

**NEBRASKA**

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**DEPARTMENT OF REVENUE**

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

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

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

For the Tax Commissioner

Sincerely,

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

cc: Pat Sandberg, Hamilton County Assessor

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## Introduction

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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.

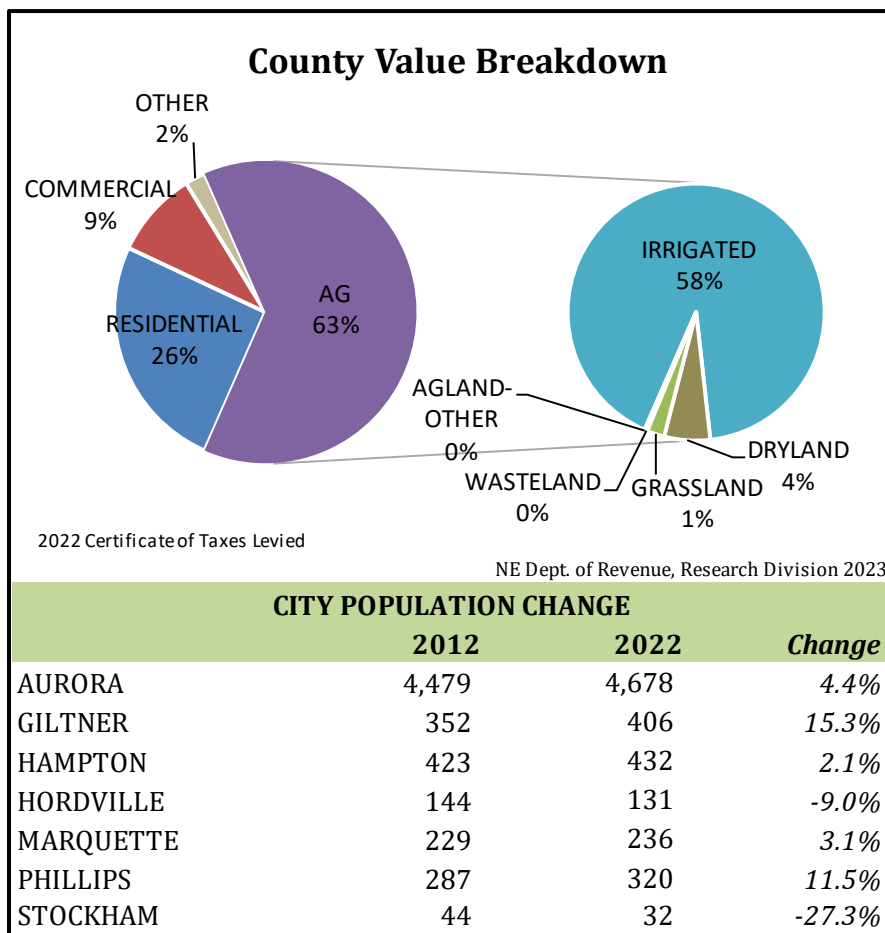
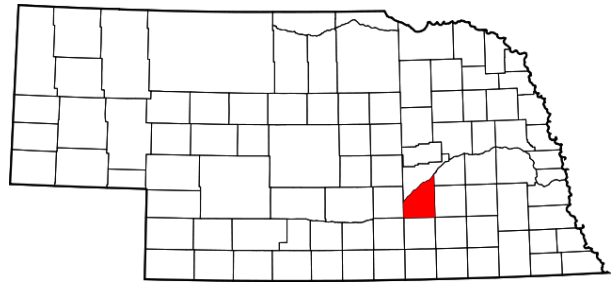
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, if potential issues are identified, they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures 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 543 square miles, Hamilton County has 9,386 residents, per the Census Bureau Quick Facts for 2021, a 1% population increase over the 2020 U.S. Census. Reports indicate that 79% 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 \$171,893 (2022 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Hamilton County are located in and around the county seat of Aurora. According to the U.S. Census Bureau, there are 324 employer establishments with total employment of 2,945 a decrease of 2% from 2019.

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

by commodity group, Hamilton County ranks fourth in grain production.

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

# 2023 Residential Correlation for Hamilton County

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## *Assessment Actions*

For the residential class, Hillcrest, Sunset Terrace, and Paradise Lake were added to the updated costing and depreciation tables. Pick-up work and permits were also completed and put on the assessment rolls.

## *Assessment Practice Review*

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

Sales qualification and verification processes were evaluated to determine if all arm's-length sales were made available for measurement purposes. The review revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were made available for the measurement of real property. Analysis of the sales use practices indicate the county assessor utilized sales above the statewide average for measurement.

There are 11 valuation groups that make up Hamilton County. Each of these valuation groups reflect general economic conditions in the county. All residential costing is 2019, while lot studies are done yearly. The county assessor is up to date with the six-year inspection and review cycle and has a written valuation methodology on file.

## *Description of Analysis*

Residential parcels are contained in 11 valuation groups.

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

The review of the residential statistical profile indicates 313 qualified sales. All measures of central tendency fall within the acceptable range. The COD and PRD are both within the IAAO recommended parameters.

## 2023 Residential Correlation for Hamilton County

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Ten of the 11 valuation groups are represented in the study period; only Valuation Groups 1, 2, 3, and 5 have sufficient sales for measurement purposes. Valuation Groups 4 and 6 have insufficient sample sizes for measurement purposes. In Valuation Group 4, all three measures of central tendency fall within the acceptable range.

Analysis of the 2023 County Abstract of Assessment for Real Property Form 45 Compared with the 2022 Certificate of Taxes Levied Report (CTL) indicates a change in value of approximately 9% to the residential class and reflect the reported county assessor assessment actions.

### *Equalization and Quality of Assessment*

The review of the assessment practices in the county determined that residential property is valued uniformly and is appears to comply with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	221	93.46	92.53	91.10	09.60	101.57
2	21	94.51	94.08	94.66	07.68	99.39
3	31	96.60	94.15	92.49	10.10	101.79
4	4	96.15	94.37	93.12	04.97	101.34
5	18	94.65	96.07	91.39	13.02	105.12
6	5	69.04	72.21	71.04	12.75	101.65
7	1	88.92	88.92	88.92	00.00	100.00
8	3	94.58	91.14	90.02	10.49	101.24
9	8	93.54	87.39	86.13	10.71	101.46
10	1	73.18	73.18	73.18	00.00	100.00
____ ALL ____	313	93.74	92.48	90.80	10.01	101.85

### *Level of Value*

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

# 2023 Commercial Correlation for Hamilton County

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## *Assessment Actions*

For the 2023 commercial class, Aurora city and the industrial subdivisions were revalued. Pick-up work and maintenance were also done and placed on the tax rolls.

## *Assessment Practice Review*

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

Sales verification and qualification were examined and indicated the sales usability rate is above the statewide average for the commercial sales class. Non-qualified sales were also reviewed and provided sufficient comments as to their disqualification. Therefore, all arm's-length sales were made available for measurement purposes.

There are four valuation groups identified for the commercial class. Each valuation group is appropriately identified by economic area and geographical locations. The costing and depreciation tables currently used are dated 2019. The last lot study was completed in 2021 for all commercial except for Aurora which was studied in 2022. The six-year inspection and review cycle is current.

The county assessor has a written valuation methodology on file.

## *Description of Analysis*

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

Valuation Group	Description
41	Aurora
42	Giltner & Hampton
43	Marquette, Stockham, Phillips and Hordville
44	Rural

Examination of the commercial statistical profile indicates there are 24 qualified sales. The three measures of central tendency fall within the acceptable range and the COD and PRD are within IAAO acceptable range.

Review of the individual valuation groups indicate most of commercial sales are in Valuation Group 1, which has a median that is slightly high at 101%. A substat of this valuation group can be found in the appendix. The substat reflects that the market of commercial property in the county is on the rise, as new year sales are well below the acceptable range at 81%. Based on the market trends, and the fact that the median is only slightly outside the range an adjustment should not be made.

## 2023 Commercial Correlation for Hamilton County

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Valuation Groups 3, 42, 43, and 44, offer a minimal seven sales combined and are deemed unreliable for measurement purposes.

Comparison of the 2023 Abstract of Assessment, Form 45 Compared to the 2022 Certificate of Taxes Levied Report (CTL) and the changes in the state sales file support that valuation adjustments have been made equitably in Hamilton County and reflect the reported assessment action by the county assessor.

### *Equalization and Quality of Assessment*

Based on the analysis of all available information, commercial property in Hamilton County has been equitably valued, the quality of assessment for the commercial class of property complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	17	100.52	102.96	107.46	15.52	95.81
3	1	96.71	96.71	96.71	00.00	100.00
42	4	80.93	79.67	77.45	36.54	102.87
43	1	70.29	70.29	70.29	00.00	100.00
44	1	79.24	79.24	79.24	00.00	100.00
____ALL____	24	98.01	96.47	98.21	18.77	98.23

### *Level of Value*

Based on analysis of all available information, the level of value for the commercial property in Hamilton County is 98%.

# 2023 Agricultural Correlation for Hamilton County

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## *Assessment Actions*

For the 2023 assessment year, a land use review was completed for the entire county. This was completed by comparing the appraisal card to aerial imagery. Irrigated land increased between 2% to 10% while dryland increased 2% to 8% depending on Land Capability Group (LCG). All pick-up work was reviewed and completed.

## *Assessment Practice Review*

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

A review of the sales verification and qualification was completed. The sales usability rate is near the statewide average for the agricultural class. Review of all non-qualified sales indicated there was sufficient documentation as to why the sale was disqualified. All arm's-length sales were made available for measurement purposes.

The land use was reviewed in 2022 for 2023 assessment. The entire county was verified for land use with the appraisal card compared to aerial imagery. Agricultural improvements are valued according to the Marshall & Swift manual and the Computer Assisted Mass Appraisal (CAMA) system depreciation tables. The home site areas are valued at \$40,000 and farm sites are valued at \$8,000 an acre. For agricultural improvements and outbuildings, the depreciation tables use 2017 data, while the costing is 2019. The Hamilton County Assessor is current with the six-year inspection and review cycle.

There is one market in Hamilton County and currently, there is no data to support the need for additional market areas. The county assessor does not recognize special value within the county nor are there any special value applications on file currently.

## *Description of Analysis*

Review of the statistical profile indicates there are 111 qualified sales, with two of the three measures of central tendency within acceptable range. The median and the mean differ by only two percentage points, while the weighted mean is eight percentage points below the median. The qualitative statistics show a COD within the acceptable range at 16%, which supports the median as an indicator of the level of value.

Examination of the 80% Majority Land Use (MLU) indicates most sales are irrigated land sales and only a few sales are in the dryland sample, both subclasses have medians within the acceptable range.

The reported assessment actions are reflected in the 2023 County Abstract of Assessment for Real Property, Form 45, Compared with the 2022 Certificate of Taxes Levied Report (CTL).

## 2023 Agricultural Correlation for Hamilton County

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Hamilton County has a school bond subject to a reduced level of value, pursuant to LB 2. A school district statistic can be found in the Appendix of this report; the statistic contains no sales; review of the assessed values establish by the county assessor supports that values were reduced as required by state statute.

### *Equalization and Quality of Assessment*

<b>80%MLU By Market Area</b>						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	101	71.70	68.20	62.85	16.28	108.51
1	101	71.70	68.20	62.85	16.28	108.51
<u>Dry</u>						
County	3	73.44	77.36	75.38	08.66	102.63
1	3	73.44	77.36	75.38	08.66	102.63
<u>ALL</u>	111	71.43	68.53	63.06	16.48	108.67

### *Level of Value*

Based on analysis of all available information, the level of value of agricultural land in Hamilton County is 71%.

### *Level of Value of School Bond Valuation – LB 2 (Operative January 1, 2022)*

A review of agricultural land value in Hamilton County in school districts that levy taxes to pay the principal or interest on bonds approved by a vote of the people, indicates that the assessed values used were proportionately reduced from all other agricultural land values in the county by a factor of 34%. Therefore, it is the opinion of the Property Tax Administrator that the level of value of agricultural land for school bond valuation in Hamilton County is 50%.

## 2023 Opinions of the Property Tax Administrator for Hamilton County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
<b>Residential Real Property</b>	<b>94</b>	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Commercial Real Property</b>	<b>98</b>	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Agricultural Land</b>	<b>71</b>	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 7th day of April, 2023.



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Ruth A. Sorensen  
Property Tax Administrator



## APPENDICES

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## 2023 Commission Summary for Hamilton County

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### Residential Real Property - Current

Number of Sales	313	Median	93.74
Total Sales Price	\$70,650,185	Mean	92.48
Total Adj. Sales Price	\$70,650,185	Wgt. Mean	90.80
Total Assessed Value	\$64,152,370	Average Assessed Value of the Base	\$137,668
Avg. Adj. Sales Price	\$225,719	Avg. Assessed Value	\$204,960

### Confidence Interval - Current

95% Median C.I	92.97 to 94.58
95% Wgt. Mean C.I	89.02 to 92.58
95% Mean C.I	91.01 to 93.95
% of Value of the Class of all Real Property Value in the County	23.44
% of Records Sold in the Study Period	6.20
% of Value Sold in the Study Period	9.23

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2022	318	97	97.30
2021	248	95	95.06
2020	273	93	92.70
2019	277	92	92.36

## 2023 Commission Summary for Hamilton County

### Commercial Real Property - Current

Number of Sales	24	Median	98.01
Total Sales Price	\$6,003,679	Mean	96.47
Total Adj. Sales Price	\$6,003,679	Wgt. Mean	98.21
Total Assessed Value	\$5,895,945	Average Assessed Value of the Base	\$487,687
Avg. Adj. Sales Price	\$250,153	Avg. Assessed Value	\$245,664

### Confidence Interval - Current

95% Median C.I	80.50 to 103.60
95% Wgt. Mean C.I	82.44 to 113.97
95% Mean C.I	84.56 to 108.38
% of Value of the Class of all Real Property Value in the County	8.88
% of Records Sold in the Study Period	4.44
% of Value Sold in the Study Period	2.24

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2022	26	100	100.94
2021	28	94	94.44
2020	21	94	94.20
2019	25	94	94.20

**41 Hamilton  
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 : 313  
 Total Sales Price : 70,650,185  
 Total Adj. Sales Price : 70,650,185  
 Total Assessed Value : 64,152,370  
 Avg. Adj. Sales Price : 225,719  
 Avg. Assessed Value : 204,960

MEDIAN : 94  
 WGT. MEAN : 91  
 MEAN : 92  
 COD : 10.01  
 PRD : 101.85

COV : 14.39  
 STD : 13.31  
 Avg. Abs. Dev : 09.38  
 MAX Sales Ratio : 131.92  
 MIN Sales Ratio : 59.62

95% Median C.I. : 92.97 to 94.58  
 95% Wgt. Mean C.I. : 89.02 to 92.58  
 95% Mean C.I. : 91.01 to 93.95

