	74.21	78.30	85.87	12.21	91.18	63.81	103.60	63.81 to 103.60	321,237	275,857
1	7	74.21	78.30	85.87	12.21	91.18	63.81	103.60	63.81 to 103.60	321,237	275,857
<b>ALL</b>	<b>35</b>	<b>73.15</b>	<b>73.13</b>	<b>74.56</b>	<b>12.18</b>	<b>98.08</b>	<b>49.06</b>	<b>103.60</b>	<b>66.52 to 76.78</b>	<b>293,739</b>	<b>219,013</b>

## Hitchcock County 2022 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Hitchcock	1	2,480	2,480	2,355	2,355	2,275	2,275	2,195	2,195	<b>2,448</b>
Hayes	1	2,930	2,930	2,825	2,825	2,720	2,720	2,625	2,625	<b>2,832</b>
Frontier	1	3,025	3,021	2,948	2,973	2,925	2,925	2,870	2,822	<b>2,995</b>
Red Willow	1	2,975	2,975	2,809	2,746	2,645	1,571	2,252	2,227	<b>2,898</b>
Dundy	1	3,175	3,001	2,422	3,174	3,150	2,691	3,160	2,965	<b>3,132</b>
Chase	1	3,650	3,650	3,550	3,550	3,445	3,445	3,445	3,445	<b>3,566</b>

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Hitchcock	1	1,130	1,130	1,055	1,055	985	985	875	875	<b>1,098</b>
Hayes	1	n/a	895	805	805	780	780	735	735	<b>863</b>
Frontier	1	1,235	1,235	1,185	1,185	1,135	n/a	1,085	1,085	<b>1,212</b>
Red Willow	1	1,270	1,270	1,225	1,225	1,135	1,135	1,060	1,060	<b>1,242</b>
Dundy	1	n/a	1,280	n/a	855	855	n/a	855	855	<b>1,091</b>
Chase	1	n/a	1,320	1,155	1,155	1,020	n/a	970	970	<b>1,234</b>

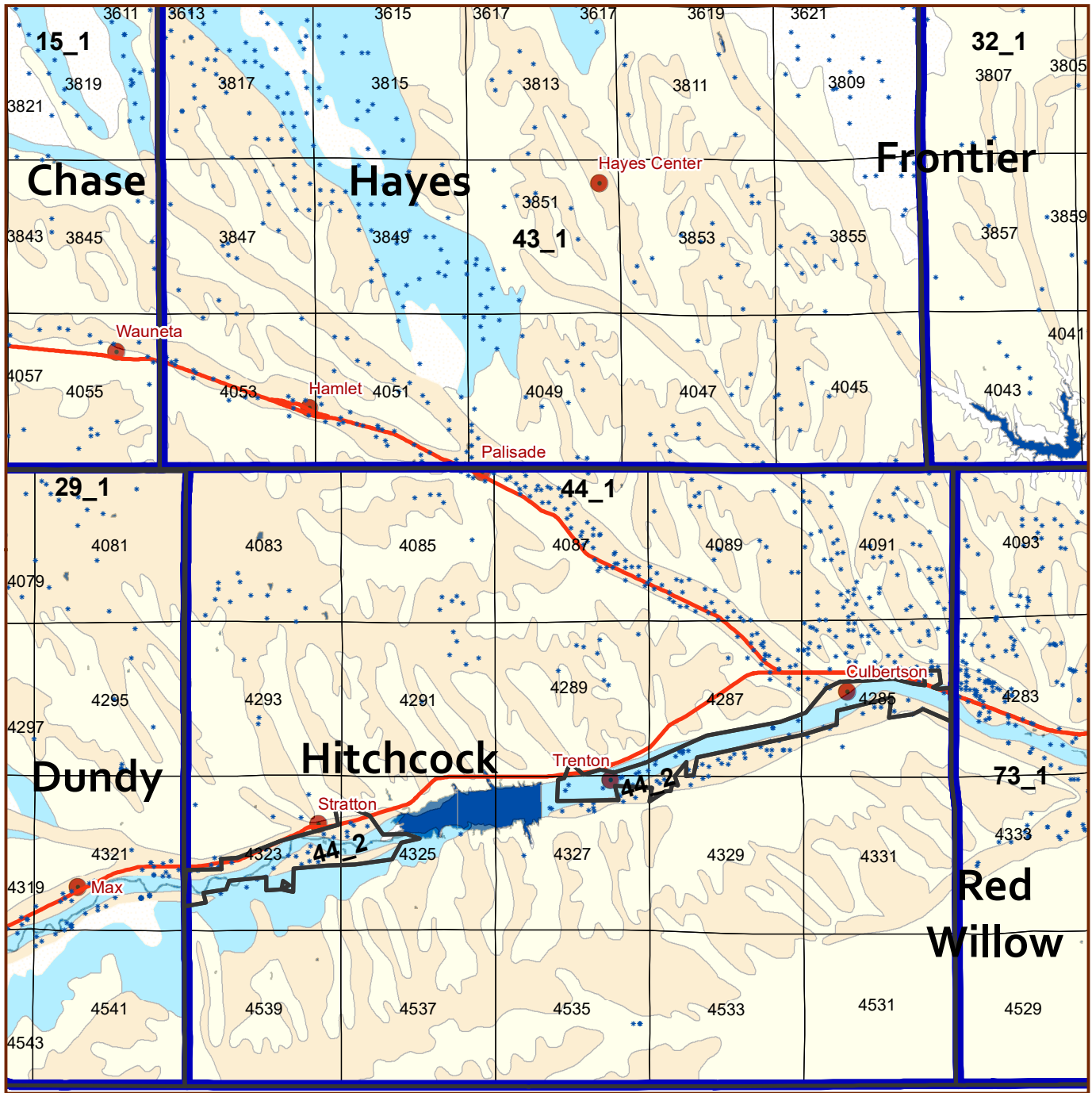
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Hitchcock	1	585	585	585	585	n/a	585	585	585	<b>585</b>
Hayes	1	515	515	n/a	515	515	515	515	515	<b>515</b>
Frontier	1	605	605	605	n/a	605	605	605	605	<b>605</b>
Red Willow	1	1,005	870	661	649	645	653	656	748	<b>696</b>
Dundy	1	535	535	n/a	535	n/a	535	535	535	<b>535</b>
Chase	1	659	n/a	918	818	n/a	668	647	647	<b>662</b>

County	Mkt Area	CRP	TIMBER	WASTE
Hitchcock	1	1,176	n/a	n/a
Hayes	1	683	n/a	25
Frontier	1	1,105	n/a	n/a
Red Willow	1	1,223	0	25
Dundy	1	n/a	n/a	50
Chase	1	717	n/a	20

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.

