



2016 REPORTS & OPINIONS

HAMILTON COUNTY



Pete Ricketts
Governor

STATE OF NEBRASKA
DEPARTMENT OF REVENUE
PO Box 94818 • Lincoln, Nebraska 68509-4818
Phone: 402-471-5729 • revenue.nebraska.gov

April 8, 2016

Commissioner Salmon:

The Property Tax Administrator has compiled the 2016 Reports and Opinions of the Property Tax Administrator for Hamilton County pursuant to [Neb. Rev. Stat. § 77-5027](#). This Report and Opinion will inform the Tax Equalization and Review Commission of the level of value and quality of assessment for real property in Hamilton County.

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

For the Tax Commissioner

Sincerely,

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

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

cc: Patricia Sandberg, Hamilton County Assessor

Table of Contents

2016 Reports and Opinions of the Property Tax Administrator:

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

Appendices:

- Commission Summary

Statistical Reports and Displays:

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

- Market Area Map
- Valuation History Charts

County Reports:

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

Introduction

[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.

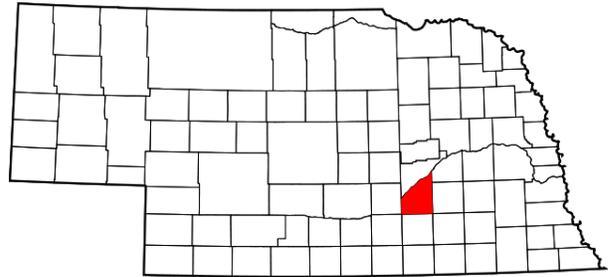
Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on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

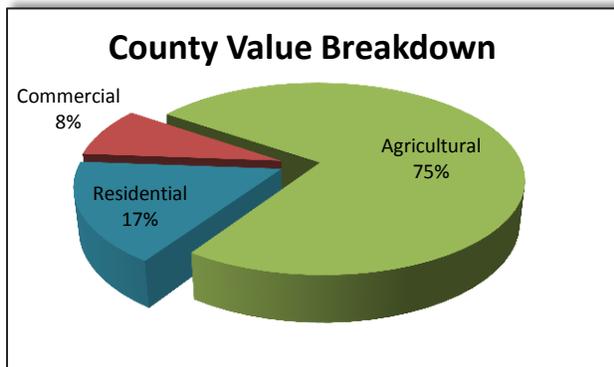
**Further information may be found in Exhibit 94 at <http://www.terc.ne.gov/2016/2016-exhibit-list.shtml>*

County Overview

With a total area of 543 square miles, Hamilton had 9,135 residents, per the Census Bureau Quick Facts for 2014, a slight population increase over the 2010 US Census. In a review of the past fifty years, Hamilton has maintained a steady population (Nebraska Department of Economic Development). Reports indicated that 80% of county residents were homeowners and 90% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Hamilton convene in and around the county seat of Aurora. Per the latest information available from the U.S. Census Bureau, there were 292 employer establishments in Hamilton. County-wide employment was at 4,709 people, a 2% gain relative to the 2010 Census (Nebraska Department of Labor).



Simultaneously, the agricultural economy has remained another strong anchor for Hamilton that has fortified the local rural area economies. Hamilton is included in both the Upper Big Blue and Central Platte Natural Resources Districts (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, Hamilton ranks seventh in popcorn. In value of sales by commodity group, Hamilton ranks fourth in grains, oilseeds, dry beans, and dry peas and eighth in other animals and other animal products (USDA AgCensus).

Hamilton County Quick Facts	
Founded	1870
Namesake	Former Secretary of the Treasury Alexander Hamilton
Region	Central
County Seat	Aurora
Other Communities	Giltner Hampton Hordville Marquette Phillips Stockham
Most Populated	Aurora (4,465) Steady since 2010 US Census

Census Bureau Quick Facts 2014/Nebraska Dept of Economic Development

2016 Residential Correlation for Hamilton County

Assessment Actions

Within the residential class of Hamilton County (County), the physical inspection of residential properties is broken up among the six years of the inspection and review cycle. In areas where residential and commercial parcels are both located, those properties are inspected in the same year of the inspection cycle, if possible. For the current year, the county assessor physically inspected residential parcels in Aurora. Those areas include: Cassell's, Northridge, Wadell's, Hamilton Heights, Aurora West, Original Town Aurora, and Co-Op. Rural residential in two townships were inspected. Additionally, Giltner Parkside in Giltner was inspected, as were Paradise Lake, Platte View Estates, Turtle Beach, Timber Cove, Valley View, and the Koskovich sub-division. Some of these areas consisted of reviewing improvements while others were a review of the lot value by the county assessor. Finally, the county assessor's office inspected residential parcels in other areas of Hamilton on an as needed basis.

A sales study and market analysis for all residential valuation groupings was conducted to see if further adjustments or studies were warranted. As a result, parcels in over half of the valuation groupings saw adjustments made to the assessed values for the year. These adjustments ranged from a 2% to 8% change in the average assessed value for each of these groupings.

Description of Analysis

Residential parcels have been stratified by the county assessor into ten valuation groupings. Four valuation groupings held 95% of the qualified residential sales in the county, with Aurora containing four times the amount of sales of any other valuation grouping.

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

A review of the county's statistical analysis showed 277 residential sales, representing eight of the ten valuation groupings. The stratification by valuation grouping revealed four groups with sufficient numbers of sales to perform measurement on and all were within the acceptable range.

2016 Residential Correlation for Hamilton County

The qualitative measures and measures of central tendency for the residential class as a whole revealed no outliers. Further, the individual valuation groupings also contained no outliers. All were relatively close to the prescribed parameters for each measurement. The valuation grouping that deviated the farthest from the desired range, acreages, is a valuation grouping that was inspected in part for the current assessment year and will continue to be inspected in the coming years.

The Division initiated an examination of the county's residential market trends. As evidenced by the study year statistics below, the overall number of qualified sales and represented valuation groupings showed an increase between the two years of the current study period. Additionally, the statistics between the two years suggests that the residential market is increasing.

Study Yrs						
01-OCT-13 To 30-SEP-14	124	98.30	99.01	94.70	11.36	104.55
01-OCT-14 To 30-SEP-15	153	91.33	93.16	89.85	15.41	103.68

This correlates to the trend of increased sales seen in a review of the past five years in the county. Compared to assessment year 2012, there were almost 25% more sales in assessment year 2016 and 20% more sales in Aurora. Based on these observations, the residential market is determined to be showing solid growth in the county.

Assessment Practice Review

Annually, the Division performs a comprehensive review of the assessment practices in all of the counties. This review is undertaken with the express purpose of determining whether valuation processes have resulted in the uniform and proportionate valuation of real property within the county. Reviewed items may include the county's sales verification and qualification process, the valuation groupings of the county, and the county's inspection and review processes.

All sales are reviewed by the county assessor's office. Physical inspections are scheduled and, during those inspections, on-site interviews are conducted, if possible. A questionnaire is provided and, once it is returned to the county assessor's office, updates to the property record card are made and a qualification determination is made. The Division evaluated those qualification determinations to confirm that sales were properly vetted and given a determination. The county assessor's office offered detailed descriptions for sales requiring them that thoroughly explained the qualification determination reached. Additionally, if any questions are posed about any sales, the county assessor has demonstrated an impressive in-depth knowledge of the county sales and circumstances surrounding those sales.

Market characteristic similarities organize the valuation groupings in the county. Town and geographic regions are typically considered valuation groupings as they have unique residential markets. The county has reviewed the existing valuation groupings and, based on that review, is planning to stratify areas further in future years, namely Aurora. Whether that results in

2016 Residential Correlation for Hamilton County

additional valuation groupings or simply more clearly defined areas within the valuation grouping remains to be seen. Detailed descriptions of the valuation groupings, which can be found in the residential appraisal survey, are updated annually by the county assessor and provide further distinguishing information.

The county continues to work on their inspection and review cycle process. They have completed an initial county-wide inspection and review cycle; however, the county assessor's office continues to take the knowledge gained from each inspection year and use that as a learning opportunity to improve upon their scheduled inspection cycle in the future. In this assessment year, the county inspected residential areas lying within seven valuation groupings, one of which was inspected in its entirety. As valuation groupings are reviewed, particularly Aurora, modifications to the six year inspection and review cycle may occur as well.

Equalization and Quality of Assessment

The adjustments made for the year in the county slightly affected more than half of the valuation groupings. The largest valuation changes occurred in valuation groupings that were inspected for the year; namely, Platte View Estates and Paradise Lake.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	171	93.75	95.57	91.82	14.17	104.08
02	42	99.63	100.11	92.59	13.81	108.12
03	25	94.45	98.21	95.32	11.21	103.03
04	7	88.32	88.70	87.02	07.57	99.63
05	25	95.60	89.95	85.12	15.00	105.67
06	2	96.92	96.92	92.02	15.37	105.32
08	2	105.32	105.32	104.93	02.97	100.37
09	3	95.85	89.55	90.68	10.28	98.75
____ALL____	277	94.51	95.78	91.93	13.98	104.19

Based on a review of all relevant information, the quality of assessment of the residential class in the county has been determined to be in compliance with generally accepted mass appraisal standards.

Level of Value

Based on a review of all available information discussed in this report, the level of value of the residential class of real property in Hamilton County is 95%.

2016 Commercial Correlation for Hamilton County

Assessment Actions

Within the commercial class of Hamilton County (County), the physical inspection of commercial properties is broken up among the six years of the inspection and review cycle. In areas where commercial and residential parcels are both located, an attempt is made to inspect those parcels in the same inspection year, if possible. For the current year, the county assessor physically inspected portions of Aurora and rural commercial parcels. Although the inspections and reviews will continue next year, specific commercial parcels inspected by the county assessor's office for the current assessment year included the Aventine Ethanol Plant, Nebraska Energy Ethanol Plant, Aurora Coop office complex, Dan Katt, and TKG as part of the Aurora commercial. A-1 Fiberglass, the Penner building, and the Grain Place building were inspected by the county assessor's office as part of Hamilton's rural commercial. As a result, these parcels saw adjustments made to the assessed values this year. Additionally, the county assessor's office inspected commercial parcels on an as needed basis. A sales study and market analysis for all commercial valuation groupings was conducted by the county assessor's office to see if adjustments or further studies were warranted. Adjustments were made by the county assessor's office to the majority of the commercial valuation groupings, with the grouping of Giltner and Hampton seeing the largest change in the average assessed value for parcels.

Description of Analysis

Commercial properties have been stratified by the county assessor into four valuation groupings. Three-fourths of all qualified commercial sales occurred in Aurora, the county seat and commercial hub.

Valuation Grouping	Description
1	Aurora
2	Giltner, Hampton
3	Marquette, Stockham, Phillips, Hordville
4	Rural

A review of the county's statistical analysis showed twenty-seven commercial sales, representing all of the valuation groupings. The stratification by valuation grouping revealed that just Aurora had a sufficient number of sales with which to perform a measurement on and it was within the acceptable range. The qualitative measures and measures of central tendency for the commercial class as a whole, and Aurora in part, revealed no outliers. Both were relatively close to the prescribed parameters for each measurement.

Commercial sales in the county were stratified by occupancy code. Occupancy codes identify the type of business currently occupying the commercial parcel. This stratification was completed to determine whether any sales trends could be identified in the county. The stratification showed that twelve occupancy codes were represented in the county's qualified sales for the current

2016 Commercial Correlation for Hamilton County

assessment year. No occupancy code achieved a sample size large enough to be considered reliable for any further analysis.

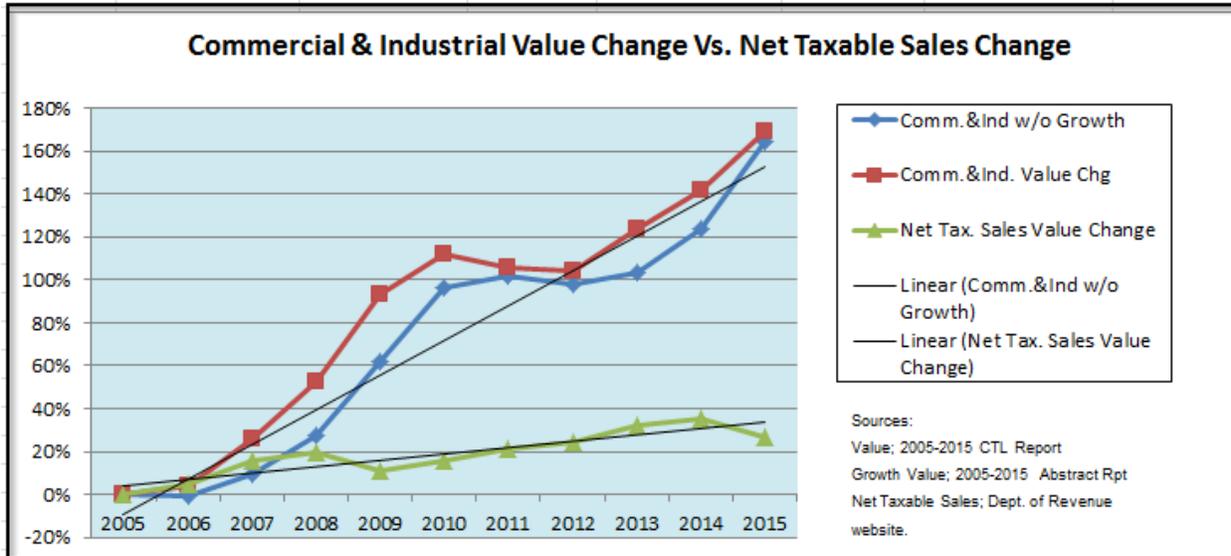
The Division initiated an examination of the county’s commercial market trends. As evidenced by the study year statistics below, there were fluctuations between the overall number of sales between the three years. However, the statistics between the years do not suggest an increase to the commercial market. If the market were increasing or decreasing, the expectation would be a statistical measurement difference between the three years of the study period. As is shown, the statistics between the years remain level and steady.

Study Yrs						
01-OCT-12 To 30-SEP-13	3	89.55	88.32	77.86	16.14	113.73
01-OCT-13 To 30-SEP-14	14	91.75	88.51	79.91	14.39	110.78
01-OCT-14 To 30-SEP-15	10	87.63	85.29	66.95	34.03	127.39

In addition to the study period, an examination of the qualified sale fluctuation was performed. While there were four more sales in 2016 than in 2015, there was just one additional sale in Aurora for the current assessment year. In a review of the past four years in Hamilton, the trend reveals no significant increases or decreases to sales in either the county or in Aurora, signifying a steady commercial market.

Further, an analysis of the change in Net Taxable Sales and Commercial and Industrial Assessed Value also provides insight into market trends, both individually and relative to one another. In the county, while both the valuation of commercial buildings and the net tax sales value have continued to increase, there is a discernable difference in which the two rates are changing. The commercial value in the county has shown large growth, off and on, since 2007, while the net tax sales value has not shown such a dramatic increase. As can also be observed in Chart 2 of Exhibit 4B, the commercial market has taken a downward turn in 2015. This drop in the percent of change in Net Taxable Sales is in large part due to the county’s reliance on the agricultural economy. The collection of sales tax for the repair and parts of agricultural equipment became exempt from collection as of October 1, 2014, due to a legislative change, and several news sources report that this has resulted in a decline in sales tax receipts.

2016 Commercial Correlation for Hamilton County



With such an increase to value in the county’s commercial market, the expectation would be that there is activity in the commercial market and that would be an accurate description of the county. Even though the commercial market has not had a noticeable increase in sales in recent years, the county continues to see a consistent amount of new construction of commercial parcels and remodeling of existing ones. One commercial construction project completed for this assessment year was a large auto dealership complex, replacing the much smaller dealership that had been at that location. The complex now contains a large showroom and display lot. The determination of this review is that the commercial market in Hamilton is incredibly healthy, even though the number of sales has remained steady in recent years.

Assessment Practice Review

Annually, the Division performs a comprehensive review of the assessment practices in all of the counties. This review is undertaken with the express purpose of determining whether valuation processes have resulted in the uniform and proportionate valuation of real property within the county. Reviewed items may include the county’s sales verification and qualification process, the valuation groupings of the county, and the county’s inspection and review processes.

