



2016 REPORTS & OPINIONS

ADAMS COUNTY



Pete Ricketts
Governor

STATE OF NEBRASKA
DEPARTMENT OF REVENUE
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April 8, 2016

Commissioner Salmon:

The Property Tax Administrator has compiled the 2016 Reports and Opinions of the Property Tax Administrator for Adams 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 Adams 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: Jackie Russell, Adams County Assessor

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Introduction

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

The statistical and narrative reports contained in the R&O of the PTA provide an analysis of the assessment process implemented by each county to reach the levels of value and quality of assessment required by Nebraska law. The PTA's opinion of the level of value and quality of assessment in each county is a conclusion based upon all the data provided by the county assessor and gathered by the Nebraska Department of Revenue, Property Assessment Division (Division) regarding the assessment activities in the county during the preceding year.

The statistical reports are developed using the state-wide sales file that contains all arm's-length transactions as required by [Neb. Rev. Stat. § 77-1327](#). From this sale file, the Division prepares a statistical analysis comparing assessments to sale prices. After determining if the sales represent the class or subclass of properties being measured, inferences are drawn regarding the assessment level and quality of assessment of the class or subclass being evaluated. The statistical reports contained in the R&O are developed based on standards developed by the International Association of Assessing Officers (IAAO).

The analysis of assessment practices in each county is necessary to give proper context to the statistical inferences from the assessment sales ratio studies and the overall quality of assessment in the county. The assessment practices are evaluated in the county to ensure professionally accepted mass appraisal methods are used and that those methods will generally produce uniform and proportionate valuations.

The PTA considers the statistical reports and the analysis of assessment practices when forming conclusions on both the level of value and quality of assessment. The consideration of both the statistical indicators and assessment processes used to develop valuations is necessary to accurately determine the level of value and quality of assessment. Assessment practices that produce a biased sales file will generally produce a biased statistical indicator, which, on its face, would otherwise appear to be valid. Likewise, statistics produced on small, unrepresentative, or otherwise unreliable samples, may indicate issues with assessment uniformity and assessment level—however, a detailed review of the practices and valuation models may suggest otherwise. For these reasons, the detail of the Division's analysis is presented and contained within the correlation sections for Residential, Commercial, and Agricultural land.

Statistical Analysis:

In determining a point estimate of the level of value, the PTA considers three measures as indicators of the central tendency of assessment: the median ratio, weighted mean ratio, and mean ratio. The use and reliability of each measure is based on inherent strengths and weaknesses which are the quantity and quality of the information from which it was calculated and the defined scope of the analysis.

The median ratio is considered the most appropriate statistical measure to determine a level of value for direct equalization which is the process of adjusting the values of classes or subclasses of property in response to an unacceptable level. Since the median ratio is considered neutral in relationship to either assessed value or selling price, adjusting the class or subclass of properties based on the median measure will not change the relationships between assessed value and level of value already present in the class of property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers, which can skew the outcome in the other measures.

The weighted mean ratio best reflects a comparison of the fully assessable valuation of a jurisdiction, by measuring the total assessed value against the total of selling prices. The weighted mean ratio can be heavily influenced by sales of large-dollar property with extreme ratios.

The mean ratio is used as a basis for other statistical calculations, such as the price related differential and coefficient of variation. As a simple average of the ratios the mean ratio has limited application in the analysis of the level of value because it assumes a normal distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

The quality of assessment relies in part on statistical indicators as well. If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the mean ratio, it may be an indication of disproportionate assessments. The coefficient produced by this calculation is referred to as the Price Related Differential (PRD) and measures the assessment level of lower-priced properties relative to the assessment level of higher-priced properties.

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

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

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

Analysis of Assessment Practices:

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

To ensure county assessors are submitting all Real Estate Transfer Statements, required for the development of the state sales file pursuant to Neb. Rev. Stat. § 77-1327, the Division audits a random sample from the county registers of deeds records to confirm that the required sales have been submitted and reflect accurate information. The timeliness of the submission is also reviewed to ensure the sales file allows analysis of up-to-date information. The county’s sales verification and qualification procedures are reviewed to ensure that sales are properly considered arm’s-length transactions unless determined to be otherwise through the verification process. Proper sales verification practices are necessary to ensure the statistical analysis is based on an unbiased sample of sales.

Valuation groupings and market areas are also examined to identify whether the areas being measured truly represent economic areas within the county. The measurement of economic areas is the method by which the Division ensures intra-county equalization exists. The progress of the county’s six-year inspection cycle is documented to ensure compliance with [Neb. Rev. Stat. § 77-1311.03](#) and also to confirm that all property is being uniformly listed and described for valuation purposes.

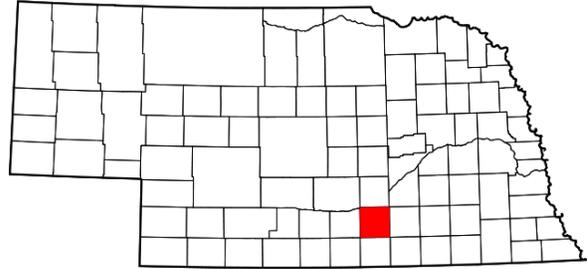
Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on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

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

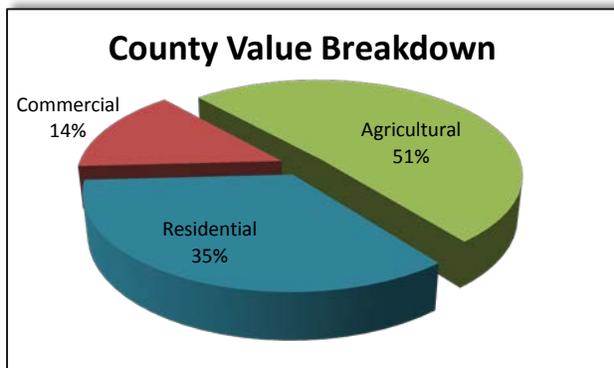
**Further information may be found in Exhibit 94 at <http://www.terc.ne.gov/2016/2016-exhibit-list.shtml>*

County Overview

With a total area of 563 square miles, Adams had 31,457 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, Adams has maintained a steady population (Nebraska Department of Economic Development). Reports indicated that 71% of county residents were homeowners and 84% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Adams convene in and around the county seat of Hastings. Per the latest information available from the U.S. Census Bureau, there were 973 employer establishments in Adams. County-wide employment was at 16,346 people, a 4% gain relative to the 2010 Census (Nebraska Department of Labor).



Simultaneously, the agricultural economy has remained another strong anchor for Adams that has fortified the local rural area economies. Adams is included in both the Little Blue and Upper Big Blue Natural Resources Districts (NRD). Irrigated land makes up the majority of the land in the county with corn and soybeans being the primary crops (USDA CropScape).

Adams County Quick Facts	
Founded	1871
Namesake	Former President John Adams
Region	Central
County Seat	Hastings
Other Communities	Ayr Holstein Juniata Kenesaw Prosser Roseland Trumbull
Most Populated	Hastings (25,093) +1% over 2010 US Census

Census Bureau Quick Facts 2014/Nebraska Dept of Economic Development

2016 Residential Correlation for Adams County

Assessment Actions

For the current assessment year, the county completed a physical inspection of all properties within their corrective assessment plan. The areas that were inspected include the villages of Juniata and Kenesaw along with several neighborhoods within Hastings. Adams County conducted a statistical analysis of the residential class of properties and implemented 3% factor adjustments by neighborhood within Hastings. The villages of Juniata and Kenesaw received a 9% adjustment and a 3% adjustment was applied to all rural residential improvements. The county also completed a lot study for the villages of Ayr and Prosser. As a result, new lot values were implemented.

Description of Analysis

An analysis of the statistical sample shows 990 residential sales, with the majority of the sales occurring in the city of Hastings, Valuation Grouping 01. All other valuation groupings are thought to have a representative number of sales within the sample.

Within the overall profile of the residential sales, two of the three measures of central tendency for the residential class fall within the acceptable range, with each separate valuation grouping having a median within the acceptable range. The price related differential and coefficient of dispersion are outside of the acceptable range set forth by generally accepted mass appraisal techniques. There are some low dollar sales influencing these statistics, once removed they fall closer to the acceptable range. Overall, the qualitative statistics are deemed acceptable to consider the statistics a reliable indicator of the level of value within the county.

<u>SALE PRICE *</u>							
RANGE		COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
<u>Low \$ Ranges</u>							
Less Than	5,000	5	106.78	194.95	120.15	87.43	162.26
Less Than	15,000	18	159.46	238.26	209.36	78.33	113.80
Less Than	30,000	52	166.68	200.29	183.88	48.08	108.92
<u>Ranges Excl. Low \$</u>							
Greater Than	4,999	985	93.11	98.90	91.43	22.37	108.17
Greater Than	14,999	972	92.72	96.82	91.25	20.38	106.10
Greater Than	29,999	938	92.23	93.79	90.74	17.69	103.36

Assessment Practice Review

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

2016 Residential Correlation for Adams County

One of the areas addressed included sales qualification and verification. Adams County has a consistent procedure for both sales qualification and verification. The County utilizes a sales questionnaire sent to the buyers to aid in the verification of all the residential sales. The Division's review inspects the non-qualified sales to ensure that the grounds for disqualifying sales were supported and documented. The review of Adams County revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were made available for the measurement of real property.

The county's inspection and review cycle for all real property was discussed with the county assessor. The county is not within compliance of the six-year inspection cycle. Last year, a plan to put the county in compliance has been developed and approved by the Division. For residential property, the villages of Juniata and Kenesaw along with several neighborhoods within Hastings were reviewed, completing the current year's required inspections outlined within the corrective actions plan. The county has been aggressive in their approach to bring all inspections up to date.

Valuation groups were examined to ensure that the groupings defined are equally subject to a similar set of economic forces that impact the value of properties. There are six separate and distinct valuation groupings within the residential class. Four of the six are represented by assessor locations. Of the remaining two valuation groupings, one grouping combines all the small villages and the other grouping contains all the rural residential properties. The review and analysis indicates that Adams County has adequately identified economic areas for the residential property class.

Valuation Grouping	Assessor Location
01	Hastings
05	Juniata
06	Kenesaw
10	Suburban- 2 miles around Hastings
15	Rural Residential
20	Ayr, Hansen, Holstein, Pauline, Prosser, Roseland

Based on all relevant information, the quality of assessment of the residential class (despite the need for a current physical review of the residential class) adheres to professionally accepted mass appraisal standards and has been determined to be in general compliance.

2016 Residential Correlation for Adams County

Equalization and Quality of Assessment

The overall quality of assessment in the county is considered in compliance. A review of both the statistics and the assessment practices suggest that assessments within the county are uniformly assessed and considered equalized.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
01	842	92.85	97.79	91.30	21.18	107.11
05	11	92.11	108.28	99.32	27.92	109.02
06	38	98.56	125.68	100.77	45.02	124.72
10	36	92.97	95.15	91.52	15.32	103.97
15	31	91.85	96.84	89.21	23.15	108.55
20	32	95.92	114.47	86.92	42.15	131.70
<u>ALL</u>						
10/01/2013 TO 09/30/2015	990	93.16	99.39	91.44	22.79	108.69

Level of Value

Based on analysis of all available information, the level of value of the residential class of real property in Adams County is 93%.

2016 Commercial Correlation for Adams County

Assessment Actions

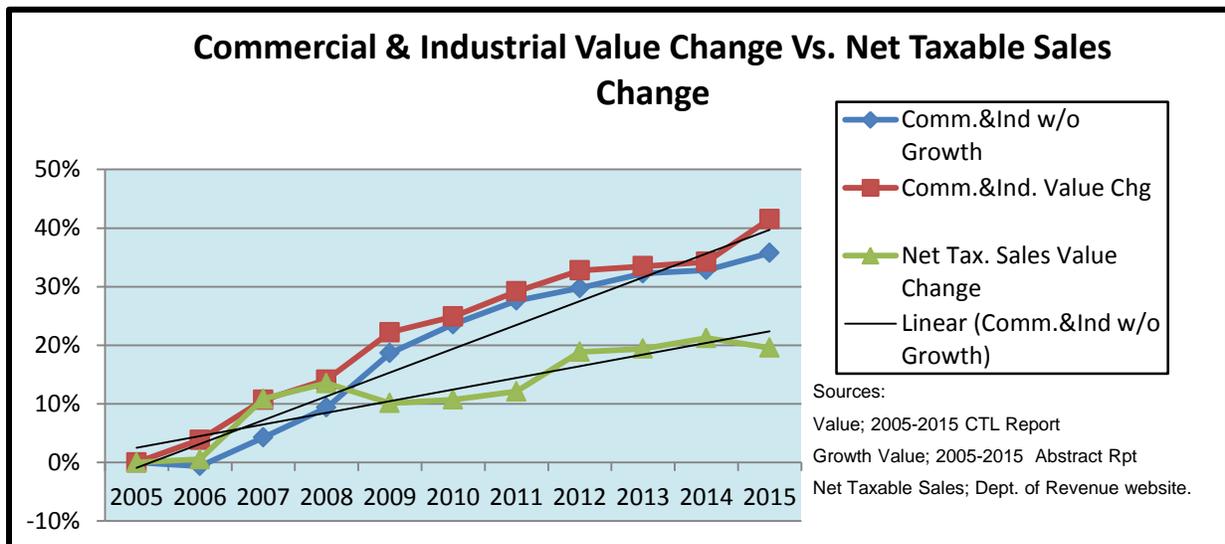
For the current assessment year, the county assessor physically reviewed all of the commercial property countywide, and a 2% adjustment was applied to all commercial improvements to recognize an increasing market. Additionally, all pickup work was completed by the county, as were onsite inspections of any remodeling and new additions. The county continues to work towards implementing a new commercial model.

