

**NEBRASKA**

Good Life. Great Service.

**DEPARTMENT OF REVENUE**

**2018 REPORTS AND OPINIONS  
OF THE PROPERTY TAX ADMINISTRATOR**

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**OTOE COUNTY**

# NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE



Pete Ricketts, Governor

April 6, 2018

Commissioner Keetle:

The Property Tax Administrator has compiled the 2018 Reports and Opinions of the Property Tax Administrator for Otoe 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 Otoe 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: Christi Smallfoot, Otoe County Assessor

**Property Assessment Division**  
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## Introduction

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[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 statewide sales file that contains all arm's-length transactions as required by [Neb. Rev. Stat. § 77-1327](#). From this sales file, the Division prepares a statistical analysis comparing assessments to sale prices. After analyzing all available information to determine that 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 PTA's analysis is presented and contained within the Residential, Commercial, and Agricultural land correlations.

## **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 (PRD) and Coefficient of Variation (COV). 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 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% indicates that half of the assessment ratios are expected to fall within 15% of the median. The closer the ratios are grouped around the median the more equitable the property assessments tend to be.

The confidence interval is another measure used to evaluate the reliability of the statistical indicators. The Division primarily relies upon the median confidence interval, although the mean and weighted mean confidence intervals are calculated as well. While there are no formal standards regarding the acceptable width of such measure, the range established is often useful in determining the range in which the true level of value is expected to exist.

Pursuant to [Section 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 Standard on Ratio Studies establishes the following range of acceptability for the COD:

General Property Class	Jurisdiction Size/Profile/Market Activity	COD Range
Residential improved (single family dwellings, condominiums, manuf. housing, 2-4 family units)	Very large jurisdictions/densely populated/newer properties/active markets	5.0 to 10.0
	Large to mid-sized jurisdictions/older & newer properties/less active markets	5.0 to 15.0
	Rural or small jurisdictions/older properties/depressed market areas	5.0 to 20.0
Income-producing properties (commercial, industrial, apartments,)	Very large jurisdictions/densely populated/newer properties/active markets	5.0 to 15.0
	Large to mid-sized jurisdictions/older & newer properties/less active markets	5.0 to 20.0
	Rural or small jurisdictions/older properties/depressed market areas	5.0 to 25.0
Residential vacant land	Very large jurisdictions/rapid development/active markets	5.0 to 15.0
	Large to mid-sized jurisdictions/slower development/less active markets	5.0 to 20.0
	Rural or small jurisdictions/little development/depressed markets	5.0 to 25.0
Other (non-agricultural) vacant land	Very large jurisdictions/rapid development/active markets	5.0 to 20.0
	Large to mid-sized jurisdictions/slower development/less active markets	5.0 to 25.0
	Rural or small jurisdictions/little development/depressed markets	5.0 to 30.0

A COD under 5% indicates that the properties in the sample are either unusually homogenous, or possibly indicative of a non-representative sample due to the selective reappraisal of sold parcels. The reliability of the COD can be directly affected by extreme ratios.

The PRD range stated in IAAO standards is 98% to 103%. A perfect match in assessment level between the low-dollar properties and high-dollar properties indicates a PRD of 100%. The reason for the extended range on the high end is IAAO’s recognition of the inherent bias in assessment. The IAAO Standard on Ratio Studies notes that the PRD is sensitive to sales with higher prices even if the ratio on higher priced sales do not appear unusual relative to other sales, and that small samples, samples with high dispersion, or extreme ratios may not provide an accurate indication of assessment regressivity or progressivity.

**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 mass appraisal methods are used in the county assessor’s effort to establish uniform and proportionate valuations. The review of assessment practices is based on information filed from county assessors in the form of the Assessment Practices Survey, and in observed assessment practices in the county.

To ensure county assessors are submitting all Real Estate Transfer Statements, required for the development of the state sales file pursuant to Section 77-1327, a random sample from the county registers of deeds’ records is audited 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 ensure the statistical analysis is based on an unbiased sample of sales.

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

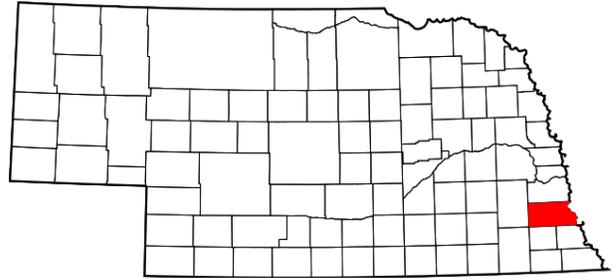
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for the end users, and highlight potential issues in other areas of the assessment process. Public trust in the assessment process demands transparency, and practices are reviewed to ensure taxpayers are served with such transparency.

The comprehensive review of assessment practices is conducted throughout the year. When practical, potential issues identified 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.

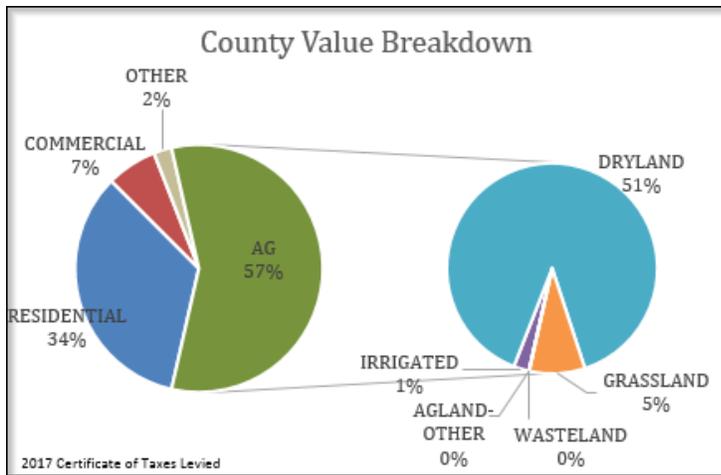
*\*Further information may be found in Exhibit 94*

## County Overview

With a total area of 616 miles, Otoe County had 16,081 residents, per the Census Bureau Quick Facts for 2016, a 2% population increase over the 2010 U.S. Census. Reports indicated that 74% of county residents were homeowners and 87% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Otoe County are located in and around the county seat of Nebraska City as well as Syracuse, due to the town's placement directly on Highway 2.



Nebraska City also has commercial activity. According to the latest information available from the U.S. Census Bureau, there were 460 employer establishments with total employment of 4,981.

Agricultural land makes up approximately 57% of the county's valuation base. Dryland makes up the majority of the land in the county. Otoe is included in both the Lower Platte South and Nemaha Natural Resources Districts (NRD). When compared against the top crops of the other counties in Nebraska, Otoe County ranks fourth in soybeans. (USDA AgCensus).

NE Dept. of Revenue, Research Division 2018

CITY POPULATION CHANGE			
	2007	2017	Change
BURR	66	57	-13.6%
DOUGLAS	231	173	-25.1%
DUNBAR	237	187	-21.1%
LORTON	-	41	
NEBRASKA CITY	7,228	7,289	0.8%
OTOE	217	171	-21.2%
PALMYRA	546	545	-0.2%
SYRACUSE	1,764	1,944	10.2%
TALMAGE	268	233	-13.1%
UNADILLA	342	311	-9.1%

## 2018 Residential Correlation for Otoe County

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### *Assessment Actions*

For the current assessment year, the County conducted a statistical analysis of the residential class of properties. The county implemented adjustments within 01 (Nebraska City), lot values were adjusted for two neighborhoods as well as market adjustments to three subdivisions within Nebraska City. Residential parcels were adjusted in Palmyra by updating costing and utilizing a sales comparison approach. Rural residential homes, which were remodeled since 2000 were adjusted by a percentage. Additionally, all pickup work was completed by the county, including onsite inspections of any remodeling or additions.

### *Description of Analysis*

Residential parcels are analyzed utilizing twelve valuation groupings that are based on the county assessor locations or towns in the county.

Valuation Grouping	Assessor Locations
01	Nebraska City
02	Burr
03	Douglas
04	Dunbar
06	Otoe
07	Palmyra
09	Syracuse
10	Talmage
11	Unadilla
12	Timber Lake
13	Woodland Hills
15	Rural Residential

For the residential property class, a review of Otoe County statistical analysis profiles 457 residential sales, representing all valuation groups. Valuation group 01 (Nebraska City) constitutes about 44% of the sales in the residential class of property and is the county seat and is the retail anchor of the county. While one individual subclass with small numbers of sales may not be reliable, the collective group of residential sales do indicate a representative group overall. All three measures of central tendency are within the acceptable range. The statistical median for the sales in the file is 96%.

## 2018 Residential Correlation for Otoe County

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### *Assessment Practice Review*

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

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

The county's inspection and review cycle for all real property was discussed with the county assessor. The county is current with the six-year inspection and review cycle. The county assessor's appraisal staff conducts all of the inspections and updates the information on the property record cards. The county has incorporated aerial photography to aid in the assessment of the residential class, but relies on a physical inspection for the review of the properties.

Valuation groups were examined to ensure that the groupings defined are equally subject to a set of economic forces that affect the value of properties within that geographic area. The review and analysis indicates that the County has adequately identified economic areas for the residential property class. The county typically bases the assessment decisions and review on the individual towns and will adjust those with a separate economic depreciation if needed. The Division reviews the transmission of data from the county to the sales file to see if it was done on a timely basis and for accuracy.

The review of Otoe County revealed that the data was transmitted accurately but only periodically. The sale verification process and the usability decisions resulted in the use of all arm's length sales. There is no apparent bias in the measurement of real property. The Review cycle of the residential property appears to be on schedule to comply with the ongoing inspection and review requirements. The inspections are documented in the individual property record files.

## 2018 Residential Correlation for Otoe County

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

### *Equalization*

A review of both the statistics and the assessment practices suggest that assessments within the county is valued within the acceptable parameters, and therefore considered equalized. Based on all relevant information, the quality of assessment of the residential class adheres to professionally accepted mass appraisal standards and has been determined to be in general compliance.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	202	96.39	98.84	95.50	10.86	103.50
02	38	95.73	97.92	95.19	09.07	102.87
07	34	94.03	92.12	92.93	09.84	99.13
09	82	96.70	98.62	96.96	04.96	101.71
12	25	96.43	96.87	96.52	02.67	100.36
15	71	93.14	91.43	91.22	09.95	100.23
20	5	79.77	88.33	82.22	16.72	107.43
____ALL____	457	95.79	96.85	94.23	09.24	102.78

### *Level of Value*

Based on analysis of all available information, the level of value of the residential class of real property in Otoe County is represented by the median ratio of 96%.

# 2018 Commercial Correlation for Otoe County

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## *Assessment Actions*

The county conducted a statistical analysis of the commercial sales in the county. This analysis revealed that no adjustments to the commercial class were necessary for the current year to improve the assessments in the county. All pickup work was completed by the county, as were onsite inspections for any remodeling or new additions.

## *Description of Analysis*

Otoe County has two valuation groupings for the commercial class, which are defined by assessor locations and towns within the county.

Valuation Grouping	Assessor Location
01	Nebraska city
02	Remainder of the County

For the commercial property class, Otoe counties statistical profile is made up of 42 commercial sales, representing the two valuation groupings. Two of the three measures of central tendency fall within acceptable range Median 96% and Mean 93%, while the Weighted Mean falls below the range at 86%. The removal of four high dollar sales brings all three central tendency within the range. (Median 96% Mean 95% and Weighted Mean 100%). The weighted mean is skewed by these outlying sales. The overall calculated median is 96%.

## *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. The Division reviews the transmission of data from the county to the sales file to see if it was done on a timely basis and for accuracy. The Division reviews the verification the sales and usability decisions for each sale. The county's inspection and review cycle for all real property is annually reviewed with the county assessor.

The review of Otoe County revealed that the submission of sales as well as other statutory reports were transmitted accurately and in a timely manner. The sale verification process and the usability decisions resulted in the use of all arms 'length sales. There is no apparent bias in the measurement of real property due to sale review. The county has successfully completed the first six-year inspection and review cycle of the improvements on commercial property and appears to be on schedule to comply with the ongoing inspection and review requirements. The inspections are documented in the property record files

Valuation groups were also examined to ensure that the group is equally subject to a set of economic forces that affect the value of properties within that geographic area. The review and analysis indicates that the County has adequately identified economic areas for the commercial

## 2018 Commercial Correlation for Otoe County

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property class. 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.

### *Equalization*

Based on the assessment, practices review and the statistical analysis, the quality of assessment in Otoe County is in compliance with professionally accepted mass appraisal standards. Since the County values parcels approved for special valuation the same as other agricultural land, those parcels are considered equalized as well.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	29	96.54	94.61	81.52	21.19	116.06
02	13	96.20	89.58	105.28	22.52	85.09
____ALL____	42	96.37	93.05	85.77	21.62	108.49

### *Level of Value*

Based on analysis of all available information, the level of value of the commercial class of real property in Otoe County is 96%.

## 2018 Agricultural Correlation for Otoe County

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### *Assessment Actions*

The county conducted a sales analysis for the agricultural class of property. The sales were reviewed and plotted to verify accuracy of the market area determination of the county. Land values saw relatively small adjustments to align values within the LCG structure. Lower class dry LCG's decreased approximately 1% in area 8000. These value changes were the result of a comprehensive sales study by the county.

### *Description of Analysis*

Otoe County is comprised of approximately two percent-irrigated land, 79% dry cropland and 19% grass/pasture land. Otoe County has two market areas. Market Area 7000 is in the southwest portion of the county with a slightly higher portion of grass than area 8000. The counties contention is that the topography and soils as well as the proximity to Lancaster County affect the market values.

A review of the 80% majority land use by market area also demonstrates a consistent valuation effort although area 7000 is slightly above the range but with a limited number of sales. A secondary review demonstrated that by analyzing sales from the same general agricultural market the counties values continued to demonstrate an acceptable level of value.

AREA (MARKET)						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
7000	9	72.70	75.93	75.61	15.68	100.42
8000	57	73.22	76.04	75.26	13.03	101.04
ALL	66	73.15	76.02	75.30	13.40	100.96

### *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.

One of the assessment practices reviewed is that of sales qualification and verification. Otoe County's process consists of a mailed questionnaire sent to one or both parties to an agricultural transaction. The Division reviews the non-qualified sales to ensure that the reasons for disqualifying sales are supported and documented; all sales were reviewed to ensure that those sales deemed qualified were not affected by non-agricultural influences or special factors that would cause a premium to be paid for the land. It is the practice of the county assessor to consider all sales qualified unless shown to be non-arm's-length. The review of the county revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were made available for the measurement of agricultural land.

## 2018 Agricultural Correlation for Otoe County

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The inspection and review cycle for all real property was also examined. Within the agricultural class, rural dwellings and outbuildings are reviewed at the same time as the rural residential review. Land use is continually updated by reviewing aerial imagery, by maps from producers, and by observation of staff.

