

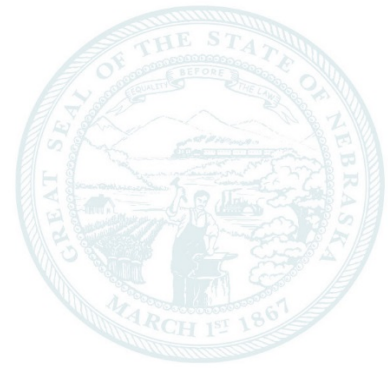
NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

**2019 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

NEMAHA COUNTY



Pete Ricketts, Governor

April 5, 2019

Commissioner Keetle:

The Property Tax Administrator has compiled the 2019 Reports and Opinions of the Property Tax Administrator for Nemaha 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 Nemaha 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: Mallory Lempka, Nemaha County Assessor

Table of Contents

2019 Reports and Opinions of the Property Tax Administrator:

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

Appendices:

- Commission Summary

Statistical Reports and Displays:

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

- Market Area Map
- Valuation History Charts

County Reports:

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

Introduction

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

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

The statistical reports are developed using the statewide sales file that contains all transactions as required by [Neb. Rev. Stat. § 77-1327](#). From this sales file, the Division prepares a statistical analysis comparing assessments to sale prices for arm's-length sales. 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 law does 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 groups and market areas are also examined to identify whether the groups 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.

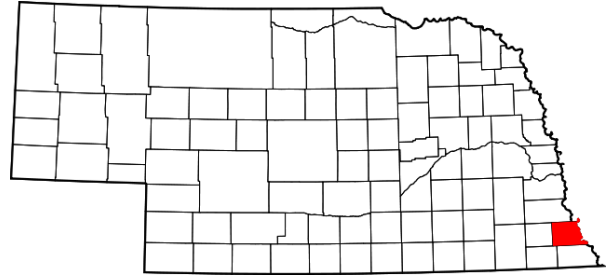
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for the end users, and highlight potential issues in other areas of the assessment process. Public trust in the assessment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

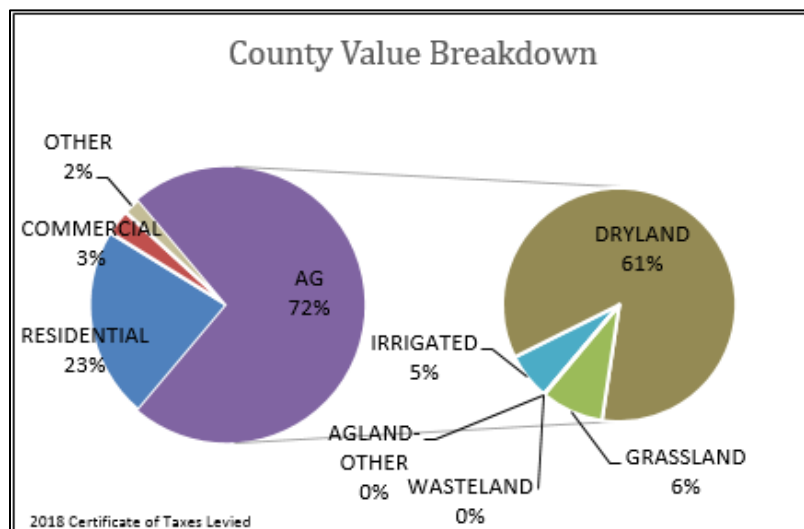
**Further information may be found in Exhibit 94*

County Overview

With a total area of 407 square miles, Nemaha County had 6,949 residents, per the Census Bureau Quick Facts for 2017, a 4% population decline from the 2010 U.S. Census. Reports indicated that 72% of county residents were homeowners and 81% of residents occupied the same residence as in the prior year (Census Quick Facts). The average home value is \$79,330 (2018 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Nemaha County are located in and around Auburn, the county seat. According to the latest information available from the U.S. Census Bureau, there were 183 employer establishments with total employment of 1,502.



Agricultural land is the largest factor that contributes to the overall valuation base of the county. Dryland makes up the majority of the land in the county. Nemaha County is included in the Nemaha Natural Resources District (NRD).

NE Dept. of Revenue, Research Division 2019

CITY POPULATION CHANGE			
	2008	2018	Change
AUBURN	3,350	3,460	3.3%
BROCK	162	112	-30.9%
BROWNVILLE	146	132	-9.6%
JOHNSON	280	328	17.1%
JULIAN	63	59	-6.3%
NEMAHA	178	149	-16.3%
PERU	922	865	-6.2%

2019 Residential Correlation for Nemaha County

Assessment Actions

For 2019, the county reviewed the town of Auburn with a complete physical review of all property, updating photos, verifying measurements, and updated the condition of the improvements. The county completed a sales analysis for the study period and determined that no other adjustment were necessary. The county also completed all permit and pickup work for the residential class of property.

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 effect the uniform and proportionate valuation of all three-property classes.

The Property Assessment Division (Division) reviews the transmission of data from the county to the sales file to see if it was done on a timely basis and accurately. The Nemaha County Assessor has transmitted accurately but only periodically. The review also included checking the reported values from the Assessed Value Update (AVU) and verifying their accuracy when compared to the property record card. Values were submitted without error. If there were, discrepancies between the scanned Real Estate Transfers (Form 521) and the information in the sales file it was addressed and corrected.

The Division reviews the verification of sales and usability decisions for each sale. The notes in the sales file document the county's usability decisions. In this test, three things are reviewed; first that there are notes on each disqualified sale; second that the notes provide a reasonable explanation for disqualifying each sale; and third the reviewer notes if the percentage of sales used is typical or if the file appears to be excessively trimmed. Nemaha County's usability rate was 64%. The disqualified sales had comments and the comments typically provide a reasonable explanation of why the sales were disqualified. The percentage of sales used is acceptable. Reviewing Nemaha County revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were made available for the measurement of real property.

