

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

**2023 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

GRANT COUNTY

April 7, 2023



Jim Pillen, Governor

Commissioner Keetle :

The Property Tax Administrator has compiled the 2023 Reports and Opinions of the Property Tax Administrator for Grant 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 Grant 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: Christee Haney, Grant County Assessor

Table of Contents

2023 Reports and Opinions of the Property Tax Administrator:

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

Appendices:

- Commission Summary

Statistical Reports and Displays:

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

- Market Area Map
- Valuation History Charts

County Reports:

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

Introduction

Pursuant to [Neb. Rev. Stat. § 77-5027](#) the Property Tax Administrator (PTA) shall annually 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 to be considered 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 teammates 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 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 the recognition by IAAO 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.

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.

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 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, except for taxes levied to pay school bonds passed after January 12, 2022 for which the acceptable range is 44% to 50% of actual value. For all other classes of real property, the acceptable range is 92% to 100% of actual value.

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.

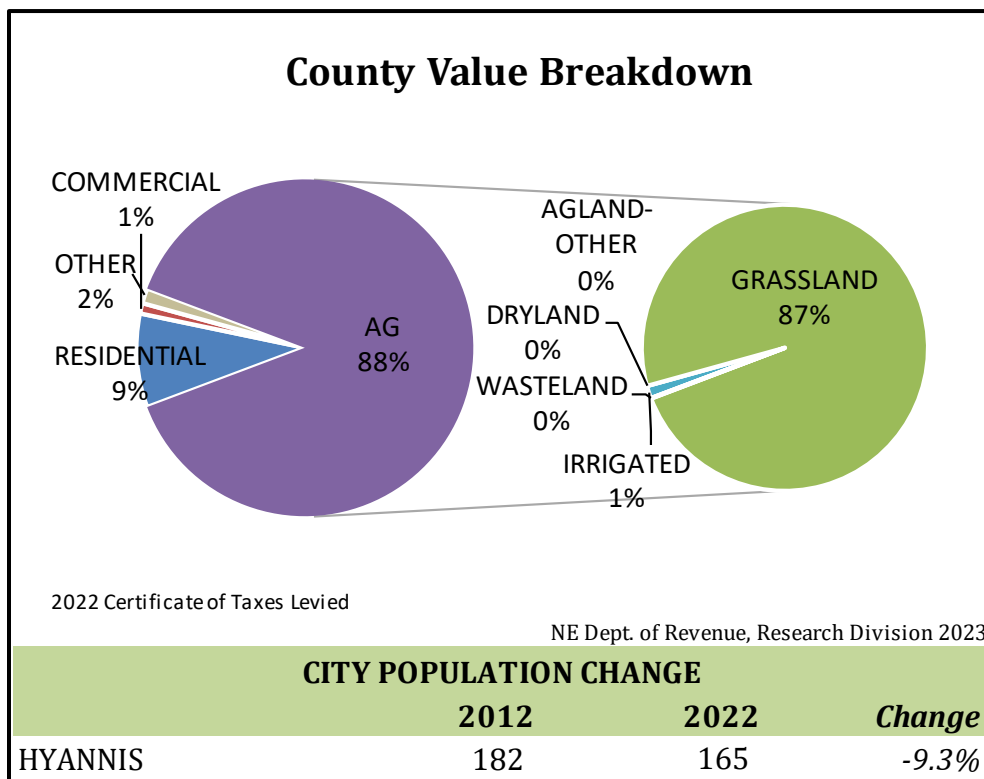
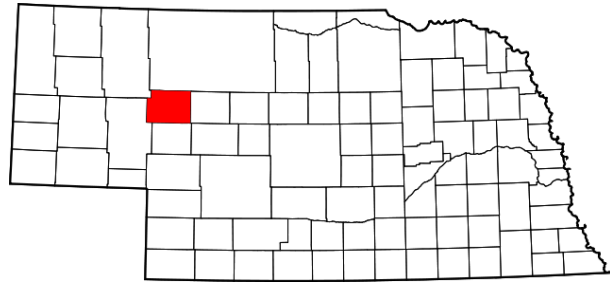
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors in statutory reporting highlights potential issues in other areas of the assessment process. Public trust in the assessment process demands transparency, and assessment practices are reviewed to ensure taxpayers are served with such transparency.

Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, if potential issues are identified, they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures prior to establishing assessed values. The PTA's conclusion that assessment quality 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 776 square miles, Grant County has 579 residents, per the Census Bureau Quick Facts for 2021, reflecting a 5% population decrease over the 2020 U.S. Census. Reports indicate that 72% of county residents are homeowners and 91% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$62,631 (2022 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Grant County are located in and around Hyannis, the county seat. According to the U.S. Census Bureau, there are 29 employer establishments with total employment of 77 an 1% decrease in total employment from the prior year.

Agricultural land is the single largest contributor to the county’s valuation base. Grassland makes up a majority of the land in the county. Grant County is included in the Upper Loup Natural Resources District (NRD). The county is located in the heart of the Sand Hills region.

2023 Residential Correlation for Grant County

Assessment Actions

Assessment actions taken by the county assessor to address the residential property class included a lot study that increased value, and the contracted appraisal company constructed new depreciation tables. However, the final result was not a good fit, and the county assessor had to make an across-the-board increase to improvements. The county assessor is moving her residential review date to 2024.

Assessment Practice Review

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

The sales qualification and verification process of the Grant County Assessor consists of utilizing both personal and professional knowledge of sales transactions occurring in Grant County. Both parties to the sales transaction are contacted if there is a question regarding the sale. The sale usability rate is significantly higher than the statewide average. A review of the sales deemed disqualified are documented with reasons for their exclusion. Therefore, all arm's-length residential transactions were made available for current measurement purposes.

The residential lot study was updated for 2022. Although there has been more sales activity during the last two calendar years, there is not a competitive, viable residential market in Grant County.

There is only one valuation group utilized for the residential class of property in Grant County. Cost and depreciation tables are dated 2022 for the sole residential valuation group.

Grant County is in compliance with the required six-year review and inspection cycle. The last physical inspection of residential property within the villages occurred in assessment year 2018, and all rural improvements were reviewed in 2020.

No written valuation methodology has been submitted by the Grant County assessor however, some assessment information is kept in a sales book.

Description of Analysis

Thirteen residential sales occurred during the two years of the residential study period. Both the median and mean measures of central tendency are within range, and the median is supported by the COD. The weighted mean is two points below range, and this would explain a PRD almost two points above the prescribed range. Further review indicates that the highest dollar sale is skewing the weighted mean and the PRD. The hypothetical removal of this sale brings the

2023 Residential Correlation for Grant County

weighted mean within range, leaves the median and mean at acceptable range and moves the PRD to 101%. Therefore, the relatively small sample of 13 sales is statistically reliable.

The value change in the sales sample is 17%. A review of the 2023 County Abstract of Assessment for Real Property, Form 45 Compared with the 2022 Certificate of Taxes Levied Report (CTL) indicates a percent change of overall residential values of 25%. This indicates that the assessment actions have a greater impact on the population base than the small sales sample, which could be explained by the small sample not adequately representing the population. The Property Assessment Division (Division) will further review the results of the revaluation with the county assessor through the assessment practice review.

Equalization and Quality of Assessment

The analysis of the statistical profile and the overall assessment practice indicate that the residential property class in Grant County is equalized, and the quality of assessment complies with generally accepted mass appraisal techniques.

Level of Value

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

2023 Commercial Correlation for Grant County

Assessment Actions

No assessment actions were taken to address commercial property for the current assessment year other than routine appraisal maintenance.

Assessment Practice Review

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

The commercial sale usability is higher than the statewide average. A review of the sales deemed disqualified are documented with reasons for their exclusion. Therefore, all arm's-length commercial transactions were made available for current measurement purposes.

The last commercial lot study was undertaken in 2011. The last review of commercial property was completed in 2017 and updated values were applied in 2018. Lot values will be reviewed again, during the commercial review in calendar year 2023 for application in 2024. Commercial lot values will also be reviewed at this time. Cost and depreciation tables are also both dated 2017 and will be updated next year.

There is only one valuation group utilized for the commercial property class in Grant County.

Grant County is in compliance with the required six-year review and inspection cycle. Grant County is typical of many small counties with few commercial properties, the county assessor schedules the review every six years.

Description of Analysis

Only four commercial sales were deemed qualified for the three-year timeframe of the study period. Of these, only the one sale in the first study year is within acceptable range. The sample is too small to be statistically significant and there is no competitive, viable commercial market in the county. Therefore, a review of the assessment practices will constitute the primary consideration for determining statutory compliance.

A comparison of Grant County's History Value Chart 2 annual percent change to commercial value over the last 10 years indicates that commercial property has changed at the same rate as residential over the last ten years, when growth is excluded. This supports that commercial assessments have been adjusted for local market conditions.

2023 Commercial Correlation for Grant County

Examination of the 2023 County Abstract of Assessment for Real Property, Form 45 Compared with the 2022 Certificate of Taxes Levied Report (CTL) supports the reported actions of the county assessor.

Equalization and Quality of Assessment

A review of the county assessor's assessment practices indicates that the commercial property class in Grant County is equalized, and the quality of assessment 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 Grant County is determined to be at the statutory level of 100% of market value.

2023 Agricultural Correlation for Grant County

Assessment Actions

For the current assessment year, the Grant County Assessor increased grass values to closer match the current market, as well as agricultural home site value.

Assessment Practice Review

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

The sales qualification and verification process of the Grant County Assessor for all three property classes consists of utilizing both personal and professional knowledge of sales transactions occurring in the county. Both parties to the sales transaction are contacted if there is a question regarding the sale. A review of the sales deemed disqualified are documented with reasons for their exclusion. Therefore, all arm's-length agricultural land transactions were made available for current measurement purposes.

Land use was last updated in calendar year 2018. Home site values are comparable to Arthur, Hooker, and McPherson counties.

Since Grant County agricultural land is homogeneous in both geography and soil characteristics, and consists of approximately 98% of grassland, there is only one market area designated for agricultural land within the county.

Improvements on agricultural land were last reviewed in 2020, and the date of the cost and depreciation tables are 2019.

Intensive use land has been identified as a unique intensive agricultural use and valued as other land use at 75% of market value.

Description of Analysis

Only three sales were deemed qualified during the three-year study period. All three sales consist of 95% Majority Land Use (MLU) grassland. Two sales occurred in the second year of the study and one in the latest year. The sample is statistically insignificant to determine a level of value for the agricultural land class. Therefore, the assessment practices as well as the county's value comparisons with neighboring counties will be used to determine assessment equity and uniformity.

Agricultural land in Grant County is comprised of 98% grassland. Comparison of grassland values with all neighboring counties as shown in the Grant County 2023 Average Acre Value Comparison table reveals that the weighted average value of grassland in the county is comparable to all of its neighboring counties and reflects the current grassland market in the area.

2023 Agricultural Correlation for Grant County

Examination of the 2023 County Abstract of Assessment for Real Property, Form 45 Compared with the 2022 Certificate of Taxes Levied Report (CTL) confirms the increase to grassland as noted in the Assessment Actions.

Equalization and Quality of Assessment

Summary of the Assessment Practices review indicates that all truly arm's-length agricultural sales are utilized, land use is in compliance, and intensive use parcels have been identified and valued accordingly. All improvements on agricultural land have been reviewed in 2020, and home sites have again been raised this year.

Based on the review of all available information, the quality of assessment of agricultural property in Grant County complies with generally accepted mass appraisal techniques.

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Grant County is determined to be at the statutory level of 75% of market value.

2023 Opinions of the Property Tax Administrator for Grant County

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

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

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

Dated this 7th day of April, 2023.



Ruth A. Sorensen

Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2023 Commission Summary for Grant County

Residential Real Property - Current

| | | | |
|------------------------|-------------|------------------------------------|----------|
| Number of Sales | 13 | Median | 95.85 |
| Total Sales Price | \$1,071,500 | Mean | 94.12 |
| Total Adj. Sales Price | \$1,071,500 | Wgt. Mean | 89.90 |
| Total Assessed Value | \$963,259 | Average Assessed Value of the Base | \$33,631 |
| Avg. Adj. Sales Price | \$82,423 | Avg. Assessed Value | \$74,097 |

Confidence Interval - Current

| | |
|--|-----------------|
| 95% Median C.I | 88.10 to 102.70 |
| 95% Wgt. Mean C.I | 80.59 to 99.20 |
| 95% Mean C.I | 86.70 to 101.54 |
| % of Value of the Class of all Real Property Value in the County | 4.28 |
| % of Records Sold in the Study Period | 3.71 |
| % of Value Sold in the Study Period | 8.18 |

Residential Real Property - History

| Year | Number of Sales | LOV | Median |
|------|-----------------|-----|--------|
| 2022 | 12 | 100 | 96.62 |
| 2021 | 9 | 100 | 112.55 |
| 2020 | 17 | 100 | 98.24 |
| 2019 | 16 | 100 | 107.56 |

2023 Commission Summary for Grant County

Commercial Real Property - Current

| | | | |
|------------------------|-----------|------------------------------------|----------|
| Number of Sales | 4 | Median | 110.04 |
| Total Sales Price | \$383,000 | Mean | 138.74 |
| Total Adj. Sales Price | \$383,000 | Wgt. Mean | 101.16 |
| Total Assessed Value | \$387,427 | Average Assessed Value of the Base | \$31,081 |
| Avg. Adj. Sales Price | \$95,750 | Avg. Assessed Value | \$96,857 |

Confidence Interval - Current

| | |
|--|-----------------|
| 95% Median C.I | N/A |
| 95% Wgt. Mean C.I | N/A |
| 95% Mean C.I | -8.05 to 285.53 |
| % of Value of the Class of all Real Property Value in the County | 0.86 |
| % of Records Sold in the Study Period | 5.26 |
| % of Value Sold in the Study Period | 16.40 |

Commercial Real Property - History

| Year | Number of Sales | LOV | Median |
|------|-----------------|-----|--------|
| 2022 | 4 | 100 | 110.04 |
| 2021 | 1 | 100 | 93.57 |
| 2020 | 2 | 100 | 80.40 |
| 2019 | 2 | 100 | 80.40 |

38 Grant
RESIDENTIAL

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

Date Range: 10/1/2020 To 9/30/2022 Posted on: 1/31/2023

Number of Sales : 13
Total Sales Price : 1,071,500
Total Adj. Sales Price : 1,071,500
Total Assessed Value : 963,259
Avg. Adj. Sales Price : 82,423
Avg. Assessed Value : 74,097

MEDIAN : 96
WGT. MEAN : 90
MEAN : 94
COD : 08.64
PRD : 104.69

COV : 13.05
STD : 12.28
Avg. Abs. Dev : 08.28
MAX Sales Ratio : 115.39
MIN Sales Ratio : 63.52

95% Median C.I. : 88.10 to 102.70
95% Wgt. Mean C.I. : 80.59 to 99.20
95% Mean C.I. : 86.70 to 101.54