Description of Analysis

For the commercial property class, the statistical profile contains seventy-seven sales. Valuation group 1 (Hastings) constitutes for about 81% of the sample. Hastings is the county seat and major trade center of the county. The remainder of the sales is in valuation grouping 2- Navy Ammunition Depot and valuation grouping 3 -small villages and rural areas; both groupings contain a small sample of sales that would not be statistically reliable for measurement.

An analysis of the sample shows that two out of the three measures of central tendency are within the acceptable range. The PRD shows indication of regressivity, this occurs when higher-valued properties have a lower assessment to sales ratio than low-dollar properties. The weighted mean and PRD are being affected by a number of high dollar sales that appear to be atypical for the county. The COD does indicate that there is uniformity of assessment. Adams county has completed their physical inspection of the commercial class and are working towards updating the depreciation tables.

Determination of overall commercial activity within the county included the Analysis of Net Taxable Sales—non-Motor Vehicle (http://revenue.nebraska.gov/research/salestax_data.html) that would be one modest indicator of commercial market activity.



Net Taxable Sales for the last eleven years indicates an average of 1.86% net increase over this period of time. Comparing this figure to the Annual % Change in assessed value shown in the

2016 Commercial Correlation for Adams County

Chart above (.66% annual percent change excluding growth for the same time period) indicates a 1.20% difference. This would tend to indicate that overall, commercial value within the county has followed a general indicator of commercial market activity.

Assessment Practice Review

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

One of the areas addressed included sales qualification and verification. The Adams County Assessor has developed a consistent procedure for both sales qualification and verification. The county utilizes a sales questionnaire sent to the buyer and estimates an 80% return response rate. The appraisal staff review returned questionnaires and conducts on-site interviews if necessary. The Division's review inspects the non-qualified sales to ensure that the grounds for disqualifying sales were supported and documented along with the percentage of sales used. The high usability percentage along with a review of the non-qualified sales revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were made available for the measurement of real property.

The county's inspection and review cycle for all real property was discussed with the county assessor. However, the county has completed the review of the commercial properties within the county for the 2016. The county is working towards completing the revaluation by updating depreciation models for the commercial class.

Valuation groupings were also examined to ensure that the area or group defined is equally subject to a set of economic forces that impact the value of properties within that geographic area. The county has created three separate Valuation Groupings. All Hastings commercial parcels are considered one grouping. The Navy Ammunition Depot is comprised mostly of concrete and dirt bunkers on federally leased land. The last Grouping combines all small villages in the county along with rural commercial parcels. The review and analysis indicates that the County has adequately identified economic areas for the commercial property class.

Valuation Grouping	Description
01	Hastings
02	Navy Ammunition Depot
03	All villages outside Hastings and Rural Parcels

2016 Commercial Correlation for Adams County

Equalization and Quality of Assessment

A review of the Valuation Grouping Substratum indicates that Grouping 1 has a statistical median is within the acceptable range. Although Valuation Grouping 2 and 3 have too few sales to be reliable they are subject to the same appraisal techniques as Valuation Grouping 1 and are considered to be assessed at an acceptable level. It is believed that commercial property in Adams County is in compliance for equalization and quality of assessment.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
01	62	95.47	99.53	89.95	26.77	110.65
02	5	93.70	92.87	93.10	01.60	99.75
03	10	92.60	94.04	75.55	30.86	124.47
_____ ALL _____						
10/01/2012 To 09/30/2015	77	93.70	98.38	88.70	26.03	110.91

Based on all relevant information, the quality of assessment of the commercial class adheres to professionally accepted mass appraisal standards and has been determined to be in general compliance.

Level of Value

Based on analysis of all available information, the level of value of the commercial class of real property in Adams County is 94%.

2016 Agricultural Correlation for Adams County

Assessment Actions

A sales analysis was completed, as a result, grass land values increased 10%, and dry land decreased 5% while irrigated values remained unchanged. Pick-up and permit work was completed timely.

Description of Analysis

There are no separate market areas established in the county. Agricultural land within the county is comprised of mainly irrigated land with some dry and grass land. The surrounding counties of Buffalo, Hall, Hamilton, Clay, Nuckolls, Webster, Franklin, and Kearney are considered comparable to the subject county.

Analysis of the county's sales indicated that the sample was disproportionate when stratified by sale date and contained an inadequate number of sales. The sample was expanded with sales from the comparable counties. The expanded profile contains a proportionate and representative group of sales with adequate samples of irrigated and dry land sales, but few grass sales.

The grass land subclass statistics are not believed to be reliable; due to the insufficient number of sales. The market for grass land across the state increased significantly during 2014 - 2015; the county assessor raised values 10% to reflect the general movement of the market and achieved values that are comparable to the adjoining counties. The 95% and 80% majority land use statistics for the irrigated and dry land subclasses are within the acceptable range. The statistics support the decrease to dry land reported by the county assessor. The values set by the county assessor are believed to be uniformly assessed and comparable to the surrounding counties.

Assessment Practice Review

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

The Real Estate Transfer Statements filed by the county were reviewed and have proven to be filed both timely and accurately. While there were some errors, generally assessed values were also found to be reported accurately. The transfer statements were examined to ensure that the county submitted sales within a timely manner. The quality reporting demonstrates the reliability of the source information used in the Division's measurement process.

For Adams County, the review supported that the county has used all available sales for the measurement of agricultural property as supported by the usability rates. The county has a

2016 Agricultural Correlation for Adams County

consistent process that is used to gather information to adequately make qualification decisions without a bias. The Division also reviewed agricultural land values to ensure uniform application and confirmed that sold properties are valued similarly to unsold properties. Market areas were also examined. There are no distinctly different geographic areas that would warrant more than one market area.

The physical inspection process was reviewed to ensure that the process was timely and captured all the characteristics that impact market value. Land use was last examined in 2014, the county physically drives the rural parts of the county and compares recent aerial imagery on a biennially basis.

Inspection of agricultural improvements is completed is completed on the same cycle as the rural residential homes. The on-site inspection includes new pictures, an attempt at an interior inspection. The county also utilizes Pictometry as a tool to identify changes to improvements between inspections.

Equalization

The analysis supports that the county has achieved equalization; comparison of Adams County values compared the adjoining counties shows that all values are reasonably comparable, and the statistical analysis supports that values are at uniform portions of market value. The market adjustments made for 2016 parallel the movement of the agricultural market across the state.

The Division's 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.

<u>80%MLU By Market Area</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
<u> Irrigated </u>						
County	50	72.75	74.52	71.38	14.93	104.40
4000	50	72.75	74.52	71.38	14.93	104.40
<u> Dry </u>						
County	12	70.19	71.00	65.90	19.65	107.74
4000	12	70.19	71.00	65.90	19.65	107.74
<u> Grass </u>						
County	5	84.90	86.76	107.88	18.27	80.42
4000	5	84.90	86.76	107.88	18.27	80.42
<u> ALL </u>						
10/01/2012 To 09/30/2015	78	73.90	77.72	73.85	19.32	105.24

The quality of assessment of the agricultural class is in compliance with generally accepted mass appraisal standards.

2016 Agricultural Correlation for Adams County

Level of Value

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

2016 Opinions of the Property Tax Administrator for Adams 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	93	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	94	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	74	Meets generally accepted mass appraisal practices.	No recommendation.

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

Dated this 8th day of April, 2016.



Ruth A. Sorensen

Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2016 Commission Summary for Adams County

Residential Real Property - Current

Number of Sales	990	Median	93.16
Total Sales Price	\$125,305,764	Mean	99.39
Total Adj. Sales Price	\$125,366,764	Wgt. Mean	91.44
Total Assessed Value	\$114,638,995	Average Assessed Value of the Base	\$96,563
Avg. Adj. Sales Price	\$126,633	Avg. Assessed Value	\$115,797

Confidence Interval - Current

95% Median C.I	91.85 to 94.31
95% Wgt. Mean C.I	90.26 to 92.62
95% Mean C.I	96.53 to 102.25
% of Value of the Class of all Real Property Value in the	32.72
% of Records Sold in the Study Period	8.59
% of Value Sold in the Study Period	10.31

Residential Real Property - History

Year	Number of Sales	LOV	Median
2015	979	94	94.36
2014	887	94	94.13
2013	758	93	92.65
2012	744	94	93.99

2016 Commission Summary for Adams County

Commercial Real Property - Current

Number of Sales	77	Median	93.70
Total Sales Price	\$40,233,476	Mean	98.38
Total Adj. Sales Price	\$39,548,476	Wgt. Mean	88.70
Total Assessed Value	\$35,079,485	Average Assessed Value of the Base	\$270,931
Avg. Adj. Sales Price	\$513,617	Avg. Assessed Value	\$455,578

Confidence Interval - Current

95% Median C.I	87.55 to 101.29
95% Wgt. Mean C.I	79.75 to 97.65
95% Mean C.I	90.20 to 106.56
% of Value of the Class of all Real Property Value in the County	13.08
% of Records Sold in the Study Period	4.69
% of Value Sold in the Study Period	7.89

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2015	75	95	93.85
2014	91	96	95.63
2013	73	99	98.66
2012	74	96	96.28

**01 Adams
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 : 990
 Total Sales Price : 125,305,764
 Total Adj. Sales Price : 125,366,764
 Total Assessed Value : 114,638,995
 Avg. Adj. Sales Price : 126,633
 Avg. Assessed Value : 115,797

MEDIAN : 93
 WGT. MEAN : 91
 MEAN : 99
 COD : 22.79
 PRD : 108.69

COV : 46.27
 STD : 45.99
 Avg. Abs. Dev : 21.23
 MAX Sales Ratio : 731.92
 MIN Sales Ratio : 25.00

95% Median C.I. : 91.85 to 94.31
 95% Wgt. Mean C.I. : 90.26 to 92.62
 95% Mean C.I. : 96.53 to 102.25

Printed: 4/5/2016 2:23:00PM

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-13 To 31-DEC-13	107	97.93	105.62	94.61	22.42	111.64	49.68	325.30	93.23 to 99.50	108,186	102,351
01-JAN-14 To 31-MAR-14	102	95.65	103.73	95.63	21.10	108.47	51.53	357.75	90.98 to 99.42	139,032	132,957
01-APR-14 To 30-JUN-14	145	94.22	95.05	93.66	15.27	101.48	51.50	196.98	91.04 to 96.21	134,089	125,591
01-JUL-14 To 30-SEP-14	137	89.84	93.61	87.29	20.90	107.24	41.26	340.47	85.92 to 94.25	137,585	120,092
01-OCT-14 To 31-DEC-14	117	96.67	100.77	93.85	24.19	107.37	45.70	233.90	90.03 to 99.11	122,830	115,280
01-JAN-15 To 31-MAR-15	82	91.42	97.28	88.99	21.51	109.32	50.28	538.67	85.69 to 93.84	125,646	111,817
01-APR-15 To 30-JUN-15	145	89.98	94.78	88.83	20.70	106.70	25.00	371.45	87.18 to 93.56	129,543	115,076
01-JUL-15 To 30-SEP-15	155	91.28	105.76	90.26	33.55	117.17	41.58	731.92	86.88 to 94.62	115,225	103,999
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	491	94.18	98.76	92.39	19.74	106.89	41.26	357.75	92.71 to 95.62	130,446	120,522
01-OCT-14 To 30-SEP-15	499	91.41	100.01	90.45	25.99	110.57	25.00	731.92	89.78 to 93.80	122,881	111,148
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	501	93.92	97.76	92.32	20.20	105.89	41.26	357.75	91.85 to 95.59	133,422	123,179
<u>ALL</u>	990	93.16	99.39	91.44	22.79	108.69	25.00	731.92	91.85 to 94.31	126,633	115,797

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	842	92.85	97.79	91.30	21.18	107.11	25.00	731.92	91.50 to 94.05	124,853	113,989
05	11	92.11	108.28	99.32	27.92	109.02	67.10	186.58	81.57 to 150.08	96,355	95,696
06	38	98.56	125.68	100.77	45.02	124.72	41.26	532.50	91.26 to 112.68	75,543	76,121
10	36	92.97	95.15	91.52	15.32	103.97	60.51	186.04	84.23 to 99.03	254,924	233,313
15	31	91.85	96.84	89.21	23.15	108.55	50.28	196.98	80.58 to 100.84	163,887	146,201
20	32	95.92	114.47	86.92	42.15	131.70	45.40	538.67	79.81 to 116.53	64,121	55,737
<u>ALL</u>	990	93.16	99.39	91.44	22.79	108.69	25.00	731.92	91.85 to 94.31	126,633	115,797