Valuation groups were examined. The review and analysis indicates that the County has adequately identified economic areas for the residential property class. The county's inspection and review cycle for all real property was discussed with the county assessor. The county is on schedule to comply with the six-year inspection and review requirement.

2019 Residential Correlation for Nemaha County

Another area discussed was vacant land and lot values with land to building ratios. Nemaha County changes lot values to coincide with their six-year inspection and review cycle. Nemaha County is very consistent with their lot values. Depreciation and costing tables are up to date. Land use was completed 2017. The Nemaha County Assessor is working on a written valuation methodology and has an updated three-year plan.

Description of Analysis

Residential parcels are valued utilizing five valuation groups that are based on the county assessor locations. Two of the groups comprise the residential parcels inside specific towns, and two groups consist of the combination of smaller villages based on similar attributes that affect the market values. The remaining group is for the rural residential parcels in the county.

Valuation Group	Description
1	Auburn
2	Brock, Julian and Nemaha
3	Brownville
4	Johnson and Peru
5	Rural

For the residential property class, a review of Nemaha's statistical analysis profiles 210 residential sales, representing all five valuation groups. Valuation Group 1 (Auburn) constitutes about 59% of the sales in the residential class of property and is the major trade center of the county. Two of the three measures of central tendency for the residential class of properties are within acceptable range (the median and the mean).

The COD supports uniformity in the assessments. However, the PRD points towards regressivity across the selling prices, which cannot be corrected with a percentage adjustment. In the future, the county assessor should look at adjusting the valuation models to.

When extreme outliers are removed from either end of the ratio array, the median remains the same supporting its use as a point estimate indicator of the level of value. Of the Valuation Groups with an adequate sample, all display medians within the acceptable range.

Valuation Group 3 (Brownville), with eight sales has a median outside of the acceptable range. Further review was conducted on the historical value changes by village. Over the last ten years, annual percentage change shows Brownville with the largest increase when compared to other villages. Brownville is scheduled to be physically reviewed this year according to the Nemaha County Assessor's six-year plan.

2019 Residential Correlation for Nemaha County

Village	Annual Rate of Change (%)
Auburn	2.22
Brock	0.45
Brownville	3.53
Johnson	2.93
Julian	-0.51
Nemaha	0.48
Peru	0.64

A review of the 2019 County Abstract of Assessment for Real Property, Form 45 Compared with the 2018 Certificate of Taxes Levied Report (CTL) shows residential with a 3% increase (excluding growth) and supports the reported assessment actions of the county assessor.

Equalization and Quality of Assessment

The assessment practices have been reviewed and the statistical profile indicates all the valuation groups with an adequate number of sales are within the acceptable level of value range. The quality of assessment of the residential property in Nemaha County complies with generally accepted mass appraisal techniques

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	124	94.03	101.04	92.19	20.39	109.60
2	16	96.66	104.79	92.74	22.40	112.99
3	8	76.85	79.86	76.13	21.68	104.90
4	24	93.59	97.06	90.26	19.18	107.53
5	38	92.56	94.17	89.34	15.03	105.41
<u> </u> ALL <u> </u>	210	93.56	98.82	90.62	19.63	109.05

Level of Value

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

2019 Commercial Correlation for Nemaha County

Assessment Actions

For 2019, Nemaha County analyzed the sales within the commercial class of properties and determined that no adjustments were necessary for this year. The county needs to complete pickup work for 2019 and present it to their Commission Board of Equalization (CBOE). This will be done in April and changed on the tax list in June. Therefore, no growth is shown in the 2019 County Abstract of Assessment for Real Property, Form 45 Compared with the 2018 Certificate of Taxes Levied Report (CTL) for the commercial property.

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 effect the uniform and proportionate valuation of all three-property classes.

The Property Assessment Division (Division) reviews the transmission of data from the county assessor to the sales file to see if it was done on a timely basis and for accuracy. Nemaha County has transmitted accurately but only periodically. The review also included checking the reported values from the Assessed Value Update and verifying their accuracy when compared to the property record card. If there were, discrepancies between the scanned Real Estate Transfer Statements (Form 521) and the information in the sales file it was addressed and corrected.

The Division reviews the verification of sales and usability decisions for each sale. The notes in the sales file document the county's usability decisions. In this test, three things are reviewed; first that there are notes on each disqualified sale; second that the notes provide a reasonable explanation for disqualifying each sale; and third the reviewer notes if the percentage of sales used is typical or if the file appears to be excessively trimmed. Nemaha County's usability rate was 60%. The disqualified sales had comments and they typically provide a reasonable explanation of why the sales were disqualified. The percentage of sales used is acceptable. Reviewing Nemaha County revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were made available for the measurement of real property.

Valuation groups were examined. The review and analysis indicates that Nemaha County has identified two market groups for the commercial property class. The county's inspection and review cycle for all real property was discussed with the county assessor. The county is on schedule to comply with six-year inspection and review requirement.

Another area discussed was vacant land and lot values with land to building ratios. Nemaha County changes lot values to coincide with their six-year inspection and review cycle. The Nemaha County Assessor updated their cost and depreciation tables to 2015 values and land use was completed 2017. The county assessor is working on a written valuation methodology and has an updated three-year plan.

2019 Commercial Correlation for Nemaha County

Description of Analysis

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

Valuation Group	Description
1	Auburn
2	Remainder of the County

The statistical profile for the commercial class reveals 27 qualified sales, and two of the three overall measures of central tendency are within acceptable range. The calculated median for valuation group one is above the statutory range and will not be relied on in the determination of a level of value. Removal of one sale less than \$5,000 moves the median to 97%, but does not significantly improve the COD. This suggests that there is still dispersion in the statistics, and the Median is not a reliable indicator of the level of value.