Printed:3/22/2023 9:56:08AM

| DATE OF SALE * | | | | | | | | | | Avg. Adj. | Avg. |
|------------------------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|------------|-----------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Sale Price | Assd. Val |
| <u>Qrtrs</u> | | | | | | | | | | | |
| 01-OCT-20 To 31-DEC-20 | | | | | | | | | | | |
| 01-JAN-21 To 31-MAR-21 | 1 | 95.85 | 95.85 | 95.85 | 00.00 | 100.00 | 95.85 | 95.85 | N/A | 98,000 | 93,935 |
| 01-APR-21 To 30-JUN-21 | 3 | 88.10 | 89.74 | 83.50 | 05.70 | 107.47 | 83.03 | 98.08 | N/A | 137,000 | 114,395 |
| 01-JUL-21 To 30-SEP-21 | 3 | 94.95 | 96.02 | 98.79 | 04.92 | 97.20 | 89.55 | 103.55 | N/A | 91,667 | 90,558 |
| 01-OCT-21 To 31-DEC-21 | | | | | | | | | | | |
| 01-JAN-22 To 31-MAR-22 | 1 | 98.02 | 98.02 | 98.02 | 00.00 | 100.00 | 98.02 | 98.02 | N/A | 30,000 | 29,405 |
| 01-APR-22 To 30-JUN-22 | 3 | 99.92 | 97.82 | 94.86 | 03.95 | 103.12 | 90.84 | 102.70 | N/A | 43,333 | 41,108 |
| 01-JUL-22 To 30-SEP-22 | 2 | 89.46 | 89.46 | 79.79 | 29.00 | 112.12 | 63.52 | 115.39 | N/A | 63,750 | 50,869 |
| <u>Study Yrs</u> | | | | | | | | | | | |
| 01-OCT-20 To 30-SEP-21 | 7 | 94.95 | 93.30 | 90.41 | 05.54 | 103.20 | 83.03 | 103.55 | 83.03 to 103.55 | 112,000 | 101,256 |
| 01-OCT-21 To 30-SEP-22 | 6 | 98.97 | 95.07 | 88.51 | 11.05 | 107.41 | 63.52 | 115.39 | 63.52 to 115.39 | 47,917 | 42,411 |
| <u>Calendar Yrs</u> | | | | | | | | | | | |
| 01-JAN-21 To 31-DEC-21 | 7 | 94.95 | 93.30 | 90.41 | 05.54 | 103.20 | 83.03 | 103.55 | 83.03 to 103.55 | 112,000 | 101,256 |
| <u>ALL</u> | 13 | 95.85 | 94.12 | 89.90 | 08.64 | 104.69 | 63.52 | 115.39 | 88.10 to 102.70 | 82,423 | 74,097 |

| VALUATION GROUP | | | | | | | | | | Avg. Adj. | Avg. |
|-----------------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|------------|-----------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Sale Price | Assd. Val |
| 1 | 13 | 95.85 | 94.12 | 89.90 | 08.64 | 104.69 | 63.52 | 115.39 | 88.10 to 102.70 | 82,423 | 74,097 |
| <u>ALL</u> | 13 | 95.85 | 94.12 | 89.90 | 08.64 | 104.69 | 63.52 | 115.39 | 88.10 to 102.70 | 82,423 | 74,097 |

| PROPERTY TYPE * | | | | | | | | | | Avg. Adj. | Avg. |
|-----------------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|------------|-----------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Sale Price | Assd. Val |
| 01 | 13 | 95.85 | 94.12 | 89.90 | 08.64 | 104.69 | 63.52 | 115.39 | 88.10 to 102.70 | 82,423 | 74,097 |
| 06 | | | | | | | | | | | |
| 07 | | | | | | | | | | | |
| <u>ALL</u> | 13 | 95.85 | 94.12 | 89.90 | 08.64 | 104.69 | 63.52 | 115.39 | 88.10 to 102.70 | 82,423 | 74,097 |

38 Grant
RESIDENTIAL

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

Date Range: 10/1/2020 To 9/30/2022 Posted on: 1/31/2023

Number of Sales : 13
 Total Sales Price : 1,071,500
 Total Adj. Sales Price : 1,071,500
 Total Assessed Value : 963,259
 Avg. Adj. Sales Price : 82,423
 Avg. Assessed Value : 74,097

MEDIAN : 96
 WGT. MEAN : 90
 MEAN : 94
 COD : 08.64
 PRD : 104.69

COV : 13.05
 STD : 12.28
 Avg. Abs. Dev : 08.28
 MAX Sales Ratio : 115.39
 MIN Sales Ratio : 63.52

95% Median C.I. : 88.10 to 102.70
 95% Wgt. Mean C.I. : 80.59 to 99.20
 95% Mean C.I. : 86.70 to 101.54

Printed:3/22/2023 9:56:08AM

SALE PRICE *

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|----------------------------|-----------|--------------|--------------|--------------|--------------|---------------|--------------|---------------|------------------------|----------------------|----------------|
| Low \$ Ranges | | | | | | | | | | | |
| Less Than 5,000 | | | | | | | | | | | |
| Less Than 15,000 | 1 | 98.08 | 98.08 | 98.08 | 00.00 | 100.00 | 98.08 | 98.08 | N/A | 6,000 | 5,885 |
| Less Than 30,000 | 4 | 99.00 | 97.20 | 97.58 | 04.15 | 99.61 | 88.10 | 102.70 | N/A | 19,000 | 18,540 |
| Ranges Excl. Low \$ | | | | | | | | | | | |
| Greater Than 4,999 | 13 | 95.85 | 94.12 | 89.90 | 08.64 | 104.69 | 63.52 | 115.39 | 88.10 to 102.70 | 82,423 | 74,097 |
| Greater Than 14,999 | 12 | 95.40 | 93.79 | 89.85 | 09.21 | 104.39 | 63.52 | 115.39 | 88.10 to 102.70 | 88,792 | 79,781 |
| Greater Than 29,999 | 9 | 94.95 | 92.74 | 89.31 | 10.05 | 103.84 | 63.52 | 115.39 | 83.03 to 103.55 | 110,611 | 98,789 |
| Incremental Ranges | | | | | | | | | | | |
| 0 TO 4,999 | | | | | | | | | | | |
| 5,000 TO 14,999 | 1 | 98.08 | 98.08 | 98.08 | 00.00 | 100.00 | 98.08 | 98.08 | N/A | 6,000 | 5,885 |
| 15,000 TO 29,999 | 3 | 99.92 | 96.91 | 97.54 | 04.87 | 99.35 | 88.10 | 102.70 | N/A | 23,333 | 22,758 |
| 30,000 TO 59,999 | 3 | 98.02 | 102.79 | 104.05 | 06.95 | 98.79 | 94.95 | 115.39 | N/A | 33,333 | 34,682 |
| 60,000 TO 99,999 | 4 | 90.20 | 84.94 | 84.98 | 09.32 | 99.95 | 63.52 | 95.85 | N/A | 85,125 | 72,337 |
| 100,000 TO 149,999 | | | | | | | | | | | |
| 150,000 TO 249,999 | 1 | 103.55 | 103.55 | 103.55 | 00.00 | 100.00 | 103.55 | 103.55 | N/A | 170,000 | 176,028 |
| 250,000 TO 499,999 | 1 | 83.03 | 83.03 | 83.03 | 00.00 | 100.00 | 83.03 | 83.03 | N/A | 385,000 | 319,680 |
| 500,000 TO 999,999 | | | | | | | | | | | |
| 1,000,000 + | | | | | | | | | | | |
| ALL | 13 | 95.85 | 94.12 | 89.90 | 08.64 | 104.69 | 63.52 | 115.39 | 88.10 to 102.70 | 82,423 | 74,097 |

38 Grant
COMMERCIAL

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

Date Range: 10/1/2019 To 9/30/2022 Posted on: 1/31/2023

Number of Sales : 4
Total Sales Price : 383,000
Total Adj. Sales Price : 383,000
Total Assessed Value : 387,427
Avg. Adj. Sales Price : 95,750
Avg. Assessed Value : 96,857

MEDIAN : 110
WGT. MEAN : 101
MEAN : 139
COD : 54.82
PRD : 137.15

COV : 66.50
STD : 92.26
Avg. Abs. Dev : 60.32
MAX Sales Ratio : 271.60
MIN Sales Ratio : 63.27

95% Median C.I. : N/A
95% Wgt. Mean C.I. : N/A
95% Mean C.I. : -8.05 to 285.53

Printed:3/22/2023 9:56:09AM

| 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 | | | | | | | | | | | |
| 01-JAN-20 To 31-MAR-20 | 1 | 93.57 | 93.57 | 93.57 | 00.00 | 100.00 | 93.57 | 93.57 | N/A | 90,000 | 84,217 |
| 01-APR-20 To 30-JUN-20 | | | | | | | | | | | |
| 01-JUL-20 To 30-SEP-20 | | | | | | | | | | | |
| 01-OCT-20 To 31-DEC-20 | 1 | 126.50 | 126.50 | 126.50 | 00.00 | 100.00 | 126.50 | 126.50 | N/A | 160,000 | 202,398 |
| 01-JAN-21 To 31-MAR-21 | | | | | | | | | | | |
| 01-APR-21 To 30-JUN-21 | 1 | 63.27 | 63.27 | 63.27 | 00.00 | 100.00 | 63.27 | 63.27 | N/A | 125,000 | 79,084 |
| 01-JUL-21 To 30-SEP-21 | 1 | 271.60 | 271.60 | 271.60 | 00.00 | 100.00 | 271.60 | 271.60 | N/A | 8,000 | 21,728 |
| 01-OCT-21 To 31-DEC-21 | | | | | | | | | | | |
| 01-JAN-22 To 31-MAR-22 | | | | | | | | | | | |
| 01-APR-22 To 30-JUN-22 | | | | | | | | | | | |
| 01-JUL-22 To 30-SEP-22 | | | | | | | | | | | |
| <u>Study Yrs</u> | | | | | | | | | | | |
| 01-OCT-19 To 30-SEP-20 | 1 | 93.57 | 93.57 | 93.57 | 00.00 | 100.00 | 93.57 | 93.57 | N/A | 90,000 | 84,217 |
| 01-OCT-20 To 30-SEP-21 | 3 | 126.50 | 153.79 | 103.48 | 54.89 | 148.62 | 63.27 | 271.60 | N/A | 97,667 | 101,070 |
| 01-OCT-21 To 30-SEP-22 | | | | | | | | | | | |
| <u>Calendar Yrs</u> | | | | | | | | | | | |
| 01-JAN-20 To 31-DEC-20 | 2 | 110.04 | 110.04 | 114.65 | 14.97 | 95.98 | 93.57 | 126.50 | N/A | 125,000 | 143,308 |
| 01-JAN-21 To 31-DEC-21 | 2 | 167.44 | 167.44 | 75.80 | 62.21 | 220.90 | 63.27 | 271.60 | N/A | 66,500 | 50,406 |
| <u>ALL</u> | 4 | 110.04 | 138.74 | 101.16 | 54.82 | 137.15 | 63.27 | 271.60 | N/A | 95,750 | 96,857 |

| VALUATION GROUP | | | | | | | | | | Avg. Adj. Sale Price | Avg. Assd. Val |
|-----------------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|----------------------|----------------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | | |
| 1 | 4 | 110.04 | 138.74 | 101.16 | 54.82 | 137.15 | 63.27 | 271.60 | N/A | 95,750 | 96,857 |
| <u>ALL</u> | 4 | 110.04 | 138.74 | 101.16 | 54.82 | 137.15 | 63.27 | 271.60 | N/A | 95,750 | 96,857 |

| PROPERTY TYPE * | | | | | | | | | | Avg. Adj. Sale Price | Avg. Assd. Val |
|-----------------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|----------------------|----------------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | | |
| 02 | | | | | | | | | | | |
| 03 | 4 | 110.04 | 138.74 | 101.16 | 54.82 | 137.15 | 63.27 | 271.60 | N/A | 95,750 | 96,857 |
| 04 | | | | | | | | | | | |
| <u>ALL</u> | 4 | 110.04 | 138.74 | 101.16 | 54.82 | 137.15 | 63.27 | 271.60 | N/A | 95,750 | 96,857 |

38 Grant
COMMERCIAL

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

Date Range: 10/1/2019 To 9/30/2022 Posted on: 1/31/2023

Number of Sales : 4
Total Sales Price : 383,000
Total Adj. Sales Price : 383,000
Total Assessed Value : 387,427
Avg. Adj. Sales Price : 95,750
Avg. Assessed Value : 96,857

MEDIAN : 110
WGT. MEAN : 101
MEAN : 139
COD : 54.82
PRD : 137.15

COV : 66.50
STD : 92.26
Avg. Abs. Dev : 60.32
MAX Sales Ratio : 271.60
MIN Sales Ratio : 63.27