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qrtrs</u>												
01-OCT-20 To 31-DEC-20	34	98.31	100.71	99.37	07.29	101.35	83.94	131.18	96.83 to 99.67	193,575	192,348	
01-JAN-21 To 31-MAR-21	35	98.15	98.79	98.00	06.63	100.81	64.39	128.96	95.21 to 99.97	216,642	212,314	
01-APR-21 To 30-JUN-21	54	96.38	96.45	95.56	05.93	100.93	59.62	128.53	94.36 to 97.93	240,353	229,690	
01-JUL-21 To 30-SEP-21	46	94.19	93.86	91.94	07.63	102.09	70.05	128.84	92.24 to 96.29	241,743	222,254	
01-OCT-21 To 31-DEC-21	42	92.65	94.98	95.16	10.37	99.81	62.48	131.92	89.94 to 95.79	188,067	178,974	
01-JAN-22 To 31-MAR-22	32	92.21	89.08	87.42	09.43	101.90	62.78	114.16	84.81 to 94.83	248,509	217,243	
01-APR-22 To 30-JUN-22	41	80.44	81.85	80.09	13.26	102.20	59.98	123.79	75.20 to 86.78	238,791	191,256	
01-JUL-22 To 30-SEP-22	29	81.22	80.75	77.75	10.74	103.86	60.63	98.39	76.99 to 88.39	232,600	180,843	
<u>Study Yrs</u>												
01-OCT-20 To 30-SEP-21	169	96.60	97.09	95.65	07.06	101.51	59.62	131.18	95.33 to 97.46	226,410	216,555	
01-OCT-21 To 30-SEP-22	144	88.17	87.06	85.08	12.19	102.33	59.98	131.92	84.33 to 91.65	224,909	191,351	
<u>Calendar Yrs</u>												
01-JAN-21 To 31-DEC-21	177	95.33	95.89	94.93	07.79	101.01	59.62	131.92	94.19 to 96.58	223,619	212,287	
<u>ALL</u>	313	93.74	92.48	90.80	10.01	101.85	59.62	131.92	92.97 to 94.58	225,719	204,960	

VALUATION GROUP											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	221	93.46	92.53	91.10	09.60	101.57	59.98	131.92	92.88 to 94.62	209,421	190,780	
2	21	94.51	94.08	94.66	07.68	99.39	81.31	113.83	87.18 to 99.51	377,505	357,348	
3	31	96.60	94.15	92.49	10.10	101.79	63.46	128.96	89.08 to 99.35	183,486	169,712	
4	4	96.15	94.37	93.12	04.97	101.34	84.81	100.35	N/A	263,500	245,379	
5	18	94.65	96.07	91.39	13.02	105.12	62.48	126.63	84.33 to 105.86	90,678	82,869	
6	5	69.04	72.21	71.04	12.75	101.65	59.62	93.34	N/A	278,500	197,857	
7	1	88.92	88.92	88.92	00.00	100.00	88.92	88.92	N/A	46,000	40,905	
8	3	94.58	91.14	90.02	10.49	101.24	74.55	104.30	N/A	608,667	547,952	
9	8	93.54	87.39	86.13	10.71	101.46	60.93	101.39	60.93 to 101.39	543,963	468,506	
10	1	73.18	73.18	73.18	00.00	100.00	73.18	73.18	N/A	450,000	329,325	
<u>ALL</u>	313	93.74	92.48	90.80	10.01	101.85	59.62	131.92	92.97 to 94.58	225,719	204,960	

**41 Hamilton  
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 : 313  
 Total Sales Price : 70,650,185  
 Total Adj. Sales Price : 70,650,185  
 Total Assessed Value : 64,152,370  
 Avg. Adj. Sales Price : 225,719  
 Avg. Assessed Value : 204,960

MEDIAN : 94  
 WGT. MEAN : 91  
 MEAN : 92  
 COD : 10.01  
 PRD : 101.85

COV : 14.39  
 STD : 13.31  
 Avg. Abs. Dev : 09.38  
 MAX Sales Ratio : 131.92  
 MIN Sales Ratio : 59.62

95% Median C.I. : 92.97 to 94.58  
 95% Wgt. Mean C.I. : 89.02 to 92.58  
 95% Mean C.I. : 91.01 to 93.95

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**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	312	93.77	92.49	90.80	10.01	101.86	59.62	131.92	92.97 to 94.58	226,295	205,485
06	1	88.92	88.92	88.92	00.00	100.00	88.92	88.92	N/A	46,000	40,905
07											
<u>ALL</u>	<u>313</u>	<u>93.74</u>	<u>92.48</u>	<u>90.80</u>	<u>10.01</u>	<u>101.85</u>	<u>59.62</u>	<u>131.92</u>	<u>92.97 to 94.58</u>	<u>225,719</u>	<u>204,960</u>

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	1	105.86	105.86	105.86	00.00	100.00	105.86	105.86	N/A	7,000	7,410
Less Than 30,000	3	105.86	106.83	107.92	04.60	98.99	100.00	114.62	N/A	15,935	17,197
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	313	93.74	92.48	90.80	10.01	101.85	59.62	131.92	92.97 to 94.58	225,719	204,960
Greater Than 14,999	312	93.70	92.43	90.80	10.00	101.80	59.62	131.92	92.97 to 94.55	226,420	205,593
Greater Than 29,999	310	93.61	92.34	90.79	09.98	101.71	59.62	131.92	92.90 to 94.51	227,750	206,777
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	1	105.86	105.86	105.86	00.00	100.00	105.86	105.86	N/A	7,000	7,410
15,000 TO 29,999	2	107.31	107.31	108.27	06.81	99.11	100.00	114.62	N/A	20,403	22,090
30,000 TO 59,999	8	97.78	100.92	100.11	15.44	100.81	78.70	126.63	78.70 to 126.63	46,253	46,305
60,000 TO 99,999	21	98.39	102.42	101.54	15.27	100.87	62.48	131.18	87.22 to 121.96	79,250	80,468
100,000 TO 149,999	49	97.71	97.01	96.90	08.42	100.11	62.78	131.92	93.92 to 99.28	126,492	122,575
150,000 TO 249,999	127	93.27	91.80	91.76	08.48	100.04	60.61	128.53	92.27 to 95.00	192,000	176,187
250,000 TO 499,999	91	92.44	87.90	88.19	10.11	99.67	59.62	115.96	88.39 to 94.19	319,946	282,156
500,000 TO 999,999	14	92.07	89.69	89.98	11.53	99.68	60.93	113.83	74.55 to 101.39	633,643	570,165
1,000,000 +											
<u>ALL</u>	<u>313</u>	<u>93.74</u>	<u>92.48</u>	<u>90.80</u>	<u>10.01</u>	<u>101.85</u>	<u>59.62</u>	<u>131.92</u>	<u>92.97 to 94.58</u>	<u>225,719</u>	<u>204,960</u>

**41 Hamilton  
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 : 24  
 Total Sales Price : 6,003,679  
 Total Adj. Sales Price : 6,003,679  
 Total Assessed Value : 5,895,945  
 Avg. Adj. Sales Price : 250,153  
 Avg. Assessed Value : 245,664

MEDIAN : 98  
 WGT. MEAN : 98  
 MEAN : 96  
 COD : 18.77  
 PRD : 98.23

COV : 29.22  
 STD : 28.19  
 Avg. Abs. Dev : 18.40  
 MAX Sales Ratio : 176.00  
 MIN Sales Ratio : 35.29

95% Median C.I. : 80.50 to 103.60  
 95% Wgt. Mean C.I. : 82.44 to 113.97  
 95% Mean C.I. : 84.56 to 108.38

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qrtrs</u>											
01-OCT-19 To 31-DEC-19	2	124.54	124.54	141.20	18.74	88.20	101.20	147.87	N/A	437,500	617,750
01-JAN-20 To 31-MAR-20	3	99.76	106.08	100.47	08.21	105.58	96.95	121.53	N/A	129,726	130,333
01-APR-20 To 30-JUN-20	1	112.75	112.75	112.75	00.00	100.00	112.75	112.75	N/A	200,000	225,500
01-JUL-20 To 30-SEP-20	3	96.71	99.65	96.93	04.28	102.81	94.90	107.33	N/A	85,667	83,033
01-OCT-20 To 31-DEC-20	2	88.53	88.53	104.18	20.60	84.98	70.29	106.76	N/A	123,750	128,925
01-JAN-21 To 31-MAR-21	3	99.07	88.66	93.14	12.48	95.19	64.91	102.00	N/A	85,000	79,167
01-APR-21 To 30-JUN-21	3	96.73	121.61	121.53	28.92	100.07	92.10	176.00	N/A	126,667	153,933
01-JUL-21 To 30-SEP-21											
01-OCT-21 To 31-DEC-21	1	103.60	103.60	103.60	00.00	100.00	103.60	103.60	N/A	225,000	233,095
01-JAN-22 To 31-MAR-22	1	35.29	35.29	35.29	00.00	100.00	35.29	35.29	N/A	85,000	30,000
01-APR-22 To 30-JUN-22	2	73.82	73.82	78.27	07.36	94.31	68.39	79.24	N/A	865,000	677,000
01-JUL-22 To 30-SEP-22	3	80.50	80.61	89.75	16.43	89.82	60.82	100.52	N/A	453,333	406,867
<u>Study Yrs</u>											
01-OCT-19 To 30-SEP-20	9	101.20	108.78	122.07	11.11	89.11	94.90	147.87	96.71 to 121.53	191,242	233,456
01-OCT-20 To 30-SEP-21	8	97.90	100.98	108.46	20.41	93.10	64.91	176.00	64.91 to 176.00	110,313	119,644
01-OCT-21 To 30-SEP-22	7	79.24	75.48	83.46	21.66	90.44	35.29	103.60	35.29 to 103.60	485,714	405,385
<u>Calendar Yrs</u>											
01-JAN-20 To 31-DEC-20	9	99.76	100.78	102.72	09.97	98.11	70.29	121.53	94.90 to 112.75	121,520	124,828
01-JAN-21 To 31-DEC-21	7	99.07	104.92	108.42	18.44	96.77	64.91	176.00	64.91 to 176.00	122,857	133,199
<u>ALL</u>	24	98.01	96.47	98.21	18.77	98.23	35.29	176.00	80.50 to 103.60	250,153	245,664

VALUATION GROUP										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	17	100.52	102.96	107.46	15.52	95.81	60.82	176.00	92.10 to 107.33	235,882	253,479
3	1	96.71	96.71	96.71	00.00	100.00	96.71	96.71	N/A	82,000	79,300
42	4	80.93	79.67	77.45	36.54	102.87	35.29	121.53	N/A	79,795	61,800
43	1	70.29	70.29	70.29	00.00	100.00	70.29	70.29	N/A	17,500	12,300
44	1	79.24	79.24	79.24	00.00	100.00	79.24	79.24	N/A	1,575,000	1,248,000
<u>ALL</u>	24	98.01	96.47	98.21	18.77	98.23	35.29	176.00	80.50 to 103.60	250,153	245,664

**41 Hamilton  
COMMERCIAL**

**PAD 2023 R&O Statistics (Using 2023 Values)**

Qualified

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 95% Wgt. Mean C.I. : 82.44 to 113.97  
 95% Mean C.I. : 84.56 to 108.38

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**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02	1	96.95	96.95	96.95	00.00	100.00	96.95	96.95	N/A	147,500	143,000
03	23	99.07	96.45	98.24	19.29	98.18	35.29	176.00	80.50 to 103.60	254,616	250,128
04											
<u>ALL</u>	<u>24</u>	<u>98.01</u>	<u>96.47</u>	<u>98.21</u>	<u>18.77</u>	<u>98.23</u>	<u>35.29</u>	<u>176.00</u>	<u>80.50 to 103.60</u>	<u>250,153</u>	<u>245,664</u>

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	1	70.29	70.29	70.29	00.00	100.00	70.29	70.29	N/A	17,500	12,300
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	24	98.01	96.47	98.21	18.77	98.23	35.29	176.00	80.50 to 103.60	250,153	245,664
Greater Than 14,999	24	98.01	96.47	98.21	18.77	98.23	35.29	176.00	80.50 to 103.60	250,153	245,664
Greater Than 29,999	23	99.07	97.61	98.29	18.12	99.31	35.29	176.00	92.10 to 103.60	260,269	255,811
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	1	70.29	70.29	70.29	00.00	100.00	70.29	70.29	N/A	17,500	12,300
30,000 TO 59,999	3	107.33	97.92	91.19	17.58	107.38	64.91	121.53	N/A	38,893	35,467
60,000 TO 99,999	3	96.71	77.02	75.87	21.98	101.52	35.29	99.07	N/A	80,667	61,200
100,000 TO 149,999	6	99.08	110.53	110.20	16.03	100.30	92.10	176.00	92.10 to 176.00	128,750	141,883
150,000 TO 249,999	7	99.76	95.50	96.77	11.10	98.69	68.39	112.75	68.39 to 112.75	195,714	189,392
250,000 TO 499,999	1	60.82	60.82	60.82	00.00	100.00	60.82	60.82	N/A	268,000	163,000
500,000 TO 999,999	2	124.20	124.20	122.14	19.07	101.69	100.52	147.87	N/A	821,000	1,002,800
1,000,000 TO 1,999,999	1	79.24	79.24	79.24	00.00	100.00	79.24	79.24	N/A	1,575,000	1,248,000
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											
<u>ALL</u>	<u>24</u>	<u>98.01</u>	<u>96.47</u>	<u>98.21</u>	<u>18.77</u>	<u>98.23</u>	<u>35.29</u>	<u>176.00</u>	<u>80.50 to 103.60</u>	<u>250,153</u>	<u>245,664</u>

**41 Hamilton  
COMMERCIAL**

**PAD 2023 R&O Statistics (Using 2023 Values)**

Qualified

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 95% Wgt. Mean C.I. : 82.44 to 113.97  
 95% Mean C.I. : 84.56 to 108.38