All sales are reviewed by the county assessor’s office. Physical inspections are scheduled and, during those inspections, on-site interviews are conducted, if possible. A questionnaire is provided and, once it is returned to the county assessor’s office, updates to the property record care are made and a qualification determination is made. The Division evaluated those qualification determinations to confirm that sales were properly vetted and given a determination. The county assessor’s office offered detailed descriptions for sales requiring them that thoroughly explained the qualification determination reached. Additionally, if any questions

2016 Commercial Correlation for Hamilton County

are posed about any sales, the county assessor has demonstrated an impressive in-depth knowledge of the county sales and circumstances surrounding those sales.

Market characteristic similarities organize the valuation groupings in the county. Based on a review of those characteristics, the county assessor has identified those towns and geographic regions that share similarities and placed them in valuation groupings together. Aurora is the only town to be an independent commercial valuation grouping. Each group is aligned, when possible, with the residential property for review. Detailed descriptions of the valuation groupings, which can be found in the commercial appraisal survey, are updated annually by the county assessor and provide further distinguishing information.

The county continues to work on their inspection and review cycle process. They have completed an initial county-wide inspection and review cycle; however, the county assessor's office continues to take the knowledge gained from each inspection year and use that as a learning opportunity to improve upon their scheduled inspection cycle in the future. In this assessment year, the county inspected commercial parcels lying within all of the valuation groupings. While commercial parcels are reviewed on a consistent basis in Hamilton, a goal for the coming year is to determine which parcels will be inspected in which year, particularly in Aurora.

Equalization and Quality of Assessment

The adjustments made for the year by the county assessor's office concentrated in the valuation grouping containing Giltner and Hampton. However, the overall valuation changes to the commercial class in the county were miniscule.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	20	96.16	91.17	81.48	18.38	111.89
02	3	42.04	50.54	38.40	34.59	131.61
03	2	103.34	103.34	98.33	14.36	105.10
04	2	87.63	87.63	80.88	08.71	108.35
____ALL____	27	89.55	87.30	76.94	21.76	113.47

Based on a review of all relevant information, the quality of assessment of the commercial class in the county has been determined to be in compliance with accepted general mass appraisal standards. Further, the valuation grouping of Aurora has been determined to be the best indicator of the commercial class in the county.

2016 Commercial Correlation for Hamilton County

Level of Value

Based on a review of all available information discussed in this report, the level of the commercial class of real property in Hamilton County is determined to be 96% of market value.

2016 Agricultural Correlation Section for Hamilton County

Assessment Actions

Within the agricultural class of Hamilton County (County), agricultural land is reviewed following the year updated aerial imagery photos are taken. Physical inspections of agricultural improvements are inspected by township and those inspections occur every year of the six year inspection and review cycle. In the current year, two townships, Otis and Valley, were physically inspected. Additionally, agricultural parcels are reviewed annually on an as needed basis. A market analysis was conducted and home site and farm site values were updated accordingly.

The county received Natural Resources District (NRD) reports of changed acres or new wells and contacted property owners to verify the information received. Additionally, property owners brought in certifications to the county assessor's office when acres had been changed. A sales analysis was completed and, as a result, the first acre of home site value was increased and a determination was made that an increase to values was not warranted for the current assessment year.

Description of Analysis

After an annual examination of the county's agricultural land, the county concluded that it did not have enough discernable geographic or soil differences in sales throughout the county to warrant a change in market areas. As a result, there continues to be a single market area within the county. No special valuation applications are on file with the county assessor and the county recognizes no non-agricultural influences on the agricultural land in the county.

A review of the county's statistical analysis showed 109 sales, after ensuring that the acceptable thresholds for adequacy, sale date, and majority land use (MLU) were met. The sample contained a proportionate and representative group of sales for irrigated, dry, and grassland. Using the values provided by the county, the statistics were calculated for the agricultural land in the county. The results suggested that the overall agricultural land and irrigated MLU subclass of the county measured within the acceptable overall median range. The measurement suggests that both the dryland and grassland samples fall outside of the acceptable range. The dryland sample constitutes 10% of the total number of sales in the county, a predominantly irrigated county. The sample size of the grassland sample is proportionate and representative of the county; however, it is not sufficient enough to be considered a reliable measure of grassland value in the county. Even though the county is largely an irrigated county, the county has remained both cognizant of the market in all land types and vigilant on valuation changes over the last few years in each type of agricultural land, oftentimes leading the surrounding counties on value change. For example, in 2015, the county chose to remain on top of the trends in the market and, based on several different analyses, made aggressive increases of at least 50% to both dry and grassland. While valuation increases are never popular, the county assessor's actions and decisions over the last several years have allowed the county to remain on the forefront, never lagging behind. This has

2016 Agricultural Correlation Section for Hamilton County

resulted in the county's ability to dramatically slow their valuation increases in line with the market, while remaining very comparable to their neighboring counties values.

Assessment Practice Review

Annually, the Division performs a comprehensive review of the assessment practices in all of the counties. This review is undertaken with the express purpose of determining whether valuation processes have resulted in the uniform and proportionate valuation of real property within the county. Reviewed items include the county's sales verification and qualification process, the market areas of the county, and the county's inspection and review processes for both land use and primary use.

All sales are reviewed in the county by the county assessor's office. Physical inspections are scheduled and, during those inspections, on-site interviews are conducted, if possible. A questionnaire is provided and, once it is returned to the county assessor's office, updates to the property record care are made and a qualification determination is made. The Division evaluated those qualification determinations to confirm that sales were properly vetted and given a determination. The county assessor's office offered detailed descriptions for sales requiring them that thoroughly explained the qualification determination reached.

The county determines their market area annually. To do that, a review of their agricultural sales are undertaken to see if there is a difference in the market depending on where in the county it took place. The relatively similar soil throughout the county does not lend itself to finding enough differences to merit creation of any additional market areas. Additionally, there are neither applications for special valuation nor any recognized non-agricultural influences in the county. Based on these facts, the determination to continue with one market area has been determined to be the accurate course of action in the county.

The county has implemented an inspection and review plan for agricultural land and improvements in the county. The inspection and review consists of a reappraisal, which necessitates a physical inspection of all parcels within each valuation grouping; the county performs both exterior and interior reviews, as permitted. As previously described, the county inspects agricultural land by township, completing a review once every six years. Agricultural land improvements, land use, and primary use are reviewed in a multi-step process. Following updated aerial imagery photos being taken, the county reviews to see if any detectable changes have occurred between the current photos and the previously taken photos. The county reviews all available information, such as FSA maps and documents from the NRD. The Division found that the county has been working diligently to maintain a current agricultural inspection and review cycle.

2016 Agricultural Correlation Section for Hamilton County

Equalization

After first ensuring that the county measured at an appropriate level for the agricultural land, the county's resulting values were then compared with the average assessed values of the adjoining and comparable counties. The counties considered most compatible to the county tend to border the eastern portion of the county. For that reason, the counties considered most similar, though not identical, are Polk, Butler, York, Seward, Saunders, Fillmore, and Saline market areas one and three. This determination was made using geographic information, soil maps, and other available information. While all neighboring counties are studied, Merrick, Hall, Adams, and Clay were discounted due to differences in soil and geography. The analysis supports that the county has achieved equalization; the county continues to measure near or just above the average median of all weighted averages of counties considered comparable, and the statistical analysis supports that values are at uniform portions of market value.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	81	69.80	73.72	69.32	18.17	106.35
1	81	69.80	73.72	69.32	18.17	106.35
<u>Dry</u>						
County	12	68.30	70.09	68.12	11.46	102.89
1	12	68.30	70.09	68.12	11.46	102.89
<u>Grass</u>						
County	3	52.04	50.78	50.87	09.53	99.82
1	3	52.04	50.78	50.87	09.53	99.82
<u>ALL</u>						
	109	69.32	73.16	69.28	17.63	105.80

Because the county assessor has consistently increased both grassland and dry values based on a larger analysis, trends in the market, and a value comparison to comparable counties, those values are believed to be acceptable in the current assessment year, even when the relatively small sample sizes are taken into account.

The review of agricultural improvements and site acres indicate that these parcels are inspected and reappraised using the same processes that are used for rural residential and other similar property across the county. Agricultural improvements are believed to be equalized and assessed at the statutory level.

Based on all of the above-mentioned information, the quality of assessment of the agricultural class is in compliance with generally accepted mass appraisal standards.

Level of Value

2016 Agricultural Correlation Section for Hamilton County

Based on a review of all available information discussed in this report, the level of value of agricultural land in Hamilton County is 69%.

2016 Opinions of the Property Tax Administrator for Hamilton County

My opinions and recommendations are stated as a conclusion based on all of the factors known to me regarding the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. § 77-5027 (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	95	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	96	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	69	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 Hamilton County

Residential Real Property - Current

Number of Sales	277	Median	94.51
Total Sales Price	\$35,695,025	Mean	95.78
Total Adj. Sales Price	\$35,799,025	Wgt. Mean	91.93
Total Assessed Value	\$32,911,620	Average Assessed Value of the Base	\$110,210
Avg. Adj. Sales Price	\$129,238	Avg. Assessed Value	\$118,815

Confidence Interval - Current

95% Median C.I	93.41 to 96.58
95% Wgt. Mean C.I	89.51 to 94.36
95% Mean C.I	93.42 to 98.14
% of Value of the Class of all Real Property Value in the	15.09
% of Records Sold in the Study Period	7.12
% of Value Sold in the Study Period	7.67

Residential Real Property - History

Year	Number of Sales	LOV	Median
2015	216	95	95.07
2014	205	95	95.47
2013	239	96	95.77
2012	210	96	95.59

2016 Commission Summary for Hamilton County

Commercial Real Property - Current

Number of Sales	27	Median	89.55
Total Sales Price	\$6,075,955	Mean	87.30
Total Adj. Sales Price	\$6,075,955	Wgt. Mean	76.94
Total Assessed Value	\$4,674,880	Average Assessed Value of the Base	\$354,194
Avg. Adj. Sales Price	\$225,035	Avg. Assessed Value	\$173,144

Confidence Interval - Current

95% Median C.I	76.60 to 98.08
95% Wgt. Mean C.I	65.59 to 88.29
95% Mean C.I	76.77 to 97.83
% of Value of the Class of all Real Property Value in the County	6.64
% of Records Sold in the Study Period	5.07
% of Value Sold in the Study Period	2.48

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2015	23	94	93.89
2014	25	99	99.00
2013	25	100	99.64
2012	19		99.00

**41 Hamilton
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 : 277
 Total Sales Price : 35,695,025
 Total Adj. Sales Price : 35,799,025
 Total Assessed Value : 32,911,620
 Avg. Adj. Sales Price : 129,238
 Avg. Assessed Value : 118,815

MEDIAN : 95
 WGT. MEAN : 92
 MEAN : 96
 COD : 13.98
 PRD : 104.19

COV : 20.95
 STD : 20.07
 Avg. Abs. Dev : 13.21
 MAX Sales Ratio : 241.31
 MIN Sales Ratio : 36.29

95% Median C.I. : 93.41 to 96.58
 95% Wgt. Mean C.I. : 89.51 to 94.36
 95% Mean C.I. : 93.42 to 98.14

Printed: 4/5/2016 4:47:41PM

DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qtrrs</u>												
01-OCT-13 To 31-DEC-13	32	98.57	98.69	97.23	07.40	101.50	67.93	136.56	95.24 to 100.83	100,814	98,018	
01-JAN-14 To 31-MAR-14	26	96.41	98.38	95.72	08.07	102.78	75.94	128.91	92.70 to 102.94	118,779	113,700	
01-APR-14 To 30-JUN-14	38	99.93	102.90	93.78	16.28	109.72	36.29	167.37	97.23 to 109.36	144,255	135,281	
01-JUL-14 To 30-SEP-14	28	94.14	94.67	92.95	11.45	101.85	52.46	121.65	87.51 to 99.79	127,548	118,553	
01-OCT-14 To 31-DEC-14	34	95.27	96.83	92.14	15.22	105.09	51.87	149.85	87.80 to 100.87	116,497	107,343	
01-JAN-15 To 31-MAR-15	34	92.56	94.63	92.20	15.17	102.64	50.91	140.90	86.78 to 98.32	133,335	122,933	
01-APR-15 To 30-JUN-15	43	87.75	88.48	87.17	14.75	101.50	58.99	166.83	81.24 to 92.73	152,824	133,219	
01-JUL-15 To 30-SEP-15	42	91.39	93.79	89.47	14.98	104.83	60.23	241.31	87.23 to 97.65	127,760	114,306	
<u>Study Yrs</u>												
01-OCT-13 To 30-SEP-14	124	98.30	99.01	94.70	11.36	104.55	36.29	167.37	95.52 to 99.55	123,930	117,363	
01-OCT-14 To 30-SEP-15	153	91.33	93.16	89.85	15.41	103.68	50.91	241.31	88.54 to 93.61	133,540	119,991	
<u>Calendar Yrs</u>												
01-JAN-14 To 31-DEC-14	126	97.82	98.50	93.57	13.37	105.27	36.29	167.37	94.51 to 99.46	127,795	119,572	
<u>ALL</u>	277	94.51	95.78	91.93	13.98	104.19	36.29	241.31	93.41 to 96.58	129,238	118,815	

VALUATION GROUPING											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
01	171	93.75	95.57	91.82	14.17	104.08	50.91	241.31	91.68 to 95.52	126,731	116,371	
02	42	99.63	100.11	92.59	13.81	108.12	36.29	147.78	94.51 to 102.82	171,031	158,358	
03	25	94.45	98.21	95.32	11.21	103.03	73.84	167.37	92.70 to 97.93	82,833	78,954	
04	7	88.32	86.70	87.02	07.57	99.63	72.82	97.90	72.82 to 97.90	213,629	185,890	
05	25	95.60	89.95	85.12	15.00	105.67	51.87	121.67	86.35 to 102.69	57,118	48,617	
06	2	96.92	96.92	92.02	15.37	105.32	82.02	111.82	N/A	141,500	130,208	
08	2	105.32	105.32	104.93	02.97	100.37	102.19	108.44	N/A	344,250	361,233	
09	3	95.85	89.55	90.68	10.28	98.75	71.62	101.18	N/A	326,333	295,930	
<u>ALL</u>	277	94.51	95.78	91.93	13.98	104.19	36.29	241.31	93.41 to 96.58	129,238	118,815	

PROPERTY TYPE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
01	277	94.51	95.78	91.93	13.98	104.19	36.29	241.31	93.41 to 96.58	129,238	118,815	
06												
07												
<u>ALL</u>	277	94.51	95.78	91.93	13.98	104.19	36.29	241.31	93.41 to 96.58	129,238	118,815	

**41 Hamilton
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 : 277
 Total Sales Price : 35,695,025
 Total Adj. Sales Price : 35,799,025
 Total Assessed Value : 32,911,620
 Avg. Adj. Sales Price : 129,238
 Avg. Assessed Value : 118,815

MEDIAN : 95
 WGT. MEAN : 92
 MEAN : 96
 COD : 13.98
 PRD : 104.19

COV : 20.95
 STD : 20.07
 Avg. Abs. Dev : 13.21
 MAX Sales Ratio : 241.31
 MIN Sales Ratio : 36.29

95% Median C.I. : 93.41 to 96.58
 95% Wgt. Mean C.I. : 89.51 to 94.36
 95% Mean C.I. : 93.42 to 98.14

