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DEPARTMENT OF REVENUE

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

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

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

For the Tax Commissioner

Sincerely,

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

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

cc: Terra Riggs, Hitchcock County Assessor

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Introduction

Pursuant to [Neb. Rev. Stat. § 77-5027](#) 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.

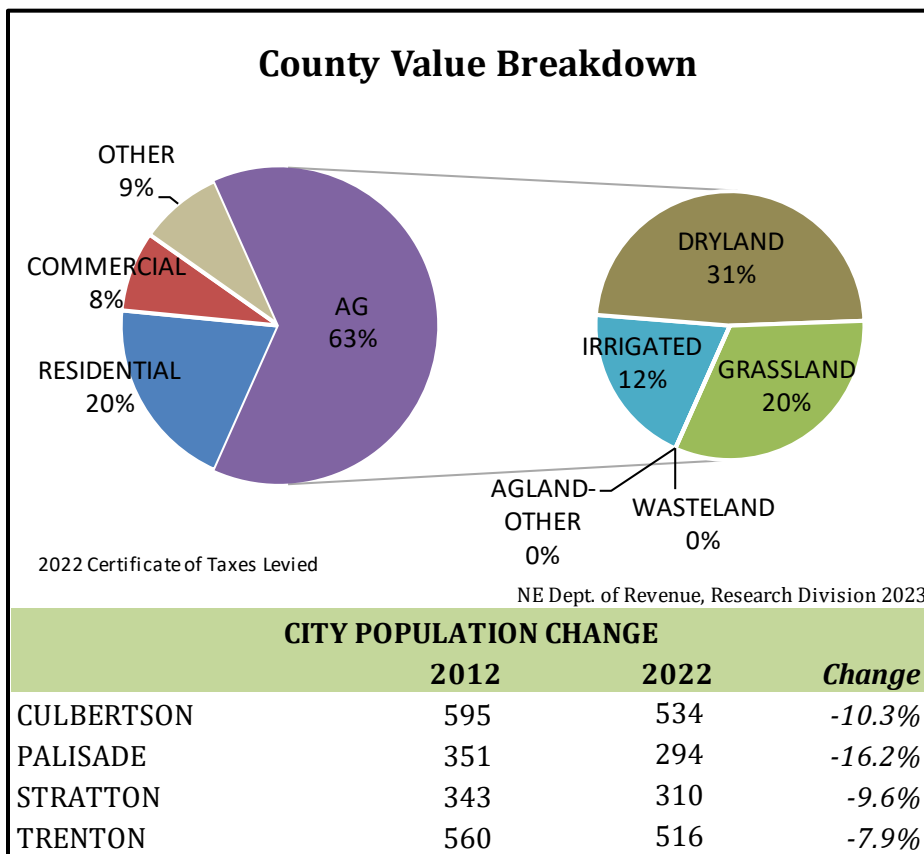
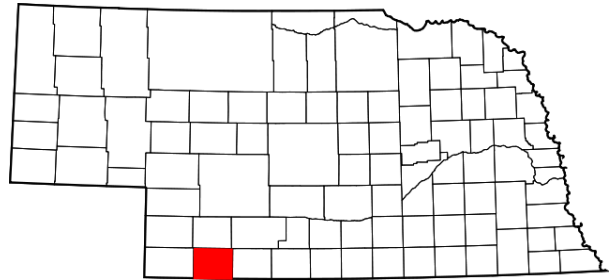
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors 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 710 square miles, Hitchcock County has 2,586 residents, per the Census Bureau Quick Facts for 2021, a 1% population decline from the 2020 U.S. Census. Reports indicate that 75% of county residents are homeowners and 89% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$82,978 (2022 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Hitchcock County are evenly disbursed throughout all of the villages; however, Culbertson and Trenton are more active. According to the U.S. Census Bureau, there are 67 employer establishments with total employment of 429, a 6% increase in employment from the prior year.

Agricultural land accounts for the majority of the

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

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

2023 Residential Correlation for Hitchcock County

Assessment Actions

Stratton and Palisade were physically reviewed and reappraised this year, with updated costing and depreciation.

New land values were applied to Culbertson, Trenton, Stratton, Palisade and rural residential properties.

The first acre for rural residential was increased to \$35,000. Acres two through five are valued at \$3,500, and over 11 acres are valued at \$1,500 per acre. Rural improvements received a 5% increase.

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.

Review of qualified and non-qualified sales showed the usability rate for residential sales is slightly lower than the statewide average range. It appears that sales qualification determinations are made without bias.

The county assessor has identified five valuation groups for the residential class. Culbertson is located along Highway 34 near the city of McCook, where job opportunities and services are available. Trenton is also on the same highway, but further from McCook so the demand for housing is not as strong as in Culbertson. Stratton and Palisade comprise the third valuation group; they are smaller communities with limited employment opportunities or amenities. Rural residential has a strong housing market, as is typical throughout the state. Recreational cabins at Swanson Reservoir make up the final valuation group.

All residential properties have been physically inspected since 2019. Costing is dated 2014 for Culbertson, Trenton and lake properties. Rural residential, Stratton and Palisade are valued with 2021 costing. The entire residential class has 2017 depreciation tables, except for Stratton and Palisade which were updated this year. Land values were updated this year for all residential properties except for lake cabins, which was updated in 2019.

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

Description of Analysis

Residential properties are placed into five valuation groups in Hitchcock County.

2023 Residential Correlation for Hitchcock County

| Valuation Group | Description |
|-----------------|--------------------|
| 1 | Culbertson |
| 2 | Trenton |
| 3 | Stratton, Palisade |
| 4 | Rural Residential |
| 5 | Lake |

Two of the three measures of central tendency are within the acceptable range and the mean is slightly high. The COD and PRD are both high; the qualitative statistics improve when the low dollar sales are excluded. When the sales are analyzed in incremental ranges by sales price, there appears to be a regressive pattern of assessment. However, regressivity can only be corrected through reappraisal and is not a single determinant of assessment quality.

All valuation groups with enough sales for measurement are within range and generally have qualitative measures that support assessment uniformity.

A comparison of the 2023 County Abstract of Assessment for Real Property, Form 45 Compared to the Certificate of Taxes Levied Report (CTL) indicates that the changes made to the sales sample are also reflected in the general population.

Equalization and Quality of Assessment

All residential property in Hitchcock County is subject to the same appraisal techniques, while not every valuation group has enough sales for measurement, all residential property are considered to be equalized. The quality of assessment complies with generally accepted mass appraisal techniques.

| VALUATION GROUP | | | | | | |
|-----------------|-------|--------|--------|----------|-------|--------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD |
| 1 | 16 | 97.28 | 98.13 | 93.84 | 20.68 | 104.57 |
| 2 | 20 | 97.42 | 99.21 | 89.11 | 26.91 | 111.33 |
| 3 | 35 | 99.72 | 105.76 | 95.32 | 18.69 | 110.95 |
| 4 | 11 | 94.35 | 97.77 | 94.37 | 25.64 | 103.60 |
| 5 | 2 | 66.47 | 66.47 | 72.63 | 24.21 | 91.52 |
| ____ALL____ | 84 | 96.86 | 100.77 | 92.76 | 22.53 | 108.64 |

Level of Value

Based on analysis of all available information, the level of value for the residential property in Hitchcock County is 97%.

2023 Commercial Correlation for Hitchcock County

Assessment Actions

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

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.

Hitchcock County commercial properties are all placed into one valuation group as there is not enough market activity to warrant additional breakdowns. The commercial sales qualification process was reviewed and there was no indication of bias. The county assessor qualifies a lower than typical percentage of sales for measurement purposes; however, with total commercial sales, the usability rate can fluctuate significantly with the disqualification of few sale.

Depreciation tables are dated 2017, costing 2018 and all commercial properties were last inspected, including a lot value study, in 2020.

Description of Analysis

With few sales in the study period, all three measures of central tendency are above the acceptable range. However, the sample is very small, and there has not been a qualified sale since November 2021 suggesting that the sample may not adequately represent the current market.

Comparison of the county valuation change to the region shows that commercial values in Hitchcock County have changed at a comparable rate with other villages in the region. Analysis of both the statistical sample and the 2023 County Abstract of Assessment, Form 45 Compared with the 2022 Certificate of Taxes Levied Report (CTL) indicate that the population and sales both changed minimally, which mirrors the assessment actions of maintenance and pick-up work.

Equalization and Quality of Assessment

Although the sample size is insufficient for measurement purposes, review of the assessment practices indicates that the quality of assessment for the commercial class complies with generally accepted mass appraisal techniques.

Level of Value

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

2023 Agricultural Correlation for Hitchcock County

Assessment Actions

Agricultural land values were increased as follows: irrigated land by 17%, dryland by 5%, Conservation Reserve Enhancement Program (CREP) by 5%, Conservation Reserve Program (CRP) by 5%. The home site value for agricultural homes was raised to \$35,000 and the farm site to \$1,500. Agricultural improvements were given a 5% increase just like rural residential.

Assessment Practice Review

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

Usability rates show the Hitchcock County Assessor qualified sales at a slightly lower percentage than the state average, which is explained in part by an increase in family sales with no sale amount and quit claim sales. Review of the county assessors' assessment practices shows no apparent indication of bias in the qualification of sales for measurement.

Agricultural land in the county is identified in two market areas, with the parcels that are adjacent to the Republican River identified separately from the rest of the parcels in the county. The parcels next to the Republican River have recreational influence and that region is subject to special value. Market analysis is conducted of parcels sold along the Republican River to determine if the primary use of the land is agriculture or recreational hunting. The special valuations are derived from the uninfluenced market area.

Agricultural homes are valued the same as rural residential properties and they were inspected in 2021, at which time the costing was also updated. Agricultural homes are valued with 2017 depreciation tables. Land use was reviewed using aerial imagery in 2021.

Description of Analysis

The agricultural class as a whole is within the acceptable range for all three measures of central tendency. The COD is within the acceptable range, as well. When stratified by 80% Majority Land Use (MLU), only dryland has enough sales for statistical measurement, with the median and mean within the acceptable range.

Irrigated land only had three qualified sales in the study period. Thus, the Average Acre Value Comparison chart is a better measure of the value than statistical analysis. The Hitchcock County Assessor increased irrigated land values by 17% this year, which nearly mirrors the Hayes County value and is in line with regional values.

A small grassland sample has a high median and a substat is included, which shows that the sales from the earliest study year have the highest median. Review of the nine sales indicates that ratios range from 65-104%, and the range around the median ratio is 74-83% suggesting that the median will shift significantly as sales come in and out of the sample. When compared to neighboring

2023 Agricultural Correlation for Hitchcock County

county values, the grassland values in Hitchcock County are not high. Thus, a recommendation to lower grassland values is not warranted, especially in a rising agricultural market.

The changes made to agricultural land are demonstrated in the 2023 County Abstract of Assessment for Real Property, Form 45 Compared with the 2022 Certificate of Taxes Levied Report (CTL).

Equalization and Quality of Assessment

Agricultural homes and outbuildings are inspected and valued the same as rural residential properties. Farm home sites were changed this year to mirror rural residential land changes. Agricultural improvements are equalized at the statutorily required level. Agricultural land values are equalized to neighboring county values and the quality of assessment of agricultural land in Hitchcock County complies with generally accepted mass appraisal techniques.

| 80%MLU By Market Area | | | | | | |
|--------------------------|-------|--------|-------|----------|-------|--------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD |
| <u> Irrigated </u> | | | | | | |
| County | 3 | 65.50 | 76.77 | 66.80 | 20.23 | 114.93 |
| 1 | 3 | 65.50 | 76.77 | 66.80 | 20.23 | 114.93 |
| <u> Dry </u> | | | | | | |
| County | 18 | 70.01 | 70.71 | 65.41 | 15.91 | 108.10 |
| 1 | 18 | 70.01 | 70.71 | 65.41 | 15.91 | 108.10 |
| <u> Grass </u> | | | | | | |
| County | 9 | 80.31 | 79.82 | 81.61 | 09.68 | 97.81 |
| 1 | 9 | 80.31 | 79.82 | 81.61 | 09.68 | 97.81 |
| <u> ALL </u> | | | | | | |
| | 43 | 73.75 | 73.74 | 71.28 | 14.03 | 103.45 |

Level of Value

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

Special Valuation

A review of agricultural land values in Hitchcock County in areas that have non-agricultural influences indicates that the assessed values used are similar to the assessed values in the areas of the county that do not have non-agricultural influences. Therefore, it is the opinion of the Property Tax Administrator that the level of value for Special Valuation of agricultural land is 74%.

2023 Opinions of the Property Tax Administrator for Hitchcock County

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

| Class | Level of Value | Quality of Assessment | Non-binding recommendation |
|---|----------------|---|----------------------------|
| Residential Real Property | 97 | Meets generally accepted mass appraisal techniques. | No recommendation. |
| | | | |
| Commercial Real Property | 100 | Meets generally accepted mass appraisal techniques. | No recommendation. |
| | | | |
| Agricultural Land | 74 | Meets generally accepted mass appraisal techniques. | No recommendation. |
| | | | |
| Special Valuation of Agricultural Land | 74 | Meets generally accepted mass appraisal techniques. | No recommendation. |

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

Dated this 7th day of April, 2023.



Ruth A. Sorensen
Property Tax Administrator



APPENDICES

2023 Commission Summary for Hitchcock County

Residential Real Property - Current

| | | | |
|------------------------|-------------|------------------------------------|----------|
| Number of Sales | 84 | Median | 96.86 |
| Total Sales Price | \$8,866,400 | Mean | 100.77 |
| Total Adj. Sales Price | \$8,866,400 | Wgt. Mean | 92.76 |
| Total Assessed Value | \$8,224,900 | Average Assessed Value of the Base | \$68,991 |
| Avg. Adj. Sales Price | \$105,552 | Avg. Assessed Value | \$97,915 |

Confidence Interval - Current

| | |
|--|-----------------|
| 95% Median C.I | 89.81 to 101.73 |
| 95% Wgt. Mean C.I | 85.94 to 99.59 |
| 95% Mean C.I | 94.35 to 107.19 |
| % of Value of the Class of all Real Property Value in the County | 15.63 |
| % of Records Sold in the Study Period | 5.16 |
| % of Value Sold in the Study Period | 7.33 |

Residential Real Property - History

| Year | Number of Sales | LOV | Median |
|------|-----------------|-----|--------|
| 2022 | 81 | 94 | 94.13 |
| 2021 | 75 | 92 | 91.99 |
| 2020 | 92 | 94 | 94.38 |
| 2019 | 95 | 96 | 95.85 |

2023 Commission Summary for Hitchcock County

Commercial Real Property - Current

| | | | |
|------------------------|-----------|------------------------------------|-----------|
| Number of Sales | 7 | Median | 102.66 |
| Total Sales Price | \$689,000 | Mean | 104.11 |
| Total Adj. Sales Price | \$689,000 | Wgt. Mean | 117.31 |
| Total Assessed Value | \$808,250 | Average Assessed Value of the Base | \$245,459 |
| Avg. Adj. Sales Price | \$98,429 | Avg. Assessed Value | \$115,464 |

Confidence Interval - Current

| | |
|--|-----------------|
| 95% Median C.I | 57.90 to 135.73 |
| 95% Wgt. Mean C.I | 95.94 to 138.68 |
| 95% Mean C.I | 80.78 to 127.44 |
| % of Value of the Class of all Real Property Value in the County | 7.59 |
| % of Records Sold in the Study Period | 3.15 |
| % of Value Sold in the Study Period | 1.48 |

Commercial Real Property - History

| Year | Number of Sales | LOV | Median |
|------|-----------------|-----|--------|
| 2022 | 7 | 100 | 102.96 |
| 2021 | 6 | 100 | 99.42 |
| 2020 | 7 | 100 | 58.97 |
| 2019 | 13 | 100 | 94.82 |

**44 Hitchcock
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 : 84
 Total Sales Price : 8,866,400
 Total Adj. Sales Price : 8,866,400
 Total Assessed Value : 8,224,900
 Avg. Adj. Sales Price : 105,552
 Avg. Assessed Value : 97,915

MEDIAN : 97
 WGT. MEAN : 93
 MEAN : 101
 COD : 22.53
 PRD : 108.64

COV : 29.80
 STD : 30.03
 Avg. Abs. Dev : 21.82
 MAX Sales Ratio : 195.27
 MIN Sales Ratio : 31.42

95% Median C.I. : 89.81 to 101.73
 95% Wgt. Mean C.I. : 85.94 to 99.59
 95% Mean C.I. : 94.35 to 107.19