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	988	93.16	99.40	91.45	22.69	108.69	38.52	731.92	91.85 to 94.31	126,830	115,992
06											
07	2	90.81	90.81	66.62	72.47	136.31	25.00	156.62	N/A	29,250	19,488
<u>ALL</u>	990	93.16	99.39	91.44	22.79	108.69	25.00	731.92	91.85 to 94.31	126,633	115,797

01 Adams
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 : 990
 Total Sales Price : 125,305,764
 Total Adj. Sales Price : 125,366,764
 Total Assessed Value : 114,638,995
 Avg. Adj. Sales Price : 126,633
 Avg. Assessed Value : 115,797

MEDIAN : 93
 WGT. MEAN : 91
 MEAN : 99
 COD : 22.79
 PRD : 108.69

COV : 46.27
 STD : 45.99
 Avg. Abs. Dev : 21.23
 MAX Sales Ratio : 731.92
 MIN Sales Ratio : 25.00

95% Median C.I. : 91.85 to 94.31
 95% Wgt. Mean C.I. : 90.26 to 92.62
 95% Mean C.I. : 96.53 to 102.25

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000	5	106.78	194.95	120.15	87.43	162.26	98.60	538.67	N/A	12,925	15,529	
Less Than 15,000	18	159.46	238.26	209.36	78.33	113.80	75.20	731.92	105.75 to 323.64	11,433	23,935	
Less Than 30,000	52	166.68	200.29	183.88	48.08	108.92	74.25	731.92	137.16 to 194.81	18,075	33,236	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	985	93.11	98.90	91.43	22.37	108.17	25.00	731.92	91.76 to 94.18	127,210	116,306	
Greater Than 14,999	972	92.72	96.82	91.25	20.38	106.10	25.00	442.04	91.50 to 93.88	128,766	117,498	
Greater Than 29,999	938	92.23	93.79	90.74	17.69	103.36	25.00	442.04	91.04 to 93.52	132,651	120,374	
<u>Incremental Ranges</u>												
0 TO 4,999	5	106.78	194.95	120.15	87.43	162.26	98.60	538.67	N/A	12,925	15,529	
5,000 TO 14,999	13	178.52	254.91	250.20	70.22	101.88	75.20	731.92	105.75 to 371.45	10,858	27,168	
15,000 TO 29,999	34	166.68	180.19	176.74	33.86	101.95	74.25	357.75	135.70 to 198.30	21,591	38,161	
30,000 TO 59,999	150	103.41	116.85	114.09	31.23	102.42	25.00	442.04	100.00 to 115.04	45,851	52,314	
60,000 TO 99,999	266	93.11	91.17	90.97	15.38	100.22	38.52	229.16	90.98 to 94.57	78,824	71,704	
100,000 TO 149,999	242	86.39	87.19	87.06	15.02	100.15	45.40	143.01	83.95 to 90.07	124,794	108,649	
150,000 TO 249,999	181	89.79	89.60	89.76	11.93	99.82	50.28	138.52	87.64 to 92.54	189,804	170,371	
250,000 TO 499,999	95	90.68	89.21	88.85	10.02	100.41	55.97	110.30	88.15 to 94.22	303,078	269,291	
500,000 TO 999,999	3	103.61	101.59	101.96	03.40	99.64	95.31	105.86	N/A	645,000	657,632	
1,000,000 +	1	100.36	100.36	100.36	00.00	100.00	100.36	100.36	N/A	1,300,000	1,304,645	
<u>ALL</u>	990	93.16	99.39	91.44	22.79	108.69	25.00	731.92	91.85 to 94.31	126,633	115,797	

01 Adams
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 : 77
Total Sales Price : 40,233,476
Total Adj. Sales Price : 39,548,476
Total Assessed Value : 35,079,485
Avg. Adj. Sales Price : 513,617
Avg. Assessed Value : 455,578

MEDIAN : 94
WGT. MEAN : 89
MEAN : 98
COD : 26.03
PRD : 110.91

COV : 37.20
STD : 36.60
Avg. Abs. Dev : 24.39
MAX Sales Ratio : 253.26
MIN Sales Ratio : 40.51

95% Median C.I. : 87.55 to 101.29
95% Wgt. Mean C.I. : 79.75 to 97.65
95% Mean C.I. : 90.20 to 106.56

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-12 To 31-DEC-12	8	105.21	112.10	110.67	15.78	101.29	88.86	170.44	88.86 to 170.44	477,052	527,969
01-JAN-13 To 31-MAR-13	6	99.84	96.34	100.20	08.11	96.15	67.97	109.79	67.97 to 109.79	578,664	579,815
01-APR-13 To 30-JUN-13	8	97.88	92.22	92.68	14.56	99.50	40.51	111.18	40.51 to 111.18	146,538	135,811
01-JUL-13 To 30-SEP-13	7	88.36	91.55	82.28	20.59	111.27	55.27	127.39	55.27 to 127.39	103,044	84,783
01-OCT-13 To 31-DEC-13	3	87.95	88.03	99.23	09.43	88.71	75.64	100.50	N/A	1,931,000	1,916,062
01-JAN-14 To 31-MAR-14	5	93.28	103.46	101.89	22.26	101.54	75.64	170.21	N/A	173,700	176,987
01-APR-14 To 30-JUN-14	5	97.49	100.18	97.58	25.19	102.66	62.02	146.72	N/A	405,200	395,411
01-JUL-14 To 30-SEP-14	6	87.15	88.89	73.23	20.91	121.38	51.93	128.18	51.93 to 128.18	396,967	290,681
01-OCT-14 To 31-DEC-14	2	76.48	76.48	67.09	14.40	114.00	65.47	87.49	N/A	1,797,000	1,205,690
01-JAN-15 To 31-MAR-15	7	80.48	87.73	70.92	39.45	123.70	49.43	149.50	49.43 to 149.50	521,071	369,541
01-APR-15 To 30-JUN-15	10	90.62	113.57	85.79	56.12	132.38	49.19	253.26	53.62 to 208.46	545,967	468,366
01-JUL-15 To 30-SEP-15	10	87.61	100.38	85.82	26.95	116.97	67.97	205.19	71.57 to 122.13	659,600	566,079
<u>Study Yrs</u>											
01-OCT-12 To 30-SEP-13	29	98.39	98.39	102.18	15.69	96.29	40.51	170.44	92.70 to 106.08	316,621	323,538
01-OCT-13 To 30-SEP-14	19	88.87	95.56	93.54	22.19	102.16	51.93	170.21	75.64 to 104.26	582,595	544,961
01-OCT-14 To 30-SEP-15	29	87.30	100.22	79.51	39.34	126.05	49.19	253.26	68.02 to 105.81	665,419	529,056
<u>Calendar Yrs</u>											
01-JAN-13 To 31-DEC-13	24	97.61	92.53	97.75	14.45	94.66	40.51	127.39	87.55 to 102.24	464,941	454,460
01-JAN-14 To 31-DEC-14	18	88.18	94.69	79.11	23.54	119.69	51.93	170.21	75.64 to 104.26	492,795	389,859
<u>ALL</u>	77	93.70	98.38	88.70	26.03	110.91	40.51	253.26	87.55 to 101.29	513,617	455,578

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	62	95.47	99.53	89.95	26.77	110.65	49.19	253.26	85.43 to 104.26	569,967	512,692
02	5	93.70	92.87	93.10	01.60	99.75	88.87	95.35	N/A	127,000	118,236
03	10	92.60	94.04	75.55	30.86	124.47	40.51	149.50	54.31 to 128.18	357,550	270,142
<u>ALL</u>	77	93.70	98.38	88.70	26.03	110.91	40.51	253.26	87.55 to 101.29	513,617	455,578

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02	2	75.64	75.64	75.64	00.00	100.00	75.64	75.64	N/A	198,000	149,760
03	74	94.53	99.44	91.00	25.93	109.27	40.51	253.26	87.95 to 102.06	484,101	440,546
04	1	65.47	65.47	65.47	00.00	100.00	65.47	65.47	N/A	3,329,000	2,179,540
<u>ALL</u>	77	93.70	98.38	88.70	26.03	110.91	40.51	253.26	87.55 to 101.29	513,617	455,578

01 Adams
COMMERCIAL

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

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 WGT. MEAN : 89
 MEAN : 98
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COV : 37.20
 STD : 36.60
 Avg. Abs. Dev : 24.39
 MAX Sales Ratio : 253.26
 MIN Sales Ratio : 40.51

95% Median C.I. : 87.55 to 101.29
 95% Wgt. Mean C.I. : 79.75 to 97.65
 95% Mean C.I. : 90.20 to 106.56

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000	3	106.08	120.46	106.70	13.73	112.90	105.81	149.50	N/A	63,000	67,218	
Less Than 15,000	3	106.08	120.46	106.70	13.73	112.90	105.81	149.50	N/A	63,000	67,218	
Less Than 30,000	5	106.08	114.50	106.44	10.35	107.57	99.95	149.50	N/A	48,800	51,943	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	74	93.37	97.49	88.61	26.01	110.02	40.51	253.26	87.49 to 99.95	531,885	471,322	
Greater Than 14,999	74	93.37	97.49	88.61	26.01	110.02	40.51	253.26	87.49 to 99.95	531,885	471,322	
Greater Than 29,999	72	92.99	97.26	88.59	26.48	109.79	40.51	253.26	87.30 to 98.39	545,896	483,608	
<u>Incremental Ranges</u>												
0 TO 4,999	3	106.08	120.46	106.70	13.73	112.90	105.81	149.50	N/A	63,000	67,218	
5,000 TO 14,999												
15,000 TO 29,999	2	105.57	105.57	105.56	05.32	100.01	99.95	111.18	N/A	27,500	29,030	
30,000 TO 59,999	6	88.21	111.38	105.18	51.16	105.89	49.19	253.26	49.19 to 253.26	52,610	55,334	
60,000 TO 99,999	16	101.13	98.52	97.40	17.92	101.15	49.43	146.72	84.46 to 115.65	78,644	76,603	
100,000 TO 149,999	12	88.14	94.64	97.03	26.42	97.54	40.51	205.19	69.74 to 98.38	124,859	121,150	
150,000 TO 249,999	14	100.23	108.27	106.18	30.48	101.97	55.27	208.46	75.64 to 170.21	185,608	197,081	
250,000 TO 499,999	5	92.70	87.70	87.58	05.97	100.14	71.57	93.45	N/A	316,200	276,929	
500,000 TO 999,999	6	93.84	92.44	92.21	16.21	100.25	67.97	116.37	67.97 to 116.37	788,667	727,229	
1,000,000 +	13	80.48	85.68	85.29	29.27	100.46	51.93	149.87	53.62 to 111.62	2,101,592	1,792,398	
<u>ALL</u>	77	93.70	98.38	88.70	26.03	110.91	40.51	253.26	87.55 to 101.29	513,617	455,578	

01 Adams
COMMERCIAL

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

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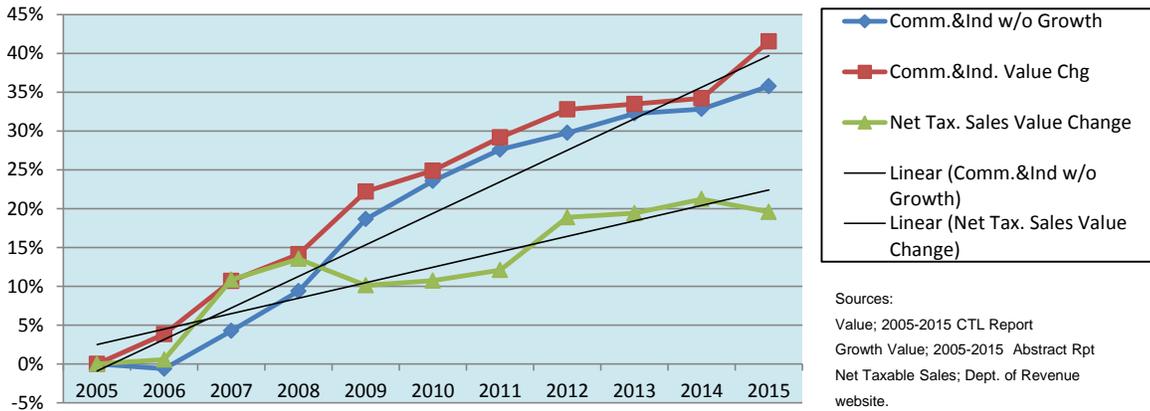
95% Median C.I. : 87.55 to 101.29
 95% Wgt. Mean C.I. : 79.75 to 97.65
 95% Mean C.I. : 90.20 to 106.56