Printed:4/5/2016 4:47:41PM

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	98.46	104.51	99.77	09.57	104.75	93.40	121.67	N/A	14,500	14,467	
Less Than 15,000	5	98.46	103.53	100.41	07.26	103.11	93.40	121.67	N/A	13,200	13,254	
Less Than 30,000	12	105.57	124.21	123.76	23.96	100.36	93.40	241.31	98.32 to 136.56	17,671	21,869	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	274	94.48	95.68	91.92	14.01	104.09	36.29	241.31	93.41 to 96.55	130,495	119,957	
Greater Than 14,999	272	94.42	95.63	91.92	14.06	104.04	36.29	241.31	93.38 to 96.29	131,371	120,755	
Greater Than 29,999	265	94.34	94.49	91.74	13.20	103.00	36.29	166.83	92.89 to 95.83	134,290	123,205	
<u>Incremental Ranges</u>												
0 TO 4,999	3	98.46	104.51	99.77	09.57	104.75	93.40	121.67	N/A	14,500	14,467	
5,000 TO 14,999	2	102.06	102.06	101.64	03.66	100.41	98.32	105.80	N/A	11,250	11,435	
15,000 TO 29,999	7	124.29	138.99	134.31	27.80	103.48	93.94	241.31	93.94 to 241.31	20,864	28,022	
30,000 TO 59,999	43	110.08	107.85	105.85	17.77	101.89	50.91	166.83	102.17 to 121.65	46,353	49,066	
60,000 TO 99,999	66	97.44	94.66	94.70	11.08	99.96	52.46	140.90	93.76 to 98.99	78,101	73,963	
100,000 TO 149,999	67	91.33	90.05	89.80	11.81	100.28	58.16	133.32	86.78 to 93.44	125,344	112,554	
150,000 TO 249,999	65	93.41	91.32	91.09	09.12	100.25	60.23	148.59	88.96 to 94.94	192,188	175,064	
250,000 TO 499,999	23	93.77	93.43	93.74	07.54	99.67	71.62	108.79	90.85 to 99.55	302,561	283,630	
500,000 TO 999,999	1	36.29	36.29	36.29	00.00	100.00	36.29	36.29	N/A	590,000	214,085	
1,000,000 +												
<u>ALL</u>	277	94.51	95.78	91.93	13.98	104.19	36.29	241.31	93.41 to 96.58	129,238	118,815	

41 Hamilton
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 : 27
Total Sales Price : 6,075,955
Total Adj. Sales Price : 6,075,955
Total Assessed Value : 4,674,880
Avg. Adj. Sales Price : 225,035
Avg. Assessed Value : 173,144

MEDIAN : 90
WGT. MEAN : 77
MEAN : 87
COD : 21.76
PRD : 113.47

COV : 30.49
STD : 26.62
Avg. Abs. Dev : 19.49
MAX Sales Ratio : 153.72
MIN Sales Ratio : 32.98

95% Median C.I. : 76.60 to 98.08
95% Wgt. Mean C.I. : 65.59 to 88.29
95% Mean C.I. : 76.77 to 97.83

Printed:4/5/2016 4:47:44PM

DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qtrts</u>												
01-OCT-12 To 31-DEC-12	1	66.03	66.03	66.03	00.00	100.00	66.03	66.03	N/A	177,500	117,200	
01-JAN-13 To 31-MAR-13												
01-APR-13 To 30-JUN-13	1	89.55	89.55	89.55	00.00	100.00	89.55	89.55	N/A	67,000	60,000	
01-JUL-13 To 30-SEP-13	1	109.38	109.38	109.38	00.00	100.00	109.38	109.38	N/A	40,000	43,750	
01-OCT-13 To 31-DEC-13	3	76.60	81.92	70.61	13.19	116.02	69.43	99.72	N/A	713,000	503,433	
01-JAN-14 To 31-MAR-14	6	97.49	92.32	90.09	15.33	102.48	46.30	126.09	46.30 to 126.09	243,000	218,909	
01-APR-14 To 30-JUN-14	2	80.74	80.74	85.00	08.26	94.99	74.07	87.40	N/A	375,000	318,750	
01-JUL-14 To 30-SEP-14	3	95.00	92.65	92.28	04.64	100.40	84.86	98.08	N/A	33,667	31,067	
01-OCT-14 To 31-DEC-14	1	109.41	109.41	109.41	00.00	100.00	109.41	109.41	N/A	85,000	93,000	
01-JAN-15 To 31-MAR-15	2	97.13	97.13	97.93	01.94	99.18	95.25	99.00	N/A	35,000	34,275	
01-APR-15 To 30-JUN-15	6	61.18	71.85	61.62	52.29	116.60	32.98	153.72	32.98 to 153.72	196,426	121,038	
01-JUL-15 To 30-SEP-15	1	118.18	118.18	118.18	00.00	100.00	118.18	118.18	N/A	9,900	11,700	
<u>Study Yrs</u>												
01-OCT-12 To 30-SEP-13	3	89.55	88.32	77.66	16.14	113.73	66.03	109.38	N/A	94,833	73,650	
01-OCT-13 To 30-SEP-14	14	91.75	88.51	79.91	14.39	110.76	46.30	126.09	74.07 to 98.08	317,714	253,890	
01-OCT-14 To 30-SEP-15	10	87.63	85.29	66.95	34.03	127.39	32.98	153.72	42.04 to 118.18	134,346	89,948	
<u>Calendar Yrs</u>												
01-JAN-13 To 31-DEC-13	5	89.55	88.94	71.86	14.08	123.77	69.43	109.38	N/A	449,200	322,810	
01-JAN-14 To 31-DEC-14	12	96.16	91.90	89.27	13.04	102.95	46.30	126.09	84.86 to 98.08	199,500	178,096	
<u>ALL</u>	27	89.55	87.30	76.94	21.76	113.47	32.98	153.72	76.60 to 98.08	225,035	173,144	

VALUATION GROUPING											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
01	20	96.16	91.17	81.48	18.38	111.89	44.55	153.72	77.80 to 99.00	252,703	205,900	
02	3	42.04	50.54	38.40	34.59	131.61	32.98	76.60	N/A	215,667	82,808	
03	2	103.34	103.34	98.33	14.36	105.10	88.50	118.18	N/A	14,950	14,700	
04	2	87.63	87.63	80.88	08.71	108.35	80.00	95.25	N/A	172,500	139,525	
<u>ALL</u>	27	89.55	87.30	76.94	21.76	113.47	32.98	153.72	76.60 to 98.08	225,035	173,144	

PROPERTY TYPE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
02												
03	27	89.55	87.30	76.94	21.76	113.47	32.98	153.72	76.60 to 98.08	225,035	173,144	
04												
<u>ALL</u>	27	89.55	87.30	76.94	21.76	113.47	32.98	153.72	76.60 to 98.08	225,035	173,144	

41 Hamilton
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 : 27	MEDIAN : 90	COV : 30.49	95% Median C.I. : 76.60 to 98.08
Total Sales Price : 6,075,955	WGT. MEAN : 77	STD : 26.62	95% Wgt. Mean C.I. : 65.59 to 88.29
Total Adj. Sales Price : 6,075,955	MEAN : 87	Avg. Abs. Dev : 19.49	95% Mean C.I. : 76.77 to 97.83
Total Assessed Value : 4,674,880			
Avg. Adj. Sales Price : 225,035	COD : 21.76	MAX Sales Ratio : 153.72	
Avg. Assessed Value : 173,144	PRD : 113.47	MIN Sales Ratio : 32.98	

Printed:4/5/2016 4:47:44PM

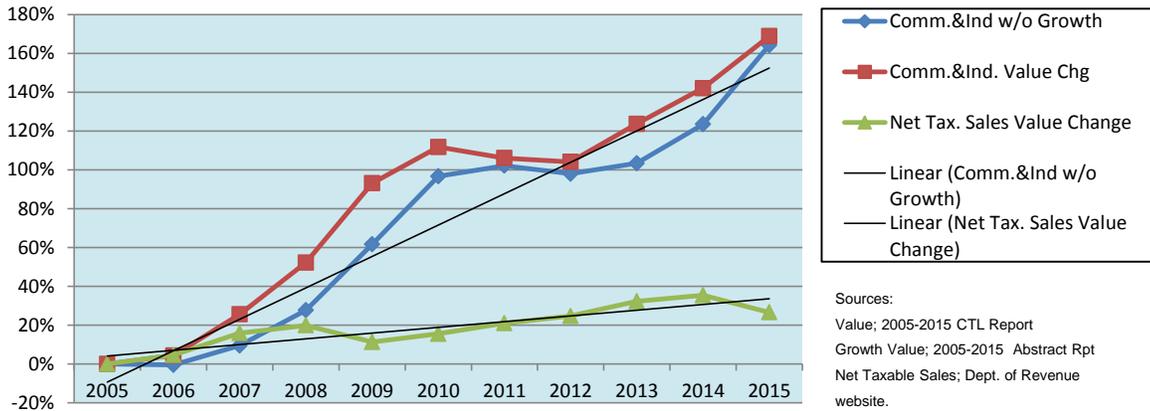
SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
___ Low \$ Ranges ___											
Less Than 5,000											
Less Than 15,000	1	118.18	118.18	118.18	00.00	100.00	118.18	118.18	N/A	9,900	11,700
Less Than 30,000	5	98.08	99.62	97.60	06.63	102.07	88.50	118.18	N/A	20,380	19,890
___ Ranges Excl. Low \$ ___											
Greater Than 4,999	27	89.55	87.30	76.94	21.76	113.47	32.98	153.72	76.60 to 98.08	225,035	173,144
Greater Than 14,999	26	89.03	86.11	76.87	21.50	112.02	32.98	153.72	76.60 to 98.08	233,310	179,353
Greater Than 29,999	22	86.13	84.50	76.59	24.78	110.33	32.98	153.72	69.43 to 99.00	271,548	207,974
___ Incremental Ranges ___											
0 TO 4,999											
5,000 TO 14,999	1	118.18	118.18	118.18	00.00	100.00	118.18	118.18	N/A	9,900	11,700
15,000 TO 29,999	4	96.67	94.98	95.38	03.21	99.58	88.50	98.08	N/A	23,000	21,938
30,000 TO 59,999	6	89.93	84.90	82.94	18.05	102.36	44.55	109.38	44.55 to 109.38	44,500	36,908
60,000 TO 99,999	4	104.57	113.10	116.66	17.66	96.95	89.55	153.72	N/A	80,639	94,075
100,000 TO 149,999	3	77.80	92.65	93.62	22.29	98.96	74.07	126.09	N/A	121,667	113,905
150,000 TO 249,999	2	54.04	54.04	54.64	22.21	98.90	42.04	66.03	N/A	168,940	92,313
250,000 TO 499,999	4	63.15	64.24	65.43	38.95	98.18	32.98	97.66	N/A	376,655	246,460
500,000 TO 999,999	2	92.36	92.36	92.03	05.37	100.36	87.40	97.31	N/A	577,500	531,500
1,000,000 +	1	69.43	69.43	69.43	00.00	100.00	69.43	69.43	N/A	2,020,000	1,402,500
___ ALL ___	27	89.55	87.30	76.94	21.76	113.47	32.98	153.72	76.60 to 98.08	225,035	173,144

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
326	1	95.25	95.25	95.25	00.00	100.00	95.25	95.25	N/A	20,000	19,050
344	3	77.80	77.83	59.81	27.03	130.13	46.30	109.38	N/A	140,000	83,730
350	1	76.60	76.60	76.60	00.00	100.00	76.60	76.60	N/A	47,000	36,000
352	1	97.31	97.31	97.31	00.00	100.00	97.31	97.31	N/A	540,000	525,500
353	6	87.95	89.13	85.94	05.73	103.71	80.00	99.00	80.00 to 99.00	180,833	155,400
386	3	98.08	87.40	73.29	10.89	119.25	66.03	98.08	N/A	76,500	56,067
387	1	69.43	69.43	69.43	00.00	100.00	69.43	69.43	N/A	2,020,000	1,402,500
406	5	44.55	69.43	45.56	68.48	152.39	32.98	118.18	N/A	149,980	68,325
410	1	126.09	126.09	126.09	00.00	100.00	126.09	126.09	N/A	130,000	163,915
436	1	153.72	153.72	153.72	00.00	100.00	153.72	153.72	N/A	98,555	151,500
528	3	89.55	87.09	92.05	08.78	94.61	74.07	97.66	N/A	221,333	203,733
533	1	99.72	99.72	99.72	00.00	100.00	99.72	99.72	N/A	72,000	71,800
___ ALL ___	27	89.55	87.30	76.94	21.76	113.47	32.98	153.72	76.60 to 98.08	225,035	173,144

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	\$ 67,473,127	\$ 1,748,385	2.59%	\$ 65,724,742	-	\$ 41,644,949	-
2006	\$ 70,392,652	\$ 3,249,889	4.62%	\$ 67,142,763	-0.49%	\$ 43,569,446	4.62%
2007	\$ 84,734,808	\$ 10,856,630	12.81%	\$ 73,878,178	4.95%	\$ 48,238,058	10.72%
2008	\$ 102,705,074	\$ 16,578,425	16.14%	\$ 86,126,649	1.64%	\$ 49,926,937	3.50%
2009	\$ 130,302,091	\$ 21,198,660	16.27%	\$ 109,103,431	6.23%	\$ 46,324,363	-7.22%
2010	\$ 142,855,866	\$ 10,158,280	7.11%	\$ 132,697,586	1.84%	\$ 48,106,478	3.85%
2011	\$ 139,059,220	\$ 2,638,495	1.90%	\$ 136,420,725	-4.50%	\$ 50,364,933	4.69%
2012	\$ 137,707,416	\$ 4,105,460	2.98%	\$ 133,601,956	-3.92%	\$ 51,922,619	3.09%
2013	\$ 150,950,765	\$ 13,713,440	9.08%	\$ 137,237,325	-0.34%	\$ 55,083,177	6.09%
2014	\$ 163,305,613	\$ 12,511,935	7.66%	\$ 150,793,678	-0.10%	\$ 56,366,838	2.33%
2015	\$ 181,398,715	\$ 3,151,290	1.74%	\$ 178,247,425	9.15%	\$ 52,720,836	-6.47%
Ann %chg	10.40%			Average	1.44%	3.42%	2.52%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2005	-	-	-
2006	-0.49%	4.33%	4.62%
2007	9.49%	25.58%	15.83%
2008	27.65%	52.22%	19.89%
2009	61.70%	93.12%	11.24%
2010	96.67%	111.72%	15.52%
2011	102.19%	106.10%	20.94%
2012	98.01%	104.09%	24.68%
2013	103.40%	123.72%	32.27%
2014	123.49%	142.03%	35.35%
2015	164.18%	168.85%	26.60%

County Number	41
County Name	Hamilton

41 Hamilton
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 : 109
Total Sales Price : 110,580,478
Total Adj. Sales Price : 115,565,487
Total Assessed Value : 80,062,286
Avg. Adj. Sales Price : 1,060,234
Avg. Assessed Value : 734,516

MEDIAN : 69
WGT. MEAN : 69
MEAN : 73
COD : 17.63
PRD : 105.60

COV : 27.47
STD : 20.10
Avg. Abs. Dev : 12.22
MAX Sales Ratio : 180.52
MIN Sales Ratio : 37.68

95% Median C.I. : 67.21 to 72.07
95% Wgt. Mean C.I. : 66.28 to 72.28
95% Mean C.I. : 69.39 to 76.93

Printed:4/5/2016 4:47:47PM

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	20	63.33	74.54	65.08	29.53	114.54	49.94	180.52	57.61 to 82.55	1,321,106	859,834
01-JAN-13 To 31-MAR-13	7	67.57	70.32	65.19	11.34	107.87	57.46	94.25	57.46 to 94.25	1,103,214	719,181
01-APR-13 To 30-JUN-13	5	64.97	62.65	63.23	07.67	99.08	52.04	69.32	N/A	845,973	534,889
01-JUL-13 To 30-SEP-13	4	64.79	65.19	63.51	13.75	102.65	54.45	76.75	N/A	829,320	526,664
01-OCT-13 To 31-DEC-13	16	74.32	79.16	73.34	23.76	107.94	39.32	178.79	60.01 to 85.69	1,140,973	836,766
01-JAN-14 To 31-MAR-14	13	71.72	76.77	71.56	15.49	107.28	58.51	119.28	66.08 to 86.85	1,017,609	728,212
01-APR-14 To 30-JUN-14	7	67.55	72.39	70.30	11.99	102.97	61.73	91.32	61.73 to 91.32	872,076	613,093
01-JUL-14 To 30-SEP-14											
01-OCT-14 To 31-DEC-14	17	66.82	68.73	70.06	09.91	98.10	42.71	90.32	64.19 to 71.97	1,062,965	744,722
01-JAN-15 To 31-MAR-15	12	74.86	74.57	73.92	14.57	100.88	37.68	106.05	67.35 to 83.73	927,674	685,766
01-APR-15 To 30-JUN-15	5	74.68	70.80	69.19	10.08	102.33	57.37	80.72	N/A	1,079,441	746,852
01-JUL-15 To 30-SEP-15	3	75.53	76.20	75.96	04.83	100.32	71.06	82.02	N/A	561,667	426,618
<u>Study Yrs</u>											
01-OCT-12 To 30-SEP-13	36	67.06	71.03	64.79	20.33	109.63	49.94	180.52	58.21 to 71.46	1,158,105	750,335
01-OCT-13 To 30-SEP-14	36	71.97	76.98	72.22	18.91	106.59	39.32	178.79	66.62 to 79.27	1,044,140	754,074
01-OCT-14 To 30-SEP-15	37	69.80	71.51	71.39	12.62	100.17	37.68	106.05	66.82 to 75.40	980,667	700,097
<u>Calendar Yrs</u>											
01-JAN-13 To 31-DEC-13	32	69.32	72.90	69.21	18.93	105.33	39.32	178.79	61.24 to 76.17	1,047,663	725,113
01-JAN-14 To 31-DEC-14	37	67.55	72.25	70.63	12.83	102.29	42.71	119.28	66.11 to 71.87	1,010,915	714,018
<u>ALL</u>	109	69.32	73.16	69.28	17.63	105.60	37.68	180.52	67.21 to 72.07	1,060,234	734,516