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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-20 To 31-DEC-20 | 11 | 98.29 | 119.55 | 118.83 | 24.75 | 100.61 | 85.40 | 195.27 | 96.30 to 168.96 | 75,091 | 89,231 |
| 01-JAN-21 To 31-MAR-21 | 6 | 102.81 | 105.11 | 109.68 | 08.32 | 95.83 | 92.86 | 124.88 | 92.86 to 124.88 | 75,333 | 82,629 |
| 01-APR-21 To 30-JUN-21 | 16 | 104.21 | 115.30 | 106.34 | 28.59 | 108.43 | 62.46 | 191.07 | 82.89 to 153.71 | 57,375 | 61,011 |
| 01-JUL-21 To 30-SEP-21 | 8 | 97.75 | 92.97 | 88.31 | 15.67 | 105.28 | 50.38 | 128.52 | 50.38 to 128.52 | 114,813 | 101,387 |
| 01-OCT-21 To 31-DEC-21 | 10 | 98.78 | 100.96 | 101.48 | 22.06 | 99.49 | 56.99 | 136.60 | 78.68 to 133.90 | 123,950 | 125,783 |
| 01-JAN-22 To 31-MAR-22 | 13 | 88.58 | 95.06 | 83.17 | 16.52 | 114.30 | 68.26 | 150.68 | 75.75 to 115.39 | 121,685 | 101,208 |
| 01-APR-22 To 30-JUN-22 | 10 | 92.20 | 86.04 | 87.62 | 19.96 | 98.20 | 47.79 | 117.00 | 56.42 to 115.84 | 148,000 | 129,674 |
| 01-JUL-22 To 30-SEP-22 | 10 | 82.44 | 82.43 | 75.15 | 23.18 | 109.69 | 31.42 | 126.81 | 59.39 to 112.62 | 145,050 | 109,004 |
| <u>Study Yrs</u> | | | | | | | | | | | |
| 01-OCT-20 To 30-SEP-21 | 41 | 101.02 | 110.59 | 104.82 | 22.40 | 105.50 | 50.38 | 195.27 | 97.12 to 116.61 | 75,963 | 79,624 |
| 01-OCT-21 To 30-SEP-22 | 43 | 88.58 | 91.40 | 86.24 | 21.12 | 105.98 | 31.42 | 150.68 | 82.55 to 94.35 | 133,765 | 115,356 |
| <u>Calendar Yrs</u> | | | | | | | | | | | |
| 01-JAN-21 To 31-DEC-21 | 40 | 101.38 | 105.72 | 100.36 | 21.59 | 105.34 | 50.38 | 191.07 | 90.46 to 110.19 | 88,200 | 88,522 |
| <u>ALL</u> | 84 | 96.86 | 100.77 | 92.76 | 22.53 | 108.64 | 31.42 | 195.27 | 89.81 to 101.73 | 105,552 | 97,915 |

| VALUATION GROUP | | | | | | | | | | Avg. Adj. Sale Price | Avg. Assd. Val |
|-----------------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|----------------------|----------------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | | |
| 1 | 16 | 97.28 | 98.13 | 93.84 | 20.68 | 104.57 | 47.79 | 155.01 | 77.28 to 122.09 | 77,156 | 72,403 |
| 2 | 20 | 97.42 | 99.21 | 89.11 | 26.91 | 111.33 | 31.42 | 195.27 | 78.68 to 110.19 | 57,225 | 50,995 |
| 3 | 35 | 99.72 | 105.76 | 95.32 | 18.69 | 110.95 | 71.13 | 157.11 | 88.58 to 112.62 | 79,697 | 75,966 |
| 4 | 11 | 94.35 | 97.77 | 94.37 | 25.64 | 103.60 | 56.99 | 168.96 | 68.26 to 136.60 | 293,455 | 276,946 |
| 5 | 2 | 66.47 | 66.47 | 72.63 | 24.21 | 91.52 | 50.38 | 82.55 | N/A | 235,000 | 170,675 |
| <u>ALL</u> | 84 | 96.86 | 100.77 | 92.76 | 22.53 | 108.64 | 31.42 | 195.27 | 89.81 to 101.73 | 105,552 | 97,915 |

| PROPERTY TYPE * | | | | | | | | | | Avg. Adj. Sale Price | Avg. Assd. Val |
|-----------------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|----------------------|----------------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | | |
| 01 | 83 | 97.12 | 101.37 | 93.47 | 22.16 | 108.45 | 31.42 | 195.27 | 90.46 to 101.73 | 105,077 | 98,215 |
| 06 | 1 | 50.38 | 50.38 | 50.38 | 00.00 | 100.00 | 50.38 | 50.38 | N/A | 145,000 | 73,055 |
| 07 | | | | | | | | | | | |
| <u>ALL</u> | 84 | 96.86 | 100.77 | 92.76 | 22.53 | 108.64 | 31.42 | 195.27 | 89.81 to 101.73 | 105,552 | 97,915 |

**44 Hitchcock
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 : 84
 Total Sales Price : 8,866,400
 Total Adj. Sales Price : 8,866,400
 Total Assessed Value : 8,224,900
 Avg. Adj. Sales Price : 105,552
 Avg. Assessed Value : 97,915

MEDIAN : 97
 WGT. MEAN : 93
 MEAN : 101
 COD : 22.53
 PRD : 108.64

COV : 29.80
 STD : 30.03
 Avg. Abs. Dev : 21.82
 MAX Sales Ratio : 195.27
 MIN Sales Ratio : 31.42

95% Median C.I. : 89.81 to 101.73
 95% Wgt. Mean C.I. : 85.94 to 99.59
 95% Mean C.I. : 94.35 to 107.19

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SALE PRICE *

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|----------------------------|-----------|--------------|---------------|--------------|--------------|---------------|--------------|---------------|------------------------|----------------------|----------------|
| Low \$ Ranges | | | | | | | | | | | |
| Less Than 5,000 | | | | | | | | | | | |
| Less Than 15,000 | 1 | 126.81 | 126.81 | 126.81 | 00.00 | 100.00 | 126.81 | 126.81 | N/A | 13,000 | 16,485 |
| Less Than 30,000 | 12 | 128.57 | 133.26 | 132.57 | 18.08 | 100.52 | 89.81 | 195.27 | 112.62 to 150.68 | 21,125 | 28,005 |
| Ranges Excl. Low \$ | | | | | | | | | | | |
| Greater Than 4,999 | 84 | 96.86 | 100.77 | 92.76 | 22.53 | 108.64 | 31.42 | 195.27 | 89.81 to 101.73 | 105,552 | 97,915 |
| Greater Than 14,999 | 83 | 96.60 | 100.45 | 92.71 | 22.48 | 108.35 | 31.42 | 195.27 | 89.81 to 101.02 | 106,667 | 98,897 |
| Greater Than 29,999 | 72 | 93.01 | 95.35 | 91.59 | 20.32 | 104.11 | 31.42 | 168.96 | 87.87 to 97.71 | 119,624 | 109,567 |
| Incremental Ranges | | | | | | | | | | | |
| 0 TO 4,999 | | | | | | | | | | | |
| 5,000 TO 14,999 | 1 | 126.81 | 126.81 | 126.81 | 00.00 | 100.00 | 126.81 | 126.81 | N/A | 13,000 | 16,485 |
| 15,000 TO 29,999 | 11 | 130.33 | 133.85 | 132.88 | 19.22 | 100.73 | 89.81 | 195.27 | 97.98 to 191.07 | 21,864 | 29,052 |
| 30,000 TO 59,999 | 22 | 102.40 | 108.73 | 108.81 | 21.27 | 99.93 | 56.42 | 157.11 | 88.30 to 128.52 | 43,677 | 47,525 |
| 60,000 TO 99,999 | 23 | 90.46 | 87.46 | 87.07 | 16.26 | 100.45 | 31.42 | 122.09 | 84.30 to 99.72 | 73,522 | 64,017 |
| 100,000 TO 149,999 | 11 | 87.26 | 87.25 | 86.89 | 17.79 | 100.41 | 50.38 | 124.88 | 62.46 to 110.19 | 129,818 | 112,800 |
| 150,000 TO 249,999 | 9 | 96.30 | 100.85 | 100.85 | 22.66 | 100.00 | 56.99 | 168.96 | 77.01 to 136.60 | 196,722 | 198,401 |
| 250,000 TO 499,999 | 5 | 82.55 | 86.15 | 85.96 | 16.81 | 100.22 | 68.26 | 120.02 | N/A | 314,000 | 269,899 |
| 500,000 TO 999,999 | 2 | 81.72 | 81.72 | 83.44 | 15.47 | 97.94 | 69.08 | 94.35 | N/A | 596,250 | 497,508 |
| 1,000,000 + | | | | | | | | | | | |
| ALL | 84 | 96.86 | 100.77 | 92.76 | 22.53 | 108.64 | 31.42 | 195.27 | 89.81 to 101.73 | 105,552 | 97,915 |

**44 Hitchcock
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 : 7
 Total Sales Price : 689,000
 Total Adj. Sales Price : 689,000
 Total Assessed Value : 808,250
 Avg. Adj. Sales Price : 98,429
 Avg. Assessed Value : 115,464

MEDIAN : 103
 WGT. MEAN : 117
 MEAN : 104
 COD : 15.32
 PRD : 88.75

COV : 24.22
 STD : 25.22
 Avg. Abs. Dev : 15.73
 MAX Sales Ratio : 135.73
 MIN Sales Ratio : 57.90

95% Median C.I. : 57.90 to 135.73
 95% Wgt. Mean C.I. : 95.94 to 138.68
 95% Mean C.I. : 80.78 to 127.44

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| DATE OF SALE * | | | | | | | | | | | |
|------------------------|-------|--------|--------|----------|-------|--------|--------|--------|-----------------|----------------------|----------------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
| <u>Qrtrs</u> | | | | | | | | | | | |
| 01-OCT-19 To 31-DEC-19 | | | | | | | | | | | |
| 01-JAN-20 To 31-MAR-20 | | | | | | | | | | | |
| 01-APR-20 To 30-JUN-20 | | | | | | | | | | | |
| 01-JUL-20 To 30-SEP-20 | 3 | 101.34 | 100.92 | 100.90 | 01.28 | 100.02 | 98.76 | 102.66 | N/A | 74,667 | 75,337 |
| 01-OCT-20 To 31-DEC-20 | 2 | 119.35 | 119.35 | 117.52 | 13.73 | 101.56 | 102.96 | 135.73 | N/A | 22,500 | 26,443 |
| 01-JAN-21 To 31-MAR-21 | | | | | | | | | | | |
| 01-APR-21 To 30-JUN-21 | 1 | 129.44 | 129.44 | 129.44 | 00.00 | 100.00 | 129.44 | 129.44 | N/A | 400,000 | 517,775 |
| 01-JUL-21 To 30-SEP-21 | | | | | | | | | | | |
| 01-OCT-21 To 31-DEC-21 | 1 | 57.90 | 57.90 | 57.90 | 00.00 | 100.00 | 57.90 | 57.90 | N/A | 20,000 | 11,580 |
| 01-JAN-22 To 31-MAR-22 | | | | | | | | | | | |
| 01-APR-22 To 30-JUN-22 | | | | | | | | | | | |
| 01-JUL-22 To 30-SEP-22 | | | | | | | | | | | |
| <u>Study Yrs</u> | | | | | | | | | | | |
| 01-OCT-19 To 30-SEP-20 | 3 | 101.34 | 100.92 | 100.90 | 01.28 | 100.02 | 98.76 | 102.66 | N/A | 74,667 | 75,337 |
| 01-OCT-20 To 30-SEP-21 | 3 | 129.44 | 122.71 | 128.24 | 08.44 | 95.69 | 102.96 | 135.73 | N/A | 148,333 | 190,220 |
| 01-OCT-21 To 30-SEP-22 | 1 | 57.90 | 57.90 | 57.90 | 00.00 | 100.00 | 57.90 | 57.90 | N/A | 20,000 | 11,580 |
| <u>Calendar Yrs</u> | | | | | | | | | | | |
| 01-JAN-20 To 31-DEC-20 | 5 | 102.66 | 108.29 | 103.68 | 07.52 | 104.45 | 98.76 | 135.73 | N/A | 53,800 | 55,779 |
| 01-JAN-21 To 31-DEC-21 | 2 | 93.67 | 93.67 | 126.04 | 38.19 | 74.32 | 57.90 | 129.44 | N/A | 210,000 | 264,678 |
| <u>ALL</u> | 7 | 102.66 | 104.11 | 117.31 | 15.32 | 88.75 | 57.90 | 135.73 | 57.90 to 135.73 | 98,429 | 115,464 |

| VALUATION GROUP | | | | | | | | | | | |
|------------------------|-------|--------|--------|----------|-------|-------|-------|--------|-----------------|----------------------|----------------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
| 1 | 7 | 102.66 | 104.11 | 117.31 | 15.32 | 88.75 | 57.90 | 135.73 | 57.90 to 135.73 | 98,429 | 115,464 |
| <u>ALL</u> | 7 | 102.66 | 104.11 | 117.31 | 15.32 | 88.75 | 57.90 | 135.73 | 57.90 to 135.73 | 98,429 | 115,464 |

| PROPERTY TYPE * | | | | | | | | | | | |
|------------------------|-------|--------|--------|----------|-------|-------|-------|--------|-----------------|----------------------|----------------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
| 02 | | | | | | | | | | | |
| 03 | 7 | 102.66 | 104.11 | 117.31 | 15.32 | 88.75 | 57.90 | 135.73 | 57.90 to 135.73 | 98,429 | 115,464 |
| 04 | | | | | | | | | | | |
| <u>ALL</u> | 7 | 102.66 | 104.11 | 117.31 | 15.32 | 88.75 | 57.90 | 135.73 | 57.90 to 135.73 | 98,429 | 115,464 |

**44 Hitchcock
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 : 7
 Total Sales Price : 689,000
 Total Adj. Sales Price : 689,000
 Total Assessed Value : 808,250
 Avg. Adj. Sales Price : 98,429
 Avg. Assessed Value : 115,464

MEDIAN : 103
 WGT. MEAN : 117
 MEAN : 104
 COD : 15.32
 PRD : 88.75

COV : 24.22
 STD : 25.22
 Avg. Abs. Dev : 15.73
 MAX Sales Ratio : 135.73
 MIN Sales Ratio : 57.90

95% Median C.I. : 57.90 to 135.73
 95% Wgt. Mean C.I. : 95.94 to 138.68
 95% Mean C.I. : 80.78 to 127.44

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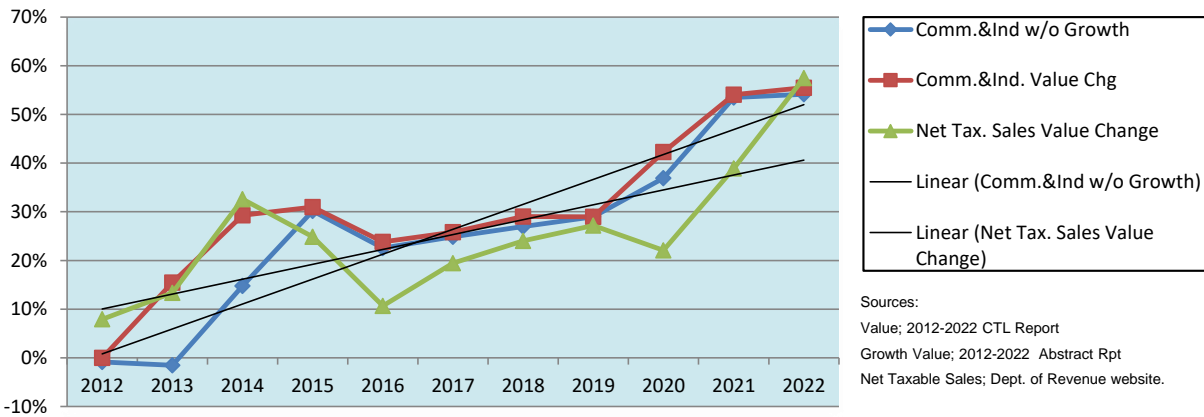
SALE PRICE *

