



## NEWS RELEASE

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FOR IMMEDIATE RELEASE  
April 16, 2015

FOR INFORMATION, CONTACT:  
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### **Real Property Value Percentage Change 2014-2015**

The Nebraska Department of Revenue, Property Assessment Division, has processed the 2015 Real Property Abstracts of Assessment filed by the 93 Nebraska county assessors. Preliminary analysis indicates that real property valuations have increased 11.02% from 2014 to 2015, resulting in an increase in valuation of approximately \$20.84 billion.

- \$ 2.18 billion (10.46%) is attributable to newly-constructed real property.
- \$18.66 billion (89.54%) is attributable to existing property valuation increases.

The real property value percentage change by property type is based on the total property reported in each county. The real property value of individual property in each county may not be affected by the same percentage change.

Real property valuations are set by the county assessors and are subject to review during the statewide equalization proceedings before the Tax Equalization and Review Commission. Real property valuation change notices will be mailed on or before June 1, 2015 to real property owners who had real property values that increased or decreased from 2014 to 2015.

Increases to real property valuations may result in an increase of tax revenue for local governmental subdivisions. If the tax rates from the previous year remain unchanged, additional property taxes would be generated. Local property taxes are the product of spending and budgeting decisions made by local governments, based on their fiscal needs. The final budgets must be approved by September 20 of each year. Tax rates must be determined by October 15 of each year.

Attached to this news release is the real property percentage change by county and by major property type. This news release and attachment are available at [revenue.nebraska.gov/PAD](http://revenue.nebraska.gov/PAD).

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APPROVED:

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

Ruth A. Sorensen  
Property Tax Administrator

**Nebraska Department of Revenue, Property Assessment Division  
2014 to 2015 Real Property Value Percentage Change by County**