95% Median C.I. : N/A
95% Wgt. Mean C.I. : N/A
95% Mean C.I. : -8.05 to 285.53

Printed:3/22/2023 9:56:09AM

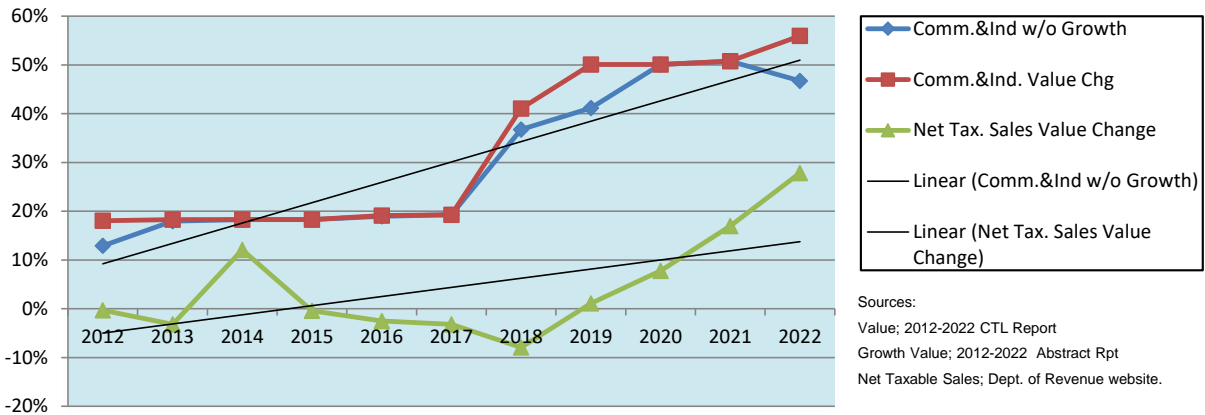
SALE PRICE *

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|----------------------------|----------|---------------|---------------|---------------|--------------|---------------|--------------|---------------|-----------------|----------------------|----------------|
| Low \$ Ranges | | | | | | | | | | | |
| Less Than 5,000 | | | | | | | | | | | |
| Less Than 15,000 | 1 | 271.60 | 271.60 | 271.60 | 00.00 | 100.00 | 271.60 | 271.60 | N/A | 8,000 | 21,728 |
| Less Than 30,000 | 1 | 271.60 | 271.60 | 271.60 | 00.00 | 100.00 | 271.60 | 271.60 | N/A | 8,000 | 21,728 |
| Ranges Excl. Low \$ | | | | | | | | | | | |
| Greater Than 4,999 | 4 | 110.04 | 138.74 | 101.16 | 54.82 | 137.15 | 63.27 | 271.60 | N/A | 95,750 | 96,857 |
| Greater Than 14,999 | 3 | 93.57 | 94.45 | 97.52 | 22.53 | 96.85 | 63.27 | 126.50 | N/A | 125,000 | 121,900 |
| Greater Than 29,999 | 3 | 93.57 | 94.45 | 97.52 | 22.53 | 96.85 | 63.27 | 126.50 | N/A | 125,000 | 121,900 |
| Incremental Ranges | | | | | | | | | | | |
| 0 TO 4,999 | | | | | | | | | | | |
| 5,000 TO 14,999 | 1 | 271.60 | 271.60 | 271.60 | 00.00 | 100.00 | 271.60 | 271.60 | N/A | 8,000 | 21,728 |
| 15,000 TO 29,999 | | | | | | | | | | | |
| 30,000 TO 59,999 | | | | | | | | | | | |
| 60,000 TO 99,999 | 1 | 93.57 | 93.57 | 93.57 | 00.00 | 100.00 | 93.57 | 93.57 | N/A | 90,000 | 84,217 |
| 100,000 TO 149,999 | 1 | 63.27 | 63.27 | 63.27 | 00.00 | 100.00 | 63.27 | 63.27 | N/A | 125,000 | 79,084 |
| 150,000 TO 249,999 | 1 | 126.50 | 126.50 | 126.50 | 00.00 | 100.00 | 126.50 | 126.50 | N/A | 160,000 | 202,398 |
| 250,000 TO 499,999 | | | | | | | | | | | |
| 500,000 TO 999,999 | | | | | | | | | | | |
| 1,000,000 TO 1,999,999 | | | | | | | | | | | |
| 2,000,000 TO 4,999,999 | | | | | | | | | | | |
| 5,000,000 TO 9,999,999 | | | | | | | | | | | |
| 10,000,000 + | | | | | | | | | | | |
| ALL | 4 | 110.04 | 138.74 | 101.16 | 54.82 | 137.15 | 63.27 | 271.60 | N/A | 95,750 | 96,857 |

OCCUPANCY CODE

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------|----------|---------------|---------------|---------------|--------------|---------------|--------------|---------------|-----------------|----------------------|----------------|
| 300 | 1 | 271.60 | 271.60 | 271.60 | 00.00 | 100.00 | 271.60 | 271.60 | N/A | 8,000 | 21,728 |
| 351 | 1 | 63.27 | 63.27 | 63.27 | 00.00 | 100.00 | 63.27 | 63.27 | N/A | 125,000 | 79,084 |
| 471 | 1 | 93.57 | 93.57 | 93.57 | 00.00 | 100.00 | 93.57 | 93.57 | N/A | 90,000 | 84,217 |
| 528 | 1 | 126.50 | 126.50 | 126.50 | 00.00 | 100.00 | 126.50 | 126.50 | N/A | 160,000 | 202,398 |
| ALL | 4 | 110.04 | 138.74 | 101.16 | 54.82 | 137.15 | 63.27 | 271.60 | N/A | 95,750 | 96,857 |

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 | \$ 1,533,299 | \$ 3,315 | 0.22% | \$ 1,529,984 | | \$ 4,132,436 | |
| 2012 | \$ 1,809,918 | \$ 78,811 | 4.35% | \$ 1,731,107 | 12.90% | \$ 4,118,971 | -0.33% |
| 2013 | \$ 1,813,265 | \$ 5,000 | 0.28% | \$ 1,808,265 | -0.09% | \$ 4,000,592 | -2.87% |
| 2014 | \$ 1,813,265 | \$ - | 0.00% | \$ 1,813,265 | 0.00% | \$ 4,630,926 | 15.76% |
| 2015 | \$ 1,813,265 | \$ - | 0.00% | \$ 1,813,265 | 0.00% | \$ 4,114,571 | -11.15% |
| 2016 | \$ 1,826,591 | \$ 2,588 | 0.14% | \$ 1,824,003 | 0.59% | \$ 4,027,478 | -2.12% |
| 2017 | \$ 1,828,354 | \$ - | 0.00% | \$ 1,828,354 | 0.10% | \$ 3,999,172 | -0.70% |
| 2018 | \$ 2,162,727 | \$ 66,066 | 3.05% | \$ 2,096,661 | 14.67% | \$ 3,804,447 | -4.87% |
| 2019 | \$ 2,301,628 | \$ 137,326 | 5.97% | \$ 2,164,302 | 0.07% | \$ 4,178,131 | 9.82% |
| 2020 | \$ 2,301,378 | \$ - | 0.00% | \$ 2,301,378 | -0.01% | \$ 4,453,746 | 6.60% |
| 2021 | \$ 2,311,480 | \$ - | 0.00% | \$ 2,311,480 | 0.44% | \$ 4,832,953 | 8.51% |
| 2022 | \$ 2,391,101 | \$ 141,630 | 5.92% | \$ 2,249,471 | -2.68% | \$ 5,282,819 | 9.31% |
| Ann %chg | 2.82% | | | Average | 2.36% | 2.52% | 2.54% |

| Tax Year | Cumulative Change | | |
|----------|---------------------|-----------------|---------------------|
| | Cmltv%chg w/o grwth | Cmltv%chg Value | Cmltv%chg Net Sales |
| 2011 | - | - | - |
| 2012 | 12.90% | 18.04% | -0.33% |
| 2013 | 17.93% | 18.26% | -3.19% |
| 2014 | 18.26% | 18.26% | 12.06% |
| 2015 | 18.26% | 18.26% | -0.43% |
| 2016 | 18.96% | 19.13% | -2.54% |
| 2017 | 19.24% | 19.24% | -3.22% |
| 2018 | 36.74% | 41.05% | -7.94% |
| 2019 | 41.15% | 50.11% | 1.11% |
| 2020 | 50.09% | 50.09% | 7.78% |
| 2021 | 50.75% | 50.75% | 16.95% |
| 2022 | 46.71% | 55.94% | 27.84% |

| | |
|---------------|-------|
| County Number | 38 |
| County Name | Grant |

38 Grant
AGRICULTURAL LAND

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

Date Range: 10/1/2019 To 9/30/2022 Posted on: 1/31/2023

Number of Sales : 3
Total Sales Price : 2,569,257
Total Adj. Sales Price : 2,569,257
Total Assessed Value : 1,954,996
Avg. Adj. Sales Price : 856,419
Avg. Assessed Value : 651,665

MEDIAN : 64
WGT. MEAN : 76
MEAN : 70
COD : 10.32
PRD : 92.01

COV : 15.97
STD : 11.18
Avg. Abs. Dev : 06.61
MAX Sales Ratio : 82.91
MIN Sales Ratio : 63.08

95% Median C.I. : N/A
95% Wgt. Mean C.I. : N/A
95% Mean C.I. : 42.24 to 97.78

Printed:3/22/2023 9:56:10AM

| 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>Qtrts</u> | | | | | | | | | | | |
| 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 | | | | | | | | | | | |
| 01-OCT-20 To 31-DEC-20 | | | | | | | | | | | |
| 01-JAN-21 To 31-MAR-21 | | | | | | | | | | | |
| 01-APR-21 To 30-JUN-21 | 1 | 63.08 | 63.08 | 63.08 | 00.00 | 100.00 | 63.08 | 63.08 | N/A | 253,657 | 160,018 |
| 01-JUL-21 To 30-SEP-21 | 1 | 82.91 | 82.91 | 82.91 | 00.00 | 100.00 | 82.91 | 82.91 | N/A | 1,653,600 | 1,370,940 |
| 01-OCT-21 To 31-DEC-21 | | | | | | | | | | | |
| 01-JAN-22 To 31-MAR-22 | | | | | | | | | | | |
| 01-APR-22 To 30-JUN-22 | | | | | | | | | | | |
| 01-JUL-22 To 30-SEP-22 | 1 | 64.05 | 64.05 | 64.05 | 00.00 | 100.00 | 64.05 | 64.05 | N/A | 662,000 | 424,038 |
| <u>Study Yrs</u> | | | | | | | | | | | |
| 01-OCT-19 To 30-SEP-20 | | | | | | | | | | | |
| 01-OCT-20 To 30-SEP-21 | 2 | 73.00 | 73.00 | 80.27 | 13.59 | 90.94 | 63.08 | 82.91 | N/A | 953,629 | 765,479 |
| 01-OCT-21 To 30-SEP-22 | 1 | 64.05 | 64.05 | 64.05 | 00.00 | 100.00 | 64.05 | 64.05 | N/A | 662,000 | 424,038 |
| <u>Calendar Yrs</u> | | | | | | | | | | | |
| 01-JAN-20 To 31-DEC-20 | | | | | | | | | | | |
| 01-JAN-21 To 31-DEC-21 | 2 | 73.00 | 73.00 | 80.27 | 13.59 | 90.94 | 63.08 | 82.91 | N/A | 953,629 | 765,479 |
| <u>ALL</u> | 3 | 64.05 | 70.01 | 76.09 | 10.32 | 92.01 | 63.08 | 82.91 | N/A | 856,419 | 651,665 |

| AREA (MARKET) | | | | | | | | | | Avg. Adj. Sale Price | Avg. Assd. Val |
|----------------------|-------|--------|-------|----------|-------|-------|-------|-------|-----------------|----------------------|----------------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | | |
| 1 | 3 | 64.05 | 70.01 | 76.09 | 10.32 | 92.01 | 63.08 | 82.91 | N/A | 856,419 | 651,665 |
| <u>ALL</u> | 3 | 64.05 | 70.01 | 76.09 | 10.32 | 92.01 | 63.08 | 82.91 | N/A | 856,419 | 651,665 |

| 95%MLU By Market Area | | | | | | | | | | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------------------------|-------|--------|-------|----------|-------|-------|-------|-------|-----------------|----------------------|----------------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | | |
| <u>Grass</u> | | | | | | | | | | | |
| County | 3 | 64.05 | 70.01 | 76.09 | 10.32 | 92.01 | 63.08 | 82.91 | N/A | 856,419 | 651,665 |
| 1 | 3 | 64.05 | 70.01 | 76.09 | 10.32 | 92.01 | 63.08 | 82.91 | N/A | 856,419 | 651,665 |
| <u>ALL</u> | 3 | 64.05 | 70.01 | 76.09 | 10.32 | 92.01 | 63.08 | 82.91 | N/A | 856,419 | 651,665 |

38 Grant
AGRICULTURAL LAND

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

Date Range: 10/1/2019 To 9/30/2022 Posted on: 1/31/2023

| | | | |
|------------------------------------|----------------|-------------------------|--------------------------------|
| Number of Sales : 3 | MEDIAN : 64 | COV : 15.97 | 95% Median C.I. : N/A |
| Total Sales Price : 2,569,257 | WGT. MEAN : 76 | STD : 11.18 | 95% Wgt. Mean C.I. : N/A |
| Total Adj. Sales Price : 2,569,257 | MEAN : 70 | Avg. Abs. Dev : 06.61 | 95% Mean C.I. : 42.24 to 97.78 |
| Total Assessed Value : 1,954,996 | | | |
| Avg. Adj. Sales Price : 856,419 | COD : 10.32 | MAX Sales Ratio : 82.91 | |
| Avg. Assessed Value : 651,665 | PRD : 92.01 | MIN Sales Ratio : 63.08 | |

Printed:3/22/2023 9:56:10AM

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 |
|-----------------|-------|--------|-------|----------|-------|-------|-------|-------|-----------------|----------------------|----------------|
| ____ Grass ____ | | | | | | | | | | | |
| County | 3 | 64.05 | 70.01 | 76.09 | 10.32 | 92.01 | 63.08 | 82.91 | N/A | 856,419 | 651,665 |
| 1 | 3 | 64.05 | 70.01 | 76.09 | 10.32 | 92.01 | 63.08 | 82.91 | N/A | 856,419 | 651,665 |
| ____ ALL ____ | 3 | 64.05 | 70.01 | 76.09 | 10.32 | 92.01 | 63.08 | 82.91 | N/A | 856,419 | 651,665 |

Grant County 2023 Average Acre Value Comparison

| County | Mkt Area | 1A1 | 1A | 2A1 | 2A | 3A1 | 3A | 4A1 | 4A | WEIGHTED AVG IRR |
|----------|----------|-------|-------|-------|-------|-------|-------|-------|-------|------------------|
| Grant | 1 | n/a | n/a | n/a | 1,605 | 1,605 | 1,605 | 1,605 | 1,605 | 1,605 |
| Cherry | 1 | 2,800 | 2,799 | n/a | 2,781 | 2,800 | 2,800 | 2,788 | 2,800 | 2,791 |
| Hooker | 1 | n/a | n/a | n/a | 1,800 | 1,800 | 1,800 | 1,800 | 1,800 | 1,800 |
| Arthur | 1 | n/a | 2,300 | 2,300 | 2,300 | 2,300 | 2,300 | 2,300 | 2,300 | 2,300 |
| Garden | 1 | 2,450 | 2,450 | n/a | 2,400 | 2,290 | 2,290 | 2,250 | 2,250 | 2,335 |
| Sheridan | 1 | 1,992 | 1,995 | 1,935 | 1,871 | 1,847 | 1,850 | 1,830 | 1,773 | 1,913 |

| County | Mkt Area | 1D1 | 1D | 2D1 | 2D | 3D1 | 3D | 4D1 | 4D | WEIGHTED AVG DRY |
|----------|----------|-----|-----|-----|-----|-----|-----|-----|-----|------------------|
| Grant | 1 | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Cherry | 1 | n/a | 725 | 725 | 725 | 725 | 725 | 725 | 725 | 725 |
| Hooker | 1 | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Arthur | 1 | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Garden | 1 | n/a | 700 | n/a | 700 | 680 | n/a | 680 | 680 | 697 |
| Sheridan | 1 | n/a | 645 | 630 | 630 | 614 | 595 | 580 | 570 | 617 |