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|----------------------------|----------|---------------|---------------|---------------|--------------|--------------|--------------|---------------|------------------------|----------------------|----------------|
| Low \$ Ranges | | | | | | | | | | | |
| Less Than 5,000 | | | | | | | | | | | |
| Less Than 15,000 | | | | | | | | | | | |
| Less Than 30,000 | 4 | 102.15 | 99.48 | 99.67 | 19.44 | 99.81 | 57.90 | 135.73 | N/A | 21,000 | 20,930 |
| Ranges Excl. Low \$ | | | | | | | | | | | |
| Greater Than 4,999 | 7 | 102.66 | 104.11 | 117.31 | 15.32 | 88.75 | 57.90 | 135.73 | 57.90 to 135.73 | 98,429 | 115,464 |
| Greater Than 14,999 | 7 | 102.66 | 104.11 | 117.31 | 15.32 | 88.75 | 57.90 | 135.73 | 57.90 to 135.73 | 98,429 | 115,464 |
| Greater Than 29,999 | 3 | 102.66 | 110.29 | 119.76 | 09.96 | 92.09 | 98.76 | 129.44 | N/A | 201,667 | 241,510 |
| Incremental Ranges | | | | | | | | | | | |
| 0 TO 4,999 | | | | | | | | | | | |
| 5,000 TO 14,999 | | | | | | | | | | | |
| 15,000 TO 29,999 | 4 | 102.15 | 99.48 | 99.67 | 19.44 | 99.81 | 57.90 | 135.73 | N/A | 21,000 | 20,930 |
| 30,000 TO 59,999 | | | | | | | | | | | |
| 60,000 TO 99,999 | 1 | 98.76 | 98.76 | 98.76 | 00.00 | 100.00 | 98.76 | 98.76 | N/A | 95,000 | 93,825 |
| 100,000 TO 149,999 | 1 | 102.66 | 102.66 | 102.66 | 00.00 | 100.00 | 102.66 | 102.66 | N/A | 110,000 | 112,930 |
| 150,000 TO 249,999 | | | | | | | | | | | |
| 250,000 TO 499,999 | 1 | 129.44 | 129.44 | 129.44 | 00.00 | 100.00 | 129.44 | 129.44 | N/A | 400,000 | 517,775 |
| 500,000 TO 999,999 | | | | | | | | | | | |
| 1,000,000 TO 1,999,999 | | | | | | | | | | | |
| 2,000,000 TO 4,999,999 | | | | | | | | | | | |
| 5,000,000 TO 9,999,999 | | | | | | | | | | | |
| 10,000,000 + | | | | | | | | | | | |
| ALL | 7 | 102.66 | 104.11 | 117.31 | 15.32 | 88.75 | 57.90 | 135.73 | 57.90 to 135.73 | 98,429 | 115,464 |

OCCUPANCY CODE

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------|----------|---------------|---------------|---------------|--------------|--------------|--------------|---------------|------------------------|----------------------|----------------|
| 344 | 1 | 101.34 | 101.34 | 101.34 | 00.00 | 100.00 | 101.34 | 101.34 | N/A | 19,000 | 19,255 |
| 352 | 1 | 102.66 | 102.66 | 102.66 | 00.00 | 100.00 | 102.66 | 102.66 | N/A | 110,000 | 112,930 |
| 353 | 1 | 98.76 | 98.76 | 98.76 | 00.00 | 100.00 | 98.76 | 98.76 | N/A | 95,000 | 93,825 |
| 406 | 3 | 102.96 | 96.77 | 124.74 | 23.16 | 77.58 | 57.90 | 129.44 | N/A | 148,333 | 185,032 |
| 442 | 1 | 135.73 | 135.73 | 135.73 | 00.00 | 100.00 | 135.73 | 135.73 | N/A | 20,000 | 27,145 |
| ALL | 7 | 102.66 | 104.11 | 117.31 | 15.32 | 88.75 | 57.90 | 135.73 | 57.90 to 135.73 | 98,429 | 115,464 |

Commercial & Industrial Value Change Vs. Net Taxable Sales Change



| Tax Year | Value | Growth Value | % Growth of Value | Value Exclud. Growth | Ann.%chg w/o grwth | Net Taxable Sales Value | % Chg Net Tax. Sales |
|-----------------|---------------|--------------|-------------------|----------------------|--------------------|-------------------------|----------------------|
| 2011 | \$ 34,844,555 | \$ 866,320 | 2.49% | \$ 33,978,235 | | \$ 13,898,096 | |
| 2012 | \$ 34,833,723 | \$ 286,430 | 0.82% | \$ 34,547,293 | -0.85% | \$ 14,997,847 | 7.91% |
| 2013 | \$ 40,221,043 | \$ 5,911,472 | 14.70% | \$ 34,309,571 | -1.50% | \$ 15,754,997 | 5.05% |
| 2014 | \$ 45,045,838 | \$ 5,045,780 | 11.20% | \$ 40,000,058 | -0.55% | \$ 18,432,285 | 16.99% |
| 2015 | \$ 45,631,943 | \$ 265,875 | 0.58% | \$ 45,366,068 | 0.71% | \$ 17,354,217 | -5.85% |
| 2016 | \$ 43,138,323 | \$ 430,677 | 1.00% | \$ 42,707,646 | -6.41% | \$ 15,379,068 | -11.38% |
| 2017 | \$ 43,841,743 | \$ 331,310 | 0.76% | \$ 43,510,433 | 0.86% | \$ 16,600,146 | 7.94% |
| 2018 | \$ 44,957,814 | \$ 711,966 | 1.58% | \$ 44,245,848 | 0.92% | \$ 17,235,281 | 3.83% |
| 2019 | \$ 44,947,904 | \$ 2,545 | 0.01% | \$ 44,945,359 | -0.03% | \$ 17,675,679 | 2.56% |
| 2020 | \$ 49,583,156 | \$ 1,884,860 | 3.80% | \$ 47,698,296 | 6.12% | \$ 16,965,349 | -4.02% |
| 2021 | \$ 53,672,524 | \$ 199,600 | 0.37% | \$ 53,472,924 | 7.84% | \$ 19,309,771 | 13.82% |
| 2022 | \$ 54,185,339 | \$ 473,560 | 0.87% | \$ 53,711,779 | 0.07% | \$ 21,886,273 | 13.34% |
| Ann %chg | 4.52% | | | Average | 0.65% | 3.85% | 4.56% |

| Tax Year | Cumulative Change | | |
|----------|---------------------|-----------------|---------------------|
| | Cmltv%chg w/o grwth | Cmltv%chg Value | Cmltv%chg Net Sales |
| 2011 | - | - | - |
| 2012 | -0.85% | -0.03% | 7.91% |
| 2013 | -1.54% | 15.43% | 13.36% |
| 2014 | 14.80% | 29.28% | 32.62% |
| 2015 | 30.20% | 30.96% | 24.87% |
| 2016 | 22.57% | 23.80% | 10.66% |
| 2017 | 24.87% | 25.82% | 19.44% |
| 2018 | 26.98% | 29.02% | 24.01% |
| 2019 | 28.99% | 29.00% | 27.18% |
| 2020 | 36.89% | 42.30% | 22.07% |
| 2021 | 53.46% | 54.03% | 38.94% |
| 2022 | 54.15% | 55.51% | 57.48% |

| | |
|---------------|-----------|
| County Number | 44 |
| County Name | Hitchcock |

44 Hitchcock
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 : 43
Total Sales Price : 17,638,423
Total Adj. Sales Price : 17,638,423
Total Assessed Value : 12,571,890
Avg. Adj. Sales Price : 410,196
Avg. Assessed Value : 292,370

MEDIAN : 74
WGT. MEAN : 71
MEAN : 74
COD : 14.03
PRD : 103.45

COV : 18.19
STD : 13.41
Avg. Abs. Dev : 10.35
MAX Sales Ratio : 103.60
MIN Sales Ratio : 46.64

95% Median C.I. : 68.13 to 79.67
95% Wgt. Mean C.I. : 66.07 to 76.48
95% Mean C.I. : 69.73 to 77.75

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DATE OF SALE *

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------------------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|----------------------|----------------|
| <u>Qrtrs</u> | | | | | | | | | | | |
| 01-OCT-19 To 31-DEC-19 | 7 | 68.39 | 70.70 | 69.29 | 08.77 | 102.03 | 62.17 | 80.46 | 62.17 to 80.46 | 334,429 | 231,714 |
| 01-JAN-20 To 31-MAR-20 | 5 | 84.74 | 87.20 | 91.56 | 07.74 | 95.24 | 78.93 | 103.60 | N/A | 359,760 | 329,395 |
| 01-APR-20 To 30-JUN-20 | 2 | 94.44 | 94.44 | 89.87 | 08.30 | 105.09 | 86.60 | 102.28 | N/A | 239,500 | 215,250 |
| 01-JUL-20 To 30-SEP-20 | 1 | 79.72 | 79.72 | 79.72 | 00.00 | 100.00 | 79.72 | 79.72 | N/A | 400,000 | 318,860 |
| 01-OCT-20 To 31-DEC-20 | 3 | 82.54 | 81.55 | 84.95 | 10.43 | 96.00 | 68.13 | 93.97 | N/A | 300,300 | 255,105 |
| 01-JAN-21 To 31-MAR-21 | 1 | 73.15 | 73.15 | 73.15 | 00.00 | 100.00 | 73.15 | 73.15 | N/A | 74,400 | 54,420 |
| 01-APR-21 To 30-JUN-21 | 1 | 73.75 | 73.75 | 73.75 | 00.00 | 100.00 | 73.75 | 73.75 | N/A | 208,000 | 153,395 |
| 01-JUL-21 To 30-SEP-21 | 3 | 68.45 | 70.33 | 69.70 | 03.29 | 100.90 | 67.89 | 74.65 | N/A | 340,200 | 237,110 |
| 01-OCT-21 To 31-DEC-21 | 5 | 71.57 | 72.84 | 65.30 | 17.55 | 111.55 | 48.05 | 101.08 | N/A | 568,600 | 371,324 |
| 01-JAN-22 To 31-MAR-22 | 3 | 71.86 | 67.10 | 61.95 | 16.77 | 108.31 | 46.64 | 82.80 | N/A | 926,833 | 574,182 |
| 01-APR-22 To 30-JUN-22 | 5 | 68.81 | 70.69 | 74.80 | 11.74 | 94.51 | 54.74 | 82.85 | N/A | 429,040 | 320,938 |
| 01-JUL-22 To 30-SEP-22 | 7 | 64.56 | 64.27 | 63.67 | 13.63 | 100.94 | 49.66 | 80.76 | 49.66 to 80.76 | 378,146 | 240,749 |
| <u>Study Yrs</u> | | | | | | | | | | | |
| 01-OCT-19 To 30-SEP-20 | 15 | 79.72 | 79.97 | 80.07 | 11.13 | 99.88 | 62.17 | 103.60 | 68.39 to 86.60 | 334,587 | 267,889 |
| 01-OCT-20 To 30-SEP-21 | 8 | 73.45 | 75.32 | 76.43 | 08.05 | 98.55 | 67.89 | 93.97 | 67.89 to 93.97 | 275,488 | 210,558 |
| 01-OCT-21 To 30-SEP-22 | 20 | 68.09 | 68.44 | 65.95 | 15.98 | 103.78 | 46.64 | 101.08 | 58.00 to 77.20 | 520,786 | 343,455 |
| <u>Calendar Yrs</u> | | | | | | | | | | | |
| 01-JAN-20 To 31-DEC-20 | 11 | 84.74 | 86.30 | 88.35 | 09.15 | 97.68 | 68.13 | 103.60 | 78.93 to 102.28 | 325,336 | 287,423 |
| 01-JAN-21 To 31-DEC-21 | 10 | 72.36 | 72.21 | 66.95 | 10.57 | 107.86 | 48.05 | 101.08 | 66.86 to 76.65 | 414,600 | 277,577 |
| <u>ALL</u> | 43 | 73.75 | 73.74 | 71.28 | 14.03 | 103.45 | 46.64 | 103.60 | 68.13 to 79.67 | 410,196 | 292,370 |

AREA (MARKET)

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|----------------------|----------------|
| 1 | 43 | 73.75 | 73.74 | 71.28 | 14.03 | 103.45 | 46.64 | 103.60 | 68.13 to 79.67 | 410,196 | 292,370 |
| <u>ALL</u> | 43 | 73.75 | 73.74 | 71.28 | 14.03 | 103.45 | 46.64 | 103.60 | 68.13 to 79.67 | 410,196 | 292,370 |

44 Hitchcock
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 : 43
 Total Sales Price : 17,638,423
 Total Adj. Sales Price : 17,638,423
 Total Assessed Value : 12,571,890
 Avg. Adj. Sales Price : 410,196
 Avg. Assessed Value : 292,370

MEDIAN : 74
 WGT. MEAN : 71
 MEAN : 74
 COD : 14.03
 PRD : 103.45

COV : 18.19
 STD : 13.41
 Avg. Abs. Dev : 10.35
 MAX Sales Ratio : 103.60
 MIN Sales Ratio : 46.64

95% Median C.I. : 68.13 to 79.67
 95% Wgt. Mean C.I. : 66.07 to 76.48
 95% Mean C.I. : 69.73 to 77.75

Printed:3/23/2023 10:29:33AM

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 |
|----------------------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|----------------------|----------------|
| <u> Dry </u> | | | | | | | | | | | |
| County | 11 | 71.57 | 71.08 | 65.12 | 11.64 | 109.15 | 46.64 | 82.54 | 58.00 to 80.46 | 372,700 | 242,702 |
| 1 | 11 | 71.57 | 71.08 | 65.12 | 11.64 | 109.15 | 46.64 | 82.54 | 58.00 to 80.46 | 372,700 | 242,702 |
| <u> Grass </u> | | | | | | | | | | | |
| County | 5 | 80.31 | 83.26 | 87.45 | 10.14 | 95.21 | 73.15 | 103.60 | N/A | 419,080 | 366,486 |
| 1 | 5 | 80.31 | 83.26 | 87.45 | 10.14 | 95.21 | 73.15 | 103.60 | N/A | 419,080 | 366,486 |
| <u> ALL </u> | 43 | 73.75 | 73.74 | 71.28 | 14.03 | 103.45 | 46.64 | 103.60 | 68.13 to 79.67 | 410,196 | 292,370 |

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 |
|--------------------------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|----------------------|----------------|
| <u> Irrigated </u> | | | | | | | | | | | |
| County | 3 | 65.50 | 76.77 | 66.80 | 20.23 | 114.93 | 62.53 | 102.28 | N/A | 448,567 | 299,635 |
| 1 | 3 | 65.50 | 76.77 | 66.80 | 20.23 | 114.93 | 62.53 | 102.28 | N/A | 448,567 | 299,635 |
| <u> Dry </u> | | | | | | | | | | | |
| County | 18 | 70.01 | 70.71 | 65.41 | 15.91 | 108.10 | 46.64 | 101.08 | 58.00 to 79.72 | 330,778 | 216,364 |
| 1 | 18 | 70.01 | 70.71 | 65.41 | 15.91 | 108.10 | 46.64 | 101.08 | 58.00 to 79.72 | 330,778 | 216,364 |
| <u> Grass </u> | | | | | | | | | | | |
| County | 9 | 80.31 | 79.82 | 81.61 | 09.68 | 97.81 | 64.56 | 103.60 | 71.86 to 84.74 | 476,433 | 388,832 |
| 1 | 9 | 80.31 | 79.82 | 81.61 | 09.68 | 97.81 | 64.56 | 103.60 | 71.86 to 84.74 | 476,433 | 388,832 |
| <u> ALL </u> | 43 | 73.75 | 73.74 | 71.28 | 14.03 | 103.45 | 46.64 | 103.60 | 68.13 to 79.67 | 410,196 | 292,370 |

