



2016 REPORTS & OPINIONS

HALL COUNTY



Pete Ricketts
Governor

STATE OF NEBRASKA
DEPARTMENT OF REVENUE
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April 8, 2016

Commissioner Salmon:

The Property Tax Administrator has compiled the 2016 Reports and Opinions of the Property Tax Administrator for Hall 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 Hall 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: Jan Pelland, Hall County Assessor

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Introduction

[Neb. Rev. Stat. § 77-5027](#) provides that the Property Tax Administrator (PTA) shall prepare and deliver an annual Reports and Opinions (R&O) document to each county and to the Tax Equalization and Review Commission (Commission). This will contain 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 within each county. In addition to an opinion of the level of value and quality of assessment in the county, the PTA may make nonbinding recommendations for subclass adjustments for consideration by the Commission.

The statistical and narrative reports contained in the R&O of the PTA 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 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 state-wide sales file that contains all arm's-length transactions as required by [Neb. Rev. Stat. § 77-1327](#). From this sale file, the Division prepares a statistical analysis comparing assessments to sale prices. After determining if the sales represent the class or subclass of properties being measured, inferences are drawn regarding the assessment level and quality of assessment of the class or subclass being evaluated. 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 professionally accepted mass appraisal methods 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 on 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 Division's analysis is presented and contained within the correlation sections for Residential, Commercial, and Agricultural land.

Statistical 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 level. Since the median ratio is considered neutral in relationship to either assessed value or selling price, adjusting the class or subclass of properties based on 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 value 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 and coefficient of variation. 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. The coefficient produced by this calculation is referred to as the Price Related Differential (PRD) and measures the assessment level of lower-priced properties relative to the assessment level of higher-priced properties.

The Coefficient of Dispersion (COD) is a measure also used in the evaluation of assessment quality. The COD measures the average deviation from the median and is expressed as a percentage of the median. A COD of 15 percent indicates that half of the assessment ratios are expected to fall within 15 percent of the median. The closer the ratios are grouped around the median the more equitable the property assessments tend to be.

Pursuant to [Neb. Rev. Stat. § 77-5023](#), the acceptable range is 69% to 75% of actual value for agricultural land and 92% to 100% for all other classes of real property. Nebraska Statutes do not provide for a range of acceptability for the COD or PRD; however, the IAAO establishes the following range of acceptability:

Property Class	COD	PRD
Residential	.05 -.15	.98-1.03
Newer Residential	.05 -.10	.98-1.03
Commercial	.05 -.20	.98-1.03
Agricultural Land	.05 -.25	.98-1.03

Analysis of Assessment Practices:

The Division reviews assessment practices that ultimately affect the valuation of real property in each county. This review is done to ensure the reliability of the statistical analysis and to ensure professionally accepted methods are used in the county assessor’s effort to establish uniform and proportionate valuations.

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, the Division audits a random sample from the county registers of deeds records 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 county’s sales verification and qualification procedures 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 are necessary to ensure the statistical analysis is based on an unbiased sample of sales.

Valuation groupings and market areas are also examined to identify whether the areas being measured truly represent economic areas within the county. The measurement of economic areas is the method by which the Division ensures intra-county equalization exists. The progress of the county’s six-year inspection 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.

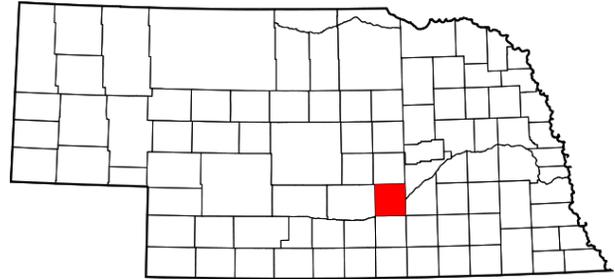
Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on the local market, and agricultural outbuildings and sites are reviewed as well.

The comprehensive review of assessment practices is conducted throughout the year. Issues are presented to the county assessor for clarification. The county assessor can then work to implement corrective measures prior to establishing assessed values. The PTA’s conclusion that assessment quality is either compliant or not compliant with professionally accepted mass appraisal methods is based on the totality of the assessment practices in the county.

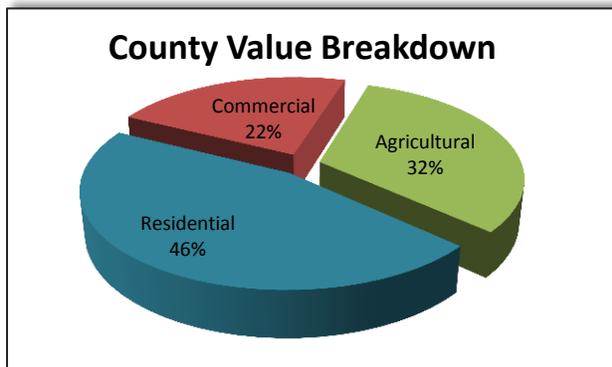
**Further information may be found in Exhibit 94 at <http://www.terc.ne.gov/2016/2016-exhibit-list.shtml>*

County Overview

With a total area of 546 square miles, Hall had 61,492 residents, per the Census Bureau Quick Facts for 2014, a 5% population increase over the 2010 US Census. In a review of the past fifty years, Hall has seen a steady rise in population of 72% (Nebraska Department of Economic Development). Reports indicated that 64% of county residents were homeowners and 82% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Hall convene in and around the county seat of Grand Island. Per the latest information available from the U.S. Census Bureau, there were 1,812 employer establishments in Hall. County-wide employment was at 31,466 people, a 5% gain relative to the 2010 Census (Nebraska Department of Labor).



Simultaneously, the agricultural economy has remained another strong anchor for Hall that has fortified the local rural area economies. Hall is included in the Central Platte Natural Resources District (NRD). Irrigated land makes up a majority of the land in the county. When compared against the top crops of the other counties in Nebraska, Hall ranks second in sorghum for silage and seventh in corn for grain. In value of sales by commodity group, Hall ranks tenth in nursery, greenhouse, floriculture, and sod (USDA AgCensus).

Hall County Quick Facts	
Founded	1858
Namesake	Former Chief Justice of the Territorial Supreme Court Augustus Hall
Region	Central
County Seat	Grand Island
Other Communities	Alda Cairo Doniphan Shelton Wood River
Most Populated	Grand Island (50,550) +4% from 2010 US Census

Census Bureau Quick Facts 2014/Nebraska Dept of Economic Development

2016 Residential Correlation for Hall County

Assessment Actions

For the current assessment year, the County conducted a statistical analysis of the residential class of properties. Updated land values for rural residential and rural subdivisions as well as lowered land values .25 in the villages. The county also adjusted subclasses to bring all within the statutory range. The county also conducted an analysis of the rent restricted housing. Additionally, all pickup work was completed by the county, including onsite inspections of any remodeling or additions.

Description of Analysis

Residential parcels are valued utilizing 10 valuation groupings that are based on either the assessor locations or towns in the county or type of rural residential.

Valuation Grouping	Assessor Locations
01	Grand Island
02	Cairo
03	Alda
04	Wood River
05	Doniphan
06	Kuester Lake
10	Recreational
15	Rural
16	Rural Sub
17	High Density Rural Sub

For the residential property class, a review of Hall counties statistical analysis profiles 1,748 residential sales, representing the valuation groupings. Valuation group 01 (Grand Island) constitutes about 86% of the sales in the residential class of property and is the major trade center for central Nebraska.

All three measures of central tendency for the residential class of properties are within acceptable range. The measures of central tendency offer support of each other. Of the qualitative statistics the coefficient of dispersion is in the range while the price related differential is above the range. There are extreme outliers that are impacting these along with the low dollar sales. The valuation groups with adequate representation fall within the acceptable range for the calculated median.

Study Yrs						
01-OCT-13 To 30-SEP-14	854	94.24	101.02	93.56	19.35	107.97
01-OCT-14 To 30-SEP-15	894	90.53	97.03	90.71	19.87	106.97

2016 Residential Correlation for Hall County

The indicated trend for the residential market demonstrates an increasing market. A 4% increase for the county as a whole is observed for the two year study period as evidenced by examining the study year statistics. This upward trend is consistent through all of the valuation groups in the county. This indicates that overall, residential value within the county has followed the general residential market activity as observed in the central area of the state.

Assessment Practice Review

An annual comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine compliance for all activities that ultimately affect the uniform and proportionate valuation of all three property classes. Any incongruities are noted and discussed with the county assessor for further action.

One of the areas addressed included sales qualification and verification. The Hall County Assessor has developed a consistent procedure for both sales qualification and verification. The County utilizes a sales questionnaire to aid in the verification of all the residential sales. The Division's review inspects the non-qualified sales to ensure that the grounds for disqualifying sales were supported and documented. The review includes a dialogue with the county assessor and a consideration of verification documentation. The County consistently qualifies a high percentage of the transactions. The review of Hall County revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were made available for the measurement of real property.

The county's inspection and review cycle for all real property was discussed with the county assessor. The county is current with the review of residential properties in the county. The county assessor and staff have been aggressive in their approach to bring all the inspections up to date and also have incorporated technology to aid in the assessment of the residential class including aerial imagery. The county verifies changes through the use of the change finder tool within their vendor Pictometry. When changes are noted they will prioritize those properties for a physical review to update the property record card.

Valuation groups were examined to ensure that the groupings defined are equally subject to a set of economic forces that impact the value of properties within that geographic area. The review and analysis indicates that the County has adequately identified economic areas for the residential property class. Based on all relevant information, the quality of assessment of the residential class (despite the need for a current physical review of rural residential) adheres to professionally accepted mass appraisal standards and has been determined to be in general compliance.

2016 Residential Correlation for Hall County

Equalization and Quality of Assessment

A review of both the statistics and the assessment practices suggest that assessments within the county are valued within the acceptable parameters, and therefore considered equalized.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	1,509	91.78	98.68	91.77	19.84	107.53
02	30	91.69	107.22	94.59	29.47	113.35
03	11	98.98	111.98	97.52	24.56	114.83
04	53	94.95	110.57	95.49	30.55	115.79
05	24	93.23	100.32	92.39	20.72	108.58
06	8	86.13	87.43	86.49	10.36	101.09
10	2	77.47	77.47	80.38	09.53	96.38
15	13	98.31	96.84	93.46	13.96	103.62
16	50	91.90	93.36	90.79	13.12	102.83
17	48	95.90	95.98	95.85	06.65	100.14
<u> ALL </u>	<u>1,748</u>	92.09	98.98	92.05	19.77	107.53

Level of Value

Based on analysis of all available information, the level of value of the residential class of real property in Hall County is 92%.

2016 Commercial Correlation for Hall County

Assessment Actions

In the 2015 analysis of the level of value and quality of assessment for Hall County, significant valuation issues were discovered that indicated assessments were not uniform and proportionate in the commercial class of property. In response, the county assessor and the Property Assessment Division worked to develop a corrective plan, intended to be implemented for tax year 2016.

The corrective plan included a revaluation of the commercial class, to include physical inspections of property to verify property descriptions and discover omitted property, implementation and use of current replacement cost new data, and a review of both depreciation factors and land valuation models.

The county assessor reported progress on these efforts monthly and finished implementation of the corrective plan by March 19th, 2016. Values in the commercial class generally increased as a result, and the overall commercial base increased 7.36%.

Description of Analysis

Hall County has seven valuation groupings for the commercial class, which are defined by geographic areas within the county, as shown below. These valuation groupings serve the county as commercial market areas, and are used as the basis for measuring for equalization within the county.

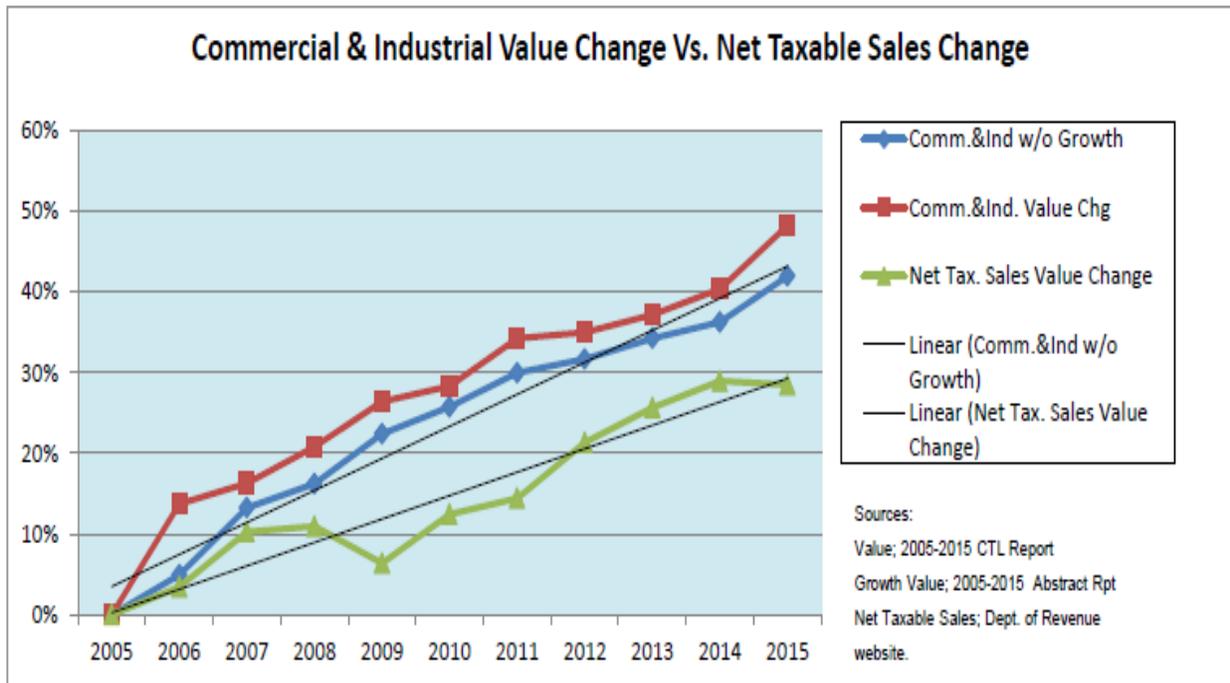
Valuation Grouping	Assessor Location
1	Grand Island
2	Cairo
3	Alda
4	Wood River
5	Doniphan
15	Rural
16	Rural Subdivisions

The statistics demonstrate that the primary valuation grouping of Grand Island is valued within the acceptable range. The remaining groups do not have a statistically adequate number of sales. The quality statistics, such as the COD, are higher than the IAAO acceptable range, indicating above average disparity among the assessments. Since commercial properties are occasionally subject to sales that include going concern, inventory, and other intangible factors, the quality statistical measures are expected to be higher than other classes of property. However, given the

2016 Commercial Correlation for Hall County

reappraisal effort by the county for 2016 which used the sales as the basis for the valuation model, the expectation is that assessments would have more closely aligned to selling prices.