# HITCHCOCK COUNTY



**Legend**

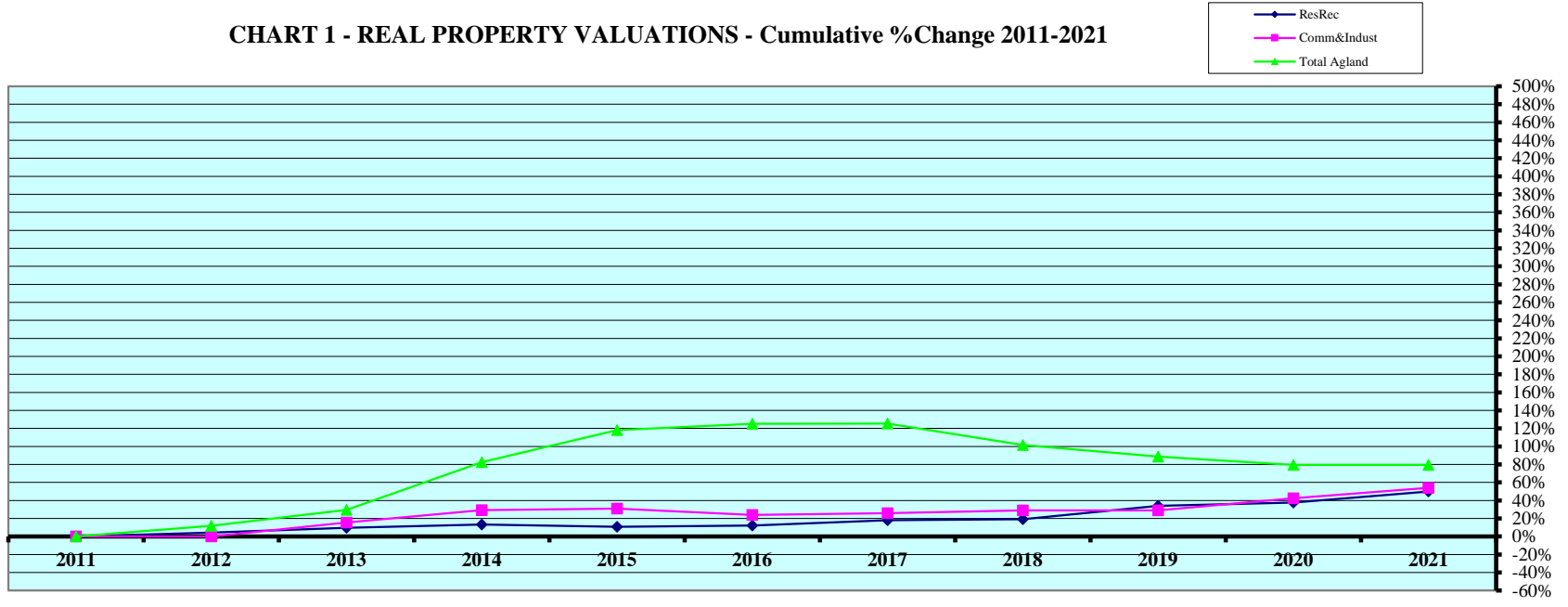
- Market\_Area
- County
- Registered\_WellsDNR
- geocode
- Federal Roads

**Soils**

**CLASS**

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

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



Tax Year	Residential & Recreational <sup>(1)</sup>				Commercial & Industrial <sup>(1)</sup>				Total Agricultural Land <sup>(1)</sup>			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2011	56,029,575	-	-	-	34,844,555	-	-	-	226,189,200	-	-	-
2012	58,367,890	2,338,315	4.17%	4.17%	34,833,723	-10,832	-0.03%	-0.03%	253,275,200	27,086,000	11.97%	11.97%
2013	61,355,430	2,987,540	5.12%	9.51%	40,221,043	5,387,320	15.47%	15.43%	293,075,400	39,800,200	15.71%	29.57%
2014	63,446,919	2,091,489	3.41%	13.24%	45,045,838	4,824,795	12.00%	29.28%	412,985,070	119,909,670	40.91%	82.58%
2015	62,062,227	-1,384,692	-2.18%	10.77%	45,631,943	586,105	1.30%	30.96%	493,351,455	80,366,385	19.46%	118.11%
2016	62,837,350	775,123	1.25%	12.15%	43,138,323	-2,493,620	-5.46%	23.80%	509,028,310	15,676,855	3.18%	125.05%
2017	66,174,490	3,337,140	5.31%	18.11%	43,841,743	703,420	1.63%	25.82%	509,829,325	801,015	0.16%	125.40%
2018	66,696,485	521,995	0.79%	19.04%	44,957,814	1,116,071	2.55%	29.02%	456,298,410	-53,530,915	-10.50%	101.73%
2019	75,055,515	8,359,030	12.53%	33.96%	44,947,904	-9,910	-0.02%	29.00%	426,808,155	-29,490,255	-6.46%	88.70%
2020	77,181,450	2,125,935	2.83%	37.75%	49,583,156	4,635,252	10.31%	42.30%	405,635,680	-21,172,475	-4.96%	79.33%
2021	84,003,130	6,821,680	8.84%	49.93%	53,672,524	4,089,368	8.25%	54.03%	405,695,415	59,735	0.01%	79.36%