Another portion of the assessment practices review relates to how rural residential and recreational land use is identified apart from agricultural land within the county. To distinguish whether the parcel is rural residential or recreational would involve the stated use by the taxpayer via the sale verification questionnaire. The county assessor's process consists of valuing land by its current use. Parcels in question are valued as recreational unless an agricultural use are identified. Exceptions are made for land contiguous to a current agricultural operation.

### *Equalization*

All dwellings located on both agricultural and residential-use land are valued using the cost approach with each having a different depreciation schedule. Farm home sites carry a different value than rural residential home sites, because the county assessor believes, based on the market analysis, that there are market differences between them.

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

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>    Irrigated    </u>						
County	2	73.95	73.95	74.25	03.18	99.60
8000	2	73.95	73.95	74.25	03.18	99.60
<u>    Dry    </u>						
County	34	72.31	75.47	73.81	14.71	102.25
7000	4	75.66	78.70	77.72	10.11	101.26
8000	30	71.38	75.04	73.30	15.38	102.37
<u>    ALL    </u>	66	73.15	76.02	75.30	13.40	100.96

The counties schedule of values was compared to the adjoining counties and it appears that they are relatively similar.

### *Level of Value*

Based on analysis of all available information, the level of value of agricultural land for the county is 73%.

## 2018 Opinions of the Property Tax Administrator for Otoe 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 (Cum. Supp. 2016). 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
<b>Residential Real Property</b>	96	Meets generally accepted mass appraisal practices.	No recommendation.
<b>Commercial Real Property</b>	96	Meets generally accepted mass appraisal practices.	No recommendation.
<b>Agricultural Land</b>	73	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 6th day of April, 2018.




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Ruth A. Sorensen  
Property Tax Administrator

## APPENDICES

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## 2018 Commission Summary for Otoe County

### Residential Real Property - Current

Number of Sales	457	Median	95.79
Total Sales Price	\$64,445,683	Mean	96.85
Total Adj. Sales Price	\$64,445,683	Wgt. Mean	94.23
Total Assessed Value	\$60,724,760	Average Assessed Value of the Base	\$104,788
Avg. Adj. Sales Price	\$141,019	Avg. Assessed Value	\$132,877

### Confidence Interval - Current

95% Median C.I	95.30 to 96.50
95% Wgt. Mean C.I	93.06 to 95.39
95% Mean C.I	95.47 to 98.23
% of Value of the Class of all Real Property Value in the County	32.25
% of Records Sold in the Study Period	6.60
% of Value Sold in the Study Period	8.37

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2017	433	95	94.70
2016	413	96	95.64
2015	392	97	97.30
2014	381	95	95.39

## 2018 Commission Summary for Otoe County

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### Commercial Real Property - Current

Number of Sales	42	Median	96.37
Total Sales Price	\$11,007,484	Mean	93.05
Total Adj. Sales Price	\$11,007,484	Wgt. Mean	85.77
Total Assessed Value	\$9,441,580	Average Assessed Value of the Base	\$192,304
Avg. Adj. Sales Price	\$262,083	Avg. Assessed Value	\$224,800

### Confidence Interval - Current

95% Median C.I	82.32 to 100.75
95% Wgt. Mean C.I	68.66 to 102.89
95% Mean C.I	83.74 to 102.36
% of Value of the Class of all Real Property Value in the County	7.09
% of Records Sold in the Study Period	5.07
% of Value Sold in the Study Period	5.92

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2017	36	99	98.85
2016	36	99	99.20
2015	35	97	96.72
2014	55	99	98.50

**66 Otoe**  
**RESIDENTIAL**

**PAD 2018 R&O Statistics (Using 2018 Values)**

Qualified

Date Range: 10/1/2015 To 9/30/2017 Posted on: 2/20/2018

Number of Sales : 457  
 Total Sales Price : 64,445,683  
 Total Adj. Sales Price : 64,445,683  
 Total Assessed Value : 60,724,760  
 Avg. Adj. Sales Price : 141,019  
 Avg. Assessed Value : 132,877

MEDIAN : 96  
 WGT. MEAN : 94  
 MEAN : 97  
 COD : 09.24  
 PRD : 102.78

COV : 15.53  
 STD : 15.04  
 Avg. Abs. Dev : 08.85  
 MAX Sales Ratio : 189.00  
 MIN Sales Ratio : 47.47

95% Median C.I. : 95.30 to 96.50  
 95% Wgt. Mean C.I. : 93.06 to 95.39  
 95% Mean C.I. : 95.47 to 98.23

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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>Qrtrs</u>											
01-OCT-15 To 31-DEC-15	61	95.37	98.42	94.61	10.20	104.03	64.71	166.28	92.45 to 97.28	152,603	144,373
01-JAN-16 To 31-MAR-16	48	96.95	100.74	95.68	13.69	105.29	59.58	189.00	94.64 to 99.77	117,812	112,727
01-APR-16 To 30-JUN-16	58	95.90	96.88	96.92	09.94	99.96	56.45	185.97	93.03 to 97.66	140,546	136,222
01-JUL-16 To 30-SEP-16	51	95.73	98.67	94.02	08.01	104.95	69.72	154.81	94.00 to 98.53	161,772	152,102
01-OCT-16 To 31-DEC-16	43	96.69	96.04	95.18	10.45	100.90	57.25	138.85	94.05 to 98.83	139,165	132,458
01-JAN-17 To 31-MAR-17	48	96.55	96.79	93.22	08.78	103.83	61.68	154.65	93.98 to 97.78	135,548	126,364
01-APR-17 To 30-JUN-17	76	95.64	94.92	92.28	08.33	102.86	61.77	138.75	94.03 to 97.39	147,168	135,806
01-JUL-17 To 30-SEP-17	72	94.90	94.19	93.22	05.93	101.04	47.47	122.29	94.03 to 96.25	130,620	121,758
<u>Study Yrs</u>											
01-OCT-15 To 30-SEP-16	218	95.90	98.58	95.25	10.43	103.50	56.45	189.00	94.64 to 97.13	143,880	137,045
01-OCT-16 To 30-SEP-17	239	95.70	95.28	93.26	08.15	102.17	47.47	154.65	94.98 to 96.57	138,410	129,075
<u>Calendar Yrs</u>											
01-JAN-16 To 31-DEC-16	200	96.45	98.08	95.45	10.47	102.76	56.45	189.00	94.94 to 97.54	140,206	133,824
<u>ALL</u>	457	95.79	96.85	94.23	09.24	102.78	47.47	189.00	95.30 to 96.50	141,019	132,877

**VALUATION GROUPING**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	202	96.39	98.84	95.50	10.86	103.50	56.45	189.00	95.05 to 97.41	119,297	113,932
02	38	95.73	97.92	95.19	09.07	102.87	61.89	153.00	94.35 to 98.05	69,065	65,746
07	34	94.03	92.12	92.93	09.84	99.13	47.47	138.46	91.90 to 95.87	106,313	98,792
09	82	96.70	98.62	96.96	04.96	101.71	79.76	141.82	95.88 to 97.32	116,813	113,258
12	25	96.43	96.87	96.52	02.67	100.36	87.34	102.68	95.62 to 98.38	289,503	279,428
15	71	93.14	91.43	91.22	09.95	100.23	61.68	119.99	90.98 to 95.66	213,245	194,520
20	5	79.77	88.33	82.22	16.72	107.43	69.49	132.25	N/A	430,400	353,888
<u>ALL</u>	457	95.79	96.85	94.23	09.24	102.78	47.47	189.00	95.30 to 96.50	141,019	132,877

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	450	95.84	97.02	94.67	09.05	102.48	47.47	189.00	95.37 to 96.59	138,064	130,701
06	5	79.77	88.33	82.22	16.72	107.43	69.49	132.25	N/A	430,400	353,888
07	2	79.31	79.31	84.88	07.45	93.44	73.40	85.22	N/A	82,350	69,900
<u>ALL</u>	457	95.79	96.85	94.23	09.24	102.78	47.47	189.00	95.30 to 96.50	141,019	132,877

**66 Otoe**  
**RESIDENTIAL**

**PAD 2018 R&O Statistics (Using 2018 Values)**

Qualified

Date Range: 10/1/2015 To 9/30/2017 Posted on: 2/20/2018

Number of Sales : 457  
 Total Sales Price : 64,445,683  
 Total Adj. Sales Price : 64,445,683  
 Total Assessed Value : 60,724,760  
 Avg. Adj. Sales Price : 141,019  
 Avg. Assessed Value : 132,877

MEDIAN : 96  
 WGT. MEAN : 94  
 MEAN : 97  
 COD : 09.24  
 PRD : 102.78

COV : 15.53  
 STD : 15.04  
 Avg. Abs. Dev : 08.85  
 MAX Sales Ratio : 189.00  
 MIN Sales Ratio : 47.47

95% Median C.I. : 95.30 to 96.50  
 95% Wgt. Mean C.I. : 93.06 to 95.39  
 95% Mean C.I. : 95.47 to 98.23

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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	92.00	89.51	84.76	10.77	105.60	73.40	103.13	N/A	3,040	2,577	
Less Than 15,000	10	98.99	105.51	110.05	25.26	95.87	59.58	189.00	73.40 to 153.00	7,612	8,377	
Less Than 30,000	29	105.00	112.02	113.27	22.59	98.90	47.47	189.00	97.28 to 121.80	15,711	17,796	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	454	95.79	96.90	94.23	09.23	102.83	47.47	189.00	95.30 to 96.52	141,931	133,738	
Greater Than 14,999	447	95.79	96.66	94.21	08.86	102.60	47.47	185.97	95.29 to 96.50	144,003	135,662	
Greater Than 29,999	428	95.67	95.82	94.09	08.03	101.84	56.45	185.97	94.98 to 96.24	149,509	140,675	
<u>Incremental Ranges</u>												
0 TO 4,999	3	92.00	89.51	84.76	10.77	105.60	73.40	103.13	N/A	3,040	2,577	
5,000 TO 14,999	7	102.40	112.37	113.49	29.28	99.01	59.58	189.00	59.58 to 189.00	9,571	10,863	
15,000 TO 29,999	19	113.60	115.45	113.91	18.94	101.35	47.47	166.28	97.62 to 139.65	19,974	22,753	
30,000 TO 59,999	40	100.88	104.55	103.38	13.84	101.13	56.45	154.65	97.64 to 110.42	45,181	46,708	
60,000 TO 99,999	104	97.12	98.84	98.70	08.21	100.14	61.89	138.85	95.97 to 99.00	79,778	78,741	
100,000 TO 149,999	126	94.18	93.70	93.55	07.15	100.16	57.25	185.97	93.14 to 95.87	125,674	117,564	
150,000 TO 249,999	102	94.45	93.70	93.53	05.97	100.18	61.68	132.25	93.12 to 95.81	190,579	178,245	
250,000 TO 499,999	54	95.64	92.88	92.99	07.24	99.88	64.71	115.16	93.56 to 96.24	313,646	291,648	
500,000 TO 999,999	1	92.33	92.33	92.33	00.00	100.00	92.33	92.33	N/A	575,000	530,870	
1,000,000 +	1	79.77	79.77	79.77	00.00	100.00	79.77	79.77	N/A	1,100,000	877,450	
<u>ALL</u>	457	95.79	96.85	94.23	09.24	102.78	47.47	189.00	95.30 to 96.50	141,019	132,877	

**66 Otoe**  
**COMMERCIAL**

**PAD 2018 R&O Statistics (Using 2018 Values)**

Qualified

Date Range: 10/1/2014 To 9/30/2017 Posted on: 2/20/2018

Number of Sales : 42  
Total Sales Price : 11,007,484  
Total Adj. Sales Price : 11,007,484  
Total Assessed Value : 9,441,580  
Avg. Adj. Sales Price : 262,083  
Avg. Assessed Value : 224,800

MEDIAN : 96  
WGT. MEAN : 86  
MEAN : 93  
COD : 21.62  
PRD : 108.49

COV : 33.08  
STD : 30.78  
Avg. Abs. Dev : 20.84  
MAX Sales Ratio : 220.26  
MIN Sales Ratio : 41.55

95% Median C.I. : 82.32 to 100.75  
95% Wgt. Mean C.I. : 68.66 to 102.89  
95% Mean C.I. : 83.74 to 102.36

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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-14 To 31-DEC-14	3	84.50	89.24	88.98	10.34	100.29	78.50	104.73	N/A	81,167	72,220
01-JAN-15 To 31-MAR-15	2	69.06	69.06	61.02	39.31	113.18	41.91	96.20	N/A	35,875	21,890
01-APR-15 To 30-JUN-15	5	92.58	86.33	89.69	19.40	96.25	57.51	111.22	N/A	89,160	79,972
01-JUL-15 To 30-SEP-15	2	109.87	109.87	108.27	09.64	101.48	99.28	120.46	N/A	1,063,690	1,151,625
01-OCT-15 To 31-DEC-15	4	90.41	98.78	106.10	18.59	93.10	81.62	132.69	N/A	96,250	102,118
01-JAN-16 To 31-MAR-16	3	101.58	134.79	112.62	45.20	119.69	82.52	220.26	N/A	90,000	101,357
01-APR-16 To 30-JUN-16	2	130.99	130.99	130.25	06.18	100.57	122.90	139.08	N/A	44,000	57,310
01-JUL-16 To 30-SEP-16	1	81.20	81.20	81.20	00.00	100.00	81.20	81.20	N/A	145,000	117,740
01-OCT-16 To 31-DEC-16	3	62.53	64.43	54.61	13.99	117.98	52.25	78.50	N/A	511,301	279,230
01-JAN-17 To 31-MAR-17	5	94.68	91.28	99.21	11.50	92.01	67.88	107.34	N/A	119,800	118,852
01-APR-17 To 30-JUN-17	4	52.65	64.95	43.13	40.06	150.59	41.55	112.93	N/A	436,601	188,303
01-JUL-17 To 30-SEP-17	8	97.99	99.85	99.89	06.81	99.96	81.99	118.54	81.99 to 118.54	418,969	418,496
<u>Study Yrs</u>											
01-OCT-14 To 30-SEP-15	12	94.39	88.10	102.60	18.80	85.87	41.91	120.46	67.14 to 104.73	240,703	246,963
01-OCT-15 To 30-SEP-16	10	100.04	114.27	106.41	29.03	107.39	81.20	220.26	81.62 to 139.08	88,800	94,490
01-OCT-16 To 30-SEP-17	20	95.61	85.41	76.52	19.21	111.62	41.55	118.54	67.88 to 100.75	361,553	276,657
<u>Calendar Yrs</u>											
01-JAN-15 To 31-DEC-15	13	96.20	91.13	104.14	19.38	87.51	41.91	132.69	67.14 to 111.22	233,072	242,720
01-JAN-16 To 31-DEC-16	9	82.52	104.54	67.46	41.65	154.97	52.25	220.26	62.53 to 139.08	226,322	152,680
<u>ALL</u>	42	96.37	93.05	85.77	21.62	108.49	41.55	220.26	82.32 to 100.75	262,083	224,800