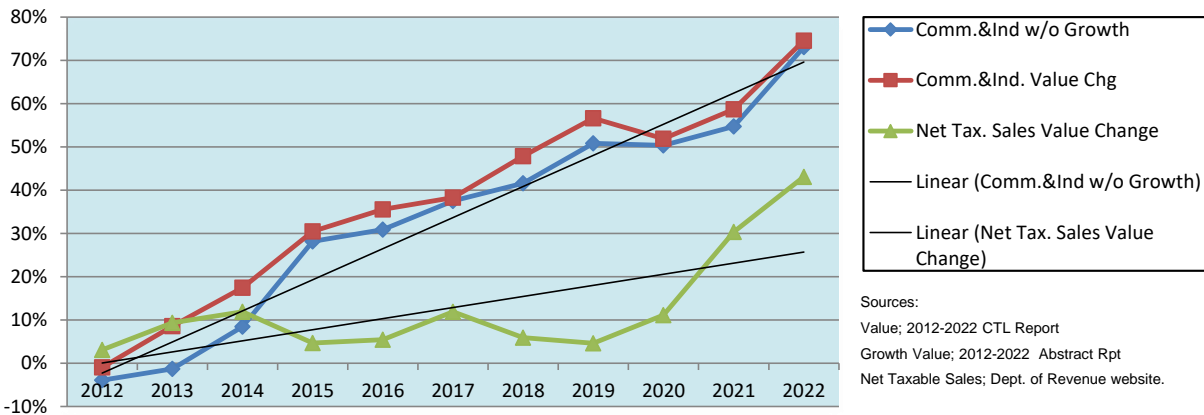
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RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
344	5	106.76	92.67	98.47	15.66	94.11	35.29	112.75	N/A	134,000	131,950
352	3	99.76	114.86	131.96	17.01	87.04	96.95	147.87	N/A	369,167	487,167
353	5	96.73	87.82	82.02	12.35	107.07	60.82	102.00	N/A	163,600	134,180
384	2	93.50	93.50	93.72	01.50	99.77	92.10	94.90	N/A	125,000	117,150
386	2	67.60	67.60	66.21	03.98	102.10	64.91	70.29	N/A	36,250	24,000
406	3	100.52	96.81	96.52	17.62	100.30	68.39	121.53	N/A	359,560	347,033
434	1	176.00	176.00	176.00	00.00	100.00	176.00	176.00	N/A	125,000	220,000
471	1	96.71	96.71	96.71	00.00	100.00	96.71	96.71	N/A	82,000	79,300
529	1	79.24	79.24	79.24	00.00	100.00	79.24	79.24	N/A	1,575,000	1,248,000
531	1	103.60	103.60	103.60	00.00	100.00	103.60	103.60	N/A	225,000	233,095
<u>ALL</u>	24	98.01	96.47	98.21	18.77	98.23	35.29	176.00	80.50 to 103.60	250,153	245,664



### 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	\$ 139,059,220	\$ 2,638,495	1.90%	\$ 136,420,725		\$ 50,364,933	
2012	\$ 137,707,416	\$ 4,105,460	2.98%	\$ 133,601,956	-3.92%	\$ 51,922,619	3.09%
2013	\$ 150,950,765	\$ 13,713,440	9.08%	\$ 137,237,325	-0.34%	\$ 55,083,177	6.09%
2014	\$ 163,305,613	\$ 12,511,935	7.66%	\$ 150,793,678	-0.10%	\$ 56,366,838	2.33%
2015	\$ 181,398,715	\$ 3,151,290	1.74%	\$ 178,247,425	9.15%	\$ 52,720,836	-6.47%
2016	\$ 188,531,398	\$ 6,529,020	3.46%	\$ 182,002,378	0.33%	\$ 53,116,608	0.75%
2017	\$ 192,282,199	\$ 1,049,250	0.55%	\$ 191,232,949	1.43%	\$ 56,362,167	6.11%
2018	\$ 205,654,994	\$ 8,761,375	4.26%	\$ 196,893,619	2.40%	\$ 53,353,741	-5.34%
2019	\$ 217,816,554	\$ 8,038,845	3.69%	\$ 209,777,709	2.00%	\$ 52,681,459	-1.26%
2020	\$ 211,191,590	\$ 2,131,590	1.01%	\$ 209,060,000	-4.02%	\$ 55,979,703	6.26%
2021	\$ 220,676,090	\$ 5,546,270	2.51%	\$ 215,129,820	1.86%	\$ 65,666,567	17.30%
2022	\$ 242,769,625	\$ 2,078,060	0.86%	\$ 240,691,565	9.07%	\$ 72,071,406	9.75%
<b>Ann %chg</b>	<b>5.83%</b>			<b>Average</b>	<b>1.62%</b>	3.33%	<b>3.51%</b>

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2011	-	-	-
2012	-3.92%	-0.97%	3.09%
2013	-1.31%	8.55%	9.37%
2014	8.44%	17.44%	11.92%
2015	28.18%	30.45%	4.68%
2016	30.88%	35.58%	5.46%
2017	37.52%	38.27%	11.91%
2018	41.59%	47.89%	5.93%
2019	50.85%	56.64%	4.60%
2020	50.34%	51.87%	11.15%
2021	54.70%	58.69%	30.38%
2022	73.09%	74.58%	43.10%

County Number	41
County Name	Hamilton

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	17	Median :	101	COV :	25.71	95% Median C.I. :	92.10 to 107.33
Total Sales Price :	4,085,000	Wgt. Mean :	107	STD :	26.47	95% Wgt. Mean C.I. :	88.07 to 126.85
Total Adj. Sales Price :	4,010,000	Mean :	103	Avg. Abs. Dev :	15.60	95% Mean C.I. :	89.35 to 116.57
Total Assessed Value :	4,309,145						
Avg. Adj. Sales Price :	235,882	COD :	15.52	MAX Sales Ratio :	176.00		
Avg. Assessed Value :	253,479	PRD :	95.81	MIN Sales Ratio :	60.82		

What IF

DATE OF SALE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2019 To 12/31/2019	2	124.54	124.54	141.20	18.74	88.20	101.20	147.87	N/A	437,500	617,750
01/01/2020 To 03/31/2020	1	99.76	99.76	99.76		100.00	99.76	99.76	N/A	210,000	209,500
04/01/2020 To 06/30/2020	1	112.75	112.75	112.75		100.00	112.75	112.75	N/A	200,000	225,500
07/01/2020 To 09/30/2020	2	101.12	101.12	97.03	06.15	104.22	94.90	107.33	N/A	87,500	84,900
10/01/2020 To 12/31/2020	1	106.76	106.76	106.76		100.00	106.76	106.76	N/A	230,000	245,550
01/01/2021 To 03/31/2021	2	100.54	100.54	100.90	01.46	99.64	99.07	102.00	N/A	100,000	100,900
04/01/2021 To 06/30/2021	3	96.73	121.61	121.53	28.92	100.07	92.10	176.00	N/A	126,667	153,933
07/01/2021 To 09/30/2021											
10/01/2021 To 12/31/2021	1	103.60	103.60	103.60		100.00	103.60	103.60	N/A	225,000	233,095
01/01/2022 To 03/31/2022											
04/01/2022 To 06/30/2022	1	68.39	68.39	68.39		100.00	68.39	68.39	N/A	155,000	106,000
07/01/2022 To 09/30/2022	3	80.50	80.61	89.75	16.43	89.82	60.82	100.52	N/A	453,333	406,867
<u>Study Yrs</u>											
10/01/2019 To 09/30/2020	6	104.27	110.64	126.05	11.53	87.77	94.90	147.87	94.90 to 147.87	243,333	306,717
10/01/2020 To 09/30/2021	6	100.54	112.11	112.24	16.05	99.88	92.10	176.00	92.10 to 176.00	135,000	151,525
10/01/2021 To 09/30/2022	5	80.50	82.77	89.64	18.61	92.34	60.82	103.60	N/A	348,000	311,939
<u>Calendar Yrs</u>											
01/01/2020 To 12/31/2020	5	106.76	104.30	104.34	04.76	99.96	94.90	112.75	N/A	163,000	170,070
01/01/2021 To 12/31/2021	6	100.54	111.58	111.39	15.54	100.17	92.10	176.00	92.10 to 176.00	134,167	149,449

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	17	Median :	101	COV :	25.71	95% Median C.I. :	92.10 to 107.33
Total Sales Price :	4,085,000	Wgt. Mean :	107	STD :	26.47	95% Wgt. Mean C.I. :	88.07 to 126.85
Total Adj. Sales Price :	4,010,000	Mean :	103	Avg. Abs. Dev :	15.60	95% Mean C.I. :	89.35 to 116.57
Total Assessed Value :	4,309,145						
Avg. Adj. Sales Price :	235,882	COD :	15.52	MAX Sales Ratio :	176.00		
Avg. Assessed Value :	253,479	PRD :	95.81	MIN Sales Ratio :	60.82		

What IF

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	17	100.52	102.96	107.46	15.52	95.81	60.82	176.00	92.10 to 107.33	235,882	253,479

PROPERTY TYPE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
02											
03	17	100.52	102.96	107.46	15.52	95.81	60.82	176.00	92.10 to 107.33	235,882	253,479
04											

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	17	Median :	101	COV :	25.71	95% Median C.I. :	92.10 to 107.33
Total Sales Price :	4,085,000	Wgt. Mean :	107	STD :	26.47	95% Wgt. Mean C.I. :	88.07 to 126.85
Total Adj. Sales Price :	4,010,000	Mean :	103	Avg. Abs. Dev :	15.60	95% Mean C.I. :	89.35 to 116.57
Total Assessed Value :	4,309,145						
Avg. Adj. Sales Price :	235,882	COD :	15.52	MAX Sales Ratio :	176.00		
Avg. Assessed Value :	253,479	PRD :	95.81	MIN Sales Ratio :	60.82		

What IF

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
__ Ranges Excl. Low \$ __											
Greater Than 4,999	17	100.52	102.96	107.46	15.52	95.81	60.82	176.00	92.10 to 107.33	235,882	253,479
Greater Than 15,000	17	100.52	102.96	107.46	15.52	95.81	60.82	176.00	92.10 to 107.33	235,882	253,479
Greater Than 30,000	17	100.52	102.96	107.46	15.52	95.81	60.82	176.00	92.10 to 107.33	235,882	253,479
__ Incremental Ranges __											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	1	107.33	107.33	107.33		100.00	107.33	107.33	N/A	30,000	32,200
60,000 TO 99,999	1	99.07	99.07	99.07		100.00	99.07	99.07	N/A	75,000	74,300
100,000 TO 149,999	5	101.20	113.24	113.33	17.98	99.92	92.10	176.00	N/A	125,000	141,660
150,000 TO 249,999	7	99.76	95.50	96.77	11.10	98.69	68.39	112.75	68.39 to 112.75	195,714	189,392
250,000 TO 499,999	1	60.82	60.82	60.82		100.00	60.82	60.82	N/A	268,000	163,000
500,000 TO 999,999	2	124.20	124.20	122.14	19.07	101.69	100.52	147.87	N/A	821,000	1,002,800
1,000,000 TO 1,999,999											
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	17	Median :	101	COV :	25.71	95% Median C.I. :	92.10 to 107.33
Total Sales Price :	4,085,000	Wgt. Mean :	107	STD :	26.47	95% Wgt. Mean C.I. :	88.07 to 126.85
Total Adj. Sales Price :	4,010,000	Mean :	103	Avg. Abs. Dev :	15.60	95% Mean C.I. :	89.35 to 116.57
Total Assessed Value :	4,309,145						
Avg. Adj. Sales Price :	235,882	COD :	15.52	MAX Sales Ratio :	176.00		
Avg. Assessed Value :	253,479	PRD :	95.81	MIN Sales Ratio :	60.82		

What IF

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
344	4	107.05	107.01	107.65	02.83	99.41	101.20	112.75	N/A	146,250	157,438
352	2	123.82	123.82	137.34	19.43	90.16	99.76	147.87	N/A	480,000	659,250
353	5	96.73	87.82	82.02	12.35	107.07	60.82	102.00	N/A	163,600	134,180
384	2	93.50	93.50	93.72	01.50	99.77	92.10	94.90	N/A	125,000	117,150
406	2	84.46	84.46	95.76	19.03	88.20	68.39	100.52	N/A	523,500	501,300
434	1	176.00	176.00	176.00		100.00	176.00	176.00	N/A	125,000	220,000
531	1	103.60	103.60	103.60		100.00	103.60	103.60	N/A	225,000	233,095

COMMERCIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	1	Total	Increase	0%

What IF

**41 Hamilton**  
**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 : 111  
 Total Sales Price : 137,715,252  
 Total Adj. Sales Price : 137,715,252  
 Total Assessed Value : 86,841,490  
 Avg. Adj. Sales Price : 1,240,678  
 Avg. Assessed Value : 782,356

MEDIAN : 71  
 WGT. MEAN : 63  
 MEAN : 69  
 COD : 16.48  
 PRD : 108.67

COV : 20.93  
 STD : 14.34  
 Avg. Abs. Dev : 11.77  
 MAX Sales Ratio : 110.64  
 MIN Sales Ratio : 36.22

95% Median C.I. : 66.55 to 74.85  
 95% Wgt. Mean C.I. : 59.14 to 66.98  
 95% Mean C.I. : 65.86 to 71.20

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qrtrs</u>												
01-OCT-19 To 31-DEC-19	6	81.81	79.83	78.75	05.54	101.37	71.70	88.86	71.70 to 88.86	675,771	532,190	
01-JAN-20 To 31-MAR-20	7	82.30	82.46	81.36	06.08	101.35	70.74	91.83	70.74 to 91.83	847,332	689,418	
01-APR-20 To 30-JUN-20	9	80.61	77.32	76.12	10.22	101.58	47.39	91.83	70.39 to 85.62	908,657	691,693	
01-JUL-20 To 30-SEP-20	2	79.34	79.34	79.33	01.88	100.01	77.85	80.82	N/A	1,250,000	991,683	
01-OCT-20 To 31-DEC-20	13	75.71	74.12	73.44	07.91	100.93	43.42	90.20	70.87 to 78.97	937,340	688,385	
01-JAN-21 To 31-MAR-21	9	73.22	71.85	64.42	21.05	111.53	43.38	110.64	47.04 to 85.03	1,101,494	709,532	
01-APR-21 To 30-JUN-21	8	79.34	73.86	74.22	09.31	99.51	36.22	82.27	36.22 to 82.27	929,858	690,100	
01-JUL-21 To 30-SEP-21	5	69.19	69.55	69.36	03.82	100.27	66.13	76.13	N/A	1,375,000	953,651	
01-OCT-21 To 31-DEC-21	20	56.00	59.73	57.58	15.05	103.73	48.73	84.26	51.44 to 64.91	1,447,591	833,523	
01-JAN-22 To 31-MAR-22	17	65.96	65.22	60.22	14.90	108.30	40.73	94.31	52.03 to 72.60	1,125,210	677,657	
01-APR-22 To 30-JUN-22	14	54.59	56.67	51.64	12.60	109.74	42.94	73.44	48.29 to 69.79	2,191,663	1,131,880	
01-JUL-22 To 30-SEP-22	1	50.83	50.83	50.83	00.00	100.00	50.83	50.83	N/A	1,875,000	953,045	
<u>Study Yrs</u>												
01-OCT-19 To 30-SEP-20	24	81.16	79.61	78.53	07.31	101.38	47.39	91.83	76.56 to 84.14	860,994	676,153	
01-OCT-20 To 30-SEP-21	35	75.70	72.83	70.37	11.94	103.50	36.22	110.64	71.43 to 78.54	1,040,364	732,110	
01-OCT-21 To 30-SEP-22	52	56.00	60.53	55.79	16.86	108.50	40.73	94.31	52.32 to 64.81	1,550,744	865,192	
<u>Calendar Yrs</u>												
01-JAN-20 To 31-DEC-20	31	78.54	77.27	76.35	08.48	101.20	43.42	91.83	75.71 to 80.82	928,860	709,146	
01-JAN-21 To 31-DEC-21	42	67.87	66.19	62.70	18.65	105.57	36.22	110.64	56.69 to 75.37	1,266,170	793,936	
<u>ALL</u>	111	71.43	68.53	63.06	16.48	108.67	36.22	110.64	66.55 to 74.85	1,240,678	782,356	