The general trend of sales tax receipts for the county compared to the general trend of the valuations of the commercial and industrial property was examined. The expectation is that, economically, increased sales result in increased profit, and thus increase demand for income-producing properties.



The chart displays that the overall commercial base has increased at a similar rate to the increase in net taxable sales; however, most of this increase each year had been attributable to growth. The annualized average increase in valuation (excluding growth) from 2005-2015 was a mere .46% in Hall County. As the concerns noted in the 2015 R&O were addressed by the county assessor, the 2016 revaluation alone added 7.36% to the tax base, which included discoveries of new construction and an increase in existing values.

Assessment Practice Review

The comprehensive review of assessment practices in Hall County began immediately following the 2015 R&O. The assessment practices of the county were reviewed to determine compliance for all activities that ultimately affect the uniform and proportionate valuation of all three property classes. Practices that required improvement were identified and were discussed with the county assessor for further action.

2016 Commercial Correlation for Hall County

The Hall County Assessor first implemented a plan to ensure consistency among staff in sales review and quality and condition determinations of the properties. The plan also established daily quotas for individual reviews. The county assessor requested, and received, approval to add additional staff to assist with the reappraisal effort.

A review of the county's process for qualification and verification of sales in the commercial class, indicates that generally acceptable practices are employed. The COD in the statistics indicates that sales are not excessively screened, as can occasionally happen when sales review is done in conjunction with reappraisals. The review revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were made available for the measurement process.

The county's inspection and review cycle has been completed for the commercial class removing the concerns noted in the 2015 year. Cost tables are now considered relatively current after implementation over the past year.

The valuation groups were also examined to ensure that the group defined represents an economic area, meaning that parcels within the area are equally subject to a set of economic forces that impact the value of properties. The review and analysis indicates that the county assessor has adequately identified economic areas for the commercial property class, although further analysis will be conducted in the future to define the specific qualities in the small subclasses that make each unique.

Based on all relevant information, the quality of assessment of the commercial class is in compliance with professionally accepted mass appraisal standards for the 2016 tax year.

Equalization and Quality of Assessment

A review of the statistics indicates that only one valuating grouping is sufficiently represented by sales. However, given that the assessment practices have been demonstrated to be acceptable and equally applied to each grouping, the county is considered to be equalized by area.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	127	93.15	95.34	85.27	25.15	111.81
02	2	251.42	251.42	251.42	25.35	100.00
03	3	87.01	94.33	89.01	09.56	105.98
04	7	129.92	134.85	131.87	28.63	102.26
05	5	77.52	83.74	79.90	30.64	104.81
15	4	109.23	115.04	105.14	12.30	109.42
16	4	100.39	97.16	82.93	24.88	117.16
<u>ALL</u>	152	94.07	99.38	86.22	27.90	115.26

2016 Commercial Correlation for Hall County

Level of Value

Based on analysis of all available information, the level of value of the commercial class of real property in Hall County is determined to be at 94% of market value.

2016 Agricultural Correlation for Hall County

Assessment Actions

A sales analysis was completed all land values increased approximately 10% throughout the county. The county continually reviews sales as well as land use in the county utilizing aerial imagery, Farm Service Agency (FSA) maps and physical reviews.

Description of Analysis

Hall County utilizes one market area in the valuation of agricultural land in the County. The display of the breakdown of the majority land uses in the county details that over 72% of the county is irrigated crop land. While grass contributes 18% and just under, 6% is dry crop land.

The agricultural statistical sample of 96 sales reveals that only the mean measure of central tendency is outside the range. A review of the statistical profile for the 80% MLU by Market Area indicates that for the irrigated and grass classes of agricultural land they are both within the acceptable range. While dry land is above the range there are only five sales from the three year study period and the county has adjusted the values for dry land similar to the other land uses and that appears to be the general trend for the area. The number of sales of each land class appears to follow the general break down of the county as a whole.

Assessment Practice Review

Annually, a comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine compliance for all activities that ultimately affect the uniform and proportionate valuation of all three property classes. Any incongruities are noted and discussed with the county assessor for further action.

One assessment practice reviewed is that of sales qualification and verification. Hall County's process consists of a mailed questionnaire sent to one or both parties to an agricultural transaction. The Division reviews the non-qualified sales to ensure that the reasons for disqualifying sales are supported and documented. The review also includes a dialogue with the county assessor and a consideration of verification documentation. It is the practice of the county assessor to consider all sales qualified unless shown to be non-arm's-length. The review of the county revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were made available for the measurement of agricultural land.

The inspection and review cycle for all real property was also examined. Within the agricultural class rural dwellings and outbuildings are reviewed at the same time as the rural residential review. Therefore, the last review of agricultural improvements was completed in assessment year 2014. Land use was updated for this assessment year, via comparison of each record to the information supplied by the geographic information system.

2016 Agricultural Correlation for Hall County

The review process also examines the agricultural market areas to ensure that the areas defined are equally subject to a set of economic forces that impact the value of land within the delineated areas. The summary of the market area analysis concluded that the county has adequately identified market areas for the agricultural land class. All areas of the county are considered as one area.

Another portion of the assessment practices review relates to how rural residential and recreational land use is identified apart from agricultural land within the county. Sales verification is the primary tool used to determine land use and anticipated use in the county. Exceptions are made for land contiguous to a current agricultural operation. To further distinguish whether the parcel is rural residential or recreational would involve the stated use by the taxpayer via the sales verification questionnaire.

Equalization

All dwellings located on both agricultural and residential-use land are valued using the same cost index and depreciation schedule. Farm home sites carry the same value as rural residential home sites, because the Assessor believes there are very minimal market differences between them.

Agricultural land values appear to be equalized at uniform portions of market value; all values have been determined to be acceptable and are reasonably comparable to adjoining counties. The quality of assessment of agricultural land in Hall County complies with professionally accepted mass appraisal standards.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	59	74.00	80.14	74.79	19.99	107.15
1	59	74.00	80.14	74.79	19.99	107.15
<u>Dry</u>						
County	5	76.16	87.07	62.55	44.81	139.20
1	5	76.16	87.07	62.55	44.81	139.20
<u>Grass</u>						
County	10	69.54	66.59	59.03	25.84	112.81
1	10	69.54	66.59	59.03	25.84	112.81
<u>ALL</u>						
	95	74.00	77.15	73.83	25.22	104.50

Level of Value

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

2016 Opinions of the Property Tax Administrator for Hall 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 (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	92	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	94	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	74	Meets generally accepted mass appraisal practices.	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 8th day of April, 2016.



Ruth A. Sorensen

Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2016 Commission Summary for Hall County

Residential Real Property - Current

Number of Sales	1752	Median	92.09
Total Sales Price	\$252,315,636	Mean	98.95
Total Adj. Sales Price	\$254,091,633	Wgt. Mean	92.04
Total Assessed Value	\$233,859,178	Average Assessed Value of the Base	\$111,722
Avg. Adj. Sales Price	\$145,029	Avg. Assessed Value	\$133,481

Confidence Interval - Current

95% Median C.I	91.37 to 92.77
95% Wgt. Mean C.I	91.20 to 92.87
95% Mean C.I	96.21 to 101.69
% of Value of the Class of all Real Property Value in the	43.84
% of Records Sold in the Study Period	8.91
% of Value Sold in the Study Period	10.64

Residential Real Property - History

Year	Number of Sales	LOV	Median
2015	1,628	93	93.19
2014	1,528	92	91.57
2013	1,420	93	93.06
2012	1,282	94	93.60

2016 Commission Summary for Hall County

Commercial Real Property - Current

Number of Sales	155	Median	94.45
Total Sales Price	\$74,143,584	Mean	100.92
Total Adj. Sales Price	\$74,143,584	Wgt. Mean	86.61
Total Assessed Value	\$64,218,990	Average Assessed Value of the Base	\$379,275
Avg. Adj. Sales Price	\$478,346	Avg. Assessed Value	\$414,316

Confidence Interval - Current

95% Median C.I	89.89 to 99.78
95% Wgt. Mean C.I	78.23 to 95.00
95% Mean C.I	94.20 to 107.64
% of Value of the Class of all Real Property Value in the County	21.62
% of Records Sold in the Study Period	5.43
% of Value Sold in the Study Period	5.93

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2015	147		92.63
2014	132	93	93.01
2013	135	95	94.61
2012	121	94	94.08

**40 Hall
RESIDENTIAL**

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

Date Range: 10/1/2013 To 9/30/2015 Posted on: 1/1/2016

Number of Sales : 1,748
 Total Sales Price : 251,795,336
 Total Adj. Sales Price : 253,571,333
 Total Assessed Value : 233,400,863
 Avg. Adj. Sales Price : 145,064
 Avg. Assessed Value : 133,525

MEDIAN : 92
 WGT. MEAN : 92
 MEAN : 99
 COD : 19.77
 PRD : 107.53

COV : 59.09
 STD : 58.49
 Avg. Abs. Dev : 18.21
 MAX Sales Ratio : 1245.38
 MIN Sales Ratio : 37.29

95% Median C.I. : 91.37 to 92.77
 95% Wgt. Mean C.I. : 91.21 to 92.88
 95% Mean C.I. : 96.24 to 101.72

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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>Qtrts</u>											
01-OCT-13 To 31-DEC-13	206	95.67	98.05	94.35	14.87	103.92	49.02	276.13	92.93 to 97.30	129,789	122,457
01-JAN-14 To 31-MAR-14	131	92.94	98.45	93.17	16.49	105.67	62.82	276.52	91.34 to 97.38	136,006	126,723
01-APR-14 To 30-JUN-14	236	94.13	96.37	92.72	13.96	103.94	58.69	342.29	91.56 to 95.96	142,543	132,170
01-JUL-14 To 30-SEP-14	281	93.68	108.29	93.89	28.55	115.34	53.78	1245.38	91.69 to 96.74	145,998	137,071
01-OCT-14 To 31-DEC-14	242	92.51	105.76	94.37	27.40	112.07	53.03	619.04	90.38 to 95.22	142,387	134,369
01-JAN-15 To 31-MAR-15	145	93.92	94.22	91.86	14.35	102.57	48.58	223.51	91.50 to 95.18	144,049	132,324
01-APR-15 To 30-JUN-15	253	89.29	92.26	89.49	14.12	103.10	62.63	369.79	86.85 to 90.67	153,767	137,608
01-JUL-15 To 30-SEP-15	254	86.71	95.08	88.13	21.04	107.89	37.29	1202.95	84.85 to 90.08	157,892	139,157
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	854	94.24	101.02	93.56	19.35	107.97	49.02	1245.38	92.85 to 95.77	139,601	130,604
01-OCT-14 To 30-SEP-15	894	90.53	97.03	90.71	19.87	106.97	37.29	1202.95	89.69 to 91.47	150,282	136,314
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	890	93.37	102.99	93.61	22.60	110.02	53.03	1245.38	92.19 to 94.83	142,629	133,513
<u>ALL</u>	1,748	92.09	98.98	92.05	19.77	107.53	37.29	1245.38	91.37 to 92.77	145,064	133,525

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	1,509	91.78	98.68	91.77	19.84	107.53	37.29	1245.38	91.03 to 92.58	142,734	130,986
02	30	91.69	107.22	94.59	29.47	113.35	50.50	449.59	87.14 to 103.34	111,013	105,007
03	11	98.98	111.98	97.52	24.56	114.83	66.55	178.49	84.18 to 150.23	87,300	85,138
04	53	94.95	110.57	95.49	30.55	115.79	65.17	747.82	88.65 to 100.03	101,966	97,365
05	24	93.23	100.32	92.39	20.72	108.58	69.18	276.52	80.77 to 100.93	128,671	118,884
06	8	86.13	87.43	86.49	10.36	101.09	70.92	102.72	70.92 to 102.72	181,938	157,362
10	2	77.47	77.47	80.38	09.53	96.38	70.09	84.85	N/A	16,500	13,262
15	13	98.31	96.84	93.46	13.96	103.62	60.64	138.69	78.69 to 105.03	237,673	222,139
16	50	91.90	93.36	90.79	13.12	102.83	62.82	138.14	84.09 to 97.15	193,829	175,986
17	48	95.90	95.98	95.85	06.65	100.14	73.06	125.54	92.70 to 99.71	231,938	222,304
<u>ALL</u>	1,748	92.09	98.98	92.05	19.77	107.53	37.29	1245.38	91.37 to 92.77	145,064	133,525