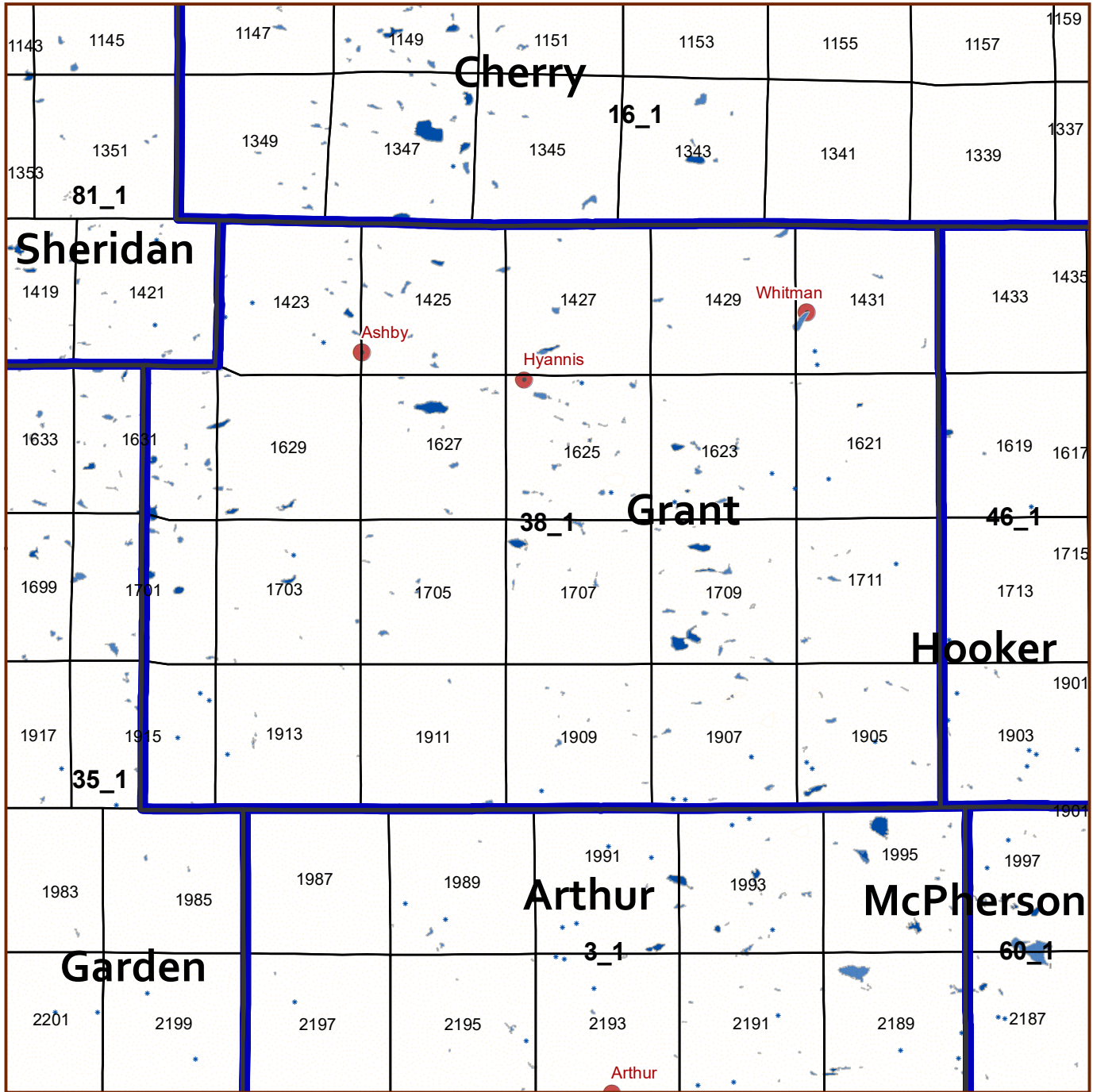
| County | Mkt Area | 1G1 | 1G | 2G1 | 2G | 3G1 | 3G | 4G1 | 4G | WEIGHTED AVG GRASS |
|----------|----------|-----|-----|-----|-----|-----|-----|-----|-----|--------------------|
| Grant | 1 | 500 | 500 | 500 | 500 | 500 | 500 | n/a | 500 | 500 |
| Cherry | 1 | 604 | 590 | 590 | 590 | 590 | 470 | 455 | 455 | 485 |
| Hooker | 1 | 535 | 535 | 535 | 535 | 535 | 535 | 535 | 535 | 535 |
| Arthur | 1 | 475 | 475 | 475 | 475 | 475 | 475 | n/a | 475 | 475 |
| Garden | 1 | 475 | n/a | 478 | 475 | 465 | 465 | 465 | 465 | 466 |
| Sheridan | 1 | 490 | 490 | 485 | 485 | 460 | 460 | 455 | 440 | 460 |

| County | Mkt Area | CRP | TIMBER | WASTE |
|----------|----------|-----|--------|-------|
| Grant | 1 | n/a | n/a | 10 |
| Cherry | 1 | 725 | n/a | 78 |
| Hooker | 1 | n/a | n/a | 9 |
| Arthur | 1 | n/a | n/a | 10 |
| Garden | 1 | 680 | n/a | 50 |
| Sheridan | 1 | n/a | n/a | 75 |

Source: 2023 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.

GRANT COUNTY



Legend

- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

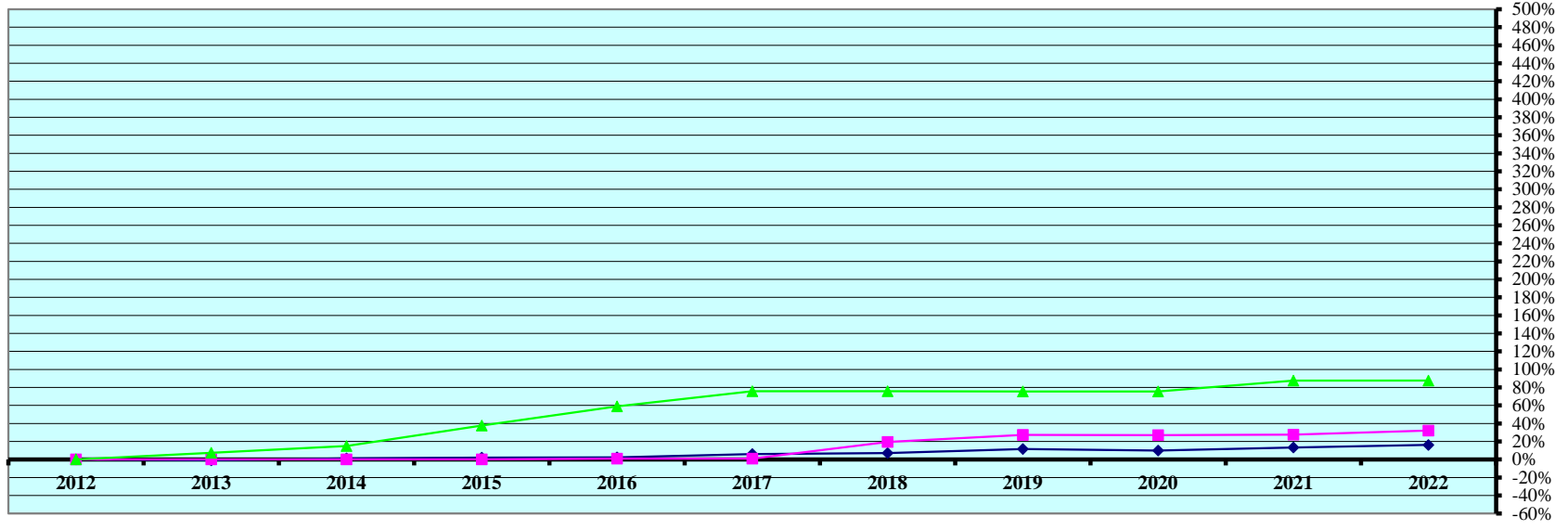
Soils

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 2012 - 2022

ResRec
Comm&Indust
Total Agland



| Tax Year | Residential & Recreational ⁽¹⁾ | | | | Commercial & Industrial ⁽¹⁾ | | | | Total Agricultural Land ⁽¹⁾ | | | |
|----------|---|----------------|----------|-----------|--|----------------|----------|-----------|--|----------------|----------|-----------|
| | Value | Amnt Value Chg | Ann.%chg | Cmltv%chg | Value | Amnt Value Chg | Ann.%chg | Cmltv%chg | Value | Amnt Value Chg | Ann.%chg | Cmltv%chg |
| 2012 | 8,111,106 | - | - | - | 1,809,918 | - | - | - | 112,842,964 | - | - | - |
| 2013 | 8,031,517 | -79,589 | -0.98% | -0.98% | 1,813,265 | 3,347 | 0.18% | 0.18% | 121,287,975 | 8,445,011 | 7.48% | 7.48% |
| 2014 | 8,205,071 | 173,554 | 2.16% | 1.16% | 1,813,265 | 0 | 0.00% | 0.18% | 129,645,719 | 8,357,744 | 6.89% | 14.89% |
| 2015 | 8,286,469 | 81,398 | 0.99% | 2.16% | 1,813,265 | 0 | 0.00% | 0.18% | 155,308,056 | 25,662,337 | 19.79% | 37.63% |
| 2016 | 8,302,950 | 16,481 | 0.20% | 2.37% | 1,826,591 | 13,326 | 0.73% | 0.92% | 179,479,581 | 24,171,525 | 15.56% | 59.05% |
| 2017 | 8,586,030 | 283,080 | 3.41% | 5.86% | 1,828,354 | 1,763 | 0.10% | 1.02% | 198,290,010 | 18,810,429 | 10.48% | 75.72% |
| 2018 | 8,697,939 | 111,909 | 1.30% | 7.23% | 2,162,727 | 334,373 | 18.29% | 19.49% | 198,290,506 | 496 | 0.00% | 75.72% |
| 2019 | 9,057,226 | 359,287 | 4.13% | 11.66% | 2,301,628 | 138,901 | 6.42% | 27.17% | 197,931,968 | -358,538 | -0.18% | 75.40% |
| 2020 | 8,921,023 | -136,203 | -1.50% | 9.99% | 2,301,378 | -250 | -0.01% | 27.15% | 197,955,647 | 23,679 | 0.01% | 75.43% |
| 2021 | 9,192,343 | 271,320 | 3.04% | 13.33% | 2,311,480 | 10,102 | 0.44% | 27.71% | 211,739,260 | 13,783,613 | 6.96% | 87.64% |
| 2022 | 9,425,934 | 233,591 | 2.54% | 16.21% | 2,391,289 | 79,809 | 3.45% | 32.12% | 211,751,741 | 12,481 | 0.01% | 87.65% |

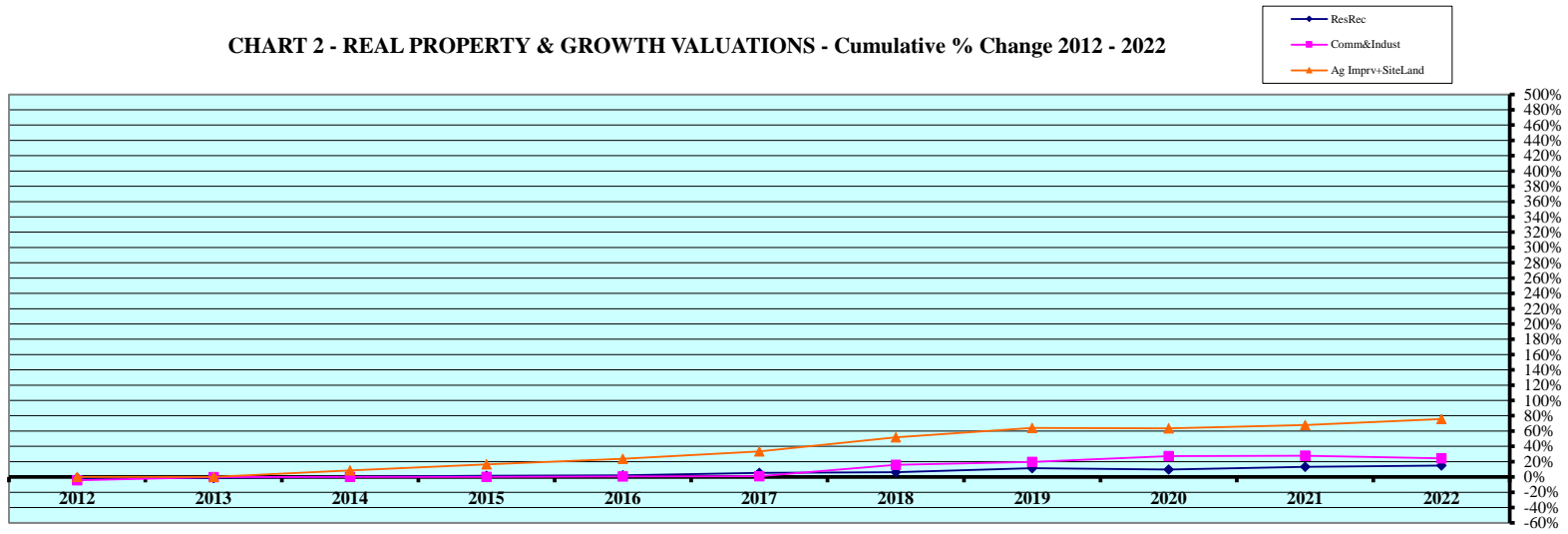
Rate Annual %chg: Residential & Recreational **1.51%** Commercial & Industrial **2.82%** Agricultural Land **6.50%**