Rate Annual %chg: Residential & Recreational **4.13%**

Commercial & Industrial **4.41%**

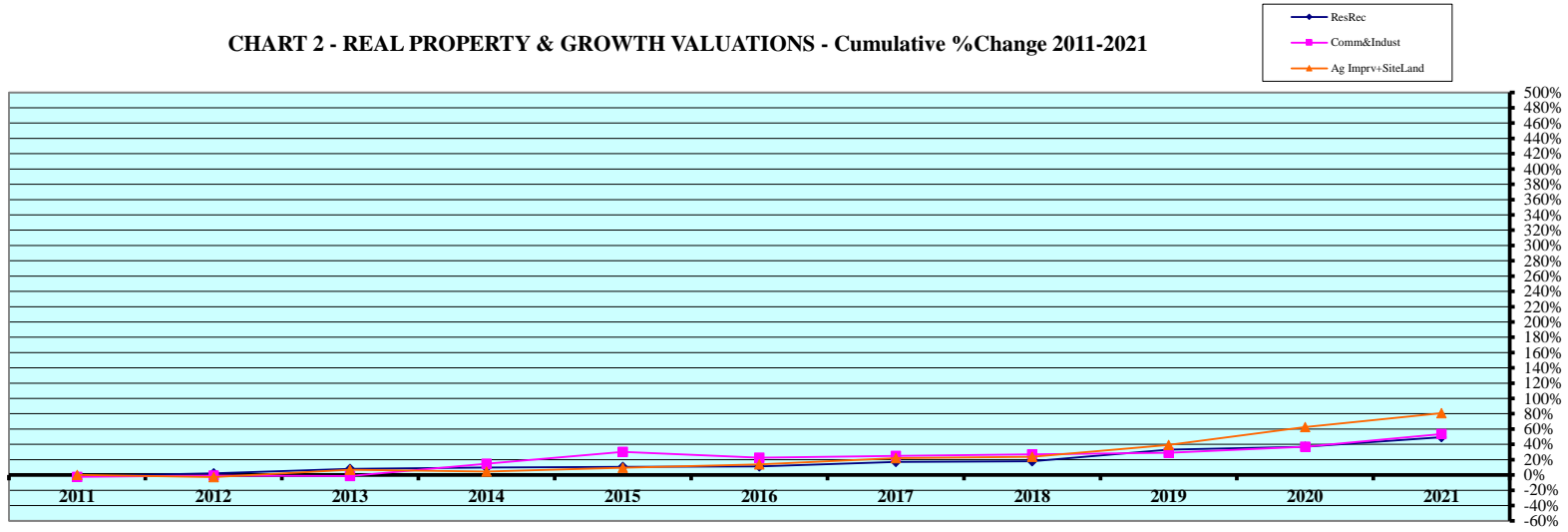
Agricultural Land **6.02%**

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

**CHART 1**

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

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



Tax Year	Residential & Recreational <sup>(1)</sup>						Commercial & Industrial <sup>(1)</sup>					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2011	56,029,575	878,005	1.57%	55,151,570	-	-1.57%	34,844,555	866,320	2.49%	33,978,235	-	-2.49%
2012	58,367,890	1,147,113	1.97%	57,220,777	2.13%	2.13%	34,833,723	286,430	0.82%	34,547,293	-0.85%	-0.85%
2013	61,355,430	941,350	1.53%	60,414,080	3.51%	7.83%	40,221,043	5,911,472	14.70%	34,309,571	-1.50%	-1.54%
2014	63,446,919	1,964,371	3.10%	61,482,548	0.21%	9.73%	45,045,838	5,045,780	11.20%	40,000,058	-0.55%	14.80%
2015	62,062,227	175,782	0.28%	61,886,445	-2.46%	10.45%	45,631,943	265,875	0.58%	45,366,068	0.71%	30.20%
2016	62,837,350	569,900	0.91%	62,267,450	0.33%	11.13%	43,138,323	430,677	1.00%	42,707,646	-6.41%	22.57%
2017	66,174,490	555,535	0.84%	65,618,955	4.43%	17.11%	43,841,743	331,310	0.76%	43,510,433	0.86%	24.87%
2018	66,696,485	677,650	1.02%	66,018,835	-0.24%	17.83%	44,957,814	711,966	1.58%	44,245,848	0.92%	26.98%
2019	75,055,515	477,760	0.64%	74,577,755	11.82%	33.10%	44,947,904	2,545	0.01%	44,945,359	-0.03%	28.99%
2020	77,181,450	495,235	0.64%	76,686,215	2.17%	36.87%	49,583,156	1,884,860	3.80%	47,698,296	6.12%	36.89%
2021	84,003,130	333,220	0.40%	83,669,910	8.41%	49.33%	53,672,524	199,600	0.37%	53,472,924	7.84%	53.46%
Rate Ann%chg	4.13%			Resid & Recreat w/o growth 3.03%			4.41%			C & I w/o growth 0.71%		

Tax Year	Ag Improvements & Site Land <sup>(1)</sup>							
	Agric. Dwelling & Homesite Value	Ag Outblgd & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2011	17,178,085	5,988,705	23,166,790	479,660	2.07%	22,687,130	-	-
2012	16,922,070	6,348,220	23,270,290	744,040	3.20%	22,526,250	-2.76%	-2.76%
2013	19,059,510	6,763,825	25,823,335	1,108,664	4.29%	24,714,671	6.21%	6.68%
2014	18,369,705	6,605,240	24,974,945	756,720	3.03%	24,218,225	-6.22%	4.54%
2015	18,745,405	8,045,410	26,790,815	1,423,049	5.31%	25,367,766	1.57%	9.50%
2016	25,009,104	1,352,470	26,361,574	1,000	0.00%	26,360,574	-1.61%	13.79%
2017	26,913,884	1,704,930	28,618,814	370,630	1.30%	28,248,184	7.16%	21.93%
2018	20,801,290	8,674,530	29,475,820	839,205	2.85%	28,636,615	0.06%	23.61%
2019	22,993,690	9,671,150	32,664,840	440,905	1.35%	32,223,935	9.32%	39.10%
2020	25,251,560	13,568,155	38,819,715	1,173,866	3.02%	37,645,849	15.25%	62.50%
2021	26,825,190	16,366,275	43,191,465	1,315,660	3.05%	41,875,805	7.87%	80.76%
Rate Ann%chg	4.56%	10.58%	6.43%	Ag Imprv+Site w/o growth 3.69%				

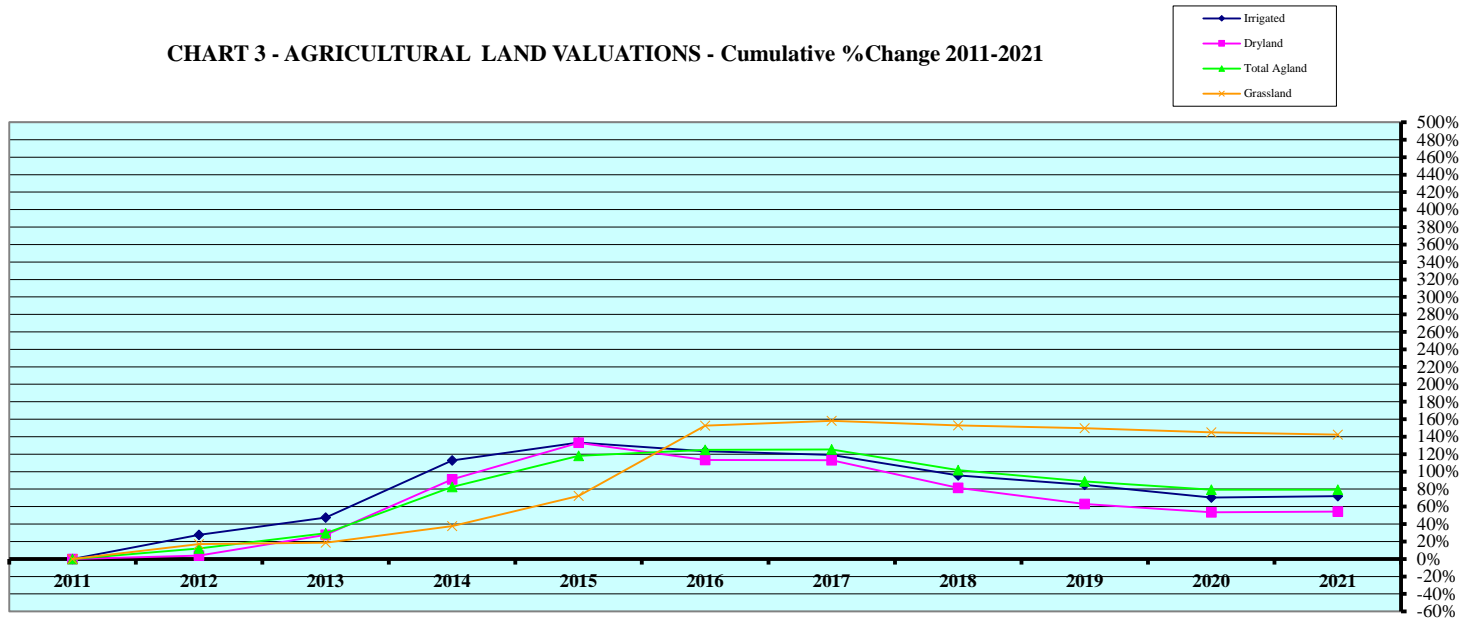
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and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