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	109	69.32	73.16	69.28	17.63	105.60	37.68	180.52	67.21 to 72.07	1,060,234	734,516
<u>ALL</u>	109	69.32	73.16	69.28	17.63	105.60	37.68	180.52	67.21 to 72.07	1,060,234	734,516

41 Hamilton
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 : 109
Total Sales Price : 110,580,478
Total Adj. Sales Price : 115,565,487
Total Assessed Value : 80,062,286
Avg. Adj. Sales Price : 1,060,234
Avg. Assessed Value : 734,516

MEDIAN : 69
WGT. MEAN : 69
MEAN : 73
COD : 17.63
PRD : 105.60

COV : 27.47
STD : 20.10
Avg. Abs. Dev : 12.22
MAX Sales Ratio : 180.52
MIN Sales Ratio : 37.68

95% Median C.I. : 67.21 to 72.07
95% Wgt. Mean C.I. : 66.28 to 72.28
95% Mean C.I. : 69.39 to 76.93

Printed:4/5/2016 4:47:47PM

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	52	69.60	71.03	67.53	17.36	105.18	37.68	178.79	64.93 to 74.62	1,196,378	807,949
1	52	69.60	71.03	67.53	17.36	105.18	37.68	178.79	64.93 to 74.62	1,196,378	807,949
_____Dry_____											
County	8	66.05	71.36	68.25	15.49	104.56	57.37	97.16	57.37 to 97.16	746,403	509,385
1	8	66.05	71.36	68.25	15.49	104.56	57.37	97.16	57.37 to 97.16	746,403	509,385
_____Grass_____											
County	2	50.16	50.16	49.76	14.85	100.80	42.71	57.60	N/A	304,000	151,280
1	2	50.16	50.16	49.76	14.85	100.80	42.71	57.60	N/A	304,000	151,280
_____ALL_____	109	69.32	73.16	69.28	17.63	105.60	37.68	180.52	67.21 to 72.07	1,060,234	734,516

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	81	69.80	73.72	69.32	18.17	106.35	37.68	180.52	67.21 to 74.31	1,196,982	829,794
1	81	69.80	73.72	69.32	18.17	106.35	37.68	180.52	67.21 to 74.31	1,196,982	829,794
_____Dry_____											
County	12	68.30	70.09	68.12	11.46	102.89	57.37	97.16	61.73 to 70.49	665,659	453,423
1	12	68.30	70.09	68.12	11.46	102.89	57.37	97.16	61.73 to 70.49	665,659	453,423
_____Grass_____											
County	3	52.04	50.78	50.87	09.53	99.82	42.71	57.60	N/A	394,333	200,595
1	3	52.04	50.78	50.87	09.53	99.82	42.71	57.60	N/A	394,333	200,595
_____ALL_____	109	69.32	73.16	69.28	17.63	105.60	37.68	180.52	67.21 to 72.07	1,060,234	734,516

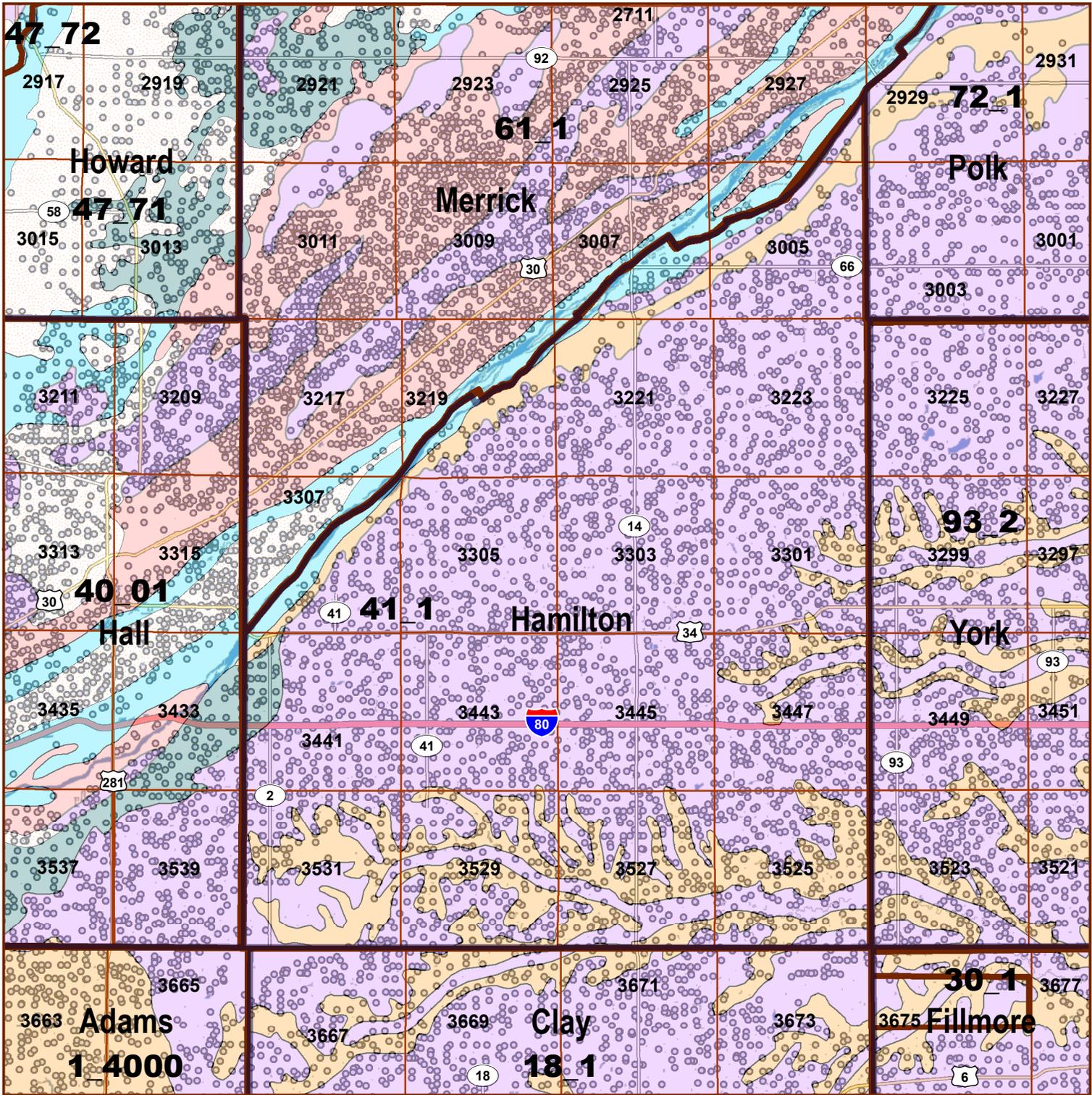
Hamilton County 2016 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Hamilton	1	7,300	7,300	7,199	7,200	7,100	7,100	6,989	7,000	7,251
Butler	1	7,324	6,525	6,317	6,174	6,171	6,107	5,298	5,164	6,603
Fillmore	1	7,300	7,200	7,100	7,000	6,700	n/a	6,300	6,150	7,074
Polk	1	7,493	6,797	6,364	5,968	5,514	5,395	5,212	4,621	6,846
Saline	1	4,350	4,323	3,499	3,500	3,474	3,475	3,325	3,325	3,894
Saline	3	7,248	7,247	7,141	6,893	6,196	5,150	5,144	4,920	6,889
Saunders	1	6,320	6,103	5,844	5,455	5,270	4,870	3,942	3,670	5,006
Saunders	3	6,510	6,285	6,065	5,551	5,390	5,050	4,222	3,810	5,539
Seward	1	7,600	7,500	7,200	7,149	6,900	n/a	5,300	4,789	7,068
York	1	7,300	7,100	6,940	6,940	6,380	n/a	6,200	6,200	7,035

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Hamilton	1	5,000	5,000	4,800	4,800	4,700	4,700	4,600	4,600	4,885
Butler	1	6,300	5,300	5,199	5,083	4,599	4,299	3,400	3,300	4,794
Fillmore	1	4,255	4,215	4,115	4,065	3,895	n/a	3,620	3,555	4,102
Polk	1	5,635	5,336	4,040	4,040	3,680	3,580	3,470	3,470	4,918
Saline	1	3,797	3,797	3,522	3,522	3,297	3,079	2,999	2,916	3,542
Saline	3	4,693	4,688	4,224	4,140	4,043	3,523	3,517	3,347	4,260
Saunders	1	5,953	5,713	5,509	4,944	4,754	4,312	3,504	3,253	4,335
Saunders	3	6,185	5,954	5,721	5,302	5,086	4,670	3,802	3,570	4,908
Seward	1	5,900	5,800	5,300	5,300	5,300	3,850	3,800	2,900	5,213
York	1	5,376	5,376	4,900	4,900	4,700	n/a	4,600	4,600	5,100

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Hamilton	1	2,300	2,300	2,200	2,200	2,100	2,100	2,000	2,000	2,080
Butler	1	2,649	2,599	2,571	2,543	2,500	2,448	2,380	2,347	2,423
Fillmore	1	1,660	1,641	1,580	1,520	1,532	n/a	1,401	1,400	1,489
Polk	1	1,910	1,910	1,910	1,910	1,910	1,910	1,790	1,790	1,854
Saline	1	1,940	1,948	1,924	1,924	1,874	1,653	1,649	1,540	1,747
Saline	3	1,925	1,950	1,923	1,924	1,875	1,673	1,649	1,548	1,751
Saunders	1	1,863	2,544	2,004	2,400	2,019	2,142	1,758	1,907	1,906
Saunders	3	1,701	2,554	1,867	2,484	2,202	2,164	1,915	1,934	2,090
Seward	1	2,091	2,082	1,970	1,944	1,761	1,800	1,696	1,599	1,738
York	1	2,119	2,045	1,804	1,801	1,684	n/a	1,564	1,559	1,670

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



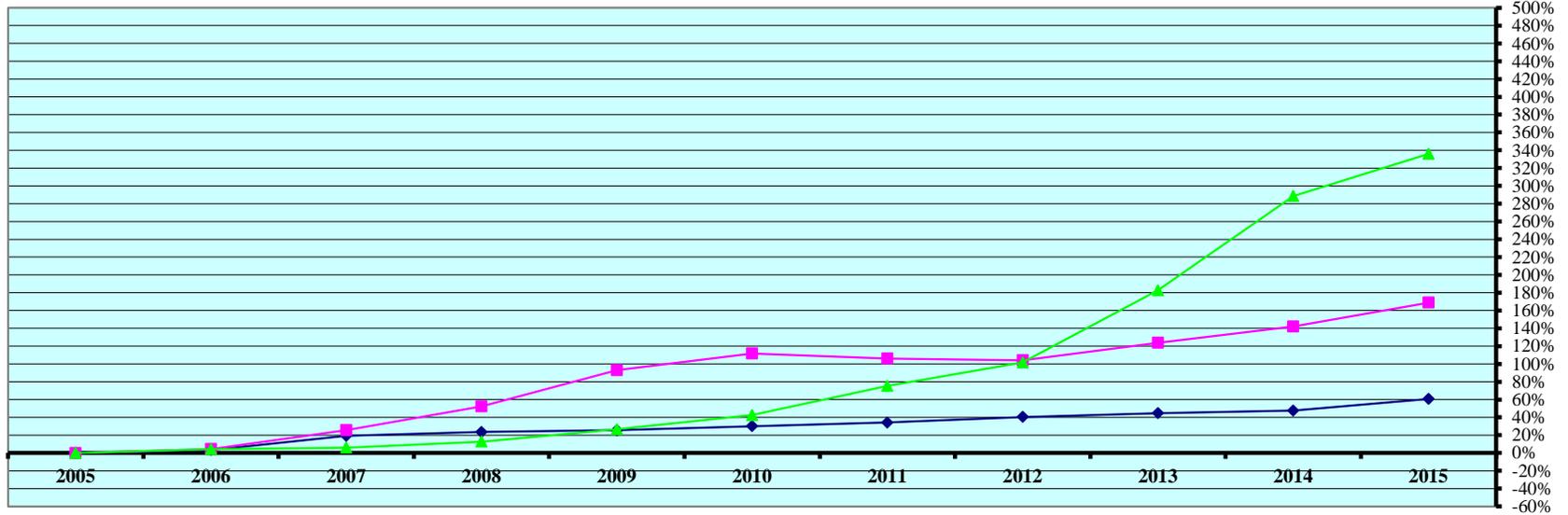
Legend

- 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

Hamilton 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	255,546,656	--	--	--	67,473,127	--	--	--	487,757,810	--	--	--
2006	263,678,042	8,131,386	3.18%	3.18%	70,392,652	2,919,525	4.33%	4.33%	508,558,165	20,800,355	4.26%	4.26%
2007	304,650,794	40,972,752	15.54%	19.22%	84,734,808	14,342,156	20.37%	25.58%	517,523,060	8,964,895	1.76%	6.10%
2008	315,604,562	10,953,768	3.60%	23.50%	102,705,074	17,970,266	21.21%	52.22%	549,998,395	32,475,335	6.28%	12.76%
2009	320,873,266	5,268,704	1.67%	25.56%	130,302,091	27,597,017	26.87%	93.12%	617,199,865	67,201,470	12.22%	26.54%
2010	332,414,169	11,540,903	3.60%	30.08%	142,855,866	12,553,775	9.63%	111.72%	695,387,745	78,187,880	12.67%	42.57%
2011	342,816,103	10,401,934	3.13%	34.15%	139,059,220	-3,796,646	-2.66%	106.10%	854,976,040	159,588,295	22.95%	75.29%
2012	358,958,738	16,142,635	4.71%	40.47%	137,707,416	-1,351,804	-0.97%	104.09%	983,875,865	128,899,825	15.08%	101.71%
2013	369,646,383	10,687,645	2.98%	44.65%	150,950,765	13,243,349	9.62%	123.72%	1,378,956,355	395,080,490	40.16%	182.71%
2014	377,203,086	7,556,703	2.04%	47.61%	163,305,613	12,354,848	8.18%	142.03%	1,895,564,370	516,608,015	37.46%	288.63%
2015	410,642,034	33,438,948	8.86%	60.69%	181,398,715	18,093,102	11.08%	168.85%	2,126,048,445	230,484,075	12.16%	335.88%