**VALUATION GROUPING**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	29	96.54	94.61	81.52	21.19	116.06	41.55	220.26	81.62 to 101.80	311,571	253,986
02	13	96.20	89.58	105.28	22.52	85.09	41.91	132.69	62.53 to 118.54	151,687	159,692
<u>ALL</u>	42	96.37	93.05	85.77	21.62	108.49	41.55	220.26	82.32 to 100.75	262,083	224,800

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	40	95.44	91.37	81.87	21.33	111.60	41.55	220.26	81.99 to 99.28	248,628	203,556
04	2	126.58	126.58	122.30	04.83	103.50	120.46	132.69	N/A	531,190	649,670
<u>ALL</u>	42	96.37	93.05	85.77	21.62	108.49	41.55	220.26	82.32 to 100.75	262,083	224,800

**66 Otoe**  
**COMMERCIAL**

**PAD 2018 R&O Statistics (Using 2018 Values)**

Qualified

Date Range: 10/1/2014 To 9/30/2017 Posted on: 2/20/2018

Number of Sales : 42  
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Avg. Assessed Value : 224,800

MEDIAN : 96  
WGT. MEAN : 86  
MEAN : 93  
COD : 21.62  
PRD : 108.49

COV : 33.08  
STD : 30.78  
Avg. Abs. Dev : 20.84  
MAX Sales Ratio : 220.26  
MIN Sales Ratio : 41.55

95% Median C.I. : 82.32 to 100.75  
95% Wgt. Mean C.I. : 68.66 to 102.89  
95% Mean C.I. : 83.74 to 102.36

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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	
___Low \$ Ranges___												
Less Than 5,000												
Less Than 15,000												
Less Than 30,000	3	96.20	92.34	92.17	15.61	100.18	67.88	112.93	N/A	19,083	17,590	
___Ranges Excl. Low \$___												
Greater Than 4,999	42	96.37	93.05	85.77	21.62	108.49	41.55	220.26	82.32 to 100.75	262,083	224,800	
Greater Than 14,999	42	96.37	93.05	85.77	21.62	108.49	41.55	220.26	82.32 to 100.75	262,083	224,800	
Greater Than 29,999	39	96.54	93.11	85.74	22.04	108.60	41.55	220.26	81.99 to 101.58	280,775	240,739	
___Incremental Ranges___												
0 TO 4,999												
5,000 TO 14,999												
15,000 TO 29,999	3	96.20	92.34	92.17	15.61	100.18	67.88	112.93	N/A	19,083	17,590	
30,000 TO 59,999	10	83.25	99.87	99.43	40.65	100.44	41.91	220.26	46.16 to 139.08	47,525	47,253	
60,000 TO 99,999	10	97.82	88.23	87.81	13.83	100.48	57.51	104.73	59.14 to 103.22	77,570	68,118	
100,000 TO 149,999	5	82.32	84.49	84.10	05.03	100.46	78.50	94.68	N/A	115,600	97,218	
150,000 TO 249,999	5	111.22	101.50	98.86	19.10	102.67	62.53	132.69	N/A	173,000	171,036	
250,000 TO 499,999	4	101.96	101.95	101.48	05.05	100.46	96.54	107.34	N/A	329,625	334,515	
500,000 TO 999,999	1	120.46	120.46	120.46	00.00	100.00	120.46	120.46	N/A	902,380	1,087,030	
1,000,000 +	4	75.55	72.98	74.04	34.52	98.57	41.55	99.28	N/A	1,508,851	1,117,185	
___ALL___	42	96.37	93.05	85.77	21.62	108.49	41.55	220.26	82.32 to 100.75	262,083	224,800	

**66 Otoe**  
**COMMERCIAL**

**PAD 2018 R&O Statistics (Using 2018 Values)**

Qualified

Date Range: 10/1/2014 To 9/30/2017 Posted on: 2/20/2018

Number of Sales : 42  
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MEAN : 93  
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COV : 33.08  
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Avg. Abs. Dev : 20.84  
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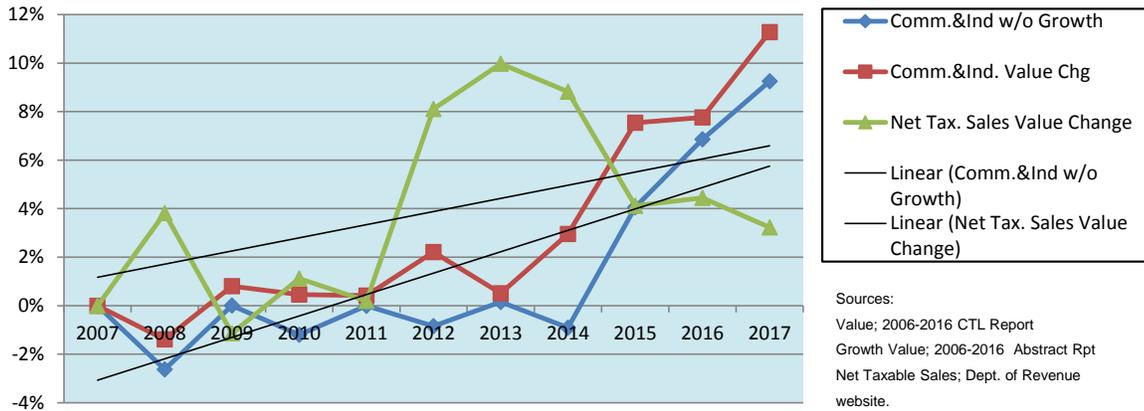
95% Median C.I. : 82.32 to 100.75  
95% Wgt. Mean C.I. : 68.66 to 102.89  
95% Mean C.I. : 83.74 to 102.36

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**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Blank	1	85.74	85.74	85.74	00.00	100.00	85.74	85.74	N/A	110,000	94,310
297	2	100.86	100.86	100.80	02.34	100.06	98.50	103.22	N/A	68,400	68,950
306	1	107.34	107.34	107.34	00.00	100.00	107.34	107.34	N/A	290,000	311,300
319	1	97.06	97.06	97.06	00.00	100.00	97.06	97.06	N/A	456,500	443,080
323	1	220.26	220.26	220.26	00.00	100.00	220.26	220.26	N/A	50,000	110,130
326	2	75.05	75.05	74.31	23.37	101.00	57.51	92.58	N/A	72,000	53,505
336	1	46.16	46.16	46.16	00.00	100.00	46.16	46.16	N/A	50,000	23,080
344	2	119.92	119.92	113.63	15.99	105.54	100.75	139.08	N/A	59,500	67,610
349	2	46.90	46.90	46.26	11.41	101.38	41.55	52.25	N/A	1,428,701	660,955
350	2	69.23	69.23	88.44	39.46	78.28	41.91	96.54	N/A	156,750	138,630
352	3	106.86	106.21	100.02	04.39	106.19	98.85	112.93	N/A	757,667	757,820
353	10	83.51	89.40	94.01	14.15	95.10	67.14	122.90	78.50 to 104.73	205,450	193,136
384	2	72.08	72.08	66.28	13.25	108.75	62.53	81.62	N/A	140,000	92,790
386	2	107.84	107.84	111.08	09.93	97.08	97.13	118.54	N/A	134,250	149,130
406	1	96.20	96.20	96.20	00.00	100.00	96.20	96.20	N/A	25,250	24,290
410	1	82.32	82.32	82.32	00.00	100.00	82.32	82.32	N/A	100,000	82,320
419	1	101.58	101.58	101.58	00.00	100.00	101.58	101.58	N/A	65,000	66,030
459	1	81.99	81.99	81.99	00.00	100.00	81.99	81.99	N/A	56,750	46,530
471	1	111.22	111.22	111.22	00.00	100.00	111.22	111.22	N/A	150,000	166,830
494	1	132.69	132.69	132.69	00.00	100.00	132.69	132.69	N/A	160,000	212,310
499	1	101.80	101.80	101.80	00.00	100.00	101.80	101.80	N/A	45,000	45,810
526	1	67.88	67.88	67.88	00.00	100.00	67.88	67.88	N/A	17,000	11,540
528	2	89.80	89.80	115.30	34.14	77.88	59.14	120.46	N/A	492,641	568,030
<u>ALL</u>	<u>42</u>	<u>96.37</u>	<u>93.05</u>	<u>85.77</u>	<u>21.62</u>	<u>108.49</u>	<u>41.55</u>	<u>220.26</u>	<u>82.32 to 100.75</u>	<u>262,083</u>	<u>224,800</u>

### 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
2007	\$ 133,537,090	\$ 7,434,350	5.57%	\$ 126,102,740	-	\$ 130,215,008	-
2008	\$ 131,680,050	\$ 1,649,530	1.25%	\$ 130,030,520	-2.63%	\$ 135,188,203	3.82%
2009	\$ 134,611,840	\$ 1,061,940	0.79%	\$ 133,549,900	1.42%	\$ 128,732,764	-4.78%
2010	\$ 134,152,410	\$ 2,210,620	1.65%	\$ 131,941,790	-1.98%	\$ 131,674,917	2.29%
2011	\$ 134,087,990	\$ 550,000	0.41%	\$ 133,537,990	-0.46%	\$ 130,470,217	-0.91%
2012	\$ 136,485,510	\$ 4,068,490	2.98%	\$ 132,417,020	-1.25%	\$ 140,768,467	7.89%
2013	\$ 134,220,410	\$ 483,790	0.36%	\$ 133,736,620	-2.01%	\$ 143,202,449	1.73%
2014	\$ 137,485,370	\$ 5,163,570	3.76%	\$ 132,321,800	-1.41%	\$ 141,698,925	-1.05%
2015	\$ 143,604,450	\$ 4,646,730	3.24%	\$ 138,957,720	1.07%	\$ 135,586,181	-4.31%
2016	\$ 143,902,470	\$ 1,200,070	0.83%	\$ 142,702,400	-0.63%	\$ 136,006,548	0.31%
2017	\$ 148,596,750	\$ 2,710,220	1.82%	\$ 145,886,530	1.38%	\$ 134,421,086	-1.17%
<b>Ann %chg</b>	1.07%			<b>Average</b>	<b>-0.65%</b>	<b>0.48%</b>	<b>0.38%</b>

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2007	-	-	-
2008	-2.63%	-1.39%	3.82%
2009	0.01%	0.80%	-1.14%
2010	-1.19%	0.46%	1.12%
2011	0.00%	0.41%	0.20%
2012	-0.84%	2.21%	8.10%
2013	0.15%	0.51%	9.97%
2014	-0.91%	2.96%	8.82%
2015	4.06%	7.54%	4.12%
2016	6.86%	7.76%	4.45%
2017	9.25%	11.28%	3.23%

County Number	66
County Name	Otoe

66 Otoe

PAD 2018 R&O Statistics (Using 2018 Values)

Qualified

AGRICULTURAL LAND

Date Range: 10/1/2014 To 9/30/2017 Posted on: 2/20/2018

Number of Sales : 66  
 Total Sales Price : 34,069,612  
 Total Adj. Sales Price : 34,069,612  
 Total Assessed Value : 25,654,420  
 Avg. Adj. Sales Price : 516,206  
 Avg. Assessed Value : 388,703

MEDIAN : 73  
 WGT. MEAN : 75  
 MEAN : 76  
 COD : 13.40  
 PRD : 100.96

COV : 16.27  
 STD : 12.37  
 Avg. Abs. Dev : 09.80  
 MAX Sales Ratio : 105.02  
 MIN Sales Ratio : 54.11

95% Median C.I. : 70.20 to 78.23  
 95% Wgt. Mean C.I. : 71.88 to 78.72  
 95% Mean C.I. : 73.04 to 79.00

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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>Qtrrs</u>											
01-OCT-14 To 31-DEC-14	2	69.32	69.32	69.32	04.89	100.00	65.93	72.70	N/A	569,914	395,045
01-JAN-15 To 31-MAR-15	10	70.87	72.70	73.38	13.88	99.07	58.09	92.52	60.06 to 86.43	565,195	414,719
01-APR-15 To 30-JUN-15	12	78.19	79.48	78.33	10.47	101.47	64.99	100.87	70.43 to 87.78	460,548	360,729
01-JUL-15 To 30-SEP-15	6	73.13	72.90	68.66	11.91	106.18	55.29	89.73	55.29 to 89.73	520,329	357,277
01-OCT-15 To 31-DEC-15	6	64.86	67.59	64.49	12.66	104.81	55.40	91.86	55.40 to 91.86	493,408	318,185
01-JAN-16 To 31-MAR-16	4	74.63	78.48	81.70	09.57	96.06	69.39	95.27	N/A	805,500	658,123
01-APR-16 To 30-JUN-16	2	86.16	86.16	83.82	09.20	102.79	78.23	94.08	N/A	775,797	650,235
01-JUL-16 To 30-SEP-16	3	70.15	72.45	74.37	10.85	97.42	62.18	85.02	N/A	279,600	207,930
01-OCT-16 To 31-DEC-16	6	70.52	71.88	72.00	06.00	99.83	65.07	85.57	65.07 to 85.57	700,207	504,182
01-JAN-17 To 31-MAR-17	4	80.02	81.01	82.76	04.15	97.89	76.74	87.25	N/A	377,115	312,115
01-APR-17 To 30-JUN-17	7	85.38	86.51	85.66	17.03	100.99	63.66	105.02	63.66 to 105.02	385,000	329,799
01-JUL-17 To 30-SEP-17	4	72.22	72.65	72.45	15.13	100.28	54.11	92.04	N/A	412,936	299,183
<u>Study Yrs</u>											
01-OCT-14 To 30-SEP-15	30	73.06	75.23	73.90	12.26	101.80	55.29	100.87	70.13 to 79.83	514,678	380,323
01-OCT-15 To 30-SEP-16	15	70.15	73.94	75.42	14.11	98.04	55.40	95.27	62.36 to 85.02	571,523	431,057
01-OCT-16 To 30-SEP-17	21	75.53	78.64	77.35	13.88	101.67	54.11	105.02	70.01 to 85.57	478,878	370,422
<u>Calendar Yrs</u>											
01-JAN-15 To 31-DEC-15	34	72.58	74.23	72.58	13.45	102.27	55.29	100.87	67.35 to 79.83	507,675	368,491
01-JAN-16 To 31-DEC-16	15	71.92	75.66	77.26	10.37	97.93	62.18	95.27	69.39 to 85.02	654,242	505,456
<u>ALL</u>	66	73.15	76.02	75.30	13.40	100.96	54.11	105.02	70.20 to 78.23	516,206	388,703