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	1,733	92.10	98.96	92.01	19.74	107.55	37.29	1245.38	91.38 to 92.78	145,797	134,154
06	2	77.47	77.47	80.38	09.53	96.38	70.09	84.85	N/A	16,500	13,262
07	13	90.17	104.10	101.62	26.24	102.44	60.56	150.23	83.10 to 138.69	67,047	68,132
<u>ALL</u>	1,748	92.09	98.98	92.05	19.77	107.53	37.29	1245.38	91.37 to 92.77	145,064	133,525

**40 Hall
RESIDENTIAL**

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

Date Range: 10/1/2013 To 9/30/2015 Posted on: 1/1/2016

Number of Sales : 1,748
 Total Sales Price : 251,795,336
 Total Adj. Sales Price : 253,571,333
 Total Assessed Value : 233,400,863
 Avg. Adj. Sales Price : 145,064
 Avg. Assessed Value : 133,525

MEDIAN : 92
 WGT. MEAN : 92
 MEAN : 99
 COD : 19.77
 PRD : 107.53

COV : 59.09
 STD : 58.49
 Avg. Abs. Dev : 18.21
 MAX Sales Ratio : 1245.38
 MIN Sales Ratio : 37.29

95% Median C.I. : 91.37 to 92.77
 95% Wgt. Mean C.I. : 91.21 to 92.88
 95% Mean C.I. : 96.24 to 101.72

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000	3	1202.95	845.46	107.48	32.07	786.62	88.04	1245.38	N/A	101,734	109,341	
Less Than 15,000	9	192.21	409.73	120.41	158.25	340.28	70.09	1245.38	88.04 to 1,202.95	40,322	48,553	
Less Than 30,000	33	178.49	259.51	168.93	82.59	153.62	70.09	1245.38	116.32 to 220.63	27,239	46,015	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	1,745	92.08	97.69	92.03	18.41	106.15	37.29	748.35	91.37 to 92.77	145,138	133,566	
Greater Than 14,999	1,739	92.06	97.37	92.00	18.06	105.84	37.29	748.35	91.36 to 92.75	145,606	133,964	
Greater Than 29,999	1,715	91.83	95.89	91.77	16.65	104.49	37.29	748.35	91.28 to 92.61	147,331	135,208	
<u>Incremental Ranges</u>												
0 TO 4,999	3	1202.95	845.46	107.48	32.07	786.62	88.04	1245.38	N/A	101,734	109,341	
5,000 TO 14,999	6	155.74	191.86	188.83	60.95	101.60	70.09	449.59	70.09 to 449.59	9,617	18,159	
15,000 TO 29,999	24	167.55	203.18	201.78	52.55	100.69	84.85	747.82	110.57 to 253.77	22,333	45,063	
30,000 TO 59,999	168	117.73	141.49	136.63	40.25	103.56	50.50	748.35	110.38 to 124.22	45,486	62,149	
60,000 TO 99,999	392	92.94	94.50	94.34	14.82	100.17	52.83	207.08	91.56 to 95.18	80,440	75,890	
100,000 TO 149,999	469	88.93	88.66	88.74	13.15	99.91	37.29	140.47	86.84 to 90.17	126,725	112,460	
150,000 TO 249,999	533	91.31	90.77	90.95	09.18	99.80	60.05	138.69	90.15 to 92.03	192,161	174,764	
250,000 TO 499,999	143	91.78	89.64	89.20	09.73	100.49	56.33	112.71	88.34 to 93.47	306,964	273,804	
500,000 TO 999,999	9	83.05	84.58	84.28	09.97	100.36	60.25	98.70	78.69 to 97.30	677,389	570,887	
1,000,000 +	1	91.37	91.37	91.37	00.00	100.00	91.37	91.37	N/A	1,650,000	1,507,597	
<u>ALL</u>	1,748	92.09	98.98	92.05	19.77	107.53	37.29	1245.38	91.37 to 92.77	145,064	133,525	

**40 Hall
COMMERCIAL**

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

Date Range: 10/1/2012 To 9/30/2015 Posted on: 1/1/2016

Number of Sales : 152
 Total Sales Price : 73,718,584
 Total Adj. Sales Price : 73,718,584
 Total Assessed Value : 63,563,460
 Avg. Adj. Sales Price : 484,991
 Avg. Assessed Value : 418,181

MEDIAN : 94
 WGT. MEAN : 86
 MEAN : 99
 COD : 27.90
 PRD : 115.26

COV : 38.24
 STD : 38.00
 Avg. Abs. Dev : 26.25
 MAX Sales Ratio : 315.16
 MIN Sales Ratio : 31.06

95% Median C.I. : 89.03 to 99.78
 95% Wgt. Mean C.I. : 77.85 to 94.60
 95% Mean C.I. : 93.34 to 105.42

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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>Qtrts</u>											
01-OCT-12 To 31-DEC-12	11	86.21	91.44	70.13	32.19	130.39	37.84	151.50	52.81 to 129.92	519,203	364,096
01-JAN-13 To 31-MAR-13	8	89.85	92.53	90.36	08.36	102.40	77.52	111.19	77.52 to 111.19	194,770	175,998
01-APR-13 To 30-JUN-13	14	101.60	103.49	81.34	30.89	127.23	44.61	181.49	63.69 to 142.37	322,587	262,381
01-JUL-13 To 30-SEP-13	8	98.81	107.67	93.67	27.85	114.95	48.07	189.84	48.07 to 189.84	660,171	618,356
01-OCT-13 To 31-DEC-13	14	102.47	99.25	93.12	23.16	106.58	58.20	187.68	66.55 to 111.22	158,417	147,523
01-JAN-14 To 31-MAR-14	9	93.15	100.71	93.48	25.11	107.73	67.20	154.26	71.17 to 146.18	459,700	429,734
01-APR-14 To 30-JUN-14	13	90.51	113.45	102.27	49.91	110.93	49.02	315.16	64.69 to 143.45	658,279	673,245
01-JUL-14 To 30-SEP-14	12	85.13	92.15	85.58	28.81	107.68	46.51	162.20	68.89 to 110.46	435,892	373,019
01-OCT-14 To 31-DEC-14	19	91.34	93.84	83.20	22.09	112.79	31.06	137.26	83.11 to 112.50	422,501	351,502
01-JAN-15 To 31-MAR-15	14	92.53	104.63	85.79	32.39	121.96	46.63	216.56	73.76 to 139.23	405,752	348,109
01-APR-15 To 30-JUN-15	15	86.54	82.04	76.25	17.58	107.59	43.53	111.05	75.01 to 95.34	548,533	418,235
01-JUL-15 To 30-SEP-15	15	100.30	112.95	86.08	25.41	131.22	60.83	236.28	91.56 to 131.13	971,474	836,220
<u>Study Yrs</u>											
01-OCT-12 To 30-SEP-13	41	95.63	98.94	82.22	26.76	120.34	37.84	189.84	86.21 to 105.47	416,267	342,274
01-OCT-13 To 30-SEP-14	48	93.88	101.60	95.12	32.52	106.81	46.51	315.16	76.80 to 109.29	419,656	399,195
01-OCT-14 To 30-SEP-15	63	93.67	97.98	83.18	24.92	117.79	31.06	236.28	86.54 to 100.02	579,494	482,046
<u>Calendar Yrs</u>											
01-JAN-13 To 31-DEC-13	44	97.90	100.91	89.10	24.99	113.25	44.61	189.84	87.01 to 109.29	308,490	274,852
01-JAN-14 To 31-DEC-14	53	90.51	99.43	91.61	30.98	108.54	31.06	315.16	83.11 to 107.83	489,682	448,577
<u>ALL</u>	152	94.07	99.38	86.22	27.90	115.26	31.06	315.16	89.03 to 99.78	484,991	418,181

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	127	93.15	95.34	85.27	25.15	111.81	31.06	236.28	86.21 to 99.10	544,529	464,343
02	2	251.42	251.42	251.42	25.35	100.00	187.68	315.16	N/A	40,000	100,567
03	3	87.01	94.33	89.01	09.56	105.98	85.51	110.46	N/A	107,000	95,239
04	7	129.92	134.85	131.87	28.63	102.26	75.01	189.84	75.01 to 189.84	34,714	45,779
05	5	77.52	83.74	79.90	30.64	104.81	46.51	143.45	N/A	102,780	82,120
15	4	109.23	115.04	105.14	12.30	109.42	99.31	142.37	N/A	618,750	650,573
16	4	100.39	97.16	82.93	24.88	117.16	52.81	135.06	N/A	232,639	192,930
<u>ALL</u>	152	94.07	99.38	86.22	27.90	115.26	31.06	315.16	89.03 to 99.78	484,991	418,181

**40 Hall
COMMERCIAL**

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

Date Range: 10/1/2012 To 9/30/2015 Posted on: 1/1/2016

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MEDIAN : 94
 WGT. MEAN : 86
 MEAN : 99
 COD : 27.90
 PRD : 115.26

COV : 38.24
 STD : 38.00
 Avg. Abs. Dev : 26.25
 MAX Sales Ratio : 315.16
 MIN Sales Ratio : 31.06

95% Median C.I. : 89.03 to 99.78
 95% Wgt. Mean C.I. : 77.85 to 94.60
 95% Mean C.I. : 93.34 to 105.42

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02	20	89.94	94.69	87.27	21.34	108.50	61.18	151.50	76.80 to 103.09	269,150	234,895
03	131	94.45	100.05	85.64	29.04	116.83	31.06	315.16	89.03 to 100.02	508,478	435,467
04	1	105.47	105.47	105.47	00.00	100.00	105.47	105.47	N/A	1,725,000	1,819,376
<u>ALL</u>	152	94.07	99.38	86.22	27.90	115.26	31.06	315.16	89.03 to 99.78	484,991	418,181

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	2	120.97	120.97	118.22	08.06	102.33	111.22	130.71	N/A	9,750	11,526
Less Than 30,000	4	120.97	113.57	115.71	28.69	98.15	46.51	165.84	N/A	14,750	17,068
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	152	94.07	99.38	86.22	27.90	115.26	31.06	315.16	89.03 to 99.78	484,991	418,181
Greater Than 14,999	150	93.68	99.09	86.22	28.00	114.93	31.06	315.16	87.80 to 99.31	491,327	423,603
Greater Than 29,999	148	93.68	99.00	86.20	27.52	114.85	31.06	315.16	87.80 to 99.31	497,700	429,022
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	2	120.97	120.97	118.22	08.06	102.33	111.22	130.71	N/A	9,750	11,526
15,000 TO 29,999	2	106.18	106.18	114.48	56.20	92.75	46.51	165.84	N/A	19,750	22,610
30,000 TO 59,999	18	120.19	132.00	128.83	34.75	102.46	65.73	315.16	90.16 to 144.10	43,244	55,711
60,000 TO 99,999	18	100.22	109.75	110.87	24.30	98.99	69.15	216.56	84.30 to 134.22	77,264	85,663
100,000 TO 149,999	27	90.51	89.43	89.65	21.98	99.75	48.07	142.37	69.67 to 101.85	124,694	111,785
150,000 TO 249,999	30	95.92	98.98	98.27	23.71	100.72	46.63	162.20	87.01 to 111.48	188,721	185,449
250,000 TO 499,999	22	85.09	94.67	90.44	36.57	104.68	31.06	236.28	65.75 to 109.21	345,257	312,233
500,000 TO 999,999	13	89.03	86.75	83.16	19.62	104.32	47.55	119.92	68.75 to 111.05	660,514	549,274
1,000,000 +	20	83.44	85.26	82.89	20.07	102.86	37.84	131.13	77.91 to 99.20	2,313,986	1,917,955
<u>ALL</u>	152	94.07	99.38	86.22	27.90	115.26	31.06	315.16	89.03 to 99.78	484,991	418,181

40 Hall
COMMERCIAL

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

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Avg. Assessed Value : 418,181

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WGT. MEAN : 86
MEAN : 99
COD : 27.90
PRD : 115.26

COV : 38.24
STD : 38.00
Avg. Abs. Dev : 26.25
MAX Sales Ratio : 315.16
MIN Sales Ratio : 31.06

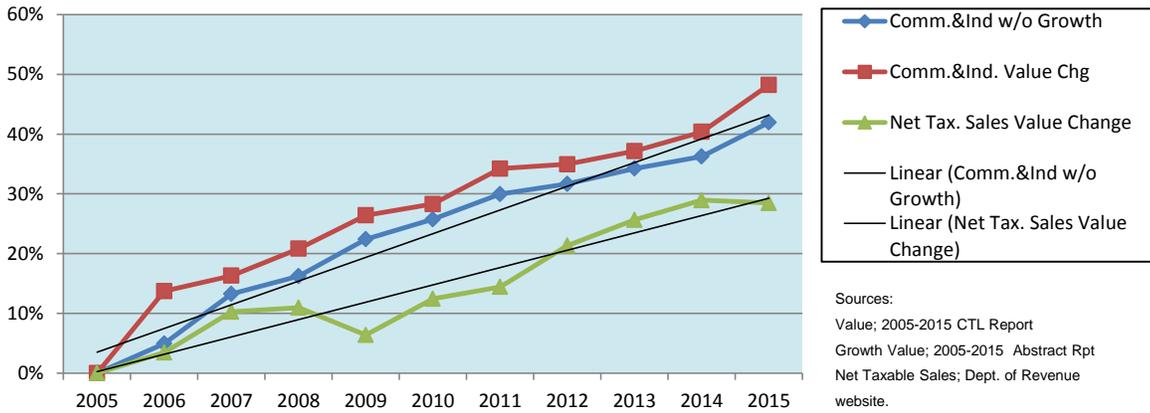
95% Median C.I. : 89.03 to 99.78
95% Wgt. Mean C.I. : 77.85 to 94.60
95% Mean C.I. : 93.34 to 105.42