Hitchcock County 2023 Average Acre Value Comparison

| County | Mkt Area | 1A1 | 1A | 2A1 | 2A | 3A1 | 3A | 4A1 | 4A | WEIGHTED AVG IRR |
|------------|----------|-------|-------|-------|-------|-------|-------|-------|-------|------------------|
| Hitchcock | 1 | 2,900 | 2,900 | 2,760 | 2,760 | 2,670 | 2,670 | 2,575 | 2,575 | 2,864 |
| Hayes | 1 | 2,930 | 2,930 | 2,825 | 2,825 | 2,720 | 2,720 | 2,625 | 2,625 | 2,832 |
| Frontier | 1 | 3,175 | 3,170 | 3,098 | 3,123 | 3,075 | 3,075 | 3,020 | 2,974 | 3,145 |
| Red Willow | 1 | 2,975 | 2,975 | 2,809 | 2,750 | 2,645 | 1,625 | 2,252 | 2,229 | 2,899 |
| Dundy | 1 | 3,175 | 3,004 | 1,280 | 3,173 | 3,151 | 2,642 | 3,161 | 2,311 | 3,131 |
| Chase | 1 | 3,724 | 3,725 | 3,625 | 3,625 | 3,520 | 3,520 | 3,520 | 3,506 | 3,641 |

| County | Mkt Area | 1D1 | 1D | 2D1 | 2D | 3D1 | 3D | 4D1 | 4D | WEIGHTED AVG DRY |
|------------|----------|-------|-------|-------|-------|-------|-------|-------|-------|------------------|
| Hitchcock | 1 | 1,185 | 1,185 | 1,110 | 1,110 | 1,035 | 1,035 | 920 | 920 | 1,152 |
| Hayes | 1 | n/a | 955 | 860 | 860 | 835 | 835 | 790 | 790 | 921 |
| Frontier | 1 | 1,275 | 1,275 | 1,225 | 1,225 | 1,175 | n/a | 1,125 | 1,125 | 1,252 |
| Red Willow | 1 | 1,335 | 1,335 | 1,285 | 1,285 | 1,190 | 1,190 | 1,110 | 1,110 | 1,304 |
| Dundy | 1 | n/a | 1,280 | n/a | 855 | 855 | n/a | 855 | 855 | 1,092 |
| Chase | 1 | n/a | 1,345 | 1,180 | 1,180 | 1,045 | n/a | 995 | 995 | 1,260 |

| County | Mkt Area | 1G1 | 1G | 2G1 | 2G | 3G1 | 3G | 4G1 | 4G | WEIGHTED AVG GRASS |
|------------|----------|-------|-----|-----|-----|-----|-----|-----|-----|--------------------|
| Hitchcock | 1 | 585 | 585 | 585 | 585 | n/a | 585 | 585 | 585 | 585 |
| Hayes | 1 | 540 | 540 | n/a | 540 | 540 | 540 | 540 | 540 | 540 |
| Frontier | 1 | 685 | 685 | 685 | n/a | 685 | 685 | 685 | 685 | 685 |
| Red Willow | 1 | 1,071 | 961 | 758 | 748 | 745 | 752 | 756 | 858 | 792 |
| Dundy | 1 | 555 | n/a | n/a | 555 | n/a | 555 | 555 | 555 | 555 |
| Chase | 1 | 754 | n/a | 936 | 762 | 630 | 666 | 654 | 659 | 665 |

| County | Mkt Area | CRP | TIMBER | WASTE |
|------------|----------|-------|--------|-------|
| Hitchcock | 1 | 1,250 | n/a | n/a |
| Hayes | 1 | 698 | n/a | 25 |
| Frontier | 1 | 1,188 | n/a | n/a |
| Red Willow | 1 | 1,289 | 745 | 25 |
| Dundy | 1 | 555 | n/a | 50 |
| Chase | 1 | 737 | n/a | 20 |

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

Type : Qualified

| | | | | | | | |
|--------------------------|-----------|-------------|-------|-------------------|--------|----------------------|----------------|
| Number of Sales : | 9 | Median : | 80 | COV : | 13.84 | 95% Median C.I. : | 71.86 to 84.74 |
| Total Sales Price : | 3,630,900 | Wgt. Mean : | 82 | STD : | 11.05 | 95% Wgt. Mean C.I. : | 70.28 to 92.95 |
| Total Adj. Sales Price : | 4,287,900 | Mean : | 80 | Avg. Abs. Dev : | 07.77 | 95% Mean C.I. : | 71.33 to 88.31 |
| Total Assessed Value : | 3,499,490 | | | | | | |
| Avg. Adj. Sales Price : | 476,433 | COD : | 09.68 | MAX Sales Ratio : | 103.60 | | |
| Avg. Assessed Value : | 388,832 | PRD : | 97.81 | MIN Sales Ratio : | 64.56 | | |

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 | 1 | 74.50 | 74.50 | 74.50 | | 100.00 | 74.50 | 74.50 | N/A | 589,000 | 438,825 |
| 01/01/2020 To 03/31/2020 | 3 | 84.74 | 89.55 | 93.52 | 09.16 | 95.75 | 80.31 | 103.60 | N/A | 477,333 | 446,395 |
| 04/01/2020 To 06/30/2020 | | | | | | | | | | | |
| 07/01/2020 To 09/30/2020 | | | | | | | | | | | |
| 10/01/2020 To 12/31/2020 | | | | | | | | | | | |
| 01/01/2021 To 03/31/2021 | 1 | 73.15 | 73.15 | 73.15 | | 100.00 | 73.15 | 73.15 | N/A | 74,400 | 54,420 |
| 04/01/2021 To 06/30/2021 | | | | | | | | | | | |
| 07/01/2021 To 09/30/2021 | | | | | | | | | | | |
| 10/01/2021 To 12/31/2021 | | | | | | | | | | | |
| 01/01/2022 To 03/31/2022 | 2 | 77.33 | 77.33 | 74.28 | 07.07 | 104.11 | 71.86 | 82.80 | N/A | 770,250 | 572,133 |
| 04/01/2022 To 06/30/2022 | 1 | 82.85 | 82.85 | 82.85 | | 100.00 | 82.85 | 82.85 | N/A | 557,000 | 461,465 |
| 07/01/2022 To 09/30/2022 | 1 | 64.56 | 64.56 | 64.56 | | 100.00 | 64.56 | 64.56 | N/A | 95,000 | 61,330 |
| <u>Study Yrs</u> | | | | | | | | | | | |
| 10/01/2019 To 09/30/2020 | 4 | 82.53 | 85.79 | 87.98 | 10.15 | 97.51 | 74.50 | 103.60 | N/A | 505,250 | 444,503 |
| 10/01/2020 To 09/30/2021 | 1 | 73.15 | 73.15 | 73.15 | | 100.00 | 73.15 | 73.15 | N/A | 74,400 | 54,420 |
| 10/01/2021 To 09/30/2022 | 4 | 77.33 | 75.52 | 76.03 | 09.45 | 99.33 | 64.56 | 82.85 | N/A | 548,125 | 416,765 |
| <u>Calendar Yrs</u> | | | | | | | | | | | |
| 01/01/2020 To 12/31/2020 | 3 | 84.74 | 89.55 | 93.52 | 09.16 | 95.75 | 80.31 | 103.60 | N/A | 477,333 | 446,395 |
| 01/01/2021 To 12/31/2021 | 1 | 73.15 | 73.15 | 73.15 | | 100.00 | 73.15 | 73.15 | N/A | 74,400 | 54,420 |

AGRICULTURAL

Type : Qualified

| | | | | | | | |
|--------------------------|-----------|-------------|-------|-------------------|--------|----------------------|----------------|
| Number of Sales : | 9 | Median : | 80 | COV : | 13.84 | 95% Median C.I. : | 71.86 to 84.74 |
| Total Sales Price : | 3,630,900 | Wgt. Mean : | 82 | STD : | 11.05 | 95% Wgt. Mean C.I. : | 70.28 to 92.95 |
| Total Adj. Sales Price : | 4,287,900 | Mean : | 80 | Avg. Abs. Dev : | 07.77 | 95% Mean C.I. : | 71.33 to 88.31 |
| Total Assessed Value : | 3,499,490 | | | | | | |
| Avg. Adj. Sales Price : | 476,433 | COD : | 09.68 | MAX Sales Ratio : | 103.60 | | |
| Avg. Assessed Value : | 388,832 | PRD : | 97.81 | MIN Sales Ratio : | 64.56 | | |

What IF

AREA (MARKET)

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Value |
|-------|-------|--------|-------|----------|-------|-------|-------|--------|-----------------|----------------------|-----------------|
| 1 | 9 | 80.31 | 79.82 | 81.61 | 09.68 | 97.81 | 64.56 | 103.60 | 71.86 to 84.74 | 476,433 | 388,832 |

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 Value |
|--------------------------|-------|--------|-------|----------|-------|-------|-------|--------|-----------------|----------------------|-----------------|
| _____ Grass _____ | | | | | | | | | | | |
| County | 5 | 80.31 | 83.26 | 87.45 | 10.14 | 95.21 | 73.15 | 103.60 | N/A | 419,080 | 366,486 |
| 1 | 5 | 80.31 | 83.26 | 87.45 | 10.14 | 95.21 | 73.15 | 103.60 | N/A | 419,080 | 366,486 |
| _____ ALL _____ | | | | | | | | | | | |
| 10/01/2019 To 09/30/2022 | 9 | 80.31 | 79.82 | 81.61 | 09.68 | 97.81 | 64.56 | 103.60 | 71.86 to 84.74 | 476,433 | 388,832 |

80%MLU By Market Area

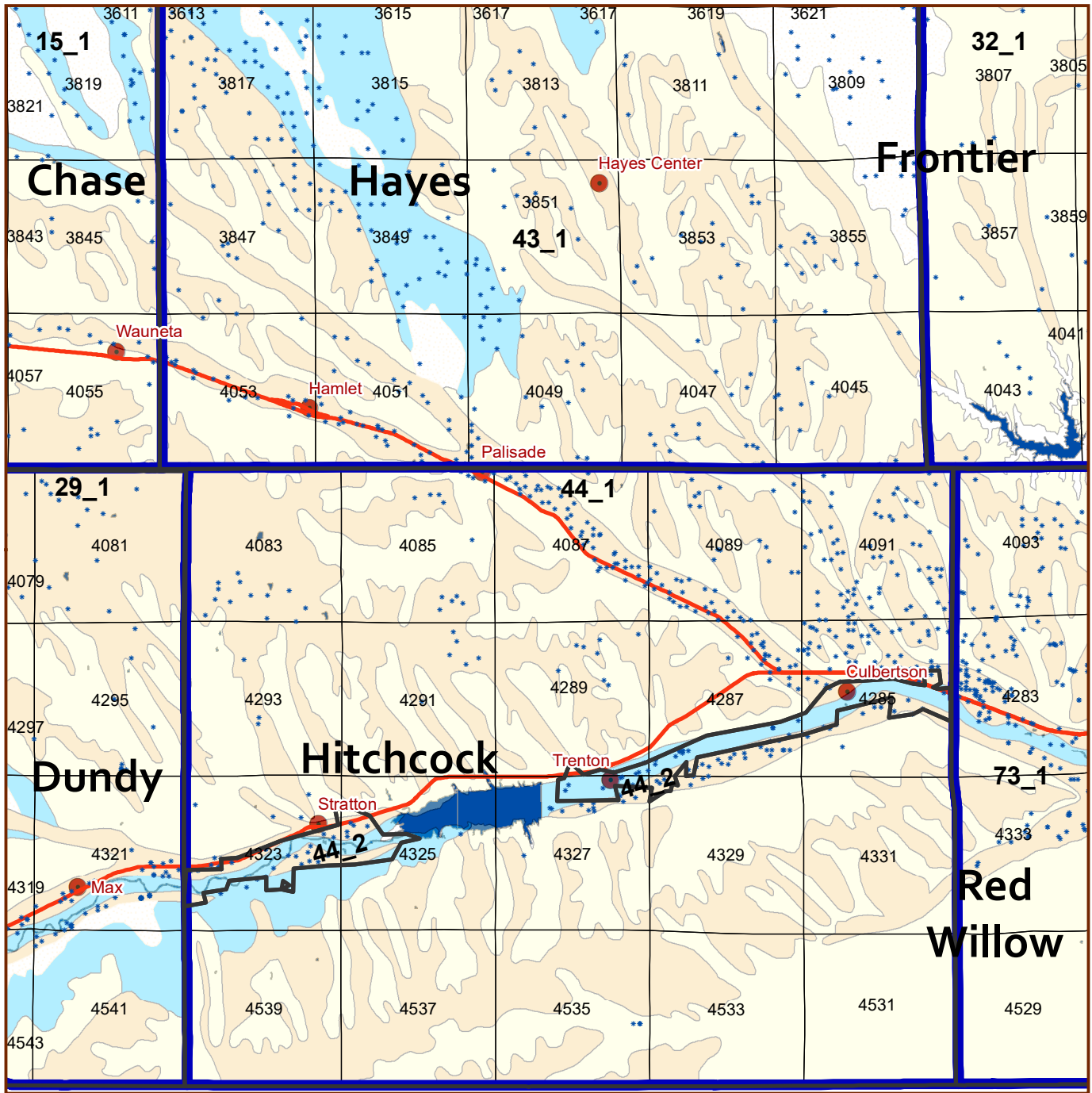
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Value |
|--------------------------|-------|--------|-------|----------|-------|-------|-------|--------|-----------------|----------------------|-----------------|
| _____ Grass _____ | | | | | | | | | | | |
| County | 9 | 80.31 | 79.82 | 81.61 | 09.68 | 97.81 | 64.56 | 103.60 | 71.86 to 84.74 | 476,433 | 388,832 |
| 1 | 9 | 80.31 | 79.82 | 81.61 | 09.68 | 97.81 | 64.56 | 103.60 | 71.86 to 84.74 | 476,433 | 388,832 |
| _____ ALL _____ | | | | | | | | | | | |
| 10/01/2019 To 09/30/2022 | 9 | 80.31 | 79.82 | 81.61 | 09.68 | 97.81 | 64.56 | 103.60 | 71.86 to 84.74 | 476,433 | 388,832 |

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

| Strata Heading | Strata | Change Value | Change Type | Percent Change |
|-----------------------|---------|--------------|-------------|----------------|
| 80%MLU By Market Area | Grass_1 | Total | Increase | 0% |

What IF

HITCHCOCK COUNTY



Legend

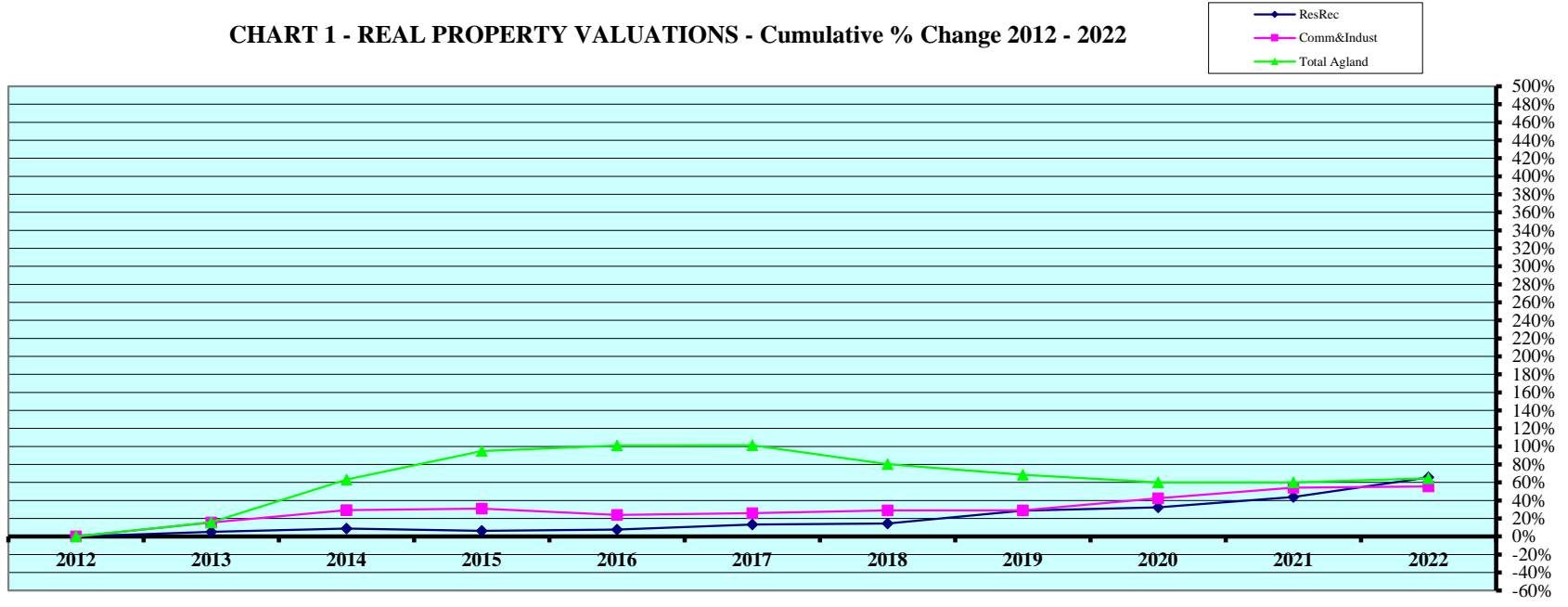
- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