County	Residential & Recreational % change	Residential & Recreational % change excl. growth	Commercial & Industrial % change	Commercial & Industrial % change excl. growth	Total Agricultural Land % change	Total Real Property % change	Total Real Property % change excl. growth
1 Adams	4.18%	2.63%	7.77%	3.46%	27.51%	15.97%	14.75%
2 Antelope	9.27%	8.50%	11.04%	-10.18%	14.64%	13.75%	12.47%
3 Arthur	1.32%	1.32%	7.13%	5.40%	21.69%	19.81%	19.43%
4 Banner	15.31%	14.03%	17.65%	17.65%	14.43%	8.19%	8.10%
5 Blaine	4.07%	3.27%	13.38%	13.38%	21.83%	19.70%	19.51%
6 Boone	18.28%	15.78%	9.98%	0.86%	17.22%	16.32%	15.68%
7 Box Butte	1.52%	1.18%	7.24%	-0.03%	15.48%	9.70%	8.56%
8 Boyd	2.09%	-0.18%	3.57%	0.28%	25.27%	22.17%	21.57%
9 Brown	3.84%	2.48%	14.10%	-1.52%	25.40%	19.80%	18.59%
10 Buffalo	16.55%	14.61%	5.31%	0.36%	28.83%	18.58%	16.72%
11 Burt	2.31%	0.70%	4.02%	1.78%	27.98%	22.13%	21.67%
12 Butler	4.36%	2.70%	1.71%	-0.26%	13.99%	11.57%	11.02%
13 Cass	1.27%	-0.41%	0.77%	-1.23%	24.30%	9.73%	8.64%
14 Cedar	4.59%	2.60%	5.27%	0.47%	11.56%	10.46%	9.83%
15 Chase	8.04%	6.64%	0.68%	-0.06%	25.59%	21.58%	21.28%
16 Cherry	1.64%	-0.07%	21.90%	21.09%	20.14%	17.06%	16.69%
17 Cheyenne	2.34%	0.92%	18.46%	7.22%	32.57%	15.45%	13.01%
18 Clay	2.91%	1.78%	-0.25%	-2.12%	12.98%	11.20%	10.82%
19 Colfax	5.21%	3.75%	2.20%	0.65%	12.75%	10.47%	9.93%
20 Cuming	9.22%	7.52%	3.47%	1.84%	15.64%	13.72%	13.24%
21 Custer	3.36%	2.33%	23.47%	2.64%	30.67%	25.65%	24.23%
22 Dakota	1.85%	-0.38%	1.03%	0.77%	8.14%	4.28%	3.32%
23 Dawes	1.78%	0.82%	3.36%	0.16%	21.80%	7.30%	6.27%
24 Dawson	5.30%	4.53%	3.11%	2.05%	17.63%	12.68%	12.25%
25 Deuel	2.42%	2.11%	0.14%	0.14%	40.16%	27.06%	26.91%
26 Dixon	1.79%	1.39%	32.34%	2.34%	23.82%	20.94%	19.39%
27 Dodge	1.22%	0.45%	1.55%	-0.84%	7.47%	3.87%	3.18%
28 Douglas	2.96%	1.30%	8.09%	6.67%	27.04%	4.65%	3.09%
29 Dundy	1.02%	-0.07%	0.73%	0.37%	18.16%	13.15%	11.18%
30 Fillmore	1.89%	-0.21%	4.38%	-0.05%	9.51%	8.41%	7.95%
31 Franklin	1.47%	1.03%	9.26%	7.53%	22.31%	19.80%	19.27%
32 Frontier	4.76%	4.29%	9.00%	-1.12%	26.07%	24.39%	23.94%
33 Furnas	8.17%	7.20%	11.81%	10.23%	24.75%	21.14%	20.87%
34 Gage	1.98%	0.98%	4.67%	1.12%	27.65%	16.36%	15.56%
35 Garden	1.55%	0.56%	2.94%	1.55%	16.03%	13.37%	13.09%
36 Garfield	1.97%	0.65%	5.56%	1.29%	46.34%	34.32%	33.75%
37 Gosper	21.12%	20.06%	7.77%	5.77%	19.25%	19.29%	19.07%
38 Grant	0.99%	0.28%	0.00%	0.00%	19.79%	17.61%	17.10%
39 Greeley	1.27%	-1.27%	4.03%	0.13%	21.03%	18.28%	17.81%
40 Hall	6.51%	5.02%	6.16%	1.69%	17.06%	9.28%	7.53%
41 Hamilton	4.67%	1.49%	9.69%	7.76%	12.23%	10.58%	9.86%
42 Harlan	2.54%	0.82%	0.89%	-0.99%	17.23%	14.01%	13.51%
43 Hayes	1.23%	1.01%	-1.04%	-5.78%	20.64%	17.82%	17.67%
44 Hitchcock	-2.56%	-2.84%	1.63%	1.04%	19.96%	3.06%	0.58%
45 Holt	12.32%	11.52%	6.78%	4.46%	31.85%	27.48%	27.13%
46 Hooker	2.91%	1.53%	0.01%	0.01%	23.85%	19.52%	19.31%
47 Howard	7.88%	5.92%	1.39%	0.97%	24.48%	19.47%	18.81%
48 Jefferson	3.63%	1.71%	2.91%	-0.14%	12.02%	10.11%	9.26%
49 Johnson	0.55%	-0.53%	2.01%	-0.03%	20.46%	16.09%	15.56%
50 Kearney	2.49%	1.10%	8.11%	-1.46%	36.51%	28.23%	27.44%
51 Keith	4.03%	2.74%	0.96%	-0.39%	24.54%	14.42%	13.75%
52 Keya Paha	4.48%	4.34%	12.30%	10.38%	16.67%	16.04%	15.62%
53 Kimball	1.41%	0.55%	2.15%	2.06%	18.01%	2.26%	1.81%

**Nebraska Department of Revenue, Property Assessment Division  
2014 to 2015 Real Property Value Percentage Change by County**