Cnty# 44  
County HITCHCOCK

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	46,935,270	-	-	-	123,807,395	-	-	-	55,355,455	-	-	-
2012	59,956,795	13,021,525	27.74%	27.74%	128,502,230	4,694,835	3.79%	3.79%	64,747,125	9,391,670	16.97%	16.97%
2013	69,129,920	9,173,125	15.30%	47.29%	158,129,425	29,627,195	23.06%	27.72%	65,745,745	998,620	1.54%	18.77%
2014	99,886,125	30,756,205	44.49%	112.82%	236,836,475	78,707,050	49.77%	91.29%	76,191,965	10,446,220	15.89%	37.64%
2015	109,504,440	9,618,315	9.63%	133.31%	288,476,980	51,640,505	21.80%	133.00%	95,297,625	19,105,660	25.08%	72.16%
2016	104,816,020	-4,688,420	-4.28%	123.32%	264,237,520	-24,239,460	-8.40%	113.43%	139,902,360	44,604,735	46.81%	152.73%
2017	102,861,785	-1,954,235	-1.86%	119.16%	263,979,300	-258,220	-0.10%	113.22%	142,915,930	3,013,570	2.15%	158.18%
2018	91,814,515	-11,047,270	-10.74%	95.62%	224,478,965	-39,500,335	-14.96%	81.31%	139,931,970	-2,983,960	-2.09%	152.79%
2019	86,740,475	-5,074,040	-5.53%	84.81%	201,682,625	-22,796,340	-10.16%	62.90%	138,314,110	-1,617,860	-1.16%	149.87%
2020	79,993,115	-6,747,360	-7.78%	70.43%	189,956,825	-11,725,800	-5.81%	53.43%	135,613,715	-2,700,395	-1.95%	144.99%
2021	80,692,075	698,960	0.87%	71.92%	190,838,485	881,660	0.46%	54.14%	134,092,180	-1,521,535	-1.12%	142.24%

Rate Ann.%chg: Irrigated **5.57%** Dryland **4.42%** Grassland **9.25%**

Tax Year	Waste Land <sup>(1)</sup>				Other Agland <sup>(1)</sup>				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2011	90,550	-	-	-	530	-	-	-	226,189,200	-	-	-
2012	69,050	-21,500	-23.74%	-23.74%	0	-530	-100.00%	-100.00%	253,275,200	27,086,000	11.97%	11.97%
2013	70,310	1,260	1.82%	-22.35%	0	0	-	-100.00%	293,075,400	39,800,200	15.71%	29.57%
2014	70,505	195	0.28%	-22.14%	0	0	-	-100.00%	412,985,070	119,909,670	40.91%	82.58%
2015	68,590	-1,915	-2.72%	-24.25%	3,820	3,820	-	620.75%	493,351,455	80,366,385	19.46%	118.11%
2016	68,590	0	0.00%	-24.25%	3,820	0	0.00%	620.75%	509,028,310	15,676,855	3.18%	125.05%
2017	68,490	-100	-0.15%	-24.36%	3,820	0	0.00%	620.75%	509,829,325	801,015	0.16%	125.40%
2018	69,140	650	0.95%	-23.64%	3,820	0	0.00%	620.75%	456,298,410	-53,530,915	-10.50%	101.73%
2019	67,125	-2,015	-2.91%	-25.87%	3,820	0	0.00%	620.75%	426,808,155	-29,490,255	-6.46%	88.70%
2020	68,205	1,080	1.61%	-24.68%	3,820	0	0.00%	620.75%	405,635,680	-21,172,475	-4.96%	79.33%
2021	68,855	650	0.95%	-23.96%	3,820	0	0.00%	620.75%	405,695,415	59,735	0.01%	79.36%

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

Rate Ann.%chg: Total Agric Land **6.02%**

**CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2011-2021** (from County Abstract Reports)<sup>(1)</sup>

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2011	47,471,570	40,152	1,182			91,305,535	188,814	484			81,700,995	133,333	613		
2012	46,789,570	39,584	1,182	-0.02%	-0.02%	124,005,195	189,071	656	35.63%	35.63%	89,688,965	135,300	663	8.18%	9.46%
2013	60,586,445	39,601	1,530	29.43%	29.40%	128,242,205	188,783	679	3.57%	40.48%	89,574,800	130,628	686	3.44%	13.24%
2014	69,069,940	38,913	1,775	16.02%	50.13%	158,165,195	189,407	835	22.93%	72.68%	97,239,960	127,646	762	11.09%	25.80%
2015	99,363,385	38,949	2,551	43.73%	115.78%	237,183,660	189,153	1,254	50.16%	159.30%	128,539,130	127,483	1,008	32.36%	66.50%
2016	113,703,225	35,967	3,161	23.92%	167.39%	286,864,260	186,381	1,539	22.74%	218.28%	149,636,865	127,257	1,176	16.62%	94.17%
2017	104,766,780	33,912	3,089	-2.28%	161.31%	264,405,235	182,114	1,452	-5.67%	200.24%	164,929,515	127,713	1,291	9.83%	113.25%
2018	103,026,785	33,256	3,098	0.28%	162.04%	264,653,300	182,497	1,450	-0.12%	199.89%	174,353,050	127,360	1,369	6.01%	126.06%
2019	92,573,650	33,203	2,788	-10.00%	135.82%	224,234,650	181,874	1,233	-14.98%	154.96%	167,960,980	130,138	1,291	-5.72%	113.13%
2020	86,740,470	32,759	2,648	-5.03%	123.96%	201,885,470	182,199	1,108	-10.13%	129.14%	167,183,410	129,675	1,289	-0.11%	112.90%
2021	80,013,420	32,705	2,447	-7.60%	106.93%	189,954,095	181,923	1,044	-5.77%	115.92%	135,618,630	221,537	612	-52.52%	-0.10%

Rate Annual %chg Average Value/Acre: 7.54%

8.00%

-0.01%

Tax Year	WASTE LAND <sup>(2)</sup>					OTHER AGLAND <sup>(2)</sup>					TOTAL AGRICULTURAL LAND <sup>(1)</sup>				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2011	91,000	1,430	64			0	0				189,913,365	438,149	433		
2012	90,550	1,421	64	0.14%	0.14%	0	0				226,181,675	438,219	516	19.08%	19.08%
2013	68,900	1,384	50	-21.88%	-21.77%	0	0				253,575,235	438,255	579	12.10%	33.49%
2014	68,100	1,368	50	0.00%	-21.77%	0	0				253,575,235	438,187	669	15.58%	54.29%
2015	66,130	1,328	50	0.01%	-21.76%	0	0				412,830,360	437,992	943	40.94%	117.46%
2016	68,190	1,363	50	0.47%	-21.40%	3,050	61	50			495,407,360	437,977	1,131	20.01%	160.96%
2017	68,590	1,371	50	0.00%	-21.40%	3,820	76	50	0.06%		509,045,035	438,021	1,162	2.74%	168.12%
2018	68,590	1,371	50	0.00%	-21.40%	3,820	76	50	0.00%		510,111,310	437,933	1,165	0.23%	168.73%
2019	69,140	1,382	50	0.00%	-21.40%	3,820	76	50	0.00%		456,880,995	438,196	1,043	-10.49%	140.55%
2020	294,425	1,382	213	325.84%	234.72%	3,820	76	50	0.00%		429,441,385	438,188	980	-6.00%	126.10%
2021	68,205	1,364	50	-76.52%	-21.40%	3,820	76	50	0.00%		405,658,170	437,604	927	-5.41%	113.87%