Soils

CLASS

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

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



| Tax Year | Residential & Recreational ⁽¹⁾ | | | | Commercial & Industrial ⁽¹⁾ | | | | Total Agricultural Land ⁽¹⁾ | | | |
|----------|---|----------------|----------|-----------|--|----------------|----------|-----------|--|----------------|----------|-----------|
| | Value | Amnt Value Chg | Ann.%chg | Cmltv%chg | Value | Amnt Value Chg | Ann.%chg | Cmltv%chg | Value | Amnt Value Chg | Ann.%chg | Cmltv%chg |
| 2012 | 58,367,890 | - | - | - | 34,833,723 | - | - | - | 253,275,200 | - | - | - |
| 2013 | 61,355,430 | 2,987,540 | 5.12% | 5.12% | 40,221,043 | 5,387,320 | 15.47% | 15.47% | 293,075,400 | 39,800,200 | 15.71% | 15.71% |
| 2014 | 63,446,919 | 2,091,489 | 3.41% | 8.70% | 45,045,838 | 4,824,795 | 12.00% | 29.32% | 412,985,070 | 119,909,670 | 40.91% | 63.06% |
| 2015 | 62,062,227 | -1,384,692 | -2.18% | 6.33% | 45,631,943 | 586,105 | 1.30% | 31.00% | 493,351,455 | 80,366,385 | 19.46% | 94.79% |
| 2016 | 62,837,350 | 775,123 | 1.25% | 7.66% | 43,138,323 | -2,493,620 | -5.46% | 23.84% | 509,028,310 | 15,676,855 | 3.18% | 100.98% |
| 2017 | 66,174,490 | 3,337,140 | 5.31% | 13.37% | 43,841,743 | 703,420 | 1.63% | 25.86% | 509,829,325 | 801,015 | 0.16% | 101.29% |
| 2018 | 66,696,485 | 521,995 | 0.79% | 14.27% | 44,957,814 | 1,116,071 | 2.55% | 29.06% | 456,298,410 | -53,530,915 | -10.50% | 80.16% |
| 2019 | 75,055,515 | 8,359,030 | 12.53% | 28.59% | 44,947,904 | -9,910 | -0.02% | 29.04% | 426,808,155 | -29,490,255 | -6.46% | 68.52% |
| 2020 | 77,181,450 | 2,125,935 | 2.83% | 32.23% | 49,583,156 | 4,635,252 | 10.31% | 42.34% | 405,635,680 | -21,172,475 | -4.96% | 60.16% |
| 2021 | 84,003,130 | 6,821,680 | 8.84% | 43.92% | 53,672,524 | 4,089,368 | 8.25% | 54.08% | 405,695,415 | 59,735 | 0.01% | 60.18% |
| 2022 | 96,656,580 | 12,653,450 | 15.06% | 65.60% | 54,185,339 | 512,815 | 0.96% | 55.55% | 417,143,315 | 11,447,900 | 2.82% | 64.70% |

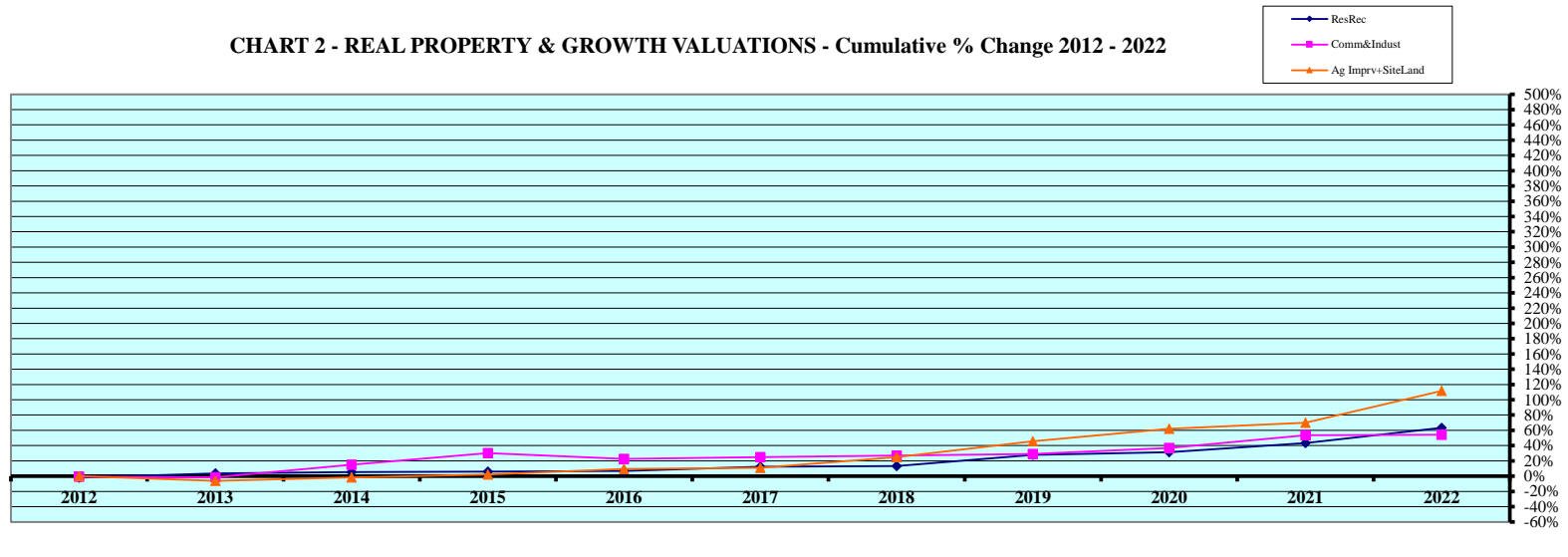
Rate Annual %chg: Residential & Recreational **5.17%** Commercial & Industrial **4.52%** Agricultural Land **5.12%**

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

CHART 1

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

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



| Tax Year | Residential & Recreational ⁽¹⁾ | | | | | | Commercial & Industrial ⁽¹⁾ | | | | | | | | | | | |
|--------------|---|--------------|-------------------|----------------------------|--------------------|---------------------|--|--------------|-------------------|----------------------|--------------------|---------------------|------------------|--|--|-------|--|--|
| | Value | Growth Value | % growth of value | Value Exclud. Growth | Ann.%chg w/o grwth | Cmltv%chg w/o grwth | Value | Growth Value | % growth of value | Value Exclud. Growth | Ann.%chg w/o grwth | Cmltv%chg w/o grwth | | | | | | |
| 2012 | 58,367,890 | 1,147,113 | 1.97% | 57,220,777 | - | -1.97% | 34,833,723 | 286,430 | 0.82% | 34,547,293 | - | -0.82% | | | | | | |
| 2013 | 61,355,430 | 941,350 | 1.53% | 60,414,080 | 3.51% | 3.51% | 40,221,043 | 5,911,472 | 14.70% | 34,309,571 | -1.50% | -1.50% | | | | | | |
| 2014 | 63,446,919 | 1,964,371 | 3.10% | 61,482,548 | 0.21% | 5.34% | 45,045,838 | 5,045,780 | 11.20% | 40,000,058 | -0.55% | 14.83% | | | | | | |
| 2015 | 62,062,227 | 175,782 | 0.28% | 61,886,445 | -2.46% | 6.03% | 45,631,943 | 265,875 | 0.58% | 45,366,068 | 0.71% | 30.24% | | | | | | |
| 2016 | 62,837,350 | 569,900 | 0.91% | 62,267,450 | 0.33% | 6.68% | 43,138,323 | 430,677 | 1.00% | 42,707,646 | -6.41% | 22.60% | | | | | | |
| 2017 | 66,174,490 | 555,535 | 0.84% | 65,618,955 | 4.43% | 12.42% | 43,841,743 | 331,310 | 0.76% | 43,510,433 | 0.86% | 24.91% | | | | | | |
| 2018 | 66,696,485 | 677,650 | 1.02% | 66,018,835 | -0.24% | 13.11% | 44,957,814 | 711,966 | 1.58% | 44,245,848 | 0.92% | 27.02% | | | | | | |
| 2019 | 75,055,515 | 477,760 | 0.64% | 74,577,755 | 11.82% | 27.77% | 44,947,904 | 2,545 | 0.01% | 44,945,359 | -0.03% | 29.03% | | | | | | |
| 2020 | 77,181,450 | 495,235 | 0.64% | 76,686,215 | 2.17% | 31.38% | 49,583,156 | 1,884,860 | 3.80% | 47,698,296 | 6.12% | 36.93% | | | | | | |
| 2021 | 84,003,130 | 333,220 | 0.40% | 83,669,910 | 8.41% | 43.35% | 53,672,524 | 199,600 | 0.37% | 53,472,924 | 7.84% | 53.51% | | | | | | |
| 2022 | 96,656,580 | 1,338,530 | 1.38% | 95,318,050 | 13.47% | 63.31% | 54,185,339 | 473,560 | 0.87% | 53,711,779 | 0.07% | 54.19% | | | | | | |
| Rate Ann%chg | 5.17% | | | Resid & Recreat w/o growth | | | 4.16% | | | 4.52% | | | C & I w/o growth | | | 0.80% | | |

| Tax Year | Ag Improvements & Site Land ⁽¹⁾ | | | | | | | | | |
|--------------|--|-----------------------------|---------------------------|--------------|-------------------|----------------------|--------------------------|---------------------|-------|--|
| | Agric. Dwelling & Homesite Value | Ag Outblgd & Farmsite Value | Ag Imprv&Site Total Value | Growth Value | % growth of value | Value Exclud. Growth | Ann.%chg w/o grwth | Cmltv%chg w/o grwth | | |
| 2012 | 19,059,510 | 6,763,825 | 25,823,335 | 1,108,664 | 4.29% | 24,714,671 | - | - | | |
| 2013 | 18,369,705 | 6,605,240 | 24,974,945 | 756,720 | 3.03% | 24,218,225 | -6.22% | -6.22% | | |
| 2014 | 18,745,405 | 8,045,410 | 26,790,815 | 1,423,049 | 5.31% | 25,367,766 | 1.57% | -1.76% | | |
| 2015 | 25,009,104 | 1,352,470 | 26,361,574 | 1,000 | 0.00% | 26,360,574 | -1.61% | 2.08% | | |
| 2016 | 26,913,884 | 1,704,930 | 28,618,814 | 370,630 | 1.30% | 28,248,184 | 7.16% | 9.39% | | |
| 2017 | 20,801,290 | 8,674,530 | 29,475,820 | 839,205 | 2.85% | 28,636,615 | 0.06% | 10.89% | | |
| 2018 | 22,993,690 | 9,671,150 | 32,664,840 | 440,905 | 1.35% | 32,223,935 | 9.32% | 24.79% | | |
| 2019 | 25,251,560 | 13,568,155 | 38,819,715 | 1,173,866 | 3.02% | 37,645,849 | 15.25% | 45.78% | | |
| 2020 | 26,825,190 | 16,366,275 | 43,191,465 | 1,315,660 | 3.05% | 41,875,805 | 7.87% | 62.16% | | |
| 2021 | 27,644,345 | 16,470,040 | 44,114,385 | 225,235 | 0.51% | 43,889,150 | 1.62% | 69.96% | | |
| 2022 | 34,314,315 | 21,400,035 | 55,714,350 | 1,064,405 | 1.91% | 54,649,945 | 23.88% | 111.63% | | |
| Rate Ann%chg | 6.06% | | 12.21% | | 7.99% | | Ag Imprv+Site w/o growth | | 5.89% | |

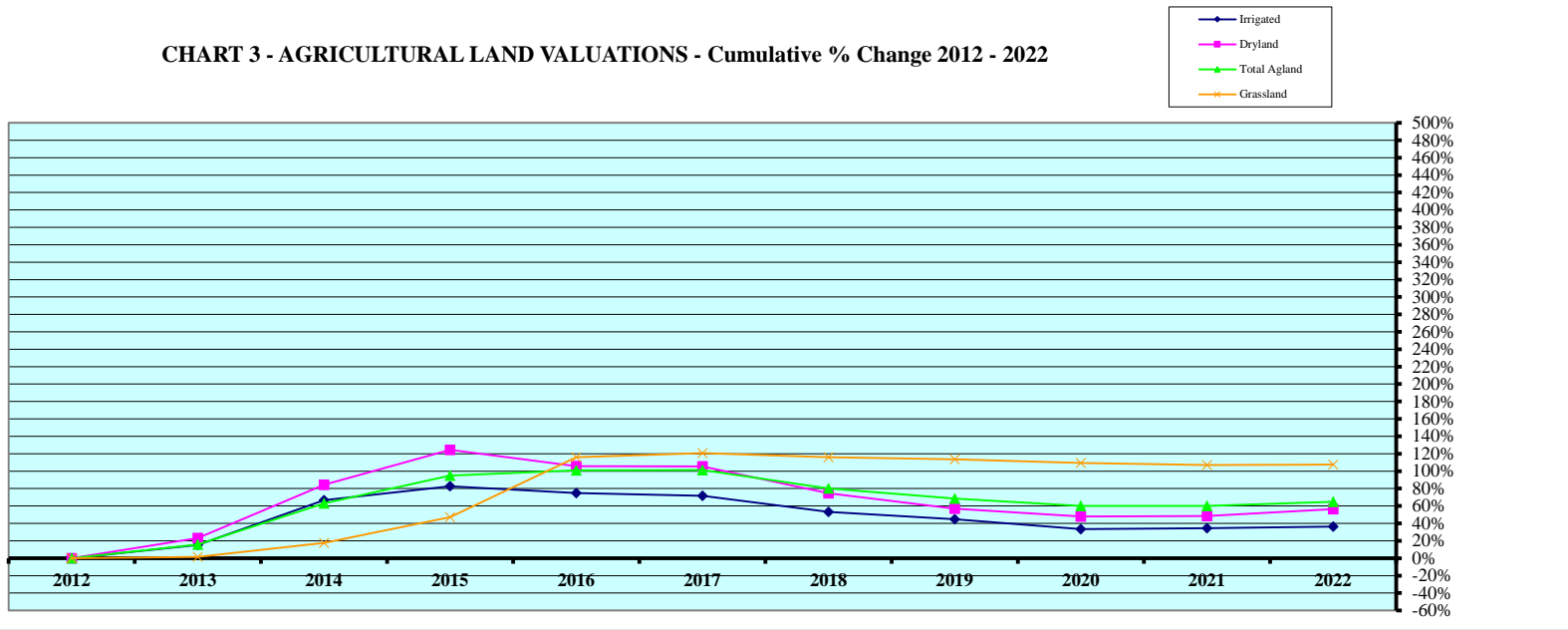
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 44
County HITCHCOCK

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 | 59,956,795 | - | - | - | 128,502,230 | - | - | - | 64,747,125 | - | - | - |
| 2013 | 69,129,920 | 9,173,125 | 15.30% | 15.30% | 158,129,425 | 29,627,195 | 23.06% | 23.06% | 65,745,745 | 998,620 | 1.54% | 1.54% |
| 2014 | 99,886,125 | 30,756,205 | 44.49% | 66.60% | 236,836,475 | 78,707,050 | 49.77% | 84.31% | 76,191,965 | 10,446,220 | 15.89% | 17.68% |
| 2015 | 109,504,440 | 9,618,315 | 9.63% | 82.64% | 288,476,980 | 51,640,505 | 21.80% | 124.49% | 95,297,625 | 19,105,660 | 25.08% | 47.18% |
| 2016 | 104,816,020 | -4,688,420 | -4.28% | 74.82% | 264,237,520 | -24,239,460 | -8.40% | 105.63% | 139,902,360 | 44,604,735 | 46.81% | 116.08% |
| 2017 | 102,861,785 | -1,954,235 | -1.86% | 71.56% | 263,979,300 | -258,220 | -0.10% | 105.43% | 142,915,930 | 3,013,570 | 2.15% | 120.73% |
| 2018 | 91,814,515 | -11,047,270 | -10.74% | 53.13% | 224,478,965 | -39,500,335 | -14.96% | 74.69% | 139,931,970 | -2,983,960 | -2.09% | 116.12% |
| 2019 | 86,740,475 | -5,074,040 | -5.53% | 44.67% | 201,682,625 | -22,796,340 | -10.16% | 56.95% | 138,314,110 | -1,617,860 | -1.16% | 113.62% |
| 2020 | 79,993,115 | -6,747,360 | -7.78% | 33.42% | 189,956,825 | -11,725,800 | -5.81% | 47.82% | 135,613,715 | -2,700,395 | -1.95% | 109.45% |
| 2021 | 80,692,075 | 698,960 | 0.87% | 34.58% | 190,838,485 | 881,660 | 0.46% | 48.51% | 134,092,180 | -1,521,535 | -1.12% | 107.10% |
| 2022 | 81,820,810 | 1,128,735 | 1.40% | 36.47% | 200,855,575 | 10,017,090 | 5.25% | 56.31% | 134,466,930 | 374,750 | 0.28% | 107.68% |