Cnty# **38**
County **GRANT**

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 2012 - 2022



| Tax Year | Residential & Recreational ⁽¹⁾ | | | | | | Commercial & Industrial ⁽¹⁾ | | | | | | |
|--------------|---|--------------|-------------------|----------------------------|--------------------|---------------------|--|--------------|-------------------|----------------------|--------------------|---------------------|-------|
| | Value | Growth Value | % growth of value | Value Exclud. Growth | Ann.%chg w/o grwth | Cmltv%chg w/o grwth | Value | Growth Value | % growth of value | Value Exclud. Growth | Ann.%chg w/o grwth | Cmltv%chg w/o grwth | |
| 2012 | 8,111,106 | 121,382 | 1.50% | 7,989,724 | - | -1.50% | 1,809,918 | 78,811 | 4.35% | 1,731,107 | - | -4.35% | |
| 2013 | 8,031,517 | 40,205 | 0.50% | 7,991,312 | -1.48% | -1.48% | 1,813,265 | 5,000 | 0.28% | 1,808,265 | -0.09% | -0.09% | |
| 2014 | 8,205,071 | 66,108 | 0.81% | 8,138,963 | 1.34% | 0.34% | 1,813,265 | 0 | 0.00% | 1,813,265 | 0.00% | 0.18% | |
| 2015 | 8,286,469 | 58,268 | 0.70% | 8,228,201 | 0.28% | 1.44% | 1,813,265 | 0 | 0.00% | 1,813,265 | 0.00% | 0.18% | |
| 2016 | 8,302,950 | 20,355 | 0.25% | 8,282,595 | -0.05% | 2.11% | 1,826,591 | 2,588 | 0.14% | 1,824,003 | 0.59% | 0.78% | |
| 2017 | 8,586,030 | 52,269 | 0.61% | 8,533,761 | 2.78% | 5.21% | 1,828,354 | 0 | 0.00% | 1,828,354 | 0.10% | 1.02% | |
| 2018 | 8,697,939 | 85,217 | 0.98% | 8,612,722 | 0.31% | 6.18% | 2,162,727 | 66,066 | 3.05% | 2,096,661 | 14.67% | 15.84% | |
| 2019 | 9,057,226 | 23,465 | 0.26% | 9,033,761 | 3.86% | 11.38% | 2,301,628 | 137,326 | 5.97% | 2,164,302 | 0.07% | 19.58% | |
| 2020 | 8,921,023 | 22,364 | 0.25% | 8,898,659 | -1.75% | 9.71% | 2,301,378 | 0 | 0.00% | 2,301,378 | -0.01% | 27.15% | |
| 2021 | 9,192,343 | 18,090 | 0.20% | 9,174,253 | 2.84% | 13.11% | 2,311,480 | 0 | 0.00% | 2,311,480 | 0.44% | 27.71% | |
| 2022 | 9,425,934 | 109,744 | 1.16% | 9,316,190 | 1.35% | 14.86% | 2,391,289 | 141,630 | 5.92% | 2,249,659 | -2.67% | 24.30% | |
| Rate Ann%chg | 1.51% | | | Resid & Recreat w/o growth | | | 2.82% | | | C & I w/o growth | | | 1.31% |

| Tax Year | Ag Improvements & Site Land ⁽¹⁾ | | | | | | | |
|--------------|--|-----------------------------|---------------------------|--------------------------|-------------------|----------------------|--------------------|---------------------|
| | Agric. Dwelling & Homesite Value | Ag Outbldg & Farmsite Value | Ag Imprv&Site Total Value | Growth Value | % growth of value | Value Exclud. Growth | Ann.%chg w/o grwth | Cmltv%chg w/o grwth |
| 2012 | 6,614,035 | 2,250,074 | 8,864,109 | 360,487 | 4.07% | 8,503,622 | - | - |
| 2013 | 6,614,035 | 2,250,651 | 8,864,686 | 0 | 0.00% | 8,864,686 | 0.01% | 0.01% |
| 2014 | 8,016,571 | 2,338,270 | 10,354,841 | 735,175 | 7.10% | 9,619,666 | 8.52% | 8.52% |
| 2015 | 8,411,624 | 2,612,332 | 11,023,956 | 694,921 | 6.30% | 10,329,035 | -0.25% | 16.53% |
| 2016 | 9,239,095 | 2,831,253 | 12,070,348 | 1,115,439 | 9.24% | 10,954,909 | -0.63% | 23.59% |
| 2017 | 10,313,283 | 3,122,686 | 13,435,969 | 1,619,914 | 12.06% | 11,816,055 | -2.11% | 33.30% |
| 2018 | 11,317,827 | 3,226,570 | 14,544,397 | 1,101,398 | 7.57% | 13,442,999 | 0.05% | 51.66% |
| 2019 | 11,359,515 | 3,285,884 | 14,645,399 | 97,002 | 0.66% | 14,548,397 | 0.03% | 64.13% |
| 2020 | 11,665,585 | 3,494,915 | 15,160,500 | 678,095 | 4.47% | 14,482,405 | -1.11% | 63.38% |
| 2021 | 12,190,481 | 3,497,162 | 15,687,643 | 817,850 | 5.21% | 14,869,793 | -1.92% | 67.75% |
| 2022 | 12,105,852 | 3,469,732 | 15,575,584 | 0 | 0.00% | 15,575,584 | -0.71% | 75.72% |
| Rate Ann%chg | 6.23% | 4.43% | 5.80% | Ag Imprv+Site w/o growth | | | 0.19% | |

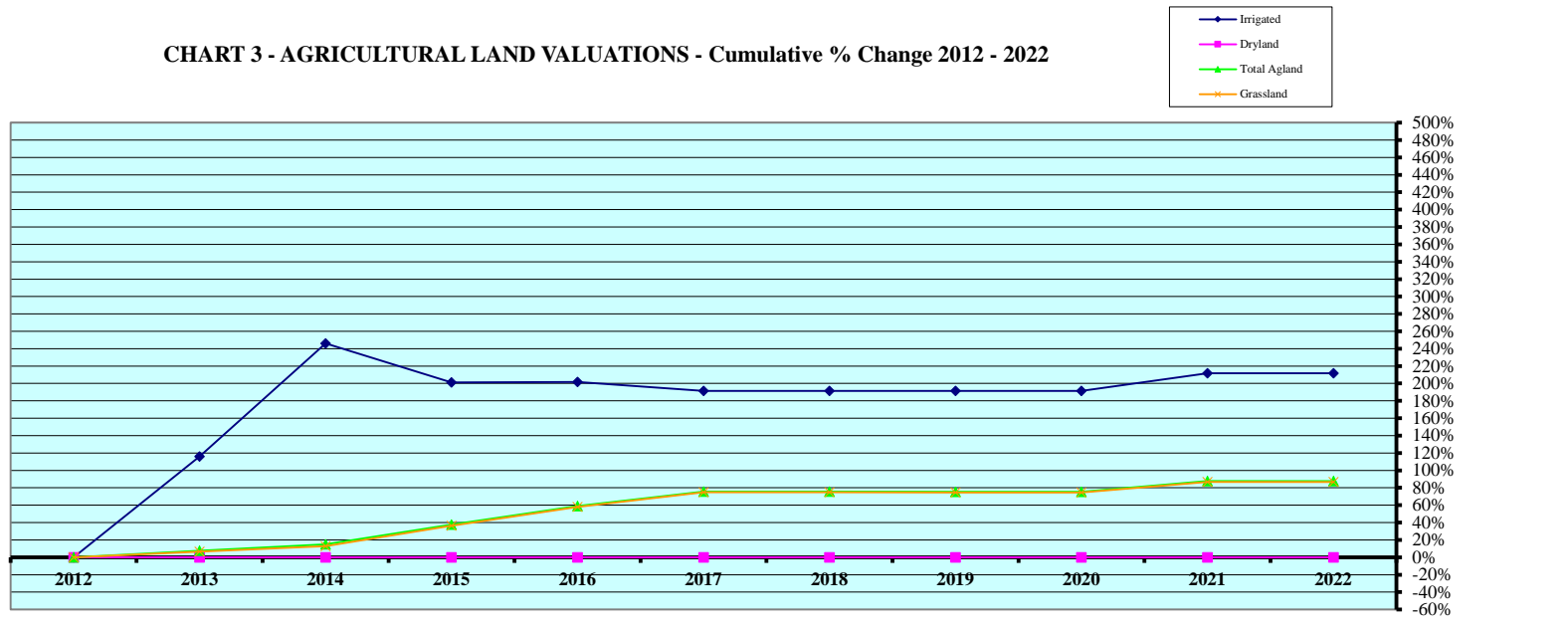
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property. Sources: Value; 2012 - 2022 CTL Growth Value; 2012 - 2022 Abstract of Asmnt Rpt. Prepared as of 12/29/2022

Cnty# 38
County GRANT

CHART 2

NE Dept. of Revenue, Property Assessment Division

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2012 - 2022



| 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 |
| 2012 | 968,802 | - | - | - | 0 | - | - | - | 111,780,317 | - | - | - |
| 2013 | 2,093,090 | 1,124,288 | 116.05% | 116.05% | 0 | 0 | - | - | 119,100,516 | 7,320,199 | 6.55% | 6.55% |
| 2014 | 3,352,750 | 1,259,660 | 60.18% | 246.07% | 0 | 0 | - | - | 126,199,216 | 7,098,700 | 5.96% | 12.90% |
| 2015 | 2,917,624 | -435,126 | -12.98% | 201.16% | 0 | 0 | - | - | 152,289,669 | 26,090,453 | 20.67% | 36.24% |
| 2016 | 2,922,094 | 4,470 | 0.15% | 201.62% | 0 | 0 | - | - | 176,449,068 | 24,159,399 | 15.86% | 57.85% |
| 2017 | 2,822,235 | -99,859 | -3.42% | 191.31% | 0 | 0 | - | - | 195,368,636 | 18,919,568 | 10.72% | 74.78% |
| 2018 | 2,822,235 | 0 | 0.00% | 191.31% | 0 | 0 | - | - | 195,369,127 | 491 | 0.00% | 74.78% |
| 2019 | 2,822,235 | 0 | 0.00% | 191.31% | 0 | 0 | - | - | 195,001,510 | -367,617 | -0.19% | 74.45% |
| 2020 | 2,822,460 | 225 | 0.01% | 191.34% | 0 | 0 | - | - | 195,030,516 | 29,006 | 0.01% | 74.48% |
| 2021 | 3,020,030 | 197,570 | 7.00% | 211.73% | 0 | 0 | - | - | 208,616,560 | 13,586,044 | 6.97% | 86.63% |
| 2022 | 3,020,030 | 0 | 0.00% | 211.73% | 0 | 0 | - | - | 208,629,041 | 12,481 | 0.01% | 86.64% |

Rate Ann.%chg: Irrigated Dryland Grassland

| Tax Year | Waste Land ⁽¹⁾ | | | | Other Agland ⁽¹⁾ | | | | Total Agricultural | | | |
|----------|---------------------------|-----------|---------|-----------|-----------------------------|-----------|----------|-----------|--------------------|------------|---------|-----------|
| | Value | Value Chg | Ann%chg | Cmltv%chg | Value | Value Chg | Ann%chg | Cmltv%chg | Value | Value Chg | Ann%chg | Cmltv%chg |
| 2012 | 93,845 | - | - | - | 0 | - | - | - | 112,842,964 | - | - | - |
| 2013 | 93,149 | -696 | -0.74% | -0.74% | 1,220 | 1,220 | - | - | 121,287,975 | 8,445,011 | 7.48% | 7.48% |
| 2014 | 93,753 | 604 | 0.65% | -0.10% | 0 | -1,220 | -100.00% | - | 129,645,719 | 8,357,744 | 6.89% | 14.89% |
| 2015 | 100,763 | 7,010 | 7.48% | 7.37% | 0 | 0 | - | - | 155,308,056 | 25,662,337 | 19.79% | 37.63% |
| 2016 | 101,025 | 262 | 0.26% | 7.65% | 7,394 | 7,394 | - | - | 179,479,581 | 24,171,525 | 15.56% | 59.05% |
| 2017 | 99,139 | -1,886 | -1.87% | 5.64% | 0 | -7,394 | -100.00% | - | 198,290,010 | 18,810,429 | 10.48% | 75.72% |
| 2018 | 99,144 | 5 | 0.01% | 5.65% | 0 | 0 | - | - | 198,290,506 | 496 | 0.00% | 75.72% |
| 2019 | 108,223 | 9,079 | 9.16% | 15.32% | 0 | 0 | - | - | 197,931,968 | -358,538 | -0.18% | 75.40% |
| 2020 | 102,671 | -5,552 | -5.13% | 9.40% | 0 | 0 | - | - | 197,955,647 | 23,679 | 0.01% | 75.43% |
| 2021 | 102,670 | -1 | 0.00% | 9.40% | 0 | 0 | - | - | 211,739,260 | 13,783,613 | 6.96% | 87.64% |
| 2022 | 102,670 | 0 | 0.00% | 9.40% | 0 | 0 | - | - | 211,751,741 | 12,481 | 0.01% | 87.65% |

Cnty#
 County

Rate Ann.%chg: Total Agric Land

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2012 - 2022 (from County Abstract Reports)(1)

| Tax Year | IRRIGATED LAND | | | | | DRYLAND | | | | | GRASSLAND | | | | |
|----------|----------------|-------|--------------------|---------------------|-----------------------|---------|-------|--------------------|---------------------|-----------------------|-------------|---------|--------------------|---------------------|-----------------------|
| | Value | Acres | Avg Value per Acre | Ann%chg AvgVal/acre | Cmltv%chg AvgVal/Acre | Value | Acres | Avg Value per Acre | Ann%chg AvgVal/acre | Cmltv%chg AvgVal/Acre | Value | Acres | Avg Value per Acre | Ann%chg AvgVal/acre | Cmltv%chg AvgVal/Acre |
| 2012 | 968,802 | 2,153 | 450 | | | 0 | 0 | | | | 111,780,317 | 486,001 | 230 | | |
| 2013 | 2,160,090 | 2,160 | 1,000 | 122.22% | 122.22% | 0 | 0 | | | | 119,071,486 | 486,006 | 245 | 6.52% | |
| 2014 | 3,352,750 | 2,682 | 1,250 | 25.00% | 177.78% | 0 | 0 | | | | 126,199,216 | 485,382 | 260 | 6.12% | |
| 2015 | 2,917,504 | 1,945 | 1,500 | 20.00% | 233.33% | 0 | 0 | | | | 152,288,264 | 483,454 | 315 | 21.15% | |
| 2016 | 2,923,684 | 1,949 | 1,500 | 0.00% | 233.33% | 0 | 0 | | | | 176,490,261 | 483,534 | 365 | 15.87% | |
| 2017 | 2,848,605 | 1,899 | 1,500 | 0.00% | 233.33% | 0 | 0 | | | | 195,361,533 | 483,568 | 404 | 10.68% | |
| 2018 | 2,822,235 | 1,881 | 1,500 | 0.00% | 233.33% | 0 | 0 | | | | 195,367,828 | 483,584 | 404 | 0.00% | |
| 2019 | 2,822,235 | 1,881 | 1,500 | 0.00% | 233.33% | 0 | 0 | | | | 195,368,319 | 483,585 | 404 | 0.00% | |
| 2020 | 2,836,155 | 1,891 | 1,500 | 0.00% | 233.33% | 0 | 0 | | | | 195,209,811 | 483,193 | 404 | 0.00% | |
| 2021 | 3,020,030 | 1,882 | 1,605 | 7.00% | 256.67% | 0 | 0 | | | | 208,616,559 | 483,221 | 432 | 6.86% | |
| 2022 | 3,020,030 | 1,882 | 1,605 | 0.00% | 256.67% | 0 | 0 | | | | 208,610,084 | 483,206 | 432 | 0.00% | |