County	Residential & Recreational % change	Residential & Recreational % change excl. growth	Commercial & Industrial % change	Commercial & Industrial % change excl. growth	Total Agricultural Land % change	Total Real Property % change	Total Real Property % change excl. growth
54 Knox	-0.95%	-2.34%	5.34%	0.00%	20.47%	16.04%	15.34%
55 Lancaster	7.12%	5.21%	6.24%	5.51%	0.01%	6.58%	5.07%
56 Lincoln	3.99%	3.27%	0.67%	-0.16%	26.90%	12.35%	11.82%
57 Logan	-2.82%	-3.51%	-0.26%	-0.26%	23.86%	20.54%	20.30%
58 Loup	3.12%	0.30%	0.00%	0.00%	52.03%	43.09%	42.39%
59 Madison	5.35%	4.17%	0.80%	0.51%	14.96%	8.65%	8.11%
60 McPherson	1.77%	1.73%	0.00%	0.00%	23.15%	21.70%	21.65%
61 Merrick	3.17%	0.63%	3.34%	-0.11%	19.80%	14.91%	13.89%
62 Morrill	0.58%	-0.27%	2.22%	-0.01%	10.07%	7.82%	7.30%
63 Nance	6.07%	3.42%	2.79%	0.06%	21.88%	19.39%	18.76%
64 Nemaha	2.43%	1.46%	0.75%	-0.66%	17.45%	13.05%	12.81%
65 Nuckolls	1.53%	0.05%	37.17%	16.42%	28.87%	26.16%	24.96%
66 Otoe	4.74%	3.48%	5.46%	2.08%	18.28%	12.20%	11.51%
67 Pawnee	4.45%	2.77%	0.78%	0.11%	17.84%	15.71%	15.31%
68 Perkins	1.89%	0.57%	4.41%	2.55%	21.73%	18.22%	17.81%
69 Phelps	7.90%	6.73%	12.96%	8.00%	22.21%	18.40%	17.83%
70 Pierce	5.02%	3.41%	24.23%	1.61%	14.36%	12.65%	11.56%
71 Platte	3.67%	2.37%	5.98%	3.74%	14.31%	9.27%	8.31%
72 Polk	3.58%	2.46%	6.87%	-0.19%	25.56%	21.26%	20.79%
73 Red Willow	6.02%	5.43%	0.92%	-0.33%	18.53%	10.29%	9.66%
74 Richardson	1.30%	0.33%	2.96%	-0.15%	16.21%	12.64%	12.29%
75 Rock	17.30%	16.28%	6.27%	3.41%	34.97%	32.06%	31.77%
76 Saline	1.82%	0.75%	1.24%	0.09%	17.00%	11.75%	11.38%
77 Sarpy	5.38%	2.53%	9.69%	6.17%	29.13%	7.03%	4.06%
78 Saunders	3.95%	2.30%	2.42%	1.60%	13.95%	8.90%	8.14%
79 ScottsBluff	4.32%	3.45%	4.14%	2.23%	12.16%	5.60%	4.64%
80 Seward	4.14%	1.62%	5.84%	-0.04%	6.17%	5.41%	4.13%
81 Sheridan	145.87%	145.84%	45.07%	45.07%	16.93%	30.02%	30.02%
82 Sherman	-0.55%	-1.28%	7.22%	2.08%	31.00%	25.37%	25.07%
83 Sioux	3.95%	3.07%	3.43%	2.67%	11.69%	10.25%	10.12%
84 Stanton	1.27%	-0.17%	-0.83%	-6.80%	20.95%	15.81%	15.29%
85 Thayer	1.69%	-0.35%	5.07%	2.77%	14.30%	13.23%	12.87%
86 Thomas	4.09%	3.70%	10.96%	10.96%	20.52%	17.73%	16.63%
87 Thurston	1.50%	0.66%	3.93%	1.22%	23.20%	19.84%	19.65%
88 Valley	2.54%	0.65%	7.11%	0.40%	17.73%	14.18%	13.46%
89 Washington	1.25%	-0.02%	4.47%	3.45%	18.04%	7.43%	6.46%
90 Wayne	6.48%	4.93%	22.34%	11.76%	8.20%	8.62%	7.79%
91 Webster	8.28%	7.66%	3.01%	0.25%	36.79%	31.26%	30.99%
92 Wheeler	3.24%	2.70%	114.60%	114.60%	24.63%	21.93%	21.49%
93 York	3.94%	2.89%	10.57%	8.54%	14.60%	12.43%	11.94%
<b>State Totals</b>	<b>4.82%</b>	<b>3.09%</b>	<b>7.02%</b>	<b>4.77%</b>	<b>19.14%</b>	<b>11.02%</b>	<b>9.87%</b>

**State-Wide Five-Year Historical Percent Change in Real Property**

Year	Residential & Recreational % change	Residential & Recreational % change excl. growth	Commercial & Industrial % change	Commercial & Industrial % change excl. growth	Total Agricultural Land % change	Total Real Property % change	Total Real Property % change excl. growth
2014	3.06	1.48	2.58	0.53	29.12	12.45	11.26
2013	1.62	0.22	3.50	1.71	22.82	8.76	7.65
2012	1.78	0.67	4.41	2.69	12.76	5.66	4.65
2011	1.50	0.32	4.23	2.91	11.21	4.88	4.01
2010	0.88	-0.41	3.59	1.82	11.85	4.29	3.27
2009	0.80	-0.67	7.86	4.85	12.05	5.04	3.56