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
7000	9	72.70	75.93	75.61	15.68	100.42	54.11	94.08	60.41 to 92.04	411,460	311,101
8000	57	73.22	76.04	75.26	13.03	101.04	55.29	105.02	70.20 to 78.23	532,745	400,956
<u>ALL</u>	66	73.15	76.02	75.30	13.40	100.96	54.11	105.02	70.20 to 78.23	516,206	388,703

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
<u>Dry</u>											
County	9	68.19	70.80	74.96	10.34	94.45	60.06	95.27	60.39 to 75.97	575,961	431,721
8000	9	68.19	70.80	74.96	10.34	94.45	60.06	95.27	60.39 to 75.97	575,961	431,721
<u>ALL</u>	66	73.15	76.02	75.30	13.40	100.96	54.11	105.02	70.20 to 78.23	516,206	388,703

**66 Otoe**  
**AGRICULTURAL LAND**

**PAD 2018 R&O Statistics (Using 2018 Values)**

Qualified

Date Range: 10/1/2014 To 9/30/2017 Posted on: 2/20/2018

Number of Sales : 66  
Total Sales Price : 34,069,612  
Total Adj. Sales Price : 34,069,612  
Total Assessed Value : 25,654,420  
Avg. Adj. Sales Price : 516,206  
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MEDIAN : 73  
WGT. MEAN : 75  
MEAN : 76  
COD : 13.40  
PRD : 100.96

COV : 16.27  
STD : 12.37  
Avg. Abs. Dev : 09.80  
MAX Sales Ratio : 105.02  
MIN Sales Ratio : 54.11

95% Median C.I. : 70.20 to 78.23  
95% Wgt. Mean C.I. : 71.88 to 78.72  
95% Mean C.I. : 73.04 to 79.00

Printed: 3/22/2018 10:35:06AM

**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
<b>_____Irrigated_____</b>											
County	2	73.95	73.95	74.25	03.18	99.60	71.60	76.29	N/A	628,500	466,630
8000	2	73.95	73.95	74.25	03.18	99.60	71.60	76.29	N/A	628,500	466,630
<b>_____Dry_____</b>											
County	34	72.31	75.47	73.81	14.71	102.25	55.29	105.02	67.68 to 78.62	571,721	421,986
7000	4	75.66	78.70	77.72	10.11	101.26	69.39	94.08	N/A	560,898	435,953
8000	30	71.38	75.04	73.30	15.38	102.37	55.29	105.02	67.35 to 78.23	573,164	420,124
<b>_____ALL_____</b>	<b>66</b>	<b>73.15</b>	<b>76.02</b>	<b>75.30</b>	<b>13.40</b>	<b>100.96</b>	<b>54.11</b>	<b>105.02</b>	<b>70.20 to 78.23</b>	<b>516,206</b>	<b>388,703</b>

## Otoe County 2018 Average Acre Value Comparison

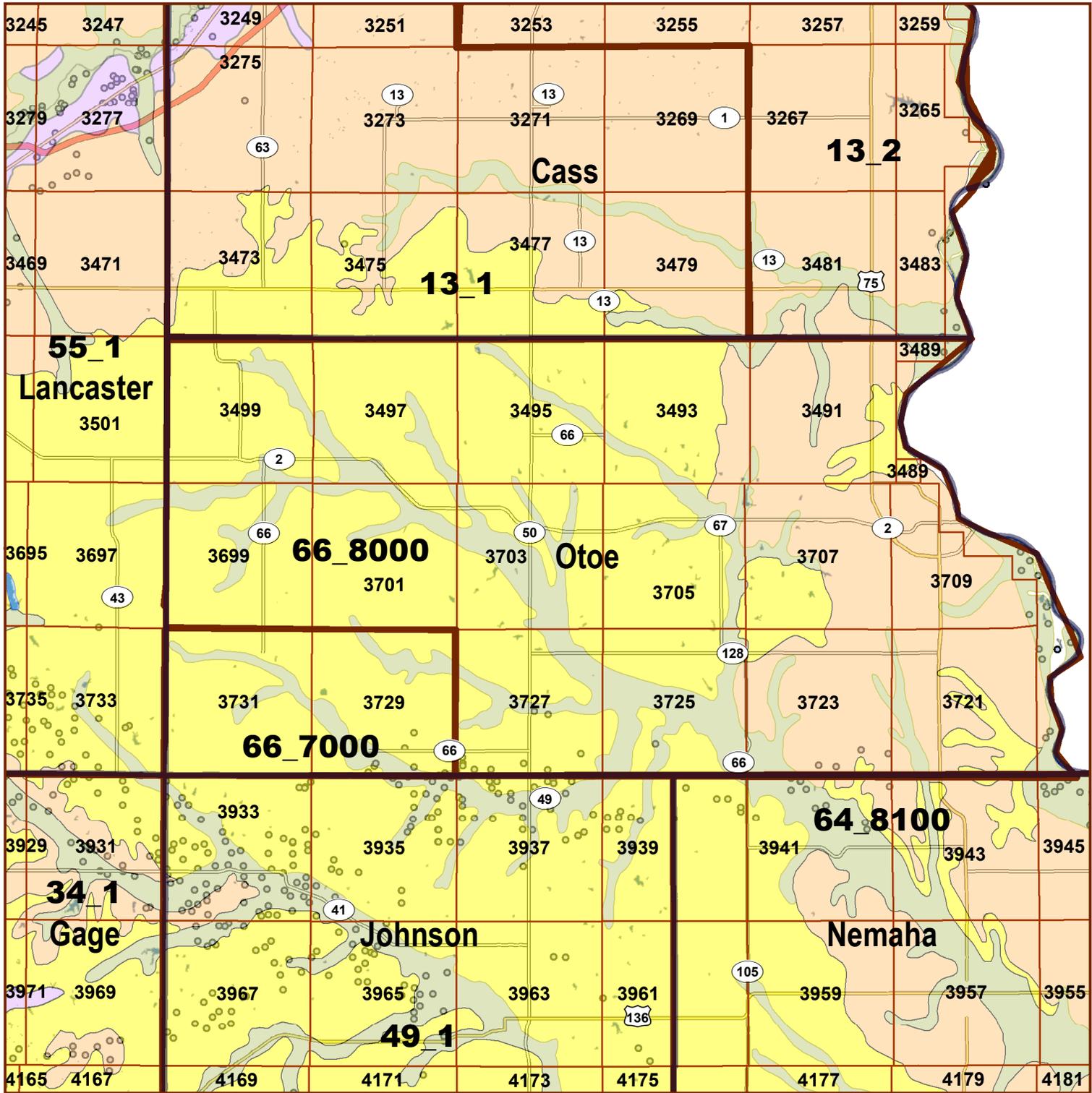
County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Otoe	7000	4900	4900	4500	4500	4200	n/a	4100	4100	<b>4400</b>
Gage	1	6164	6201	5973	5977	5132	5155	4748	4725	<b>5764</b>
Lancaster	1	7125	6768	6411	6049	5623	5207	4869	4492	<b>6150</b>
Johnson	1	7341	5918	6820	5469	4291	n/a	3250	2770	<b>5196</b>
Otoe	8000	5600	5600	5500	5500	5000	5000	4200	4200	<b>5212</b>
Cass	54	6275	6070	5545	5510	n/a	4850	n/a	4215	<b>5722</b>
Johnson	1	7341	5918	6820	5469	4291	n/a	3250	2770	<b>5196</b>
Nemaha	1	5675	5450	5150	5050	4950	4850	4050	3950	<b>5023</b>

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Otoe	7000	4100	4100	4000	3900	3680	n/a	3400	3100	<b>3748</b>
Gage	1	4464	4465	3859	3860	3250	3250	2580	2580	<b>3588</b>
Lancaster	1	5687	5341	4974	4621	4499	3757	3372	3371	<b>4617</b>
Johnson	1	4216	3897	3810	3448	3010	3312	2500	1870	<b>3172</b>
Otoe	8000	4600	4600	4300	4250	4150	4100	3500	3200	<b>4192</b>
Cass	54	5200	5050	4950	4555	4420	4260	3970	3740	<b>4691</b>
Johnson	1	4216	3897	3810	3448	3010	3312	2500	1870	<b>3172</b>
Nemaha	1	4820	4669	4369	4120	3820	3669	2770	2520	<b>3844</b>

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Otoe	7000	2200	2200	2100	2100	2000	n/a	1400	1200	<b>1881</b>
Gage	1	2185	2185	1990	1990	1805	1805	1675	1675	<b>1803</b>
Lancaster	1	2547	2754	2635	2382	2174	1815	1431	1370	<b>2002</b>
Johnson	1	2810	2740	2280	1972	1904	1980	1880	1410	<b>1888</b>
Otoe	8000	2290	2250	2180	2160	2030	2000	1750	1550	<b>2001</b>
Cass	54	2395	2345	2255	2180	2090	2065	1850	1600	<b>2123</b>
Johnson	1	2810	2740	2280	1972	1904	1980	1880	1410	<b>1888</b>
Nemaha	1	2200	2050	1875	1775	1725	1675	1525	1400	<b>1622</b>

County	Mkt Area	CRP	TIMBER	WASTE
Otoe	7000	3713	1138	100
Gage	1	3051	847	200
Lancaster	1	n/a	n/a	751
Johnson	1	2131	1326	130
Otoe	8000	4013	1104	100
Cass	54	2172	2020	125
Johnson	1	2131	1326	130
Nemaha	1	2479	900	99

Source: 2018 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.  
 CRP and TIMBER values are weighted averages from Schedule XIII, line 104 and 113.



**Legend**

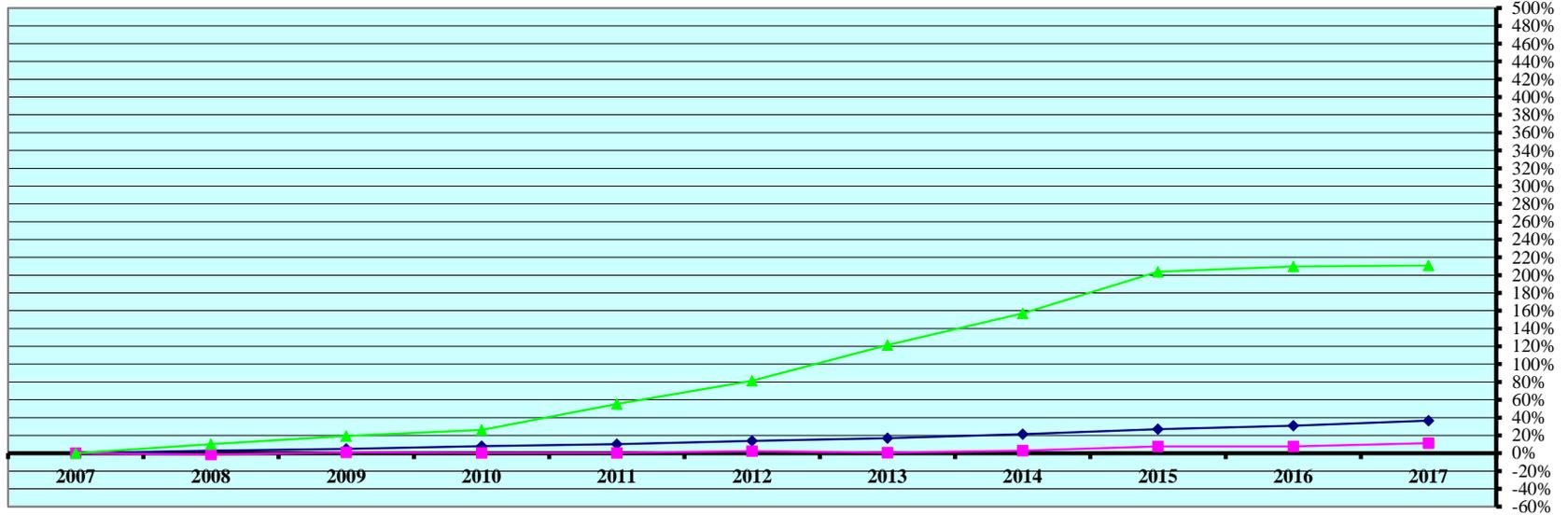
- County Lines
- Market Areas
- Geo Codes
- Moderately well drained silty soils on uplands and in depressions formed in loess
- Moderately well drained silty soils with clayey subsoils on uplands
- Well drained silty soils formed in loess on uplands
- Well drained silty soils formed in loess and alluvium 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

## Otoe County Map



**CHART 1 - REAL PROPERTY VALUATIONS - Cumulative %Change 2007-2017**

ResRec  
Comm&Indust  
Total Agland



Tax Year	Residential & Recreational <sup>(1)</sup>				Commercial & Industrial <sup>(1)</sup>				Total Agricultural Land <sup>(1)</sup>			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2007	514,751,650	--	--	--	133,537,090	--	--	--	413,628,650	--	--	--
2008	529,899,800	15,148,150	2.94%	2.94%	131,680,050	-1,857,040	-1.39%	-1.39%	455,211,820	41,583,170	10.05%	10.05%
2009	540,323,300	10,423,500	1.97%	4.97%	134,611,840	2,931,790	2.23%	0.80%	494,058,020	38,846,200	8.53%	19.44%
2010	555,055,530	14,732,230	2.73%	7.83%	134,152,410	-459,430	-0.34%	0.46%	521,796,500	27,738,480	5.61%	26.15%
2011	567,678,650	12,623,120	2.27%	10.28%	134,087,990	-64,420	-0.05%	0.41%	642,735,230	120,938,730	23.18%	55.39%
2012	585,226,070	17,547,420	3.09%	13.69%	136,485,510	2,397,520	1.79%	2.21%	750,598,380	107,863,150	16.78%	81.47%
2013	601,238,750	16,012,680	2.74%	16.80%	134,220,410	-2,265,100	-1.66%	0.51%	915,454,130	164,855,750	21.96%	121.32%
2014	625,422,100	24,183,350	4.02%	21.50%	137,485,370	3,264,960	2.43%	2.96%	1,062,773,670	147,319,540	16.09%	156.94%
2015	653,058,490	27,636,390	4.42%	26.87%	143,604,450	6,119,080	4.45%	7.54%	1,256,477,910	193,704,240	18.23%	203.77%
2016	673,133,660	20,075,170	3.07%	30.77%	143,902,470	298,020	0.21%	7.76%	1,280,712,770	24,234,860	1.93%	209.63%
2017	703,163,840	30,030,180	4.46%	36.60%	148,596,750	4,694,280	3.26%	11.28%	1,285,775,870	5,063,100	0.40%	210.85%