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
100	1	68.02	68.02	68.02	00.00	100.00	68.02	68.02	N/A	2,050,000	1,394,470
300	2	81.29	81.29	81.07	08.16	100.27	74.66	87.92	N/A	111,250	90,188
326	2	90.62	90.62	91.28	02.95	99.28	87.95	93.28	N/A	260,000	237,340
330	1	72.56	72.56	72.56	00.00	100.00	72.56	72.56	N/A	2,600,000	1,886,550
343	2	100.90	100.90	101.74	15.33	99.17	85.43	116.37	N/A	853,500	868,365
344	12	74.93	92.34	66.37	42.83	139.13	49.19	253.26	53.62 to 109.79	702,706	466,380
346	1	111.18	111.18	111.18	00.00	100.00	111.18	111.18	N/A	27,500	30,575
350	3	101.29	97.80	98.02	10.25	99.78	80.48	111.62	N/A	2,128,967	2,086,715
352	4	75.64	76.47	75.37	07.32	101.46	66.22	88.36	N/A	186,501	140,573
353	11	104.76	105.58	98.13	15.47	107.59	51.93	170.21	84.46 to 122.13	754,482	740,374
355	1	208.46	208.46	208.46	00.00	100.00	208.46	208.46	N/A	170,000	354,390
380	1	149.87	149.87	149.87	00.00	100.00	149.87	149.87	N/A	1,050,000	1,573,685
384	1	149.50	149.50	149.50	00.00	100.00	149.50	149.50	N/A	3,000	4,485
386	2	82.41	82.41	71.02	17.52	116.04	67.97	96.84	N/A	425,000	301,848
406	18	93.20	100.85	105.70	27.25	95.41	49.43	205.19	87.30 to 106.08	110,072	116,346
412	1	84.43	84.43	84.43	00.00	100.00	84.43	84.43	N/A	1,450,000	1,224,215
442	1	40.51	40.51	40.51	00.00	100.00	40.51	40.51	N/A	100,000	40,510
444	1	84.96	84.96	84.96	00.00	100.00	84.96	84.96	N/A	180,000	152,925
455	1	93.45	93.45	93.45	00.00	100.00	93.45	93.45	N/A	400,000	373,805
471	1	106.08	106.08	106.08	00.00	100.00	106.08	106.08	N/A	132,000	140,030
494	1	98.39	98.39	98.39	00.00	100.00	98.39	98.39	N/A	180,000	177,105
514	1	127.39	127.39	127.39	00.00	100.00	127.39	127.39	N/A	44,000	56,050
528	4	102.11	93.78	85.39	15.84	109.83	55.27	115.65	N/A	118,375	101,075
529	1	76.48	76.48	76.48	00.00	100.00	76.48	76.48	N/A	63,000	48,185
544	2	103.29	103.29	103.43	01.02	99.86	102.24	104.34	N/A	670,000	692,973
554	1	128.18	128.18	128.18	00.00	100.00	128.18	128.18	N/A	140,000	179,450
<u> </u> ALL <u> </u>	<u>77</u>	93.70	98.38	88.70	26.03	110.91	40.51	253.26	87.55 to 101.29	513,617	455,578

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	\$ 299,257,935	\$ 9,937,665	3.32%	\$ 289,320,270	-	\$ 322,979,394	-
2006	\$ 310,769,745	\$ 13,392,840	4.31%	\$ 297,376,905	-0.63%	\$ 324,767,171	0.55%
2007	\$ 331,215,440	\$ 19,226,670	5.80%	\$ 311,988,770	0.39%	\$ 358,015,397	10.24%
2008	\$ 341,511,185	\$ 14,231,105	4.17%	\$ 327,280,080	-1.19%	\$ 366,666,447	2.42%
2009	\$ 365,701,585	\$ 10,600,150	2.90%	\$ 355,101,435	3.98%	\$ 355,665,683	-3.00%
2010	\$ 373,751,795	\$ 3,967,185	1.06%	\$ 369,784,610	1.12%	\$ 357,583,355	0.54%
2011	\$ 386,585,440	\$ 4,725,495	1.22%	\$ 381,859,945	2.17%	\$ 362,049,452	1.25%
2012	\$ 397,324,300	\$ 9,025,109	2.27%	\$ 388,299,191	0.44%	\$ 383,928,111	6.04%
2013	\$ 399,417,255	\$ 3,626,410	0.91%	\$ 395,790,845	-0.39%	\$ 385,669,121	0.45%
2014	\$ 401,709,592	\$ 4,189,804	1.04%	\$ 397,519,788	-0.48%	\$ 391,584,885	1.53%
2015	\$ 423,553,036	\$ 17,281,608	4.08%	\$ 406,271,428	1.14%	\$ 386,186,261	-1.38%
Ann %chg	3.53%			Average	0.66%	2.16%	1.86%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2005	-	-	-
2006	-0.63%	3.85%	0.55%
2007	4.25%	10.68%	10.85%
2008	9.36%	14.12%	13.53%
2009	18.66%	22.20%	10.12%
2010	23.57%	24.89%	10.71%
2011	27.60%	29.18%	12.10%
2012	29.75%	32.77%	18.87%
2013	32.26%	33.47%	19.41%
2014	32.84%	34.24%	21.24%
2015	35.76%	41.53%	19.57%

County Number: 1
 County Name: Adams

01 Adams
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 : 78
Total Sales Price : 71,067,265
Total Adj. Sales Price : 75,067,265
Total Assessed Value : 55,440,679
Avg. Adj. Sales Price : 962,401
Avg. Assessed Value : 710,778

MEDIAN : 74
WGT. MEAN : 74
MEAN : 78
COD : 19.32
PRD : 105.24

COV : 27.86
STD : 21.65
Avg. Abs. Dev : 14.28
MAX Sales Ratio : 172.73
MIN Sales Ratio : 45.52

95% Median C.I. : 70.24 to 78.79
95% Wgt. Mean C.I. : 68.88 to 78.83
95% Mean C.I. : 72.92 to 82.52

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-12 To 31-DEC-12	22	65.64	68.18	64.80	13.71	105.22	50.02	101.81	60.18 to 74.22	1,189,859	770,984
01-JAN-13 To 31-MAR-13	1	106.07	106.07	106.07	00.00	100.00	106.07	106.07	N/A	880,000	933,405
01-APR-13 To 30-JUN-13	4	62.10	63.53	58.81	19.24	108.03	50.14	79.76	N/A	632,316	371,877
01-JUL-13 To 30-SEP-13											
01-OCT-13 To 31-DEC-13	10	72.36	71.62	72.91	12.92	98.23	45.52	97.41	61.21 to 86.64	1,165,192	849,514
01-JAN-14 To 31-MAR-14	13	78.79	76.44	76.26	16.26	100.24	46.41	94.51	58.19 to 93.88	739,159	563,692
01-APR-14 To 30-JUN-14	3	83.97	88.25	74.08	18.16	119.13	67.52	113.27	N/A	706,000	522,995
01-JUL-14 To 30-SEP-14	2	74.39	74.39	75.12	03.24	99.03	71.98	76.79	N/A	122,500	92,023
01-OCT-14 To 31-DEC-14	5	82.91	96.70	82.00	26.98	117.93	67.25	172.73	N/A	653,528	535,877
01-JAN-15 To 31-MAR-15	8	78.85	87.40	84.07	21.81	103.96	55.91	130.65	55.91 to 130.65	1,442,036	1,212,282
01-APR-15 To 30-JUN-15	7	79.19	83.38	82.30	13.03	101.31	68.76	106.91	68.76 to 106.91	707,473	582,284
01-JUL-15 To 30-SEP-15	3	86.45	103.94	96.55	30.03	107.65	73.74	151.62	N/A	700,297	676,112
<u>Study Yrs</u>											
01-OCT-12 To 30-SEP-13	27	65.75	68.89	65.51	16.12	105.16	50.02	106.07	60.18 to 74.22	1,095,784	717,873
01-OCT-13 To 30-SEP-14	28	74.07	75.84	74.40	15.82	101.94	45.52	113.27	67.53 to 83.97	843,714	627,720
01-OCT-14 To 30-SEP-15	23	79.19	90.36	84.56	22.55	106.86	55.91	172.73	73.74 to 86.45	950,310	803,563
<u>Calendar Yrs</u>											
01-JAN-13 To 31-DEC-13	15	72.12	71.76	72.48	16.38	99.01	45.52	106.07	61.21 to 79.76	1,004,079	727,737
01-JAN-14 To 31-DEC-14	23	78.79	82.21	77.17	18.89	106.53	46.41	172.73	70.24 to 85.12	662,596	511,322
<u>ALL</u>	78	73.90	77.72	73.85	19.32	105.24	45.52	172.73	70.24 to 78.79	962,401	710,778

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
4000	78	73.90	77.72	73.85	19.32	105.24	45.52	172.73	70.24 to 78.79	962,401	710,778
<u>ALL</u>	78	73.90	77.72	73.85	19.32	105.24	45.52	172.73	70.24 to 78.79	962,401	710,778

01 Adams
AGRICULTURAL LAND

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

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 MEAN : 78
 COD : 19.32
 PRD : 105.24

COV : 27.86
 STD : 21.65
 Avg. Abs. Dev : 14.28
 MAX Sales Ratio : 172.73
 MIN Sales Ratio : 45.52

95% Median C.I. : 70.24 to 78.79
 95% Wgt. Mean C.I. : 68.88 to 78.83
 95% Mean C.I. : 72.92 to 82.52

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	23	74.08	77.26	72.73	17.63	106.23	45.52	130.65	68.65 to 86.45	1,208,051	878,638
4000	23	74.08	77.26	72.73	17.63	106.23	45.52	130.65	68.65 to 86.45	1,208,051	878,638
_____Dry_____											
County	8	74.39	74.49	70.48	19.55	105.69	46.41	101.81	46.41 to 101.81	374,954	264,264
4000	8	74.39	74.49	70.48	19.55	105.69	46.41	101.81	46.41 to 101.81	374,954	264,264
_____Grass_____											
County	4	82.33	76.42	74.96	10.43	101.95	55.91	85.12	N/A	307,429	230,460
4000	4	82.33	76.42	74.96	10.43	101.95	55.91	85.12	N/A	307,429	230,460
_____ALL_____	78	73.90	77.72	73.85	19.32	105.24	45.52	172.73	70.24 to 78.79	962,401	710,778

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	50	72.75	74.52	71.38	14.93	104.40	45.52	130.65	68.65 to 78.24	1,159,710	827,841
4000	50	72.75	74.52	71.38	14.93	104.40	45.52	130.65	68.65 to 78.24	1,159,710	827,841
_____Dry_____											
County	12	70.19	71.00	65.90	19.65	107.74	46.41	101.81	53.01 to 80.61	410,243	270,358
4000	12	70.19	71.00	65.90	19.65	107.74	46.41	101.81	53.01 to 80.61	410,243	270,358
_____Grass_____											
County	5	84.90	86.76	107.88	18.27	80.42	55.91	128.11	N/A	645,944	696,822
4000	5	84.90	86.76	107.88	18.27	80.42	55.91	128.11	N/A	645,944	696,822
_____ALL_____	78	73.90	77.72	73.85	19.32	105.24	45.52	172.73	70.24 to 78.79	962,401	710,778