AREA (MARKET)											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	111	71.43	68.53	63.06	16.48	108.67	36.22	110.64	66.55 to 74.85	1,240,678	782,356	
<u>ALL</u>	111	71.43	68.53	63.06	16.48	108.67	36.22	110.64	66.55 to 74.85	1,240,678	782,356	

**41 Hamilton**  
**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 : 111  
 Total Sales Price : 137,715,252  
 Total Adj. Sales Price : 137,715,252  
 Total Assessed Value : 86,841,490  
 Avg. Adj. Sales Price : 1,240,678  
 Avg. Assessed Value : 782,356

MEDIAN : 71  
 WGT. MEAN : 63  
 MEAN : 69  
 COD : 16.48  
 PRD : 108.67

COV : 20.93  
 STD : 14.34  
 Avg. Abs. Dev : 11.77  
 MAX Sales Ratio : 110.64  
 MIN Sales Ratio : 36.22

95% Median C.I. : 66.55 to 74.85  
 95% Wgt. Mean C.I. : 59.14 to 66.98  
 95% Mean C.I. : 65.86 to 71.20

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**95%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>Irrigated</b>											
County	77	72.57	69.22	65.24	15.50	106.10	36.22	91.83	68.23 to 76.20	1,136,628	741,524
1	77	72.57	69.22	65.24	15.50	106.10	36.22	91.83	68.23 to 76.20	1,136,628	741,524
<b>Dry</b>											
County	3	73.44	77.36	75.38	08.66	102.63	69.79	88.86	N/A	744,049	560,867
1	3	73.44	77.36	75.38	08.66	102.63	69.79	88.86	N/A	744,049	560,867
<b>ALL</b>	111	71.43	68.53	63.06	16.48	108.67	36.22	110.64	66.55 to 74.85	1,240,678	782,356

**80%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>Irrigated</b>											
County	101	71.70	68.20	62.85	16.28	108.51	36.22	94.31	66.42 to 74.93	1,261,530	792,871
1	101	71.70	68.20	62.85	16.28	108.51	36.22	94.31	66.42 to 74.93	1,261,530	792,871
<b>Dry</b>											
County	3	73.44	77.36	75.38	08.66	102.63	69.79	88.86	N/A	744,049	560,867
1	3	73.44	77.36	75.38	08.66	102.63	69.79	88.86	N/A	744,049	560,867
<b>ALL</b>	111	71.43	68.53	63.06	16.48	108.67	36.22	110.64	66.55 to 74.85	1,240,678	782,356



## Hamilton County 2023 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Hamilton	1	6,539	6,490	6,380	6,199	2,200	5,500	5,200	5,200	<b>6,359</b>
Merrick	1	4,900	4,600	4,300	4,100	3,900	3,800	3,600	3,150	<b>4,239</b>
Polk	1	6,608	5,960	5,600	5,287	4,800	4,799	4,595	4,071	<b>6,091</b>
York	1	7,100	7,100	6,700	7,000	n/a	6,197	6,000	6,000	<b>6,945</b>
Fillmore	1	6,800	6,600	6,500	6,400	6,200	5,900	5,700	5,650	<b>6,442</b>
Clay	1	6,160	6,160	6,065	6,065	n/a	5,875	5,740	5,740	<b>6,078</b>
Adams	4	5,999	5,938	5,812	5,690	5,369	5,455	5,422	5,208	<b>5,857</b>
Hall	1	5,650	5,440	4,117	4,115	3,985	3,985	3,669	3,669	<b>4,903</b>

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Hamilton	1	5,300	5,300	5,200	5,000	4,800	4,800	4,600	4,600	<b>5,150</b>
Merrick	1	2,800	2,575	2,475	2,400	2,175	2,075	1,900	1,840	<b>2,315</b>
Polk	1	5,248	4,970	3,820	3,810	3,420	3,320	3,210	3,210	<b>4,632</b>
York	1	5,199	5,393	4,850	4,849	4,742	n/a	4,748	4,748	<b>5,069</b>
Fillmore	1	3,755	3,650	3,400	3,400	3,300	3,100	3,100	3,000	<b>3,451</b>
Clay	1	3,205	3,205	2,930	2,930	2,750	2,750	2,660	2,660	<b>3,028</b>
Adams	4	3,369	3,185	2,995	2,793	2,795	2,795	2,606	2,609	<b>3,081</b>
Hall	1	2,800	2,811	2,400	2,400	2,115	2,115	1,888	1,897	<b>2,446</b>

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Hamilton	1	1,750	1,700	1,650	1,600	1,550	1,500	n/a	1,300	<b>1,697</b>
Merrick	1	1,877	1,750	1,764	1,703	1,613	n/a	1,405	1,200	<b>1,789</b>
Polk	1	1,600	1,595	1,590	1,585	1,580	n/a	1,510	1,500	<b>1,591</b>
York	1	1,622	1,623	1,606	1,600	n/a	n/a	n/a	1,316	<b>1,611</b>
Fillmore	1	1,500	1,500	1,400	n/a	n/a	1,400	n/a	n/a	<b>1,461</b>
Clay	1	1,315	1,315	1,315	1,315	n/a	n/a	n/a	1,225	<b>1,308</b>
Adams	4	1,350	1,350	1,320	1,320	1,305	n/a	1,305	1,305	<b>1,329</b>
Hall	1	1,461	1,459	1,390	1,390	1,315	1,315	1,275	1,275	<b>1,424</b>

County	Mkt Area	CRP	TIMBER	WASTE
Hamilton	1	n/a	n/a	900
Merrick	1	1,572	500	550
Polk	1	2,000	1,150	300
York	1	800	n/a	601
Fillmore	1	1,428	n/a	380
Clay	1	1,254	n/a	500
Adams	4	n/a	n/a	206
Hall	1	n/a	n/a	500

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.

AGRICULTURAL - BASE STAT

Type : Qualified

Date Range : 10/01/2019 to 09/30/2022 Posted Before : 01/31/2023

Number of Sales :	7	Median :	48	COV :	22.89	95% Median C.I. :	24.15 to 57.08
Total Sales Price :	5,509,973	Wgt. Mean :	45	STD :	10.51	95% Wgt. Mean C.I. :	18.22 to 71.85
Total Adj. Sales Price :	5,899,323	Mean :	46	Avg.Abs.Dev :	06.10	95% Mean C.I. :	36.19 to 55.63
Total Assessed Value :	2,656,801						
Avg. Adj. Sales Price :	842,760	COD :	12.61	MAX Sales Ratio :	57.08		
Avg. Assessed Value :	379,543	PRD :	101.93	MIN Sales Ratio :	24.15		

Printed : 03/24/2023

**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2019 To 12/31/2019	1	47.80	47.80	47.80		100.00	47.80	47.80	N/A	1,056,100	504,833
01/01/2020 To 03/31/2020											
04/01/2020 To 06/30/2020	1	57.08	57.08	57.08		100.00	57.08	57.08	N/A	579,784	330,937
07/01/2020 To 09/30/2020											
10/01/2020 To 12/31/2020	2	50.37	50.37	49.90	03.95	100.94	48.38	52.36	N/A	820,998	409,704
01/01/2021 To 03/31/2021											
04/01/2021 To 06/30/2021	1	24.15	24.15	24.15		100.00	24.15	24.15	N/A	962,325	232,397
07/01/2021 To 09/30/2021											
10/01/2021 To 12/31/2021											
01/01/2022 To 03/31/2022	1	48.38	48.38	48.38		100.00	48.38	48.38	N/A	1,012,996	490,077
04/01/2022 To 06/30/2022	1	43.20	43.20	43.20		100.00	43.20	43.20	N/A	646,122	279,150
07/01/2022 To 09/30/2022											
<u>Study Yrs</u>											
10/01/2019 To 09/30/2020	2	52.44	52.44	51.09	08.85	102.64	47.80	57.08	N/A	817,942	417,885
10/01/2020 To 09/30/2021	3	48.38	41.63	40.39	19.43	103.07	24.15	52.36	N/A	868,107	350,601
10/01/2021 To 09/30/2022	2	45.79	45.79	46.36	05.66	98.77	43.20	48.38	N/A	829,559	384,614
<u>Calendar Yrs</u>											
01/01/2020 To 12/31/2020	3	52.36	52.61	51.78	05.54	101.60	48.38	57.08	N/A	740,593	383,448
01/01/2021 To 12/31/2021	1	24.15	24.15	24.15		100.00	24.15	24.15	N/A	962,325	232,397
<u>ALL</u>											
10/01/2019 To 09/30/2022	7	48.38	45.91	45.04	12.61	101.93	24.15	57.08	24.15 to 57.08	842,760	379,543

AGRICULTURAL - BASE STAT

Type : Qualified

Date Range : 10/01/2019 to 09/30/2022 Posted Before : 01/31/2023

Number of Sales :	7	Median :	48	COV :	22.89	95% Median C.I. :	24.15 to 57.08
Total Sales Price :	5,509,973	Wgt. Mean :	45	STD :	10.51	95% Wgt. Mean C.I. :	18.22 to 71.85
Total Adj. Sales Price :	5,899,323	Mean :	46	Avg.Abs.Dev :	06.10	95% Mean C.I. :	36.19 to 55.63
Total Assessed Value :	2,656,801						
Avg. Adj. Sales Price :	842,760	COD :	12.61	MAX Sales Ratio :	57.08		
Avg. Assessed Value :	379,543	PRD :	101.93	MIN Sales Ratio :	24.15		

Printed : 03/24/2023

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1	7	48.38	45.91	45.04	12.61	101.93	24.15	57.08	24.15 to 57.08	842,760	379,543
<u>ALL</u>											
10/01/2019 To 09/30/2022	7	48.38	45.91	45.04	12.61	101.93	24.15	57.08	24.15 to 57.08	842,760	379,543

SCHOOL DISTRICT \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
180002											
180011											
400126											
410002											
410091											
410504											
610004											
720075											
930096	7	48.38	45.91	45.04	12.61	101.93	24.15	57.08	24.15 to 57.08	842,760	379,543
<u>ALL</u>											
10/01/2019 To 09/30/2022	7	48.38	45.91	45.04	12.61	101.93	24.15	57.08	24.15 to 57.08	842,760	379,543

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Irrigated</u>											
County	7	48.38	45.91	45.04	12.61	101.93	24.15	57.08	24.15 to 57.08	842,760	379,543
1	7	48.38	45.91	45.04	12.61	101.93	24.15	57.08	24.15 to 57.08	842,760	379,543
<u>ALL</u>											
10/01/2019 To 09/30/2022	7	48.38	45.91	45.04	12.61	101.93	24.15	57.08	24.15 to 57.08	842,760	379,543

AGRICULTURAL - BASE STAT

Type : Qualified

Date Range : 10/01/2019 to 09/30/2022 Posted Before : 01/31/2023

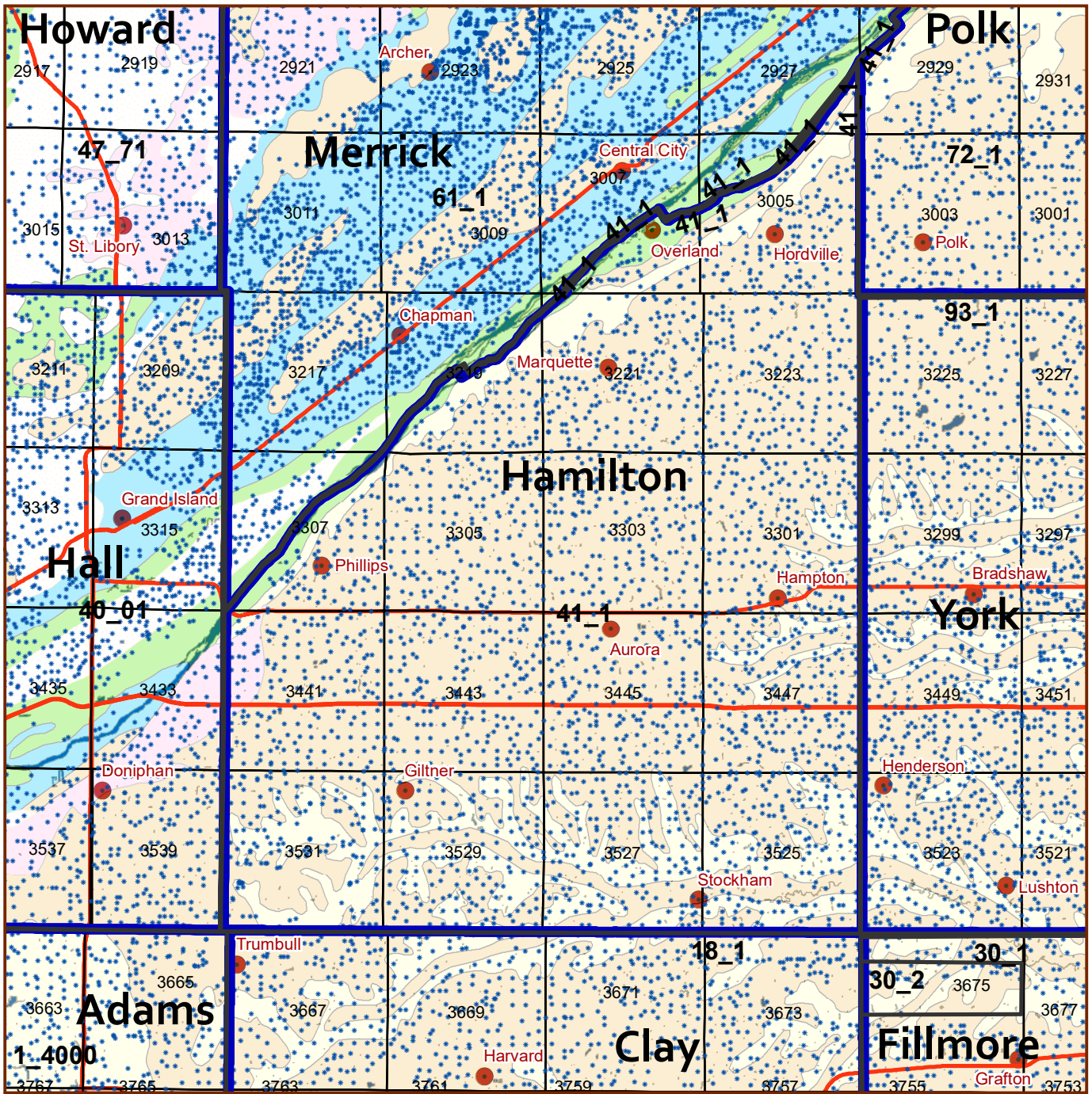
Number of Sales :	7	Median :	48	COV :	22.89	95% Median C.I. :	24.15 to 57.08
Total Sales Price :	5,509,973	Wgt. Mean :	45	STD :	10.51	95% Wgt. Mean C.I. :	18.22 to 71.85
Total Adj. Sales Price :	5,899,323	Mean :	46	Avg.Abs.Dev :	06.10	95% Mean C.I. :	36.19 to 55.63
Total Assessed Value :	2,656,801						
Avg. Adj. Sales Price :	842,760	COD :	12.61	MAX Sales Ratio :	57.08		
Avg. Assessed Value :	379,543	PRD :	101.93	MIN Sales Ratio :	24.15		