Rate Ann.%chg: Irrigated **3.16%** Dryland **4.57%** Grassland **7.58%**

| Tax Year | Waste Land ⁽¹⁾ | | | | Other Agland ⁽¹⁾ | | | | Total Agricultural | | | |
|----------|---------------------------|-----------|----------|-----------|-----------------------------|-----------|----------|-----------|--------------------|-------------|---------|-----------|
| | Value | Value Chg | Ann%chg | Cmltv%chg | Value | Value Chg | Ann%chg | Cmltv%chg | Value | Value Chg | Ann%chg | Cmltv%chg |
| 2012 | 69,050 | - | - | - | 0 | - | - | - | 253,275,200 | - | - | - |
| 2013 | 70,310 | 1,260 | 1.82% | 1.82% | 0 | 0 | - | - | 293,075,400 | 39,800,200 | 15.71% | 15.71% |
| 2014 | 70,505 | 195 | 0.28% | 2.11% | 0 | 0 | - | - | 412,985,070 | 119,909,670 | 40.91% | 63.06% |
| 2015 | 68,590 | -1,915 | -2.72% | -0.67% | 3,820 | 3,820 | - | - | 493,351,455 | 80,366,385 | 19.46% | 94.79% |
| 2016 | 68,590 | 0 | 0.00% | -0.67% | 3,820 | 0 | 0.00% | - | 509,028,310 | 15,676,855 | 3.18% | 100.98% |
| 2017 | 68,490 | -100 | -0.15% | -0.81% | 3,820 | 0 | 0.00% | - | 509,829,325 | 801,015 | 0.16% | 101.29% |
| 2018 | 69,140 | 650 | 0.95% | 0.13% | 3,820 | 0 | 0.00% | - | 456,298,410 | -53,530,915 | -10.50% | 80.16% |
| 2019 | 67,125 | -2,015 | -2.91% | -2.79% | 3,820 | 0 | 0.00% | - | 426,808,155 | -29,490,255 | -6.46% | 68.52% |
| 2020 | 68,205 | 1,080 | 1.61% | -1.22% | 3,820 | 0 | 0.00% | - | 405,635,680 | -21,172,475 | -4.96% | 60.16% |
| 2021 | 68,855 | 650 | 0.95% | -0.28% | 3,820 | 0 | 0.00% | - | 405,695,415 | 59,735 | 0.01% | 60.18% |
| 2022 | 0 | -68,855 | -100.00% | -100.00% | 0 | -3,820 | -100.00% | - | 417,143,315 | 11,447,900 | 2.82% | 64.70% |

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

Rate Ann.%chg: Total Agric Land **5.12%**

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 | 60,586,445 | 39,601 | 1,530 | | | 128,242,205 | 188,783 | 679 | | | 64,677,685 | 208,487 | 310 | | |
| 2013 | 69,069,940 | 38,913 | 1,775 | 16.02% | 16.02% | 158,165,195 | 189,407 | 835 | 22.93% | 22.93% | 65,733,440 | 208,499 | 315 | 1.63% | 1.63% |
| 2014 | 99,363,385 | 38,949 | 2,551 | 43.73% | 66.75% | 237,183,660 | 189,153 | 1,254 | 50.16% | 84.59% | 76,217,185 | 208,561 | 365 | 15.91% | 17.80% |
| 2015 | 113,703,225 | 35,967 | 3,161 | 23.92% | 106.64% | 286,864,260 | 186,381 | 1,539 | 22.74% | 126.57% | 94,768,635 | 214,205 | 442 | 21.06% | 42.61% |
| 2016 | 104,766,780 | 33,912 | 3,089 | -2.28% | 101.93% | 264,405,235 | 182,114 | 1,452 | -5.67% | 113.73% | 139,800,610 | 220,548 | 634 | 43.27% | 104.33% |
| 2017 | 103,026,785 | 33,256 | 3,098 | 0.28% | 102.50% | 264,653,300 | 182,497 | 1,450 | -0.12% | 113.48% | 142,358,815 | 220,733 | 645 | 1.74% | 107.89% |
| 2018 | 92,573,650 | 33,203 | 2,788 | -10.00% | 82.24% | 224,234,650 | 181,874 | 1,233 | -14.98% | 81.49% | 139,999,735 | 221,660 | 632 | -2.07% | 103.59% |
| 2019 | 86,740,470 | 32,759 | 2,648 | -5.03% | 73.07% | 201,885,470 | 182,199 | 1,108 | -10.13% | 63.11% | 140,517,200 | 221,772 | 634 | 0.32% | 104.24% |
| 2020 | 80,013,420 | 32,705 | 2,447 | -7.60% | 59.91% | 189,954,095 | 181,923 | 1,044 | -5.77% | 53.71% | 135,618,630 | 221,537 | 612 | -3.38% | 97.33% |
| 2021 | 80,702,980 | 32,990 | 2,446 | -0.01% | 59.90% | 190,790,805 | 182,658 | 1,045 | 0.04% | 53.76% | 134,168,170 | 220,203 | 609 | -0.47% | 96.40% |
| 2022 | 82,028,060 | 33,535 | 2,446 | -0.01% | 59.88% | 201,146,865 | 183,173 | 1,098 | 5.13% | 61.65% | 134,165,145 | 220,717 | 608 | -0.23% | 95.94% |

Rate Annual %chg Average Value/Acre: 4.80% 4.92% 6.96%

| 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 | 68,900 | 1,384 | 50 | | | 0 | 0 | | | | 253,575,235 | 438,255 | 579 | | |
| 2013 | 68,100 | 1,368 | 50 | 0.00% | 0.00% | 0 | 0 | | | | 293,036,675 | 438,187 | 669 | 15.58% | 15.58% |
| 2014 | 66,130 | 1,328 | 50 | 0.01% | 0.01% | 0 | 0 | | | | 412,830,360 | 437,992 | 943 | 40.94% | 62.90% |
| 2015 | 68,190 | 1,363 | 50 | 0.47% | 0.48% | 3,050 | 61 | 50 | | | 495,407,360 | 437,977 | 1,131 | 20.01% | 95.49% |
| 2016 | 68,590 | 1,371 | 50 | 0.00% | 0.47% | 3,820 | 76 | 50 | 0.06% | | 509,045,035 | 438,021 | 1,162 | 2.74% | 100.85% |
| 2017 | 68,590 | 1,371 | 50 | 0.00% | 0.47% | 3,820 | 76 | 50 | 0.00% | | 510,111,310 | 437,933 | 1,165 | 0.23% | 101.32% |
| 2018 | 69,140 | 1,382 | 50 | 0.00% | 0.47% | 3,820 | 76 | 50 | 0.00% | | 456,880,995 | 438,196 | 1,043 | -10.49% | 80.20% |
| 2019 | 294,425 | 1,382 | 213 | 325.84% | 327.86% | 3,820 | 76 | 50 | 0.00% | | 429,441,385 | 438,188 | 980 | -6.00% | 69.38% |
| 2020 | 68,205 | 1,364 | 50 | -76.52% | 0.47% | 3,820 | 76 | 50 | 0.00% | | 405,658,170 | 437,604 | 927 | -5.41% | 60.21% |
| 2021 | 68,855 | 1,377 | 50 | 0.00% | 0.47% | 3,820 | 76 | 50 | 0.00% | | 405,734,630 | 437,304 | 928 | 0.09% | 60.35% |
| 2022 | 0 | 0 | | | | 0 | 0 | | | | 417,340,070 | 437,425 | 954 | 2.83% | 64.89% |

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HITCHCOCK

Rate Annual %chg Average Value/Acre: 5.13%

(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 |
|------------------------------------|------------------------------|---------------|-------------|---------------|-------------|------------|------------|------------|-------------|------------|------------|------------|-------------|
| 2,616 | HITCHCOCK | 31,749,285 | 32,439,827 | 34,350,516 | 88,850,965 | 31,087,464 | 23,097,875 | 7,805,615 | 417,143,315 | 34,314,315 | 21,400,035 | 35,035,925 | 757,275,137 |
| cnty sectorvalue % of total value: | | 4.19% | 4.28% | 4.54% | 11.73% | 4.11% | 3.05% | 1.03% | 55.08% | 4.53% | 2.83% | 4.63% | 100.00% |
| Pop. | Municipality: | Personal Prop | StateAsd PP | StateAsd Real | Residential | Commercial | Industrial | Recreation | Agland | Agdwell&HS | AgImprv&FS | Minerals | Total Value |
| 595 | CULBERTSON | 1,655,446 | 685,561 | 1,584,004 | 16,991,490 | 4,376,914 | 6,475,534 | 0 | 119,930 | 245,710 | 70,500 | 0 | 32,205,089 |
| 22.74% | %sector of county sector | 5.21% | 2.11% | 4.61% | 19.12% | 14.08% | 28.04% | | 0.03% | 0.72% | 0.33% | | 4.25% |
| | %sector of municipality | 5.14% | 2.13% | 4.92% | 52.76% | 13.59% | 20.11% | | 0.37% | 0.76% | 0.22% | | 100.00% |
| 351 | PALISADE | 272,274 | 634,651 | 695,085 | 7,246,240 | 3,447,410 | 0 | 0 | 0 | 0 | 0 | 0 | 12,295,660 |
| 13.42% | %sector of county sector | 0.86% | 1.96% | 2.02% | 8.16% | 11.09% | | | | | | | 1.62% |
| | %sector of municipality | 2.21% | 5.16% | 5.65% | 58.93% | 28.04% | | | | | | | 100.00% |
| 343 | STRATTON | 205,655 | 512,862 | 1,085,588 | 9,428,370 | 2,337,165 | 0 | 0 | 19,305 | 0 | 1,000 | 0 | 13,589,945 |
| 13.11% | %sector of county sector | 0.65% | 1.58% | 3.16% | 10.61% | 7.52% | | | 0.00% | 0.00% | 0.01% | | 1.79% |
| | %sector of municipality | 1.51% | 3.77% | 7.99% | 69.38% | 17.20% | | | 0.14% | | 0.01% | | 100.00% |
| 560 | TRENTON | 362,076 | 745,443 | 1,255,148 | 13,527,255 | 3,018,225 | 0 | 194,350 | 17,660 | 0 | 81,940 | 0 | 19,202,097 |
| 21.41% | %sector of county sector | 1.14% | 2.30% | 3.65% | 15.22% | 9.71% | | 3.65% | 0.00% | | 0.38% | | 2.54% |
| | %sector of municipality | 1.89% | 3.88% | 6.54% | 70.45% | 15.72% | | 1.01% | 0.09% | | 0.43% | | 100.00% |
| | %sector of county sector | | | | | | | | | | | | |
| | %sector of municipality | | | | | | | | | | | | |
| | %sector of county sector | | | | | | | | | | | | |
| | %sector of municipality | | | | | | | | | | | | |
| | %sector of county sector | | | | | | | | | | | | |
| | %sector of municipality | | | | | | | | | | | | |
| | %sector of county sector | | | | | | | | | | | | |
| | %sector of municipality | | | | | | | | | | | | |
| | %sector of county sector | | | | | | | | | | | | |
| | %sector of municipality | | | | | | | | | | | | |
| | %sector of county sector | | | | | | | | | | | | |
| | %sector of municipality | | | | | | | | | | | | |
| | %sector of county sector | | | | | | | | | | | | |
| | %sector of municipality | | | | | | | | | | | | |
| | %sector of county sector | | | | | | | | | | | | |
| | %sector of municipality | | | | | | | | | | | | |
| | %sector of county sector | | | | | | | | | | | | |
| | %sector of municipality | | | | | | | | | | | | |
| 1,850 | Total Municipalities | 2,495,451 | 2,578,517 | 4,619,825 | 47,193,358 | 13,179,715 | 6,475,534 | 194,350 | 156,895 | 245,710 | 153,440 | 0 | 77,292,795 |
| 70.71% | %all municip.sectors of cnty | 7.86% | 7.95% | 13.45% | 53.12% | 42.40% | 28.04% | 2.49% | 0.04% | 0.72% | 0.72% | | 10.21% |

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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

| | | | |
|--|------------------------|----------------------------|-------------------------|
| Total Real Property Sum Lines 17, 25, & 30 | Records : 4,523 | Value : 718,317,489 | Growth 3,491,510 |
|--|------------------------|----------------------------|-------------------------|

Sum Lines 17, 25, & 41

Schedule I : Non-Agricultural Records

| | Urban | | SubUrban | | Rural | | Total | | Growth |
|---------------------------------|---------|------------|----------|-------|---------|------------|---------|-------------|-----------|
| | Records | Value | Records | Value | Records | Value | Records | Value | |
| 01. Res UnImp Land | 163 | 1,107,315 | 0 | 0 | 69 | 1,482,090 | 232 | 2,589,405 | |
| 02. Res Improve Land | 952 | 4,908,570 | 0 | 0 | 225 | 11,257,120 | 1,177 | 16,165,690 | |
| 03. Res Improvements | 958 | 50,518,870 | 0 | 0 | 239 | 35,078,315 | 1,197 | 85,597,185 | |
| 04. Res Total | 1,121 | 56,534,755 | 0 | 0 | 308 | 47,817,525 | 1,429 | 104,352,280 | 1,028,170 |
| % of Res Total | 78.45 | 54.18 | 0.00 | 0.00 | 21.55 | 45.82 | 31.59 | 14.53 | 29.45 |
| 05. Com UnImp Land | 25 | 74,230 | 0 | 0 | 5 | 101,195 | 30 | 175,425 | |
| 06. Com Improve Land | 133 | 439,945 | 0 | 0 | 33 | 594,015 | 166 | 1,033,960 | |
| 07. Com Improvements | 139 | 11,808,529 | 0 | 0 | 51 | 18,235,075 | 190 | 30,043,604 | |
| 08. Com Total | 164 | 12,322,704 | 0 | 0 | 56 | 18,930,285 | 220 | 31,252,989 | 175,740 |
| % of Com Total | 74.55 | 39.43 | 0.00 | 0.00 | 25.45 | 60.57 | 4.86 | 4.35 | 5.03 |
| 09. Ind UnImp Land | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| 10. Ind Improve Land | 1 | 44,265 | 0 | 0 | 1 | 270,000 | 2 | 314,265 | |
| 11. Ind Improvements | 1 | 6,572,199 | 0 | 0 | 1 | 16,352,341 | 2 | 22,924,540 | |
| 12. Ind Total | 1 | 6,616,464 | 0 | 0 | 1 | 16,622,341 | 2 | 23,238,805 | 140,785 |
| % of Ind Total | 50.00 | 28.47 | 0.00 | 0.00 | 50.00 | 71.53 | 0.04 | 3.24 | 4.03 |
| 13. Rec UnImp Land | 0 | 0 | 0 | 0 | 19 | 1,886,035 | 19 | 1,886,035 | |
| 14. Rec Improve Land | 1 | 12,010 | 0 | 0 | 178 | 1,731,995 | 179 | 1,744,005 | |
| 15. Rec Improvements | 1 | 11,815 | 0 | 0 | 178 | 4,253,595 | 179 | 4,265,410 | |
| 16. Rec Total | 1 | 23,825 | 0 | 0 | 197 | 7,871,625 | 198 | 7,895,450 | 33,180 |
| % of Rec Total | 0.51 | 0.30 | 0.00 | 0.00 | 99.49 | 99.70 | 4.38 | 1.10 | 0.95 |
| Res & Rec Total | 1,122 | 56,558,580 | 0 | 0 | 505 | 55,689,150 | 1,627 | 112,247,730 | 1,061,350 |
| % of Res & Rec Total | 68.96 | 50.39 | 0.00 | 0.00 | 31.04 | 49.61 | 35.97 | 15.63 | 30.40 |
| Com & Ind Total | 165 | 18,939,168 | 0 | 0 | 57 | 35,552,626 | 222 | 54,491,794 | 316,525 |
| % of Com & Ind Total | 74.32 | 34.76 | 0.00 | 0.00 | 25.68 | 65.24 | 4.91 | 7.59 | 9.07 |
| 17. Taxable Total | 1,287 | 75,497,748 | 0 | 0 | 562 | 91,241,776 | 1,849 | 166,739,524 | 1,377,875 |
| % of Taxable Total | 69.61 | 45.28 | 0.00 | 0.00 | 30.39 | 54.72 | 40.88 | 23.21 | 39.46 |

Schedule II : Tax Increment Financing (TIF)

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

Schedule III : Mineral Interest Records

| Mineral Interest | Records | Urban Value | Records | SubUrban Value | Records | Rural Value | Records | Total Value | Growth |
|-------------------|---------|-------------|---------|----------------|---------|-------------|---------|-------------|-----------|
| 23. Producing | 0 | 0 | 0 | 0 | 300 | 49,338,920 | 300 | 49,338,920 | 1,785,030 |
| 24. Non-Producing | 0 | 0 | 0 | 0 | 23 | 46,195 | 23 | 46,195 | 0 |
| 25. Total | 0 | 0 | 0 | 0 | 323 | 49,385,115 | 323 | 49,385,115 | 1,785,030 |

Schedule IV : Exempt Records : Non-Agricultural

| | Urban Records | SubUrban Records | Rural Records | Total Records |
|------------|---------------|------------------|---------------|---------------|
| 26. Exempt | 135 | 0 | 177 | 312 |