SALE PRICE *						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Low \$ Ranges</u>						
Less Than 5,000	1	103.13	103.13	103.13	00.00	100.00
Less Than 15,000	3	103.13	114.59	129.30	29.56	88.62
Less Than 30,000	6	96.17	106.42	101.70	32.58	104.64
<u>Ranges Excl. Low \$</u>						
Greater Than 4,999	26	97.32	106.50	97.50	32.96	109.23
Greater Than 14,999	24	97.32	105.35	97.37	31.79	108.20
Greater Than 29,999	21	98.89	106.36	97.40	31.31	109.20

Reviewing the 2019 County Abstract of Assessment for Real Property, Form 45 Compared with the 2018 Certificate of Taxes Levied Report (CTL) shows commercial up 19% applied to the commercial base. The 6.3 million dollar difference is due to a downtown redevelopment Tax Increment Finance (TIF) project that was paid off.

Equalization and Quality of Assessment

The size of the statistical sample of the commercial class is considered too small to be statistically reliable. Review of the assessment practices demonstrate that the assessments are uniform and equalized. The quality of assessment of the commercial property in Nemaha County complies with generally accepted mass appraisal techniques.

2019 Commercial Correlation for Nemaha County

Level of Value

Based on all available information, the level of value of residential property in Nemaha County is at the statutory level of 100% of market value.

2019 Agricultural Correlation for Nemaha County

Assessment Actions

Nemaha County did a systematic review of land use this year. The review was primarily conducted using aerial imagery. When additional information was needed, the taxpayer was contacted to verify Farm Service Agency (FSA) certifications and/or a physical inspection was completed. The county continually verifies sales and completed all pick-up work for the year. After a market analysis of the sales and a review of the statistics were completed, Agricultural values did not change throughout the county for 2019.

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 effect the uniform and proportionate valuation of all three-property classes.

The Property Assessment Division (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 Nemaha County Assessor has transmitted accurately but only periodically. The review also included checking the reported values from the Assessed Value Update and verifying their accuracy when compared to the property record card. If there were discrepancies between the Real Estate Transfer Statements (Form 521) and the information in the states sales file it was addressed and corrected.

The Division reviews the verification of sales and usability decisions for each sale. The notes in the sales file document the county's usability decisions. In this test, three things are reviewed; first that there are notes on each disqualified sale; second that the notes provide a reasonable explanation for disqualifying each sale; and third the reviewer notes if the percentage of sales used is typical or if the file appears to be excessively trimmed. Nemaha County's usability rate of 56 % was observed in the county. The disqualified sales had comments and the comments typically provide a reasonable explanation of why the sales were disqualified. The percentage of sales used is acceptable. The review Nemaha County revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were made available for the measurement of real property.

Nemaha County has one market group for the agricultural property class. The county's inspection and review cycle for all real property was discussed with the county assessor. The county is on schedule to comply with their six-year inspection and review.

Nemaha County reviews land by multiple methods, including aerial images, Pictometry, physical inspections and Farm Service Agency (FSA) maps when supplied by the property owner. For agricultural improvements, the County uses local market information and completes sales analysis

2019 Agricultural Correlation for Nemaha County

annually to maintain the depreciation tables used in the cost approach to value. The Nemaha County Assessor is working on a written valuation methodology and has an updated three-year plan.

Description of Analysis

The majority of agricultural land in Nemaha county is Dryland at 74%, Grass 21% and very little Irrigated. The county assessor uses a schedule of values based generally on the Land Capability Group (LCG) structure with some variations by soil type. The county has only one market area. The agricultural statistical sample of 50 sales reveals that all three measures of central tendency are within the acceptable range.

Another analysis studied the sales that have 80% or more of the acres in a single major land use category. In this case, the dry land class has a median that fell just under the acceptable range. The dryland median was reviewed by removing outliers on the high and low end. When three low ratio outliers were removed, the median increased to 70%. When three high outliers were removed, the median stayed at 68%. This suggests that the level of value of dryland in the county is somewhere near the low end of the acceptable range.

The general market of the agricultural class is stable to decreasing, the Nemaha County Assessor made no changes to agricultural land values this year, leaving the values higher than both Richardson and Johnson, and only slightly lower than Otoe County, which provides additional evidence that values established by the county assessor are equalized within the area.

Equalization and Quality of Assessment

All dwellings located on both agricultural and residential-use land are valued using the same cost index and depreciation schedule. Farm home sites carry the same value as rural residential home sites.

A review of the statistics with sufficient sales and the assessment practices suggest that assessments within the county are valued within the acceptable parameters. A comparison of Nemaha County values with the adjoining counties shows that all values are reasonably comparable and therefore equalized.

The quality of assessment of agricultural property in Nemaha County complies with generally accepted mass appraisal techniques.

2019 Agricultural Correlation for Nemaha County

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
____ Dry ____						
County	33	67.99	75.73	73.50	18.03	103.03
1	33	67.99	75.73	73.50	18.03	103.03
____ Grass ____						
County	4	70.24	68.84	68.67	06.46	100.25
1	4	70.24	68.84	68.67	06.46	100.25
____ ALL ____	50	70.14	74.42	73.21	14.61	101.65

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Nemaha County is determined to be at the statutory level of 70% of market value.

2019 Opinions of the Property Tax Administrator for Nemaha 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 (Reissue 2018). While the median assessment sales ratio from the Qualified Statistical Reports for each class of real property is considered, my opinion of the level of value for a class of real property may be determined from other evidence contained within these Reports and Opinions of the Property Tax Administrator. My opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	94	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	70	Meets generally accepted mass appraisal techniques.	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 5th day of April, 2019.



Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2019 Commission Summary for Nemaha County

Residential Real Property - Current

Number of Sales	210	Median	93.56
Total Sales Price	\$21,696,610	Mean	98.82
Total Adj. Sales Price	\$21,696,610	Wgt. Mean	90.62
Total Assessed Value	\$19,661,329	Average Assessed Value of the Base	\$68,932
Avg. Adj. Sales Price	\$103,317	Avg. Assessed Value	\$93,625

Confidence Interval - Current

95% Median C.I	90.43 to 94.73
95% Wgt. Mean C.I	88.22 to 93.02
95% Mean C.I	95.03 to 102.61
% of Value of the Class of all Real Property Value in the County	19.30
% of Records Sold in the Study Period	6.80
% of Value Sold in the Study Period	9.24

Residential Real Property - History

Year	Number of Sales	LOV	Median
2018	179	96	95.85
2017	179	95	95.06
2016	221	99	99.38
2015	243	99	98.56

2019 Commission Summary for Nemaha County

Commercial Real Property - Current

Number of Sales	27	Median	98.89
Total Sales Price	\$4,138,900	Mean	106.37
Total Adj. Sales Price	\$4,138,900	Wgt. Mean	97.51
Total Assessed Value	\$4,035,681	Average Assessed Value of the Base	\$83,778
Avg. Adj. Sales Price	\$153,293	Avg. Assessed Value	\$149,470

Confidence Interval - Current

95% Median C.I	75.29 to 116.22
95% Wgt. Mean C.I	78.29 to 116.72
95% Mean C.I	89.53 to 123.21
% of Value of the Class of all Real Property Value in the County	3.52
% of Records Sold in the Study Period	5.83
% of Value Sold in the Study Period	10.40

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2018	23	100	98.49
2017	15	100	98.66
2016	16	100	101.59
2015	48	100	91.03

**64 Nemaha
RESIDENTIAL**

PAD 2019 R&O Statistics (Using 2019 Values)

Qualified

Date Range: 10/1/2016 To 9/30/2018 Posted on: 1/31/2019

Number of Sales : 210
 Total Sales Price : 21,696,610
 Total Adj. Sales Price : 21,696,610
 Total Assessed Value : 19,661,329
 Avg. Adj. Sales Price : 103,317
 Avg. Assessed Value : 93,625

MEDIAN : 94
 WGT. MEAN : 91
 MEAN : 99
 COD : 19.63
 PRD : 109.05

COV : 28.35
 STD : 28.02
 Avg. Abs. Dev : 18.37
 MAX Sales Ratio : 210.14
 MIN Sales Ratio : 50.56

95% Median C.I. : 90.43 to 94.73
 95% Wgt. Mean C.I. : 88.22 to 93.02
 95% Mean C.I. : 95.03 to 102.61

Printed:3/20/2019 11:24:43AM

DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qrtrs</u>											
01-OCT-16 To 31-DEC-16	15	96.62	94.72	93.86	17.03	100.92	58.82	141.14	83.87 to 101.38	101,152	94,940
01-JAN-17 To 31-MAR-17	12	96.94	107.40	99.86	23.17	107.55	74.29	172.74	81.33 to 133.44	77,333	77,226
01-APR-17 To 30-JUN-17	36	96.19	104.05	96.04	17.09	108.34	70.05	180.45	93.11 to 104.15	87,612	84,143
01-JUL-17 To 30-SEP-17	23	94.11	100.01	92.57	20.37	108.04	57.97	144.27	88.37 to 106.86	106,859	98,920
01-OCT-17 To 31-DEC-17	27	90.88	94.69	88.74	18.35	106.70	56.57	195.66	81.59 to 97.01	97,185	86,238
01-JAN-18 To 31-MAR-18	28	90.97	95.23	86.36	20.19	110.27	50.56	210.14	82.50 to 97.11	102,402	88,432
01-APR-18 To 30-JUN-18	37	93.54	99.86	91.46	20.91	109.18	61.90	194.43	85.95 to 95.22	96,386	88,151
01-JUL-18 To 30-SEP-18	32	86.90	96.21	85.99	19.75	111.89	51.26	182.88	82.88 to 98.45	143,188	123,129
<u>Study Yrs</u>											
01-OCT-16 To 30-SEP-17	86	96.19	101.81	95.01	18.78	107.16	57.97	180.45	93.11 to 98.37	93,687	89,013
01-OCT-17 To 30-SEP-18	124	90.33	96.75	88.03	20.15	109.91	50.56	210.14	86.94 to 94.06	109,996	96,824
<u>Calendar Yrs</u>											
01-JAN-17 To 31-DEC-17	98	94.30	100.93	93.41	19.25	108.05	56.57	195.66	91.72 to 97.15	93,508	87,341
<u>ALL</u>	210	93.56	98.82	90.62	19.63	109.05	50.56	210.14	90.43 to 94.73	103,317	93,625

VALUATION GROUP										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	124	94.03	101.04	92.19	20.39	109.60	58.82	194.43	90.34 to 97.11	102,649	94,632
2	16	96.66	104.79	92.74	22.40	112.99	68.43	156.72	82.88 to 134.82	28,013	25,980
3	8	76.85	79.86	76.13	21.68	104.90	50.56	117.00	50.56 to 117.00	109,313	83,224
4	24	93.59	97.06	90.26	19.18	107.53	56.57	210.14	82.15 to 97.64	67,617	61,034
5	38	92.56	94.17	89.34	15.03	105.41	51.26	195.66	89.24 to 96.48	158,490	141,598
<u>ALL</u>	210	93.56	98.82	90.62	19.63	109.05	50.56	210.14	90.43 to 94.73	103,317	93,625