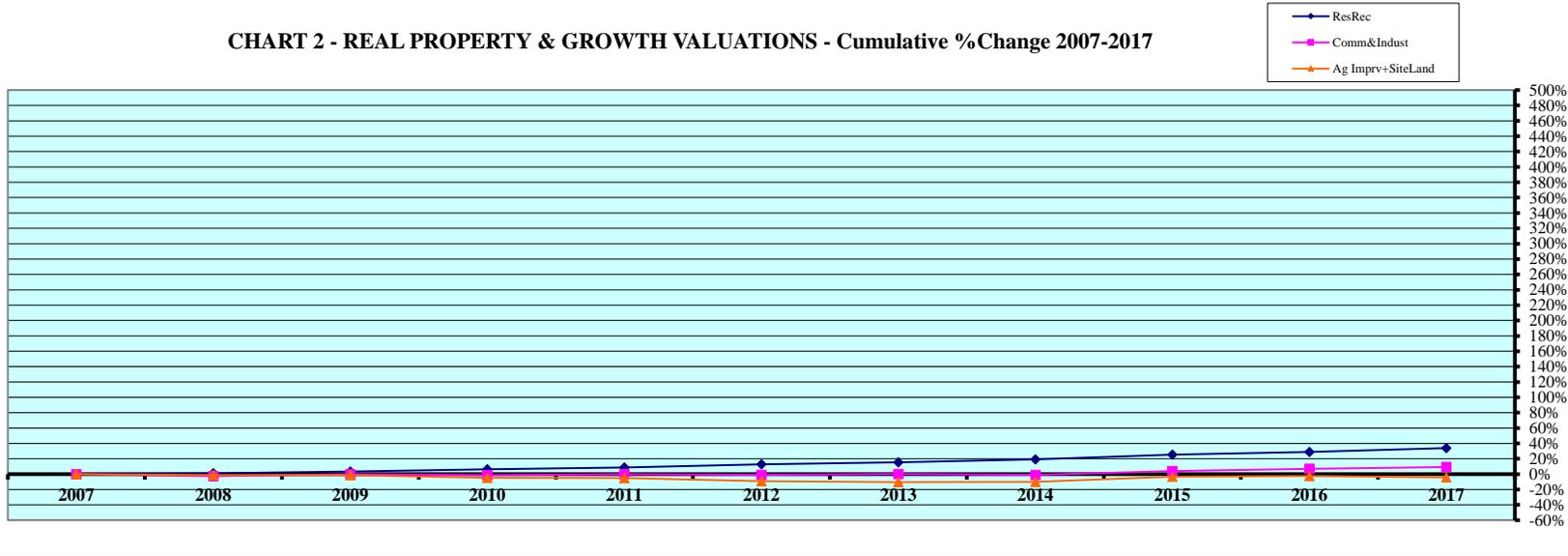
Rate Annual %chg: Residential & Recreational **3.17%** Commercial & Industrial **1.07%** Agricultural Land **12.01%**

Cnty# **66**  
County **OTOE**

**CHART 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.  
Source: 2007 - 2017 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2018

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2007-2017



Tax Year	Residential & Recreational <sup>(1)</sup>						Commercial & Industrial <sup>(1)</sup>					
	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
2007	514,751,650	9,853,158	1.91%	504,898,492	--	--	133,537,090	7,434,350	5.57%	126,102,740	--	--
2008	529,899,800	9,413,370	1.78%	520,486,430	1.11%	1.11%	131,680,050	1,649,530	1.25%	130,030,520	-2.63%	-2.63%
2009	540,323,300	7,561,000	1.40%	532,762,300	0.54%	3.50%	134,611,840	1,061,940	0.79%	133,549,900	1.42%	0.01%
2010	555,055,530	6,977,710	1.26%	548,077,820	1.44%	6.47%	134,152,410	2,210,620	1.65%	131,941,790	-1.98%	-1.19%
2011	567,678,650	8,184,460	1.44%	559,494,190	0.80%	8.69%	134,087,990	550,000	0.41%	133,537,990	-0.46%	0.00%
2012	585,226,070	5,023,210	0.86%	580,202,860	2.21%	12.72%	136,485,510	4,068,490	2.98%	132,417,020	-1.25%	-0.84%
2013	601,238,750	7,594,800	1.26%	593,643,950	1.44%	15.33%	134,220,410	483,790	0.36%	133,736,620	-2.01%	0.15%
2014	625,422,100	12,211,000	1.95%	613,211,100	1.99%	19.13%	137,485,370	5,163,570	3.76%	132,321,800	-1.41%	-0.91%
2015	653,058,490	7,873,855	1.21%	645,184,635	3.16%	25.34%	143,604,450	4,646,730	3.24%	138,957,720	1.07%	4.06%
2016	673,133,660	9,119,800	1.35%	664,013,860	1.68%	29.00%	143,902,470	1,200,070	0.83%	142,702,400	-0.63%	6.86%
2017	703,163,840	13,759,110	1.96%	689,404,730	2.42%	33.93%	148,596,750	2,710,220	1.82%	145,886,530	1.38%	9.25%
Rate Ann%chg	3.17%				1.68%		1.07%			C & I w/o growth	-0.65%	

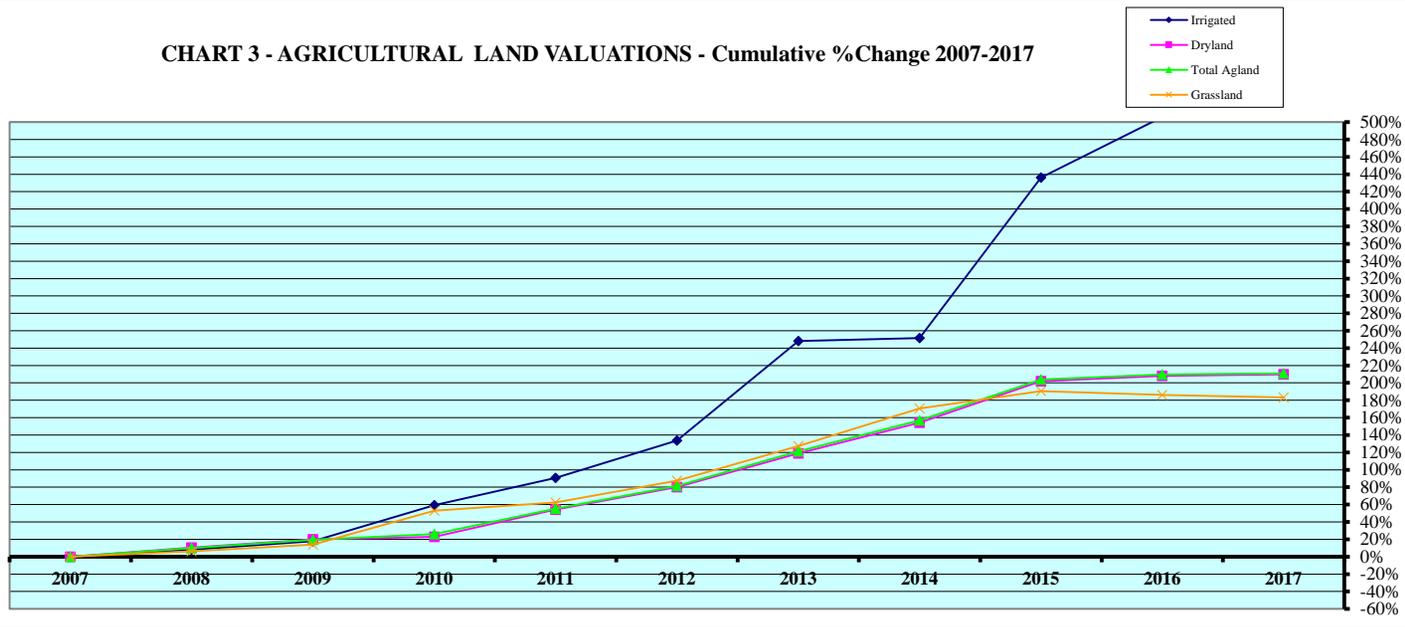
Tax Year	Ag Improvements & Site Land <sup>(1)</sup>			Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value					
2007	69,954,310	21,718,800	91,673,110	2,082,030	2.27%	89,591,080	--	--
2008	70,061,180	21,692,350	91,753,530	1,328,980	1.45%	90,424,550	-1.36%	-1.36%
2009	70,740,700	22,485,980	93,226,680	2,600,180	2.79%	90,626,500	-1.23%	-1.14%
2010	66,076,990	23,370,720	89,447,710	2,245,680	2.51%	87,202,030	-6.46%	-4.88%
2011	65,073,330	24,848,450	89,921,780	2,787,160	3.10%	87,134,620	-2.59%	-4.95%
2012	60,894,550	25,022,350	85,916,900	2,664,470	3.10%	83,252,430	-7.42%	-9.19%
2013	58,879,680	24,483,240	83,362,920	1,210,095	1.45%	82,152,825	-4.38%	-10.39%
2014	59,433,190	27,202,780	86,635,970	4,263,550	4.92%	82,372,420	-1.19%	-10.15%
2015	61,103,340	28,151,160	89,254,500	728,090	0.82%	88,526,410	2.18%	-3.43%
2016	62,381,900	28,438,800	90,820,700	1,492,090	1.64%	89,328,610	0.08%	-2.56%
2017	61,716,410	32,807,670	94,524,080	6,589,430	6.97%	87,934,650	-3.18%	-4.08%
Rate Ann%chg	-1.25%	4.21%	0.31%			Ag Imprv+Site w/o growth	-2.55%	

(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; 2007 - 2017 CTL  
Growth Value; 2007-2017 Abstract of Asmnt Rpt.

Cnty# 66  
County OTOE

CHART 2

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative %Change 2007-2017



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
2007	5,065,180	--	--	--	369,443,200	--	--	--	38,905,170	--	--	--
2008	5,471,960	406,780	8.03%	8.03%	408,013,380	38,570,180	10.44%	10.44%	41,328,620	2,423,450	6.23%	6.23%
2009	5,964,090	492,130	8.99%	17.75%	443,392,510	35,379,130	8.67%	20.02%	44,346,860	3,018,240	7.30%	13.99%
2010	8,068,600	2,104,510	35.29%	59.30%	453,823,910	10,431,400	2.35%	22.84%	59,550,670	15,203,810	34.28%	53.07%
2011	9,653,100	1,584,500	19.64%	90.58%	569,586,620	115,762,710	25.51%	54.17%	63,150,600	3,599,930	6.05%	62.32%
2012	11,829,700	2,176,600	22.55%	133.55%	665,489,280	95,902,660	16.84%	80.13%	72,919,220	9,768,620	15.47%	87.43%
2013	17,629,320	5,799,620	49.03%	248.05%	809,112,860	143,623,580	21.58%	119.01%	88,422,400	15,503,180	21.26%	127.28%
2014	17,805,250	175,930	1.00%	251.52%	939,433,210	130,320,350	16.11%	154.28%	105,261,260	16,838,860	19.04%	170.56%
2015	27,163,020	9,357,770	52.56%	436.27%	1,116,038,670	176,605,460	18.80%	202.09%	113,022,770	7,761,510	7.37%	190.51%
2016	30,684,370	3,521,350	12.96%	505.79%	1,138,488,900	22,450,230	2.01%	208.16%	111,308,500	-1,714,270	-1.52%	186.10%
2017	30,759,600	75,230	0.25%	507.28%	1,144,612,360	6,123,460	0.54%	209.82%	110,199,500	-1,109,000	-1.00%	183.25%

Rate Ann.%chg: Irrigated **19.77%** Dryland **11.97%** Grassland **10.97%**

Tax Year	Waste Land <sup>(1)</sup>				Other Agland <sup>(1)</sup>				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2007	215,040	--	--	--	60	--	--	--	413,628,650	--	--	--
2008	397,700	182,660	84.94%	84.94%	160	100	166.67%	166.67%	455,211,820	41,583,170	10.05%	10.05%
2009	354,460	-43,240	-10.87%	64.83%	100	-60	-37.50%	66.67%	494,058,020	38,846,200	8.53%	19.44%
2010	353,320	-1,140	-0.32%	64.30%	0	-100	-100.00%	-100.00%	521,796,500	27,738,480	5.61%	26.15%
2011	344,910	-8,410	-2.38%	60.39%	0	0	-100.00%	-100.00%	642,735,230	120,938,730	23.18%	55.39%
2012	360,180	15,270	4.43%	67.49%	0	0	-100.00%	-100.00%	750,598,380	107,863,150	16.78%	81.47%
2013	289,550	-70,630	-19.61%	34.65%	0	0	-100.00%	-100.00%	915,454,130	164,855,750	21.96%	121.32%
2014	273,950	-15,600	-5.39%	27.39%	0	0	-100.00%	-100.00%	1,062,773,670	147,319,540	16.09%	156.94%
2015	253,450	-20,500	-7.48%	17.86%	0	0	-100.00%	-100.00%	1,256,477,910	193,704,240	18.23%	203.77%
2016	231,000	-22,450	-8.86%	7.42%	0	0	-100.00%	-100.00%	1,280,712,770	24,234,860	1.93%	209.63%
2017	204,410	-26,590	-11.51%	-4.94%	0	0	-100.00%	-100.00%	1,285,775,870	5,063,100	0.40%	210.85%

Cnty# **66**  
County **OTOE**

Rate Ann.%chg: Total Agric Land **12.01%**

**CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2007-2017** (from County Abstract Reports)<sup>(1)</sup>

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
2007	5,084,620	3,832	1,327			370,591,120	283,330	1,308			38,980,290	65,225	598		
2008	5,497,710	3,832	1,435	8.12%	8.12%	408,901,700	282,981	1,445	10.47%	10.47%	41,456,020	65,223	636	6.35%	6.35%
2009	5,964,090	3,868	1,542	7.47%	16.20%	444,457,640	283,042	1,570	8.67%	20.05%	44,512,290	64,965	685	7.80%	14.65%
2010	8,505,360	4,623	1,840	19.33%	38.66%	461,764,060	280,513	1,646	4.83%	25.85%	59,127,290	63,771	927	35.32%	55.14%
2011	9,653,090	4,315	2,237	21.58%	68.57%	570,538,820	279,692	2,040	23.92%	55.96%	63,087,190	63,769	989	6.70%	65.54%
2012	11,829,700	4,251	2,783	24.41%	109.72%	666,779,440	275,777	2,418	18.53%	84.85%	72,621,060	68,316	1,063	7.45%	77.87%
2013	16,217,070	4,385	3,699	32.91%	178.73%	811,381,880	275,767	2,942	21.69%	124.95%	88,205,990	68,314	1,291	21.46%	116.05%
2014	18,060,350	4,728	3,820	3.28%	187.86%	939,870,550	275,038	3,417	16.14%	161.26%	105,361,770	67,348	1,564	21.16%	161.77%
2015	27,163,060	5,344	5,083	33.08%	283.08%	1,116,802,340	274,342	4,071	19.13%	211.23%	112,774,980	67,166	1,679	7.33%	180.95%
2016	30,950,180	6,093	5,080	-0.06%	282.83%	1,138,283,630	273,565	4,161	2.21%	218.12%	111,334,000	66,599	1,672	-0.44%	179.72%
2017	30,759,600	6,044	5,089	0.18%	283.52%	1,145,095,300	273,482	4,187	0.63%	220.12%	109,631,360	65,986	1,661	-0.61%	178.01%