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Blank	7	116.81	147.61	105.34	43.41	140.13	77.52	315.16	77.52 to 315.16	371,214	391,050
304	1	92.44	92.44	92.44	00.00	100.00	92.44	92.44	N/A	2,500,000	2,311,060
309	1	49.30	49.30	49.30	00.00	100.00	49.30	49.30	N/A	140,000	69,022
310	1	143.45	143.45	143.45	00.00	100.00	143.45	143.45	N/A	49,900	71,581
311	1	94.45	94.45	94.45	00.00	100.00	94.45	94.45	N/A	68,500	64,700
319	1	94.83	94.83	94.83	00.00	100.00	94.83	94.83	N/A	2,216,114	2,101,626
326	7	81.69	74.42	71.52	17.84	104.05	48.07	94.60	48.07 to 94.60	164,280	117,492
336	2	102.37	102.37	81.49	31.94	125.62	69.67	135.06	N/A	88,500	72,123
340	1	77.66	77.66	77.66	00.00	100.00	77.66	77.66	N/A	80,000	62,124
341	5	91.56	94.66	86.03	20.62	110.03	65.75	144.91	N/A	1,209,266	1,040,316
343	3	105.65	94.54	91.46	12.77	103.37	68.75	109.21	N/A	820,000	749,972
344	17	99.93	107.87	95.13	26.68	113.39	60.72	216.56	81.04 to 134.22	372,382	354,247
349	2	78.02	78.02	58.82	44.21	132.64	43.53	112.50	N/A	1,195,000	702,940
350	9	75.01	74.51	69.76	27.25	106.81	31.06	123.08	37.84 to 100.30	1,088,844	759,594
351	1	131.13	131.13	131.13	00.00	100.00	131.13	131.13	N/A	1,200,000	1,573,600
352	21	95.34	97.50	90.71	20.83	107.49	61.18	151.50	76.80 to 114.20	219,429	199,036
353	12	98.04	105.66	67.82	29.23	155.79	60.83	187.68	71.70 to 139.23	929,750	630,571
384	6	101.73	106.88	105.45	16.58	101.36	83.72	146.18	83.72 to 146.18	124,717	131,514
386	1	90.61	90.61	90.61	00.00	100.00	90.61	90.61	N/A	59,000	53,461
387	1	44.61	44.61	44.61	00.00	100.00	44.61	44.61	N/A	400,000	178,441
406	22	94.50	89.69	79.48	23.19	112.85	46.51	144.10	69.15 to 110.04	178,771	142,094
407	1	77.47	77.47	77.47	00.00	100.00	77.47	77.47	N/A	435,000	336,985
418	1	236.28	236.28	236.28	00.00	100.00	236.28	236.28	N/A	278,550	658,164
426	1	137.26	137.26	137.26	00.00	100.00	137.26	137.26	N/A	50,000	68,632
442	4	121.65	118.46	105.31	34.20	112.49	64.69	165.84	N/A	262,166	276,092
447	1	110.69	110.69	110.69	00.00	100.00	110.69	110.69	N/A	5,804,233	6,424,787
470	2	71.64	71.64	61.35	21.45	116.77	56.27	87.01	N/A	453,760	278,376
472	1	105.47	105.47	105.47	00.00	100.00	105.47	105.47	N/A	1,725,000	1,819,376
483	1	81.05	81.05	81.05	00.00	100.00	81.05	81.05	N/A	1,075,000	871,287
494	1	137.37	137.37	137.37	00.00	100.00	137.37	137.37	N/A	350,000	480,811
528	16	95.92	100.86	95.78	23.28	105.30	46.63	181.49	84.30 to 120.80	227,373	217,782
532	1	64.56	64.56	64.56	00.00	100.00	64.56	64.56	N/A	295,000	190,466
<u>ALL</u>	<u>152</u>	94.07	99.38	86.22	27.90	115.26	31.06	315.16	89.03 to 99.78	484,991	418,181

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
2005	\$ 680,913,129	\$ 51,697,281	7.59%	\$ 629,215,848	-	\$ 831,862,115	-
2006	\$ 774,430,752	\$ 59,925,668	7.74%	\$ 714,505,084	4.93%	\$ 860,630,760	3.46%
2007	\$ 791,953,729	\$ 20,724,075	2.62%	\$ 771,229,654	-0.41%	\$ 917,314,709	6.59%
2008	\$ 822,668,383	\$ 31,157,730	3.79%	\$ 791,510,653	-0.06%	\$ 923,152,185	0.64%
2009	\$ 860,669,200	\$ 27,284,342	3.17%	\$ 833,384,858	1.30%	\$ 885,019,667	-4.13%
2010	\$ 873,581,530	\$ 17,431,609	2.00%	\$ 856,149,921	-0.53%	\$ 935,382,645	5.69%
2011	\$ 913,941,631	\$ 29,047,066	3.18%	\$ 884,894,565	1.30%	\$ 951,903,812	1.77%
2012	\$ 918,865,904	\$ 22,394,592	2.44%	\$ 896,471,312	-1.91%	\$ 1,009,596,541	6.06%
2013	\$ 933,736,605	\$ 19,717,597	2.11%	\$ 914,019,008	-0.53%	\$ 1,045,082,034	3.51%
2014	\$ 955,806,956	\$ 27,952,459	2.92%	\$ 927,854,497	-0.63%	\$ 1,072,666,156	2.64%
2015	\$ 1,009,313,784	\$ 42,711,120	4.23%	\$ 966,602,664	1.13%	\$ 1,068,595,488	-0.38%
Ann %chg	4.01%			Average	0.46%	2.54%	2.58%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2005	-	-	-
2006	4.93%	13.73%	3.46%
2007	13.26%	16.31%	10.27%
2008	16.24%	20.82%	10.97%
2009	22.39%	26.40%	6.39%
2010	25.74%	28.30%	12.44%
2011	29.96%	34.22%	14.43%
2012	31.66%	34.95%	21.37%
2013	34.23%	37.13%	25.63%
2014	36.27%	40.37%	28.95%
2015	41.96%	48.23%	28.46%

County Number: 40
 County Name: Hall

40 Hall
AGRICULTURAL LAND

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

Date Range: 10/1/2012 To 9/30/2015 Posted on: 1/1/2016

Number of Sales : 96
Total Sales Price : 66,611,755
Total Adj. Sales Price : 66,611,755
Total Assessed Value : 49,322,559
Avg. Adj. Sales Price : 693,872
Avg. Assessed Value : 513,777

MEDIAN : 74
WGT. MEAN : 74
MEAN : 77
COD : 24.50
PRD : 104.65

COV : 34.28
STD : 26.56
Avg. Abs. Dev : 18.10
MAX Sales Ratio : 181.82
MIN Sales Ratio : 06.56

95% Median C.I. : 69.10 to 77.54
95% Wgt. Mean C.I. : 69.39 to 78.70
95% Mean C.I. : 72.17 to 82.79

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Asstd. Val	
<u>Qtrts</u>												
01-OCT-12 To 31-DEC-12	24	73.11	78.82	73.49	21.50	107.25	42.35	134.48	67.25 to 87.95	748,653	550,191	
01-JAN-13 To 31-MAR-13	4	79.51	75.56	69.77	25.75	108.30	44.37	98.85	N/A	489,925	341,823	
01-APR-13 To 30-JUN-13	6	73.05	70.01	70.35	12.80	99.52	47.27	85.48	47.27 to 85.48	341,887	240,532	
01-JUL-13 To 30-SEP-13	2	97.90	97.90	86.63	32.06	113.01	66.51	129.28	N/A	936,180	810,983	
01-OCT-13 To 31-DEC-13	8	80.04	76.79	72.94	11.94	105.28	48.83	94.61	48.83 to 94.61	922,357	672,754	
01-JAN-14 To 31-MAR-14	13	77.14	80.26	76.42	28.21	105.02	34.55	123.19	51.96 to 108.87	446,692	341,340	
01-APR-14 To 30-JUN-14	7	67.06	88.19	65.28	44.07	135.09	49.50	181.82	49.50 to 181.82	693,717	452,868	
01-JUL-14 To 30-SEP-14	3	64.62	61.64	63.08	05.48	97.72	54.84	65.45	N/A	587,883	370,828	
01-OCT-14 To 31-DEC-14	5	65.07	64.65	64.47	19.23	100.28	42.49	86.60	N/A	908,987	586,050	
01-JAN-15 To 31-MAR-15	13	74.51	78.10	73.79	25.11	105.84	06.56	180.20	64.77 to 87.04	643,984	475,183	
01-APR-15 To 30-JUN-15	7	68.08	75.20	85.33	21.50	88.13	47.95	104.60	47.95 to 104.60	1,062,779	906,892	
01-JUL-15 To 30-SEP-15	4	84.81	75.91	81.86	29.67	92.73	25.18	108.85	N/A	649,750	531,911	
<u>Study Yrs</u>												
01-OCT-12 To 30-SEP-13	36	73.11	78.05	73.95	21.97	105.54	42.35	134.48	67.25 to 84.08	662,530	489,918	
01-OCT-13 To 30-SEP-14	31	76.32	79.35	71.20	26.43	111.45	34.55	181.82	65.45 to 84.46	638,888	454,904	
01-OCT-14 To 30-SEP-15	29	73.10	74.78	76.60	24.99	97.62	06.56	180.20	65.07 to 79.75	791,558	606,328	
<u>Calendar Yrs</u>												
01-JAN-13 To 31-DEC-13	20	76.30	76.62	74.00	18.51	103.54	44.37	129.28	66.51 to 85.48	663,112	490,724	
01-JAN-14 To 31-DEC-14	28	71.20	77.46	68.65	30.59	112.83	34.55	181.82	63.38 to 84.46	606,129	416,080	
<u>ALL</u>	96	73.88	77.48	74.04	24.50	104.65	06.56	181.82	69.10 to 77.54	693,872	513,777	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Asstd. Val	
1	96	73.88	77.48	74.04	24.50	104.65	06.56	181.82	69.10 to 77.54	693,872	513,777	
<u>ALL</u>	96	73.88	77.48	74.04	24.50	104.65	06.56	181.82	69.10 to 77.54	693,872	513,777	

40 Hall
AGRICULTURAL LAND

PAD 2016 R&O Statistics (Using 2016 Values)

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95% Wgt. Mean C.I. : 69.39 to 78.70
95% Mean C.I. : 72.17 to 82.79

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	42	74.26	82.11	76.07	22.48	107.94	47.95	180.20	70.00 to 84.08	663,124	504,412
1	42	74.26	82.11	76.07	22.48	107.94	47.95	180.20	70.00 to 84.08	663,124	504,412
_____Dry_____											
County	4	79.63	102.55	87.69	37.57	116.95	69.10	181.82	N/A	174,615	153,123
1	4	79.63	102.55	87.69	37.57	116.95	69.10	181.82	N/A	174,615	153,123
_____Grass_____											
County	9	72.02	67.84	60.82	25.15	111.54	06.56	98.85	47.27 to 96.73	217,955	132,561
1	9	72.02	67.84	60.82	25.15	111.54	06.56	98.85	47.27 to 96.73	217,955	132,561
_____ALL_____											
	96	73.88	77.48	74.04	24.50	104.65	06.56	181.82	69.10 to 77.54	693,872	513,777

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	60	73.88	79.88	74.50	19.88	107.22	47.95	180.20	69.34 to 79.33	748,241	557,417
1	60	73.88	79.88	74.50	19.88	107.22	47.95	180.20	69.34 to 79.33	748,241	557,417
_____Dry_____											
County	5	76.16	87.07	62.55	44.81	139.20	25.18	181.82	N/A	233,692	146,166
1	5	76.16	87.07	62.55	44.81	139.20	25.18	181.82	N/A	233,692	146,166
_____Grass_____											
County	10	69.54	66.59	59.03	25.84	112.81	06.56	98.85	47.27 to 96.73	291,459	172,036
1	10	69.54	66.59	59.03	25.84	112.81	06.56	98.85	47.27 to 96.73	291,459	172,036
_____ALL_____											
	96	73.88	77.48	74.04	24.50	104.65	06.56	181.82	69.10 to 77.54	693,872	513,777