PROPERTY TYPE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	207	93.54	98.79	90.58	19.69	109.06	50.56	210.14	90.34 to 94.73	104,068	94,263
06											
07	3	106.38	101.14	96.33	10.04	104.99	82.50	114.54	N/A	51,500	49,609
<u>ALL</u>	210	93.56	98.82	90.62	19.63	109.05	50.56	210.14	90.43 to 94.73	103,317	93,625

64 Nemaha
RESIDENTIAL

PAD 2019 R&O Statistics (Using 2019 Values)

Qualified

Date Range: 10/1/2016 To 9/30/2018 Posted on: 1/31/2019

Number of Sales : 210
 Total Sales Price : 21,696,610
 Total Adj. Sales Price : 21,696,610
 Total Assessed Value : 19,661,329
 Avg. Adj. Sales Price : 103,317
 Avg. Assessed Value : 93,625

MEDIAN : 94
 WGT. MEAN : 91
 MEAN : 99
 COD : 19.63
 PRD : 109.05

COV : 28.35
 STD : 28.02
 Avg. Abs. Dev : 18.37
 MAX Sales Ratio : 210.14
 MIN Sales Ratio : 50.56

95% Median C.I. : 90.43 to 94.73
 95% Wgt. Mean C.I. : 88.22 to 93.02
 95% Mean C.I. : 95.03 to 102.61

Printed:3/20/2019 11:24:43AM

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	119.64	117.74	120.52	12.38	97.69	94.58	139.00	N/A	2,900	3,495	
Less Than 15,000	9	138.33	142.60	156.66	20.68	91.03	94.42	210.14	94.58 to 182.88	8,050	12,611	
Less Than 30,000	29	134.64	134.38	133.51	22.90	100.65	56.57	210.14	103.40 to 156.72	17,033	22,741	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	207	93.17	98.55	90.61	19.62	108.76	50.56	210.14	90.32 to 94.73	104,773	94,932	
Greater Than 14,999	201	92.85	96.86	90.40	18.29	107.15	50.56	195.66	89.95 to 94.51	107,583	97,253	
Greater Than 29,999	181	90.88	93.12	89.62	15.32	103.91	50.56	180.45	88.37 to 93.92	117,142	104,983	
<u>Incremental Ranges</u>												
0 TO 4,999	3	119.64	117.74	120.52	12.38	97.69	94.58	139.00	N/A	2,900	3,495	
5,000 TO 14,999	6	153.77	155.03	161.59	21.06	95.94	94.42	210.14	94.42 to 210.14	10,625	17,169	
15,000 TO 29,999	20	131.09	130.68	129.53	23.98	100.89	56.57	195.66	101.38 to 156.72	21,075	27,299	
30,000 TO 59,999	41	97.01	104.02	104.74	21.76	99.31	50.56	180.45	92.21 to 106.38	42,140	44,139	
60,000 TO 99,999	49	91.59	95.23	94.72	15.62	100.54	57.97	161.02	87.97 to 97.14	76,511	72,474	
100,000 TO 149,999	38	89.33	88.16	88.07	11.97	100.10	58.82	124.82	84.26 to 94.29	125,064	110,139	
150,000 TO 249,999	42	87.88	86.66	86.72	10.45	99.93	51.26	106.86	82.71 to 92.69	187,499	162,595	
250,000 TO 499,999	11	83.81	84.95	84.77	08.61	100.21	63.59	96.04	75.49 to 94.60	281,682	238,786	
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	210	93.56	98.82	90.62	19.63	109.05	50.56	210.14	90.43 to 94.73	103,317	93,625	

64 Nemaha
COMMERCIAL

PAD 2019 R&O Statistics (Using 2019 Values)

Qualified

Date Range: 10/1/2015 To 9/30/2018 Posted on: 1/31/2019

Number of Sales : 27
Total Sales Price : 4,138,900
Total Adj. Sales Price : 4,138,900
Total Assessed Value : 4,035,681
Avg. Adj. Sales Price : 153,293
Avg. Assessed Value : 149,470

MEDIAN : 99
WGT. MEAN : 98
MEAN : 106
COD : 31.39
PRD : 109.09

COV : 40.01
STD : 42.56
Avg. Abs. Dev : 31.04
MAX Sales Ratio : 220.41
MIN Sales Ratio : 46.80

95% Median C.I. : 75.29 to 116.22
95% Wgt. Mean C.I. : 78.29 to 116.72
95% Mean C.I. : 89.53 to 123.21