Printed : 03/24/2023

**80%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Irrigated</u>											
County	7	48.38	45.91	45.04	12.61	101.93	24.15	57.08	24.15 to 57.08	842,760	379,543
1	7	48.38	45.91	45.04	12.61	101.93	24.15	57.08	24.15 to 57.08	842,760	379,543
<u>ALL</u>											
10/01/2019 To 09/30/2022	7	48.38	45.91	45.04	12.61	101.93	24.15	57.08	24.15 to 57.08	842,760	379,543

# HAMILTON COUNTY



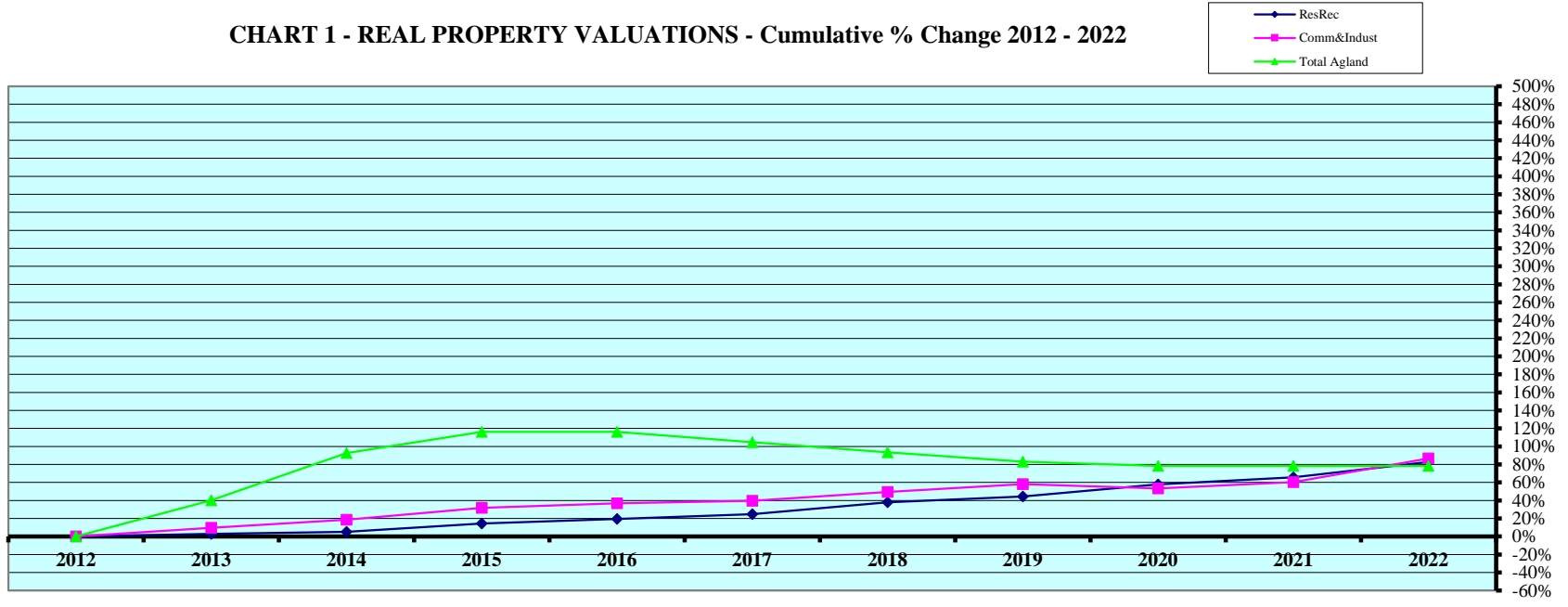
**Legend**

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

**Soils  
CLASS**

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

**CHART 1 - REAL PROPERTY VALUATIONS - Cumulative % Change 2012 - 2022**



Tax Year	Residential & Recreational <sup>(1)</sup>				Commercial & Industrial <sup>(1)</sup>				Total Agricultural Land <sup>(1)</sup>			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2012	358,958,738	-	-	-	137,707,416	-	-	-	983,875,865	-	-	-
2013	369,646,383	10,687,645	2.98%	2.98%	150,950,765	13,243,349	9.62%	9.62%	1,378,956,355	395,080,490	40.16%	40.16%
2014	377,203,086	7,556,703	2.04%	5.08%	163,305,613	12,354,848	8.18%	18.59%	1,895,564,370	516,608,015	37.46%	92.66%
2015	410,642,034	33,438,948	8.86%	14.40%	181,398,715	18,093,102	11.08%	31.73%	2,126,048,445	230,484,075	12.16%	116.09%
2016	428,751,341	18,109,307	4.41%	19.44%	188,531,398	7,132,683	3.93%	36.91%	2,127,001,580	953,135	0.04%	116.19%
2017	448,375,430	19,624,089	4.58%	24.91%	192,282,199	3,750,801	1.99%	39.63%	2,014,238,590	-112,762,990	-5.30%	104.72%
2018	495,374,661	46,999,231	10.48%	38.00%	205,654,994	13,372,795	6.95%	49.34%	1,903,728,305	-110,510,285	-5.49%	93.49%
2019	518,699,711	23,325,050	4.71%	44.50%	217,816,554	12,161,560	5.91%	58.17%	1,802,033,520	-101,694,785	-5.34%	83.16%
2020	566,680,790	47,981,079	9.25%	57.87%	211,191,590	-6,624,964	-3.04%	53.36%	1,754,570,595	-47,462,925	-2.63%	78.33%
2021	595,165,613	28,484,823	5.03%	65.80%	220,676,090	9,484,500	4.49%	60.25%	1,754,749,280	178,685	0.01%	78.35%
2022	656,063,185	60,897,572	10.23%	82.77%	257,048,405	36,372,315	16.48%	86.66%	1,755,209,625	460,345	0.03%	78.40%

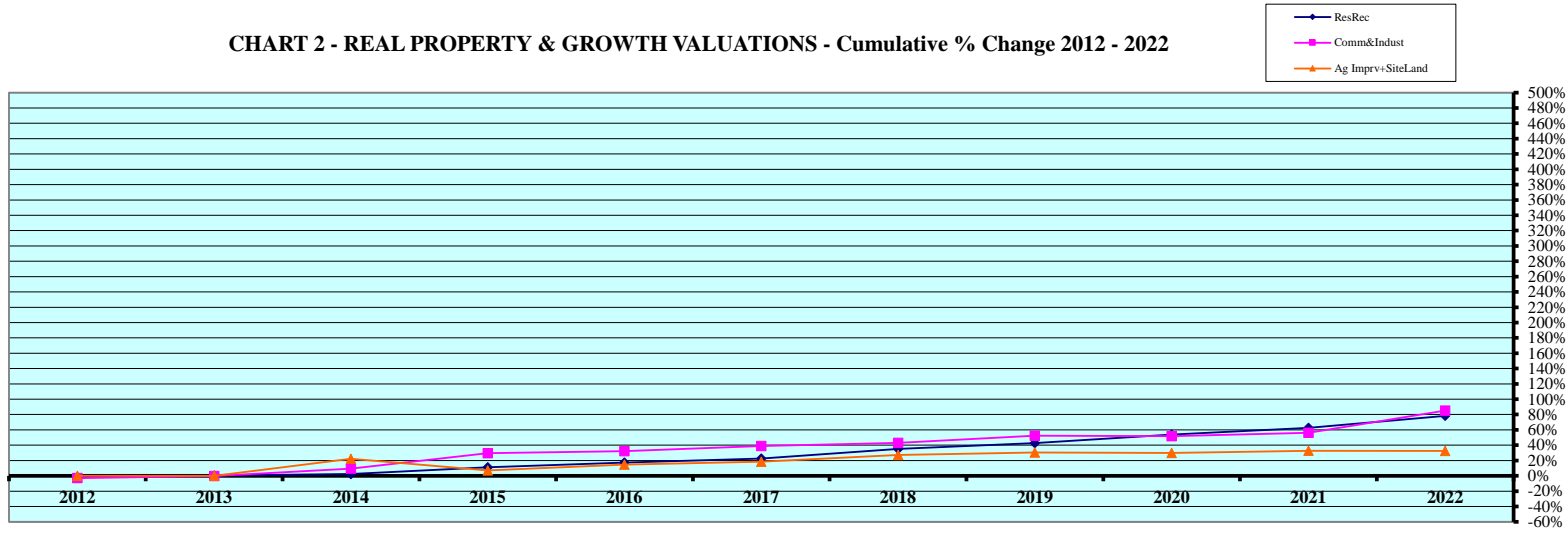
Rate Annual %chg: Residential & Recreational **6.22%** Commercial & Industrial **6.44%** Agricultural Land **5.96%**

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

**CHART 1**

(1) Residential & Recreational excludes Agric. dwelling & farm home site land. Commercial & Industrial excludes minerals. Agricultural land includes irrigated, dry, grass, waste, & other agland, excludes farm site land.  
Source: 2012 - 2022 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division Prepared as of 12/29/2022

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative % Change 2012 - 2022



Tax Year	Residential & Recreational <sup>(1)</sup>						Commercial & Industrial <sup>(1)</sup>																	
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth												
2012	358,958,738	5,693,235	1.59%	353,265,503	-	-1.59%	137,707,416	4,105,460	2.98%	133,601,956	-	-2.98%												
2013	369,646,383	9,077,982	2.46%	360,568,401	0.45%	0.45%	150,950,765	13,713,440	9.08%	137,237,325	-0.34%	-0.34%												
2014	377,203,086	9,949,421	2.64%	367,253,665	-0.65%	2.31%	163,305,613	12,511,935	7.66%	150,793,678	-0.10%	9.50%												
2015	410,642,034	11,997,491	2.92%	398,644,543	5.68%	11.06%	181,398,715	3,151,290	1.74%	178,247,425	9.15%	29.44%												
2016	428,751,341	7,792,467	1.82%	420,958,874	2.51%	17.27%	188,531,398	6,529,020	3.46%	182,002,378	0.33%	32.17%												
2017	448,375,430	8,010,276	1.79%	440,365,154	2.71%	22.68%	192,282,199	1,049,250	0.55%	191,232,949	1.43%	38.87%												
2018	495,374,661	10,041,591	2.03%	485,333,070	8.24%	35.21%	205,654,994	8,761,375	4.26%	196,893,619	2.40%	42.98%												
2019	518,699,711	6,696,245	1.29%	512,003,466	3.36%	42.64%	217,816,554	8,038,845	3.69%	209,777,709	2.00%	52.34%												
2020	566,680,790	13,974,100	2.47%	552,706,690	6.56%	53.97%	211,191,590	2,131,590	1.01%	209,060,000	-4.02%	51.81%												
2021	595,165,613	11,342,080	1.91%	583,823,533	3.03%	62.64%	220,676,090	5,546,270	2.51%	215,129,820	1.86%	56.22%												
2022	656,063,185	16,234,815	2.47%	639,828,370	7.50%	78.25%	257,048,405	2,078,060	0.81%	254,970,345	15.54%	85.15%												
Rate Ann%chg	6.22%						3.94%						6.44%						2.83%					
	Resid & Recreat w/o growth						C & I w/o growth																	

Tax Year	Ag Improvements & Site Land <sup>(1)</sup>																											
	Agric. Dwelling & Homesite Value	Ag Outblgd & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth																				
2012	45,077,090	37,254,355	82,331,445	3,209,390	3.90%	79,122,055	-	-																				
2013	45,499,571	40,515,965	86,015,536	3,685,258	4.28%	82,330,278	0.00%	0.00%																				
2014	58,438,815	45,985,653	104,424,468	3,642,305	3.49%	100,782,163	17.17%	22.41%																				
2015	44,009,188	47,284,703	91,293,891	3,144,590	3.44%	88,149,301	-15.59%	7.07%																				
2016	46,506,183	51,177,535	97,683,718	3,187,400	3.26%	94,496,318	3.51%	14.78%																				
2017	46,755,835	52,385,653	99,141,488	1,526,800	1.54%	97,614,688	-0.07%	18.56%																				
2018	48,935,660	57,101,418	106,037,078	1,350,550	1.27%	104,686,528	5.59%	27.15%																				
2019	49,418,610	58,288,088	107,706,698	336,095	0.31%	107,370,603	1.26%	30.41%																				
2020	50,539,680	58,643,230	109,182,910	2,269,425	2.08%	106,913,485	-0.74%	29.86%																				
2021	50,683,005	60,666,580	111,349,585	2,126,745	1.91%	109,222,840	0.04%	32.66%																				
2022	50,040,195	60,715,395	110,755,590	1,608,800	1.45%	109,146,790	-1.98%	32.57%																				
Rate Ann%chg	1.05%							5.01%							3.01%							0.92%						
	Ag Imprv+Site w/o growth																											