Schedule V : Agricultural Records

| | Urban | | SubUrban | | Rural | | Total | |
|----------------------|---------|--------|----------|-------|---------|-------------|---------|-------------|
| | Records | Value | Records | Value | Records | Value | Records | Value |
| 27. Ag-Vacant Land | 11 | 75,735 | 0 | 0 | 1,863 | 328,075,875 | 1,874 | 328,151,610 |
| 28. Ag-Improved Land | 2 | 29,130 | 0 | 0 | 453 | 125,257,055 | 455 | 125,286,185 |
| 29. Ag Improvements | 2 | 7,740 | 0 | 0 | 475 | 48,747,315 | 477 | 48,755,055 |

| | | | | | |
|--------------|--|--|--|-------|-------------|
| 30. Ag Total | | | | 2,351 | 502,192,850 |
|--------------|--|--|--|-------|-------------|

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 | 1.00 | 1,500 | 0 | 0.00 | 0 | |
| 37. FarmSite Improvements | 2 | 0.00 | 7,740 | 0 | 0.00 | 0 | |
| 38. FarmSite Total | | | | | | | |
| 39. Road & Ditches | 0 | 0.00 | 0 | 0 | 0.00 | 0 | |
| 40. Other- Non Ag Use | 0 | 0.00 | 0 | 0 | 0.00 | 0 | |
| | Rural | | | Total | | | |
| | Records | Acres | Value | Records | Acres | Value | |
| 31. HomeSite UnImp Land | 41 | 41.00 | 1,435,000 | 41 | 41.00 | 1,435,000 | |
| 32. HomeSite Improv Land | 251 | 259.00 | 9,065,000 | 251 | 259.00 | 9,065,000 | |
| 33. HomeSite Improvements | 259 | 0.00 | 27,400,085 | 259 | 0.00 | 27,400,085 | 70,950 |
| 34. HomeSite Total | | | | 300 | 300.00 | 37,900,085 | |
| 35. FarmSite UnImp Land | 91 | 173.90 | 260,850 | 91 | 173.90 | 260,850 | |
| 36. FarmSite Improv Land | 379 | 876.78 | 1,315,170 | 380 | 877.78 | 1,316,670 | |
| 37. FarmSite Improvements | 444 | 0.00 | 21,347,230 | 446 | 0.00 | 21,354,970 | 257,655 |
| 38. FarmSite Total | | | | 537 | 1,051.68 | 22,932,490 | |
| 39. Road & Ditches | 1,487 | 5,036.60 | 0 | 1,487 | 5,036.60 | 0 | |
| 40. Other- Non Ag Use | 98 | 656.93 | 29,000 | 98 | 656.93 | 29,000 | |
| 41. Total Section VI | | | | 837 | 7,045.21 | 60,861,575 | 328,605 |

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

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

Schedule VIII : Agricultural Records : Special Value

| | Urban | | | SubUrban | | |
|-------------------|---------|-----------|------------|----------|-----------|------------|
| | Records | Acres | Value | Records | Acres | Value |
| 43. Special Value | 0 | 0.00 | 0 | 0 | 0.00 | 0 |
| 44. Market Value | 0 | 0.00 | 0 | 0 | 0.00 | 0 |
| | Rural | | | Total | | |
| | Records | Acres | Value | Records | Acres | Value |
| 43. Special Value | 259 | 34,819.48 | 42,168,220 | 259 | 34,819.48 | 42,168,220 |
| 44. Market Value | 0 | 0 | 0 | 0 | 0 | 0 |

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

| Irrigated | Acres | % of Acres* | Value | % of Value* | Average Assessed Value* |
|------------------------|------------|-------------|-------------|-------------|-------------------------|
| 45. 1A1 | 12,240.78 | 38.76% | 35,498,265 | 39.25% | 2,900.00 |
| 46. 1A | 13,841.30 | 43.83% | 40,139,765 | 44.39% | 2,900.00 |
| 47. 2A1 | 1,227.73 | 3.89% | 3,388,545 | 3.75% | 2,760.01 |
| 48. 2A | 1,574.38 | 4.99% | 4,345,300 | 4.81% | 2,760.01 |
| 49. 3A1 | 543.33 | 1.72% | 1,450,695 | 1.60% | 2,670.01 |
| 50. 3A | 752.48 | 2.38% | 2,009,120 | 2.22% | 2,670.00 |
| 51. 4A1 | 183.42 | 0.58% | 472,300 | 0.52% | 2,574.96 |
| 52. 4A | 1,214.06 | 3.84% | 3,126,205 | 3.46% | 2,575.00 |
| 53. Total | 31,577.48 | 100.00% | 90,430,195 | 100.00% | 2,863.76 |
| Dry | | | | | |
| 54. 1D1 | 6.13 | 0.00% | 7,265 | 0.00% | 1,185.15 |
| 55. 1D | 146,765.33 | 80.53% | 173,917,000 | 82.80% | 1,185.00 |
| 56. 2D1 | 431.89 | 0.24% | 479,395 | 0.23% | 1,109.99 |
| 57. 2D | 12,934.52 | 7.10% | 14,357,320 | 6.84% | 1,110.00 |
| 58. 3D1 | 1,217.12 | 0.67% | 1,259,715 | 0.60% | 1,035.00 |
| 59. 3D | 6,875.85 | 3.77% | 7,116,515 | 3.39% | 1,035.00 |
| 60. 4D1 | 7,805.34 | 4.28% | 7,180,915 | 3.42% | 920.00 |
| 61. 4D | 6,224.08 | 3.41% | 5,726,155 | 2.73% | 920.00 |
| 62. Total | 182,260.26 | 100.00% | 210,044,280 | 100.00% | 1,152.44 |
| Grass | | | | | |
| 63. 1G1 | 263.14 | 0.12% | 154,200 | 0.12% | 586.00 |
| 64. 1G | 1,819.41 | 0.85% | 1,071,865 | 0.82% | 589.13 |
| 65. 2G1 | 16.70 | 0.01% | 9,770 | 0.01% | 585.03 |
| 66. 2G | 5,244.52 | 2.45% | 3,427,925 | 2.62% | 653.62 |
| 67. 3G1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 68. 3G | 34,919.07 | 16.30% | 22,828,705 | 17.45% | 653.76 |
| 69. 4G1 | 170,213.74 | 79.44% | 102,320,115 | 78.19% | 601.13 |
| 70. 4G | 1,790.73 | 0.84% | 1,047,580 | 0.80% | 585.00 |
| 71. Total | 214,267.31 | 100.00% | 130,860,160 | 100.00% | 610.73 |
| Irrigated Total | | | | | |
| | 31,577.48 | 7.38% | 90,430,195 | 20.97% | 2,863.76 |
| Dry Total | | | | | |
| | 182,260.26 | 42.57% | 210,044,280 | 48.70% | 1,152.44 |
| Grass Total | | | | | |
| | 214,267.31 | 50.05% | 130,860,160 | 30.34% | 610.73 |
| 72. Waste | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 73. Other | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 74. Exempt | 599.62 | 0.14% | 483,375 | 0.11% | 806.14 |
| 75. Market Area Total | 428,105.05 | 100.00% | 431,334,635 | 100.00% | 1,007.54 |

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

| Irrigated | Acres | % of Acres* | Value | % of Value* | Average Assessed Value* |
|------------------------------|-----------------|----------------|------------------|----------------|-------------------------|
| 45. 1A1 | 764.17 | 44.42% | 2,216,095 | 45.61% | 2,900.00 |
| 46. 1A | 473.31 | 27.51% | 1,372,605 | 28.25% | 2,900.01 |
| 47. 2A1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 48. 2A | 26.64 | 1.55% | 73,525 | 1.51% | 2,759.95 |
| 49. 3A1 | 95.95 | 5.58% | 256,190 | 5.27% | 2,670.04 |
| 50. 3A | 142.67 | 8.29% | 380,925 | 7.84% | 2,669.97 |
| 51. 4A1 | 1.00 | 0.06% | 2,575 | 0.05% | 2,575.00 |
| 52. 4A | 216.45 | 12.58% | 557,360 | 11.47% | 2,575.01 |
| 53. Total | 1,720.19 | 100.00% | 4,859,275 | 100.00% | 2,824.85 |
| Dry | | | | | |
| 54. 1D1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 55. 1D | 620.97 | 65.04% | 735,850 | 69.13% | 1,185.00 |
| 56. 2D1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 57. 2D | 78.05 | 8.18% | 86,635 | 8.14% | 1,109.99 |
| 58. 3D1 | 58.35 | 6.11% | 60,390 | 5.67% | 1,034.96 |
| 59. 3D | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 60. 4D1 | 12.38 | 1.30% | 11,390 | 1.07% | 920.03 |
| 61. 4D | 184.95 | 19.37% | 170,155 | 15.99% | 920.01 |
| 62. Total | 954.70 | 100.00% | 1,064,420 | 100.00% | 1,114.93 |
| Grass | | | | | |
| 63. 1G1 | 1,055.99 | 15.93% | 617,750 | 15.17% | 585.00 |
| 64. 1G | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 65. 2G1 | 13.65 | 0.21% | 7,980 | 0.20% | 584.62 |
| 66. 2G | 3,573.91 | 53.91% | 2,213,730 | 54.35% | 619.41 |
| 67. 3G1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 68. 3G | 1,411.20 | 21.29% | 862,785 | 21.18% | 611.38 |
| 69. 4G1 | 524.12 | 7.91% | 340,825 | 8.37% | 650.28 |
| 70. 4G | 51.07 | 0.77% | 29,875 | 0.73% | 584.98 |
| 71. Total | 6,629.94 | 100.00% | 4,072,945 | 100.00% | 614.33 |
| Irrigated Total | | | | | |
| Irrigated Total | 1,720.19 | 18.49% | 4,859,275 | 48.61% | 2,824.85 |
| Dry Total | | | | | |
| Dry Total | 954.70 | 10.26% | 1,064,420 | 10.65% | 1,114.93 |
| Grass Total | | | | | |
| Grass Total | 6,629.94 | 71.25% | 4,072,945 | 40.74% | 614.33 |
| 72. Waste | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 73. Other | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 74. Exempt | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 75. Market Area Total | 9,304.83 | 100.00% | 9,996,640 | 100.00% | 1,074.35 |

Schedule X : Agricultural Records :Ag Land Total

| | Urban | | SubUrban | | Rural | | Total | |
|----------------------|---------------|----------------|-------------|----------|-------------------|--------------------|-------------------|--------------------|
| | Acres | Value | Acres | Value | Acres | Value | Acres | Value |
| 76. Irrigated | 0.00 | 0 | 0.00 | 0 | 33,297.67 | 95,289,470 | 33,297.67 | 95,289,470 |
| 77. Dry Land | 38.68 | 43,655 | 0.00 | 0 | 183,176.28 | 211,065,045 | 183,214.96 | 211,108,700 |
| 78. Grass | 98.68 | 59,710 | 0.00 | 0 | 220,798.57 | 134,873,395 | 220,897.25 | 134,933,105 |
| 79. Waste | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 |
| 80. Other | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 |
| 81. Exempt | 6.34 | 89,430 | 0.00 | 0 | 593.28 | 393,945 | 599.62 | 483,375 |
| 82. Total | 137.36 | 103,365 | 0.00 | 0 | 437,272.52 | 441,227,910 | 437,409.88 | 441,331,275 |

| | Acres | % of Acres* | Value | % of Value* | Average Assessed Value* |
|------------------|-------------------|----------------|--------------------|----------------|-------------------------|
| Irrigated | 33,297.67 | 7.61% | 95,289,470 | 21.59% | 2,861.75 |
| Dry Land | 183,214.96 | 41.89% | 211,108,700 | 47.83% | 1,152.25 |
| Grass | 220,897.25 | 50.50% | 134,933,105 | 30.57% | 610.84 |
| Waste | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| Other | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| Exempt | 599.62 | 0.14% | 483,375 | 0.11% | 806.14 |
| Total | 437,409.88 | 100.00% | 441,331,275 | 100.00% | 1,008.97 |

Schedule XI : Residential Records - Assessor Location Detail

| <u>Line#</u> <u>Assessor Location</u> | <u>Unimproved Land</u> | | <u>Improved Land</u> | | <u>Improvements</u> | | <u>Total</u> | | <u>Growth</u> |
|---------------------------------------|------------------------|--------------|----------------------|--------------|---------------------|--------------|----------------|--------------|---------------|
| | <u>Records</u> | <u>Value</u> | <u>Records</u> | <u>Value</u> | <u>Records</u> | <u>Value</u> | <u>Records</u> | <u>Value</u> | |
| 83.1 Ag Homes/out Buildings | 22 | 2,070,905 | 13 | 1,268,045 | 13 | 1,281,925 | 35 | 4,620,875 | 0 |
| 83.2 Castaway | 19 | 782,565 | 7 | 334,045 | 7 | 1,295,145 | 26 | 2,411,755 | 628,125 |
| 83.3 Castaway Commercial | 1 | 50,925 | 0 | 0 | 1 | 154,440 | 2 | 205,365 | 80,735 |
| 83.4 Culbertson | 24 | 229,835 | 277 | 1,411,140 | 277 | 16,308,885 | 301 | 17,949,860 | 6,745 |
| 83.5 Good Life Marina | 2 | 4,000 | 113 | 232,000 | 113 | 1,473,860 | 115 | 1,709,860 | 0 |
| 83.6 Lake Swanson Ctry Est | 23 | 184,550 | 8 | 352,680 | 8 | 916,340 | 31 | 1,453,570 | 0 |
| 83.7 Laker's North Shore | 5 | 41,500 | 52 | 473,220 | 52 | 1,954,355 | 57 | 2,469,075 | 33,180 |
| 83.8 Palisade | 37 | 180,260 | 172 | 832,755 | 172 | 9,103,820 | 209 | 10,116,835 | 62,525 |
| 83.9 Rural Residential | 23 | 279,835 | 205 | 10,298,760 | 217 | 31,798,875 | 240 | 42,377,470 | 208,725 |
| 83.10 Stratton | 55 | 392,965 | 208 | 1,200,365 | 209 | 12,552,235 | 264 | 14,145,565 | 10,830 |
| 83.11 Swanson Lake Cabin | 0 | 0 | 11 | 110,000 | 11 | 542,890 | 11 | 652,890 | 0 |
| 83.12 Trenton | 40 | 258,100 | 290 | 1,396,685 | 296 | 12,479,825 | 336 | 14,134,610 | 30,485 |
| 84 Residential Total | 251 | 4,475,440 | 1,356 | 17,909,695 | 1,376 | 89,862,595 | 1,627 | 112,247,730 | 1,061,350 |

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 | Castaway Commercial | 1 | 52,150 | 2 | 115,570 | 2 | 296,260 | 3 | 463,980 | 0 |
| 85.2 | Commercial | 0 | 0 | 2 | 26,540 | 2 | 120,530 | 2 | 147,070 | 0 |
| 85.3 | Culbertson Commercial | 6 | 37,830 | 49 | 405,420 | 54 | 24,127,678 | 60 | 24,570,928 | 316,525 |
| 85.4 | Ethanol Commercial | 0 | 0 | 1 | 270,000 | 1 | 16,352,341 | 1 | 16,622,341 | 0 |
| 85.5 | Good Life Marina | 0 | 0 | 1 | 40,000 | 1 | 215,235 | 1 | 255,235 | 0 |
| 85.6 | Palisade | 0 | 0 | 1 | 700 | 1 | 4,380 | 1 | 5,080 | 0 |
| 85.7 | Palisade Commercial | 6 | 22,505 | 25 | 88,375 | 29 | 3,419,180 | 35 | 3,530,060 | 0 |
| 85.8 | Rural Commercial | 0 | 0 | 0 | 0 | 2 | 610,180 | 2 | 610,180 | 0 |
| 85.9 | Stratton | 0 | 0 | 1 | 6,300 | 1 | 19,360 | 1 | 25,660 | 0 |
| 85.10 | Stratton Commercial | 7 | 17,110 | 41 | 186,540 | 46 | 3,611,465 | 53 | 3,815,115 | 0 |
| 85.11 | Trenton Commercial | 10 | 45,830 | 45 | 208,780 | 53 | 4,191,535 | 63 | 4,446,145 | 0 |
| 86 | Commercial Total | 30 | 175,425 | 168 | 1,348,225 | 192 | 52,968,144 | 222 | 54,491,794 | 316,525 |