Rate Annual %chg Average Value/Acre: 13.56%

6.50%

| Tax Year | WASTE LAND (2) | | | | | OTHER AGLAND (2) | | | | | TOTAL AGRICULTURAL LAND (1) | | | | |
|----------|----------------|--------|--------------------|---------------------|-----------------------|------------------|-------|--------------------|---------------------|-----------------------|-----------------------------|---------|--------------------|---------------------|-----------------------|
| | Value | Acres | Avg Value per Acre | Ann%chg AvgVal/acre | Cmltv%chg AvgVal/Acre | Value | Acres | Avg Value per Acre | Ann%chg AvgVal/acre | Cmltv%chg AvgVal/Acre | Value | Acres | Avg Value per Acre | Ann%chg AvgVal/acre | Cmltv%chg AvgVal/Acre |
| 2012 | 93,845 | 9,385 | 10 | | | 0 | 0 | | | | 112,842,964 | 497,539 | 227 | | |
| 2013 | 93,687 | 9,369 | 10 | 0.00% | 0.00% | 0 | 0 | | | | 121,325,263 | 497,535 | 244 | 7.52% | 7.52% |
| 2014 | 93,753 | 9,375 | 10 | 0.00% | 0.00% | 0 | 0 | | | | 129,645,719 | 497,439 | 261 | 6.88% | 14.91% |
| 2015 | 100,763 | 10,074 | 10 | 0.02% | 0.02% | 0 | 0 | | | | 155,306,531 | 495,474 | 313 | 20.27% | 38.20% |
| 2016 | 100,148 | 10,013 | 10 | 0.00% | 0.02% | 0 | 0 | | | | 179,514,093 | 495,496 | 362 | 15.58% | 59.74% |
| 2017 | 99,139 | 9,911 | 10 | 0.00% | 0.03% | 0 | 0 | | | | 198,309,277 | 495,379 | 400 | 10.50% | 76.51% |
| 2018 | 99,139 | 9,911 | 10 | 0.00% | 0.03% | 0 | 0 | | | | 198,289,202 | 495,377 | 400 | -0.01% | 76.49% |
| 2019 | 99,144 | 9,912 | 10 | 0.00% | 0.03% | 0 | 0 | | | | 198,289,698 | 495,378 | 400 | 0.00% | 76.49% |
| 2020 | 99,144 | 9,912 | 10 | 0.00% | 0.03% | 3,527 | 353 | 10 | | | 198,148,637 | 495,348 | 400 | -0.07% | 76.37% |
| 2021 | 102,670 | 10,265 | 10 | 0.00% | 0.02% | 0 | 0 | | | | 211,739,259 | 495,368 | 427 | 6.85% | 88.46% |
| 2022 | 102,670 | 10,265 | 10 | 0.00% | 0.02% | 0 | 0 | | | | 211,732,784 | 495,353 | 427 | 0.00% | 88.46% |

38
GRANT

Rate Annual %chg Average Value/Acre: 6.54%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2012 - 2022 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 12/29/2022

CHART 4

CHART 5 - 2022 County and Municipal Valuations by Property Type

| Pop. | County: | Personal Prop | StateAsd PP | StateAsd Real | Residential | Commercial | Industrial | Recreation | Agland | Agdwell&HS | AgImprv&FS | Minerals | Total Value |
|-------------------------------------|------------------------------|---------------|-------------|---------------|-------------|------------|------------|------------|-------------|------------|------------|----------|-------------|
| 611 | GRANT | 9,628,713 | 14,285,214 | 66,940,492 | 9,425,934 | 2,391,289 | 0 | 0 | 211,751,741 | 12,105,852 | 3,469,732 | 0 | 329,998,967 |
| cnty sector value % of total value: | | 2.92% | 4.33% | 20.29% | 2.86% | 0.72% | | | 64.17% | 3.67% | 1.05% | | 100.00% |
| Pop. | Municipality: | Personal Prop | StateAsd PP | StateAsd Real | Residential | Commercial | Industrial | Recreation | Agland | Agdwell&HS | AgImprv&FS | Minerals | Total Value |
| 182 | HYANNIS | 568,666 | 603,370 | 2,455,179 | 4,741,563 | 1,322,359 | 0 | 0 | 0 | 0 | 0 | 0 | 9,691,137 |
| 29.79% | %sector of county sector | 5.91% | 4.22% | 3.67% | 50.30% | 55.30% | | | | | | | 2.94% |
| | %sector of municipality | 5.87% | 6.23% | 25.33% | 48.93% | 13.65% | | | | | | | 100.00% |
| | %sector of county sector | | | | | | | | | | | | |
| | %sector of municipality | | | | | | | | | | | | |
| | %sector of county sector | | | | | | | | | | | | |
| | %sector of municipality | | | | | | | | | | | | |
| | %sector of county sector | | | | | | | | | | | | |
| | %sector of municipality | | | | | | | | | | | | |
| | %sector of county sector | | | | | | | | | | | | |
| | %sector of municipality | | | | | | | | | | | | |
| | %sector of county sector | | | | | | | | | | | | |
| | %sector of municipality | | | | | | | | | | | | |
| | %sector of county sector | | | | | | | | | | | | |
| | %sector of municipality | | | | | | | | | | | | |
| | %sector of county sector | | | | | | | | | | | | |
| | %sector of municipality | | | | | | | | | | | | |
| | %sector of county sector | | | | | | | | | | | | |
| | %sector of municipality | | | | | | | | | | | | |
| | %sector of county sector | | | | | | | | | | | | |
| | %sector of municipality | | | | | | | | | | | | |
| | %sector of county sector | | | | | | | | | | | | |
| | %sector of municipality | | | | | | | | | | | | |
| | %sector of county sector | | | | | | | | | | | | |
| | %sector of municipality | | | | | | | | | | | | |
| | %sector of county sector | | | | | | | | | | | | |
| | %sector of municipality | | | | | | | | | | | | |
| | %sector of county sector | | | | | | | | | | | | |
| | %sector of municipality | | | | | | | | | | | | |
| 182 | Total Municipalities | 568,666 | 603,370 | 2,455,179 | 4,741,564 | 1,322,360 | 0 | 0 | 0 | 0 | 0 | 0 | 9,691,138 |
| 29.84% | %all municip.sectors of cnty | 5.91% | 4.22% | 3.67% | 50.30% | 55.30% | | | | | | | 2.94% |

| | | | |
|--|------------------------|----------------------------|-----------------|
| Total Real Property Sum Lines 17, 25, & 30 | Records : 1,738 | Value : 274,762,668 | Growth 0 |
|--|------------------------|----------------------------|-----------------|

Sum Lines 17, 25, & 41

Schedule I : Non-Agricultural Records

| | Urban | | SubUrban | | Rural | | Total | | Growth |
|---------------------------------|---------|-----------|----------|-----------|---------|---------|---------|------------|--------|
| | Records | Value | Records | Value | Records | Value | Records | Value | |
| 01. Res UnImp Land | 46 | 254,605 | 70 | 267,478 | 0 | 0 | 116 | 522,083 | |
| 02. Res Improve Land | 183 | 926,748 | 25 | 68,040 | 0 | 0 | 208 | 994,788 | |
| 03. Res Improvements | 188 | 5,952,219 | 46 | 4,301,855 | 0 | 0 | 234 | 10,254,074 | |
| 04. Res Total | 234 | 7,133,572 | 116 | 4,637,373 | 0 | 0 | 350 | 11,770,945 | 0 |
| % of Res Total | 66.86 | 60.60 | 33.14 | 39.40 | 0.00 | 0.00 | 20.14 | 4.28 | 0.00 |
| 05. Com UnImp Land | 7 | 7,646 | 4 | 6,722 | 2 | 10,940 | 13 | 25,308 | |
| 06. Com Improve Land | 46 | 42,341 | 9 | 64,283 | 0 | 0 | 55 | 106,624 | |
| 07. Com Improvements | 46 | 1,490,254 | 12 | 598,339 | 5 | 141,630 | 63 | 2,230,223 | |
| 08. Com Total | 53 | 1,540,241 | 16 | 669,344 | 7 | 152,570 | 76 | 2,362,155 | 0 |
| % of Com Total | 69.74 | 65.20 | 21.05 | 28.34 | 9.21 | 6.46 | 4.37 | 0.86 | 0.00 |
| 09. Ind UnImp Land | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| 10. Ind Improve Land | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| 11. Ind Improvements | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| 12. Ind Total | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| % of Ind Total | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 13. Rec UnImp Land | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| 14. Rec Improve Land | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| 15. Rec Improvements | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| 16. Rec Total | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| % of Rec Total | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Res & Rec Total | 234 | 7,133,572 | 116 | 4,637,373 | 0 | 0 | 350 | 11,770,945 | 0 |
| % of Res & Rec Total | 66.86 | 60.60 | 33.14 | 39.40 | 0.00 | 0.00 | 20.14 | 4.28 | 0.00 |
| Com & Ind Total | 53 | 1,540,241 | 16 | 669,344 | 7 | 152,570 | 76 | 2,362,155 | 0 |
| % of Com & Ind Total | 69.74 | 65.20 | 21.05 | 28.34 | 9.21 | 6.46 | 4.37 | 0.86 | 0.00 |
| 17. Taxable Total | 287 | 8,673,813 | 132 | 5,306,717 | 7 | 152,570 | 426 | 14,133,100 | 0 |
| % of Taxable Total | 67.37 | 61.37 | 30.99 | 37.55 | 1.64 | 1.08 | 24.51 | 5.14 | 0.00 |

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 | 0 | 0 | 0 | 0 | 0 |
| 24. Non-Producing | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 25. Total | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

Schedule IV : Exempt Records : Non-Agricultural

| | Urban Records | SubUrban Records | Rural Records | Total Records |
|------------|---------------|------------------|---------------|---------------|
| 26. Exempt | 48 | 10 | 85 | 143 |

Schedule V : Agricultural Records

| | Urban | | SubUrban | | Rural | | Total | |
|----------------------|---------|-------|----------|--------|---------|-------------|---------|-------------|
| | Records | Value | Records | Value | Records | Value | Records | Value |
| 27. Ag-Vacant Land | 0 | 0 | 1 | 19,115 | 1,175 | 216,439,363 | 1,176 | 216,458,478 |
| 28. Ag-Improved Land | 0 | 0 | 1 | 22,305 | 130 | 29,274,201 | 131 | 29,296,506 |
| 29. Ag Improvements | 0 | 0 | 3 | 55,630 | 133 | 14,818,954 | 136 | 14,874,584 |

| | | | | | |
|--------------|--|--|--|-------|-------------|
| 30. Ag Total | | | | 1,312 | 260,629,568 |
|--------------|--|--|--|-------|-------------|

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 | 0 | 0.00 | 0 | 0 | 0.00 | 0 | |
| 33. HomeSite Improvements | 0 | 0.00 | 0 | 0 | 0.00 | 0 | |
| 34. HomeSite Total | | | | | | | |
| 35. FarmSite UnImp Land | 0 | 0.00 | 0 | 0 | 0.00 | 0 | |
| 36. FarmSite Improv Land | 0 | 0.00 | 0 | 1 | 2.00 | 1,000 | |
| 37. FarmSite Improvements | 0 | 0.00 | 0 | 3 | 0.00 | 55,630 | |
| 38. FarmSite Total | | | | | | | |
| 39. Road & Ditches | 0 | 0.00 | 0 | 0 | 0.00 | 0 | |
| 40. Other- Non Ag Use | 0 | 0.00 | 0 | 0 | 0.00 | 0 | |
| | Rural | | | Total | | | |
| | Records | Acres | Value | Records | Acres | Value | |
| 31. HomeSite UnImp Land | 3 | 3.00 | 12,000 | 3 | 3.00 | 12,000 | |
| 32. HomeSite Improv Land | 104 | 168.00 | 672,000 | 104 | 168.00 | 672,000 | |
| 33. HomeSite Improvements | 105 | 0.00 | 11,592,852 | 105 | 0.00 | 11,592,852 | 0 |
| 34. HomeSite Total | | | | 108 | 171.00 | 12,276,852 | |
| 35. FarmSite UnImp Land | 4 | 9.00 | 4,500 | 4 | 9.00 | 4,500 | |
| 36. FarmSite Improv Land | 111 | 365.00 | 182,500 | 112 | 367.00 | 183,500 | |
| 37. FarmSite Improvements | 122 | 0.00 | 3,226,102 | 125 | 0.00 | 3,281,732 | 0 |
| 38. FarmSite Total | | | | 129 | 376.00 | 3,469,732 | |
| 39. Road & Ditches | 304 | 1,548.99 | 0 | 304 | 1,548.99 | 0 | |
| 40. Other- Non Ag Use | 0 | 0.00 | 0 | 0 | 0.00 | 0 | |
| 41. Total Section VI | | | | 237 | 2,095.99 | 15,746,584 | 0 |

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 | 11 | 655.84 | 114,246 | 11 | 655.84 | 114,246 |

Schedule VIII : Agricultural Records : Special Value

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

| Irrigated | Acres | % of Acres* | Value | % of Value* | Average Assessed Value* |
|------------------------|------------|-------------|-------------|-------------|-------------------------|
| 45. 1A1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 46. 1A | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 47. 2A1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 48. 2A | 400.74 | 21.30% | 643,188 | 21.30% | 1,605.00 |
| 49. 3A1 | 37.32 | 1.98% | 59,898 | 1.98% | 1,604.98 |
| 50. 3A | 278.20 | 14.78% | 446,511 | 14.78% | 1,605.00 |
| 51. 4A1 | 127.54 | 6.78% | 204,702 | 6.78% | 1,605.00 |
| 52. 4A | 1,037.84 | 55.16% | 1,665,731 | 55.16% | 1,605.00 |
| 53. Total | 1,881.64 | 100.00% | 3,020,030 | 100.00% | 1,605.00 |
| Dry | | | | | |
| 54. 1D1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 55. 1D | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 56. 2D1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 57. 2D | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 58. 3D1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 59. 3D | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 60. 4D1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 61. 4D | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 62. Total | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| Grass | | | | | |
| 63. 1G1 | 47,267.77 | 9.78% | 23,633,886 | 9.78% | 500.00 |
| 64. 1G | 68.43 | 0.01% | 34,215 | 0.01% | 500.00 |
| 65. 2G1 | 135.53 | 0.03% | 67,765 | 0.03% | 500.00 |
| 66. 2G | 474.20 | 0.10% | 237,100 | 0.10% | 500.00 |
| 67. 3G1 | 12,011.41 | 2.48% | 6,005,705 | 2.48% | 500.00 |
| 68. 3G | 423,563.18 | 87.60% | 211,781,590 | 87.60% | 500.00 |
| 69. 4G1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 70. 4G | 0.04 | 0.00% | 20 | 0.00% | 500.00 |
| 71. Total | 483,520.56 | 100.00% | 241,760,281 | 100.00% | 500.00 |
| Irrigated Total | | | | | |
| | 1,881.64 | 0.38% | 3,020,030 | 1.23% | 1,605.00 |
| Dry Total | | | | | |
| | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| Grass Total | | | | | |
| | 483,520.56 | 97.55% | 241,760,281 | 98.72% | 500.00 |
| 72. Waste | 10,265.12 | 2.07% | 102,673 | 0.04% | 10.00 |
| 73. Other | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 74. Exempt | 623.20 | 0.13% | 304,629 | 0.12% | 488.81 |
| 75. Market Area Total | 495,667.32 | 100.00% | 244,882,984 | 100.00% | 494.05 |