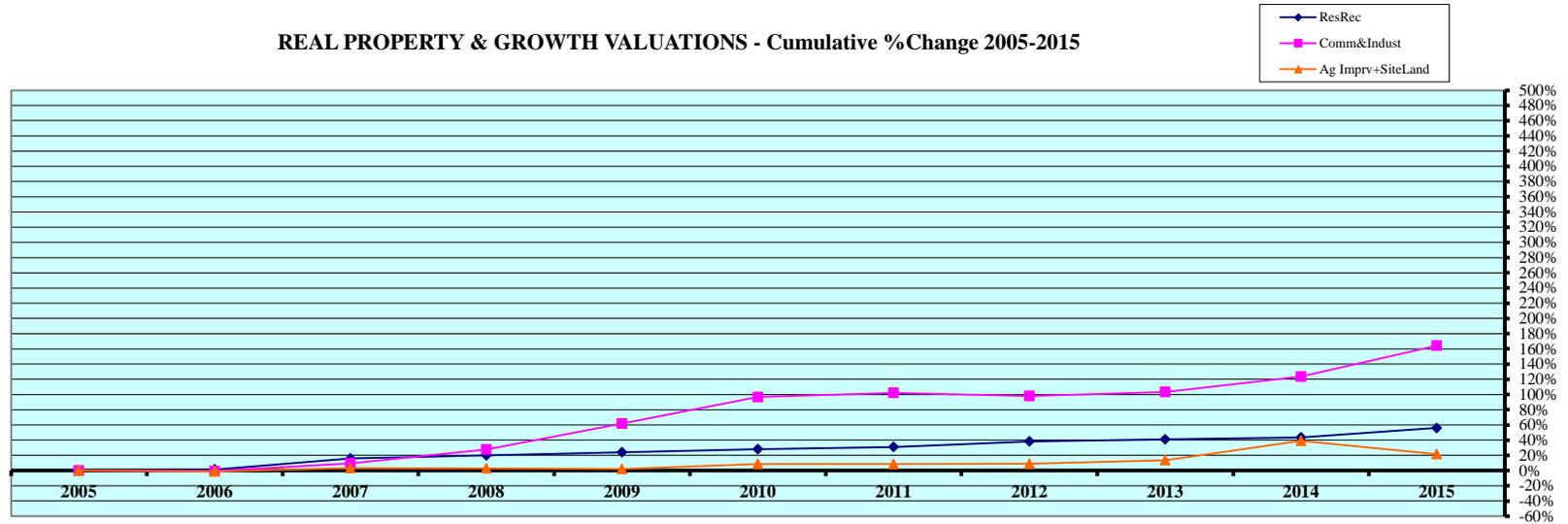
Rate Annual %chg: Residential & Recreational **4.86%** Commercial & Industrial **10.40%** Agricultural Land **15.86%**

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

CHART 1 EXHIBIT 41B 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	255,546,656	5,401,345	2.11%	250,145,311	--	--	67,473,127	1,748,385	2.59%	65,724,742	--	--	
2006	263,678,042	4,700,685	1.78%	258,977,357	1.34%	1.34%	70,392,652	3,249,889	4.62%	67,142,763	-0.49%	-0.49%	
2007	304,650,794	8,893,903	2.92%	295,756,891	12.17%	15.73%	84,734,808	10,856,630	12.81%	73,878,178	4.95%	9.49%	
2008	315,604,562	9,193,730	2.91%	306,410,832	0.58%	19.90%	102,705,074	16,578,425	16.14%	86,126,649	1.64%	27.65%	
2009	320,873,266	4,267,236	1.33%	316,606,030	0.32%	23.89%	130,302,091	21,198,660	16.27%	109,103,431	6.23%	61.70%	
2010	332,414,169	5,242,750	1.58%	327,171,419	1.96%	28.03%	142,855,866	10,158,280	7.11%	132,697,586	1.84%	96.67%	
2011	342,816,103	7,867,141	2.29%	334,948,962	0.76%	31.07%	139,059,220	2,638,495	1.90%	136,420,725	-4.50%	102.19%	
2012	358,958,738	5,693,235	1.59%	353,265,503	3.05%	38.24%	137,707,416	4,105,460	2.98%	133,601,956	-3.92%	98.01%	
2013	369,646,383	9,077,982	2.46%	360,568,401	0.45%	41.10%	150,950,765	13,713,440	9.08%	137,237,325	-0.34%	103.40%	
2014	377,203,086	9,949,421	2.64%	367,253,665	-0.65%	43.71%	163,305,613	12,511,935	7.66%	150,793,678	-0.10%	123.49%	
2015	410,642,034	11,997,491	2.92%	398,644,543	5.68%	56.00%	181,398,715	3,151,290	1.74%	178,247,425	9.15%	164.18%	
Rate Ann%chg	4.86%			Resid & Rec. w/o growth			10.40%			C & I w/o growth			1.44%

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		
2005	46,748,309	25,716,674	72,464,983	1,226,770	1.69%	--	--
2006	45,199,198	26,849,286	72,048,484	396,140	0.55%	-1.12%	-1.12%
2007	47,620,015	28,486,171	76,106,186	1,358,240	1.78%	3.75%	3.15%
2008	47,369,508	27,827,467	75,196,975	686,240	0.91%	-2.10%	2.82%
2009	47,093,757	28,412,449	75,506,206	1,654,405	2.19%	-1.79%	1.91%
2010	47,028,709	33,770,864	80,799,573	2,002,500	2.48%	4.36%	8.74%
2011	45,736,990	35,143,072	80,880,062	2,259,980	2.79%	-2.70%	8.49%
2012	45,077,090	37,254,355	82,331,445	3,209,390	3.90%	-2.17%	9.19%
2013	45,499,571	40,515,965	86,015,536	3,685,258	4.28%	0.00%	13.61%
2014	58,438,815	45,985,653	104,424,468	3,642,305	3.49%	17.17%	39.08%
2015	44,009,188	47,284,703	91,293,891	3,144,590	3.44%	-15.59%	21.64%
Rate Ann%chg	-0.60%	6.28%	2.34%	Ag Imprv+Site w/o growth		-0.02%	

(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.

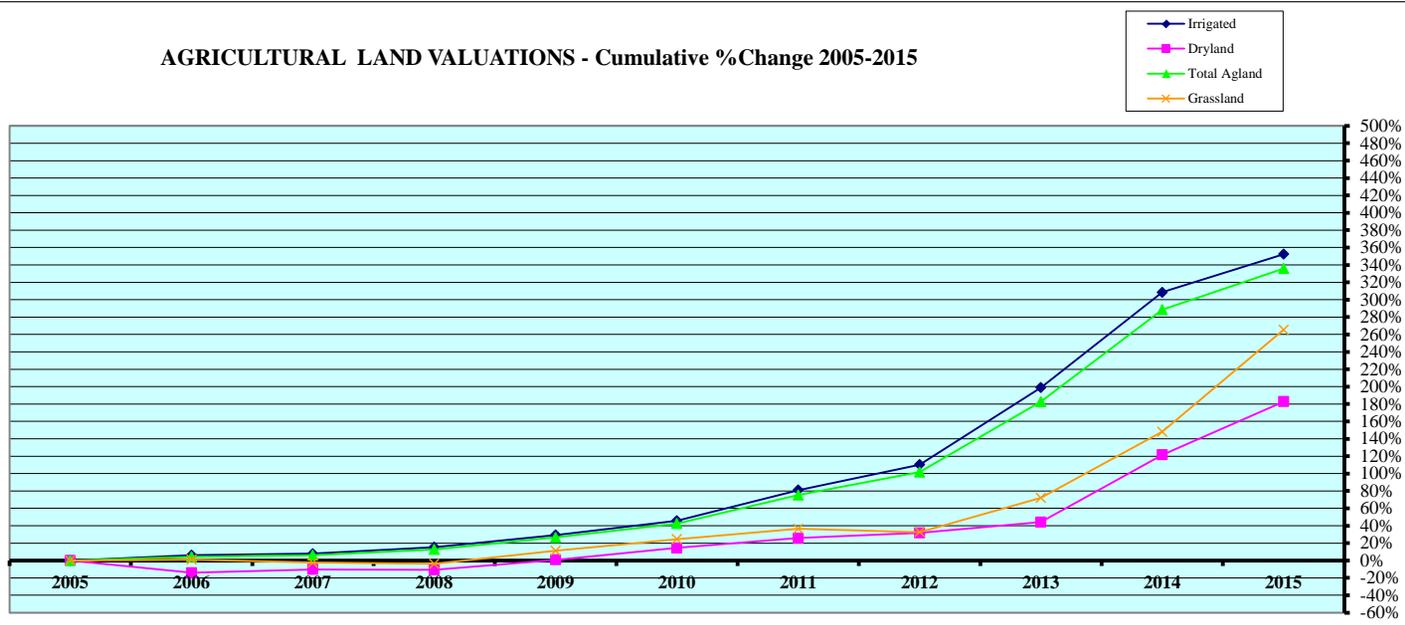
Sources:
Value; 2005 - 2015 CTL
Growth Value; 2005-2015 Abstract of Asmnt Rpt.

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

Cnty# 41
County HAMILTON

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	433,186,180	--	--	--	39,813,965	--	--	--	13,920,135	--	--	--
2006	459,651,710	26,465,530	6.11%	6.11%	34,161,000	-5,652,965	-14.20%	-14.20%	14,076,530	156,395	1.12%	1.12%
2007	466,892,140	7,240,430	1.58%	7.78%	35,733,270	1,572,270	4.60%	-10.25%	13,580,840	-495,690	-3.52%	-2.44%
2008	499,769,010	32,876,870	7.04%	15.37%	35,545,995	-187,275	-0.52%	-10.72%	13,372,150	-208,690	-1.54%	-3.94%
2009	560,290,435	60,521,425	12.11%	29.34%	40,133,870	4,587,875	12.91%	0.80%	15,475,410	2,103,260	15.73%	11.17%
2010	631,193,930	70,903,495	12.65%	45.71%	45,549,270	5,415,400	13.49%	14.41%	17,330,625	1,855,215	11.99%	24.50%
2011	783,842,720	152,648,790	24.18%	80.95%	50,059,215	4,509,945	9.90%	25.73%	18,988,420	1,657,795	9.57%	36.41%
2012	911,008,140	127,165,420	16.22%	110.30%	52,414,690	2,355,475	4.71%	31.65%	18,467,535	-520,885	-2.74%	32.67%
2013	1,295,119,000	384,110,860	42.16%	198.98%	57,373,280	4,958,590	9.46%	44.10%	23,955,185	5,487,650	29.72%	72.09%
2014	1,769,688,020	474,569,020	36.64%	308.53%	88,241,210	30,867,930	53.80%	121.63%	34,537,575	10,582,390	44.18%	148.11%
2015	1,959,596,125	189,908,105	10.73%	352.37%	112,599,885	24,358,675	27.60%	182.82%	50,854,555	16,316,980	47.24%	265.33%

Rate Ann.%chg: Irrigated **16.29%** Dryland **10.96%** Grassland **13.83%**

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	400,540	--	--	--	436,990	--	--	--	487,757,810	--	--	--
2006	280,375	-120,165	-30.00%	-30.00%	388,550	-48,440	-11.08%	-11.08%	508,558,165	20,800,355	4.26%	4.26%
2007	540,540	260,165	92.79%	34.95%	776,270	387,720	99.79%	77.64%	517,523,060	8,964,895	1.76%	6.10%
2008	539,925	-615	-0.11%	34.80%	771,315	-4,955	-0.64%	76.51%	549,998,395	32,475,335	6.28%	12.76%
2009	538,020	-1,905	-0.35%	34.32%	762,130	-9,185	-1.19%	74.40%	617,199,865	67,201,470	12.22%	26.54%
2010	564,900	26,880	5.00%	41.03%	749,020	-13,110	-1.72%	71.40%	695,387,745	78,187,880	12.67%	42.57%
2011	591,130	26,230	4.64%	47.58%	1,494,555	745,535	99.53%	242.01%	854,976,040	159,588,295	22.95%	75.29%
2012	606,885	15,755	2.67%	51.52%	1,378,615	-115,940	-7.76%	215.48%	983,875,865	128,899,825	15.08%	101.71%
2013	1,035,715	428,830	70.66%	158.58%	1,473,175	94,560	6.86%	237.12%	1,378,956,355	395,080,490	40.16%	182.71%
2014	1,622,990	587,275	56.70%	305.20%	1,474,575	1,400	0.10%	237.44%	1,895,564,370	516,608,015	37.46%	288.63%
2015	1,728,540	105,550	6.50%	331.55%	1,269,340	-205,235	-13.92%	190.47%	2,126,048,445	230,484,075	12.16%	335.88%

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

Rate Ann.%chg: Total Agric Land **15.86%**

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	433,143,825	253,024	1,712			39,937,540	38,883	1,027			13,877,640	27,531	504		
2006	460,255,525	261,591	1,759	2.78%	2.78%	33,674,220	29,969	1,124	9.40%	9.40%	14,139,720	27,841	508	0.75%	0.75%
2007	466,778,880	263,628	1,771	0.63%	3.43%	35,763,190	28,481	1,256	11.75%	22.25%	13,537,935	26,967	502	-1.15%	-0.41%
2008	499,788,715	264,836	1,887	6.58%	10.24%	35,631,550	27,668	1,288	2.56%	25.38%	13,353,845	26,624	502	-0.09%	-0.50%
2009	559,487,635	265,338	2,109	11.73%	23.17%	40,135,930	26,888	1,493	15.91%	45.33%	15,436,735	26,557	581	15.89%	15.31%
2010	631,412,350	266,078	2,373	12.54%	38.62%	45,416,265	26,559	1,710	14.56%	66.49%	17,368,235	26,632	652	12.20%	29.38%
2011	784,001,075	266,233	2,945	24.09%	72.02%	49,983,735	26,550	1,883	10.09%	83.29%	18,854,415	26,386	715	9.57%	41.75%
2012	910,399,590	266,539	3,416	15.99%	99.53%	52,722,505	26,309	2,004	6.45%	95.11%	18,768,455	26,182	717	0.32%	42.21%
2013	1,294,031,030	268,351	4,822	41.18%	181.69%	57,665,255	24,906	2,315	15.54%	125.42%	24,210,750	25,336	956	33.31%	89.57%
2014	1,766,588,905	269,026	6,567	36.18%	283.59%	90,047,805	24,465	3,681	58.97%	258.35%	34,775,930	24,930	1,395	45.97%	176.73%
2015	1,958,170,240	270,015	7,252	10.44%	323.64%	115,012,640	23,554	4,883	32.66%	375.39%	51,287,385	24,655	2,080	49.13%	312.68%

Rate Annual %chg Average Value/Acre: 15.53%

16.87%

15.23%

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	394,460	2,254	175			436,990	2,497	175			487,790,455	324,190	1,505		
2006	302,320	1,727	175	0.01%	0.01%	387,685	2,215	175	0.00%	0.00%	508,759,470	323,344	1,573	4.57%	4.57%
2007	548,325	1,567	350	99.96%	99.98%	776,270	2,218	350	100.00%	100.00%	517,404,600	322,860	1,603	1.85%	6.51%
2008	554,825	1,585	350	0.00%	99.99%	774,115	2,212	350	0.00%	100.00%	550,103,050	322,925	1,704	6.30%	13.22%
2009	551,665	1,576	350	-0.02%	99.96%	762,130	2,177	350	0.00%	100.00%	616,374,095	322,537	1,911	12.18%	27.01%
2010	537,300	1,535	350	0.03%	100.01%	751,765	2,148	350	0.00%	100.00%	695,485,915	322,952	2,154	12.69%	43.13%
2011	571,115	1,632	350	0.00%	100.02%	1,037,430	2,140	485	38.50%	177.01%	854,447,770	322,941	2,646	22.86%	75.84%
2012	609,795	1,742	350	0.00%	100.02%	1,356,525	2,265	599	23.52%	242.18%	983,856,870	323,037	3,046	15.11%	102.42%
2013	1,039,415	1,732	600	71.41%	242.85%	1,341,170	2,236	600	0.18%	242.81%	1,378,287,620	322,561	4,273	40.30%	183.98%
2014	1,531,930	1,702	900	49.99%	414.25%	1,336,070	2,227	600	0.00%	242.81%	1,894,280,640	322,351	5,876	37.53%	290.55%
2015	1,615,550	1,795	900	0.00%	414.25%	1,264,840	2,108	600	0.00%	242.81%	2,127,350,655	322,128	6,604	12.38%	338.91%

41
HAMILTON

Rate Annual %chg Average Value/Acre: 15.94%

(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

Total Real Property Sum Lines 17, 25, & 30	Records : 7,816	Value : 2,842,375,814	Growth 17,508,887	Sum Lines 17, 25, & 41
--	------------------------	------------------------------	--------------------------	-----------------------------------

Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	288	2,790,747	0	0	96	2,458,225	384	5,248,972	
02. Res Improve Land	2,349	31,212,255	26	849,925	943	42,420,233	3,318	74,482,413	
03. Res Improvements	2,439	204,960,608	26	2,816,510	1,003	140,394,053	3,468	348,171,171	
04. Res Total	2,727	238,963,610	26	3,666,435	1,099	185,272,511	3,852	427,902,556	7,792,467
% of Res Total	70.79	55.85	0.67	0.86	28.53	43.30	49.28	15.05	44.51
05. Com UnImp Land	90	2,075,001	5	153,690	10	944,000	105	3,172,691	
06. Com Improve Land	317	7,231,195	12	406,220	27	3,857,992	356	11,495,407	
07. Com Improvements	338	55,138,530	27	4,460,085	38	31,207,693	403	90,806,308	
08. Com Total	428	64,444,726	32	5,019,995	48	36,009,685	508	105,474,406	6,154,145
% of Com Total	84.25	61.10	6.30	4.76	9.45	34.14	6.50	3.71	35.15
09. Ind UnImp Land	3	76,392	0	0	0	0	3	76,392	
10. Ind Improve Land	5	2,203,546	13	1,031,480	3	262,650	21	3,497,676	
11. Ind Improvements	6	40,529,916	13	16,644,220	3	22,562,550	22	79,736,686	
12. Ind Total	9	42,809,854	13	17,675,700	3	22,825,200	25	83,310,754	374,875
% of Ind Total	36.00	51.39	52.00	21.22	12.00	27.40	0.32	2.93	2.14
13. Rec UnImp Land	1	8,085	0	0	23	867,865	24	875,950	
14. Rec Improve Land	0	0	0	0	1	93,140	1	93,140	
15. Rec Improvements	0	0	0	0	17	176,670	17	176,670	
16. Rec Total	1	8,085	0	0	40	1,137,675	41	1,145,760	0
% of Rec Total	2.44	0.71	0.00	0.00	97.56	99.29	0.52	0.04	0.00
Res & Rec Total	2,728	238,971,695	26	3,666,435	1,139	186,410,186	3,893	429,048,316	7,792,467
% of Res & Rec Total	70.07	55.70	0.67	0.85	29.26	43.45	49.81	15.09	44.51
Com & Ind Total	437	107,254,580	45	22,695,695	51	58,834,885	533	188,785,160	6,529,020
% of Com & Ind Total	81.99	56.81	8.44	12.02	9.57	31.16	6.82	6.64	37.29
17. Taxable Total	3,165	346,226,275	71	26,362,130	1,190	245,245,071	4,426	617,833,476	14,321,487
% of Taxable Total	71.51	56.04	1.60	4.27	26.89	39.69	56.63	21.74	81.80

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	1	3,605	255,810	0	0	0
19. Commercial	6	89,065	3,699,520	0	0	0
20. Industrial	3	216,584	14,581,071	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	1	3,605	255,810
19. Commercial	0	0	0	6	89,065	3,699,520
20. Industrial	0	0	0	3	216,584	14,581,071
21. Other	0	0	0	0	0	0
22. Total Sch II				10	309,254	18,536,401

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	246	5	124	375

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	13	782,235	14	2,450,550	2,512	1,569,922,100	2,539	1,573,154,885
28. Ag-Improved Land	6	19,095	9	0	1,340	577,636,830	1,355	577,655,925
29. Ag Improvements	2	178,235	1	91,875	848	73,461,418	851	73,731,528
30. Ag Total							3,390	2,224,542,338

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	1	1.02	5,610	
36. FarmSite Improv Land	2	3.47	19,095	0	0.00	0	
37. FarmSite Improvements	2	0.00	178,235	1	0.00	91,875	
38. FarmSite Total							
39. Road & Ditches	13	6.23	0	15	11.45	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	27	26.50	675,250	27	26.50	675,250	
32. HomeSite Improv Land	358	365.49	9,151,500	358	365.49	9,151,500	
33. HomeSite Improvements	363	0.00	37,504,258	363	0.00	37,504,258	0
34. HomeSite Total				390	391.99	47,331,008	
35. FarmSite UnImp Land	84	181.14	897,855	85	182.16	903,465	
36. FarmSite Improv Land	719	2,532.25	13,038,490	721	2,535.72	13,057,585	
37. FarmSite Improvements	840	0.00	35,957,160	843	0.00	36,227,270	3,187,400
38. FarmSite Total				928	2,717.88	50,188,320	
39. Road & Ditches	3,624	7,518.55	0	3,652	7,536.23	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				1,318	10,646.10	97,519,328	3,187,400

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	9	808.30	3,154,350	9	808.30	3,154,350

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	142,522.33	52.71%	1,040,400,460	53.06%	7,299.91
46. 1A	62,134.38	22.98%	453,580,715	23.13%	7,300.00
47. 2A1	18,539.74	6.86%	133,459,290	6.81%	7,198.55
48. 2A	896.47	0.33%	6,454,550	0.33%	7,199.96
49. 3A1	26,618.45	9.84%	188,990,605	9.64%	7,099.99
50. 3A	1,273.55	0.47%	9,042,140	0.46%	7,099.95
51. 4A1	13,504.17	4.99%	94,375,820	4.81%	6,988.64
52. 4A	4,915.11	1.82%	34,405,475	1.75%	6,999.94
53. Total	270,404.20	100.00%	1,960,709,055	100.00%	7,251.03
Dry					
54. 1D1	10,189.06	44.16%	50,945,235	45.20%	4,999.99
55. 1D	4,328.86	18.76%	21,644,235	19.20%	4,999.98
56. 2D1	1,848.96	8.01%	8,874,915	7.87%	4,799.95
57. 2D	194.64	0.84%	934,295	0.83%	4,800.12
58. 3D1	3,436.12	14.89%	16,149,765	14.33%	4,700.00
59. 3D	146.63	0.64%	689,150	0.61%	4,699.92
60. 4D1	2,190.60	9.49%	10,076,585	8.94%	4,599.92
61. 4D	739.42	3.20%	3,401,285	3.02%	4,599.94
62. Total	23,074.29	100.00%	112,715,465	100.00%	4,884.89
Grass					
63. 1G1	2,041.24	8.39%	4,694,745	9.28%	2,299.95
64. 1G	1,310.69	5.39%	3,014,485	5.96%	2,299.92
65. 2G1	2,110.31	8.67%	4,642,620	9.17%	2,199.97
66. 2G	551.91	2.27%	1,214,200	2.40%	2,200.00
67. 3G1	2,095.50	8.61%	4,400,485	8.70%	2,099.97
68. 3G	1,931.17	7.94%	4,055,390	8.01%	2,099.97
69. 4G1	3,221.33	13.24%	6,442,610	12.73%	1,999.98
70. 4G	11,071.60	45.50%	22,143,185	43.75%	2,000.00
71. Total	24,333.75	100.00%	50,607,720	100.00%	2,079.73
Irrigated Total					
	270,404.20	84.02%	1,960,709,055	92.18%	7,251.03
Dry Total					
	23,074.29	7.17%	112,715,465	5.30%	4,884.89
Grass Total					
	24,333.75	7.56%	50,607,720	2.38%	2,079.73
72. Waste	1,918.85	0.60%	1,726,930	0.08%	899.98
73. Other	2,106.40	0.65%	1,263,840	0.06%	600.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	321,837.49	100.00%	2,127,023,010	100.00%	6,609.00

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	100.15	730,305	312.91	2,277,195	269,991.14	1,957,701,555	270,404.20	1,960,709,055
77. Dry Land	9.53	47,650	14.93	74,065	23,049.83	112,593,750	23,074.29	112,715,465
78. Grass	1.96	4,055	42.97	93,175	24,288.82	50,510,490	24,333.75	50,607,720
79. Waste	0.25	225	0.56	505	1,918.04	1,726,200	1,918.85	1,726,930
80. Other	0.00	0	0.00	0	2,106.40	1,263,840	2,106.40	1,263,840
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	111.89	782,235	371.37	2,444,940	321,354.23	2,123,795,835	321,837.49	2,127,023,010

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	270,404.20	84.02%	1,960,709,055	92.18%	7,251.03
Dry Land	23,074.29	7.17%	112,715,465	5.30%	4,884.89
Grass	24,333.75	7.56%	50,607,720	2.38%	2,079.73
Waste	1,918.85	0.60%	1,726,930	0.08%	899.98
Other	2,106.40	0.65%	1,263,840	0.06%	600.00
Exempt	0.00	0.00%	0	0.00%	0.00
Total	321,837.49	100.00%	2,127,023,010	100.00%	6,609.00

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 Acreages (rural Res)	14	218,310	724	31,493,275	746	98,933,490	760	130,645,075	1,841,265
83.2 Aurora	131	2,031,567	1,637	26,324,450	1,721	162,730,898	1,852	191,086,915	2,340,097
83.3 Coyote Bluffs (shoups)	0	0	0	0	3	75,180	3	75,180	0
83.4 Erickson Est	3	60,000	3	93,250	3	561,050	6	714,300	146,300
83.5 Giltner	39	277,320	160	1,423,255	161	10,298,684	200	11,999,259	326,115
83.6 Hampton	15	134,080	199	2,011,600	199	14,539,030	214	16,684,710	160,885
83.7 Hillcrest View Sub	0	0	6	108,000	6	889,075	6	997,075	0
83.8 Hordville	17	133,660	60	56,895	60	2,747,550	77	2,938,105	8,855
83.9 Koskovich Sub	0	0	2	39,865	2	58,905	2	98,770	0
83.10 Lac Denado	14	181,785	14	458,655	14	962,780	28	1,603,220	20,840
83.11 Mariposa Lake	23	620,000	3	450,000	3	1,240,825	26	2,310,825	134,590
83.12 Marquette (& Kronborg)	19	35,730	121	372,760	122	4,589,735	141	4,998,225	12,545
83.13 Over The Hill	0	0	1	93,140	16	112,245	16	205,385	0
83.14 Paradise Lake	2	47,170	12	387,660	12	1,695,485	14	2,130,315	6,500
83.15 Phillips	19	78,315	136	695,025	139	7,265,796	158	8,039,136	513,575
83.16 Platte View Est	23	803,500	38	2,791,055	38	12,458,145	61	16,052,700	1,435,355
83.17 Rathjes	0	0	1	77,500	36	573,683	36	651,183	0
83.18 Rural	24	875,950	2	67,545	3	94,945	27	1,038,440	44,915
83.19 Stockham	49	65,565	25	34,925	25	832,005	74	932,495	28,610
83.20 Sunset Terrace	3	67,170	43	1,028,005	43	5,658,770	46	6,753,945	10,530
83.21 Timbercove	3	150,000	16	1,150,000	16	3,553,575	19	4,853,575	444,320
83.22 Turtle Beach	6	268,200	38	2,668,000	38	8,853,815	44	11,790,015	176,200
83.23 Valley View	2	40,000	4	131,335	4	815,120	6	986,455	20,500
83.24 Willow Bend	2	36,600	74	2,619,358	75	8,807,055	77	11,463,013	120,470
84 Residential Total	408	6,124,922	3,319	74,575,553	3,485	348,347,841	3,893	429,048,316	7,792,467

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line# I</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Acreages (rural Res)	0	0	1	25,000	1	100,350	1	125,350	0
85.2	Aurora	68	2,026,588	233	8,815,902	245	93,085,300	313	103,927,790	5,261,215
85.3	Giltner	4	8,500	17	278,325	20	4,267,390	24	4,554,215	22,900
85.4	Hampton	9	104,760	33	536,610	34	4,805,820	43	5,447,190	313,635
85.5	Hordville	1	285	7	9,560	8	1,786,410	9	1,796,255	3,000
85.6	Marquette (& Kronborg)	4	5,710	20	39,355	20	1,376,945	24	1,422,010	0
85.7	Phillips	2	960	6	8,355	8	137,665	10	146,980	0
85.8	Rural	15	1,098,240	58	5,278,051	87	64,942,054	102	71,318,345	928,270
85.9	Stockham	5	4,040	2	1,925	2	41,060	7	47,025	0
86	Commercial Total	108	3,249,083	377	14,993,083	425	170,542,994	533	188,785,160	6,529,020

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	2,041.24	8.39%	4,694,745	9.28%	2,299.95
88. 1G	1,310.69	5.39%	3,014,485	5.96%	2,299.92
89. 2G1	2,110.31	8.67%	4,642,620	9.17%	2,199.97
90. 2G	551.91	2.27%	1,214,200	2.40%	2,200.00
91. 3G1	2,095.50	8.61%	4,400,485	8.70%	2,099.97
92. 3G	1,931.17	7.94%	4,055,390	8.01%	2,099.97
93. 4G1	3,221.33	13.24%	6,442,610	12.73%	1,999.98
94. 4G	11,071.60	45.50%	22,143,185	43.75%	2,000.00
95. Total	24,333.75	100.00%	50,607,720	100.00%	2,079.73
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	24,333.75	100.00%	50,607,720	100.00%	2,079.73
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	24,333.75	100.00%	50,607,720	100.00%	2,079.73

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

41 Hamilton

	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	409,510,164	427,902,556	18,392,392	4.49%	7,792,467	2.59%
02. Recreational	1,131,870	1,145,760	13,890	1.23%	0	1.23%
03. Ag-Homesite Land, Ag-Res Dwelling	44,009,188	47,331,008	3,321,820	7.55%	0	7.55%
04. Total Residential (sum lines 1-3)	454,651,222	476,379,324	21,728,102	4.78%	7,792,467	3.07%
05. Commercial	101,255,461	105,474,406	4,218,945	4.17%	6,154,145	-1.91%
06. Industrial	80,143,254	83,310,754	3,167,500	3.95%	374,875	3.48%
07. Ag-Farmsite Land, Outbuildings	47,284,703	50,188,320	2,903,617	6.14%	3,187,400	-0.60%
08. Minerals	0	0	0		0	
09. Total Commercial (sum lines 5-8)	228,683,418	238,973,480	10,290,062	4.50%	9,716,420	0.25%
10. Total Non-Agland Real Property	683,334,640	715,352,804	32,018,164	4.69%	17,508,887	2.12%
11. Irrigated	1,959,596,125	1,960,709,055	1,112,930	0.06%		
12. Dryland	112,599,885	112,715,465	115,580	0.10%		
13. Grassland	50,854,555	50,607,720	-246,835	-0.49%		
14. Wasteland	1,728,540	1,726,930	-1,610	-0.09%		
15. Other Agland	1,269,340	1,263,840	-5,500	-0.43%		
16. Total Agricultural Land	2,126,048,445	2,127,023,010	974,565	0.05%		
17. Total Value of all Real Property (Locally Assessed)	2,809,383,085	2,842,375,814	32,992,729	1.17%	17,508,887	0.55%

2016 Assessment Survey for Hamilton County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	2
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	General - \$168,495 Reappraisal - \$33,400
7.	
8.	Amount of the total assessor's budget set aside for appraisal work:
	Contracted - \$3,000 In-House - \$30,400
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	N/A
10.	Part of the assessor's budget that is dedicated to the computer system:
	CAMA/MIPS \$17,500; GIS \$10,000; Maintenance computers \$900
11.	Amount of the assessor's budget set aside for education/workshops:
	\$550 (all staff)
12.	Other miscellaneous funds:
	Office equipment \$1,500
13.	Amount of last year's assessor's budget not used:
	General \$0.00; Reappraisal \$1072.00

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	Assessor and Staff
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes. http://hamilton.assessor.gisworkshop.com
7.	Who maintains the GIS software and maps?
	Assessor's Office and GIS Workshop
8.	Personal Property software:
	Radwen, Inc. and MIPS. Will switch to MIPS only fall 2016.

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?
	All towns in the county are zoned.
4.	When was zoning implemented?
	1970

D. Contracted Services

1.	Appraisal Services:
	Stanard Appraisal appraises commercial and industrial parcels with Assessor and Staff.
2.	GIS Services:
	GIS Workshop
3.	Other services:
	N/A

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Yes. Commercial and Industrial only.
2.	If so, is the appraisal or listing service performed under contract?
	No
3.	What appraisal certifications or qualifications does the County require?
	That the appraiser be licensed/registered
4.	Have the existing contracts been approved by the PTA?
	Mass reappraisals – yes; annual pickup work – no
5.	Does the appraisal or listing service providers establish assessed values for the county?
	No – they assist assessor in setting values, but the assessor has final determination of value.