Printed:3/20/2019 11:24:44AM

DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qrtrs</u>											
01-OCT-15 To 31-DEC-15											
01-JAN-16 To 31-MAR-16	2	127.81	127.81	121.47	12.71	105.22	111.56	144.06	N/A	41,000	49,803
01-APR-16 To 30-JUN-16											
01-JUL-16 To 30-SEP-16	4	84.25	88.77	87.18	19.35	101.82	70.36	116.22	N/A	87,975	76,701
01-OCT-16 To 31-DEC-16	2	145.23	145.23	160.57	38.58	90.45	89.20	201.25	N/A	39,250	63,025
01-JAN-17 To 31-MAR-17	3	98.89	91.28	98.27	17.51	92.89	61.49	113.45	N/A	44,833	44,056
01-APR-17 To 30-JUN-17	4	81.78	78.37	57.25	25.76	136.89	46.80	103.13	N/A	197,875	113,280
01-JUL-17 To 30-SEP-17	2	82.82	82.82	83.16	09.09	99.59	75.29	90.34	N/A	99,500	82,741
01-OCT-17 To 31-DEC-17	1	149.32	149.32	149.32	00.00	100.00	149.32	149.32	N/A	55,000	82,124
01-JAN-18 To 31-MAR-18	3	129.42	109.02	118.63	19.67	91.90	60.63	137.02	N/A	64,333	76,316
01-APR-18 To 30-JUN-18	3	166.06	146.00	94.30	33.90	154.83	51.53	220.41	N/A	55,000	51,863
01-JUL-18 To 30-SEP-18	3	103.70	101.19	109.45	06.52	92.45	89.79	110.08	N/A	696,167	761,931
<u>Study Yrs</u>											
01-OCT-15 To 30-SEP-16	6	102.74	101.78	93.66	21.57	108.67	70.36	144.06	70.36 to 144.06	72,317	67,735
01-OCT-16 To 30-SEP-17	11	90.34	94.85	72.86	27.36	130.18	46.80	201.25	61.49 to 113.45	109,409	79,711
01-OCT-17 To 30-SEP-18	10	119.75	121.80	110.03	32.28	110.70	51.53	220.41	60.63 to 166.06	250,150	275,246
<u>Calendar Yrs</u>											
01-JAN-16 To 31-DEC-16	8	102.74	112.64	103.91	29.81	108.40	70.36	201.25	70.36 to 201.25	64,050	66,557
01-JAN-17 To 31-DEC-17	10	93.04	90.23	70.58	23.52	127.84	46.80	149.32	61.49 to 113.45	118,000	83,289
<u>ALL</u>	27	98.89	106.37	97.51	31.39	109.09	46.80	220.41	75.29 to 116.22	153,293	149,470

VALUATION GROUP										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	23	103.70	111.20	98.33	31.19	113.09	46.80	220.41	89.79 to 129.42	174,213	171,304
2	4	74.94	78.62	72.49	14.13	108.46	61.49	103.13	N/A	33,000	23,922
<u>ALL</u>	27	98.89	106.37	97.51	31.39	109.09	46.80	220.41	75.29 to 116.22	153,293	149,470

**64 Nemaha
COMMERCIAL**

PAD 2019 R&O Statistics (Using 2019 Values)

Qualified

Date Range: 10/1/2015 To 9/30/2018 Posted on: 1/31/2019

Number of Sales : 27
 Total Sales Price : 4,138,900
 Total Adj. Sales Price : 4,138,900
 Total Assessed Value : 4,035,681
 Avg. Adj. Sales Price : 153,293
 Avg. Assessed Value : 149,470

MEDIAN : 99
 WGT. MEAN : 98
 MEAN : 106
 COD : 31.39
 PRD : 109.09

COV : 40.01
 STD : 42.56
 Avg. Abs. Dev : 31.04
 MAX Sales Ratio : 220.41
 MIN Sales Ratio : 46.80

95% Median C.I. : 75.29 to 116.22
 95% Wgt. Mean C.I. : 78.29 to 116.72
 95% Mean C.I. : 89.53 to 123.21

Printed:3/20/2019 11:24:44AM

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02	1	93.92	93.92	93.92	00.00	100.00	93.92	93.92	N/A	189,900	178,345
03	25	98.89	106.72	84.96	33.25	125.61	46.80	220.41	75.29 to 116.22	77,960	66,232
04	1	110.08	110.08	110.08	00.00	100.00	110.08	110.08	N/A	2,000,000	2,201,529
<u>ALL</u>	<u>27</u>	98.89	106.37	97.51	31.39	109.09	46.80	220.41	75.29 to 116.22	153,293	149,470

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000	1	103.13	103.13	103.13	00.00	100.00	103.13	103.13	N/A	1,500	1,547
Less Than 15,000	3	103.13	114.59	129.30	29.56	88.62	74.58	166.06	N/A	5,833	7,543
Less Than 30,000	6	96.17	106.42	101.70	32.58	104.64	61.49	166.06	61.49 to 166.06	16,750	17,034
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	26	97.32	106.50	97.50	32.96	109.23	46.80	220.41	75.29 to 116.22	159,131	155,159
Greater Than 14,999	24	97.32	105.35	97.37	31.79	108.20	46.80	220.41	75.29 to 116.22	171,725	167,211
Greater Than 29,999	21	98.89	106.36	97.40	31.31	109.20	46.80	220.41	75.29 to 116.22	192,305	187,308
<u>Incremental Ranges</u>											
0 TO 4,999	1	103.13	103.13	103.13	00.00	100.00	103.13	103.13	N/A	1,500	1,547
5,000 TO 14,999	2	120.32	120.32	131.76	38.02	91.32	74.58	166.06	N/A	8,000	10,541
15,000 TO 29,999	3	89.20	98.25	95.88	30.85	102.47	61.49	144.06	N/A	27,667	26,526
30,000 TO 59,999	9	111.56	127.97	128.39	33.28	99.67	60.63	220.41	89.79 to 201.25	43,500	55,849
60,000 TO 99,999	5	113.45	110.18	108.76	16.82	101.31	75.29	137.02	N/A	78,600	85,489
100,000 TO 149,999	3	70.36	70.74	69.84	18.39	101.29	51.53	90.34	N/A	116,333	81,250
150,000 TO 249,999	2	80.87	80.87	80.05	16.15	101.02	67.81	93.92	N/A	202,450	162,066
250,000 TO 499,999											
500,000 TO 999,999	1	46.80	46.80	46.80	00.00	100.00	46.80	46.80	N/A	500,000	233,979
1,000,000 +	1	110.08	110.08	110.08	00.00	100.00	110.08	110.08	N/A	2,000,000	2,201,529
<u>ALL</u>	<u>27</u>	98.89	106.37	97.51	31.39	109.09	46.80	220.41	75.29 to 116.22	153,293	149,470