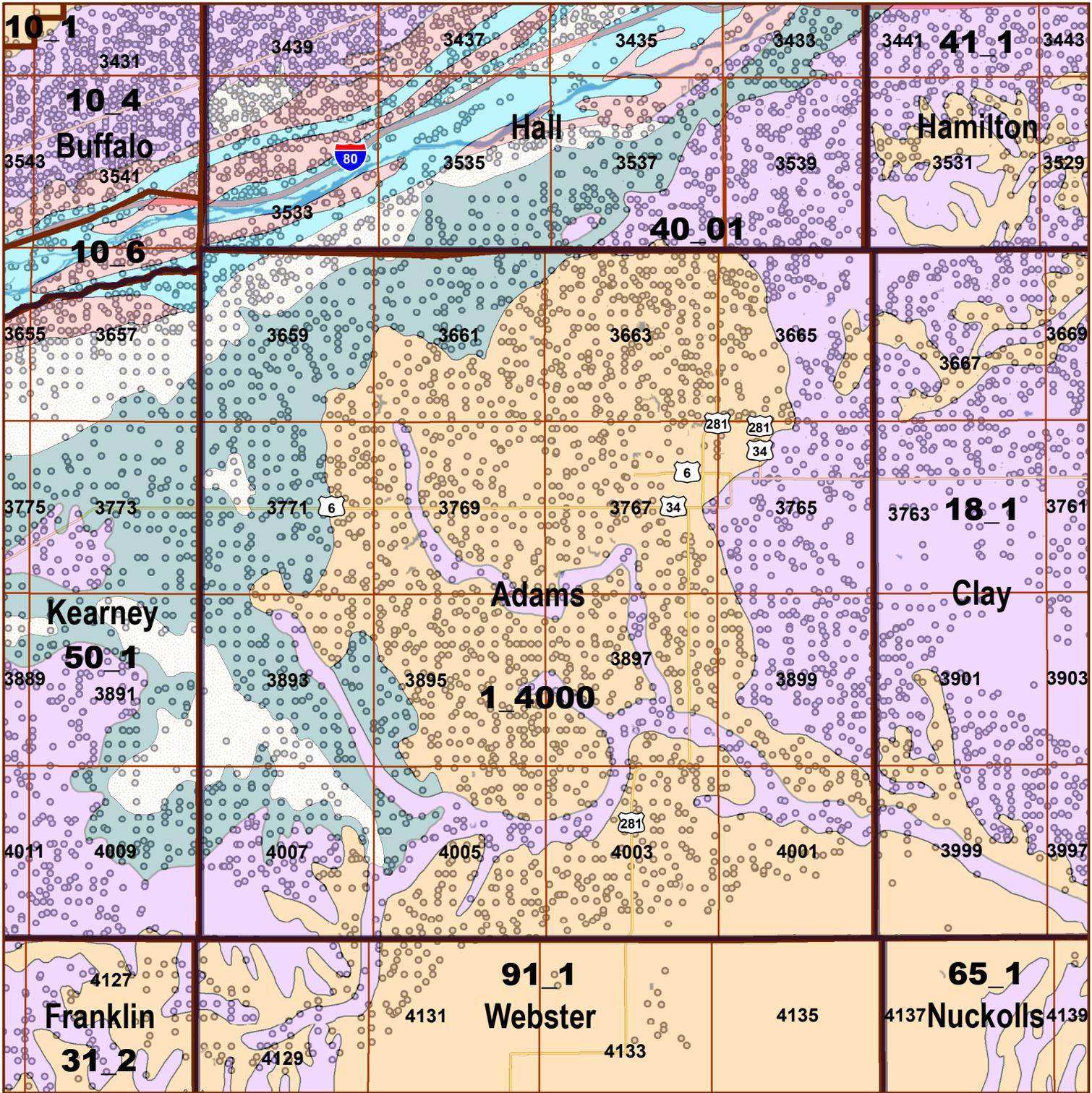
Adams County 2016 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Adams	4000	6,800	6,700	6,500	6,300	6,100	5,900	5,700	5,500	6,548
Hall	1	7,260	7,265	6,413	6,392	5,115	5,116	4,846	4,849	6,589
Hamilton	1	7,300	7,300	7,199	7,200	7,100	7,100	6,989	7,000	7,251
Clay	1	6,835	6,835	6,630	6,630	6,475	n/a	6,325	6,325	6,733
Nuckolls	1	6,850	6,850	5,900	5,500	5,350	5,200	5,100	5,100	6,384
Webster	1	5,255	5,255	5,255	5,120	5,100	5,100	5,065	5,065	5,163
Franklin	2	4,866	4,844	4,526	4,409	4,138	3,990	3,812	3,771	4,574
Kearney	1	n/a	6,799	6,300	6,000	5,000	3,500	3,500	3,500	6,028
Buffalo	4	6,650	6,648	6,400	6,250	5,850	5,700	5,500	5,450	6,533

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Adams	4000	3,325	3,135	2,945	2,755	2,755	2,755	2,565	2,565	3,031
Hall	1	3,627	3,624	3,201	3,200	2,734	2,666	2,399	2,394	3,172
Hamilton	1	5,000	5,000	4,800	4,800	4,700	4,700	4,600	4,600	4,885
Clay	1	3,645	3,495	3,365	3,265	3,160	n/a	3,060	3,060	3,403
Nuckolls	1	3,500	3,500	3,300	3,300	3,100	3,100	3,000	2,996	3,381
Webster	1	2,705	2,705	2,435	2,265	2,265	2,265	2,190	2,190	2,475
Franklin	2	3,025	3,025	2,475	2,475	2,175	2,175	2,075	2,075	2,740
Kearney	1	n/a	3,500	3,100	3,100	2,500	2,000	2,000	2,000	3,097
Buffalo	4	n/a	2,900	2,700	2,600	2,450	2,400	2,325	2,300	2,716

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Adams	4000	1,595	1,595	1,540	1,485	1,430	1,405	1,405	1,405	1,454
Hall	1	2,396	2,394	1,970	1,974	1,523	1,523	1,520	1,521	1,652
Hamilton	1	2,300	2,300	2,200	2,200	2,100	2,100	2,000	2,000	2,080
Clay	1	1,530	1,530	1,530	1,530	1,455	n/a	1,455	1,455	1,477
Nuckolls	1	1,410	1,410	1,410	1,410	1,410	1,410	1,410	1,410	1,410
Webster	1	1,230	1,230	1,230	1,230	1,230	1,230	1,230	1,230	1,230
Franklin	2	1,301	1,300	1,200	1,203	1,150	1,150	1,150	1,151	1,166
Kearney	1	n/a	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300
Buffalo	4	1,700	1,700	1,675	1,650	1,625	1,600	1,500	1,525	1,570

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



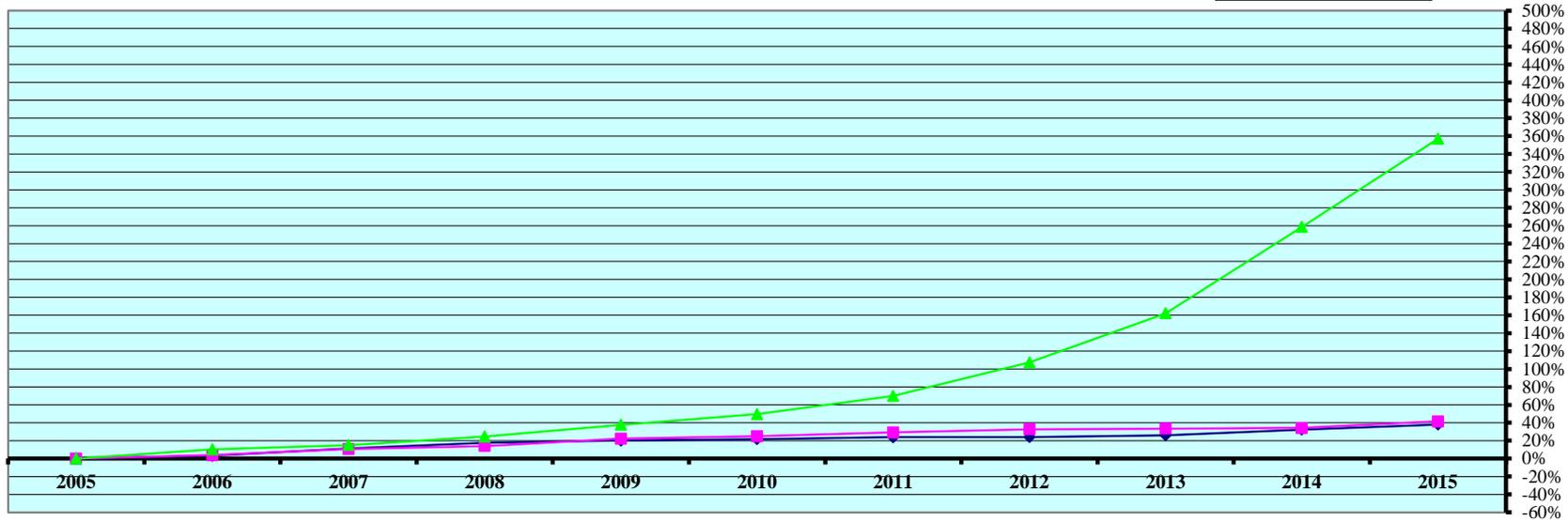
Legend

- 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

Adams 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	780,235,015	--	--	--	299,257,935	--	--	--	379,570,190	--	--	--
2006	804,531,990	24,296,975	3.11%	3.11%	310,769,745	11,511,810	3.85%	3.85%	418,804,655	39,234,465	10.34%	10.34%
2007	867,984,090	63,452,100	7.89%	11.25%	331,215,440	20,445,695	6.58%	10.68%	436,573,855	17,769,200	4.24%	15.02%
2008	918,542,215	50,558,125	5.82%	17.73%	341,511,185	10,295,745	3.11%	14.12%	473,410,495	36,836,640	8.44%	24.72%
2009	937,335,610	18,793,395	2.05%	20.14%	365,701,585	24,190,400	7.08%	22.20%	522,728,180	49,317,685	10.42%	37.72%
2010	949,896,700	12,561,090	1.34%	21.74%	373,751,795	8,050,210	2.20%	24.89%	567,549,875	44,821,695	8.57%	49.52%
2011	966,274,570	16,377,870	1.72%	23.84%	386,585,440	12,833,645	3.43%	29.18%	645,731,555	78,181,680	13.78%	70.12%
2012	968,127,535	1,852,965	0.19%	24.08%	397,324,300	10,738,860	2.78%	32.77%	787,128,995	141,397,440	21.90%	107.37%
2013	982,153,910	14,026,375	1.45%	25.88%	399,417,255	2,092,955	0.53%	33.47%	995,388,960	208,259,965	26.46%	162.24%
2014	1,032,853,232	50,699,322	5.16%	32.38%	401,709,592	2,292,337	0.57%	34.24%	1,361,323,455	365,934,495	36.76%	258.65%
2015	1,077,081,805	44,228,573	4.28%	38.05%	423,553,036	21,843,444	5.44%	41.53%	1,734,202,225	372,878,770	27.39%	356.89%

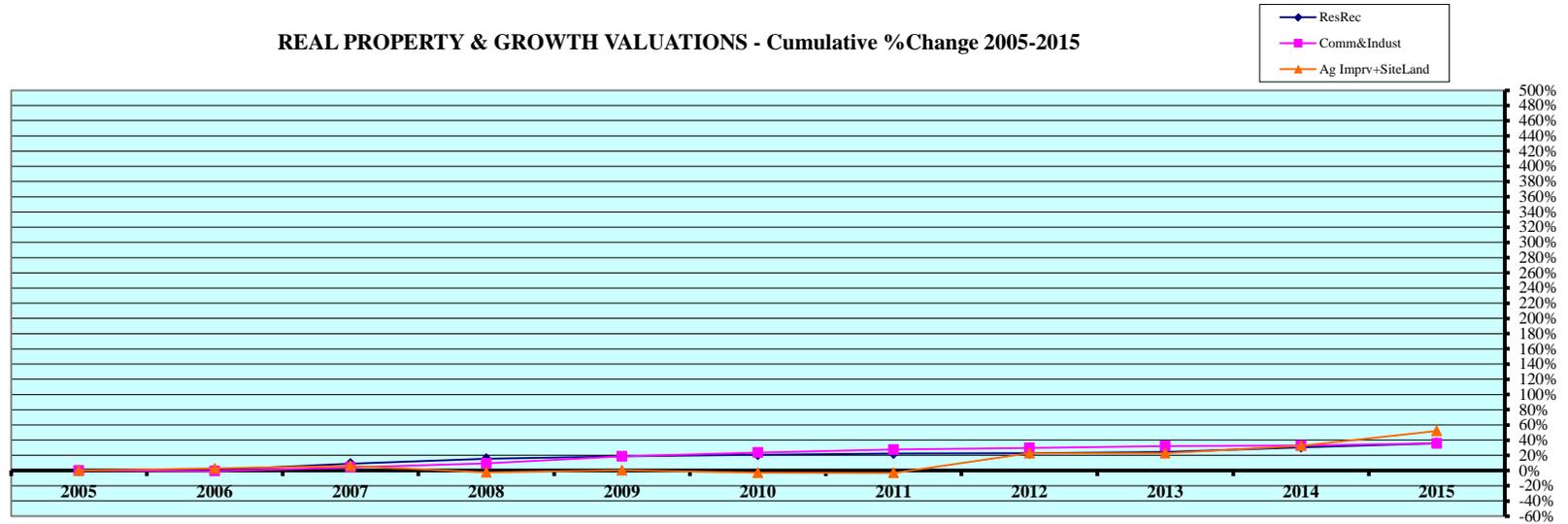
Rate Annual %chg: Residential & Recreational **3.28%** Commercial & Industrial **3.53%** Agricultural Land **16.41%**

Cnty# **1**
County **ADAMS**

CHART 1 EXHIBIT 1B 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	780,235,015	13,192,065	1.69%	767,042,950	--	--	299,257,935	9,937,665	3.32%	289,320,270	--	--	
2006	804,531,990	15,964,405	1.98%	788,567,585	1.07%	1.07%	310,769,745	13,392,840	4.31%	297,376,905	-0.63%	-0.63%	
2007	867,984,090	17,936,170	2.07%	850,047,920	5.66%	8.95%	331,215,440	19,226,670	5.80%	311,988,770	0.39%	4.25%	
2008	918,542,215	16,421,865	1.79%	902,120,350	3.93%	15.62%	341,511,185	14,231,105	4.17%	327,280,080	-1.19%	9.36%	
2009	937,335,610	12,200,490	1.30%	925,135,120	0.72%	18.57%	365,701,585	10,600,150	2.90%	355,101,435	3.98%	18.66%	
2010	949,896,700	7,647,190	0.81%	942,249,510	0.52%	20.76%	373,751,795	3,967,185	1.06%	369,784,610	1.12%	23.57%	
2011	966,274,570	12,451,820	1.29%	953,822,750	0.41%	22.25%	386,585,440	4,725,495	1.22%	381,859,945	2.17%	27.60%	
2012	968,127,535	11,300,416	1.17%	956,827,119	-0.98%	22.63%	397,324,300	9,025,109	2.27%	388,299,191	0.44%	29.75%	
2013	982,153,910	10,906,995	1.11%	971,246,915	0.32%	24.48%	399,417,255	3,626,410	0.91%	395,790,845	-0.39%	32.26%	
2014	1,032,853,232	13,153,927	1.27%	1,019,699,305	3.82%	30.69%	401,709,592	4,189,804	1.04%	397,519,788	-0.48%	32.84%	
2015	1,077,081,805	15,990,432	1.48%	1,061,091,373	2.73%	36.00%	423,553,036	17,281,608	4.08%	406,271,428	1.14%	35.76%	
Rate Ann%chg	3.28%			Resid & Rec. w/o growth			1.82%			C & I w/o growth			0.66%