2016 Residential Assessment Survey for Hamilton County

1.	Valuation data collection done by:																								
	Assessor 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="width: 15%; text-align: center; padding: 5px;"><u>Valuation Grouping</u></th> <th style="text-align: center; padding: 5px;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center; padding: 5px;">1</td> <td style="padding: 5px;">(Aurora) All parcels located within the town of Aurora. Aurora is the county seat and largest town in Hamilton County, with an estimated population of 4,480. The hub for most activities in the area, Aurora is located in the middle of Hamilton County; 3 miles north of Interstate 80 and at the intersection of Highways 14 and 34. The downtown Central Park Square business district has a variety of active retail stores which is located on all four sides of the Courthouse. The housing market is quite active with no signs of slowing down. New subdivisions are continually being developed. Rental properties are many but few are available at any given time. Among the big draws to Aurora are the school system, Memorial Hospital/Wortman Surgical Center with visiting specialists, Chiropractic Clinics and Jim's U-Save Pharmacy. Seniors are in good hands with plenty</td> </tr> <tr> <td style="text-align: center; padding: 5px;">2</td> <td style="padding: 5px;">(Acreage): Parcels in the rural areas of the county with 20 acres or less. This area has one market for rural residential land values.</td> </tr> <tr> <td style="text-align: center; padding: 5px;">3</td> <td style="padding: 5px;">(Giltner, Hampton): Contains schools, post offices, and a bank; vary in size, style, quality, and condition. Subject to the same economic market associated with the towns.</td> </tr> <tr> <td style="text-align: center; padding: 5px;">4</td> <td style="padding: 5px;">(Hillcrest, Sunset Terrace, Paradise Lake): Three subdivisions near the Platte River that are within a mile of each other; same general market and similar dwellings.</td> </tr> <tr> <td style="text-align: center; padding: 5px;">5</td> <td style="padding: 5px;">(Hordville, Marquette, Phillips, Stockham): No schools; relatively small residential towns with little or no commercial activity.</td> </tr> <tr> <td style="text-align: center; padding: 5px;">6</td> <td style="padding: 5px;">(Lac Denado, Willow Bend): Consist of lake properties with relatively older improvements. Seasonal and year round dwellings exist.</td> </tr> <tr> <td style="text-align: center; padding: 5px;">7</td> <td style="padding: 5px;">(Over the Hill Lake, Rathje's Resort, Coyote Bluffs): Over the Hill Lake is a man-made lake with seasonal cabins. Rathje's Resort abuts the Platte River and consists of a number of cabins, with a mix of year round, seasonal, and IOLL residences. The looks of the homes vary as do the owners' approach to the care and maintenance of them. Coyote Bluffs contains 3 cabins on the river.</td> </tr> <tr> <td style="text-align: center; padding: 5px;">8</td> <td style="padding: 5px;">(Platte View Estates): A higher-end housing development that is paved with street lights and has completed all phases. House values exceed \$400,000. It is located within one mile of both the Platte River and the Hall County line.</td> </tr> <tr> <td style="text-align: center; padding: 5px;">9</td> <td style="padding: 5px;">(Turtle Beach, Timber Cove, Mariposa Lake) Turtle Beach is alongside the Platte River. Out of 45 lots, only 4 buildable lots are left. Timber Cove is on a man-made lake and abuts the Platte River and is active with new construction. Only 1 lot is left to be sold there. Mariposa Lake is a high-end subdivision with a locked gate and only three new homes in place out of 26 lots available. A new dwelling is going to be built there for 2017 assessment. Lots are slow to sell.</td> </tr> <tr> <td style="text-align: center; padding: 5px;">10</td> <td style="padding: 5px;">(Valley View, Koskovich Sub, Erickson Estates): Valley View abuts a rural golf course consisting of 3-4 acre lots. Koskovich abuts Valley View. Erickson Estates, known for panoramic views, is a group of two relatively new houses.</td> </tr> <tr> <td style="text-align: center; padding: 5px;">Ag</td> <td style="padding: 5px;">Agricultural outbuildings and improvements</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	1	(Aurora) All parcels located within the town of Aurora. Aurora is the county seat and largest town in Hamilton County, with an estimated population of 4,480. The hub for most activities in the area, Aurora is located in the middle of Hamilton County; 3 miles north of Interstate 80 and at the intersection of Highways 14 and 34. The downtown Central Park Square business district has a variety of active retail stores which is located on all four sides of the Courthouse. The housing market is quite active with no signs of slowing down. New subdivisions are continually being developed. Rental properties are many but few are available at any given time. Among the big draws to Aurora are the school system, Memorial Hospital/Wortman Surgical Center with visiting specialists, Chiropractic Clinics and Jim's U-Save Pharmacy. Seniors are in good hands with plenty	2	(Acreage): Parcels in the rural areas of the county with 20 acres or less. This area has one market for rural residential land values.	3	(Giltner, Hampton): Contains schools, post offices, and a bank; vary in size, style, quality, and condition. Subject to the same economic market associated with the towns.	4	(Hillcrest, Sunset Terrace, Paradise Lake): Three subdivisions near the Platte River that are within a mile of each other; same general market and similar dwellings.	5	(Hordville, Marquette, Phillips, Stockham): No schools; relatively small residential towns with little or no commercial activity.	6	(Lac Denado, Willow Bend): Consist of lake properties with relatively older improvements. Seasonal and year round dwellings exist.	7	(Over the Hill Lake, Rathje's Resort, Coyote Bluffs): Over the Hill Lake is a man-made lake with seasonal cabins. Rathje's Resort abuts the Platte River and consists of a number of cabins, with a mix of year round, seasonal, and IOLL residences. The looks of the homes vary as do the owners' approach to the care and maintenance of them. Coyote Bluffs contains 3 cabins on the river.	8	(Platte View Estates): A higher-end housing development that is paved with street lights and has completed all phases. House values exceed \$400,000. It is located within one mile of both the Platte River and the Hall County line.	9	(Turtle Beach, Timber Cove, Mariposa Lake) Turtle Beach is alongside the Platte River. Out of 45 lots, only 4 buildable lots are left. Timber Cove is on a man-made lake and abuts the Platte River and is active with new construction. Only 1 lot is left to be sold there. Mariposa Lake is a high-end subdivision with a locked gate and only three new homes in place out of 26 lots available. A new dwelling is going to be built there for 2017 assessment. Lots are slow to sell.	10	(Valley View, Koskovich Sub, Erickson Estates): Valley View abuts a rural golf course consisting of 3-4 acre lots. Koskovich abuts Valley View. Erickson Estates, known for panoramic views, is a group of two relatively new houses.	Ag	Agricultural outbuildings and improvements
<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>																								
1	(Aurora) All parcels located within the town of Aurora. Aurora is the county seat and largest town in Hamilton County, with an estimated population of 4,480. The hub for most activities in the area, Aurora is located in the middle of Hamilton County; 3 miles north of Interstate 80 and at the intersection of Highways 14 and 34. The downtown Central Park Square business district has a variety of active retail stores which is located on all four sides of the Courthouse. The housing market is quite active with no signs of slowing down. New subdivisions are continually being developed. Rental properties are many but few are available at any given time. Among the big draws to Aurora are the school system, Memorial Hospital/Wortman Surgical Center with visiting specialists, Chiropractic Clinics and Jim's U-Save Pharmacy. Seniors are in good hands with plenty																								
2	(Acreage): Parcels in the rural areas of the county with 20 acres or less. This area has one market for rural residential land values.																								
3	(Giltner, Hampton): Contains schools, post offices, and a bank; vary in size, style, quality, and condition. Subject to the same economic market associated with the towns.																								
4	(Hillcrest, Sunset Terrace, Paradise Lake): Three subdivisions near the Platte River that are within a mile of each other; same general market and similar dwellings.																								
5	(Hordville, Marquette, Phillips, Stockham): No schools; relatively small residential towns with little or no commercial activity.																								
6	(Lac Denado, Willow Bend): Consist of lake properties with relatively older improvements. Seasonal and year round dwellings exist.																								
7	(Over the Hill Lake, Rathje's Resort, Coyote Bluffs): Over the Hill Lake is a man-made lake with seasonal cabins. Rathje's Resort abuts the Platte River and consists of a number of cabins, with a mix of year round, seasonal, and IOLL residences. The looks of the homes vary as do the owners' approach to the care and maintenance of them. Coyote Bluffs contains 3 cabins on the river.																								
8	(Platte View Estates): A higher-end housing development that is paved with street lights and has completed all phases. House values exceed \$400,000. It is located within one mile of both the Platte River and the Hall County line.																								
9	(Turtle Beach, Timber Cove, Mariposa Lake) Turtle Beach is alongside the Platte River. Out of 45 lots, only 4 buildable lots are left. Timber Cove is on a man-made lake and abuts the Platte River and is active with new construction. Only 1 lot is left to be sold there. Mariposa Lake is a high-end subdivision with a locked gate and only three new homes in place out of 26 lots available. A new dwelling is going to be built there for 2017 assessment. Lots are slow to sell.																								
10	(Valley View, Koskovich Sub, Erickson Estates): Valley View abuts a rural golf course consisting of 3-4 acre lots. Koskovich abuts Valley View. Erickson Estates, known for panoramic views, is a group of two relatively new houses.																								
Ag	Agricultural outbuildings and improvements																								
3.	List and describe the approach(es) used to estimate the market value of residential properties.																								

	The cost approach and sales comparison approach are used to estimate value in the residential class.																																																																
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?																																																																
	Depreciation schedules are based on local market information.																																																																
5.	Are individual depreciation tables developed for each valuation grouping?																																																																
	Yes if there is an adequate number of qualified sales.																																																																
6.	Describe the methodology used to determine the residential lot values?																																																																
	The county uses an analysis of vacant residential parcels to establish assessments for the land component of the assessed value.																																																																
7.	Describe the methodology used to determine value for vacant lots being held for sale or resale?																																																																
	Sales price, square foot, and location are three of the main criteria that are examined. If there are a number of lots selling in a certain subdivision, and that is noted and then taken into account for the following years' revalue of that subdivision. If city wide or village wide the market dictates that vacant lots are selling strong, a possible revalue of the entire area will be seriously considered.																																																																
8.	<table border="1"> <thead> <tr> <th><u>Valuation Grouping</u></th> <th><u>Date of Depreciation Tables</u></th> <th><u>Date of Costing</u></th> <th><u>Date of Lot Value Study</u></th> <th><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td>1</td> <td>2014</td> <td>2007</td> <td>2014</td> <td>2010-2015</td> </tr> <tr> <td>2</td> <td>2014</td> <td>2007</td> <td>2014</td> <td>2010-2015</td> </tr> <tr> <td>3</td> <td>2010</td> <td>2007</td> <td>2010</td> <td>2010</td> </tr> <tr> <td>4</td> <td>2013</td> <td>2007</td> <td>2013</td> <td>2013</td> </tr> <tr> <td>5</td> <td>2013</td> <td>2007</td> <td>2013</td> <td>2013</td> </tr> <tr> <td>6</td> <td>2014</td> <td>2007</td> <td>2014</td> <td>2010-2013</td> </tr> <tr> <td>7</td> <td>2009</td> <td>2007</td> <td>2009</td> <td>2010-2013</td> </tr> <tr> <td>8</td> <td>2014</td> <td>2007</td> <td>2014</td> <td>2014</td> </tr> <tr> <td>9</td> <td>2014</td> <td>2007</td> <td>2014</td> <td>2014</td> </tr> <tr> <td>10</td> <td>2013</td> <td>2007</td> <td>2013</td> <td>2013-2014</td> </tr> <tr> <td>Ag</td> <td>2014</td> <td>2007</td> <td>2014</td> <td>2010-2015</td> </tr> </tbody> </table>					<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>	1	2014	2007	2014	2010-2015	2	2014	2007	2014	2010-2015	3	2010	2007	2010	2010	4	2013	2007	2013	2013	5	2013	2007	2013	2013	6	2014	2007	2014	2010-2013	7	2009	2007	2009	2010-2013	8	2014	2007	2014	2014	9	2014	2007	2014	2014	10	2013	2007	2013	2013-2014	Ag	2014	2007	2014	2010-2015
<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>																																																													
1	2014	2007	2014	2010-2015																																																													
2	2014	2007	2014	2010-2015																																																													
3	2010	2007	2010	2010																																																													
4	2013	2007	2013	2013																																																													
5	2013	2007	2013	2013																																																													
6	2014	2007	2014	2010-2013																																																													
7	2009	2007	2009	2010-2013																																																													
8	2014	2007	2014	2014																																																													
9	2014	2007	2014	2014																																																													
10	2013	2007	2013	2013-2014																																																													
Ag	2014	2007	2014	2010-2015																																																													
	Valuation groupings are created by looking for similar characteristics, for example, proximity, size, and amenities. The groupings are then reviewed annually to ensure that those similarities remain.																																																																

2016 Commercial Assessment Survey for Hamilton County

1.	Valuation data collection done by:			
	Contract Appraiser and Assessor			
2.	List the valuation groupings recognized in the County and describe the unique characteristics of each:			
	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>		
	1	(Aurora): The county seat and commercial hub for the area. Parcels are subject to a different market based purely on location.		
	2	(Giltner, Hampton): Relatively small commercial districts; comparable market based on locational characteristics.		
	3	(Marquette, Stockham, Phillips, Hordville): Relatively small commercial districts; unique market based on locational characteristics.		
	4	(Rural): Consists of parcels that are largely determined by locational characteristics.		
3.	List and describe the approach(es) used to estimate the market value of commercial properties.			
	The cost approach is the primary method used to estimate value in the commercial class, however, income information and comparable sales are considered when available. Occasional physical viewing by driving by also helps determine when a more detailed review of a parcel is necessary.			
3a.	Describe the process used to determine the value of unique commercial properties.			
	Physical inspection, joint review with commercial appraiser, and locate comparable sales using new state sales file query.			
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?			
	Depreciation tables are developed by the contract appraiser using information derived from the market.			
5.	Are individual depreciation tables developed for each valuation grouping?			
	Yes			
6.	Describe the methodology used to determine the commercial lot values.			
	Vacant commercial lots are valued primarily using market information from vacant lot sales. If improved with a dilapidated structure, the cost to cure is considered.			
7.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>
	1	2009	2008	2008
	2	2008	2008	2013
	3	2008	2008	2013
	4	2008	2008	2013
				<u>Date of Last Inspection</u>
				2009-2014
				2013-2014
				2010-2014
				2009-2014

Valuation groupings are created by looking for similar characteristics, for example, proximity, size, and amenities. The groupings are then reviewed annually to ensure that those similarities remain. Continual physical visits throughout the year is also taken into consideration to verify status of groupings.

2016 Agricultural Assessment Survey for Hamilton County

1.	Valuation data collection done by:							
	Assessor and Staff							
2.	List each market area, and describe the location and the specific characteristics that make each unique.							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Market Area 1 consists of the entire county. Primarily irrigated, and relatively flat in topography.</td> <td style="text-align: center;">ongoing</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	Market Area 1 consists of the entire county. Primarily irrigated, and relatively flat in topography.	ongoing
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>						
1	Market Area 1 consists of the entire county. Primarily irrigated, and relatively flat in topography.	ongoing						
3.	Describe the process used to determine and monitor market areas.							
	The county reviews sale information and identifies common characteristics of the parcels. The sales support one market area for the entire county.							
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.							
	Land is considered residential if it is not being used for ag and has a primary residence. Acreages or parcels with dwellings and/or outbuildings of 20 acres or less would be considered rural residential.							
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?							
	Yes, same valuation							
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.							
	Interviews with buyers and sellers, and review of questionnaires. No recent sales.							

~2015 Plan of Assessment for Hamilton County~

(For Assessment years 2016, 2017, and 2018)

Date: June 15th, 2015

Plan of Assessment Requirements:

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

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

Real Property Assessment Requirements:

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

Assessment levels required for real property are as follows:

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

General Description of Real Property in Hamilton County

The total value of Hamilton County for 2014 was \$2,816,806,763.00.

For fiscal year June 1st, 2014 to June 1st, 2015, an estimated 140 zoning/building permits were filed for improvements to real estate County wide. Also the Assessor and staff discover many

new and altered structures where no permit was applied for or issued. Approximately 50 parcels are affected in that way. In these incidences, the changes are noted, and the applicable property record card is updated

For more information see 2015 Reports & Opinions, Abstract and Assessor Survey.