44  
**HITCHCOCK**

Rate Annual %chg Average Value/Acre: 7.90%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2011 - 2021 County Abstract Reports  
Aglnd 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
2,616	HITCHCOCK	29,020,283	34,297,713	33,019,987	76,132,835	30,634,984	23,037,540	7,870,295	405,695,415	27,644,345	16,470,040	17,272,575	701,096,012
cnty sectorvalue % of total value:		4.14%	4.89%	4.71%	10.86%	4.37%	3.29%	1.12%	57.87%	3.94%	2.35%	2.46%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
595	CULBERTSON	2,291,954	616,474	1,510,594	16,036,755	4,228,329	6,415,199	0	119,040	233,390	66,625	0	31,518,360
22.74%	%sector of county sector	7.90%	1.80%	4.57%	21.06%	13.80%	27.85%		0.03%	0.84%	0.40%		4.50%
	%sector of municipality	7.27%	1.96%	4.79%	50.88%	13.42%	20.35%		0.38%	0.74%	0.21%		100.00%
351	PALISADE	179,224	566,901	659,208	6,738,620	3,184,000	0	0	0	0	0	0	11,327,953
13.42%	%sector of county sector	0.62%	1.65%	2.00%	8.85%	10.39%							1.62%
	%sector of municipality	1.58%	5.00%	5.82%	59.49%	28.11%							100.00%
343	STRATTON	158,092	461,942	1,039,075	9,352,405	2,337,165	0	0	19,305	0	1,000	0	13,368,984
13.11%	%sector of county sector	0.54%	1.35%	3.15%	12.28%	7.63%			0.00%		0.01%		1.91%
	%sector of municipality	1.18%	3.46%	7.77%	69.96%	17.48%			0.14%		0.01%		100.00%
560	TRENTON	510,033	672,923	1,203,489	12,835,770	2,987,800	0	0	13,600	0	73,905	0	18,297,520
21.41%	%sector of county sector	1.76%	1.96%	3.64%	16.86%	9.75%			0.00%		0.45%		2.61%
	%sector of municipality	2.79%	3.68%	6.58%	70.15%	16.33%			0.07%		0.40%		100.00%
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of municipality	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of municipality	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of municipality	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of municipality	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of municipality	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of municipality	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of municipality	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of municipality	0	0	0	0	0	0	0	0	0	0	0	0
1,849	Total Municipalities	3,139,303	2,318,240	4,412,366	44,963,550	12,737,294	6,415,199	0	151,945	233,390	141,530	0	74,512,817
70.68%	%all municip.sectors of cnty	10.82%	6.76%	13.36%	59.06%	41.58%	27.85%		0.04%	0.84%	0.86%		10.63%

<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 4,498</b>	<b>Value : 659,297,449</b>	<b>Growth 6,125,605</b>
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Sum Lines 17, 25, & 41

**Schedule I : Non-Agricultural Records**

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	162	689,395	0	0	68	1,175,525	230	1,864,920	
<b>02. Res Improve Land</b>	952	3,373,000	0	0	218	8,209,390	1,170	11,582,390	
<b>03. Res Improvements</b>	957	43,265,110	0	0	230	32,332,460	1,187	75,597,570	
<b>04. Res Total</b>	1,119	47,327,505	0	0	298	41,717,375	1,417	89,044,880	1,308,990
<b>% of Res Total</b>	78.97	53.15	0.00	0.00	21.03	46.85	31.50	13.51	21.37
<b>05. Com UnImp Land</b>	25	77,855	0	0	5	85,710	30	163,565	
<b>06. Com Improve Land</b>	134	453,995	0	0	33	559,020	167	1,013,015	
<b>07. Com Improvements</b>	140	11,851,549	0	0	51	18,059,335	191	29,910,884	
<b>08. Com Total</b>	165	12,383,399	0	0	56	18,704,065	221	31,087,464	413,225
<b>% of Com Total</b>	74.66	39.83	0.00	0.00	25.34	60.17	4.91	4.72	6.75
<b>09. Ind UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>10. Ind Improve Land</b>	1	44,120	0	0	1	270,000	2	314,120	
<b>11. Ind Improvements</b>	1	6,431,414	0	0	1	16,352,341	2	22,783,755	
<b>12. Ind Total</b>	1	6,475,534	0	0	1	16,622,341	2	23,097,875	60,335
<b>% of Ind Total</b>	50.00	28.04	0.00	0.00	50.00	71.96	0.04	3.50	0.98
<b>13. Rec UnImp Land</b>	0	0	0	0	17	1,840,090	17	1,840,090	
<b>14. Rec Improve Land</b>	1	12,010	0	0	178	1,738,850	179	1,750,860	
<b>15. Rec Improvements</b>	1	11,815	0	0	178	4,202,850	179	4,214,665	
<b>16. Rec Total</b>	1	23,825	0	0	195	7,781,790	196	7,805,615	29,540
<b>% of Rec Total</b>	0.51	0.31	0.00	0.00	99.49	99.69	4.36	1.18	0.48
<b>Res &amp; Rec Total</b>	1,120	47,351,330	0	0	493	49,499,165	1,613	96,850,495	1,338,530
<b>% of Res &amp; Rec Total</b>	69.44	48.89	0.00	0.00	30.56	51.11	35.86	14.69	21.85
<b>Com &amp; Ind Total</b>	166	18,858,933	0	0	57	35,326,406	223	54,185,339	473,560
<b>% of Com &amp; Ind Total</b>	74.44	34.80	0.00	0.00	25.56	65.20	4.96	8.22	7.73
<b>17. Taxable Total</b>	1,286	66,210,263	0	0	550	84,825,571	1,836	151,035,834	1,812,090
<b>% of Taxable Total</b>	70.04	43.84	0.00	0.00	29.96	56.16	40.82	22.91	29.58

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	290	35,124,500	290	35,124,500	3,249,110
24. Non-Producing	0	0	0	0	23	49,735	23	49,735	0
25. Total	0	0	0	0	313	35,174,235	313	35,174,235	3,249,110

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	134	0	174	308

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	10	79,230	0	0	1,857	309,813,090	1,867	309,892,320
28. Ag-Improved Land	3	85,145	0	0	456	116,106,055	459	116,191,200
29. Ag Improvements	3	388,160	0	0	479	46,615,700	482	47,003,860

30. Ag Total				2,349	473,087,380
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	1	0.34	8,600	0	0.00	0	
33. HomeSite Improvements	1	0.00	237,110	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	1	1.00	1,000	0	0.00	0	
36. FarmSite Improv Land	1	1.39	1,390	0	0.00	0	
37. FarmSite Improvements	3	0.00	151,050	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.00	0	
40. Other- Non Ag Use	1	5.03	0	0	0.00	0	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	38	38.00	950,000	38	38.00	950,000	
32. HomeSite Improv Land	260	268.00	6,700,000	261	268.34	6,708,600	
33. HomeSite Improvements	265	0.00	26,426,875	266	0.00	26,663,985	146,945
34. HomeSite Total				<b>304</b>	<b>306.34</b>	<b>34,322,585</b>	
35. FarmSite UnImp Land	92	174.72	174,720	93	175.72	175,720	
36. FarmSite Improv Land	381	878.74	878,740	382	880.13	880,130	
37. FarmSite Improvements	446	0.00	20,188,825	449	0.00	20,339,875	917,460
38. FarmSite Total				<b>542</b>	<b>1,055.85</b>	<b>21,395,725</b>	
39. Road & Ditches	1,487	5,035.44	0	1,487	5,035.44	0	
40. Other- Non Ag Use	97	657.28	29,000	98	662.31	29,000	
41. Total Section VI				<b>846</b>	<b>7,059.94</b>	<b>55,747,310</b>	<b>1,064,405</b>

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

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

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Market Value	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	261	34,753.30	38,576,115	261	34,753.30	38,576,115
44. Market Value	0	0	0	0	0	0