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	52,388,080	16,243,765	68,631,845	831,945	1.21%	--	--
2006	54,356,630	16,909,970	71,266,600	735,265	1.03%	2.77%	2.77%
2007	56,481,165	17,650,010	74,131,175	1,131,185	1.53%	2.43%	6.36%
2008	54,111,360	15,831,685	69,943,045	2,889,230	4.13%	-9.55%	-2.30%
2009	52,950,990	16,918,025	69,869,015	983,570	1.41%	-1.51%	0.37%
2010	49,770,540	17,836,300	67,606,840	983,570	1.45%	-4.65%	-2.93%
2011	49,213,405	18,378,050	67,591,455	1,053,580	1.56%	-1.58%	-3.05%
2012	51,716,545	35,466,795	87,183,340	2,816,004	3.23%	24.82%	22.93%
2013	52,871,635	33,953,515	86,825,150	2,560,603	2.95%	-3.35%	22.78%
2014	58,165,165	36,263,170	94,428,335	3,435,420	3.64%	4.80%	32.58%
2015	67,173,420	39,113,185	106,286,605	2,011,085	1.89%	10.43%	51.93%
Rate Ann%chg	2.52%	9.19%	4.47%	Ag Imprv+Site w/o growth		2.46%	

(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.

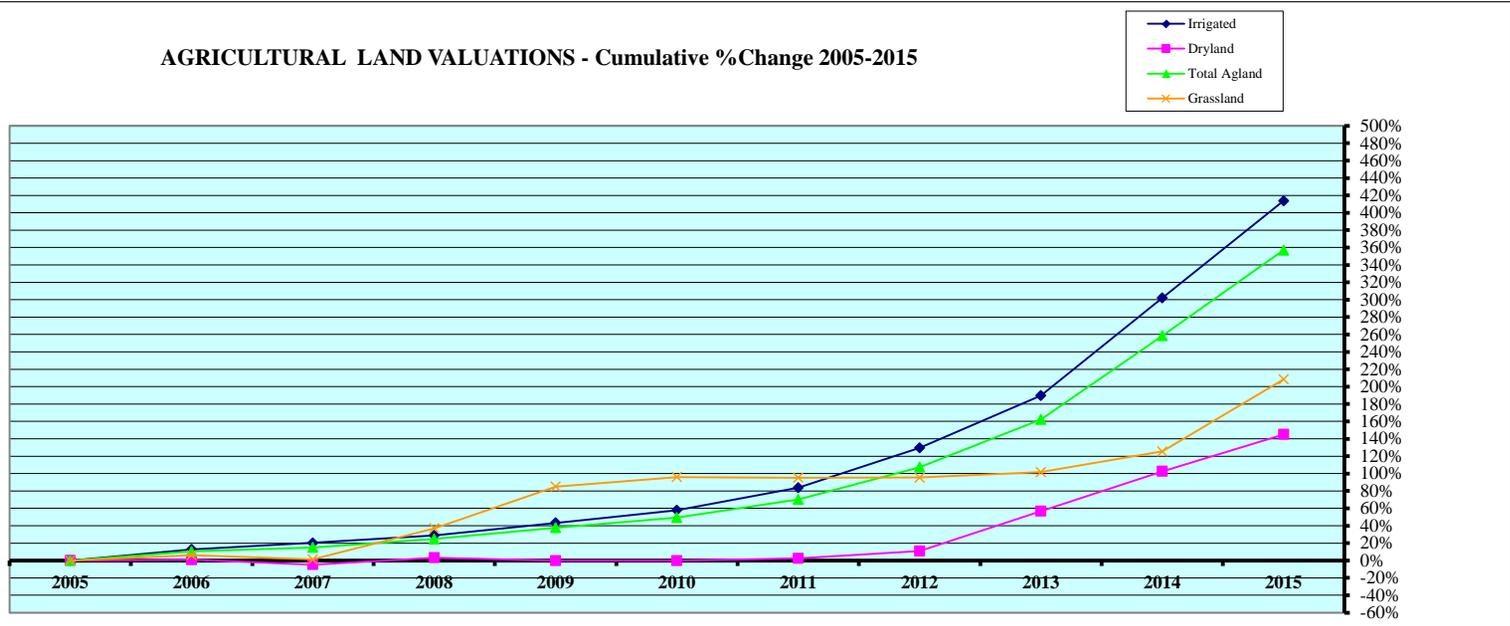
Sources:
Value; 2005 - 2015 CTL
Growth Value; 2005-2015 Abstract of Asmnt Rpt.

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

Cnty# 1
County ADAMS

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	295,073,960	--	--	--	65,697,750	--	--	--	18,505,715	--	--	--
2006	332,436,345	37,362,385	12.66%	12.66%	66,273,955	576,205	0.88%	0.88%	19,635,335	1,129,620	6.10%	6.10%
2007	354,766,940	22,330,595	6.72%	20.23%	62,568,235	-3,705,720	-5.59%	-4.76%	18,735,130	-900,205	-4.58%	1.24%
2008	379,861,045	25,094,105	7.07%	28.73%	67,892,315	5,324,080	8.51%	3.34%	25,361,650	6,626,520	35.37%	37.05%
2009	422,569,990	42,708,945	11.24%	43.21%	65,631,015	-2,261,300	-3.33%	-0.10%	34,242,000	8,880,350	35.01%	85.03%
2010	465,419,855	42,849,865	10.14%	57.73%	65,575,710	-55,305	-0.08%	-0.19%	36,266,260	2,024,260	5.91%	95.97%
2011	542,003,855	76,584,000	16.45%	83.68%	67,229,940	1,654,230	2.52%	2.33%	36,122,545	-143,715	-0.40%	95.20%
2012	677,652,010	135,648,155	25.03%	129.65%	72,926,640	5,696,700	8.47%	11.00%	36,162,575	40,030	0.11%	95.41%
2013	854,803,290	177,151,280	26.14%	189.69%	102,959,225	30,032,585	41.18%	56.72%	37,302,460	1,139,885	3.15%	101.57%
2014	1,186,179,760	331,376,470	38.77%	301.99%	133,099,150	30,139,925	29.27%	102.59%	41,715,180	4,412,720	11.83%	125.42%
2015	1,515,767,555	329,587,795	27.79%	413.69%	161,012,785	27,913,635	20.97%	145.08%	57,068,910	15,353,730	36.81%	208.39%

Rate Ann.%chg: Irrigated **17.78%** Dryland **9.38%** Grassland **11.92%**

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	242,710	--	--	--	50,055	--	--	--	379,570,190	--	--	--
2006	0	-242,710	-100.00%	-100.00%	459,020	408,965	817.03%	817.03%	418,804,655	39,234,465	10.34%	10.34%
2007	162,220	162,220	--	-33.16%	341,330	-117,690	-25.64%	581.91%	436,573,855	17,769,200	4.24%	15.02%
2008	120,335	-41,885	-25.82%	-50.42%	175,150	-166,180	-48.69%	249.92%	473,410,495	36,836,640	8.44%	24.72%
2009	155,390	35,055	29.13%	-35.98%	129,785	-45,365	-25.90%	159.28%	522,728,180	49,317,685	10.42%	37.72%
2010	158,625	3,235	2.08%	-34.64%	129,425	-360	-0.28%	158.57%	567,549,875	44,821,695	8.57%	49.52%
2011	162,875	4,250	2.68%	-32.89%	212,340	82,915	64.06%	324.21%	645,731,555	78,181,680	13.78%	70.12%
2012	165,355	2,480	1.52%	-31.87%	222,415	10,075	4.74%	344.34%	787,128,995	141,397,440	21.90%	107.37%
2013	161,690	-3,665	-2.22%	-33.38%	162,295	-60,120	-27.03%	224.23%	995,388,960	208,259,965	26.46%	162.24%
2014	166,195	4,505	2.79%	-31.53%	163,170	875	0.54%	225.98%	1,361,323,455	365,934,495	36.76%	258.65%
2015	194,935	28,740	17.29%	-19.68%	158,040	-5,130	-3.14%	215.73%	1,734,202,225	372,878,770	27.39%	356.89%

Cnty# **1**
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Rate Ann.%chg: Total Agric Land **16.41%**

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	295,233,040	206,917	1,427			65,560,635	67,248	975			18,498,345	58,374	317		
2006	332,587,615	214,976	1,547	8.43%	8.43%	66,295,180	62,541	1,060	8.73%	8.73%	19,672,195	47,859	411	29.71%	29.71%
2007	355,424,160	221,232	1,607	3.84%	12.60%	62,400,190	58,942	1,059	-0.13%	8.59%	18,694,390	45,425	412	0.12%	29.87%
2008	380,251,625	221,251	1,719	6.98%	20.45%	68,417,420	59,471	1,150	8.67%	18.00%	25,397,020	45,745	555	34.90%	75.19%
2009	422,317,815	222,144	1,901	10.62%	33.24%	65,929,460	57,057	1,155	0.44%	18.52%	34,294,430	46,899	731	31.71%	130.75%
2010	465,622,505	222,709	2,091	9.97%	46.53%	65,481,335	56,710	1,155	-0.07%	18.44%	36,272,185	46,459	781	6.77%	146.37%
2011	540,891,540	223,027	2,425	16.00%	69.97%	67,762,420	56,325	1,203	4.19%	23.40%	36,179,595	46,344	781	-0.01%	146.35%
2012	678,044,870	223,769	3,030	24.94%	112.37%	73,010,330	55,681	1,311	8.99%	34.50%	36,147,180	46,340	780	-0.08%	146.15%
2013	854,736,190	225,692	3,787	24.98%	165.43%	103,083,895	54,202	1,902	45.04%	95.08%	37,337,680	45,632	818	4.90%	158.20%
2014	1,186,582,625	229,122	5,179	36.75%	262.96%	133,105,180	52,251	2,547	33.94%	161.30%	41,725,020	43,966	949	15.99%	199.48%
2015	1,517,994,325	231,801	6,549	26.45%	358.97%	160,461,680	50,298	3,190	25.23%	227.23%	57,205,970	43,330	1,320	39.11%	316.62%

Rate Annual %chg Average Value/Acre: 16.46%

12.59%

15.34%

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	284,000	2,780	102			0	0				379,576,020	335,318	1,132		
2006	458,400	2,296	200	95.40%	95.40%	0	0				419,013,390	327,672	1,279	12.97%	12.97%
2007	125,220	596	210	5.19%	105.53%	166,345	847	196			436,810,305	327,042	1,336	4.45%	17.99%
2008	122,840	585	210	0.00%	105.54%	170,700	854	200	1.71%		474,359,605	327,907	1,447	8.31%	27.80%
2009	126,460	602	210	0.00%	105.54%	129,705	652	199	-0.44%		522,797,870	327,354	1,597	10.40%	41.08%
2010	155,495	741	210	0.00%	105.54%	129,425	652	198	-0.30%		567,660,945	327,270	1,735	8.61%	53.23%
2011	157,470	750	210	0.00%	105.54%	130,060	656	198	0.03%		645,121,085	327,101	1,972	13.70%	74.23%
2012	161,995	771	210	0.01%	105.56%	0	0				787,364,375	326,561	2,411	22.25%	113.00%
2013	164,000	781	210	0.00%	105.57%	0	0				995,321,765	326,306	3,050	26.51%	169.46%
2014	161,690	769	210	0.07%	105.71%	0	0				1,361,574,515	326,108	4,175	36.88%	268.84%
2015	162,440	773	210	0.00%	105.72%	0	0				1,735,824,415	326,201	5,321	27.45%	370.09%

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Rate Annual %chg Average Value/Acre: 16.74%