Current Resources

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

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

The cadastral maps are updated as the transfer statements are processed. They are in very poor condition, but with the implementation of GIS, the information is available electronically.

Proposed submitted General Budget for July 1, 2015 – June 30, 2016 is ?. The proposed submitted Reappraisal Budget for July 1, 2015 – June 30, 2016 is ?. The Reappraisal Budget includes all the Maintenance agreements for GIS, CAMA, MIPS PC Admin and the web site.

The Assessor still uses a 2005 Chevy Colorado 4x4 pick up to complete all pick up work throughout the county.

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

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

ArcView is the GIS software and ARC 10.2.2 is currently being used by Hamilton County and is supported by GIS Workshop in Lincoln, Nebraska.

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

Current Assessment Procedures for Real Property

On average, 35-40 deeds per month are received from the Registrar of Deeds that affect this office. Real Estate transfer statements are handled daily. Ownership changes are made in the administrative package and updated on the website daily. Agricultural and some commercial sales are verified by telephone call and physical inspections as necessary. Most residential sales are inspected and new photos taken if necessary. Zoning/building permits are constantly being verified in the field. Pickup work is to be completed by March 10th of each year.

Appraisal Property Record Cards for all properties reflect the current owner and their mailing address, the latest purchase price with a copy of the recorded deed or similar instrument. If the property is improved, a situs address, photos and a sketch of the dwelling/commercial building(s) is included. The aerial photos therein reflect the date of approximately March 1, 2008 and/or May 1, 2013.

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

It is a continuing practice to send out questionnaires to property owners in regards to the correct interior info on their dwelling and out buildings listed on their appraisal cards. We are having a good success rate in the questionnaires being returned to us in a timely manner.

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

In one years' time this office physically inspects approximately 540 parcels, both residential and rural properties; equivalent to 50 days "out" of the office. About 30% of those viewed (165+/-) are from both rural and in-town building permits. The Assessor has no desire to hire out this portion of her assessment work. She believes the accuracy of her records and her ability to visit with constituents about their properties is invaluable. She is also saving the county a great deal of money, (estimated at \$54,000+/year) by continuing this practice along with her staff. An independent appraisal company would charge the County at least \$100/parcel to perform the same service as the Assessor and staff are now completing.

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

The CAMA costing program for commercial is April 2008. Residential property is June 2007. Depreciation studies are done yearly in the areas that are scheduled for review or have been determined through ratio studies that need review. The cost approach is used to establish the cost new and depreciation is used to bring the properties to market value. The income approach is also used on the commercial and some of the industrial properties by Stanard Appraisal Services, Inc. for the Assessor.

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

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

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

Notices of Valuation Change are mailed to the property owners on or before June 1. There were approximately 4200 printed and mailed out on May 29th, 2015.

Level of Value, Quality, and Uniformity for Assessment Year 2015:

<u>Property Class</u>	<u>Median</u>
Residential	95%
Commercial	94%
Agricultural Land	71%

For more information regarding statistical measures see 2015 Reports & Opinions.

Current Assessment Procedures for Personal Property

Out of an estimated 1500 Personal Property Schedules, approximately 79 Personal Property Schedules were delinquent as of May 1, 2015. The County Assessor notified the late filers by mail, and over two-thirds responded with a filing of their schedules. A 10% penalty was assessed to these schedules. A 25% penalty will be assessed as well as an "Assessor's estimated acquisition amount" to approximately 30 still delinquent as of July 1, 2015.

Current Assessment Procedures for Homestead Exemptions

The Assessor and her staff currently receive approximately 330 Homestead Exemptions in the office. Quite a few of the applicants need assistance and rely upon this staff in correctly filling out their forms. The County Assessor arranges personal visits to the residence of several homestead applicants to assist in the filing process of their Homestead Exemption forms. Reminders were mailed out June 13th, for those not having yet filed for 2015.

Assessment actions completed for assessment year 2015:

Residential / Rural Residential:

The village of Hampton was revalued in its entirety. The appraisal card was compared with what was actually at the property. Siding, roofing, decks, outbuildings, patios, heating & cooling, finished basements, additions, deletions, and remodeling were included as part of these inspections. Approximately 275 parcels were reviewed.

All of the following subdivisions in Aurora are now on the new CAMA pricing: Aurora State West & West 2nd Sub, Pence & Pence 3rd Sub, Holtzen & Holtzen 2nd Sub, Broadmoor Sub, Dunham's Sub, Schaffert's Sub, Warleen Sub, Daniel Country Club Sub, Valley View Subs, LacDenado, Timbercove Sub, Wetherington Heights, Platte View Estates, Cottage Park and Mariposa Lake Development.

New Low Income duplexes are being built in Cottage Park Sub. Several were complete for the 2015 assessment year.

Commercial: With the assistance of Stanard Appraisal Inc. the following were newly added or changed in assessment: Aventine is now completed & making ethanol; Aurora Coop vertical tanks, Penner Mfg's new addition, Grain Place Foods new bins & building; JWF Friesen Ford's new building under construction; and Yellow Lucky Dog building renovation.

Agricultural Land:

The County remains in one market area. All irrigated crop ground, dry cropable and pasture lands increased in value for the County to be in compliance.

Feedlots, when found on an appraisal card, are being revalued to be equalized county wide.

The County's vendor, GISW, is currently working on a new Aurora City wall map detailing all of the city's subdivisions, block and lot numbers, streets, alleys and highways. The new map will also have the parks, courthouse square and other significant places of interest properly marked. The cost of this project is estimated at \$15,000. The current wall map in use is from 1974. The new map will be available the fall of 2015, and was a much needed tool for this office.

Assessment actions planned for assessment year 2016:

Residential:

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

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

The village of Giltner needs to be assessed on the new CAMA pricing and new photos taken and each card inspected with what is physically existing on each parcel to be in compliance with the 6 year review cycle. There are approximately 270 parcels to review.

Coop Sub, Cassell’s Add and Wadell’s Add will be put on new pricing. Also Hamilton Heights & Hamilton Heights 2nd Sub.

Rural Residential:

A market study will be conducted to bring rural residential properties to 100% of market value.

A review of rural residential properties will continue. The appraisal card will be reviewed in office comparing the 2008 aerial with the 2013 aerial along with the building assessment record. When differences are found, Assessor and/or staff will physically inspect the property with the record to verify. If no changes are noted, the property will be considered “inspected” as part of the six year cycle review process. We are in great hopes to get one fourth of the county reviewed per/year and this process to continue.

The new CAMA pricing needs to be applied to dwellings in Turtle Beach and several subdivisions in Aurora.

Reviews & new CAMA pricing will hopefully be completed for Valley View subs.

Pick-up work and zoning/building permits will be checked and placed on the assessment roll by March 19, 2016.

Commercial:

Commercial properties will be reviewed and re-priced as necessary for 2016 with the assistance of Stanard Appraisal Inc staff. Reviews will be done on a few rural commercial properties.

Agricultural Land:

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

Assessment Actions Planned for Assessment Year 2017:

Residential:

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

Aurora City will continue to be priced out in the new CAMA pricing system by subdivisions. Sketches of dwellings will be updated.

Pick-up work and building permits will be checked and placed on the assessment roll by March 19, 2017.

Rural Residential:

A review of rural residential properties will continue. The appraisal card will be reviewed in office comparing the 2008 aerial with the 2013 aerial along with the building assessment record. When differences are found, Assessor and/or staff will physically inspect the property with the record to verify. If no changes are noted, the property will be considered “inspected” as part of the six year cycle review process. We are in great hopes to get the second quarter of the county reviewed.

Commercial:

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

Pick-up work and zoning/building permits will be conducted by Stanard Appraisal Services, Inc with verification by the Assessor before being placed on the assessment roll by March 19, 2017.

Agricultural Land:

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

Land use will be updated as needed. Well registration lists will be checked and drive by inspections will be made to verify land use.

Assessment Actions Planned for Assessment Year 2018

The 2013 aerial photos are now 5 years old and the Assessor will budget for the county to be flown and photo'd in the early spring of 2018.

Residential:

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

Rural Residential:

A review of rural residential properties will continue. The appraisal card will be reviewed in office comparing the 2008 aerial with the 2013 aerial along with the building assessment record. When differences are found, Assessor and/or staff will physically inspect the property with the record to verify. If no changes are noted, the property will be considered “inspected” as part of the six year cycle review process. We are in great hopes to get the second quarter of the county reviewed.

Commercial:

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

Pick-up work and zoning/building permits will be checked and placed on the assessment roll by March 19, 2018. A commercial appraiser will be used again to assist the Assessor in completing the commercial assessments.

Agricultural Land:

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

Land use will be updated as needed. Well registration lists will be checked and drive by inspections will be made to verify land use when needed.

Other functions performed by the Assessor’s Office, but not limited to:

1. Appraisal cards are updated yearly. Ownership changes are made as the 521 transfers attached to recorded deeds are given to the Assessor’s offices from the Register of Deeds. The sales are ‘worked’ and exported via internet to the Nebraska Department of Revenue Property Assessment Division. Splits and subdivision changes are made as they become available to the Assessor’s office. Some come from the County Clerk, through a filed survey and/or deed, and some are discovered and printed from the Nebraska State Surveyor’s webpage. These are updated in the GIS system at the same time they are changed on the appraisal cards and in the computer Administrative Package.

2. Assessor, occasionally with the help of her staff, annually prepare and file Assessor Administrative Reports required by law/regulation as follows:
 - a. Abstracts (Real and Personal Property)
 - b. Assessor Survey
 - c. Sales information to Department of Revenue rosters & annual Assessed Value Update w/Abstract
 - d. Certification of Value to Political Subdivisions
 - e. School District Taxable Value Report
 - f. Homestead Exemption Tax Loss Report
 - g. Certificate of Taxes Levied Report
 - h. Report of all exempt property and taxable government owned property
 - i. Annual Plan of Assessment Report
3. Personal Property: administer annual filing of approximately 1500 Schedules, prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required. The Personal Property Schedules are now available on the web and about 365 were filed on line in 2015 with minimal fixable problems.
4. Permissive Exemptions: administer annual filings of Applications for new or continued exempt use, review and make recommendations to County Board of Equalization.
5. Taxable Government Owned Property: annual review of government owned property not used for public purpose, send notices of intent to tax, etc.
6. Homestead Exemptions: administer approximately 355 annual filings (for 2015) of Homestead Exemptions Applications with assistance to applicants, conduct the approval/denial process along with proper taxpayer notifications.
7. A copy machine is available for appraisers to make copies and get a receipt for monies paid for said copies. A fee sheet is submitted monthly to the County Board.
8. Centrally Assessed: review of valuations as certified by Nebraska Department of Revenue Property Assessment Division for railroads and public service entities, establish assessment records and tax billing for tax list.
9. Tax Increment Financing: management of record/valuation information for properties in Community Redevelopment Projects for proper reporting on administrative reports and allocation of ad valorem tax.
10. Tax Districts and Tax Rates: management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.
11. Tax Lists: prepare and certify tax lists to County Treasurer for real property, personal property, and centrally assessed.

12. Tax List Corrections: prepare tax correction documents to inform the County Board of Equalization of changes in value and for the Chairman's signature.
13. County Board of Equalization: either the Assessor or her Deputy attend County Board of Equalization meetings for valuation protests (providing requested information) and also regular meetings of CBE for tax corrections, 3 Year Plan, cemetery report, permissive exemptions, etc.
14. Prepare the Physical Visitation Map and Daily Schedule for County Board of Equalization field reviews on all protested properties.
15. Tax Equalization & Review Commission Appeals: prepare information and attend taxpayer appeal hearings before TERC, update County Attorney to accompany Assessor to said hearing(s). Defend valuation set by the County Board of Equalization. Encourage County Board of Equalization officials to attend to said hearing(s). Continue to do my very best to work with the property owners and County Board of Equalization on an agreement of a taxable value on protested properties, thus avoiding a TERC filing by said property owners.
16. TERC Statewide Equalization: attend hearings if applicable to county, defend values, and/or implement orders of the TERC.
17. Education: Assessor Education – attend meetings, workshops and education classes to obtain required hours of continuing education to maintain assessor certification. The four certificate holders of the assessor's office will meet their 60 hours of education in a four year period to maintain their certification. The Assessment Clerks will attend some of the monthly Central District Association meetings with the County Assessor and/or her Deputy.
18. Safety procedures are practiced to the highest degree possible in this office. Usually, the Sheriff's office is notified of a work area before any staff leaves the office for assessment work in the county. It is office policy and mandatory that "in house" appraisal staff is always sent out in 'pairs' for field assessment work. The county vehicle is equipped with pepper spray and orange safety vests, tape measures, county & village maps, office supplies, extra winter gear as well as toilet paper, flashlight, binoculars & dog biscuits.
19. The Assessor and at least one of her staff will attempt to continue to attend the monthly Central Nebraska County Assessors Association meetings. In attendance are also Liaisons from the same area and, at times, state employees.
20. The Assessor physically visits every protested property in the County accompanied by at least one staff employee. She is very appreciative of any Commissioners that can assist her with this challenging process.

21. The Assessor will continue to e-mail press releases from the State to the Aurora News Register for their publication for the public.
22. The Assessor and her staff know that any questions/concerns/problems that arise in the office can be handled quickly, by a phone call or email to the Department of Revenue Property Assessment Division. A listing of those employees by their specialty area is available to the Assessor and her staff.
23. The Assessor currently sits as the Vice President for the Central Nebraska County Officials Association, Central District Executive Board. Her term is for 2 years starting June 2014 to June 2016.

In Conclusion:

The Hamilton County Assessor's Office will strive to maintain an efficient and professional office while continuing to be courteous and respectful to property owners, visitors and co-workers of this County.

Patricia E Sandberg

As per Nebraska Statute 77-1311.02, a copy of this report was submitted to all 5 of the members of the Hamilton County Board of Equalization on Monday, July 20th, 2015.

Amended Assessment Actions (June 15th, 2015 – October 30th, 2015)

In June a total of 72 protests were filed; 23 commercial, 14 residential, 31 agricultural and four were withdrawn. In June and July, the Assessor, Deputy and, at least one, of the County Board of Equalization Commissioners physically inspected and reviewed the majority of the filed Real Estate Protests. Several were viewed by the Assessor, Deputy, and her Liaison only. The commercial ones were viewed by all aforementioned and the Assessor's commercial appraiser.

The Assessor presented her proposed budgets to the County Board on July 27th.

The pick up work is well under way and the Assessor and/or her staff are continually going out and doing field work throughout the county.

The rural residential properties need reviewed as there is no consistency in the time frame of them being physically inspected county wide. Four township have been completed at this writing, namely Bluff, South Platte, Otis & Valley. The County Assessor and Deputy will continue this process in hopes of finishing three to four townships/year.

Approximately 30 Personal Property Schedules were given a 25% penalty on July 1st, with Assessor's Estimated Acquisitions added to each. We are continually receiving federal depreciation worksheets from property owners to update their 2015 Personal Property schedule, which, at times, involves tax corrections for previous years.

August 23rd through 27th the Assessor attended the Assessor's Annual Workshop in North Platte. The county pickup was tuned up and readied for further use during this time.

On August 31st, the County Board approved the Assessor's budget as follows: Reappraisal at \$33,400.00; General at \$168,495.00.

On October 15th, the Assessor and Deputy attended NACO's 10th Annual Legislative Conference in Kearney.

The County Board of Equalization will approve the levies on November 2nd.

The Assessor's Liaison from Dept of Revenue, Bridget Barclay-Sudol, will be assisting the Assessor in proposed 2016 valuations for her ag land countywide before the first of the year. The Assessor is planning on increasing the values on the rural residential lands also.

Stanard Appraisals Inc will assist in the valuing of approximately 30 commercial properties with in the county for 2016 assessment purposes.

The Assessor and her Deputy are planning on attending the NACO Annual Conference in December in Kearney.

The Assessor sits on the Central Nebraska County Officials Association Executive Board as the Vice President for a term from July, 2014 through July 2016.

The Assessor sits on the Nebraska Assessment Education Certification Advisory Board for an indefinite term.

Respectfully submitted this 27th day of October, 2015.

/s/ Patricia E Sandberg
Hamilton County Assessor
Aurora, Nebraska