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	12,156.30	38.55%	30,147,610	39.06%	2,480.00
46. 1A	13,911.54	44.12%	34,500,640	44.70%	2,480.00
47. 2A1	1,229.73	3.90%	2,896,005	3.75%	2,354.99
48. 2A	1,553.96	4.93%	3,659,570	4.74%	2,355.00
49. 3A1	576.83	1.83%	1,312,285	1.70%	2,274.99
50. 3A	707.23	2.24%	1,608,950	2.08%	2,275.00
51. 4A1	183.42	0.58%	402,605	0.52%	2,194.99
52. 4A	1,212.08	3.84%	2,660,535	3.45%	2,195.02
53. Total	31,531.09	100.00%	77,188,200	100.00%	2,448.00
<b>Dry</b>					
54. 1D1	6.13	0.00%	6,925	0.00%	1,129.69
55. 1D	146,654.53	80.49%	165,719,580	82.81%	1,130.00
56. 2D1	436.89	0.24%	460,920	0.23%	1,055.00
57. 2D	12,913.40	7.09%	13,623,650	6.81%	1,055.00
58. 3D1	1,191.12	0.65%	1,173,270	0.59%	985.01
59. 3D	6,878.85	3.78%	6,775,665	3.39%	985.00
60. 4D1	7,836.78	4.30%	6,857,255	3.43%	875.01
61. 4D	6,280.62	3.45%	5,495,705	2.75%	875.03
62. Total	182,198.32	100.00%	200,112,970	100.00%	1,098.33
<b>Grass</b>					
63. 1G1	227.43	0.11%	133,270	0.10%	585.98
64. 1G	1,808.41	0.85%	1,064,685	0.82%	588.74
65. 2G1	16.70	0.01%	9,770	0.01%	585.03
66. 2G	5,069.27	2.37%	3,250,465	2.51%	641.21
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	34,502.93	16.16%	22,119,625	17.08%	641.09
69. 4G1	170,113.54	79.67%	101,861,805	78.67%	598.79
70. 4G	1,790.69	0.84%	1,047,555	0.81%	585.00
71. Total	213,528.97	100.00%	129,487,175	100.00%	606.42
<b>Irrigated Total</b>					
	31,531.09	7.38%	77,188,200	18.98%	2,448.00
<b>Dry Total</b>					
	182,198.32	42.64%	200,112,970	49.19%	1,098.33
<b>Grass Total</b>					
	213,528.97	49.98%	129,487,175	31.83%	606.42
72. Waste	0.00	0.00%	0	0.00%	0.00
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	602.84	0.14%	443,890	0.11%	736.33
75. Market Area Total	427,258.38	100.00%	406,788,345	100.00%	952.09

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	880.01	43.92%	2,182,425	45.09%	2,480.00
46. 1A	566.82	28.29%	1,405,715	29.04%	2,480.00
47. 2A1	0.00	0.00%	0	0.00%	0.00
48. 2A	47.64	2.38%	112,195	2.32%	2,355.06
49. 3A1	90.25	4.50%	205,320	4.24%	2,275.01
50. 3A	178.92	8.93%	407,050	8.41%	2,275.04
51. 4A1	1.00	0.05%	2,195	0.05%	2,195.00
52. 4A	239.16	11.94%	524,960	10.85%	2,195.02
<b>53. Total</b>	<b>2,003.80</b>	<b>100.00%</b>	<b>4,839,860</b>	<b>100.00%</b>	<b>2,415.34</b>
<b>Dry</b>					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	569.07	58.36%	643,050	62.20%	1,130.00
56. 2D1	0.00	0.00%	0	0.00%	0.00
57. 2D	121.47	12.46%	132,455	12.81%	1,090.43
58. 3D1	85.35	8.75%	84,070	8.13%	985.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	12.38	1.27%	10,830	1.05%	874.80
61. 4D	186.81	19.16%	163,490	15.81%	875.17
<b>62. Total</b>	<b>975.08</b>	<b>100.00%</b>	<b>1,033,895</b>	<b>100.00%</b>	<b>1,060.32</b>
<b>Grass</b>					
63. 1G1	1,082.30	15.06%	633,140	13.53%	584.99
64. 1G	0.00	0.00%	0	0.00%	0.00
65. 2G1	13.65	0.19%	7,980	0.17%	584.62
66. 2G	3,686.46	51.29%	2,302,725	49.22%	624.64
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	1,712.53	23.83%	1,198,645	25.62%	699.93
69. 4G1	641.69	8.93%	505,605	10.81%	787.93
70. 4G	51.07	0.71%	29,875	0.64%	584.98
<b>71. Total</b>	<b>7,187.70</b>	<b>100.00%</b>	<b>4,677,970</b>	<b>100.00%</b>	<b>650.83</b>
<b>Irrigated Total</b>					
<b>Irrigated Total</b>	<b>2,003.80</b>	<b>19.71%</b>	<b>4,839,860</b>	<b>45.87%</b>	<b>2,415.34</b>
<b>Dry Total</b>					
<b>Dry Total</b>	<b>975.08</b>	<b>9.59%</b>	<b>1,033,895</b>	<b>9.80%</b>	<b>1,060.32</b>
<b>Grass Total</b>					
<b>Grass Total</b>	<b>7,187.70</b>	<b>70.70%</b>	<b>4,677,970</b>	<b>44.33%</b>	<b>650.83</b>
72. Waste	0.00	0.00%	0	0.00%	0.00
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
<b>75. Market Area Total</b>	<b>10,166.58</b>	<b>100.00%</b>	<b>10,551,725</b>	<b>100.00%</b>	<b>1,037.88</b>

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	26.00	64,105	0.00	0	33,508.89	81,963,955	33,534.89	82,028,060
<b>77. Dry Land</b>	28.00	29,930	0.00	0	183,145.40	201,116,935	183,173.40	201,146,865
<b>78. Grass</b>	98.31	59,350	0.00	0	220,618.36	134,105,795	220,716.67	134,165,145
<b>79. Waste</b>	0.00	0	0.00	0	0.00	0	0.00	0
<b>80. Other</b>	0.00	0	0.00	0	0.00	0	0.00	0
<b>81. Exempt</b>	6.05	63,105	0.00	0	596.79	380,785	602.84	443,890
<b>82. Total</b>	<b>152.31</b>	<b>153,385</b>	<b>0.00</b>	<b>0</b>	<b>437,272.65</b>	<b>417,186,685</b>	<b>437,424.96</b>	<b>417,340,070</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	33,534.89	7.67%	82,028,060	19.65%	2,446.05
<b>Dry Land</b>	183,173.40	41.88%	201,146,865	48.20%	1,098.12
<b>Grass</b>	220,716.67	50.46%	134,165,145	32.15%	607.86
<b>Waste</b>	0.00	0.00%	0	0.00%	0.00
<b>Other</b>	0.00	0.00%	0	0.00%	0.00
<b>Exempt</b>	602.84	0.14%	443,890	0.11%	736.33
<b>Total</b>	<b>437,424.96</b>	<b>100.00%</b>	<b>417,340,070</b>	<b>100.00%</b>	<b>954.08</b>



Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 Ag Homes/out Buildings	19	1,983,105	13	1,189,150	13	1,297,890	32	4,470,145	31,805
83.2 Castaway	20	608,930	6	218,110	6	647,790	26	1,474,830	596,185
83.3 Castaway Commercial	1	35,650	0	0	1	73,705	2	109,355	73,705
83.4 Culbertson	24	115,720	276	942,280	277	16,023,395	301	17,081,395	215,215
83.5 Good Life Marina	2	4,000	113	226,000	113	1,473,860	115	1,703,860	0
83.6 Lake Swanson Ctry Est	23	138,195	8	259,440	8	916,340	31	1,313,975	0
83.7 Laker's North Shore	5	41,500	52	473,220	52	1,919,220	57	2,433,940	52,000
83.8 Palisade	35	130,100	169	549,355	169	6,284,880	204	6,964,335	46,115
83.9 Rural Residential	25	246,605	202	7,576,690	212	29,923,375	237	37,746,670	196,900
83.10 Stratton	56	263,020	208	821,850	209	8,356,355	265	9,441,225	32,695
83.11 Swanson Lake Cabin	0	0	11	110,000	11	542,890	11	652,890	0
83.12 Trenton	37	138,185	291	967,155	295	12,352,535	332	13,457,875	93,910
84 Residential Total	247	3,705,010	1,349	13,333,250	1,366	79,812,235	1,613	96,850,495	1,338,530

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Castaway Commercial	1	36,700	2	83,060	2	296,260	3	416,020	0
85.2	Commercial	0	0	2	26,500	2	120,530	2	147,030	5,000
85.3	Culbertson Commercial	6	37,820	49	404,650	54	23,832,588	60	24,275,058	208,920
85.4	Ethanol Commercial	0	0	1	270,000	1	16,352,341	1	16,622,341	0
85.5	Good Life Marina	0	0	1	40,000	1	215,235	1	255,235	0
85.6	Palisade	0	0	2	2,870	2	25,965	2	28,835	19,985
85.7	Palisade Commercial	6	22,500	25	78,020	29	3,419,180	35	3,519,700	239,655
85.8	Rural Commercial	0	0	0	0	2	610,180	2	610,180	0
85.9	Stratton	0	0	1	4,200	1	19,360	1	23,560	0
85.10	Stratton Commercial	7	20,745	41	212,845	46	3,611,465	53	3,845,055	0
85.11	Trenton Commercial	10	45,800	45	204,990	53	4,191,535	63	4,442,325	0
86	Commercial Total	30	163,565	169	1,327,135	193	52,694,639	223	54,185,339	473,560

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	226.43	0.11%	132,460	0.11%	584.99
88. 1G	1,782.07	0.87%	1,042,515	0.87%	585.00
89. 2G1	16.70	0.01%	9,770	0.01%	585.03
90. 2G	4,808.39	2.34%	2,812,915	2.34%	585.00
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	31,763.51	15.43%	18,581,680	15.43%	585.00
93. 4G1	165,407.38	80.37%	96,763,440	80.37%	585.00
94. 4G	1,790.69	0.87%	1,047,555	0.87%	585.00
95. Total	205,795.17	100.00%	120,390,335	100.00%	585.00
<b>CRP</b>					
96. 1C1	1.00	0.01%	810	0.01%	810.00
97. 1C	26.34	0.34%	22,170	0.24%	841.69
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	260.88	3.37%	437,550	4.81%	1,677.21
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	2,739.42	35.42%	3,537,945	38.89%	1,291.49
102. 4C1	4,706.16	60.85%	5,098,365	56.05%	1,083.34
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	7,733.80	100.00%	9,096,840	100.00%	1,176.24
<b>Timber</b>					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	205,795.17	96.38%	120,390,335	92.97%	585.00
CRP Total	7,733.80	3.62%	9,096,840	7.03%	1,176.24
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	213,528.97	100.00%	129,487,175	100.00%	606.42

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	1,082.30	16.04%	633,140	15.65%	584.99
88. 1G	0.00	0.00%	0	0.00%	0.00
89. 2G1	13.65	0.20%	7,980	0.20%	584.62
90. 2G	3,558.99	52.75%	2,082,025	51.46%	585.00
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	1,576.24	23.36%	1,020,775	25.23%	647.60
93. 4G1	465.29	6.90%	272,190	6.73%	584.99
94. 4G	51.07	0.76%	29,875	0.74%	584.98
95. Total	6,747.54	100.00%	4,045,985	100.00%	599.62
<b>CRP</b>					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	127.47	28.96%	220,700	34.92%	1,731.39
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	136.29	30.96%	177,870	28.14%	1,305.08
102. 4C1	176.40	40.08%	233,415	36.93%	1,323.21
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	440.16	100.00%	631,985	100.00%	1,435.81
<b>Timber</b>					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	6,747.54	93.88%	4,045,985	86.49%	599.62
CRP Total	440.16	6.12%	631,985	13.51%	1,435.81
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	7,187.70	100.00%	4,677,970	100.00%	650.83

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

44 Hitchcock

	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	76,132,835	89,044,880	12,912,045	16.96%	1,308,990	15.24%
02. Recreational	7,870,295	7,805,615	-64,680	-0.82%	29,540	-1.20%
03. Ag-Homesite Land, Ag-Res Dwelling	27,644,345	34,322,585	6,678,240	24.16%	146,945	23.63%
<b>04. Total Residential (sum lines 1-3)</b>	<b>111,647,475</b>	<b>131,173,080</b>	<b>19,525,605</b>	<b>17.49%</b>	<b>1,485,475</b>	<b>16.16%</b>
05. Commercial	30,634,984	31,087,464	452,480	1.48%	413,225	0.13%
06. Industrial	23,037,540	23,097,875	60,335	0.26%	60,335	0.00%
<b>07. Total Commercial (sum lines 5-6)</b>	<b>53,672,524</b>	<b>54,185,339</b>	<b>512,815</b>	<b>0.96%</b>	<b>473,560</b>	<b>0.07%</b>
08. Ag-Farmsite Land, Outbuildings	16,441,040	21,395,725	4,954,685	30.14%	917,460	24.56%
09. Minerals	17,272,575	35,174,235	17,901,660	103.64	3,249,110	84.83%
10. Non Ag Use Land	29,000	29,000	0	0.00%		
<b>11. Total Non-Agland (sum lines 8-10)</b>	<b>33,742,615</b>	<b>56,598,960</b>	<b>22,856,345</b>	<b>67.74%</b>	<b>4,166,570</b>	<b>55.39%</b>
12. Irrigated	80,692,075	82,028,060	1,335,985	1.66%		
13. Dryland	190,838,485	201,146,865	10,308,380	5.40%		
14. Grassland	134,092,180	134,165,145	72,965	0.05%		
15. Wasteland	68,855	0	-68,855	-100.00%		
16. Other Agland	3,820	0	-3,820	-100.00%		
<b>17. Total Agricultural Land</b>	<b>405,695,415</b>	<b>417,340,070</b>	<b>11,644,655</b>	<b>2.87%</b>		
<b>18. Total Value of all Real Property</b> (Locally Assessed)	<b>604,758,029</b>	<b>659,297,449</b>	<b>54,539,420</b>	<b>9.02%</b>	<b>6,125,605</b>	<b>8.01%</b>

## 2022 Assessment Survey for Hitchcock County

### A. Staffing and Funding Information

<b>1.</b>	<b>Deputy(ies) on staff:</b>
	0
<b>2.</b>	<b>Appraiser(s) on staff:</b>
	0
<b>3.</b>	<b>Other full-time employees:</b>
	2
<b>4.</b>	<b>Other part-time employees:</b>
	0
<b>5.</b>	<b>Number of shared employees:</b>
	0
<b>6.</b>	<b>Assessor's requested budget for current fiscal year:</b>
	\$155,211
<b>7.</b>	<b>Adopted budget, or granted budget if different from above:</b>
	N/A
<b>8.</b>	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	\$5,360 (oil and gas appraisal)
<b>9.</b>	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	N/A
<b>10.</b>	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	\$22,000
<b>11.</b>	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$1,800
<b>12.</b>	<b>Amount of last year's assessor's budget not used:</b>
	\$7,221.23