(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 : 16,162	Value : 3,399,648,091	Growth 24,075,830	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	742	6,104,485	69	1,206,945	48	664,820	859	7,976,250	
02. Res Improve Land	9,350	106,488,630	664	18,811,010	640	17,371,600	10,654	142,671,240	
03. Res Improvements	9,350	742,368,530	664	125,997,070	640	92,994,255	10,654	961,359,855	
04. Res Total	10,092	854,961,645	733	146,015,025	688	111,030,675	11,513	1,112,007,345	16,497,335
% of Res Total	87.66	76.88	6.37	13.13	5.98	9.98	71.23	32.71	68.52
05. Com UnImp Land	256	8,327,275	53	893,915	46	1,036,675	355	10,257,865	
06. Com Improve Land	1,042	50,190,194	86	4,719,330	88	2,843,025	1,216	57,752,549	
07. Com Improvements	1,042	256,513,507	86	27,591,435	88	22,834,395	1,216	306,939,337	
08. Com Total	1,298	315,030,976	139	33,204,680	134	26,714,095	1,571	374,949,751	6,324,505
% of Com Total	82.62	84.02	8.85	8.86	8.53	7.12	9.72	11.03	26.27
09. Ind UnImp Land	1	700,665	12	332,970	5	156,130	18	1,189,765	
10. Ind Improve Land	13	1,296,660	26	2,355,295	13	496,610	52	4,148,565	
11. Ind Improvements	13	10,810,460	26	47,009,760	13	6,489,805	52	64,310,025	
12. Ind Total	14	12,807,785	38	49,698,025	18	7,142,545	70	69,648,355	133,270
% of Ind Total	20.00	18.39	54.29	71.36	25.71	10.26	0.43	2.05	0.55
13. Rec UnImp Land	0	0	0	0	5	252,575	5	252,575	
14. Rec Improve Land	0	0	0	0	1	41,780	1	41,780	
15. Rec Improvements	0	0	0	0	1	9,195	1	9,195	
16. Rec Total	0	0	0	0	6	303,550	6	303,550	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.04	0.01	0.00
Res & Rec Total	10,092	854,961,645	733	146,015,025	694	111,334,225	11,519	1,112,310,895	16,497,335
% of Res & Rec Total	87.61	76.86	6.36	13.13	6.02	10.01	71.27	32.72	68.52
Com & Ind Total	1,312	327,838,761	177	82,902,705	152	33,856,640	1,641	444,598,106	6,457,775
% of Com & Ind Total	79.95	73.74	10.79	18.65	9.26	7.62	10.15	13.08	26.82
17. Taxable Total	11,404	1,182,800,406	910	228,917,730	846	145,190,865	13,160	1,556,909,001	22,955,110
% of Taxable Total	86.66	75.97	6.91	14.70	6.43	9.33	81.43	45.80	95.35

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	50	344,345	4,415,155	0	0	0
19. Commercial	36	3,229,620	15,545,075	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	1	36,075	15,830	51	380,420	4,430,985
19. Commercial	1	1,485	3,085	37	3,231,105	15,548,160
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				88	3,611,525	19,979,145

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	827	73	593	1,493

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	31	4,002,615	284	151,361,305	1,858	1,085,529,175	2,173	1,240,893,095
28. Ag-Improved Land	8	648,620	79	39,394,935	716	471,938,430	803	511,981,985
29. Ag Improvements	8	949,135	80	10,725,785	741	78,189,090	829	89,864,010
30. Ag Total							3,002	1,842,739,090

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	2	2.50	41,750	48	51.07	970,425	
33. HomeSite Improvements	2	0.00	796,730	48	0.00	6,944,040	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	2	21.27	52,095	
36. FarmSite Improv Land	7	53.29	154,340	70	173.49	775,245	
37. FarmSite Improvements	7	0.00	152,405	71	0.00	3,781,745	
38. FarmSite Total							
39. Road & Ditches	0	9.96	0	0	648.40	0	
40. Other- Non Ag Use	0	8.33	2,040	0	115.40	28,275	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	443	495.24	8,196,480	493	548.81	9,208,655	
33. HomeSite Improvements	443	0.00	50,314,970	493	0.00	58,055,740	614,270
34. HomeSite Total				493	548.81	67,264,395	
35. FarmSite UnImp Land	16	39.18	175,410	18	60.45	227,505	
36. FarmSite Improv Land	679	1,629.05	6,983,190	756	1,855.83	7,912,775	
37. FarmSite Improvements	704	0.00	27,874,120	782	0.00	31,808,270	506,450
38. FarmSite Total				800	1,916.28	39,948,550	
39. Road & Ditches	0	6,282.86	0	0	6,941.22	0	
40. Other- Non Ag Use	0	543.72	131,140	0	667.45	161,455	
41. Total Section VI				1,293	10,073.76	107,374,400	1,120,720

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	1	160.00	94,335	1	160.00	94,335

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 4000

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	70,463.08	30.33%	479,149,005	31.50%	6,800.00
46. 1A	100,762.21	43.37%	675,106,930	44.38%	6,700.00
47. 2A1	8,955.35	3.85%	58,209,775	3.83%	6,500.00
48. 2A	17,237.91	7.42%	108,598,745	7.14%	6,299.99
49. 3A1	7,283.20	3.14%	44,427,540	2.92%	6,100.00
50. 3A	1,928.38	0.83%	11,377,430	0.75%	5,899.99
51. 4A1	15,031.22	6.47%	85,678,000	5.63%	5,700.00
52. 4A	10,657.46	4.59%	58,616,050	3.85%	5,500.00
53. Total	232,318.81	100.00%	1,521,163,475	100.00%	6,547.74
Dry					
54. 1D1	11,070.48	22.11%	36,809,835	24.25%	3,325.04
55. 1D	21,990.83	43.92%	68,939,330	45.42%	3,134.91
56. 2D1	2,039.71	4.07%	6,007,020	3.96%	2,945.04
57. 2D	5,833.66	11.65%	16,071,895	10.59%	2,755.03
58. 3D1	2,389.76	4.77%	6,583,860	4.34%	2,755.03
59. 3D	278.57	0.56%	767,450	0.51%	2,754.96
60. 4D1	4,150.33	8.29%	10,645,665	7.01%	2,565.02
61. 4D	2,317.49	4.63%	5,944,420	3.92%	2,565.03
62. Total	50,070.83	100.00%	151,769,475	100.00%	3,031.10
Grass					
63. 1G1	1,672.11	3.91%	2,667,045	4.29%	1,595.02
64. 1G	3,412.90	7.97%	5,443,825	8.75%	1,595.07
65. 2G1	5,166.21	12.07%	7,955,940	12.78%	1,540.00
66. 2G	4,772.90	11.15%	7,087,900	11.39%	1,485.03
67. 3G1	1,524.39	3.56%	2,179,920	3.50%	1,430.03
68. 3G	1,613.32	3.77%	2,266,725	3.64%	1,405.01
69. 4G1	4,214.64	9.84%	5,921,655	9.51%	1,405.02
70. 4G	20,436.76	47.73%	28,713,795	46.14%	1,405.01
71. Total	42,813.23	100.00%	62,236,805	100.00%	1,453.68
<hr/>					
Irrigated Total	232,318.81	71.23%	1,521,163,475	87.66%	6,547.74
Dry Total	50,070.83	15.35%	151,769,475	8.75%	3,031.10
Grass Total	42,813.23	13.13%	62,236,805	3.59%	1,453.68
72. Waste	935.98	0.29%	194,935	0.01%	208.27
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	326,138.85	100.00%	1,735,364,690	100.00%	5,320.94

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	575.06	3,857,415	25,628.88	170,240,875	206,114.87	1,347,065,185	232,318.81	1,521,163,475
77. Dry Land	113.20	368,065	5,367.76	16,809,375	44,589.87	134,592,035	50,070.83	151,769,475
78. Grass	148.42	225,810	1,239.64	1,844,780	41,425.17	60,166,215	42,813.23	62,236,805
79. Waste	8.64	1,815	167.49	35,170	759.85	157,950	935.98	194,935
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	845.32	4,453,105	32,403.77	188,930,200	292,889.76	1,541,981,385	326,138.85	1,735,364,690

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	232,318.81	71.23%	1,521,163,475	87.66%	6,547.74
Dry Land	50,070.83	15.35%	151,769,475	8.75%	3,031.10
Grass	42,813.23	13.13%	62,236,805	3.59%	1,453.68
Waste	935.98	0.29%	194,935	0.01%	208.27
Other	0.00	0.00%	0	0.00%	0.00
Exempt	0.00	0.00%	0	0.00%	0.00
Total	326,138.85	100.00%	1,735,364,690	100.00%	5,320.94

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 Ayr	36	72,705	48	89,360	48	1,944,805	84	2,106,870	50,175
83.2 Hansen	12	30,705	30	78,495	30	2,039,020	42	2,148,220	13,080
83.3 Hastings	489	5,292,485	8,576	106,609,735	8,576	726,739,435	9,065	838,641,655	10,880,310
83.4 Holstein	20	87,820	104	325,235	104	5,383,130	124	5,796,185	1,120
83.5 Juniata	114	658,900	299	3,150,235	299	19,015,730	413	22,824,865	1,069,405
83.6 Kenesaw	34	218,230	366	3,245,540	366	28,036,145	400	31,499,915	287,165
83.7 Pauline	11	13,025	31	48,795	31	688,200	42	750,020	0
83.8 Prosser	21	38,965	48	147,330	48	1,742,585	69	1,928,880	8,260
83.9 Roseland	26	79,085	112	368,645	112	5,974,740	138	6,422,470	265,855
83.10 Rural	48	939,915	596	17,019,410	596	90,179,705	644	108,139,030	3,203,660
83.11 Suburban	53	796,990	445	11,630,240	445	79,625,555	498	92,052,785	718,305
84 Residential Total	864	8,228,825	10,655	142,713,020	10,655	961,369,050	11,519	1,112,310,895	16,497,335

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Hansen	0	0	1	420	1	630	1	1,050	0
85.2	Hastings	246	9,590,055	948	54,238,684	948	276,154,239	1,194	339,982,978	4,260,260
85.3	Holstein	2	20,285	16	122,015	16	1,264,415	18	1,406,715	0
85.4	Juniata	15	96,700	31	342,115	31	5,733,865	46	6,172,680	1,671,445
85.5	Kenesaw	12	62,460	53	361,750	53	5,403,970	65	5,828,180	0
85.6	Prosser	3	8,005	11	42,360	11	1,208,260	14	1,258,625	0
85.7	Roseland	7	25,845	23	107,620	23	2,337,475	30	2,470,940	133,270
85.8	Rural	69	908,200	152	3,744,450	152	36,098,150	221	40,750,800	151,075
85.9	Suburban	19	736,080	33	2,941,700	33	43,048,358	52	46,726,138	241,725
86	Commercial Total	373	11,447,630	1,268	61,901,114	1,268	371,249,362	1,641	444,598,106	6,457,775

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

Market Area 4000

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	1,672.11	3.91%	2,667,045	4.29%	1,595.02
88. 1G	3,412.90	7.97%	5,443,825	8.75%	1,595.07
89. 2G1	5,166.21	12.07%	7,955,940	12.78%	1,540.00
90. 2G	4,772.90	11.15%	7,087,900	11.39%	1,485.03
91. 3G1	1,524.39	3.56%	2,179,920	3.50%	1,430.03
92. 3G	1,613.32	3.77%	2,266,725	3.64%	1,405.01
93. 4G1	4,214.64	9.84%	5,921,655	9.51%	1,405.02
94. 4G	20,436.76	47.73%	28,713,795	46.14%	1,405.01
95. Total	42,813.23	100.00%	62,236,805	100.00%	1,453.68
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	42,813.23	100.00%	62,236,805	100.00%	1,453.68
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	42,813.23	100.00%	62,236,805	100.00%	1,453.68

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

01 Adams

	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	1,076,778,255	1,112,007,345	35,229,090	3.27%	16,497,335	1.74%
02. Recreational	303,550	303,550	0	0.00%	0	0.00%
03. Ag-Homesite Land, Ag-Res Dwelling	67,173,420	67,264,395	90,975	0.14%	614,270	-0.78%
04. Total Residential (sum lines 1-3)	1,144,255,225	1,179,575,290	35,320,065	3.09%	17,111,605	1.59%
05. Commercial	355,174,261	374,949,751	19,775,490	5.57%	6,324,505	3.79%
06. Industrial	68,378,775	69,648,355	1,269,580	1.86%	133,270	1.66%
07. Ag-Farmsite Land, Outbuildings	39,113,185	39,948,550	835,365	2.14%	506,450	0.84%
08. Minerals	0	0	0		0	
09. Total Commercial (sum lines 5-8)	462,666,221	484,546,656	21,880,435	4.73%	6,964,225	3.22%
10. Total Non-Agland Real Property	1,606,921,446	1,664,283,401	57,361,955	3.57%	24,075,830	2.07%
11. Irrigated	1,515,767,555	1,521,163,475	5,395,920	0.36%		
12. Dryland	161,012,785	151,769,475	-9,243,310	-5.74%		
13. Grassland	57,068,910	62,236,805	5,167,895	9.06%		
14. Wasteland	194,935	194,935	0	0.00%		
15. Other Agland	158,040	0	-158,040	-100.00%		
16. Total Agricultural Land	1,734,202,225	1,735,364,690	1,162,465	0.07%		
17. Total Value of all Real Property (Locally Assessed)	3,341,123,671	3,399,648,091	58,524,420	1.75%	24,075,830	1.03%

2016 Assessment Survey for Adams County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	3
3.	Other full-time employees:
	3
4.	Other part-time employees:
	-
5.	Number of shared employees:
	-
6.	Assessor's requested budget for current fiscal year:
	\$529,998
7.	Adopted budget, or granted budget if different from above:
	\$529,998
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$130,178
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:
	The county has a separate IT department; however, the assessor's budget does have \$29,930 dedicated for Tyler Technologies, Apex, and GIS support and maintenance.
11.	Amount of the assessor's budget set aside for education/workshops:
	\$11,000
12.	Other miscellaneous funds:
	\$2,500
13.	Amount of last year's assessor's budget not used:
	\$37,512