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 | 262.14 | 0.13% | 153,350 | 0.13% | 584.99 |
| 88. 1G | 1,794.40 | 0.87% | 1,049,730 | 0.87% | 585.00 |
| 89. 2G1 | 16.70 | 0.01% | 9,770 | 0.01% | 585.03 |
| 90. 2G | 4,940.67 | 2.40% | 2,890,300 | 2.40% | 585.00 |
| 91. 3G1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 92. 3G | 31,986.39 | 15.53% | 18,712,085 | 15.53% | 585.00 |
| 93. 4G1 | 165,183.69 | 80.20% | 96,632,595 | 80.20% | 585.00 |
| 94. 4G | 1,790.73 | 0.87% | 1,047,580 | 0.87% | 585.00 |
| 95. Total | 205,974.72 | 100.00% | 120,495,410 | 100.00% | 585.00 |
| CRP | | | | | |
| 96. 1C1 | 1.00 | 0.01% | 850 | 0.01% | 850.00 |
| 97. 1C | 25.01 | 0.30% | 22,135 | 0.21% | 885.05 |
| 98. 2C1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 99. 2C | 303.85 | 3.66% | 537,625 | 5.19% | 1,769.38 |
| 100. 3C1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 101. 3C | 2,932.68 | 35.37% | 4,116,620 | 39.72% | 1,403.71 |
| 102. 4C1 | 5,030.05 | 60.66% | 5,687,520 | 54.87% | 1,130.71 |
| 103. 4C | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 104. Total | 8,292.59 | 100.00% | 10,364,750 | 100.00% | 1,249.88 |
| Timber | | | | | |
| 105. 1T1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 106. 1T | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 107. 2T1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 108. 2T | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 109. 3T1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 110. 3T | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 111. 4T1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 112. 4T | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 113. Total | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| <hr/> | | | | | |
| Grass Total | 205,974.72 | 96.13% | 120,495,410 | 92.08% | 585.00 |
| CRP Total | 8,292.59 | 3.87% | 10,364,750 | 7.92% | 1,249.88 |
| Timber Total | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| <hr/> | | | | | |
| 114. Market Area Total | 214,267.31 | 100.00% | 130,860,160 | 100.00% | 610.73 |

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

Market Area 2

| Pure Grass | Acres | % of Acres* | Value | % of Value* | Average Assessed Value* |
|------------------------|----------|-------------|-----------|-------------|-------------------------|
| 87. 1G1 | 1,055.99 | 16.53% | 617,750 | 16.53% | 585.00 |
| 88. 1G | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 89. 2G1 | 13.65 | 0.21% | 7,980 | 0.21% | 584.62 |
| 90. 2G | 3,474.89 | 54.40% | 2,032,830 | 54.40% | 585.01 |
| 91. 3G1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 92. 3G | 1,352.92 | 21.18% | 791,460 | 21.18% | 585.00 |
| 93. 4G1 | 439.15 | 6.87% | 256,900 | 6.87% | 584.99 |
| 94. 4G | 51.07 | 0.80% | 29,875 | 0.80% | 584.98 |
| 95. Total | 6,387.67 | 100.00% | 3,736,795 | 100.00% | 585.00 |
| CRP | | | | | |
| 96. 1C1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 97. 1C | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 98. 2C1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 99. 2C | 99.02 | 40.87% | 180,900 | 53.82% | 1,826.90 |
| 100. 3C1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 101. 3C | 58.28 | 24.06% | 71,325 | 21.22% | 1,223.83 |
| 102. 4C1 | 84.97 | 35.07% | 83,925 | 24.97% | 987.70 |
| 103. 4C | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 104. Total | 242.27 | 100.00% | 336,150 | 100.00% | 1,387.50 |
| Timber | | | | | |
| 105. 1T1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 106. 1T | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 107. 2T1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 108. 2T | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 109. 3T1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 110. 3T | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 111. 4T1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 112. 4T | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 113. Total | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| <hr/> | | | | | |
| Grass Total | 6,387.67 | 96.35% | 3,736,795 | 91.75% | 585.00 |
| CRP Total | 242.27 | 3.65% | 336,150 | 8.25% | 1,387.50 |
| Timber Total | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| <hr/> | | | | | |
| 114. Market Area Total | 6,629.94 | 100.00% | 4,072,945 | 100.00% | 614.33 |

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

44 Hitchcock

| | 2022 CTL County Total | 2023 Form 45 County Total | Value Difference (2023 form 45 - 2022 CTL) | Percent Change | 2023 Growth (New Construction Value) | Percent Change excl. Growth |
|---|--------------------------|------------------------------|---|-------------------|---|--------------------------------|
| 01. Residential | 88,850,965 | 104,352,280 | 15,501,315 | 17.45% | 1,028,170 | 16.29% |
| 02. Recreational | 7,805,615 | 7,895,450 | 89,835 | 1.15% | 33,180 | 0.73% |
| 03. Ag-Homesite Land, Ag-Res Dwelling | 34,314,315 | 37,900,085 | 3,585,770 | 10.45% | 70,950 | 10.24% |
| 04. Total Residential (sum lines 1-3) | 130,970,895 | 150,147,815 | 19,176,920 | 14.64% | 1,132,300 | 13.78% |
| 05. Commercial | 31,087,464 | 31,252,989 | 165,525 | 0.53% | 175,740 | -0.03% |
| 06. Industrial | 23,097,875 | 23,238,805 | 140,930 | 0.61% | 140,785 | 0.00% |
| 07. Total Commercial (sum lines 5-6) | 54,185,339 | 54,491,794 | 306,455 | 0.57% | 316,525 | -0.02% |
| 08. Ag-Farmsite Land, Outbuildings | 21,371,035 | 22,932,490 | 1,561,455 | 7.31% | 257,655 | 6.10% |
| 09. Minerals | 35,035,925 | 49,385,115 | 14,349,190 | 40.96 | 1,785,030 | 35.86% |
| 10. Non Ag Use Land | 29,000 | 29,000 | 0 | 0.00% | | |
| 11. Total Non-Agland (sum lines 8-10) | 56,435,960 | 72,346,605 | 15,910,645 | 28.19% | 2,042,685 | 24.57% |
| 12. Irrigated | 81,820,810 | 95,289,470 | 13,468,660 | 16.46% | | |
| 13. Dryland | 200,855,575 | 211,108,700 | 10,253,125 | 5.10% | | |
| 14. Grassland | 134,466,930 | 134,933,105 | 466,175 | 0.35% | | |
| 15. Wasteland | 0 | 0 | 0 | | | |
| 16. Other Agland | 0 | 0 | 0 | | | |
| 17. Total Agricultural Land | 417,143,315 | 441,331,275 | 24,187,960 | 5.80% | | |
| 18. Total Value of all Real Property (Locally Assessed) | 658,735,509 | 718,317,489 | 59,581,980 | 9.04% | 3,491,510 | 8.51% |

2023 Assessment Survey for Hitchcock County

A. Staffing and Funding Information

| | |
|------------|--|
| 1. | Deputy(ies) on staff: |
| | 1 |
| 2. | Appraiser(s) on staff: |
| | 0 |
| 3. | Other full-time employees: |
| | 0 |
| 4. | Other part-time employees: |
| | 0 |
| 5. | Number of shared employees: |
| | 0 |
| 6. | Assessor's requested budget for current fiscal year: |
| | \$128,644 |
| 7. | Adopted budget, or granted budget if different from above: |
| | N/A |
| 8. | Amount of the total assessor's budget set aside for appraisal work: |
| | \$5,360 (oil and gas appraisal) |
| 9. | If appraisal/reappraisal budget is a separate levied fund, what is that amount: |
| | N/A |
| 10. | Part of the assessor's budget that is dedicated to the computer system: |
| | \$22,000 |
| 11. | Amount of the assessor's budget set aside for education/workshops: |
| | \$1,800 |
| 12. | Amount of last year's assessor's budget not used: |
| | \$13,840 |

B. Computer, Automation Information and GIS

| | |
|-----|---|
| 1. | Administrative software: |
| | MIPS |
| 2. | CAMA software: |
| | MIPS |
| 3. | Personal Property software: |
| | MIPS |
| 4. | Are cadastral maps currently being used? |
| | No |
| 5. | If so, who maintains the Cadastral Maps? |
| | N/A |
| 6. | Does the county have GIS software? |
| | Yes |
| 7. | Is GIS available to the public? If so, what is the web address? |
| | Yes, hitchcock.gworks.com |
| 8. | Who maintains the GIS software and maps? |
| | The maps and software are maintained by both the assessor's office staff and the county's GIS vendor. |
| 9. | What type of aerial imagery is used in the cyclical review of properties? |
| | GIS |
| 10. | When was the aerial imagery last updated? |
| | 2022 |

C. Zoning Information

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

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

D. Contracted Services

| | |
|-----------|----------------------------|
| 1. | Appraisal Services: |
| | Pritchard & Abbott |
| 2. | GIS Services: |
| | gWorks |
| 3. | Other services: |
| | N/A |

E. Appraisal /Listing Services

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

2023 Residential Assessment Survey for Hitchcock County

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

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

7. How are rural residential site values developed?

Rural residential site values are developed by studying improved sales.

8. Are there form 191 applications on file?

No

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

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

10.

| <u>Valuation Group</u> | <u>Date of Depreciation Tables</u> | <u>Date of Costing</u> | <u>Date of Lot Value Study</u> | <u>Date of Last Inspection</u> |
|------------------------|------------------------------------|------------------------|--------------------------------|--------------------------------|
| 1 | 2017 | 2014 | 2023 | 2020 |
| 2 | 2017 | 2014 | 2023 | 2020 |
| 3 | 2023 | 2021 | 2023 | 2022 |
| 4 | 2017 | 2021 | 2023 | 2021 |
| 5 | 2017 | 2014 | 2019 | 2019 |
| AG DW | 2017 | 2021 | 2023 | 2021 |
| AG OB | 2017 | 2021 | | 2021 |

2023 Commercial Assessment Survey for Hitchcock County

| 1. | Valuation data collection done by: | | | | | | | | | | | | | |
|------------------------|--|------------------------|--------------------------------|--------------------------------|------------------------|--|------------------------|--|--------------------------------|---|------|------|------|------|
| | The assessor and staff; industrial parcels are done by a contract appraiser. | | | | | | | | | | | | | |
| 2. | List the valuation group recognized in the County and describe the unique characteristics of each: | | | | | | | | | | | | | |
| | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>There are no valuation groupings within the commercial class, as there are too few sales in the study period to warrant locational stratification.</td> </tr> </tbody> </table> | | | | <u>Valuation Group</u> | <u>Description of unique characteristics</u> | 1 | There are no valuation groupings within the commercial class, as there are too few sales in the study period to warrant locational stratification. | | | | | | |
| <u>Valuation Group</u> | <u>Description of unique characteristics</u> | | | | | | | | | | | | | |
| 1 | There are no valuation groupings within the commercial class, as there are too few sales in the study period to warrant locational stratification. | | | | | | | | | | | | | |
| 3. | List and describe the approach(es) used to estimate the market value of commercial properties. | | | | | | | | | | | | | |
| | Where sufficient data exists, all three approaches were developed for commercial property market values. | | | | | | | | | | | | | |
| 3a. | Describe the process used to determine the value of unique commercial properties. | | | | | | | | | | | | | |
| | Contract appraisers were relied upon in 2020 to develop the value for the Ethanol Plant and another large, unique property in the county. | | | | | | | | | | | | | |
| 4. | For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor? | | | | | | | | | | | | | |
| | Depreciation is developed using local market information, as well as sales data from outside of the county. | | | | | | | | | | | | | |
| 5. | Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted. | | | | | | | | | | | | | |
| | The contract appraiser developed market models based on the sale price per square foot of different properties with adjustments for various characteristics. Locational adjustments would typically be handled in the land value if necessary. | | | | | | | | | | | | | |
| 6. | Describe the methodology used to determine the commercial lot values. | | | | | | | | | | | | | |
| | The commercial lot values were established by conducting a sales analysis; values are applied per square foot. | | | | | | | | | | | | | |
| 7. | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Date of Depreciation Tables</u></th> <th style="text-align: center;"><u>Date of Costing</u></th> <th style="text-align: center;"><u>Date of Lot Value Study</u></th> <th style="text-align: center;"><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">2017</td> <td style="text-align: center;">2018</td> <td style="text-align: center;">2020</td> <td style="text-align: center;">2020</td> </tr> </tbody> </table> | | | | <u>Valuation Group</u> | <u>Date of Depreciation Tables</u> | <u>Date of Costing</u> | <u>Date of Lot Value Study</u> | <u>Date of Last Inspection</u> | 1 | 2017 | 2018 | 2020 | 2020 |
| <u>Valuation Group</u> | <u>Date of Depreciation Tables</u> | <u>Date of Costing</u> | <u>Date of Lot Value Study</u> | <u>Date of Last Inspection</u> | | | | | | | | | | |
| 1 | 2017 | 2018 | 2020 | 2020 | | | | | | | | | | |
| | | | | | | | | | | | | | | |

2023 Agricultural Assessment Survey for Hitchcock County

| 1. | Valuation data collection done by: | | | | | | | | | |
|--------------------|--|--------------------------------|--|--------------------------------|---|---|------|---|---|------|
| | The assessor and staff | | | | | | | | | |
| 2. | List each market area, and describe the location and the specific characteristics that make each unique. | | | | | | | | | |
| | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Market Area 1 identifies all land, with the exception of parcels along the river. This region is not likely to be influenced by non-agricultural factors.</td> <td style="text-align: center;">2021</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Market Area 2 identifies the parcels adjacent to the Republican River, this region is influenced by recreational factors and is subject to special value.</td> <td style="text-align: center;">2021</td> </tr> </tbody> </table> | <u>Market Area</u> | <u>Description of unique characteristics</u> | <u>Year Land Use Completed</u> | 1 | Market Area 1 identifies all land, with the exception of parcels along the river. This region is not likely to be influenced by non-agricultural factors. | 2021 | 2 | Market Area 2 identifies the parcels adjacent to the Republican River, this region is influenced by recreational factors and is subject to special value. | 2021 |
| <u>Market Area</u> | <u>Description of unique characteristics</u> | <u>Year Land Use Completed</u> | | | | | | | | |
| 1 | Market Area 1 identifies all land, with the exception of parcels along the river. This region is not likely to be influenced by non-agricultural factors. | 2021 | | | | | | | | |
| 2 | Market Area 2 identifies the parcels adjacent to the Republican River, this region is influenced by recreational factors and is subject to special value. | 2021 | | | | | | | | |
| 3. | Describe the process used to determine and monitor market areas. | | | | | | | | | |
| | Sales in the county have shown a need for a separate market area along the Republican River. | | | | | | | | | |
| 4. | Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land. | | | | | | | | | |
| | Rural residential land is generally less than 20 acres and is reviewed more thoroughly for agricultural use. | | | | | | | | | |
| 5. | Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value? | | | | | | | | | |
| | Farm home sites and rural residential home sites are valued the same countywide. | | | | | | | | | |
| 6. | What separate market analysis has been conducted where intensive use is identified in the county? | | | | | | | | | |
| | Assessor conducted analysis to determine if there are intensive use parcels in the county not previously identified and all commercial intensive use parcels have been identified. Feed lots that have been identified are valued at farm site acre value (\$1,500 an acre). | | | | | | | | | |
| 7. | If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program. | | | | | | | | | |
| | The are assessed at recreational value as they are along the river. | | | | | | | | | |
| 7a. | Are any other agricultural subclasses used? If yes, please explain. | | | | | | | | | |
| | CREP, CRP | | | | | | | | | |
| | <i><u>If your county has special value applications, please answer the following</u></i> | | | | | | | | | |
| 8a. | How many parcels have a special valuation application on file? | | | | | | | | | |
| | 247 | | | | | | | | | |
| 8b. | What process was used to determine if non-agricultural influences exist in the county? | | | | | | | | | |
| | Market analysis of parcels sold along the Republican River | | | | | | | | | |
| | | | | | | | | | | |

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

HITCHCOCK COUNTY PLAN OF ASSESSMENT

Assessment Years 2023, 2024, 2025

Date: May, 2022

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

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

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

Assessment Year 2023

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

Assessment Year 2024

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

Also, gWorks should update Hitchcock Counties basemap to show 2022 flyover so the Assessor's Office will review ag land in 2023 on gWorks for 2024 assessments.

Assessment Year 2025

For assessment year 2025 parcels located in Trenton and Culbertson will be completed. New measurements, physical inspections of the condition and all improvements on each property record card will be reviewed. Sales information will be reviewed to determine if depreciation tables being used need to be updated.

Assessment Year 2026

Commercial parcels throughout Hitchcock County will be inspected for assessment year 2026. Review of commercial sales throughout the county will be used to determine depreciation tables for commercial properties in the county. Physical inspections with new measurements and review of each condition of all commercial properties will be done. A Certified General Appraiser will not be hired for the inspections of commercial properties in Hitchcock County.

2023 Methodology for Special Valuation

Hitchcock County

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

Market Areas

Hitchcock County has identified two market areas.

Identification

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

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

Agricultural Values

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

Qualifying Property

There are currently 16 parcels in Hitchcock County that have been removed from being considered special value. The Hitchcock County Assessor's Office reviews land in Market Area 2 every year to determine their primary use.



Terra Riggs
Hitchcock County Assessor