Rate Annual %chg Average Value/Acre: **14.39%**

**12.34%**

**10.77%**

Tax Year	WASTE LAND <sup>(2)</sup>					OTHER AGLAND <sup>(2)</sup>					TOTAL AGRICULTURAL LAND <sup>(1)</sup>				
	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
2007	215,570	7,132	30			1,740	58	30			414,873,340	359,577	1,154		
2008	399,510	7,122	56	85.59%	85.59%	3,640	58	63	109.20%	109.20%	456,258,580	359,216	1,270	10.09%	10.09%
2009	354,300	7,055	50	-10.48%	66.15%	2,250	45	50	-20.30%	66.73%	495,290,570	358,975	1,380	8.63%	19.58%
2010	350,030	6,997	50	-0.38%	65.52%	0	0				529,746,740	355,904	1,488	7.88%	29.01%
2011	344,820	6,893	50	0.00%	65.52%	80	2	48		58.51%	643,624,000	354,671	1,815	21.92%	57.28%
2012	342,000	3,412	100	100.37%	231.66%	1,000	10	100	110.00%	232.87%	751,573,200	351,766	2,137	17.74%	85.18%
2013	270,890	2,701	100	0.06%	231.85%	1,990	20	101	1.02%	236.25%	916,077,820	351,186	2,609	22.09%	126.08%
2014	274,260	2,732	100	0.09%	232.17%	1,710	17	101	-0.13%	235.82%	1,063,568,640	349,864	3,040	16.54%	163.48%
2015	255,290	2,543	100	0.01%	232.21%	60	1	102	0.80%	238.52%	1,256,995,730	349,395	3,598	18.35%	211.81%
2016	230,250	2,292	100	0.04%	232.34%	60	1	102	0.00%	238.52%	1,280,798,120	348,550	3,675	2.14%	218.49%
2017	204,710	2,046	100	-0.37%	231.12%	0	0				1,285,690,970	347,557	3,699	0.67%	220.62%

**66**  
**OTOE**

Rate Annual %chg Average Value/Acre: **12.36%**

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2007 - 2017 County Abstract Reports  
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2018

**CHART 4**

CHART 5 - 2017 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
15,740	OTOE	81,264,595	32,974,077	25,556,290	675,921,860	128,463,790	20,132,960	27,241,980	1,285,775,870	61,716,410	32,807,670	0	2,371,855,502
cnty sectorvalue % of total value:		3.43%	1.39%	1.08%	28.50%	5.42%	0.85%	1.15%	54.21%	2.60%	1.38%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
57	BURR	97,584	29,932	3,776	1,436,860	969,280	0	0	0	0	0	0	2,537,432
0.36%	%sector of county sector	0.12%	0.09%	0.01%	0.21%	0.75%							0.11%
	%sector of municipality	3.85%	1.18%	0.15%	56.63%	38.20%							100.00%
173	DOUGLAS	19,173	56,617	7,143	4,536,360	406,030	0	0	0	0	0	0	5,025,323
1.10%	%sector of county sector	0.02%	0.17%	0.03%	0.67%	0.32%							0.21%
	%sector of municipality	0.38%	1.13%	0.14%	90.27%	8.08%							100.00%
187	DUNBAR	262,788	54,511	6,877	3,856,730	318,850	0	0	0	0	0	0	4,499,756
1.19%	%sector of county sector	0.32%	0.17%	0.03%	0.57%	0.25%							0.19%
	%sector of municipality	5.84%	1.21%	0.15%	85.71%	7.09%							100.00%
41	LORTON	33,396	0	0	700,510	185,430	0	0	0	0	0	0	919,336
0.26%	%sector of county sector	0.04%			0.10%	0.14%							0.04%
	%sector of municipality	3.63%			76.20%	20.17%							100.00%
7,289	NEBRASKA CITY	19,465,242	2,284,920	2,900,924	243,372,450	80,767,980	6,955,520	0	174,840	0	3,900	0	355,925,776
46.31%	%sector of county sector	23.95%	6.93%	11.35%	36.01%	62.87%	34.55%		0.01%		0.01%		15.01%
	%sector of municipality	5.47%	0.64%	0.82%	68.38%	22.69%	1.95%		0.05%		0.00%		100.00%
171	OTOE	96,160	32,638	4,118	2,161,570	175,390	0	0	0	0	0	0	2,469,876
1.09%	%sector of county sector	0.12%	0.10%	0.02%	0.32%	0.14%							0.10%
	%sector of municipality	3.89%	1.32%	0.17%	87.52%	7.10%							100.00%
545	PALMYRA	397,841	229,459	19,664	20,041,840	2,405,180	29,230	0	0	0	0	0	23,123,214
3.46%	%sector of county sector	0.49%	0.70%	0.08%	2.97%	1.87%	0.15%						0.97%
	%sector of municipality	1.72%	0.99%	0.09%	86.67%	10.40%	0.13%						100.00%
1,944	SYRACUSE	1,677,420	198,987	24,551	80,363,650	19,607,970	1,606,310	0	389,240	310,770	4,710	0	104,183,608
12.35%	%sector of county sector	2.06%	0.60%	0.10%	11.89%	15.26%	7.98%		0.03%	0.50%	0.01%		4.39%
	%sector of municipality	1.61%	0.19%	0.02%	77.14%	18.82%	1.54%		0.37%	0.30%	0.00%		100.00%
233	TALMAGE	120,338	61,224	7,724	3,790,920	3,405,380	0	0	0	0	0	0	7,385,586
1.48%	%sector of county sector	0.15%	0.19%	0.03%	0.56%	2.65%							0.31%
	%sector of municipality	1.63%	0.83%	0.10%	51.33%	46.11%							100.00%
311	UNADILLA	197,748	66,288	8,363	11,756,680	862,150	0	0	0	0	0	0	12,891,229
1.98%	%sector of county sector	0.24%	0.20%	0.03%	1.74%	0.67%							0.54%
	%sector of municipality	1.53%	0.51%	0.06%	91.20%	6.69%							100.00%
10,951	Total Municipalities	22,367,690	3,014,576	2,983,140	372,017,570	109,103,640	8,591,060	0	564,080	310,770	8,610	0	518,961,136
69.57%	%all municip.sectors of cnty	27.52%	9.14%	11.67%	55.04%	84.93%	42.67%		0.04%	0.50%	0.03%		21.88%

Sources: 2017 Certificate of Taxes Levied CTL, 2010 US Census; Dec. 2017 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2018

CHART 5

<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 11,531</b>	<b>Value : 2,248,398,106</b>	<b>Growth 14,309,610</b>	<b>Sum Lines 17, 25, &amp; 41</b>
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	678	4,128,580	50	1,560,780	187	7,769,360	915	13,458,720	
<b>02. Res Improve Land</b>	4,207	37,016,286	261	10,754,820	1,250	57,745,170	5,718	105,516,276	
<b>03. Res Improvements</b>	4,362	340,041,780	262	37,954,500	1,255	201,344,370	5,879	579,340,650	
<b>04. Res Total</b>	5,040	381,186,646	312	50,270,100	1,442	266,858,900	6,794	698,315,646	8,390,510
<b>% of Res Total</b>	74.18	54.59	4.59	7.20	21.22	38.21	58.92	31.06	58.64
<b>05. Com UnImp Land</b>	150	2,414,440	15	499,270	15	1,109,520	180	4,023,230	
<b>06. Com Improve Land</b>	550	12,619,480	36	2,413,590	26	3,097,830	612	18,130,900	
<b>07. Com Improvements</b>	560	90,165,480	36	9,049,050	27	17,871,040	623	117,085,570	
<b>08. Com Total</b>	710	105,199,400	51	11,961,910	42	22,078,390	803	139,239,700	3,381,400
<b>% of Com Total</b>	88.42	75.55	6.35	8.59	5.23	15.86	6.96	6.19	23.63
<b>09. Ind UnImp Land</b>	4	29,830	3	28,820	0	0	7	58,650	
<b>10. Ind Improve Land</b>	9	330,070	9	751,030	1	39,420	19	1,120,520	
<b>11. Ind Improvements</b>	9	8,195,090	9	10,672,820	1	133,420	19	19,001,330	
<b>12. Ind Total</b>	13	8,554,990	12	11,452,670	1	172,840	26	20,180,500	83,610
<b>% of Ind Total</b>	50.00	42.39	46.15	56.75	3.85	0.86	0.23	0.90	0.58
<b>13. Rec UnImp Land</b>	0	0	4	577,080	52	6,943,240	56	7,520,320	
<b>14. Rec Improve Land</b>	0	0	4	903,720	53	12,120,780	57	13,024,500	
<b>15. Rec Improvements</b>	0	0	5	184,030	65	6,086,100	70	6,270,130	
<b>16. Rec Total</b>	0	0	9	1,664,830	117	25,150,120	126	26,814,950	64,080
<b>% of Rec Total</b>	0.00	0.00	7.14	6.21	92.86	93.79	1.09	1.19	0.45
<b>Res &amp; Rec Total</b>	5,040	381,186,646	321	51,934,930	1,559	292,009,020	6,920	725,130,596	8,454,590
<b>% of Res &amp; Rec Total</b>	72.83	52.57	4.64	7.16	22.53	40.27	60.01	32.25	59.08
<b>Com &amp; Ind Total</b>	723	113,754,390	63	23,414,580	43	22,251,230	829	159,420,200	3,465,010
<b>% of Com &amp; Ind Total</b>	87.21	71.36	7.60	14.69	5.19	13.96	7.19	7.09	24.21
<b>17. Taxable Total</b>	5,763	494,941,036	384	75,349,510	1,602	314,260,250	7,749	884,550,796	11,919,600
<b>% of Taxable Total</b>	74.37	55.95	4.96	8.52	20.67	35.53	67.20	39.34	83.30

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	4	616,360	2,597,250	1	6,380	1,040,400
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	0	0	0	0	0	0
19. Commercial	0	0	0	5	622,740	3,637,650
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				5	622,740	3,637,650

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	607	93	338	1,038

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	299	82,397,340	2,312	746,493,850	2,611	828,891,190
28. Ag-Improved Land	0	0	127	47,501,640	998	411,765,060	1,125	459,266,700
29. Ag Improvements	0	0	127	9,413,200	1,044	66,276,220	1,171	75,689,420
30. Ag Total							3,782	1,363,847,310

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	2	2.00	24,000	
32. HomeSite Improv Land	0	0.00	0	63	63.00	756,000	
33. HomeSite Improvements	0	0.00	0	60	58.00	7,270,850	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	28	104.82	132,650	
36. FarmSite Improv Land	0	0.00	0	112	292.99	512,510	
37. FarmSite Improvements	0	0.00	0	124	0.00	2,142,350	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	538.77	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	6	6.00	84,000	8	8.00	108,000	
32. HomeSite Improv Land	571	583.00	6,985,500	634	646.00	7,741,500	
33. HomeSite Improvements	568	543.00	47,245,740	628	601.00	54,516,590	2,390,010
34. HomeSite Total				<b>636</b>	<b>654.00</b>	<b>62,366,090</b>	
35. FarmSite UnImp Land	291	2,518.02	2,416,160	319	2,622.84	2,548,810	
36. FarmSite Improv Land	932	2,503.59	3,248,170	1,044	2,796.58	3,760,680	
37. FarmSite Improvements	1,013	0.00	19,030,480	1,137	0.00	21,172,830	0
38. FarmSite Total				<b>1,456</b>	<b>5,419.42</b>	<b>27,482,320</b>	
39. Road & Ditches	0	6,139.10	0	0	6,677.87	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				<b>2,092</b>	<b>12,751.29</b>	<b>89,848,410</b>	<b>2,390,010</b>

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	2	77.00	136,890	2	77.00	136,890

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	271	24,114.18	87,028,370
44. Recapture Value N/A	0	0.00	0	271	24,114.18	87,028,370
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	2,282	230,391.25	831,997,990	2,553	254,505.43	919,026,360
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 7000

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	43.75	4.69%	214,370	5.22%	4,899.89
46. 1A	124.42	13.33%	609,670	14.84%	4,900.10
47. 2A1	73.22	7.84%	329,510	8.02%	4,500.27
48. 2A	216.69	23.22%	975,120	23.74%	4,500.07
49. 3A1	299.01	32.04%	1,255,840	30.58%	4,199.99
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	153.11	16.40%	627,770	15.28%	4,100.12
52. 4A	23.15	2.48%	94,910	2.31%	4,099.78
<b>53. Total</b>	<b>933.35</b>	<b>100.00%</b>	<b>4,107,190</b>	<b>100.00%</b>	<b>4,400.48</b>
<b>Dry</b>					
54. 1D1	241.03	0.80%	988,240	0.87%	4,100.07
55. 1D	1,955.93	6.49%	8,019,460	7.10%	4,100.08
56. 2D1	1,584.74	5.26%	6,338,960	5.61%	4,000.00
57. 2D	6,818.66	22.62%	26,592,840	23.54%	3,900.01
58. 3D1	16,507.18	54.76%	60,746,420	53.77%	3,680.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	2,943.45	9.76%	10,007,770	8.86%	3,400.01
61. 4D	93.62	0.31%	290,240	0.26%	3,100.19
<b>62. Total</b>	<b>30,144.61</b>	<b>100.00%</b>	<b>112,983,930</b>	<b>100.00%</b>	<b>3,748.06</b>
<b>Grass</b>					
63. 1G1	24.70	0.23%	45,420	0.24%	1,838.87
64. 1G	829.87	7.83%	1,643,000	8.65%	1,979.83
65. 2G1	2,387.54	22.54%	3,660,700	19.26%	1,533.25
66. 2G	1,086.22	10.25%	2,433,260	12.80%	2,240.12
67. 3G1	3,927.44	37.07%	7,952,900	41.85%	2,024.96
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	1,591.94	15.03%	2,410,260	12.68%	1,514.04
70. 4G	746.24	7.04%	859,440	4.52%	1,151.69
<b>71. Total</b>	<b>10,593.95</b>	<b>100.00%</b>	<b>19,004,980</b>	<b>100.00%</b>	<b>1,793.95</b>
<b>Irrigated Total</b>					
<b>Irrigated Total</b>	<b>933.35</b>	<b>2.23%</b>	<b>4,107,190</b>	<b>3.02%</b>	<b>4,400.48</b>
<b>Dry Total</b>					
<b>Dry Total</b>	<b>30,144.61</b>	<b>72.03%</b>	<b>112,983,930</b>	<b>83.01%</b>	<b>3,748.06</b>
<b>Grass Total</b>					
<b>Grass Total</b>	<b>10,593.95</b>	<b>25.31%</b>	<b>19,004,980</b>	<b>13.96%</b>	<b>1,793.95</b>
72. Waste	177.03	0.42%	17,700	0.01%	99.98
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
<b>75. Market Area Total</b>	<b>41,848.94</b>	<b>100.00%</b>	<b>136,113,800</b>	<b>100.00%</b>	<b>3,252.50</b>