B. Computer, Automation Information and GIS

1.	Administrative software:
	Tyler Technologies
2.	CAMA software:
	Tyler Technologies
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	Office staff
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes assessor.adamscounty.org/Appraisal/PublicAccess
7.	Who maintains the GIS software and maps?
	IT Department
8.	Personal Property software:
	Tyler Technologies

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
4.	When was zoning implemented?
	2001

D. Contracted Services

1.	Appraisal Services:
	N/A
2.	GIS Services:
	N/A
3.	Other services:
	N/A

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	As needed for specialized properties or high dollar properties protested in special cases
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	Certified General Appraiser
4.	Have the existing contracts been approved by the PTA?
	N/A
5.	Does the appraisal or listing service providers establish assessed values for the county?
	N/A

2016 Residential Assessment Survey for Adams County

1.	Valuation data collection done by:																
	Appraisal staff																
2.	List the valuation groupings recognized by the County and describe the unique characteristics of each:																
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Grouping</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>Hastings - County seat and largest city in the county located on NE Highways 6, 34, and US Highway 281; population of about 25,000; has K-12 public and private school systems, a hospital, and a very active trade and business center. The residential housing market is stable and active.</td> </tr> <tr> <td style="text-align: center;">05</td> <td>Juniata - Village located seven miles west of Hastings; population of about 750; bedroom community for Hastings; has public and private elementary schools and an active trade and business center. The residential housing market is stable and somewhat active.</td> </tr> <tr> <td style="text-align: center;">06</td> <td>Kenesaw - Village 16 miles west of Hastings; population of about 880; has a K-12 public school system and an active trade and business center. The residential housing market is stable and somewhat active.</td> </tr> <tr> <td style="text-align: center;">10</td> <td>Suburban - Residences located within the two mile jurisdiction of Hastings.</td> </tr> <tr> <td style="text-align: center;">15</td> <td>Rural - All rural residences not in an identified subdivision and located outside of any city limits.</td> </tr> <tr> <td style="text-align: center;">20</td> <td>Small Towns - Including the communities of Ayr, Hansen, Holstein, Pauline, Prosser and Roseland.</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Agricultural improvements throughout the county</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	01	Hastings - County seat and largest city in the county located on NE Highways 6, 34, and US Highway 281; population of about 25,000; has K-12 public and private school systems, a hospital, and a very active trade and business center. The residential housing market is stable and active.	05	Juniata - Village located seven miles west of Hastings; population of about 750; bedroom community for Hastings; has public and private elementary schools and an active trade and business center. The residential housing market is stable and somewhat active.	06	Kenesaw - Village 16 miles west of Hastings; population of about 880; has a K-12 public school system and an active trade and business center. The residential housing market is stable and somewhat active.	10	Suburban - Residences located within the two mile jurisdiction of Hastings.	15	Rural - All rural residences not in an identified subdivision and located outside of any city limits.	20	Small Towns - Including the communities of Ayr, Hansen, Holstein, Pauline, Prosser and Roseland.	AG	Agricultural improvements throughout the county
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AG	Agricultural improvements throughout the county																
3.	List and describe the approach(es) used to estimate the market value of residential properties.																
	Cost and sales comparison approaches																
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?																
	Tables provided by the CAMA vendor are used																
5.	Are individual depreciation tables developed for each valuation grouping?																
	Yes																
6.	Describe the methodology used to determine the residential lot values?																
	Sales comparison approach; lots are analyzed by the square foot, per lot, or per acre																
7.	Describe the methodology used to determine value for vacant lots being held for sale or resale?																
	The county utilizes a discounted cash flow analysis to arrive at market value for parcels being held for sale or resale																

8.

<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
01	2011	2011	2014	2005-2015
05	2011	2011	2014	2015
06	2011	2011	2014	2015
10	2011	2011	2014	2006-2009
15	2011	2011	2014	2014
20	2011	2011	2014	2007-2010
AG	2011	2011	2014	2014

2016 Commercial Assessment Survey for Adams County

1.	Valuation data collection done by:			
	Appraisal staff			
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>		
	01	Hastings - County seat and largest city in the county located on NE Highways 6, 34, and 281; population of about 25,000; has K-12 public and private school systems, a hospital, and a very active trade and business center.		
	02	Navy Ammunitions Depot - Industrial and commercial area made up of federally released land that was formerly and ammunition depot, comprised of many concrete and dirt bunkers.		
	03	Villages and Rural - all commercial and industrial parcels not located inside the city limits of Hastings or located in the area designated as the Navy Ammunitions Depot		
3.	List and describe the approach(es) used to estimate the market value of commercial properties.			
	Sales comparison and cost approaches; income approach used when available			
3a.	Describe the process used to determine the value of unique commercial properties.			
	On-staff appraisers use sales comparison and cost approaches, sales comparison from other counties possible			
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?			
	Tables provided by the CAMA vendor are used			
5.	Are individual depreciation tables developed for each valuation grouping?			
	Yes			
6.	Describe the methodology used to determine the commercial lot values.			
	Sales comparison; lots are analyzed by the square foot and acre			
7.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>
	01	2011	2011	2012
	02	2011	2011	2014
	03	2011	2011	2008
				2015

2016 Agricultural Assessment Survey for Adams County

1.	Valuation data collection done by:							
	Appraisal 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;">01</td> <td>Similar soils, NRD, and topography; no economic differences have been discerned</td> <td style="text-align: center;">2015</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	01	Similar soils, NRD, and topography; no economic differences have been discerned	2015
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>						
01	Similar soils, NRD, and topography; no economic differences have been discerned	2015						
3.	Describe the process used to determine and monitor market areas.							
	Sales are annually plotted and reviewed to determine any differences across the county. Sales are analyzed annually to determine if market areas need to be created or adjusted.							
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.							
	Recreational land influences are studied through sales							
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?							
	Yes							
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.							
	WRP easements are studied through sales, when available							

Adams County Assessor's Office

Three Year Plan

June 15, 2015

Adams County Assessor's Office Overview

Introduction:

Required by law- pursuant to Neb. Laws 2005, LB 263, Section 9

The Purpose: To submit a plan to the County Board of Equalization and to the Department of Property Assessment and Taxation on or before July 31st of each year. The plan describes the assessment actions planned for the next assessment year and the two years thereafter. This plan is required every 3 years and an update to the plan is required between the adoptions of each 3 year plan.

General Description of Office:

There are approximately 16,169 parcels in Adams County. There is an average of 400-500 permits per year. There are approximately 2,500 personal property schedules filed and 1,000 homestead exemptions forms processed per year.

The office staff consists of the County Assessor, one Deputy Assessor, one full time licensed appraiser, three associate appraisers and two full time office clerks. The County Assessor supervises all proceedings in the office. The appraisers oversee the valuation process for residential, agricultural and commercial parcels. The associate appraisers help with the valuation for the residential, agricultural and commercial properties and do the pick-up work for the commercial parcels and the urban, suburban and rural residential parcels. The Deputy Assessor and the office clerks handle the everyday occurrences at the front counter; taking personal property schedules and homestead exemptions, one of the office clerks is responsible for personal property and one of the clerks is responsible for the real estate transfer statements.

Budgeting:

The proposed budget for 2015-2016 is \$_529,998__. The county board accommodates for a GIS technician through the Information & Technology budget.

Responsibilities of Assessment:

Record Maintenance:

Mapping - Cadastral maps are updated weekly as the real estate transfers are processed. The maps are in poor condition, but with the implementation of GIS, the information will be available electronically. All of the books have been redone.

Property Record Cards - Cards contain all improvement information about the property including the required legal description, ownership, and valuation.

Reports Files:

Abstract- Due March 19th
 Certification of Values- August 20th
 School District Taxable Value Report- August 25th
 Generate Tax Roll- November 22nd
 Certificate of Taxes Levied- December 1st

Filing for Homestead Exemptions:

Applications for homestead exemptions are accepted from February 1st – June 30th.

Filing Personal Property:

Applications for personal property are accepted from January 1st – May 1st. After which there is a 10% penalty until July 1st when the penalty changes to 25%.

Real Property:

Adams County consists of the following real property types:

	Parcels	% of Total Parcels	Values	% of Taxable Value Base
Residential	11,527	71%	\$1,075,750,570	32%
Commercial	1,569	9%	\$364,804,061	11%
Industrial	69	1%	\$68,046,170	2%
Recreational	6	0%	\$303,550	0%
Agricultural	2,998	19%	\$1,842,969,640	55%
Total	16,169	100%	\$3,351,873,991	100%

Agricultural land is 55% of the real property valuation base and 82 % of that is assessed as irrigated.

The residential parcels in Hastings, the small villages, and the large rural subdivisions were reappraised in 2000. The rural residential and commercial parcels were reappraised in 2001 and the agland and mobile home reappraisal was completed in 2002. Exterior inspections were done at these times. Values were put into the micro solve system. All rural Ag land was reviewed by the appraisers in 2014. Four Residential neighborhoods and Two Small villages consisting of 1,621 parcels as well as 1,501 Commercial parcels are being reviewed in 2015.

Pick-up Work:

Pick-up work will be done from November through January of the next year.

Sales File:

The real estate transfer statements (521s) are filed within 45 days of receiving them from the Register of Deeds. They are recorded on the Property Record Cards, in the computer, in the assessment books and in the cadastral maps.

A sales review of residential, commercial and rural properties will be completed for the sales file. A questionnaire is sent to each buyer of a sold property and an inspection is performed if needed.

2015 Plan of Assessment

Adams County Assessor's Office

Ratio studies are done on all the sales beginning in September of each year. The sales are entered on excel spreadsheets and ratios run on each property type and market area. These studies are used to determine the areas that are out of compliance and need reviewing for the next assessment cycle.

Continual market analysis will be conducted each year in all categories of properties to ensure that the level of value and quality of assessment in Adams County is in compliance with state statutes.

Assessment Actions Planned for the 2016 Roll Year:

Residential:

13 Hastings neighborhoods consisting of 3,428 parcels will be physically reviewed. We will continue to work toward catching up on our 6 year review requirement on all our neighborhoods. The physical review consists of checking measurements, qualities, conditions, interior information and a new photo. If there is no one present at the property, door hangers are left and appointments for a review are set up if needed. Sales reviews and pick-up work for all residential parcels will be completed by March 1, 2016.

Agricultural Land:

An Ag land sales review will be completed and land use will be updated as the information becomes available. A physical review of the ag-land properties will be completed to verify the land use.

Commercial:

There will be a physical review of the Hastings market areas or occupancy codes most out of compliance. The physical review will consist of checking measurements, occupancy codes, quality, condition, and interior information. Commercial sales reviews and pick-up work will be completed by March 1, 2016.

GIS:

The GIS system will continue to be maintained, fine-tuned and improved. Building the ag-land use layer will continue. Aerial imagery will be updated with scheduled flyover in March 2016.

Assessment Actions Planned for the 2017 Roll Year:

Residential:

8 Hastings neighborhoods consisting of 3,952 parcels will be physically reviewed. We will be continuing to review properties and neighborhoods once every 6 years as required by the State. The physical reviews consist of checking measurements, qualities, conditions, interior information and take a new photo. If there is no one present at the property, door hangers are left and appointments for a review are set up if needed. Sales reviews and pick-up work for all residential parcels will be completed by March 1, 2017.

Agricultural Land:

An Ag land sales review will be completed and land use will be updated as the information becomes available. A physical review of the ag-land properties will be completed to verify the land use.

Commercial:

There will be a physical review of the Hastings market areas or occupancy codes most out of compliance. The physical review will consist of checking measurements, occupancy codes, quality, condition, and interior information. Commercial sales reviews and pick-up work will be completed by March 1, 2017.

GIS:

The GIS system will continue to be maintained, fine-tuned and improved. Building the ag-land use layer will continue.

Assessment Actions Planned for the 2018 Roll Year:**Residential:**

5 Hastings neighborhoods consisting of 1,549 parcels and 586 Residential Rural/Suburban with Ag land will be physically reviewed. We will continue reviewing the parcels that need to be reviewed once every six years. The physical review consists of checking measurements, qualities, conditions, interior information and a new photo. If there is no one present at the property, door hangers are left and appointments for a review are set up if needed. Sales reviews and pick-up work for all residential parcels will be completed by March 1, 2018.

Agricultural Land:

3,023 vacant Ag land or Ag land with building sites will be reviewed and land use will be updated. A physical review of the ag-land properties will be completed to verify the land use.

Commercial:

There will be a physical review of the Hastings market areas or occupancy codes most out of compliance. The physical review will consist of checking measurements, occupancy codes, quality, condition, and interior information. Commercial sales reviews and pick-up work will be completed by March 1, 2018.

GIS:

The GIS system will continue to be maintained, fine-tuned and improved. Building the ag-land use layer will continue.