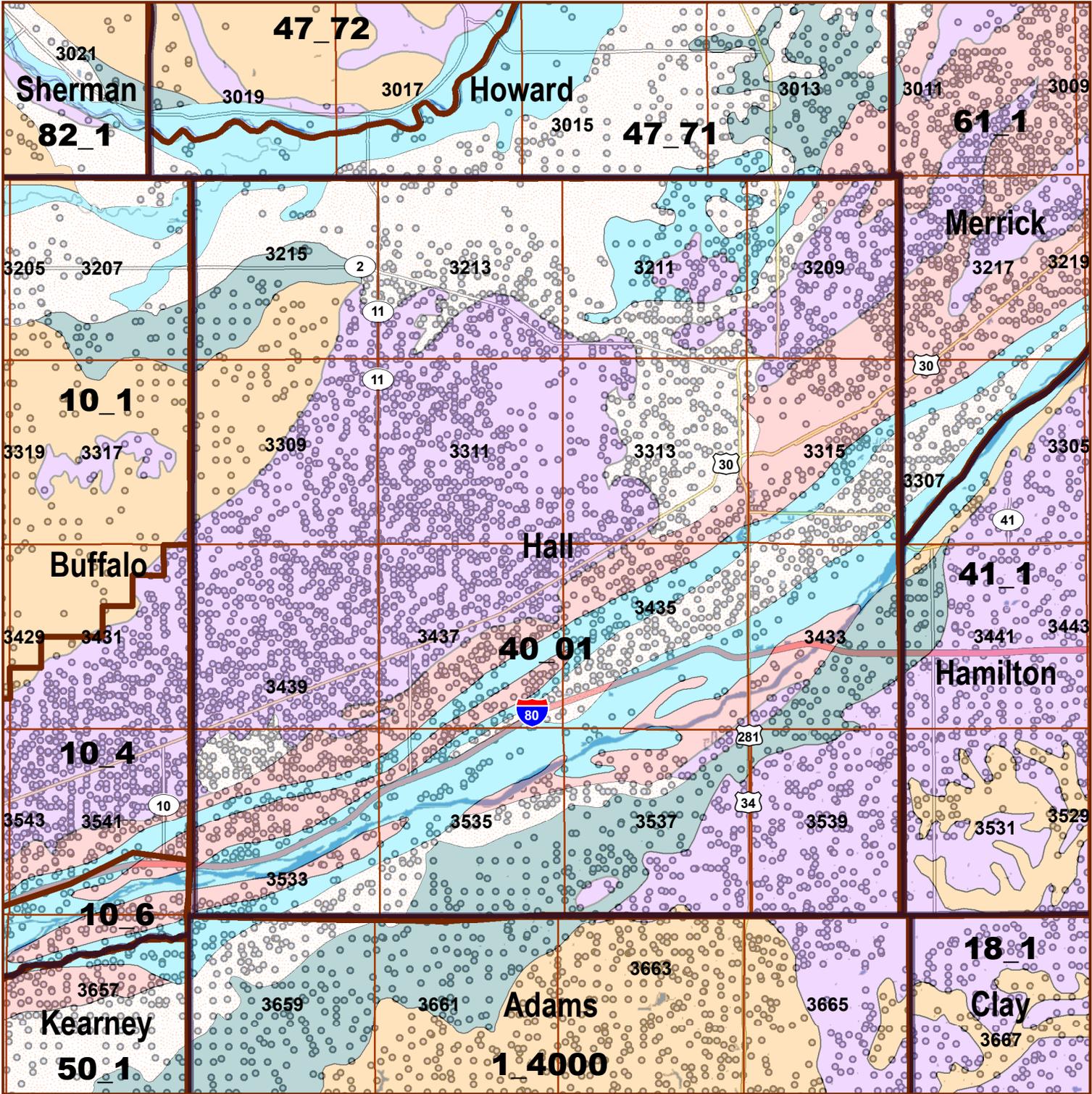
Hall County 2016 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Hall	1	7,260	7,265	6,413	6,392	5,115	5,116	4,846	4,849	6,589
Adams	4000	6,800	6,700	6,500	6,300	6,100	5,900	5,700	5,500	6,548
Buffalo	1	5,850	5,837	5,600	5,447	4,922	5,145	4,722	4,721	5,264
Buffalo	4	6,650	6,648	6,400	6,250	5,850	5,700	5,500	5,450	6,533
Hamilton	1	7,300	7,300	7,199	7,200	7,100	7,100	6,989	7,000	7,251
Howard	7100	4,950	4,950	4,500	4,400	4,100	3,900	3,600	3,600	4,065
Merrick	1	6,215	5,990	5,765	5,540	5,310	5,200	4,635	4,070	5,424

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Hall	1	3,627	3,624	3,201	3,200	2,734	2,666	2,399	2,394	3,172
Adams	4000	3,325	3,135	2,945	2,755	2,755	2,755	2,565	2,565	3,031
Buffalo	1	2,750	2,750	2,550	2,550	2,375	2,275	2,225	2,225	2,423
Buffalo	4	n/a	2,900	2,700	2,600	2,450	2,400	2,325	2,300	2,716
Hamilton	1	5,000	5,000	4,800	4,800	4,700	4,700	4,600	4,600	4,885
Howard	7100	2,650	2,650	2,550	2,550	2,450	2,350	2,200	2,050	2,365
Merrick	1	3,410	3,075	2,860	2,725	2,530	2,505	2,200	2,140	2,595

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Hall	1	2,396	2,394	1,970	1,974	1,523	1,523	1,520	1,521	1,652
Adams	4000	1,595	1,595	1,540	1,485	1,430	1,405	1,405	1,405	1,454
Buffalo	1	1,700	1,700	1,675	1,650	1,625	1,600	1,550	1,525	1,559
Buffalo	4	1,700	1,700	1,675	1,650	1,625	1,600	1,500	1,525	1,570
Hamilton	1	2,300	2,300	2,200	2,200	2,100	2,100	2,000	2,000	2,080
Howard	7100	1,550	1,550	1,400	1,400	1,350	1,300	1,250	1,250	1,292
Merrick	1	2,262	2,120	1,812	1,697	1,581	1,466	1,387	1,282	1,471

Source: 2016 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.



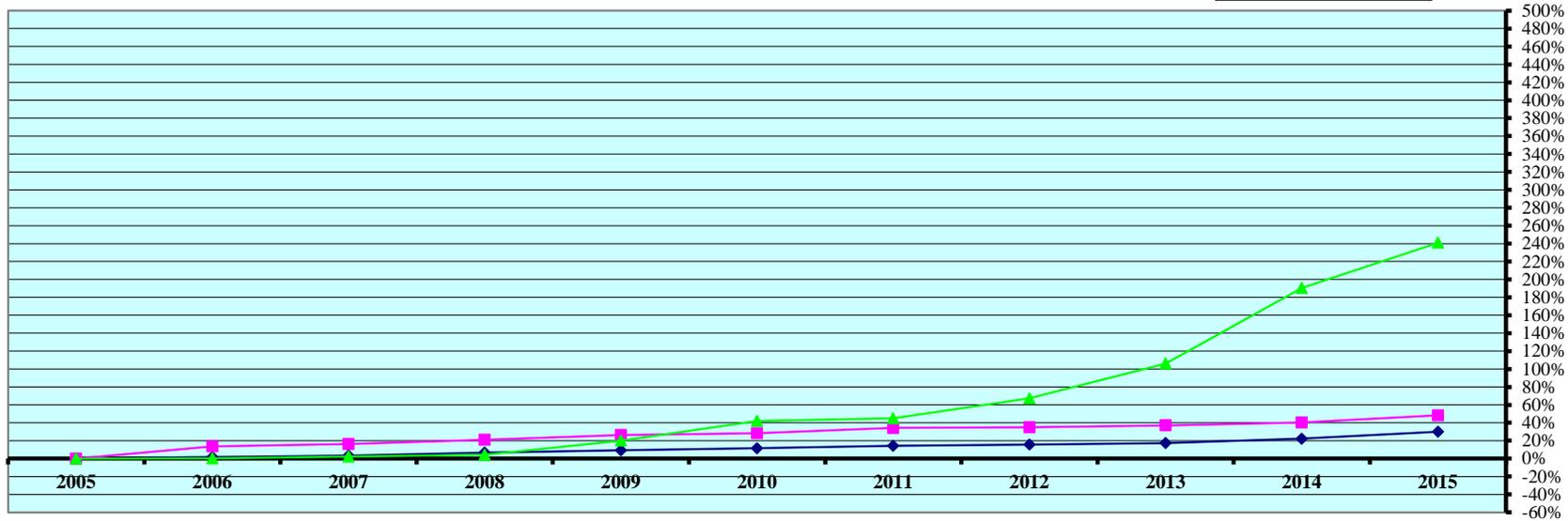
Legend

- County Lines
- Market Areas
- Geo Codes
- Moderately well drained silty soils on uplands and in depressions formed in loess
- Moderately well drained silty soils with clayey subsoils on uplands
- 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
- Excessively 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
- Somewhat poorly drained soils formed in alluvium on bottom lands
- Lakes and Ponds
- Irrigation Wells

Hall County Map



REAL PROPERTY VALUATIONS - Cumulative %Change 2005-2015



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
2005	1,627,269,032	--	--	--	680,913,129	--	--	--	421,741,314	--	--	--
2006	1,655,293,513	28,024,481	1.72%	1.72%	774,430,752	93,517,623	13.73%	13.73%	422,832,541	1,091,227	0.26%	0.26%
2007	1,681,720,913	26,427,400	1.60%	3.35%	791,953,729	17,522,977	2.26%	16.31%	431,476,186	8,643,645	2.04%	2.31%
2008	1,734,003,259	52,282,346	3.11%	6.56%	822,668,383	30,714,654	3.88%	20.82%	439,389,692	7,913,506	1.83%	4.18%
2009	1,777,497,500	43,494,241	2.51%	9.23%	860,669,200	38,000,817	4.62%	26.40%	506,305,790	66,916,098	15.23%	20.05%
2010	1,813,829,352	36,331,852	2.04%	11.46%	873,581,530	12,912,330	1.50%	28.30%	599,081,797	92,776,007	18.32%	42.05%
2011	1,857,590,565	43,761,213	2.41%	14.15%	913,941,631	40,360,101	4.62%	34.22%	612,109,253	13,027,456	2.17%	45.14%
2012	1,880,216,614	22,626,049	1.22%	15.54%	918,865,904	4,924,273	0.54%	34.95%	705,113,519	93,004,266	15.19%	67.19%
2013	1,908,589,882	28,373,268	1.51%	17.29%	933,736,605	14,870,701	1.62%	37.13%	869,205,328	164,091,809	23.27%	106.10%
2014	1,988,521,459	79,931,577	4.19%	22.20%	955,806,956	22,070,351	2.36%	40.37%	1,225,521,509	356,316,181	40.99%	190.59%
2015	2,113,529,956	125,008,497	6.29%	29.88%	1,009,313,784	53,506,828	5.60%	48.23%	1,437,959,192	212,437,683	17.33%	240.96%

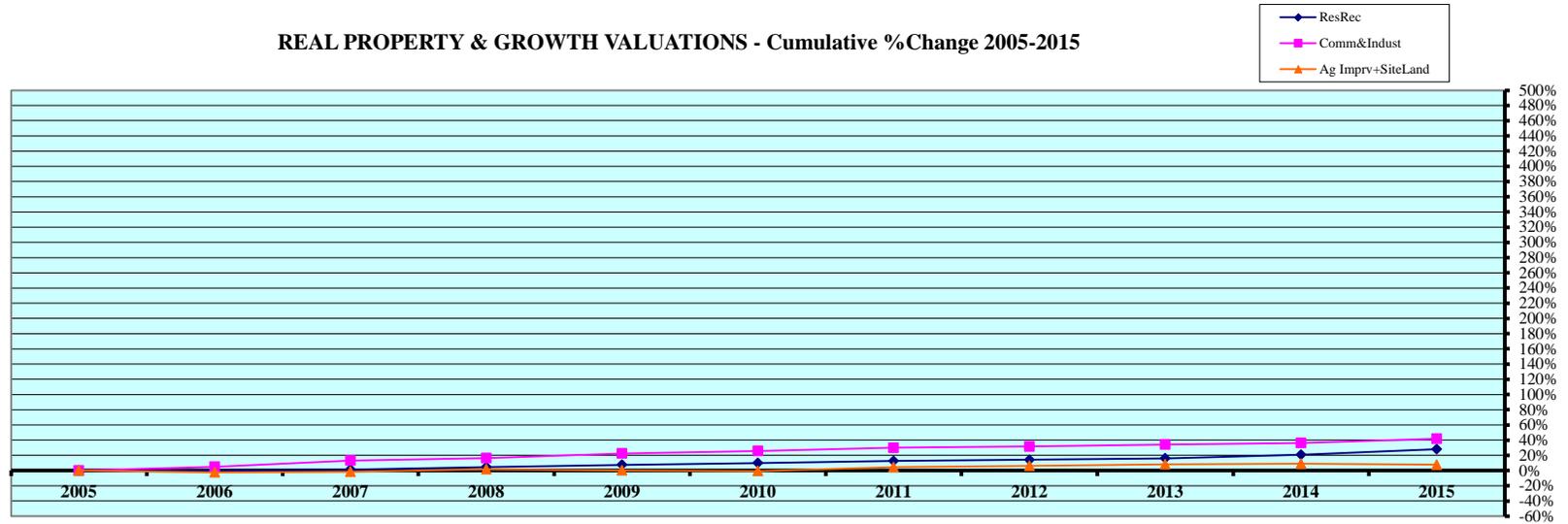
Rate Annual %chg: Residential & Recreational **2.65%** Commercial & Industrial **4.01%** Agricultural Land **13.05%**

Cnty# **40**
County **HALL**

CHART 1 EXHIBIT 40B Page 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.

REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2005-2015



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	
2005	1,627,269,032	32,900,883	2.02%	1,594,368,149	--	--	680,913,129	51,697,281	7.59%	629,215,848	--	--	
2006	1,655,293,513	28,723,114	1.74%	1,626,570,399	-0.04%	-0.04%	774,430,752	59,925,668	7.74%	714,505,084	4.93%	4.93%	
2007	1,681,720,913	30,583,127	1.82%	1,651,137,786	-0.25%	1.47%	791,953,729	20,724,075	2.62%	771,229,654	-0.41%	13.26%	
2008	1,734,003,259	32,756,496	1.89%	1,701,246,763	1.16%	4.55%	822,668,383	31,157,730	3.79%	791,510,653	-0.06%	16.24%	
2009	1,777,497,500	28,472,503	1.60%	1,749,024,997	0.87%	7.48%	860,669,200	27,284,342	3.17%	833,384,858	1.30%	22.39%	
2010	1,813,829,352	24,703,076	1.36%	1,789,126,276	0.65%	9.95%	873,581,530	17,431,609	2.00%	856,149,921	-0.53%	25.74%	
2011	1,857,590,565	24,099,933	1.30%	1,833,490,632	1.08%	12.67%	913,941,631	29,047,066	3.18%	884,894,565	1.30%	29.96%	
2012	1,880,216,614	22,761,341	1.21%	1,857,455,273	-0.01%	14.15%	918,865,904	22,394,592	2.44%	896,471,312	-1.91%	31.66%	
2013	1,908,589,882	21,126,981	1.11%	1,887,462,901	0.39%	15.99%	933,736,605	19,717,597	2.11%	914,019,008	-0.53%	34.23%	
2014	1,988,521,459	24,289,478	1.22%	1,964,231,981	2.92%	20.71%	955,806,956	27,952,459	2.92%	927,854,497	-0.63%	36.27%	
2015	2,113,529,956	29,533,661	1.40%	2,083,996,295	4.80%	28.07%	1,009,313,784	42,711,120	4.23%	966,602,664	1.13%	41.96%	
Rate Ann%chg	2.65%			Resid & Rec. w/o growth			4.01%			C & I w/o growth			0.46%

Tax Year	Ag Improvements & Site Land ⁽¹⁾						Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth		
2005	91,941,506	22,068,732	114,010,238	1,067,633	0.94%	112,942,605	--	--
2006	91,381,131	22,385,857	113,766,988	2,441,966	2.15%	111,325,022	-2.36%	-2.36%
2007	92,121,464	23,555,259	115,676,723	3,307,923	2.86%	112,368,800	-1.23%	-1.44%
2008	91,831,885	25,431,841	117,263,726	1,194,915	1.02%	116,068,811	0.34%	1.81%
2009	89,821,265	25,755,149	115,576,414	1,388,273	1.20%	114,188,141	-2.62%	0.16%
2010	88,581,435	26,066,753	114,648,188	1,437,721	1.25%	113,210,467	-2.05%	-0.70%
2011	92,486,608	28,935,977	121,422,585	2,345,015	1.93%	119,077,570	3.86%	4.44%
2012	92,103,202	30,848,699	122,951,901	2,003,240	1.63%	120,948,661	-0.39%	6.09%
2013	92,441,751	33,001,923	125,443,674	1,995,631	1.59%	123,448,043	0.40%	8.28%
2014	91,508,858	33,721,853	125,230,711	1,043,540	0.83%	124,187,171	-1.00%	8.93%
2015	90,406,390	34,914,993	125,321,383	2,588,824	2.07%	122,732,559	-1.99%	7.65%
Rate Ann%chg	-0.17%	4.69%	0.95%	Ag Imprv+Site w/o growth			-0.70%	

(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.

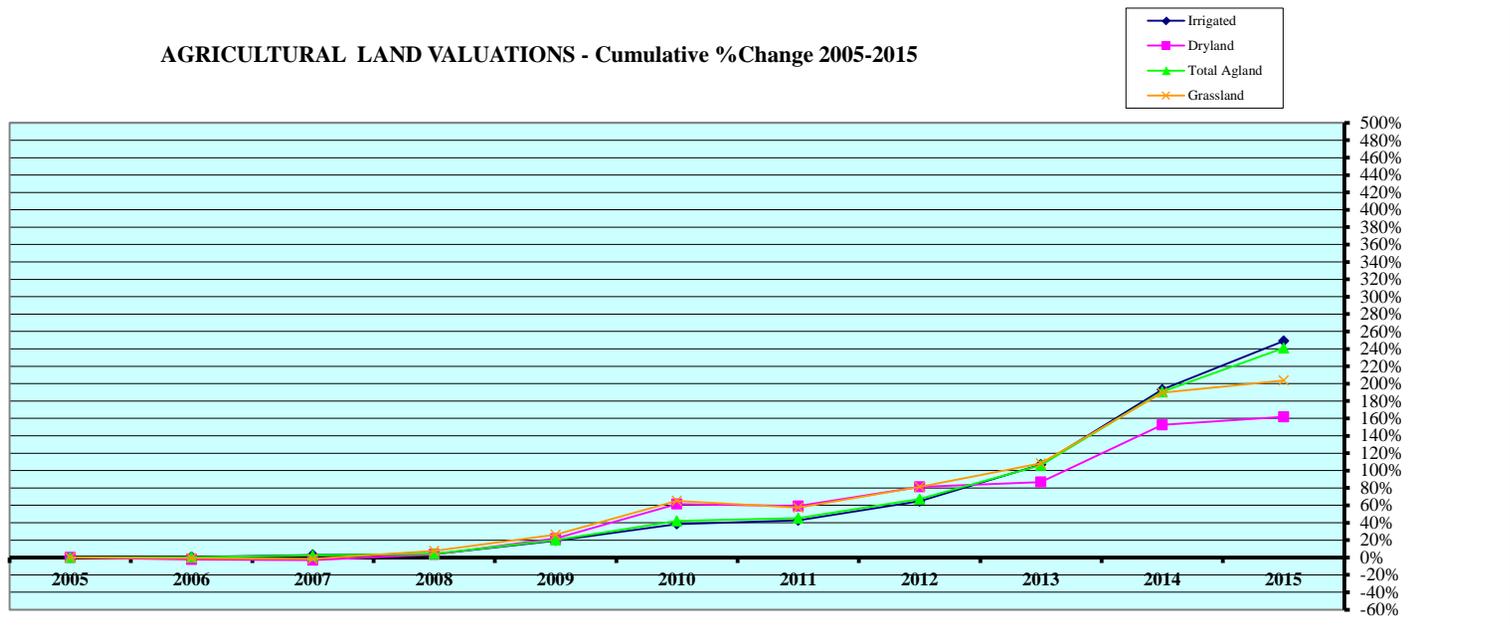
Sources:
Value; 2005 - 2015 CTL
Growth Value; 2005-2015 Abstract of Asmnt Rpt.

NE Dept. of Revenue, Property Assessment Division
Prepared as of 03/01/2016

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County HALL

CHART 2

AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2005-2015



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
2005	369,277,124	--	--	--	23,174,482	--	--	--	27,539,900	--	--	--
2006	371,149,229	1,872,105	0.51%	0.51%	22,611,734	-562,748	-2.43%	-2.43%	27,321,207	-218,693	-0.79%	-0.79%
2007	380,101,357	8,952,128	2.41%	2.93%	22,466,338	-145,396	-0.64%	-3.06%	27,157,125	-164,082	-0.60%	-1.39%
2008	383,906,169	3,804,812	1.00%	3.96%	23,969,620	1,503,282	6.69%	3.43%	29,613,466	2,456,341	9.04%	7.53%
2009	441,230,100	57,323,931	14.93%	19.48%	28,203,153	4,233,533	17.66%	21.70%	34,732,681	5,119,215	17.29%	26.12%
2010	511,557,952	70,327,852	15.94%	38.53%	37,440,955	9,237,802	32.75%	61.56%	45,476,207	10,743,526	30.93%	65.13%
2011	527,322,455	15,764,503	3.08%	42.80%	36,882,241	-558,714	-1.49%	59.15%	43,344,582	-2,131,625	-4.69%	57.39%
2012	608,522,792	81,200,337	15.40%	64.79%	42,034,379	5,152,138	13.97%	81.38%	49,922,043	6,577,461	15.17%	81.27%
2013	763,918,911	155,396,119	25.54%	106.87%	43,303,231	1,268,852	3.02%	86.86%	57,356,521	7,434,478	14.89%	108.27%
2014	1,082,688,418	318,769,507	41.73%	193.19%	58,535,135	15,231,904	35.17%	152.58%	79,737,959	22,381,438	39.02%	189.54%
2015	1,289,135,983	206,447,565	19.07%	249.10%	60,645,935	2,110,800	3.61%	161.69%	83,652,957	3,914,998	4.91%	203.75%

Rate Ann.%chg: Irrigated **13.32%** Dryland **10.10%** Grassland **11.75%**

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
2005	85,267	--	--	--	1,664,541	--	--	--	421,741,314	--	--	--
2006	85,918	651	0.76%	0.76%	1,664,453	-88	-0.01%	-0.01%	422,832,541	1,091,227	0.26%	0.26%
2007	85,614	-304	-0.35%	0.41%	1,665,752	1,299	0.08%	0.07%	431,476,186	8,643,645	2.04%	2.31%
2008	85,249	-365	-0.43%	-0.02%	1,815,188	149,436	8.97%	9.05%	439,389,692	7,913,506	1.83%	4.18%
2009	86,331	1,082	1.27%	1.25%	2,053,525	238,337	13.13%	23.37%	506,305,790	66,916,098	15.23%	20.05%
2010	437,607	351,276	406.89%	413.22%	4,169,076	2,115,551	103.02%	150.46%	599,081,797	92,776,007	18.32%	42.05%
2011	464,831	27,224	6.22%	445.15%	4,095,144	-73,932	-1.77%	146.02%	612,109,253	13,027,456	2.17%	45.14%
2012	464,950	119	0.03%	445.29%	4,169,355	74,211	1.81%	150.48%	705,113,519	93,004,266	15.19%	67.19%
2013	513,014	48,064	10.34%	501.66%	4,113,651	-55,704	-1.34%	147.13%	869,205,328	164,091,809	23.27%	106.10%
2014	510,011	-3,003	-0.59%	498.13%	4,049,986	-63,665	-1.55%	143.31%	1,225,521,509	356,316,181	40.99%	190.59%
2015	489,552	-20,459	-4.01%	474.14%	4,034,765	-15,221	-0.38%	142.40%	1,437,959,192	212,437,683	17.33%	240.96%

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Rate Ann.%chg: Total Agric Land **13.05%**

AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2005-2015 (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
2005	369,587,835	205,523	1,798			23,212,564	28,264	821			27,682,419	57,367	483		
2006	371,293,997	206,697	1,796	-0.11%	-0.11%	22,622,461	27,497	823	0.18%	0.18%	27,396,542	56,774	483	0.00%	0.00%
2007	380,253,444	206,943	1,837	2.29%	2.18%	22,458,977	27,278	823	0.07%	0.25%	27,186,528	56,363	482	-0.04%	-0.04%
2008	382,827,215	208,491	1,836	-0.07%	2.11%	24,119,720	26,522	909	10.46%	10.73%	29,568,702	55,764	530	9.93%	9.88%
2009	442,059,798	209,235	2,113	15.06%	17.49%	28,163,029	26,898	1,047	15.13%	27.49%	34,327,619	56,135	612	15.33%	26.73%
2010	512,183,904	209,024	2,450	15.98%	36.26%	37,450,739	26,742	1,400	33.76%	70.52%	45,640,441	56,392	809	32.35%	67.72%
2011	532,634,127	208,895	2,550	4.06%	41.79%	38,165,832	25,522	1,495	6.78%	82.08%	43,949,045	57,516	764	-5.59%	58.35%
2012	606,557,335	209,870	2,890	13.35%	60.72%	42,351,283	24,953	1,697	13.50%	106.66%	49,610,761	57,173	868	13.56%	79.82%
2013	764,246,531	210,492	3,631	25.63%	101.90%	43,593,852	24,723	1,763	3.89%	114.70%	57,425,031	57,284	1,002	15.53%	107.74%
2014	1,079,250,001	210,724	5,122	41.06%	184.81%	60,092,073	24,403	2,462	39.65%	199.83%	79,959,350	57,099	1,400	39.69%	190.20%
2015	1,283,307,450	214,636	5,979	16.74%	232.48%	62,670,453	21,463	2,920	18.58%	255.53%	84,088,413	55,835	1,506	7.55%	212.10%

Rate Annual %chg Average Value/Acre: 12.77%

13.52%

12.05%

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
2005	85,518	4,301	20			1,662,273	7,808	213			422,230,609	303,262	1,392		
2006	85,822	4,316	20	0.00%	0.00%	1,662,273	7,808	213	0.00%	0.00%	423,061,095	303,091	1,396	0.25%	0.25%
2007	85,582	4,304	20	0.00%	0.00%	1,663,459	7,803	213	0.13%	0.13%	431,647,990	302,691	1,426	2.16%	2.42%
2008	84,842	4,267	20	0.00%	0.00%	1,812,823	7,792	233	9.13%	9.27%	438,413,302	302,836	1,448	1.52%	3.98%
2009	86,243	4,331	20	0.14%	0.14%	2,064,626	7,805	265	13.70%	24.24%	506,701,315	304,404	1,665	14.98%	19.56%
2010	434,583	4,346	100	402.19%	402.90%	4,178,869	7,797	536	102.61%	151.73%	599,888,536	304,301	1,971	18.43%	41.59%
2011	455,219	4,556	100	-0.09%	402.46%	4,130,732	7,697	537	0.14%	152.08%	619,334,955	304,186	2,036	3.28%	46.24%
2012	464,407	4,648	100	0.00%	402.47%	4,101,480	7,682	534	-0.52%	150.77%	703,085,266	304,326	2,310	13.47%	65.93%
2013	464,410	4,648	100	0.00%	402.47%	4,118,778	7,718	534	-0.04%	150.67%	869,848,602	304,865	2,853	23.50%	104.93%
2014	511,693	4,654	110	10.05%	452.95%	4,103,759	7,686	534	0.04%	150.78%	1,223,916,876	304,566	4,019	40.84%	188.63%
2015	492,845	4,471	110	0.25%	454.34%	4,052,241	7,610	532	-0.27%	150.10%	1,434,611,402	304,015	4,719	17.43%	238.93%

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HALL

Rate Annual %chg Average Value/Acre: 12.98%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2005 - 2015 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2016