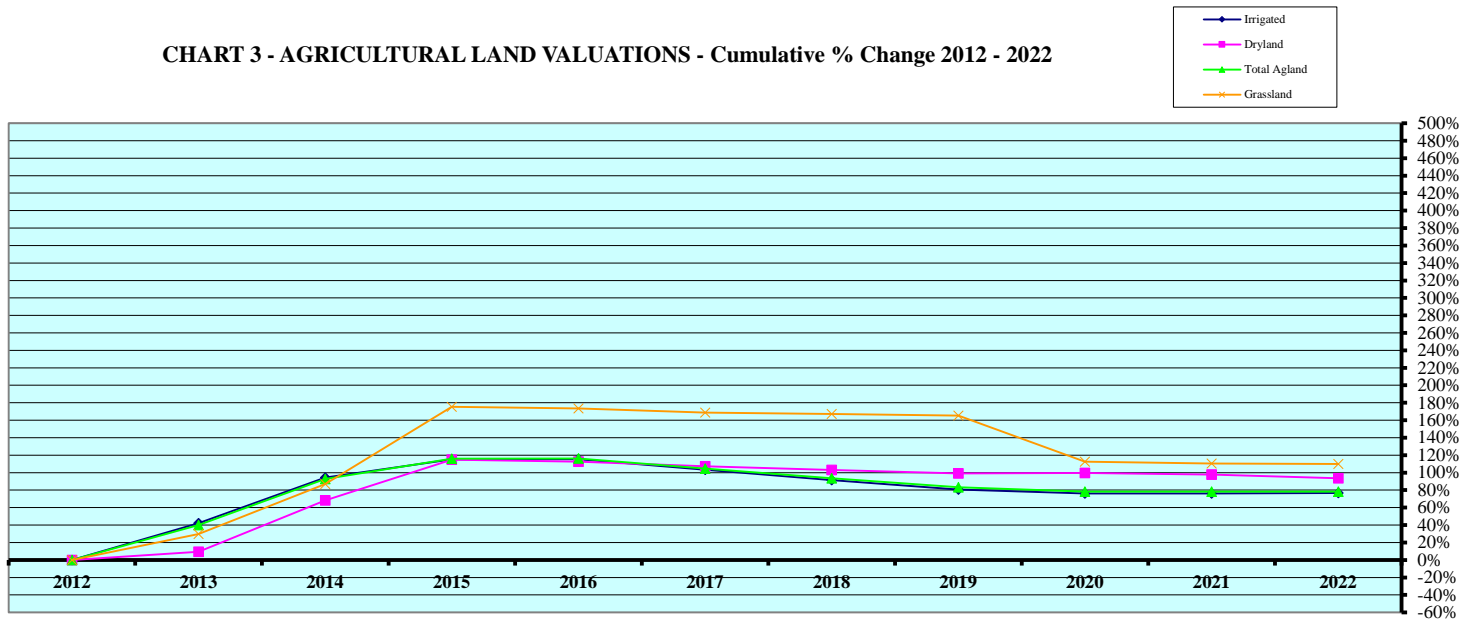
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 41  
County HAMILTON

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	911,008,140	-	-	-	52,414,690	-	-	-	18,467,535	-	-	-
2013	1,295,119,000	384,110,860	42.16%	42.16%	57,373,280	4,958,590	9.46%	9.46%	23,955,185	5,487,650	29.72%	29.72%
2014	1,769,688,020	474,569,020	36.64%	94.26%	88,241,210	30,867,930	53.80%	68.35%	34,537,575	10,582,390	44.18%	87.02%
2015	1,959,596,125	189,908,105	10.73%	115.10%	112,599,885	24,358,675	27.60%	114.83%	50,854,555	16,316,980	47.24%	175.37%
2016	1,962,127,785	2,531,660	0.13%	115.38%	111,352,220	-1,247,665	-1.11%	112.44%	50,502,490	-352,065	-0.69%	173.47%
2017	1,853,104,250	-109,023,535	-5.56%	103.41%	108,594,505	-2,757,715	-2.48%	107.18%	49,609,550	-892,940	-1.77%	168.63%
2018	1,745,038,115	-108,066,135	-5.83%	91.55%	106,386,655	-2,207,850	-2.03%	102.97%	49,345,285	-264,265	-0.53%	167.20%
2019	1,645,640,885	-99,397,230	-5.70%	80.64%	104,341,270	-2,045,385	-1.92%	99.07%	49,002,675	-342,610	-0.69%	165.34%
2020	1,604,708,050	-40,932,835	-2.49%	76.15%	104,573,435	232,165	0.22%	99.51%	39,256,915	-9,745,760	-19.89%	112.57%
2021	1,605,881,685	1,173,635	0.07%	76.28%	103,609,680	-963,755	-0.92%	97.67%	38,880,090	-376,825	-0.96%	110.53%
2022	1,608,675,570	2,793,885	0.17%	76.58%	101,461,640	-2,148,040	-2.07%	93.57%	38,747,710	-132,380	-0.34%	109.82%

Rate Ann.%chg: Irrigated **5.85%** Dryland **6.83%** Grassland **7.69%**

Tax Year	Waste Land <sup>(1)</sup>				Other Agland <sup>(1)</sup>				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2012	606,885	-	-	-	1,378,615	-	-	-	983,875,865	-	-	-
2013	1,035,715	428,830	70.66%	70.66%	1,473,175	94,560	6.86%	6.86%	1,378,956,355	395,080,490	40.16%	40.16%
2014	1,622,990	587,275	56.70%	167.43%	1,474,575	1,400	0.10%	6.96%	1,895,564,370	516,608,015	37.46%	92.66%
2015	1,728,540	105,550	6.50%	184.82%	1,269,340	-205,235	-13.92%	-7.93%	2,126,048,445	230,484,075	12.16%	116.09%
2016	1,740,395	11,855	0.69%	186.78%	1,278,690	9,350	0.74%	-7.25%	2,127,001,580	953,135	0.04%	116.19%
2017	1,739,665	-730	-0.04%	186.65%	1,190,620	-88,070	-6.89%	-13.64%	2,014,238,590	-112,762,990	-5.30%	104.72%
2018	1,754,270	14,605	0.84%	189.06%	1,203,980	13,360	1.12%	-12.67%	1,903,728,305	-110,510,285	-5.49%	93.49%
2019	1,842,940	88,670	5.05%	203.67%	1,205,750	1,770	0.15%	-12.54%	1,802,033,520	-101,694,785	-5.34%	83.16%
2020	1,925,170	82,230	4.46%	217.22%	4,107,025	2,901,275	240.62%	197.91%	1,754,570,595	-47,462,925	-2.63%	78.33%
2021	1,933,675	8,505	0.44%	218.62%	4,444,150	337,125	8.21%	222.36%	1,754,749,280	178,685	0.01%	78.35%
2022	1,920,965	-12,710	-0.66%	216.53%	4,403,740	-40,410	-0.91%	219.43%	1,755,209,625	460,345	0.03%	78.40%

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

Rate Ann.%chg: Total Agric Land **5.96%**



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	910,399,590	266,539	3,416			52,722,505	26,309	2,004			18,768,455	26,182	717		
2013	1,294,031,030	268,351	4,822	41.18%	41.18%	57,665,255	24,906	2,315	15.54%	15.54%	24,210,750	25,336	956	33.31%	33.31%
2014	1,766,588,905	269,026	6,567	36.18%	92.25%	90,047,805	24,465	3,681	58.97%	83.67%	34,775,930	24,930	1,395	45.97%	94.59%
2015	1,958,170,240	270,015	7,252	10.44%	112.32%	115,012,640	23,554	4,883	32.66%	143.66%	51,287,385	24,655	2,080	49.13%	190.19%
2016	1,960,709,055	270,404	7,251	-0.01%	112.29%	112,715,465	23,074	4,885	0.04%	143.76%	50,607,720	24,334	2,080	-0.02%	190.13%
2017	1,852,371,240	270,946	6,837	-5.71%	100.16%	109,719,125	22,460	4,885	0.01%	143.77%	50,947,805	24,487	2,081	0.04%	190.25%
2018	1,745,027,395	271,380	6,430	-5.95%	88.26%	107,192,295	21,935	4,887	0.03%	143.86%	49,399,320	23,737	2,081	0.02%	190.31%
2019	1,645,961,125	271,673	6,059	-5.78%	77.38%	104,353,770	21,635	4,823	-1.30%	140.69%	48,999,470	23,544	2,081	0.01%	190.33%
2020	1,604,758,765	271,795	5,904	-2.55%	72.86%	104,568,920	21,634	4,834	0.21%	141.20%	39,401,420	23,191	1,699	-18.36%	137.02%
2021	1,605,704,260	272,032	5,903	-0.03%	72.81%	103,734,950	21,459	4,834	0.01%	141.22%	38,995,055	22,971	1,698	-0.08%	136.82%
2022	1,608,466,080	272,506	5,903	0.00%	72.81%	101,444,030	20,987	4,834	-0.01%	141.20%	38,869,585	22,896	1,698	0.01%	136.83%

Rate Annual %chg Average Value/Acre: 5.62%

9.20%

9.00%

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	609,795	1,742	350			1,356,525	2,265	599			983,856,870	323,037	3,046		
2013	1,039,415	1,732	600	71.41%	71.41%	1,341,170	2,236	600	0.18%	0.18%	1,378,287,620	322,561	4,273	40.30%	40.30%
2014	1,531,930	1,702	900	49.99%	157.10%	1,336,070	2,227	600	0.00%	0.18%	1,894,280,640	322,351	5,876	37.53%	92.95%
2015	1,615,550	1,795	900	0.00%	157.10%	1,264,840	2,108	600	0.00%	0.18%	2,127,350,655	322,128	6,604	12.38%	116.84%
2016	1,726,930	1,919	900	0.00%	157.10%	1,263,840	2,106	600	0.02%	0.20%	2,127,023,010	321,837	6,609	0.07%	117.00%
2017	1,751,580	1,946	900	-0.01%	157.09%	754,500	1,258	600	-0.02%	0.17%	2,015,544,250	321,097	6,277	-5.02%	106.10%
2018	1,742,635	1,936	900	0.01%	157.10%	1,190,620	1,985	600	0.01%	0.18%	1,904,552,265	320,974	5,934	-5.47%	94.82%
2019	1,790,205	1,989	900	0.00%	157.10%	1,205,750	2,011	600	-0.04%	0.15%	1,802,310,320	320,852	5,617	-5.33%	84.44%
2020	1,847,900	2,053	900	0.00%	157.10%	4,131,395	2,755	1,500	150.05%	150.42%	1,754,708,400	321,428	5,459	-2.82%	79.24%
2021	1,936,110	2,151	900	0.00%	157.10%	4,432,135	2,852	1,554	3.64%	159.53%	1,754,802,510	321,465	5,459	-0.01%	79.23%
2022	1,918,445	2,132	900	0.00%	157.10%	4,418,140	2,807	1,574	1.28%	162.85%	1,755,116,280	321,327	5,462	0.06%	79.34%

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HAMILTON

Rate Annual %chg Average Value/Acre: 6.02%

(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	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
9,429	HAMILTON	160,882,262	32,815,685	77,907,977	653,325,730	158,418,390	98,630,015	2,737,455	1,755,209,625	50,040,195	60,715,395	16,340	3,050,699,069
cnty sectorvalue % of total value:		5.27%	1.08%	2.55%	21.42%	5.19%	3.23%	0.09%	57.53%	1.64%	1.99%	0.00%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
4,479	AURORA	36,951,711	5,035,280	6,021,916	293,070,380	95,877,165	64,694,840	0	61,705	0	0	0	501,712,997
47.50%	%sector of county sector	22.97%	15.34%	7.73%	44.86%	60.52%	65.59%		0.00%				16.45%
	%sector of municipality	7.37%	1.00%	1.20%	58.41%	19.11%	12.89%		0.01%				100.00%
352	GILTNER	806,969	490,630	262,976	18,659,090	5,008,885	0	0	0	35,000	136,865	0	25,400,415
3.73%	%sector of county sector	0.50%	1.50%	0.34%	2.86%	3.16%				0.07%	0.23%		0.83%
	%sector of municipality	3.18%	1.93%	1.04%	73.46%	19.72%				0.14%	0.54%		100.00%
423	HAMPTON	357,286	631,665	1,035,494	24,591,350	5,644,835	0	0	82,670	0	0	0	32,343,300
4.49%	%sector of county sector	0.22%	1.92%	1.33%	3.76%	3.56%			0.00%	3.56%			1.06%
	%sector of municipality	1.10%	1.95%	3.20%	76.03%	17.45%			0.26%				100.00%
144	HORDVILLE	267,575	277,427	524,740	4,251,250	2,011,510	0	0	73,350	0	0	0	7,405,852
1.53%	%sector of county sector	0.17%	0.85%	0.67%	0.65%	1.27%			0.00%	0.27%			0.24%
	%sector of municipality	3.61%	3.75%	7.09%	57.40%	27.16%			0.99%				100.00%
229	MARQUETTE	118,249	900,193	50,750	6,663,220	1,943,620	0	640	70,300	0	0	0	9,746,972
2.43%	%sector of county sector	0.07%	2.74%	0.07%	1.02%	1.23%		0.02%	0.00%				0.32%
	%sector of municipality	1.21%	9.24%	0.52%	68.36%	19.94%		0.01%	0.72%				100.00%
287	PHILLIPS	82,961	1,310,778	2,635,665	13,725,145	454,000	0	0	170,035	0	0	0	18,378,584
3.04%	%sector of county sector	0.05%	3.99%	3.38%	2.10%	0.29%			0.01%				0.60%
	%sector of municipality	0.45%	7.13%	14.34%	74.68%	2.47%			0.93%				100.00%
44	STOCKHAM	7,505	0	0	1,203,665	102,120	0	0	61,680	0	0	0	1,374,970
0.47%	%sector of county sector	0.00%			0.18%	0.06%			0.00%				0.05%
	%sector of municipality	0.55%			87.54%	7.43%			4.49%				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												
5,959	Total Municipalities	38,592,256	8,645,974	10,531,541	362,164,106	111,042,137	64,694,841	640	519,740	35,000	136,865	0	596,363,097
63.19%	%all municip.sectors of cnty	23.99%	26.35%	13.52%	55.43%	70.09%	65.59%	0.02%	0.03%	0.07%	0.23%		19.55%

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Sources: 2022 Certificate of Taxes Levied CTL, 2020 US Census; Dec. 2022 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 12/29/2022

CHART 5

<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 9,027</b>	<b>Value : 2,967,122,395</b>	<b>Growth 24,404,460</b>	<b>Sum Lines 17, 25, &amp; 41</b>
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	460	6,448,590	19	432,810	848	27,771,435	1,327	34,652,835	
<b>02. Res Improve Land</b>	2,316	56,671,305	25	911,150	1,032	53,131,600	3,373	110,714,055	
<b>03. Res Improvements</b>	2,525	315,103,060	26	3,701,315	1,102	228,217,000	3,653	547,021,375	
<b>04. Res Total</b>	2,985	378,222,955	45	5,045,275	1,950	309,120,035	4,980	692,388,265	18,240,230
<b>% of Res Total</b>	59.94	54.63	0.90	0.73	39.16	44.65	55.17	23.34	74.74
<b>05. Com UnImp Land</b>	82	2,978,585	5	147,900	8	660,600	95	3,787,085	
<b>06. Com Improve Land</b>	329	15,311,620	9	867,820	33	6,847,915	371	23,027,355	
<b>07. Com Improvements</b>	357	97,929,925	15	4,189,480	45	35,575,495	417	137,694,900	
<b>08. Com Total</b>	439	116,220,130	20	5,205,200	53	43,084,010	512	164,509,340	3,061,310
<b>% of Com Total</b>	85.74	70.65	3.91	3.16	10.35	26.19	5.67	5.54	12.54
<b>09. Ind UnImp Land</b>	6	921,340	1	232,175	0	0	7	1,153,515	
<b>10. Ind Improve Land</b>	5	3,410,245	9	1,459,040	3	560,830	17	5,430,115	
<b>11. Ind Improvements</b>	7	50,947,255	11	16,350,460	3	24,960,170	21	92,257,885	
<b>12. Ind Total</b>	13	55,278,840	12	18,041,675	3	25,521,000	28	98,841,515	0
<b>% of Ind Total</b>	46.43	55.93	42.86	18.25	10.71	25.82	0.31	3.33	0.00
<b>13. Rec UnImp Land</b>	2	10,475	0	0	26	702,495	28	712,970	
<b>14. Rec Improve Land</b>	0	0	0	0	5	934,295	5	934,295	
<b>15. Rec Improvements</b>	0	0	0	0	43	1,324,995	43	1,324,995	
<b>16. Rec Total</b>	2	10,475	0	0	69	2,961,785	71	2,972,260	158,440
<b>% of Rec Total</b>	2.82	0.35	0.00	0.00	97.18	99.65	0.79	0.10	0.65
<b>Res &amp; Rec Total</b>	2,987	378,233,430	45	5,045,275	2,019	312,081,820	5,051	695,360,525	18,398,670
<b>% of Res &amp; Rec Total</b>	59.14	54.39	0.89	0.73	39.97	44.88	55.95	23.44	75.39
<b>Com &amp; Ind Total</b>	452	171,498,970	32	23,246,875	56	68,605,010	540	263,350,855	3,061,310
<b>% of Com &amp; Ind Total</b>	83.70	65.12	5.93	8.83	10.37	26.05	5.98	8.88	12.54
<b>17. Taxable Total</b>	3,439	549,732,400	77	28,292,150	2,075	380,686,830	5,591	958,711,380	21,459,980
<b>% of Taxable Total</b>	61.51	57.34	1.38	2.95	37.11	39.71	61.94	32.31	87.93