**64 Nemaha
COMMERCIAL**

PAD 2019 R&O Statistics (Using 2019 Values)

Qualified

Date Range: 10/1/2015 To 9/30/2018 Posted on: 1/31/2019

Number of Sales : 27
 Total Sales Price : 4,138,900
 Total Adj. Sales Price : 4,138,900
 Total Assessed Value : 4,035,681
 Avg. Adj. Sales Price : 153,293
 Avg. Assessed Value : 149,470

MEDIAN : 99
 WGT. MEAN : 98
 MEAN : 106
 COD : 31.39
 PRD : 109.09

COV : 40.01
 STD : 42.56
 Avg. Abs. Dev : 31.04
 MAX Sales Ratio : 220.41
 MIN Sales Ratio : 46.80

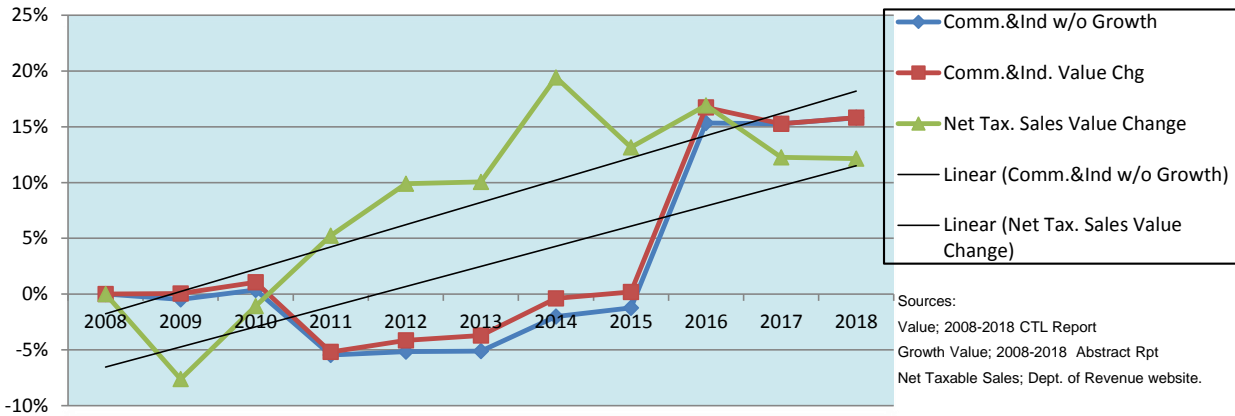
95% Median C.I. : 75.29 to 116.22
 95% Wgt. Mean C.I. : 78.29 to 116.72
 95% Mean C.I. : 89.53 to 123.21

Printed:3/20/2019 11:24:44AM

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Blank	4	111.67	105.25	106.37	25.05	98.95	60.63	137.02	N/A	95,725	101,824
102	1	103.13	103.13	103.13	00.00	100.00	103.13	103.13	N/A	1,500	1,547
319	1	90.34	90.34	90.34	00.00	100.00	90.34	90.34	N/A	104,000	93,956
344	3	98.89	100.08	100.47	07.34	99.61	89.79	111.56	N/A	48,667	48,897
349	3	51.53	82.55	55.99	66.31	147.44	46.80	149.32	N/A	225,000	125,981
352	1	61.49	61.49	61.49	00.00	100.00	61.49	61.49	N/A	29,500	18,140
353	6	130.14	144.29	124.16	34.02	116.21	70.36	220.41	70.36 to 220.41	56,000	69,530
386	1	95.74	95.74	95.74	00.00	100.00	95.74	95.74	N/A	75,000	71,808
406	3	74.58	102.82	72.24	43.91	142.33	67.81	166.06	N/A	77,000	55,622
442	2	89.50	89.50	82.86	15.88	108.01	75.29	103.70	N/A	64,750	53,652
494	1	110.08	110.08	110.08	00.00	100.00	110.08	110.08	N/A	2,000,000	2,201,529
701	1	89.20	89.20	89.20	00.00	100.00	89.20	89.20	N/A	28,500	25,423
<u>ALL</u>	<u>27</u>	98.89	106.37	97.51	31.39	109.09	46.80	220.41	75.29 to 116.22	153,293	149,470

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
2008	\$ 28,018,010	\$ 509,215		\$ 27,508,795	--	\$ 33,094,241	--
2009	\$ 28,034,850	\$ 151,920	0.54%	\$ 27,882,930	-0.48%	\$ 30,572,024	-7.62%
2010	\$ 28,313,170	\$ 191,795	0.68%	\$ 28,121,375	0.31%	\$ 32,739,367	7.09%
2011	\$ 26,563,740	\$ 76,445	0.29%	\$ 26,487,295	-6.45%	\$ 34,826,264	6.37%
2012	\$ 26,856,815	\$ 286,530	1.07%	\$ 26,570,285	0.02%	\$ 36,370,273	4.43%
2013	\$ 26,975,655	\$ 392,985	1.46%	\$ 26,582,670	-1.02%	\$ 36,419,279	0.13%
2014	\$ 27,909,905	\$ 454,500	1.63%	\$ 27,455,405	1.78%	\$ 39,524,838	8.53%
2015	\$ 28,068,105	\$ 393,865	1.40%	\$ 27,674,240	-0.84%	\$ 37,444,650	-5.26%
2016	\$ 32,706,651	\$ 393,865	1.20%	\$ 32,312,786	15.12%	\$ 38,695,015	3.34%
2017	\$ 32,293,864	\$ -	0.00%	\$ 32,293,864	-1.26%	\$ 37,148,982	-4.00%
2018	\$ 32,446,825	\$ -	0.00%	\$ 32,446,825	0.47%	\$ 37,112,227	-0.10%
Ann %chg	1.48%			Average	0.76%	1.15%	1.29%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2008	-	-	-
2009	-0.48%	0.06%	-7.62%
2010	0.37%	1.05%	-1.07%
2011	-5.46%	-5.19%	5.23%
2012	-5.17%	-4.14%	9.90%
2013	-5.12%	-3.72%	10.05%
2014	-2.01%	-0.39%	19.43%
2015	-1.23%	0.18%	13.15%
2016	15.33%	16.73%	16.92%
2017	15.26%	15.26%	12.25%
2018	15.81%	15.81%	12.14%