2015 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
58,607	HALL	299,675,820	54,993,167	128,430,732	2,112,972,058	933,426,406	75,887,378	557,898	1,437,959,192	90,406,390	34,914,993	0	5,169,224,034
cnty.sector.value % of total value:		5.80%	1.06%	2.48%	40.88%	18.06%	1.47%	0.01%	27.82%	1.75%	0.68%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
642	ALDA	2,710,623	423,841	1,311,222	15,108,141	5,229,062	3,669,865	0	0	0	0	0	28,452,754
1.10%	%sector of county sector	0.90%	0.77%	1.02%	0.72%	0.56%	4.84%						0.55%
	%sector of municipality	9.53%	1.49%	4.61%	53.10%	18.38%	12.90%						100.00%
785	CAIRO	385,486	621,018	1,909,088	31,655,065	4,159,002	0	0	135,915	0	237,936	0	39,103,510
1.34%	%sector of county sector	0.13%	1.13%	1.49%	1.50%	0.45%			0.01%		0.68%		0.76%
	%sector of municipality	0.99%	1.59%	4.88%	80.95%	10.64%			0.35%		0.61%		100.00%
829	DONIPHAN	1,463,591	521,532	55,523	30,517,765	6,963,212	1,868,757	0	0	0	0	0	41,390,380
1.41%	%sector of county sector	0.49%	0.95%	0.04%	1.44%	0.75%	2.46%						0.80%
	%sector of municipality	3.54%	1.26%	0.13%	73.73%	16.82%	4.51%						100.00%
48,654	GRAND ISLAND	164,572,650	27,090,318	44,034,021	1,660,159,552	844,955,776	69,185,049	0	10,011,414	1,055,791	160,120	0	2,821,224,691
83.02%	%sector of county sector	54.92%	49.26%	34.29%	78.57%	90.52%	91.17%		0.70%	1.17%	0.48%		54.58%
	%sector of municipality	5.83%	0.96%	1.56%	58.85%	29.95%	2.45%		0.35%	0.04%	0.01%		100.00%
1,325	WOOD RIVER	26,226,219	1,004,926	2,419,085	38,897,510	8,022,989	0	0	0	0	0	0	76,570,729
2.26%	%sector of county sector	8.75%	1.83%	1.88%	1.84%	0.86%							1.48%
	%sector of municipality	34.25%	1.31%	3.16%	50.80%	10.48%							100.00%
52,235	Total Municipalities	195,358,569	29,661,635	49,728,939	1,776,338,033	869,330,041	74,723,671	0	10,147,329	1,055,791	398,056	0	3,006,742,064
89.13%	%all municip.sect of cnty	65.19%	53.94%	38.72%	84.07%	93.13%	98.47%		0.71%	1.17%	1.14%		58.17%

Sources: 2015 Certificate of Taxes Levied CTL, 2010 US Census; Dec. 2015 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2016

Cnty#	County
40	HALL

CHART 5

EXHIBIT

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Page 5

Total Real Property Sum Lines 17, 25, & 30	Records : 26,109	Value : 5,011,586,200	Growth 41,108,702	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	1,264	18,403,314	134	2,226,121	92	1,495,253	1,490	22,124,688	
02. Res Improve Land	15,299	214,806,640	1,162	33,178,945	726	28,307,104	17,187	276,292,689	
03. Res Improvements	16,175	1,579,151,785	1,229	199,939,717	752	119,020,063	18,156	1,898,111,565	
04. Res Total	17,439	1,812,361,739	1,363	235,344,783	844	148,822,420	19,646	2,196,528,942	27,974,114
% of Res Total	88.77	82.51	6.94	10.71	4.30	6.78	75.25	43.83	68.05
05. Com UnImp Land	474	32,578,491	17	211,956	76	2,297,745	567	35,088,192	
06. Com Improve Land	1,958	145,812,609	36	1,282,559	87	7,058,291	2,081	154,153,459	
07. Com Improvements	2,054	756,229,630	43	8,319,511	163	48,955,117	2,260	813,504,258	
08. Com Total	2,528	934,620,730	60	9,814,026	239	58,311,153	2,827	1,002,745,909	12,438,600
% of Com Total	89.42	93.21	2.12	0.98	8.45	5.82	10.83	20.01	30.26
09. Ind UnImp Land	4	1,187,734	0	0	0	0	4	1,187,734	
10. Ind Improve Land	24	4,331,049	0	0	1	10,530	25	4,341,579	
11. Ind Improvements	25	74,160,838	0	0	1	1,153,177	26	75,314,015	
12. Ind Total	29	79,679,621	0	0	1	1,163,707	30	80,843,328	0
% of Ind Total	96.67	98.56	0.00	0.00	3.33	1.44	0.11	1.61	0.00
13. Rec UnImp Land	0	0	0	0	1	141,220	1	141,220	
14. Rec Improve Land	0	0	0	0	2	109,107	2	109,107	
15. Rec Improvements	0	0	0	0	19	340,403	19	340,403	
16. Rec Total	0	0	0	0	20	590,730	20	590,730	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.08	0.01	0.00
Res & Rec Total	17,439	1,812,361,739	1,363	235,344,783	864	149,413,150	19,666	2,197,119,672	27,974,114
% of Res & Rec Total	88.68	82.49	6.93	10.71	4.39	6.80	75.32	43.84	68.05
Com & Ind Total	2,557	1,014,300,351	60	9,814,026	240	59,474,860	2,857	1,083,589,237	12,438,600
% of Com & Ind Total	89.50	93.61	2.10	0.91	8.40	5.49	10.94	21.62	30.26
17. Taxable Total	19,996	2,826,662,090	1,423	245,158,809	1,104	208,888,010	22,523	3,280,708,909	40,412,714
% of Taxable Total	88.78	86.16	6.32	7.47	4.90	6.37	86.27	65.46	98.31

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	154	2,071,062	20,523,313	0	0	0
19. Commercial	52	14,386,332	30,348,297	0	0	0
20. Industrial	1	2,183,323	1,682,484	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	1	930	180,074	155	2,071,992	20,703,387
19. Commercial	1	238,679	29,930,388	53	14,625,011	60,278,685
20. Industrial	0	0	0	1	2,183,323	1,682,484
21. Other	0	0	0	0	0	0
22. Total Sch II				209	18,880,326	82,664,556

Schedule III : Mineral Interest Records

Mineral Interest	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
23. Producing	0	0	0	0	0	0	0	0	0
24. Non-Producing	0	0	0	0	0	0	0	0	0
25. Total	0	0	0	0	0	0	0	0	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	894	45	244	1,183

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	40	7,194,081	15	4,615,199	2,469	1,115,323,633	2,524	1,127,132,913
28. Ag-Improved Land	7	2,088,645	1	592,535	996	495,296,341	1,004	497,977,521
29. Ag Improvements	7	481,278	21	266,103	1,034	105,019,476	1,062	105,766,857
30. Ag Total							3,586	1,730,877,291

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	4	4.00	90,000	0	0.00	0	
33. HomeSite Improvements	6	4.00	472,348	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	2	55.03	171,010	1	3.37	13,480	
36. FarmSite Improv Land	4	56.50	226,000	0	0.00	0	
37. FarmSite Improvements	2	0.00	8,930	21	0.00	266,103	
38. FarmSite Total							
39. Road & Ditches	0	25.28	0	0	19.82	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	25	23.68	514,300	25	23.68	514,300	
32. HomeSite Improv Land	673	753.74	15,998,766	677	757.74	16,088,766	
33. HomeSite Improvements	687	737.46	77,377,300	693	741.46	77,849,648	695,988
34. HomeSite Total				718	781.42	94,452,714	
35. FarmSite UnImp Land	109	164.37	724,041	112	222.77	908,531	
36. FarmSite Improv Land	829	2,151.70	8,200,852	833	2,208.20	8,426,852	
37. FarmSite Improvements	922	0.00	27,642,176	945	0.00	27,917,209	0
38. FarmSite Total				1,057	2,430.97	37,252,592	
39. Road & Ditches	0	6,424.71	0	0	6,469.81	0	
40. Other- Non Ag Use	0	43.26	10,966	0	43.26	10,966	
41. Total Section VI				1,775	9,725.46	131,716,272	695,988

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	2	117.38	147,306	2	117.38	147,306

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. Recapture Value N/A	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Market Value	0	0	0	0	0	0

* LB 968 (2006) for tax year 2009 and forward there will be no Recapture value.

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	31,656.72	14.39%	229,839,870	15.86%	7,260.38
46. 1A	88,597.76	40.29%	643,691,481	44.42%	7,265.32
47. 2A1	29,954.57	13.62%	192,097,414	13.26%	6,412.96
48. 2A	26,440.42	12.02%	169,000,730	11.66%	6,391.76
49. 3A1	6,748.54	3.07%	34,519,259	2.38%	5,115.07
50. 3A	10,410.10	4.73%	53,253,120	3.68%	5,115.52
51. 4A1	16,823.25	7.65%	81,527,821	5.63%	4,846.14
52. 4A	9,286.90	4.22%	45,028,700	3.11%	4,848.63
53. Total	219,918.26	100.00%	1,448,958,395	100.00%	6,588.62
Dry					
54. 1D1	1,191.57	6.89%	4,322,093	7.88%	3,627.23
55. 1D	5,942.59	34.37%	21,537,526	39.27%	3,624.27
56. 2D1	2,119.63	12.26%	6,784,017	12.37%	3,200.57
57. 2D	2,561.66	14.81%	8,198,116	14.95%	3,200.31
58. 3D1	883.14	5.11%	2,414,868	4.40%	2,734.41
59. 3D	2,160.67	12.50%	5,761,044	10.50%	2,666.32
60. 4D1	1,205.90	6.97%	2,892,663	5.27%	2,398.76
61. 4D	1,226.68	7.09%	2,936,438	5.35%	2,393.81
62. Total	17,291.84	100.00%	54,846,765	100.00%	3,171.83
Grass					
63. 1G1	681.48	1.24%	1,632,602	1.80%	2,395.67
64. 1G	2,351.65	4.28%	5,629,944	6.20%	2,394.04
65. 2G1	1,755.56	3.19%	3,457,774	3.81%	1,969.61
66. 2G	8,287.39	15.07%	16,357,031	18.00%	1,973.73
67. 3G1	1,202.50	2.19%	1,831,340	2.02%	1,522.94
68. 3G	9,775.94	17.78%	14,892,929	16.39%	1,523.43
69. 4G1	6,763.00	12.30%	10,276,478	11.31%	1,519.51
70. 4G	24,171.20	43.96%	36,773,899	40.48%	1,521.39
71. Total	54,988.72	100.00%	90,851,997	100.00%	1,652.19
Irrigated Total					
	219,918.26	72.29%	1,448,958,395	90.61%	6,588.62
Dry Total					
	17,291.84	5.68%	54,846,765	3.43%	3,171.83
Grass Total					
	54,988.72	18.08%	90,851,997	5.68%	1,652.19
72. Waste	4,312.96	1.42%	477,034	0.03%	110.60
73. Other	7,693.47	2.53%	4,026,828	0.25%	523.41
74. Exempt	3,909.77	1.29%	0	0.00%	0.00
75. Market Area Total	304,205.25	100.00%	1,599,161,019	100.00%	5,256.85

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	1,195.16	7,911,126	790.41	5,033,667	217,932.69	1,436,013,602	219,918.26	1,448,958,395
77. Dry Land	104.49	337,679	43.65	140,974	17,143.70	54,368,112	17,291.84	54,846,765
78. Grass	274.43	544,862	11.47	18,531	54,702.82	90,288,604	54,988.72	90,851,997
79. Waste	18.82	1,882	10.82	1,082	4,283.32	474,070	4,312.96	477,034
80. Other	1.67	167	0.00	0	7,691.80	4,026,661	7,693.47	4,026,828
81. Exempt	375.59	0	136.16	0	3,398.02	0	3,909.77	0
82. Total	1,594.57	8,795,716	856.35	5,194,254	301,754.33	1,585,171,049	304,205.25	1,599,161,019

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	219,918.26	72.29%	1,448,958,395	90.61%	6,588.62
Dry Land	17,291.84	5.68%	54,846,765	3.43%	3,171.83
Grass	54,988.72	18.08%	90,851,997	5.68%	1,652.19
Waste	4,312.96	1.42%	477,034	0.03%	110.60
Other	7,693.47	2.53%	4,026,828	0.25%	523.41
Exempt	3,909.77	1.29%	0	0.00%	0.00
Total	304,205.25	100.00%	1,599,161,019	100.00%	5,256.85

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 1117	0	0	1	27,634	1	153,809	1	181,443	0
83.2 334	0	0	0	0	1	271	1	271	0
83.3 Alda	23	293,971	219	2,552,932	219	11,574,577	242	14,421,480	17,135
83.4 Cairo	72	630,130	299	4,410,803	299	25,578,951	371	30,619,884	34,672
83.5 Doniphan	26	286,190	275	4,042,800	275	28,196,407	301	32,525,397	469,907
83.6 Grand Island	1,031	16,406,597	14,141	200,160,481	14,142	1,477,102,061	15,173	1,693,669,139	22,908,901
83.7 High Density Rural	70	930,465	697	20,625,963	697	130,231,686	767	151,788,114	490,313
83.8 Kuester Lake	1	18,000	70	1,260,000	70	10,145,463	71	11,423,463	50,781
83.9 Mh In Courts	2	7,500	0	0	900	10,868,365	902	10,875,865	30,151
83.10 Recreational	0	0	0	0	15	233,178	15	233,178	0
83.11 Rural	46	939,743	417	17,991,571	419	66,939,484	465	85,870,798	1,805,350
83.12 Rural Sub	102	1,845,272	657	19,923,370	657	99,574,924	759	121,343,566	1,582,723
83.13 Wood River	68	683,959	405	5,251,911	405	34,612,273	473	40,548,143	507,114
83.14 [none]	50	224,081	8	154,331	75	3,240,519	125	3,618,931	77,067
84 Residential Total	1,491	22,265,908	17,189	276,401,796	18,175	1,898,451,968	19,666	2,197,119,672	27,974,114