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 8000

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	120.89	2.30%	676,980	2.47%	5,599.97
46. 1A	692.95	13.19%	3,880,540	14.17%	5,600.03
47. 2A1	937.69	17.85%	5,157,480	18.84%	5,500.20
48. 2A	1,194.32	22.74%	6,568,850	23.99%	5,500.08
49. 3A1	1,240.46	23.61%	6,202,300	22.65%	5,000.00
50. 3A	517.17	9.85%	2,585,850	9.44%	5,000.00
51. 4A1	496.31	9.45%	2,084,490	7.61%	4,199.98
52. 4A	53.26	1.01%	223,680	0.82%	4,199.77
<b>53. Total</b>	<b>5,253.05</b>	<b>100.00%</b>	<b>27,380,170</b>	<b>100.00%</b>	<b>5,212.24</b>
<b>Dry</b>					
54. 1D1	2,558.90	1.07%	11,770,980	1.17%	4,600.02
55. 1D	31,841.52	13.28%	146,470,660	14.58%	4,599.99
56. 2D1	22,597.54	9.43%	97,170,600	9.67%	4,300.05
57. 2D	59,501.37	24.82%	252,883,550	25.17%	4,250.05
58. 3D1	69,581.47	29.03%	288,764,060	28.74%	4,150.01
59. 3D	34,477.26	14.38%	141,357,430	14.07%	4,100.02
60. 4D1	17,193.79	7.17%	60,183,060	5.99%	3,500.28
61. 4D	1,968.81	0.82%	6,300,160	0.63%	3,199.98
<b>62. Total</b>	<b>239,720.66</b>	<b>100.00%</b>	<b>1,004,900,500</b>	<b>100.00%</b>	<b>4,191.96</b>
<b>Grass</b>					
63. 1G1	217.28	0.37%	378,540	0.36%	1,742.18
64. 1G	4,115.59	6.97%	8,297,270	7.87%	2,016.06
65. 2G1	14,134.00	23.93%	24,398,040	23.14%	1,726.19
66. 2G	5,243.06	8.88%	10,592,030	10.05%	2,020.20
67. 3G1	15,442.68	26.15%	31,725,290	30.10%	2,054.39
68. 3G	3,243.61	5.49%	5,723,820	5.43%	1,764.64
69. 4G1	8,745.84	14.81%	14,798,070	14.04%	1,692.01
70. 4G	7,917.74	13.41%	9,503,650	9.02%	1,200.30
<b>71. Total</b>	<b>59,059.80</b>	<b>100.00%</b>	<b>105,416,710</b>	<b>100.00%</b>	<b>1,784.91</b>
<b>Irrigated Total</b>					
<b>Irrigated Total</b>	<b>5,253.05</b>	<b>1.72%</b>	<b>27,380,170</b>	<b>2.41%</b>	<b>5,212.24</b>
<b>Dry Total</b>					
<b>Dry Total</b>	<b>239,720.66</b>	<b>78.36%</b>	<b>1,004,900,500</b>	<b>88.31%</b>	<b>4,191.96</b>
<b>Grass Total</b>					
<b>Grass Total</b>	<b>59,059.80</b>	<b>19.31%</b>	<b>105,416,710</b>	<b>9.26%</b>	<b>1,784.91</b>
72. Waste	1,875.25	0.61%	187,720	0.02%	100.10
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	3.80	0.00%	0	0.00%	0.00
<b>75. Market Area Total</b>	<b>305,908.76</b>	<b>100.00%</b>	<b>1,137,885,100</b>	<b>100.00%</b>	<b>3,719.69</b>

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	0.00	0	684.10	3,426,780	5,502.30	28,060,580	6,186.40	31,487,360
<b>77. Dry Land</b>	0.00	0	27,429.43	113,471,550	242,435.84	1,004,412,880	269,865.27	1,117,884,430
<b>78. Grass</b>	0.00	0	6,657.02	11,535,000	62,996.73	112,886,690	69,653.75	124,421,690
<b>79. Waste</b>	0.00	0	404.60	40,490	1,647.68	164,930	2,052.28	205,420
<b>80. Other</b>	0.00	0	0.00	0	0.00	0	0.00	0
<b>81. Exempt</b>	0.00	0	0.00	0	3.80	0	3.80	0
<b>82. Total</b>	<b>0.00</b>	<b>0</b>	<b>35,175.15</b>	<b>128,473,820</b>	<b>312,582.55</b>	<b>1,145,525,080</b>	<b>347,757.70</b>	<b>1,273,998,900</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	6,186.40	1.78%	31,487,360	2.47%	5,089.77
<b>Dry Land</b>	269,865.27	77.60%	1,117,884,430	87.75%	4,142.38
<b>Grass</b>	69,653.75	20.03%	124,421,690	9.77%	1,786.29
<b>Waste</b>	2,052.28	0.59%	205,420	0.02%	100.09
<b>Other</b>	0.00	0.00%	0	0.00%	0.00
<b>Exempt</b>	3.80	0.00%	0	0.00%	0.00
<b>Total</b>	<b>347,757.70</b>	<b>100.00%</b>	<b>1,273,998,900</b>	<b>100.00%</b>	<b>3,663.47</b>

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 Burr	10	6,600	42	35,110	42	1,435,840	52	1,477,550	0
83.2 Douglas	33	111,980	105	404,920	105	4,577,160	138	5,094,060	5,650
83.3 Dunbar	62	82,960	92	229,580	92	3,809,160	154	4,121,700	21,700
83.4 Lorton	5	4,430	21	24,650	23	473,250	28	502,330	0
83.5 Nebraska City	337	2,312,570	2,567	25,708,736	2,710	218,765,010	3,047	246,786,316	2,083,140
83.6 Otoe	18	15,850	92	116,140	93	2,055,570	111	2,187,560	0
83.7 Palmyra	66	439,600	235	1,896,450	236	18,244,020	302	20,580,070	13,470
83.8 Paul	5	8,400	4	13,200	4	30,400	9	52,000	0
83.9 Recreational	55	7,496,860	56	13,006,990	69	6,254,670	124	26,758,520	64,080
83.10 Rural Res	210	8,590,520	1,343	61,883,860	1,349	198,966,020	1,559	269,440,400	4,454,510
83.11 Syracuse	83	911,490	790	7,616,040	796	77,270,550	879	85,798,080	713,260
83.12 Talmage	31	61,110	125	216,590	125	3,534,040	156	3,811,740	7,250
83.13 Timber Lake	3	84,010	64	1,936,010	64	13,248,090	67	15,268,110	936,510
83.14 Unadilla	38	232,250	146	863,770	148	10,784,700	186	11,880,720	74,240
83.15 Woodland Hills 1	10	489,910	64	3,649,130	64	20,161,810	74	24,300,850	80,780
83.16 Woodland Hills 2	5	130,500	29	939,600	29	6,000,490	34	7,070,590	0
84 Residential Total	971	20,979,040	5,775	118,540,776	5,949	585,610,780	6,920	725,130,596	8,454,590

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line# I</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Burr	4	7,030	13	41,160	13	921,090	17	969,280	0
85.2	Douglas	4	8,060	7	21,010	7	380,650	11	409,720	6,500
85.3	Dunbar	3	5,520	5	7,950	6	305,380	9	318,850	0
85.4	Lorton	1	460	3	5,100	3	175,220	4	180,780	0
85.5	Nebraska City	89	1,441,320	341	10,395,790	347	76,388,790	436	88,225,900	461,740
85.6	Otoe	7	11,570	9	17,750	10	142,250	17	171,570	0
85.7	Palmyra	10	68,360	23	198,450	23	2,167,600	33	2,434,410	0
85.8	Paul	0	0	1	1,200	1	5,130	1	6,330	0
85.9	Recreational	1	96,390	0	0	0	0	1	96,390	0
85.10	Rural 7000	0	0	3	1,051,400	3	1,418,030	3	2,469,430	232,000
85.11	Rural 8000	25	1,462,060	53	4,329,940	54	32,790,420	79	38,582,420	2,702,770
85.12	Syracuse	31	908,050	125	2,756,190	127	16,474,680	158	20,138,920	62,000
85.13	Talmage	3	1,930	20	35,240	20	3,346,600	23	3,383,770	0
85.14	Timber Lake	3	11,720	1	162,070	1	54,570	4	228,360	0
85.15	Unadilla	4	14,100	21	77,490	21	770,560	25	862,150	0
85.16	Woodland Hills 1	2	45,310	4	116,480	4	423,000	6	584,790	0
85.17	Woodland Hills 2	0	0	2	34,200	2	322,930	2	357,130	0
86	Commercial Total	187	4,081,880	631	19,251,420	642	136,086,900	829	159,420,200	3,465,010

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

Market Area 7000

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	14.21	0.26%	31,260	0.30%	2,199.86
88. 1G	396.07	7.27%	871,330	8.50%	2,199.94
89. 2G1	676.19	12.41%	1,420,070	13.85%	2,100.11
90. 2G	564.64	10.36%	1,185,830	11.57%	2,100.15
91. 3G1	2,487.70	45.65%	4,975,400	48.54%	2,000.00
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	963.27	17.67%	1,348,570	13.16%	1,399.99
94. 4G	348.02	6.39%	417,630	4.07%	1,200.02
95. Total	5,450.10	100.00%	10,250,090	100.00%	1,880.72
<b>CRP</b>					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	74.18	6.58%	304,130	7.27%	4,099.89
98. 2C1	66.77	5.93%	267,080	6.39%	4,000.00
99. 2C	235.48	20.90%	918,400	21.96%	3,900.12
100. 3C1	540.18	47.95%	1,987,840	47.53%	3,679.96
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	180.42	16.02%	613,440	14.67%	3,400.07
103. 4C	29.52	2.62%	91,510	2.19%	3,099.93
104. Total	1,126.55	100.00%	4,182,400	100.00%	3,712.57
<b>Timber</b>					
105. 1T1	10.49	0.26%	14,160	0.31%	1,349.86
106. 1T	359.62	8.95%	467,540	10.23%	1,300.09
107. 2T1	1,644.58	40.94%	1,973,550	43.16%	1,200.03
108. 2T	286.10	7.12%	329,030	7.20%	1,150.05
109. 3T1	899.56	22.39%	989,660	21.64%	1,100.16
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	448.25	11.16%	448,250	9.80%	1,000.00
112. 4T	368.70	9.18%	350,300	7.66%	950.09
113. Total	4,017.30	100.00%	4,572,490	100.00%	1,138.20
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Grass Total	5,450.10	51.45%	10,250,090	53.93%	1,880.72
CRP Total	1,126.55	10.63%	4,182,400	22.01%	3,712.57
Timber Total	4,017.30	37.92%	4,572,490	24.06%	1,138.20
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114. Market Area Total	10,593.95	100.00%	19,004,980	100.00%	1,793.95

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

Market Area 8000

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	78.58	0.22%	179,960	0.25%	2,290.15
88. 1G	2,532.05	7.16%	5,698,120	8.06%	2,250.40
89. 2G1	6,634.17	18.77%	14,462,560	20.45%	2,180.01
90. 2G	3,655.36	10.34%	7,895,480	11.16%	2,159.97
91. 3G1	11,599.14	32.82%	23,546,330	33.29%	2,030.01
92. 3G	2,128.86	6.02%	4,257,720	6.02%	2,000.00
93. 4G1	5,884.09	16.65%	10,298,330	14.56%	1,750.20
94. 4G	2,833.71	8.02%	4,392,410	6.21%	1,550.06
95. Total	35,345.96	100.00%	70,730,910	100.00%	2,001.10
<b>CRP</b>					
96. 1C1	3.49	0.12%	16,050	0.14%	4,598.85
97. 1C	163.74	5.60%	753,180	6.42%	4,599.85
98. 2C1	301.80	10.33%	1,297,770	11.07%	4,300.10
99. 2C	280.81	9.61%	1,193,530	10.18%	4,250.31
100. 3C1	1,295.28	44.33%	5,375,450	45.84%	4,150.03
101. 3C	96.86	3.31%	397,150	3.39%	4,100.25
102. 4C1	655.10	22.42%	2,293,090	19.55%	3,500.37
103. 4C	125.07	4.28%	400,230	3.41%	3,200.05
104. Total	2,922.15	100.00%	11,726,450	100.00%	4,012.95
<b>Timber</b>					
105. 1T1	135.21	0.65%	182,530	0.80%	1,349.97
106. 1T	1,419.80	6.83%	1,845,970	8.04%	1,300.16
107. 2T1	7,198.03	34.62%	8,637,710	37.62%	1,200.01
108. 2T	1,306.89	6.29%	1,503,020	6.55%	1,150.07
109. 3T1	2,548.26	12.26%	2,803,510	12.21%	1,100.17
110. 3T	1,017.89	4.90%	1,068,950	4.66%	1,050.16
111. 4T1	2,206.65	10.61%	2,206,650	9.61%	1,000.00
112. 4T	4,958.96	23.85%	4,711,010	20.52%	950.00
113. Total	20,791.69	100.00%	22,959,350	100.00%	1,104.26
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Grass Total	35,345.96	59.85%	70,730,910	67.10%	2,001.10
CRP Total	2,922.15	4.95%	11,726,450	11.12%	4,012.95
Timber Total	20,791.69	35.20%	22,959,350	21.78%	1,104.26
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114. Market Area Total	59,059.80	100.00%	105,416,710	100.00%	1,784.91

**2018 County Abstract of Assessment for Real Property, Form 45  
Compared with the 2017 Certificate of Taxes Levied Report (CTL)**

66 Otoe

	2017 CTL County Total	2018 Form 45 County Total	Value Difference (2018 form 45 - 2017 CTL)	Percent Change	2018 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	675,921,860	698,315,646	22,393,786	3.31%	8,390,510	2.07%
02. Recreational	27,241,980	26,814,950	-427,030	-1.57%	64,080	-1.80%
03. Ag-Homesite Land, Ag-Res Dwelling	61,716,410	62,366,090	649,680	1.05%	2,390,010	-2.82%
<b>04. Total Residential (sum lines 1-3)</b>	<b>764,880,250</b>	<b>787,496,686</b>	<b>22,616,436</b>	<b>2.96%</b>	<b>10,844,600</b>	<b>1.54%</b>
05. Commercial	128,463,790	139,239,700	10,775,910	8.39%	3,381,400	5.76%
06. Industrial	20,132,960	20,180,500	47,540	0.24%	83,610	-0.18%
<b>07. Total Commercial (sum lines 5-6)</b>	<b>148,596,750</b>	<b>159,420,200</b>	<b>10,823,450</b>	<b>7.28%</b>	<b>3,465,010</b>	<b>4.95%</b>
08. Ag-Farmsite Land, Outbuildings	32,807,670	27,482,320	-5,325,350	-16.23%	0	-16.23%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	0	0	0			
<b>11. Total Non-Agland (sum lines 8-10)</b>	<b>32,807,670</b>	<b>27,482,320</b>	<b>-5,325,350</b>	<b>-16.23%</b>	<b>0</b>	<b>-16.23%</b>
12. Irrigated	30,759,600	31,487,360	727,760	2.37%		
13. Dryland	1,144,612,360	1,117,884,430	-26,727,930	-2.34%		
14. Grassland	110,199,500	124,421,690	14,222,190	12.91%		
15. Wasteland	204,410	205,420	1,010	0.49%		
16. Other Agland	0	0	0			
<b>17. Total Agricultural Land</b>	<b>1,285,775,870</b>	<b>1,273,998,900</b>	<b>-11,776,970</b>	<b>-0.92%</b>		
<b>18. Total Value of all Real Property</b> (Locally Assessed)	<b>2,232,060,540</b>	<b>2,248,398,106</b>	<b>16,337,566</b>	<b>0.73%</b>	<b>14,309,610</b>	<b>0.09%</b>