Schedule X : Agricultural Records :Ag Land Total

| | Urban | | SubUrban | | Rural | | Total | |
|----------------------|-------------|----------|--------------|---------------|-------------------|--------------------|-------------------|--------------------|
| | Acres | Value | Acres | Value | Acres | Value | Acres | Value |
| 76. Irrigated | 0.00 | 0 | 0.00 | 0 | 1,881.64 | 3,020,030 | 1,881.64 | 3,020,030 |
| 77. Dry Land | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 |
| 78. Grass | 0.00 | 0 | 80.84 | 40,420 | 483,439.72 | 241,719,861 | 483,520.56 | 241,760,281 |
| 79. Waste | 0.00 | 0 | 0.00 | 0 | 10,265.12 | 102,673 | 10,265.12 | 102,673 |
| 80. Other | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 |
| 81. Exempt | 315.69 | 152,925 | 5.43 | 3,215 | 302.08 | 148,489 | 623.20 | 304,629 |
| 82. Total | 0.00 | 0 | 80.84 | 40,420 | 495,586.48 | 244,842,564 | 495,667.32 | 244,882,984 |

| | Acres | % of Acres* | Value | % of Value* | Average Assessed Value* |
|------------------|-------------------|----------------|--------------------|----------------|-------------------------|
| Irrigated | 1,881.64 | 0.38% | 3,020,030 | 1.23% | 1,605.00 |
| Dry Land | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| Grass | 483,520.56 | 97.55% | 241,760,281 | 98.72% | 500.00 |
| Waste | 10,265.12 | 2.07% | 102,673 | 0.04% | 10.00 |
| Other | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| Exempt | 623.20 | 0.13% | 304,629 | 0.12% | 488.81 |
| Total | 495,667.32 | 100.00% | 244,882,984 | 100.00% | 494.05 |

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 Ashby Outlots (6) | 29 | 88,371 | 19 | 52,950 | 22 | 1,995,560 | 51 | 2,136,881 | 0 |
| 83.2 Ashby Res (4) | 1 | 1,500 | 26 | 70,435 | 26 | 547,495 | 27 | 619,430 | 0 |
| 83.3 Hyannis Outlots (3) | 26 | 131,751 | 1 | 3,000 | 18 | 1,944,895 | 44 | 2,079,646 | 0 |
| 83.4 Hyannis Res (1) | 26 | 195,928 | 133 | 748,363 | 137 | 5,026,094 | 163 | 5,970,385 | 0 |
| 83.5 Whitman Outlots (9) | 14 | 39,013 | 5 | 12,090 | 5 | 193,715 | 19 | 244,818 | 0 |
| 83.6 Whitman Res (7) | 20 | 65,520 | 24 | 107,950 | 26 | 546,315 | 46 | 719,785 | 0 |
| 84 Residential Total | 116 | 522,083 | 208 | 994,788 | 234 | 10,254,074 | 350 | 11,770,945 | 0 |

Schedule XII : Commercial Records - Assessor Location Detail

| <u>Line#</u> <u>I</u> <u>Assessor Location</u> | <u>Unimproved Land</u> | | <u>Improved Land</u> | | <u>Improvements</u> | | <u>Total</u> | | <u>Growth</u> |
|--|------------------------|--------------|----------------------|--------------|---------------------|--------------|----------------|--------------|---------------|
| | <u>Records</u> | <u>Value</u> | <u>Records</u> | <u>Value</u> | <u>Records</u> | <u>Value</u> | <u>Records</u> | <u>Value</u> | |
| 85.1 Ashby Comm (5) | 3 | 5,828 | 11 | 6,651 | 11 | 152,694 | 14 | 165,173 | 0 |
| 85.2 Hyannis Comm (2) | 6 | 11,273 | 34 | 90,297 | 38 | 1,861,826 | 44 | 1,963,396 | 0 |
| 85.3 Rural (10) | 1 | 6,000 | 0 | 0 | 4 | 118,215 | 5 | 124,215 | 0 |
| 85.4 Whitman Comm (8) | 3 | 2,207 | 10 | 9,676 | 10 | 97,488 | 13 | 109,371 | 0 |
| 86 Commercial Total | 13 | 25,308 | 55 | 106,624 | 63 | 2,230,223 | 76 | 2,362,155 | 0 |

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 | 47,267.77 | 9.78% | 23,633,886 | 9.78% | 500.00 |
| 88. 1G | 68.43 | 0.01% | 34,215 | 0.01% | 500.00 |
| 89. 2G1 | 135.53 | 0.03% | 67,765 | 0.03% | 500.00 |
| 90. 2G | 474.20 | 0.10% | 237,100 | 0.10% | 500.00 |
| 91. 3G1 | 12,011.41 | 2.48% | 6,005,705 | 2.48% | 500.00 |
| 92. 3G | 423,563.18 | 87.60% | 211,781,590 | 87.60% | 500.00 |
| 93. 4G1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 94. 4G | 0.04 | 0.00% | 20 | 0.00% | 500.00 |
| 95. Total | 483,520.56 | 100.00% | 241,760,281 | 100.00% | 500.00 |
| CRP | | | | | |
| 96. 1C1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 97. 1C | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 98. 2C1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 99. 2C | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 100. 3C1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 101. 3C | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 102. 4C1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 103. 4C | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 104. Total | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| Timber | | | | | |
| 105. 1T1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 106. 1T | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 107. 2T1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 108. 2T | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 109. 3T1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 110. 3T | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 111. 4T1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 112. 4T | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 113. Total | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| <hr/> | | | | | |
| Grass Total | 483,520.56 | 100.00% | 241,760,281 | 100.00% | 500.00 |
| CRP Total | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| Timber Total | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| <hr/> | | | | | |
| 114. Market Area Total | 483,520.56 | 100.00% | 241,760,281 | 100.00% | 500.00 |

**2023 County Abstract of Assessment for Real Property, Form 45
Compared with the 2022 Certificate of Taxes Levied Report (CTL)**

38 Grant

| | 2022 CTL County Total | 2023 Form 45 County Total | Value Difference (2023 form 45 - 2022 CTL) | Percent Change | 2023 Growth (New Construction Value) | Percent Change excl. Growth |
|---|--------------------------|------------------------------|---|-------------------|---|--------------------------------|
| 01. Residential | 9,425,934 | 11,770,945 | 2,345,011 | 24.88% | 0 | 24.88% |
| 02. Recreational | 0 | 0 | 0 | | 0 | |
| 03. Ag-Homesite Land, Ag-Res Dwelling | 12,105,852 | 12,276,852 | 171,000 | 1.41% | 0 | 1.41% |
| 04. Total Residential (sum lines 1-3) | 21,531,786 | 24,047,797 | 2,516,011 | 11.69% | 0 | 11.69% |
| 05. Commercial | 2,391,289 | 2,362,155 | -29,134 | -1.22% | 0 | -1.22% |
| 06. Industrial | 0 | 0 | 0 | | 0 | |
| 07. Total Commercial (sum lines 5-6) | 2,391,289 | 2,362,155 | -29,134 | -1.22% | 0 | -1.22% |
| 08. Ag-Farmsite Land, Outbuildings | 3,469,732 | 3,469,732 | 0 | 0.00% | 0 | 0.00% |
| 09. Minerals | 0 | 0 | 0 | | 0 | |
| 10. Non Ag Use Land | 0 | 0 | 0 | | | |
| 11. Total Non-Agland (sum lines 8-10) | 3,469,732 | 3,469,732 | 0 | 0.00% | 0 | 0.00% |
| 12. Irrigated | 3,020,030 | 3,020,030 | 0 | 0.00% | | |
| 13. Dryland | 0 | 0 | 0 | | | |
| 14. Grassland | 208,629,041 | 241,760,281 | 33,131,240 | 15.88% | | |
| 15. Wasteland | 102,670 | 102,673 | 3 | 0.00% | | |
| 16. Other Agland | 0 | 0 | 0 | | | |
| 17. Total Agricultural Land | 211,751,741 | 244,882,984 | 33,131,243 | 15.65% | | |
| 18. Total Value of all Real Property (Locally Assessed) | 239,144,548 | 274,762,668 | 35,618,120 | 14.89% | 0 | 14.89% |

2023 Assessment Survey for Grant County

A. Staffing and Funding Information

| | |
|------------|--|
| 1. | Deputy(ies) on staff: |
| | One |
| 2. | Appraiser(s) on staff: |
| | None |
| 3. | Other full-time employees: |
| | None |
| 4. | Other part-time employees: |
| | One |
| 5. | Number of shared employees: |
| | None |
| 6. | Assessor's requested budget for current fiscal year: |
| | \$131,462: This budget includes that of Assessor, Clerk, Clerk of the District Court, Register of Deeds and Election Commission. |
| 7. | Adopted budget, or granted budget if different from above: |
| | Same |
| 8. | Amount of the total assessor's budget set aside for appraisal work: |
| | \$20,850 |
| 9. | If appraisal/reappraisal budget is a separate levied fund, what is that amount: |
| | N/A |
| 10. | Part of the assessor's budget that is dedicated to the computer system: |
| | \$8,000 |
| 11. | Amount of the assessor's budget set aside for education/workshops: |
| | \$3,200 for all offices and this includes travel, dues, etc. |
| 12. | Amount of last year's assessor's budget not used: |
| | None |

B. Computer, Automation Information and GIS

| | |
|-----|--|
| 1. | Administrative software: |
| | MIPS |
| 2. | CAMA software: |
| | MIPS |
| 3. | Personal Property software: |
| | MIPS |
| 4. | Are cadastral maps currently being used? |
| | Sometimes -- for reference only |
| 5. | If so, who maintains the Cadastral Maps? |
| | The County Clerk/Assessor |
| 6. | Does the county have GIS software? |
| | Yes |
| 7. | Is GIS available to the public? If so, what is the web address? |
| | Yes, https://www.grant.gworks.com |
| 8. | Who maintains the GIS software and maps? |
| | gWorks |
| 9. | What type of aerial imagery is used in the cyclical review of properties? |
| | gWorks |
| 10. | When was the aerial imagery last updated? |
| | 2022 |

C. Zoning Information

| | |
|----|---|
| 1. | Does the county have zoning? |
| | Yes |
| 2. | If so, is the zoning countywide? |
| | No, the village of Hyannis and one full section surrounding the village is the only area not zoned. |
| | |

| | |
|-----------|---|
| 3. | What municipalities in the county are zoned? |
| | None. |
| 4. | When was zoning implemented? |
| | 2020 |

D. Contracted Services

| | |
|-----------|----------------------------|
| 1. | Appraisal Services: |
| | Central Plains Appraisal |
| 2. | GIS Services: |
| | gWorks |
| 3. | Other services: |
| | MIPS |

E. Appraisal /Listing Services

| | |
|-----------|--|
| 1. | List any outside appraisal or listing services employed by the county for the current assessment year |
| | Central Plains Appraisal |
| 2. | If so, is the appraisal or listing service performed under contract? |
| | Yes |
| 3. | What appraisal certifications or qualifications does the County require? |
| | Must be approved by the State. |
| 4. | Have the existing contracts been approved by the PTA? |
| | Yes |
| 5. | Does the appraisal or listing service providers establish assessed values for the county? |
| | The contracted appraisal company works with the assessor to establish values. |

2023 Residential Assessment Survey for Grant County

| 1. | Valuation data collection done by: | | | | | | | | |
|------------------------|--|------------------------|--|---|---|-------|---|-------|--|
| | The county assessor. | | | | | | | | |
| 2. | List the valuation group recognized by the County and describe the unique characteristics of each: | | | | | | | | |
| | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>All county residential property that includes Hyannis, villages, and rural residential.</td> </tr> <tr> <td style="text-align: center;">AG OB</td> <td>Outbuildings associated with agricultural land.</td> </tr> <tr> <td style="text-align: center;">AG DW</td> <td>Dwellings associated with agricultural land.</td> </tr> </tbody> </table> | <u>Valuation Group</u> | <u>Description of unique characteristics</u> | 1 | All county residential property that includes Hyannis, villages, and rural residential. | AG OB | Outbuildings associated with agricultural land. | AG DW | Dwellings associated with agricultural land. |
| <u>Valuation Group</u> | <u>Description of unique characteristics</u> | | | | | | | | |
| 1 | All county residential property that includes Hyannis, villages, and rural residential. | | | | | | | | |
| AG OB | Outbuildings associated with agricultural land. | | | | | | | | |
| AG DW | Dwellings associated with agricultural land. | | | | | | | | |
| 3. | List and describe the approach(es) used to estimate the market value of residential properties. | | | | | | | | |
| | Primarily the cost approach. The sales comparison approach is not used since there are so few sales. | | | | | | | | |
| 4. | For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor? | | | | | | | | |
| | The county assessor uses the tables provided by the CAMA vendor. | | | | | | | | |
| 5. | Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted. | | | | | | | | |
| | There is only one valuation group used to represent all residential property in Grant County. | | | | | | | | |
| 6. | Describe the methodology used to determine the residential lot values? | | | | | | | | |
| | Residential lots are valued by the square foot method. | | | | | | | | |
| 7. | How are rural residential site values developed? | | | | | | | | |
| | The outlot values have been retained. The county assessor values all acre site values to \$3,000, additional acres up to ten were valued at \$500 per acre and the acres above ten are valued at \$250 per acre. | | | | | | | | |
| 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 lots are held for sale in the county. | | | | | | | | |
| | | | | | | | | | |

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 | 2022 | 2022 | 2022 | 2018 |
| AG OB | 2019 | 2019 | 2019 | 2020 |
| AG DW | 2019 | 2019 | 2019 | 2020 |

2023 Commercial Assessment Survey for Grant County

| 1. | Valuation data collection done by: | | | | | | | | | | | | | |
|------------------------|--|------------------------|--------------------------------|--------------------------------|------------------------|--|------------------------|--|--------------------------------|---|------|------|------|------|
| | The county assessor and the contracted appraisal firm (Central Plains Appraisal). | | | | | | | | | | | | | |
| 2. | List the valuation group recognized in the County and describe the unique characteristics of each: | | | | | | | | | | | | | |
| | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>All commercial property in Grant county.</td> </tr> </tbody> </table> | | | | <u>Valuation Group</u> | <u>Description of unique characteristics</u> | 1 | All commercial property in Grant county. | | | | | | |
| <u>Valuation Group</u> | <u>Description of unique characteristics</u> | | | | | | | | | | | | | |
| 1 | All commercial property in Grant county. | | | | | | | | | | | | | |
| 3. | List and describe the approach(es) used to estimate the market value of commercial properties. | | | | | | | | | | | | | |
| | Primarily the cost approach is used to estimate the market value of commercial property in the county. There are few commercial sales in Grant County in order to utilize the sales comparison approach, nor is there enough income and expense information to make the income approach meaningful. | | | | | | | | | | | | | |
| 3a. | Describe the process used to determine the value of unique commercial properties. | | | | | | | | | | | | | |
| | There are no unique commercial properties within the county. | | | | | | | | | | | | | |
| 4. | For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor? | | | | | | | | | | | | | |
| | The county uses the tables provided by the CAMA vendor. | | | | | | | | | | | | | |
| 5. | Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted. | | | | | | | | | | | | | |
| | Only one valuation group is used for commercial property. | | | | | | | | | | | | | |
| 6. | Describe the methodology used to determine the commercial lot values. | | | | | | | | | | | | | |
| | The square foot method is used to determine commercial lot values. | | | | | | | | | | | | | |
| 7. | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Group</u></th> <th style="width: 20%; text-align: center;"><u>Date of Depreciation Tables</u></th> <th style="width: 20%; text-align: center;"><u>Date of Costing</u></th> <th style="width: 20%; text-align: center;"><u>Date of Lot Value Study</u></th> <th style="width: 25%; text-align: center;"><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">2017</td> <td style="text-align: center;">2017</td> <td style="text-align: center;">2011</td> <td style="text-align: center;">2017</td> </tr> </tbody> </table> | | | | <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 | 2017 | 2011 | 2017 |
| <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 | 2017 | 2011 | 2017 | | | | | | | | | | |
| | Lot values from 2011 were reviewed but not changed. They will be reviewed again by the contracted appraisal company for assessment year 2024. | | | | | | | | | | | | | |