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Alda	7	126,602	35	909,982	36	7,669,666	43	8,706,250	55,080
85.2	Cairo	8	110,770	38	599,736	40	3,783,253	48	4,493,759	432,684
85.3	Doniphan	7	95,369	40	881,082	40	7,358,982	47	8,335,433	0
85.4	Grand Island	442	33,417,615	1,807	147,477,218	1,893	806,066,208	2,335	986,961,041	10,853,659
85.5	High Density Rural	6	600	1	27,736	1	135,284	7	163,620	0
85.6	Kuester Lake	0	0	1	18,000	1	699,924	1	717,924	0
85.7	Rural	56	1,315,549	67	5,263,105	147	35,154,554	203	41,733,208	374,678
85.8	Rural Sub	24	743,068	49	2,699,849	49	20,575,137	73	24,018,054	657,699
85.9	Wood River	19	401,553	68	618,330	73	7,145,334	92	8,165,217	0
85.10	[none]	2	64,800	0	0	6	229,931	8	294,731	64,800
86	Commercial Total	571	36,275,926	2,106	158,495,038	2,286	888,818,273	2,857	1,083,589,237	12,438,600

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	681.48	1.24%	1,632,602	1.80%	2,395.67
88. 1G	2,351.65	4.28%	5,629,944	6.20%	2,394.04
89. 2G1	1,755.56	3.19%	3,457,774	3.81%	1,969.61
90. 2G	8,287.39	15.07%	16,357,031	18.00%	1,973.73
91. 3G1	1,202.50	2.19%	1,831,340	2.02%	1,522.94
92. 3G	9,775.94	17.78%	14,892,929	16.39%	1,523.43
93. 4G1	6,763.00	12.30%	10,276,478	11.31%	1,519.51
94. 4G	24,171.20	43.96%	36,773,899	40.48%	1,521.39
95. Total	54,988.72	100.00%	90,851,997	100.00%	1,652.19
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	54,988.72	100.00%	90,851,997	100.00%	1,652.19
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	54,988.72	100.00%	90,851,997	100.00%	1,652.19

2016 County Abstract of Assessment for Real Property, Form 45 Compared with the 2015 Certificate of Taxes Levied (CTL)

40 Hall

	2015 CTL County Total	2016 Form 45 County Total	Value Difference (2016 form 45 - 2015 CTL)	Percent Change	2016 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	2,112,972,058	2,196,528,942	83,556,884	3.95%	27,974,114	2.63%
02. Recreational	557,898	590,730	32,832	5.88%	0	5.88%
03. Ag-Homesite Land, Ag-Res Dwelling	90,406,390	94,452,714	4,046,324	4.48%	695,988	3.71%
04. Total Residential (sum lines 1-3)	2,203,936,346	2,291,572,386	87,636,040	3.98%	28,670,102	2.68%
05. Commercial	933,426,406	1,002,745,909	69,319,503	7.43%	12,438,600	6.09%
06. Industrial	75,887,378	80,843,328	4,955,950	6.53%	0	6.53%
07. Ag-Farmsite Land, Outbuildings	34,914,993	37,252,592	2,337,599	6.70%	0	6.70%
08. Minerals	0	0	0		0	
09. Total Commercial (sum lines 5-8)	1,044,228,777	1,120,841,829	76,613,052	7.34%	12,438,600	6.15%
10. Total Non-Agland Real Property	3,248,165,123	3,412,425,181	164,260,058	5.06%	41,108,702	3.79%
11. Irrigated	1,289,135,983	1,448,958,395	159,822,412	12.40%		
12. Dryland	60,645,935	54,846,765	-5,799,170	-9.56%		
13. Grassland	83,652,957	90,851,997	7,199,040	8.61%		
14. Wasteland	489,552	477,034	-12,518	-2.56%		
15. Other Agland	4,034,765	4,026,828	-7,937	-0.20%		
16. Total Agricultural Land	1,437,959,192	1,599,161,019	161,201,827	11.21%		
17. Total Value of all Real Property (Locally Assessed)	4,686,124,315	5,011,586,200	325,461,885	6.95%	41,108,702	6.07%

2016 Assessment Survey for Hall County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	4
3.	Other full-time employees:
	3
4.	Other part-time employees:
	0
5.	Number of shared employees:
	1 Position is budgeted out of the appraisal budget.
6.	Assessor's requested budget for current fiscal year:
	\$483,500
7.	Adopted budget, or granted budget if different from above:
	\$482,009
8.	Amount of the total assessor's budget set aside for appraisal work:
	-
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	\$47,750
10.	Part of the assessor's budget that is dedicated to the computer system:
	Budgeted out of the IT Department
11.	Amount of the assessor's budget set aside for education/workshops:
	\$2,050
12.	Other miscellaneous funds:
	\$500
13.	Amount of last year's assessor's budget not used:
	\$2,850

B. Computer, Automation Information and GIS

1.	Administrative software:
	TerraScan
2.	CAMA software:
	TerraScan
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	Office staff
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes gis.hallcountyne.gov
7.	Who maintains the GIS software and maps?
	GIS Department
8.	Personal Property software:
	TerraScan

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?
	Alda, Cairo, Doniphan, Grand Island, and Wood River
4.	When was zoning implemented?
	May 1942; updated 1967

D. Contracted Services

1.	
2.	
3.	Other services:
	County Board contracts with Stanard Appraisal as a referee for CBOE

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Yes - Stanard Appraisal
2.	If so, is the appraisal or listing service performed under contract?
	No
3.	What appraisal certifications or qualifications does the County require?
	None
4.	Have the existing contracts been approved by the PTA?
	NA
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Stanard Appraisal sets values for commercial parcels under review with approval by assessor

2016 Residential Assessment Survey for Hall County

1.	Valuation data collection done by:																						
	Staff appraisers and staff																						
2.	List the valuation groupings 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 Grouping</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>Grand Island - Large city, 4 high schools, very active economic hub for county and area, increasing population</td> </tr> <tr> <td style="text-align: center;">02</td> <td>Cairo - Small community, on highway northwest of Grand Island, consolidated school in rural area north of town, some business activity, bedroom community for Grand Island</td> </tr> <tr> <td style="text-align: center;">03</td> <td>Alda - Small community, on very busy highway, primary school, bedroom community for Grand Island, limited commercial activity</td> </tr> <tr> <td style="text-align: center;">04</td> <td>Wood River - Small community, on busy highway, K-12 school, bedroom community for Grand Island, limited commercial activity</td> </tr> <tr> <td style="text-align: center;">05</td> <td>Doniphan - Small community, on busy highway halfway between Grand Island and Hastings, K-12 school, bedroom community, some business activity</td> </tr> <tr> <td style="text-align: center;">06</td> <td>Kuester Lake - Subdivision of year round homes on a lake, IOLL, just outside of Grand Island city limits</td> </tr> <tr> <td style="text-align: center;">10</td> <td>Recreational - Parcels where use has been determined to be recreational, mostly along the river; can be manufactured housing, lot cabin, diverse improvements</td> </tr> <tr> <td style="text-align: center;">15</td> <td>Rural - All rural residences not in an identified subdivision and located outside of any city limits</td> </tr> <tr> <td style="text-align: center;">16</td> <td>Rural Sub - Rural residences located in platted subdivisions located outside of any city limits; scattered, less homegenous</td> </tr> <tr> <td style="text-align: center;">17</td> <td>High Density Rural Sub - Rural residences located in platted subdivisions located outside of any city limits; more homegenous</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	01	Grand Island - Large city, 4 high schools, very active economic hub for county and area, increasing population	02	Cairo - Small community, on highway northwest of Grand Island, consolidated school in rural area north of town, some business activity, bedroom community for Grand Island	03	Alda - Small community, on very busy highway, primary school, bedroom community for Grand Island, limited commercial activity	04	Wood River - Small community, on busy highway, K-12 school, bedroom community for Grand Island, limited commercial activity	05	Doniphan - Small community, on busy highway halfway between Grand Island and Hastings, K-12 school, bedroom community, some business activity	06	Kuester Lake - Subdivision of year round homes on a lake, IOLL, just outside of Grand Island city limits	10	Recreational - Parcels where use has been determined to be recreational, mostly along the river; can be manufactured housing, lot cabin, diverse improvements	15	Rural - All rural residences not in an identified subdivision and located outside of any city limits	16	Rural Sub - Rural residences located in platted subdivisions located outside of any city limits; scattered, less homegenous	17	High Density Rural Sub - Rural residences located in platted subdivisions located outside of any city limits; more homegenous
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3.	List and describe the approach(es) used to estimate the market value of residential properties.																						
	Cost and sales comparison approaches																						
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?																						
	Hall County relies on both the tables provided by the CAMA vendor and local market information																						
5.	Are individual depreciation tables developed for each valuation grouping?																						
	No																						
6.	Describe the methodology used to determine the residential lot values?																						
	Depending on the location, the county uses square feet, lot, site, or acre methodology																						
7.	Describe the methodology used to determine value for vacant lots being held for sale or resale?																						

Upon application, use a 40% developer discount if construction has not begun on the lot. Once that occurs, or the lot sells, the discount is removed the following January.

8.

<u>Valuation Grouping</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>
01	2004	2005	2004	2005-2014
02	2004	2005	2016	2013
03	2004	2005	2016	2005
04	2004	2005	2016	2005
05	2004	2005	2016	2005-2014
06	2004	2005	2016	2010
10	2004	2005	2016	2011
15	2004	2005	2016	2011
16	2004	2005	2016	2011
17	2004	2005	2016	2011

2016 Commercial Assessment Survey for Hall County

1.	Valuation data collection done by:																
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<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>																
01	Grand Island - Large city, 4 high schools, very active economic district, increasing population																
02	Cairo - Small community, on highway northwest of Grand Island, consolidated school in rural area north of town, some business activity, bedroom community for Grand Island																
03	Alda - Small community, on very busy highway, primary school, bedroom community for Grand Island, limited commercial activity																
04	Wood River - Small community, on busy highway, K-12 school, bedroom community for Grand Island, some commercial activity																
05	Doniphan - Small community, on busy four lane highway halfway between Grand Island and Hastings, K-12 school, some commercial activity																
15	Rural - All rural commercial properties not in an identified subdivision and located outside of corporate limits																
16	Rural Sub - All rural commercial properties located in platted subdivisions outside of corporate limits																
3.	List and describe the approach(es) used to estimate the market value of commercial properties.																
	Cost, sales comparison, and income, when available																
3a.	Describe the process used to determine the value of unique commercial properties.																
	Hall County relies on an appraiser with experience in valuing unique properties																
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?																
	Hall County relies on both the tables provided by the CAMA vendor and local market information																
5.	Are individual depreciation tables developed for each valuation grouping?																
	No																
6.	Describe the methodology used to determine the commercial lot values.																
	Depending on the location and size of the parcel the county uses square feet or acre as a unit of comparison																

7.	<u>Valuation Grouping</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>
	01	2016	2014	2016	2015-2016
	02	2009	2014	2016	2015-2016
	03	2009	2014	2016	2015-2016
	04	2009	2014	2016	2015-2016
	05	2009	2014	2016	2015-2016
	15	2009	2014	2016	2015-2016
	16	2009	2014	2016	2015-2016

2016 Agricultural Assessment Survey for Hall County

1.	Valuation data collection done by:							
	Office 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; border: none;"><u>Market Area</u></th> <th style="text-align: center; border: none;"><u>Description of unique characteristics</u></th> <th style="text-align: center; border: none;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center; border: none;">01</td> <td style="border: none;">The entire county is considered one market area. No unique market attributes have been recognized.</td> <td style="text-align: center; border: none;">2014</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	01	The entire county is considered one market area. No unique market attributes have been recognized.	2014	
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>						
01	The entire county is considered one market area. No unique market attributes have been recognized.	2014						
3.	Describe the process used to determine and monitor market areas.							
	The county reviews all sales for market differences as well as a spreadsheet analysis along with plotting the sales using GIS							
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.							
	The county verifies sales and looks at present use of the parcel							
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?							
	Yes							
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.							
	The county uses sales verification as a tool to monitor any influence; sales along the river are analyzed for recreational influence							

2015 PLAN OF ASSESSMENT FOR HALL COUNTY
ASSESSMENT YEARS 2016, 2017 AND 2018

REAL PROPERTY

There are several areas addressed on an annual basis that I do not foresee changing. These include conducting an unimproved ag land market analysis (plotting all vacant ag land sales and color coding them for level of assessment) and creating a color map to use as a visual aid, review statistical analysis of property types for problem areas, sending questionnaires to buyer/seller on recently sold properties, compiling sales books based on current sales, monitoring ag land sales to determine need for additional market areas and conducting pick-up work.

2016

During calendar year 2016, the Assessor's Office plans to accomplish the following:

- 1) Review ag parcels for land use change
- 2) New flight of Pictometry Intelligent Images aerial photos to be flown in the spring
- 3) Review valuations and assessment levels for problem areas and any necessary adjustments
- 4) Work on second year of 6 year review cycle
- 5) Continue working on taking new photos of all types of properties
- 6) Implement new Marshall-Swift cost tables, conduct depreciation study and compile new depreciation tables and conduct land study
- 7) Inspect mobile homes located in mobile home parks and collect income data
- 8) Work on establishing additional assessor locations
- 9) Finalize commercial reval on commercial property in the city of Grand Island

2017

During calendar year 2017, the Assessor's Office plans to accomplish the following:

- 1) Complete taking photos of all types of properties
- 2) Review ag parcels for land use changes
- 3) Review valuations and assessment levels for problem areas and any necessary adjustments
- 4) Work on third year of 6 year review cycle
- 5) Work on comparable sales properties for residential parcels

2018

During calendar year 2018, the Assessor's Office plans to accomplish the following:

- 1) Review ag parcels for land use changes
- 2) Review valuations and assessment levels for problem areas and

- any necessary adjustments
- 3) Work on fourth year of 6 year review cycle

The breakdown of value in Hall County for 2015 is approximately as follows:

Real Estate	90.38%
Personal Property	6.08%
Centrally Assessed	<u>3.54%</u>
	100.00%

This breakdown supports the need to allocate the majority of resources (man-hours, technology and budget) on the real estate portion of the Assessor's office statutory duties.