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	18	46,955	4,541,435	0	0	0
19. Commercial	2	13,575	776,975	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	18	46,955	4,541,435
19. Commercial	0	0	0	2	13,575	776,975
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				20	60,530	5,318,410

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	2	16,340	2	16,340	0
25. Total	0	0	0	0	2	16,340	2	16,340	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	207	2	125	334

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	15	526,670	13	1,732,510	2,618	1,460,671,225	2,646	1,462,930,405
28. Ag-Improved Land	1	7,040	2	460,540	697	454,957,205	700	455,424,785
29. Ag Improvements	1	1,185	3	206,965	784	89,831,335	788	90,039,485

30. Ag Total					3,434	2,008,394,675
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	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	1	0.88	7,040	2	2.92	23,375	
37. FarmSite Improvements	1	0.00	1,185	3	0.00	206,965	
38. FarmSite Total							
39. Road & Ditches	5	2.37	0	8	7.29	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	18	18.01	720,400	18	18.01	720,400	
32. HomeSite Improv Land	294	300.48	12,040,000	294	300.48	12,040,000	
33. HomeSite Improvements	301	0.00	40,105,165	301	0.00	40,105,165	1,760,875
34. HomeSite Total				<b>319</b>	<b>318.49</b>	<b>52,865,565</b>	
35. FarmSite UnImp Land	81	130.43	1,012,000	81	130.43	1,012,000	
36. FarmSite Improv Land	666	1,982.91	15,716,860	669	1,986.71	15,747,275	
37. FarmSite Improvements	776	0.00	49,726,170	780	0.00	49,934,320	1,183,605
38. FarmSite Total				<b>861</b>	<b>2,117.14</b>	<b>66,693,595</b>	
39. Road & Ditches	3,072	7,230.99	0	3,085	7,240.65	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				<b>1,180</b>	<b>9,676.28</b>	<b>119,559,160</b>	<b>2,944,480</b>

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	9	808.30	2,891,015	9	808.30	2,891,015

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	154,415.01	56.56%	1,009,728,865	58.15%	6,539.06
46. 1A	31,769.43	11.64%	206,184,260	11.88%	6,490.02
47. 2A1	33,225.92	12.17%	211,969,410	12.21%	6,379.64
48. 2A	27,316.98	10.00%	169,343,830	9.75%	6,199.21
49. 3A1	9.24	0.00%	20,330	0.00%	2,200.22
50. 3A	7,617.61	2.79%	41,896,765	2.41%	5,499.99
51. 4A1	13,691.47	5.01%	71,195,690	4.10%	5,200.00
52. 4A	4,989.00	1.83%	25,942,795	1.49%	5,200.00
53. Total	273,034.66	100.00%	1,736,281,945	100.00%	6,359.20
<b>Dry</b>					
54. 1D1	9,293.34	44.62%	49,254,715	45.92%	5,300.00
55. 1D	3,068.20	14.73%	16,261,385	15.16%	5,299.98
56. 2D1	2,392.27	11.49%	12,439,800	11.60%	5,200.00
57. 2D	3,293.21	15.81%	16,466,080	15.35%	5,000.01
58. 3D1	157.93	0.76%	758,035	0.71%	4,799.82
59. 3D	82.06	0.39%	393,890	0.37%	4,800.02
60. 4D1	1,845.99	8.86%	8,491,500	7.92%	4,599.97
61. 4D	693.44	3.33%	3,189,795	2.97%	4,599.96
62. Total	20,826.44	100.00%	107,255,200	100.00%	5,149.95
<b>Grass</b>					
63. 1G1	12,322.40	54.55%	21,566,105	56.26%	1,750.15
64. 1G	1,213.87	5.37%	2,063,575	5.38%	1,700.00
65. 2G1	5,818.48	25.76%	9,600,730	25.05%	1,650.04
66. 2G	2,306.40	10.21%	3,690,225	9.63%	1,599.99
67. 3G1	804.13	3.56%	1,246,405	3.25%	1,550.00
68. 3G	25.30	0.11%	37,950	0.10%	1,500.00
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	97.11	0.43%	126,240	0.33%	1,299.97
71. Total	22,587.69	100.00%	38,331,230	100.00%	1,697.00
<b>Irrigated Total</b>					
	273,034.66	84.90%	1,736,281,945	91.92%	6,359.20
<b>Dry Total</b>					
	20,826.44	6.48%	107,255,200	5.68%	5,149.95
<b>Grass Total</b>					
	22,587.69	7.02%	38,331,230	2.03%	1,697.00
72. Waste	2,327.37	0.72%	2,094,600	0.11%	899.99
73. Other	2,815.31	0.88%	4,872,540	0.26%	1,730.73
74. Exempt	1,226.84	0.38%	6,740,800	0.36%	5,494.44
75. Market Area Total	321,591.47	100.00%	1,888,835,515	100.00%	5,873.40

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	50.86	327,520	319.74	2,046,285	272,664.06	1,733,908,140	273,034.66	1,736,281,945
<b>77. Dry Land</b>	35.99	190,050	12.05	62,150	20,778.40	107,003,000	20,826.44	107,255,200
<b>78. Grass</b>	1.39	2,435	35.03	60,455	22,551.27	38,268,340	22,587.69	38,331,230
<b>79. Waste</b>	7.41	6,665	0.87	785	2,319.09	2,087,150	2,327.37	2,094,600
<b>80. Other</b>	0.00	0	0.00	0	2,815.31	4,872,540	2,815.31	4,872,540
<b>81. Exempt</b>	16.68	2,250	5.27	0	1,204.89	6,738,550	1,226.84	6,740,800
<b>82. Total</b>	<b>95.65</b>	<b>526,670</b>	<b>367.69</b>	<b>2,169,675</b>	<b>321,128.13</b>	<b>1,886,139,170</b>	<b>321,591.47</b>	<b>1,888,835,515</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	273,034.66	84.90%	1,736,281,945	91.92%	6,359.20
<b>Dry Land</b>	20,826.44	6.48%	107,255,200	5.68%	5,149.95
<b>Grass</b>	22,587.69	7.02%	38,331,230	2.03%	1,697.00
<b>Waste</b>	2,327.37	0.72%	2,094,600	0.11%	899.99
<b>Other</b>	2,815.31	0.88%	4,872,540	0.26%	1,730.73
<b>Exempt</b>	1,226.84	0.38%	6,740,800	0.36%	5,494.44
<b>Total</b>	<b>321,591.47</b>	<b>100.00%</b>	<b>1,888,835,515</b>	<b>100.00%</b>	<b>5,873.40</b>



Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 Acreages	737	22,173,770	724	28,991,920	771	137,714,985	1,508	188,880,675	3,157,505
83.2 Aurora	172	2,744,135	1,687	47,314,090	1,771	247,062,280	1,943	297,120,505	3,665,015
83.3 Coyote Bluffs (shoups)	0	0	0	0	3	103,125	3	103,125	0
83.4 Erickson Est	1	29,720	5	369,510	5	1,461,145	6	1,860,375	77,060
83.5 Giltner	22	243,040	179	3,350,365	179	19,776,225	201	23,369,630	405,080
83.6 Hampton	8	72,140	204	3,990,870	204	21,387,570	212	25,450,580	325,095
83.7 Hillcrest View Sub	0	0	6	300,000	6	1,179,145	6	1,479,145	46,535
83.8 Hordville	18	243,240	67	151,765	67	4,076,910	85	4,471,915	88,230
83.9 Koskovich Sub	0	0	2	96,075	2	468,425	2	564,500	285,340
83.10 Lac Denado	12	93,705	21	1,075,655	21	3,241,460	33	4,410,820	94,650
83.11 Mariposa Lake	46	3,028,695	26	4,130,970	26	11,568,155	72	18,727,820	2,321,310
83.12 Marquette (& Kronborg)	24	73,640	115	444,865	120	6,608,690	144	7,127,195	120,595
83.13 Over The Hill	0	0	1	98,515	12	104,800	12	203,315	0
83.14 Paradise Lake	2	15,995	13	420,765	13	2,861,360	15	3,298,120	30,950
83.15 Phillips	176	2,976,165	35	1,000,590	156	13,147,835	332	17,124,590	4,550,735
83.16 Platte View Est	9	257,860	52	4,742,800	52	25,238,545	61	30,239,205	547,550
83.17 Rathjes	0	0	1	151,335	32	1,451,090	32	1,602,425	250,135
83.18 Rural	55	2,353,770	28	1,761,525	42	8,930,870	97	13,046,165	1,686,195
83.19 Stockham	45	50,660	25	64,135	25	1,107,970	70	1,222,765	25,000
83.20 Sunset Terrace	1	29,795	44	1,486,795	44	7,954,635	45	9,471,225	249,065
83.21 Timbercove	3	77,210	19	1,794,245	20	6,612,055	23	8,483,510	189,355
83.22 Turtle Beach	5	206,895	39	3,284,565	39	12,568,060	44	16,059,520	20,655
83.23 Valley View	15	612,035	10	771,780	10	3,091,190	25	4,475,005	262,615
83.24 Willow Bend	4	83,335	75	5,855,215	76	10,629,845	80	16,568,395	0
84 Residential Total	1,355	35,365,805	3,378	111,648,350	3,696	548,346,370	5,051	695,360,525	18,398,670

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line# 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	N/a Or Error	1	9,730	0	0	0	0	1	9,730	0
85.2	Acreages	0	0	1	61,000	1	544,700	1	605,700	0
85.3	Aurora	68	3,651,605	244	17,449,225	266	142,576,110	334	163,676,940	2,325,775
85.4	Giltner	4	110,065	19	322,320	22	4,818,185	26	5,250,570	0
85.5	Hampton	8	122,375	31	514,145	33	5,383,705	41	6,020,225	2,280
85.6	Hordville	1	710	7	13,370	8	2,025,430	9	2,039,510	29,505
85.7	Marquette (& Kronborg)	3	2,870	21	109,850	23	1,839,845	26	1,952,565	0
85.8	Phillips	1	875	7	43,220	7	402,805	8	446,900	158,000
85.9	Rural	14	1,041,050	56	9,938,990	76	72,269,255	90	83,249,295	545,750
85.10	Stockham	2	1,320	2	5,350	2	92,750	4	99,420	0
86	Commercial Total	102	4,940,600	388	28,457,470	438	229,952,785	540	263,350,855	3,061,310

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

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	12,322.40	54.55%	21,566,105	56.26%	1,750.15
88. 1G	1,213.87	5.37%	2,063,575	5.38%	1,700.00
89. 2G1	5,818.48	25.76%	9,600,730	25.05%	1,650.04
90. 2G	2,306.40	10.21%	3,690,225	9.63%	1,599.99
91. 3G1	804.13	3.56%	1,246,405	3.25%	1,550.00
92. 3G	25.30	0.11%	37,950	0.10%	1,500.00
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	97.11	0.43%	126,240	0.33%	1,299.97
95. Total	22,587.69	100.00%	38,331,230	100.00%	1,697.00
<b>CRP</b>					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	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
<b>Timber</b>					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	22,587.69	100.00%	38,331,230	100.00%	1,697.00
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	22,587.69	100.00%	38,331,230	100.00%	1,697.00

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

**41 Hamilton**

	<b>2022 CTL County Total</b>	<b>2023 Form 45 County Total</b>	<b>Value Difference (2023 form 45 - 2022 CTL)</b>	<b>Percent Change</b>	<b>2023 Growth (New Construction Value)</b>	<b>Percent Change excl. Growth</b>
01. Residential	653,325,730	692,388,265	39,062,535	5.98%	18,240,230	3.19%
02. Recreational	2,737,455	2,972,260	234,805	8.58%	158,440	2.79%
03. Ag-Homesite Land, Ag-Res Dwelling	50,040,195	52,865,565	2,825,370	5.65%	1,760,875	2.13%
<b>04. Total Residential (sum lines 1-3)</b>	<b>706,103,380</b>	<b>748,226,090</b>	<b>42,122,710</b>	<b>5.97%</b>	<b>20,159,545</b>	<b>3.11%</b>
05. Commercial	158,418,390	164,509,340	6,090,950	3.84%	3,061,310	1.91%
06. Industrial	98,630,015	98,841,515	211,500	0.21%	0	0.21%
<b>07. Total Commercial (sum lines 5-6)</b>	<b>257,048,405</b>	<b>263,350,855</b>	<b>6,302,450</b>	<b>2.45%</b>	<b>3,061,310</b>	<b>1.26%</b>
08. Ag-Farmsite Land, Outbuildings	60,715,395	66,693,595	5,978,200	9.85%	1,183,605	7.90%
09. Minerals	16,340	16,340	0	0.00	0	0.00%
10. Non Ag Use Land	0	0	0			
<b>11. Total Non-Agland (sum lines 8-10)</b>	<b>60,731,735</b>	<b>66,709,935</b>	<b>5,978,200</b>	<b>9.84%</b>	<b>1,183,605</b>	<b>7.89%</b>
12. Irrigated	1,608,675,570	1,736,281,945	127,606,375	7.93%		
13. Dryland	101,461,640	107,255,200	5,793,560	5.71%		
14. Grassland	38,747,710	38,331,230	-416,480	-1.07%		
15. Wasteland	1,920,965	2,094,600	173,635	9.04%		
16. Other Agland	4,403,740	4,872,540	468,800	10.65%		
<b>17. Total Agricultural Land</b>	<b>1,755,209,625</b>	<b>1,888,835,515</b>	<b>133,625,890</b>	<b>7.61%</b>		
<b>18. Total Value of all Real Property (Locally Assessed)</b>	<b>2,779,093,145</b>	<b>2,967,122,395</b>	<b>188,029,250</b>	<b>6.77%</b>	<b>24,404,460</b>	<b>5.89%</b>