## 2018 Assessment Survey for Otoe County

### A. Staffing and Funding Information

<b>1.</b>	<b>Deputy(ies) on staff:</b>
	1
<b>2.</b>	<b>Appraiser(s) on staff:</b>
	0
<b>3.</b>	<b>Other full-time employees:</b>
	4
<b>4.</b>	<b>Other part-time employees:</b>
	0
<b>5.</b>	<b>Number of shared employees:</b>
	0
<b>6.</b>	<b>Assessor's requested budget for current fiscal year:</b>
	\$26,368
<b>7.</b>	<b>Adopted budget, or granted budget if different from above:</b>
	Same
<b>8.</b>	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	\$80,707 This covers the appraisal assistant as well as an amount for fees of appraisal assistance if necessary.
<b>9.</b>	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	Same
<b>10.</b>	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	The computer system is funded out of the county general fund
<b>11.</b>	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$5,800
<b>12.</b>	<b>Other miscellaneous funds:</b>
	\$4,000
<b>13.</b>	<b>Amount of last year's assessor's budget not used:</b>
	\$9,116

## B. Computer, Automation Information and GIS

1.	<b>Administrative software:</b>
	Terra Scan
2.	<b>CAMA software:</b>
	Terra Scan
3.	<b>Are cadastral maps currently being used?</b>
	Yes
4.	<b>If so, who maintains the Cadastral Maps?</b>
	Assessor staff
5.	<b>Does the county have GIS software?</b>
	Yes
6.	<b>Is GIS available to the public? If so, what is the web address?</b>
	Yes, <a href="http://www.otoe.gisworkshop.com">http://www.otoe.gisworkshop.com</a>
7.	<b>Who maintains the GIS software and maps?</b>
	Assessor and staff
8.	<b>Personal Property software:</b>
	Terra Scan

## C. Zoning Information

1.	<b>Does the county have zoning?</b>
	Yes
2.	<b>If so, is the zoning countywide?</b>
	Yes
3.	<b>What municipalities in the county are zoned?</b>
	Nebraska City and Syracuse are both zoned.
4.	<b>When was zoning implemented?</b>
	April 2002

### D. Contracted Services

1.	<b>Appraisal Services:</b>
	Great Plains Appraisal-Wayne Kubert
2.	<b>GIS Services:</b>
	GIS Workshop
3.	<b>Other services:</b>
	Thomsen Reuters

### E. Appraisal /Listing Services

1.	<b>Does the county employ outside help for appraisal or listing services?</b>
	Yes
2.	<b>If so, is the appraisal or listing service performed under contract?</b>
	Yes
3.	<b>What appraisal certifications or qualifications does the County require?</b>
	Certified General
4.	<b>Have the existing contracts been approved by the PTA?</b>
	N/A
5.	<b>Does the appraisal or listing service providers establish assessed values for the county?</b>
	Yes

## 2018 Residential Assessment Survey for Otoe County

<b>1.</b>	<b>Valuation data collection done by:</b>																		
	Primarily completed by the appraisal assistants with additional help from the county assessor and office staff.																		
<b>2.</b>	<b>List the valuation groupings recognized by the County and describe the unique characteristics of each:</b>																		
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>Nebraska City- County seat and major trade area of the county. Situated at the intersection of two four lane expressways. Located at a major Missouri river crossing.</td> </tr> <tr> <td style="text-align: center;">02</td> <td>Burr-Douglas-Dunbar-Otoe-Talmage small villages in the county relatively small populations with similar amenities</td> </tr> <tr> <td style="text-align: center;">07</td> <td>Palmyra and Unadilla.- pop. 545 and 311 Located along four lane highway</td> </tr> <tr> <td style="text-align: center;">09</td> <td>Syracuse-city 2010 pop. 1942 Located along four lane highway.</td> </tr> <tr> <td style="text-align: center;">12</td> <td>Timber Lake, Woodland Hills 1&amp;2- Rural subdivisions in the county</td> </tr> <tr> <td style="text-align: center;">15</td> <td>Rural Residential</td> </tr> <tr> <td style="text-align: center;">20</td> <td>Recreational Parcels</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Farm Homes Inspections are completed in a multi-year cycle half of these are completed currently</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	01	Nebraska City- County seat and major trade area of the county. Situated at the intersection of two four lane expressways. Located at a major Missouri river crossing.	02	Burr-Douglas-Dunbar-Otoe-Talmage small villages in the county relatively small populations with similar amenities	07	Palmyra and Unadilla.- pop. 545 and 311 Located along four lane highway	09	Syracuse-city 2010 pop. 1942 Located along four lane highway.	12	Timber Lake, Woodland Hills 1&2- Rural subdivisions in the county	15	Rural Residential	20	Recreational Parcels	AG	Farm Homes Inspections are completed in a multi-year cycle half of these are completed currently
<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>																		
01	Nebraska City- County seat and major trade area of the county. Situated at the intersection of two four lane expressways. Located at a major Missouri river crossing.																		
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09	Syracuse-city 2010 pop. 1942 Located along four lane highway.																		
12	Timber Lake, Woodland Hills 1&2- Rural subdivisions in the county																		
15	Rural Residential																		
20	Recreational Parcels																		
AG	Farm Homes Inspections are completed in a multi-year cycle half of these are completed currently																		
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>																		
	The Cost approach and the sales comparison are correlated for a final value. The sales comparison uses a heavier weighting in the correlation.																		
<b>4.</b>	<b>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?</b>																		
	The county uses local market information and completes sales analysis annually to maintain the depreciation tables used in the cost approach to value.																		
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>																		
	Yes																		
<b>6.</b>	<b>Describe the methodology used to determine the residential lot values?</b>																		
	The county utilizes a sales comparison method. Primarily vacant lot sales are used.																		
<b>7.</b>	<b>Describe the methodology used to determine value for vacant lots being held for sale or resale?</b>																		
	The county has utilized a discounted cash flow analysis to arrive at market value. For 2018 they received one applications to combine parcels in a commercial subdivision.																		

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	2013	2017	2014	2014
	02	2013	2017	2008	2014
	07	2013	2017	2015	2014
	09	2013	2017	2015	2014
	12	2013	2017	2013	2014
	15	2013	2017	2015	2015-2017
	20	2013	2017	2015-2016	2015-2016
	AG	2013	2017	2015-2016	2015-2016

The county feels each have their own unique market by location and amenities as well as how they fit in the valuation sequence in the county as outlined in the 3 year plan. AG farm homes and outbuildings are reviewed and inspected over multiple years. The inspections dates cover the period of review with about half of them completed at the present time. All parcels have been reviewed within the last six years.

## 2018 Commercial Assessment Survey for Otoe County

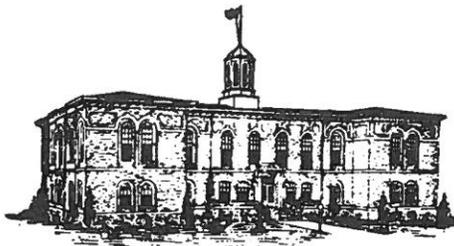
<b>1.</b>	<b>Valuation data collection done by:</b>			
	The County Assessor and the appraisal assistant			
<b>2.</b>	<b>List the valuation groupings recognized in the County and describe the unique characteristics of each:</b>			
	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>		
	01	Nebraska City – county seat and major trade center for the area		
	05	Remainder of the County, consists of smaller communities without a consistent or reliable commercial market		
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>			
	All three approaches to value are considered. The cost approach is used with a market based depreciation model. Income is used as a check against the cost approach.			
<b>3a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>			
	The county compares sales if available from other counties in the state or region and then will make adjustments for local market. The State sales file is utilized to help in gathering sale information.			
<b>4.</b>	<b>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?</b>			
	The County develops depreciation tables using local market information to build the depreciation tables used in the cost approach to value.			
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>			
	Yes, Economic depreciation is applied to arrive at market value for the commercial properties other than those in Nebraska City			
<b>6.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>			
	The county uses market approach, vacant lot are analyzed when possible. The county uses either a front foot or a square foot calculation where appropriate.			
<b>7.</b>	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>
	01	2013	2017	2016
	05	2013	2017	2008
	Nebraska City is the only consistent commercial market with a large enough sample of sales for a meaningful analysis.			

## 2018 Agricultural Assessment Survey for Otoe County

<b>1.</b>	<b>Valuation data collection done by:</b>									
	Assessor Staff									
<b>2.</b>	<b>List each market area, and describe the location and the specific characteristics that make each unique.</b>									
	<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;">7000</td> <td>SW portion of the County, consists of the Geo codes of 3729 and 3731, soil structure consists of overall lower productivity.</td> <td style="text-align: center;">2017</td> </tr> <tr> <td style="text-align: center;">8000</td> <td>remainder of the county, Better overall soil capabilities</td> <td style="text-align: center;">2017</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	7000	SW portion of the County, consists of the Geo codes of 3729 and 3731, soil structure consists of overall lower productivity.	2017	8000	remainder of the county, Better overall soil capabilities	2017
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>								
7000	SW portion of the County, consists of the Geo codes of 3729 and 3731, soil structure consists of overall lower productivity.	2017								
8000	remainder of the county, Better overall soil capabilities	2017								
<b>3.</b>	<b>Describe the process used to determine and monitor market areas.</b>									
	The county conducts a sales analysis each year, a part of the analysis is where the assessor uses one set of values for the entire county to see if they can arrive at a level of value with the same relationship to market value throughout the county. For 2016 the county uses two sets of value and market areas to arrive at the same level of value for both areas with reasonable quality statistics.									
<b>4.</b>	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>									
	The county considers the highest and best use methodology and compares that with the present use of the parcel. The county analyzes the market value and applies either the 100% of market for residential or recreational or the 75% of market value for agricultural land. For parcels in question recreational values are used unless the taxpayer can demonstrate an ag use for the property.									
<b>5.</b>	<b>Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?</b>									
	Presently there is a market difference between the two based on the market. Market areas are recognized for the sites and improvements based on sales analysis. The differences that are recognized are site and location factors that affect the market value.									
<b>6.</b>	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>									
	The county utilizes the state sales file to analyze sales that are enrolled in the program.									
	<b><i><u>If your county has special value applications, please answer the following</u></i></b>									
<b>7a.</b>	<b>How many special valuation applications are on file?</b>									
	4,428									
<b>7b.</b>	<b>What process was used to determine if non-agricultural influences exist in the county?</b>									
	Sales analysis and questionnaires along with a thorough sales verification.									

## Otoe County 6 Year Review Cycle

- 2014 Nebraska City, Syracuse, Burr, Dunbar, Otoe, Lorton, Douglas, Palmyra, Undadilla, Talmage, Woodlands hills and Timberlake Residential.
- 2015 1/3 Rural Residential and 1/2 Ag Improved, 1/3 Commercial and All Recreational Parcels. For 2016.
- 2016 1/3 Rural Residential, 1/2 Ag Improved, 1/3 Commercial and All. For 2017.
- 2017 1/3 Rural Residential, 1/2 Ag Unimproved, 1/3 Commercial, 1/2 Exempt and Paul Residential. For 2018.
- 2018 1/2 Ag Unimproved, 1/3 Commercial and 1/2 Exempt. For 2019.
- 2019 Nebraska City, Syracuse, Woodland Hills and Timberlake Residential. For 2020.
- 2020 Burr, Douglas, Otoe, Lorton, Douglas, Talmage, Paul, Palmyra and Unadilla Residential. For 2021.
- 2021 1/3 Rural Residential and 1/2 Ag Improved. For 2022.
- 2022 1/3 Rural Residential, 1/2 Ag Improved, 1/3 commercial and All Recreational Parcels. For 2023
- 2023 1/3 Rural Residential, 1/2 Ag Unimproved, 1/3 Commercial and 1/2 Exempt. For 2024.
- 2024 1/2 Ag Unimproved, 1/3 Commercial and 1/2 Exempt. For 2025.



**Christina M. Smallfoot**  
Assessor

**Rayna J. Lane**  
Deputy Assessor

## **Office of Otoe County Assessor**

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March 16, 2018

Ms. Ruth Sorenson  
Property Tax Administrator  
Nebraska Department of Revenue/Property Assessment Division  
301 Centennial Mall South  
P.O. Box 98919  
Lincoln, NE 68509

Re: Special Valuation Methodology – 2018

### ***Introduction***

From a geographic standpoint, Otoe County is located directly to the south of Cass County, east of Lancaster County, north of Nemaha and Johnson Counties, and west of the Missouri River. Two of the bordering counties, Lancaster and Cass have a high degree of real estate sales activity and have implemented special valuation for their entire county's agriculture base. Neither Nemaha nor Johnson counties have the same degree of activity as Lancaster, Cass, or Otoe counties. Our county has a relatively high degree of activity in the agricultural market.

### ***Market Areas in Otoe County***

In 2018, Otoe County has two market areas for the valuation of agricultural land. These market areas were developed to account for the differences in sale price for comparable soil groups and land uses. The market areas are geographically based to determine values and our analysis of sales show that we still have two distinct market areas.

### ***Special Values***

The market analysis that has been performed in Otoe County for 2018 shows that our county does not have any measurable "influence" for agricultural land. Otoe County uses the sales comparison approach to set agricultural values. Extensive research is done with the buyer, seller, and any real estate agents involved in the sale to determine if it was influenced by commercial or rural residential factors (i.e. acreage or subdivision development, etc.)

If the determination of the assessor and/or appraiser is that the sale is not influenced by factors other than agricultural use for the land the sale is included in the sales analysis study to help determine agricultural values. This analysis is done on all sales on a countywide basis and is not restricted to a certain market area.

### ***Certification***

The previous narrative is a true and accurate representation of the methodology of the special valuation procedures in Otoe County.

Sincerely,



Christina M. Smallfoot  
Otoe County Assessor