## B. Computer, Automation Information and GIS

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

## C. Zoning Information

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

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

#### **D. Contracted Services**

<b>1.</b>	<b>Appraisal Services:</b>
	Pritchard & Abbott
<b>2.</b>	<b>GIS Services:</b>
	gWorks
<b>3.</b>	<b>Other services:</b>
	N/A

#### **E. Appraisal /Listing Services**

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



## 2022 Residential Assessment Survey for Hitchcock County

<b>1.</b>	<b>Valuation data collection done by:</b>																
	The assessor and staff																
<b>2.</b>	<b>List the valuation group recognized by the County and describe the unique characteristics of each:</b>																
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Culbertson - located along Hwy 34 near the City of McCook, where job opportunities and goods and services are available. There is a K-12 school system within the community and basic amenities are available locally. Demand for housing is strong, and the market has been increasing in recent years.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Trenton - also on Hwy 34, but further from McCook in the middle of the county. Commuting to McCook is still feasible, and jobs are also available locally, primarily in agribusiness. There is a K-12 school system within the community and basic amenities are available locally. There is demand for residential housing, but the market is not as strong as it is in Culbertson.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Stratton &amp; Palisade - smaller communities with limited employment opportunities or amenities. Both Villages have elementary school systems; however, older children must commute to Benkelman or Wauenta for school. There is less demand for housing here and the market is less organized.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Rural Residential - all parcels outside the four villages and not located around Swanson Lake. As is typical in this region of the state, rural properties are in demand and will typically sell well.</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Laker's North Shore &amp; Swanson Lake Cabins - Recreational cabins at Swanson Reservoir</td> </tr> <tr> <td style="text-align: center;">AG OB</td> <td>Agricultural outbuildings</td> </tr> <tr> <td style="text-align: center;">AG DW</td> <td>Agricultural dwellings</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Culbertson - located along Hwy 34 near the City of McCook, where job opportunities and goods and services are available. There is a K-12 school system within the community and basic amenities are available locally. Demand for housing is strong, and the market has been increasing in recent years.	2	Trenton - also on Hwy 34, but further from McCook in the middle of the county. Commuting to McCook is still feasible, and jobs are also available locally, primarily in agribusiness. There is a K-12 school system within the community and basic amenities are available locally. There is demand for residential housing, but the market is not as strong as it is in Culbertson.	3	Stratton & Palisade - smaller communities with limited employment opportunities or amenities. Both Villages have elementary school systems; however, older children must commute to Benkelman or Wauenta for school. There is less demand for housing here and the market is less organized.	4	Rural Residential - all parcels outside the four villages and not located around Swanson Lake. As is typical in this region of the state, rural properties are in demand and will typically sell well.	5	Laker's North Shore & Swanson Lake Cabins - Recreational cabins at Swanson Reservoir	AG OB	Agricultural outbuildings	AG DW	Agricultural dwellings
<u>Valuation Group</u>	<u>Description of unique characteristics</u>																
1	Culbertson - located along Hwy 34 near the City of McCook, where job opportunities and goods and services are available. There is a K-12 school system within the community and basic amenities are available locally. Demand for housing is strong, and the market has been increasing in recent years.																
2	Trenton - also on Hwy 34, but further from McCook in the middle of the county. Commuting to McCook is still feasible, and jobs are also available locally, primarily in agribusiness. There is a K-12 school system within the community and basic amenities are available locally. There is demand for residential housing, but the market is not as strong as it is in Culbertson.																
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4	Rural Residential - all parcels outside the four villages and not located around Swanson Lake. As is typical in this region of the state, rural properties are in demand and will typically sell well.																
5	Laker's North Shore & Swanson Lake Cabins - Recreational cabins at Swanson Reservoir																
AG OB	Agricultural outbuildings																
AG DW	Agricultural dwellings																
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>																
	Only the cost approach is used in the county to determine residential property market value.																
<b>4.</b>	<b>For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?</b>																
	Depreciation studies are developed based on local market information.																
<b>5.</b>	<b>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.</b>																
	Culbertson and Rural Res (Valuation Groups 1 & 4) have the same depreciation table; Trenton, Stratton and Palisade (Valuation Groups 2 & 3) have the same depreciation table.																
<b>6.</b>	<b>Describe the methodology used to determine the residential lot values?</b>																

All lots are valued by the square foot using local sales information. Rural Residential sites are valued by the acre.

**7. How are rural residential site values developed?**

Rural residential site values are developed by studying improved sales.

**8. Are there form 191 applications on file?**

No

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

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

**10.**

<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
1	2017	2014	2020	2020
2	2017	2014	2020	2020
3	2017	2014	2019	2019
4	2017	2021	2021	2021
5	2017	2014	2019	2019
AG OB	2017	2021		2021
AG DW	2017	2021	2021	2021

## 2022 Commercial Assessment Survey for Hitchcock County

<b>1.</b>	<b>Valuation data collection done by:</b>				
	The assessor and staff; industrial parcels are done by a contract appraiser.				
<b>2.</b>	<b>List the valuation group recognized in the County and describe the unique characteristics of each:</b>				
	<u>Valuation Group</u>	<u>Description of unique characteristics</u>			
	1	There are no valuation groupings within the commercial class, as there are too few sales in the study period to warrant locational stratification.			
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>				
	Where sufficient data exists, all three approaches were developed for commercial property market values.				
<b>3a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>				
	Contract appraisers were relied upon in 2020 to develop the value for the Ethanol Plant and another large, unique property in the county.				
<b>4.</b>	<b>For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?</b>				
	Depreciation is developed using local market information, as well as sales data from outside of the county.				
<b>5.</b>	<b>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.</b>				
	The contract appraiser developed market models based on the sale price per square foot of different properties with adjustments for various characteristics. Locational adjustments would typically be handled in the land value if necessary.				
<b>6.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>				
	The commercial lot values were established by conducting a sales analysis; values are applied per square foot.				
<b>7.</b>	<u>Valuation Group</u>	<u>Date of Depreciation</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1	2017	2018	2020	2020

## 2022 Agricultural Assessment Survey for Hitchcock County

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

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

# **HITCHCOCK COUNTY PLAN OF ASSESSMENT**

## **Assessment Years 2022, 2023, 2024**

**Date: June, 2021**

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

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

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

## **Assessment Year 2022**

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

The Assessor’s Office will also continue reviewing Ag land parcels.

### **Assessment Year 2023**

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

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

### **Assessment Year 2024**

For assessment year 2024 all parcels located in Laker's North Shore, Good Life Marina, Swanson Lake Cabins and Swanson Country Estates will be reviewed. New measurements and physical inspections of the condition and all improvements on each property record card will be reviewed. Sales information will be reviewed to determine if depreciation tables being used need to be updated.

## 2022 Methodology for Special Valuation

### Hitchcock County

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

#### **Market Areas**

Hitchcock County has identified two market areas.

#### **Identification**

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

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

#### **Agricultural Values**

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

#### **Qualifying Property**

There are currently 14 parcels in Hitchcock County that have been removed from being considered special value. The Hitchcock County Assessor's Office reviews land in Market Area 2 every year to determine their primary use.



Terra Riggs  
Hitchcock County Assessor