## 2023 Assessment Survey for Hamilton County

### A. Staffing and Funding Information

<b>1.</b>	<b>Deputy(ies) on staff:</b>
	One
<b>2.</b>	<b>Appraiser(s) on staff:</b>
	None
<b>3.</b>	<b>Other full-time employees:</b>
	Two--and both hold Assessor certificates
<b>4.</b>	<b>Other part-time employees:</b>
	None
<b>5.</b>	<b>Number of shared employees:</b>
	None
<b>6.</b>	<b>Assessor's requested budget for current fiscal year:</b>
	\$210,668.24
<b>7.</b>	<b>Adopted budget, or granted budget if different from above:</b>
	\$210,668.24
<b>8.</b>	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	\$1,500 special appraisal fees
<b>9.</b>	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	N/A
<b>10.</b>	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	CAMA & MIPS = \$18,265; GIS & County Webpage = \$12,160; Computer maintenance and repairs = \$1,800.
<b>11.</b>	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$650 mileage, lodging \$1800, meals \$150
<b>12.</b>	<b>Amount of last year's assessor's budget not used:</b>
	overage in general and appraisal

## B. Computer, Automation Information and GIS

1.	<b>Administrative software:</b>
	MIPS
2.	<b>CAMA software:</b>
	MIPS
3.	<b>Personal Property software:</b>
	MIPS
4.	<b>Are cadastral maps currently being used?</b>
	No, but referenced, at times for estimated age of rural outbuildings.
5.	<b>If so, who maintains the Cadastral Maps?</b>
	No longer updated.
6.	<b>Does the county have GIS software?</b>
	Yes
7.	<b>Is GIS available to the public? If so, what is the web address?</b>
	Yes, at <a href="https://hamilton.gworks.com">https://hamilton.gworks.com</a>
8.	<b>Who maintains the GIS software and maps?</b>
	Office staff and gWorks backs up data nightly.
9.	<b>What type of aerial imagery is used in the cyclical review of properties?</b>
	gWorks and Google Earth.
10.	<b>When was the aerial imagery last updated?</b>
	gWorks 2018, Google Earth 2020.

## C. Zoning Information

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

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

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

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

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

<b>1.</b>	<b>List any outside appraisal or listing services employed by the county for the current assessment year</b>
	Stanard Appraisal
<b>2.</b>	<b>If so, is the appraisal or listing service performed under contract?</b>
	Yes for commercial and industrial only
<b>3.</b>	<b>What appraisal certifications or qualifications does the County require?</b>
	Professional certification
<b>4.</b>	<b>Have the existing contracts been approved by the PTA?</b>
	Yes
<b>5.</b>	<b>Does the appraisal or listing service providers establish assessed values for the county?</b>
	Assists the assessor with final values

## 2023 Residential Assessment Survey for Hamilton County

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

<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>
	The cost approach and sales comparison approach are used to estimate value for the residential class.
<b>4.</b>	<b>For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?</b>
	Tables provided by the CAMA vendor.
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.</b>
	Yes, if there is an adequate number of qualified sales to show that it is needed.
<b>6.</b>	<b>Describe the methodology used to determine the residential lot values?</b>
	The county uses an analysis of vacant residential parcels to establish assessments for the land component of the assessed value. Also improved lot sales help establish the probable value of an improved lot.
<b>7.</b>	<b>How are rural residential site values developed?</b>

	Based on sales. Rural residential (acreages) and farm home sites are valued the same countywide.																																																																															
<b>8.</b>	<b>Are there form 191 applications on file?</b>																																																																															
	No																																																																															
<b>9.</b>	<b>Describe the methodology used to determine value for vacant lots being held for sale or resale?</b>																																																																															
	Sales price, square foot, and location are three of the main criteria that are examined. If there are a number of lots selling in a certain subdivision, that is noted and then taken into account for the following years' revalue of that subdivision. If city wide or village wide the market dictates that vacant lots are selling strong, a possible revaluation of the entire area will be seriously considered. The assessor utilizes discounted cash flow analysis for lots held for resale in a new subdivision.																																																																															
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## 2023 Commercial Assessment Survey for Hamilton County

<b>1.</b>	<b>Valuation data collection done by:</b>										
	Assessor & Stanard Appraisal Services for commercial and industrial parcels.										
<b>2.</b>	<b>List the valuation group recognized in the County and describe the unique characteristics of each:</b>										
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<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>										
	The cost approach is the primary method used to estimate value for the commercial class; however, income information and comparable sales (if any) are considered when available. Occasional physical viewing by meeting with property owner's also helps determine if the assessment is correct as far as an occupancy code.										
<b>3a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>										
	Physical inspection and joint review with commercial appraiser. Sometimes a comparable sale can be considered using the state sales file query and adjust for the local market.										
<b>4.</b>	<b>For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?</b>										

	Depreciation tables are developed by the contract appraiser using information derived from the local market.																													
5.	<b>Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.</b>																													
	Yes																													
6.	<b>Describe the methodology used to determine the commercial lot values.</b>																													
	Vacant commercial/industrial lots are valued primarily using current market information from qualified sales. If improved with a dilapidated structure, the cost to cure is considered.																													
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## 2023 Agricultural Assessment Survey for Hamilton County

<b>1.</b>	<b>Valuation data collection done by:</b>							
	Assessor and staff.							
<b>2.</b>	<b>List each market area, and describe the location and the specific characteristics that make each unique.</b>							
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<b>3.</b>	<b>Describe the process used to determine and monitor market areas.</b>							
	The county reviews sale information and identifies common characteristics of the parcels. The sales support one market area for the entire county.							
<b>4.</b>	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>							
	Primary use of parcel. Land use by NRD. Acreages (parcels with dwelling under 20 acres) are considered to be rural residential.							
<b>5.</b>	<b>Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?</b>							
	Yes, the same value is used as for rural acreages.							
<b>6.</b>	<b>What separate market analysis has been conducted where intensive use is identified in the county?</b>							
	Feedlots are valued countywide at \$4500/ac. Vineyards are also in the Non Ag-Other category in the abstract.							
<b>7.</b>	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>							
	WRP lands are assessed the same as waste at \$900/ac.							
<b>7a.</b>	<b>Are any other agricultural subclasses used? If yes, please explain.</b>							
	No.							
	<b><u>If your county has special value applications, please answer the following</u></b>							
<b>8a.</b>	<b>How many parcels have a special valuation application on file?</b>							
	None.							

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

## ~2022 Plan of Assessment for Hamilton County~

**(For Assessment years 2023, 2024, and 2025)**

**Date: June 14th, 2022**

### Plan of Assessment Requirements:

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

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

### Real Property Assessment Requirements:

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

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

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

Level of Value, Quality, and Uniformity for Assessment Year 2022:

<u>Property Class</u>	<u>Median</u>
Residential	97%
Commercial	100%
Agricultural Land	73%

The total value off the 2022 Abstract for Hamilton County was \$2,764,893,789.  
The total number of records off the same 2022 Abstract is 8,998.

Approaches to Value:

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

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

Valuation Groups:

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

The housing market is quite active with very little hint of slowing down. The downtown Central Park Square business district has a variety of active retail stores. Aurora is very fortunate to have an active and progressive Chamber of Commerce.

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

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

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

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



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

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

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

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

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

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

## **Assessment Actions Planned for Assessment Years 2023-2025:**

Assessor & one of her staff will be attending the Assessor's Workshop in August, 2022 in Norfolk, Nebr. One staff will be attending IAAO Class 102: Income Approach to Valuation in mid-September, 2022.

Residential – 2023-2025:

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

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

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

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

Rural Residential – 2023-2025:

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

There are four township rural acreages to be reviewed for 2023; namely Valley, Grant, Monroe and Phillips Precincts.

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

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

Commercial – 2023-2025:

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

A reappraisal of structures and lots for all commercial properties was completed for the city of Aurora for the assessment year 2022.

Hampton village & Giltner village commercial properties will be reviewed and revalued to continue the 6 year review.

Also the Multi Family parcels in city of Aurora will be review/revalued.

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

#### Agricultural Land – 2023-2025:

Sketching is underway along the Platte River for accretion lands to be assessed more accurately and corrected to waste or accretion which is two different values/acre.

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

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

After Oct 1, 2021, the Assessor has had very strong ag land sales. She will study these to set new ag land values for 2023 – 2025.

## **General Descriptions**

### **Current Resources:**

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

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

Proposed submitted General Budget for July 1, 2022 – June 30, 2023 is \$210,860. The proposed submitted Reappraisal Budget for July 1, 2022 – June 30, 2023 is \$33,725. The Reappraisal Budget includes all the Maintenance agreements for GIS, CAMA, MIPS PC Admin and the web site.

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

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

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

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

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

### **Current Assessment Procedures for Real Property:**

On average, 50 deeds per month are received from the Registrar of Deeds that affect this office. Real Estate transfer statements are handled daily. Ownership changes are made in the administrative package and updated on the website daily. Agricultural and some commercial sales are verified by telephone call and physical inspections as necessary. Most residential sales are inspected and new photos taken. Also all residential sale Grantees are mailed out a questionnaire on their property. This office has a great percentage of these returned to us in a timely manner. Zoning/building permits are constantly being verified in the field. Pickup work is to be completed by March 10<sup>th</sup> of each year.

For fiscal year June 1<sup>st</sup>, 2021 to June 1<sup>st</sup>, 2022, an estimated 50+ Zoning (building) Permits were filed for improvements to real estate in Aurora City. For Rural and Villages 100+ were issued. Occasionally the Assessor and staff discover a new or altered structure, where no permit was issued, and the applicable property record card is updated and a copy of the real estate breakdown & pic of the structure is given to the P&Z person.

Appraisal Property Record Cards are maintained for every parcel of real property, including Improvements on Leased Land. All record cards reflect the current owner and their mailing address, the latest purchase price with a copy of the recorded deed or similar

instrument. If the property is improved, a situs address, photos and a sketch of the dwelling/commercial building(s) is included. The aerial photos therein reflect the date of Dec, Jan, Feb, March 2019. When a survey exists, the property record card acres match. Parcels are flagged if the value is to be added for the following year and to be changed during the appropriate time frame.

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

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

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

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

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

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

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

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

Notices of Valuation Change are mailed to the property owners on or before June 1<sup>st</sup>. There were approximately 2,300 printed and mailed out on June 1<sup>st</sup>, 2022.

### Current Assessment Procedures for Personal Property

Out of an estimated 1275 Personal Property Schedules, approximately 460 were filed on line with this office. 85 Personal Property Schedules were delinquent as of May 1, 2022.

### Current Assessment Procedures for Homestead Exemptions

The Assessor and her staff currently receive approximately 350 Homestead Exemptions in the office. Quite a few of the applicants need assistance and rely upon this staff in correctly filling out their forms. The County Assessor arranges personal visits to the residence of several homestead applicants to assist in the filing process of their Homestead Exemption forms. Reminders were mailed out June 22<sup>nd</sup>, for 83 of those who have not yet filed for 2022.

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

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

- j. Annual 3 Year Plan of Assessment.
3. Personal Property: Administer annual filing and prepare subsequent notices for incomplete filings.
  4. Permissive Exemptions: Administer annual filings of Applications for new or continued exempt use, review and make recommendations to County Board of Equalization.
  5. Taxable Government Owned Property: Annual review of government owned property not used for public purpose, send notices of intent to tax, etc.
  6. Homestead Exemptions: Conduct the approval/denial process along with proper taxpayer notifications.
  7. A copy machine is available for appraisers to make copies and get a receipt for monies paid for said copies. A fee sheet is submitted monthly to the County Board.
  8. Centrally Assessed: Review of valuations as certified by Nebraska Department of Revenue Property Assessment Division for railroads and public service entities, maintain assessment records and tax billing for tax list.
  9. Tax Increment Financing: Management of record/valuation information for properties in Community Redevelopment Projects for proper reporting on administrative reports and allocation of ad valorem tax.
  10. Tax Districts and Tax Rates: Management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.
  11. Tax Lists: Prepare and certify tax lists to County Treasurer for real property, personal property, centrally assessed and Nebraska Game & Parks.
  12. Tax List Corrections: Prepare tax correction documents to inform the County Board of Equalization of changes in value and for the Chairman's signature.
  13. Assist the County Clerk & County Treasurer in verifying/checking the new levies that are set county wide each year.
  14. County Board of Equalization: Either the Assessor or her Deputy attend County Board of Equalization meetings for valuation protests (providing requested information) and also regular meetings of CBE for tax corrections, 3 Year Plan, cemetery report, permissive exemptions, etc.

15. Prepare the Physical Visitation Map and Daily Schedule for County Board of Equalization field reviews on all protested properties. In the past, this Assessor physically visits every protested property in the County. At the request of the Assessor at least one county Commissioner accompanies her and one of her staff. She is very appreciative of any Commissioners that can assist her with this challenging process. On all commercial properties, a Stanard Appraisal Inc. employee accompanies the Assessor.

NOTE: It has been requested by the Co Brd of Eq that the Assessor's office will prepare the 3 ring note books will be made for them by this staff. The note books and paper will be provided by the Co Brd of Equalization's budget for the completion of this project.

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



22. The Assessor and her staff know that any questions/concerns/problems that arise in the office can be handled quickly, by a phone call or email to the Department of Revenue Property Assessment Division. A listing of those employees by their specialty area is available to the Assessor and her staff.
23. This office will work diligently to comply with Nebraska § 77-1311.03 to follow a six year cycle on an inspection and review of properties in this county to achieve uniform & proportionate values.

**Other commitments by this County Assessor:**

24. She currently sits as the Past President for the NACO Central District Executive Board.
25. She is a member of the Board of Directors of MIPS, Inc. representing Assessors.
26. The Assessor remains on the Rent Restricted Housing Projects Valuation Committee that meets annually from September through November to set the cap rate to be used by Nebraska counties state-wide on such housing projects. This appointed term is indefinite.

**In Conclusion:**

My exceptionally skilled staff & I do the very best we can with the monies budgeted and the time allotted to maintain an efficient and professional office. Our goal is to always be equalized, in our mass appraisal process, in valuing land and properties across this county. We will continue to be courteous and respectful to property owners, constituents, visitors and co-workers of this fine County.

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Patricia E Sandberg  
Hamilton County Assessor

As per Nebraska Statute 77-1311.02, a copy of this report was submitted to all five of the members of the Hamilton County Board of Equalization on Monday, July 25<sup>th</sup>, 2022.