2023 Agricultural Assessment Survey for Grant County

| 1. | Valuation data collection done by: | | | | | | |
|--------------------|---|--------------------------------|--|--------------------------------|---|---|------|
| | The county assessor. | | | | | | |
| 2. | List each market area, and describe the location and the specific characteristics that make each unique. | | | | | | |
| | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Market Area</u></th> <th style="width: 65%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 20%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Grant County is very homogeneous in geographic and soil characteristics; the county consists of approximately ninety-eight percent grassland, with a small amount of irrigated acres.</td> <td style="text-align: center;">2018</td> </tr> </tbody> </table> | <u>Market Area</u> | <u>Description of unique characteristics</u> | <u>Year Land Use Completed</u> | 1 | Grant County is very homogeneous in geographic and soil characteristics; the county consists of approximately ninety-eight percent grassland, with a small amount of irrigated acres. | 2018 |
| <u>Market Area</u> | <u>Description of unique characteristics</u> | <u>Year Land Use Completed</u> | | | | | |
| 1 | Grant County is very homogeneous in geographic and soil characteristics; the county consists of approximately ninety-eight percent grassland, with a small amount of irrigated acres. | 2018 | | | | | |
| | Land use is updated via aerial imagery (gWorks), utilizing the land use layer. | | | | | | |
| 3. | Describe the process used to determine and monitor market areas. | | | | | | |
| | The homogenous nature of the county requires only one market area for agricultural land. | | | | | | |
| 4. | Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land. | | | | | | |
| | The number of acres involved. Rural residential is considered to be 20 acres or less. | | | | | | |
| 5. | Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value? | | | | | | |
| | No. Home sites on agricultural property have been increased to \$4,000 for 2023. Rural residential home sites have remained at \$3,000 until they are reviewed by the contracted appraisal firm for 2024. | | | | | | |
| 6. | What separate market analysis has been conducted where intensive use is identified in the county? | | | | | | |
| | The county assessor has looked at feeding operations as other land use and has identified as a unique intensive agricultural use. | | | | | | |
| 7. | If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program. | | | | | | |
| | There is no land enrolled in the Wetland Reserve Program in Grant County. | | | | | | |
| 7a. | Are any other agricultural subclasses used? If yes, please explain. | | | | | | |
| | No. | | | | | | |
| | <u>If your county has special value applications, please answer the following</u> | | | | | | |
| 8a. | How many parcels have a special valuation application on file? | | | | | | |
| | N/A | | | | | | |
| 8b. | What process was used to determine if non-agricultural influences exist in the county? | | | | | | |
| | There are no non-agricultural influences in Grant County. | | | | | | |

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

Grant County Plan of Assessment
FY2023-2025

Christee L Haney, Assessor

July 31, 2022

GRANT COUNTY

PLAN OF ASSESSMENT 2023-2025

PLAN OF ASSESSMENT REQUIREMENTS:

Pursuant to Neb. Laws 2005, LB 263, Section 9, on or before June 15th of each year, the assessor shall prepare a plan of assessment 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 quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31st of 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 Property Assessment Division of the Department of Revenue on or before October 31st of each year.

REAL PROPERTY ASSESSMENT REQUIREMENTS:

All property in the State of Nebraska is subject to property tax unless expressly exempt by Nebraska Constitution 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. One hundred (100) percent of actual value for all classes of real property excluding agricultural and horticultural land;
2. Seventy-five (75) percent of actual value for agricultural land and horticultural land; and
3. Seventy-five (75) percent of special value as defined in §77-1343 and at its actual value when the land is disqualified for special valuation under §77-1347 for agricultural land and horticultural land which meets the qualifications for special valuation under §77-1344.

Neb. Rev. Stat. §77-201 (R.S. Supp. 2006)

GENERAL DESCRIPTION OF REAL PROPERTY IN GRANT COUNTY:

Per the 2022 County Abstract, Grant County consists of the following real property types:

| | Parcel/Acre Count | Total Value | Land Value | Improvement Value |
|--------------|-------------------|-------------|-------------|-------------------|
| Residential | 356 | 9,429,162 | 683,914 | 8,745,248 |
| Commercial | 76 | 2,391,101 | 131,744 | 2,259,357 |
| Agricultural | 1311 | 227,308,368 | 212,433,784 | 14,874,584 |
| Game & Parks | 11 | 99,302 | 99,302 | 0 |
| Exempt | 130 | 0 | 0 | 0 |
| | | | | |
| Total | 1884 | 239,227,933 | 213,348,744 | 25,879,189 |

Agricultural land is the predominant property type in Grant County, with the majority consisting of grassland (irrigated acres consisting of .54% of the total ag acres), primarily used for cow/calf operations.

Additional information is contained in the 2022 Reports & Opinions, issued by the Property Assessment Division of the Department of Revenue, April 2022.

CURRENT RESOURCES:

Staff/Budget/Training

The assessor and 1 part-time employee are the only employees in the office. The county hires an independent appraiser, as needed, for appraisal maintenance.

The proposed budget for the assessment portion of the Assessor's budget for FY 2022-2023 is \$20,850.00

I was re-elected to the office as Clerk Ex Officio in the General Election in November 2018. I plan on attending as many workshops and district meetings as the current budget will allow. I believe that knowledge is the key to maintaining this position.

Record Maintenance

Each property record card is filed by current owner alphabetically. If the owner has more than one parcel they are all filed in one folder.

In January 2020, the Assessors office changed to the MIPS, Inc. software for assessing purposes.

The Village of Hyannis is now online to be looked up by name or parcel ID. I hope to have GIS Workshop map out the towns of Ashby and Whitman in the near future as the budget allows.

My staff and I are trying to switch all records to match with GIS. It seems with the soil changes and such that this is a never ending process. My goal in doing this is so that my records and values are as accurate as possible.

ASSESSMENT PROCEDURES:

Discover/List/Inventory Property

The assessor is also Register of Deeds which is helpful in the discovery process. Data collection will be done on a regular basis to ensure listings are current and accurate. Utilization of the local FSA, NRCS, and NRD offices are also useful in tracking land usage.

Data Collection

Grant County has implemented procedures to complete a physical routine inspection of all properties on a six-year cycle.

Ratio Studies

Ratio studies are a vital tool in considering any assessment actions taken. Ratio studies are conducted internally to determine whether any assessment action is required in a specific area or class of property. Consultation with the field liaison is an important part of this process.

Value Approaches

Market Approach: The market approach is used on all classes of property to obtain market value for each parcel of property. Sales comparison is the most common way to determine market value on similar properties.

Cost Approach: The cost approach is primarily used in the valuation process of residential and commercial properties. A depreciation factor derived from market analysis within the county is used to apply to the RCN to determine market value.

Income Approach: The income approach is primarily used in the valuation of commercial properties.

Land valuation studies will be performed on an annual basis. A three-year study of arms-length transactions will be used to obtain current market values.

Reconciliation of Value

A reconciliation of the three approaches to value (if applicable) will be completed and documented.

Sales Ratio Review

Upon completion of assessment actions, sales ratio studies will be reviewed to determine if the statistics are within the guidelines set forth by the state.

Notices

Change of value notices are sent to the property owner of record no later than June 1st of each year as required by §77-1315. Prior to notices being sent, an article will be published in the paper to keep taxpayers informed of the process. I also include a letter explaining what took place as far as values and how sales affected those. I stay transparent with my taxpayers and keep them as informed as possible.

Level of Value, Quality and Uniformity for assessment year 2022:

| <u>Property Class</u> | <u>Ratio (Level of Value)</u> |
|-----------------------|-------------------------------|
| Residential | 100% |
| Commercial | 100% |
| Agricultural | 75% |

For more information regarding statistical measures, see 2022 Reports & Opinions issued by the Property Assessment Division of the Department of Revenue, April 2022.

Assessment Actions Planned for Assessment Year 2023:

Commercial: Keeping with the “6-year inspection cycle” I will visually inspect all commercial properties in Grant County by the end of 2023 (for 2024) to check for any changes. I plan on taking new pictures to add to the file. New values will be reflected on the County Abstract. A market analysis of agricultural sales by land classification group will be conducted to determine what adjustments, if any, need to be made to comply with statistical measures. Appraisal maintenance and pick-up work will be completed in addition to sales review.

Residential: The assessor will continue to monitor and review the residential parcels within the county to determine if there are changes in the market that would require a change in assessment. Maintenance or pickup work will continue on commercial properties. Statistical studies will be completed to determine if ratios are reflecting values with appropriate uniform and proportionate assessments. Appraisal maintenance and pick-up work will be completed in addition to sales review.

Agriculture: The assessor will continue to monitor and review the Ag parcels within the county to determine if there are changes in the market that would require a change in assessment. Statistical studies will be completed to determine if ratios are reflecting values with appropriate uniform and proportionate assessments. Appraisal maintenance and pick-up work will be completed in addition to sales review.

Assessment Actions Planned for Assessment Year 2024:

Residential: : Keeping with the “6-year inspection cycle” I will visually inspect all Residential properties in Grant County by the end of 2024 (for 2025) to check for any changes. I plan on taking new pictures to add to the file. New values will be reflected on the County Abstract. Appraisal maintenance and pick-up work will be completed in addition to sales review.

Agricultural: A market analysis of agricultural sales by land classification group will be conducted to determine what adjustments, if any, need to be made to comply with statistical measures. Grant County has also implemented GIS and it is in use. Land usage will be tracked through shared information from the local NRD and FSA offices. Improved agricultural sales will be monitored through ratio studies. Appraisal maintenance and pick-up work will be completed in addition to sales review.

Commercial: The assessor will also continue to review the commercial parcels within the county to determine if there are changes in the market that would require a change in assessment. Maintenance or pickup work will continue on commercial properties. Statistical studies will be completed to determine if ratios are reflecting values with appropriate uniform and proportionate assessments. Appraisal maintenance and pick-up work will be completed in addition to sales review.

Assessment Actions Planned for Assessment Year 2025:

Agricultural: Keeping with the “6-year inspection cycle” I will visually inspect all Residential properties in Grant County by the end of 2025 (for 2026) to check for any changes. I plan on taking new pictures to add to the file. New values will be reflected on the County Abstract. Appraisal maintenance and pick-up work will be completed in addition to sales review.

A market analysis of agricultural sales by land classification group will be conducted to determine what adjustments, if any, need to be made to comply with statistical measures. Grant County has also implemented GIS and it is in use. Land usage will be tracked through shared information from the local NRD and FSA offices. Improved agricultural sales will be monitored through ratio studies. Appraisal maintenance and pick-up work will be completed in addition to sales review.

Commercial: The assessor will also continue to review the commercial parcels within the county to determine if there are changes in the market that would require a change in assessment. Maintenance or pickup work will continue on commercial properties. Statistical studies will be completed to determine if ratios are reflecting values with appropriate uniform and proportionate assessments. Appraisal maintenance and pick-up work will be completed in addition to sales review.

Residential: The assessor will continue to monitor and review the urban and suburban residential parcels within the county to determine if there are changes in the market that would require a change in assessment for an area, subclass or neighborhood. Statistical studies will be completed to determine if ratios are reflecting values with appropriate uniform and proportionate

assessments. Appraisal maintenance and pick-up work will be completed in addition to sales review.

Other functions performed by the assessor's office, but not limited to:

Permissive Exemptions: Review annual filings of applications for new or continued exempt use and make recommendation to county board. This office receives approximately 18 applications annually.

Homestead Exemptions: Review annual filings of applications; process approvals and denials; send denial notifications to applicants no later than July 31; prepare and send applications to Department of Revenue no later than August 1 annually. This office receives approximately 35 applications annually.

Homestead Exemption Tax Loss Report: Compile tax loss due to Homestead Exemptions and report no later than November 30 annually.

Personal Property Schedules: Review annual filings of agricultural and commercial schedules. This office receives approximately 125 personal property schedules annually.

Form 45 County Abstract of Assessment for Real Property and Assessed Value Update: Compile all real property valuation information and report no later than March 19 annually.

Board of Educational Land and Funds Report: Compile all valuations for properties owned by BELF and report no later than March 31 annually.

Change of Value Notification: Notification sent no later than June 1 annually to all property owners whose value changed from the prior year. I usually include a letter explaining what the changes were.

Form 45 County Abstract of Assessment for Personal Property: Compile all personal property valuation information and file by July 20 annually.

Tax List Corrections: Prepare tax list corrections documents for County Board of Equalization review.

Taxable Value and Growth Certifications: Total assessments for real, personal and centrally assessed properties are reported to all political subdivisions no later than August 20 annually.

School District Taxable Value Report: Final report of taxable value for all school districts located within the county to be filed no later than August 25 annually.

Annual Inventory Statement: Report of all personal property in possession of this office to be filed with the County Board by August 31 annually.

Average Residential Value Report: Certification of the average residential value for Homestead Exemption purposes filed no later than September 1 annually.

Three Year Plan of Assessment: Assessment plan detailing the next three years that must be prepared by June 15 annually, submitted to the County Board of Equalization no later than July 31 annually and filed no later than October 31 annually.

Tax List: Certification of the tax list, for both real and personal property within the county, which must be delivered to the treasurer no later than November 22 annually.

Certificate of Taxes Levied: Final report of the total taxes to be collected by the county to be filed no later than December 1 annually.

Government Owned Properties Report: Report of taxable and exempt state or governmental political subdivision owned properties to be filed for the year 2004 and every 4th year thereafter no later than December 1 annually.

Conclusion:

The Grant County Assessor makes every effort to comply with state statute and the rules and regulations of the Property Assessment Division of the Department of Revenue in an attempt to assure uniform and proportionate assessments of all properties in Grant County.

Considering the broad range of duties this office is responsible for, it is anticipated that there will always be a need for the services of a contract appraiser. However, it is a goal of this office to ultimately complete the majority of the appraisal work by the assessor and office staff as budgetary concerns exist.

Lastly, it is a high priority that this office makes every effort to promote good public relations and keep the public apprised of the assessment practices required by law.

Respectfully submitted,

Christee L. Haney
Grant County Assessor