

2015 Hitchcock County Agricultural Land Values

1A1	3300
1A	3300
2A1	2900
2A	2900
3A1	2800
3A	2800
4A1	2700
4A	2700
1D1	1600
1D	1600
2D1	1400
2D	1400
3D1	1300
3D	1300
4D1	1160
4D	1160
1G1	500
1G	475
2G1	450
2G	450
3G1	425
3G	425
4G1	425
4G	425
CRP	900
Canal/CREP	2000

Dear Hitchcock County Property Owner,

Please find the enclosed 2015 Notice of Valuation Change(s) for your property. Market information has been used to determine the updated assessed valuations along with FSA certifications to properly assess the land valuation groupings before setting the 2015 values. Sales of similar land uses such as dry, irrigated, grass, CREP, and CRP are used from a 3 year average to determine the value per acre in a statistical profile of Hitchcock County sales.

Markets remain strong in our area, similar to the statewide increases of 19.14%. Within the three year time period of agland sales there were 3,786 acres of sold irrigated land, 6,276 acres of sold dryland and 6,516 acres of sold grassland. Along with the sub classification changes of CREP and CRP in 2015, I also valued land valuation groups for grass differently which is treated similar for dry and irrigated acres. In prior years all grass was valued the same. Please take time to review the classification of acres listed on the bottom portion of your notice. The below chart lists the current 2015 values and percent changes:

Irrigated

Land	1A1	1A	2A1	2A	3A1	3A	4A1	4A	Crep/Equip
2015	3300	3300	2900	2900	2800	2800	2700	2700	2000
2014	2600	2600	2500	2500	2400	2400	2300	2300	-
Change	26.9%	26.9%	16.0%	16.0%	16.6%	16.6%	17.4%	17.4%	

Dry

Land	1D1	1D	2D1	2D	3D1	3D	4D1	4D	CRP
2015	1600	1600	1400	1400	1300	1300	1160	1160	900
2014	1300	1300	1200	1200	1100	1100	1160	1160	-
Change	23.0%	23.0%	16.6%	16.6%	18.2%	18.2%	16%	16%	

Grass

Land	1G1	1G	2G1	2G	3G1	3G	4G1	4G
2015	500	475	450	450	425	425	425	425
2014	365	365	365	365	365	365	365	365
Change	37%	30%	23%	23%	16%	16%	16%	16%

I would like to encourage taxpayers to use our new web-site that will be available June 1st: <http://hitchcock.gisworkshop.com> or email our office with your questions and concerns. My email address is: assessor@hitchcock.nacone.org. I will share sale information with you and as a taxpayer you have the right to protest to the County Board of Equalization your 2015 property valuation. In our office I have displayed a county map of the agland sales used to set the 2015 values and it contains purchase prices and land classifications for each sale. This information can be emailed also, free of charge upon your request. Dates for the protest filing and Board of Equalization hearings are listed on your Notice of Valuation Change.

Marlene Bedore, Hitchcock County Assessor

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