County Number	64
County Name	Nemaha

64 Nemaha
AGRICULTURAL LAND

PAD 2019 R&O Statistics (Using 2019 Values)

Qualified

Date Range: 10/1/2015 To 9/30/2018 Posted on: 1/31/2019

Number of Sales : 50
Total Sales Price : 24,044,322
Total Adj. Sales Price : 24,044,322
Total Assessed Value : 17,602,882
Avg. Adj. Sales Price : 480,886
Avg. Assessed Value : 352,058

MEDIAN : 70
WGT. MEAN : 73
MEAN : 74
COD : 14.61
PRD : 101.65

COV : 19.58
STD : 14.57
Avg. Abs. Dev : 10.25
MAX Sales Ratio : 125.52
MIN Sales Ratio : 54.76

95% Median C.I. : 67.58 to 76.20
95% Wgt. Mean C.I. : 68.03 to 78.39
95% Mean C.I. : 70.38 to 78.46

Printed:3/20/2019 11:24:45AM

DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qrtrs</u>												
01-OCT-15 To 31-DEC-15	1	54.76	54.76	54.76	00.00	100.00	54.76	54.76	N/A	528,000	289,137	
01-JAN-16 To 31-MAR-16	9	78.98	83.89	86.81	17.11	96.64	60.01	125.52	67.58 to 91.95	452,061	392,439	
01-APR-16 To 30-JUN-16	1	73.59	73.59	73.59	00.00	100.00	73.59	73.59	N/A	400,000	294,353	
01-JUL-16 To 30-SEP-16	3	72.89	71.89	71.94	03.90	99.93	67.12	75.65	N/A	662,235	476,403	
01-OCT-16 To 31-DEC-16	4	63.96	65.21	63.82	08.94	102.18	59.04	73.87	N/A	609,570	389,024	
01-JAN-17 To 31-MAR-17	6	68.94	71.44	71.02	08.66	100.59	62.77	81.93	62.77 to 81.93	433,784	308,080	
01-APR-17 To 30-JUN-17	6	79.12	82.35	83.28	16.77	98.88	60.28	115.72	60.28 to 115.72	333,986	278,139	
01-JUL-17 To 30-SEP-17	2	74.29	74.29	70.43	10.78	105.48	66.28	82.29	N/A	553,743	390,024	
01-OCT-17 To 31-DEC-17	9	67.85	71.28	66.97	12.78	106.44	57.96	101.99	60.85 to 78.49	564,674	378,147	
01-JAN-18 To 31-MAR-18	8	67.12	71.62	72.86	11.52	98.30	61.03	105.07	61.03 to 105.07	413,686	301,406	
01-APR-18 To 30-JUN-18												
01-JUL-18 To 30-SEP-18	1	75.46	75.46	75.46	00.00	100.00	75.46	75.46	N/A	517,125	390,204	
<u>Study Yrs</u>												
01-OCT-15 To 30-SEP-16	14	74.62	78.50	79.40	15.81	98.87	54.76	125.52	67.12 to 91.87	498,804	396,047	
01-OCT-16 To 30-SEP-17	18	70.14	74.01	71.80	13.72	103.08	59.04	115.72	65.30 to 81.93	452,910	325,192	
01-OCT-17 To 30-SEP-18	18	67.80	71.66	69.65	12.09	102.89	57.96	105.07	63.12 to 76.55	494,927	344,710	
<u>Calendar Yrs</u>												
01-JAN-16 To 31-DEC-16	17	73.59	76.77	76.59	14.43	100.24	59.04	125.52	67.12 to 89.48	523,149	400,683	
01-JAN-17 To 31-DEC-17	23	69.53	74.47	71.33	14.34	104.40	57.96	115.72	66.28 to 80.79	469,399	334,812	
<u>ALL</u>	50	70.14	74.42	73.21	14.61	101.65	54.76	125.52	67.58 to 76.20	480,886	352,058	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	50	70.14	74.42	73.21	14.61	101.65	54.76	125.52	67.58 to 76.20	480,886	352,058	
<u>ALL</u>	50	70.14	74.42	73.21	14.61	101.65	54.76	125.52	67.58 to 76.20	480,886	352,058	

64 Nemaha
AGRICULTURAL LAND

PAD 2019 R&O Statistics (Using 2019 Values)

Qualified

Date Range: 10/1/2015 To 9/30/2018 Posted on: 1/31/2019

Number of Sales : 50
 Total Sales Price : 24,044,322
 Total Adj. Sales Price : 24,044,322
 Total Assessed Value : 17,602,882
 Avg. Adj. Sales Price : 480,886
 Avg. Assessed Value : 352,058

MEDIAN : 70
 WGT. MEAN : 73
 MEAN : 74
 COD : 14.61
 PRD : 101.65

COV : 19.58
 STD : 14.57
 Avg. Abs. Dev : 10.25
 MAX Sales Ratio : 125.52
 MIN Sales Ratio : 54.76

95% Median C.I. : 67.58 to 76.20
 95% Wgt. Mean C.I. : 68.03 to 78.39
 95% Mean C.I. : 70.38 to 78.46

Printed:3/20/2019 11:24:45AM

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
_____Dry_____											
County	19	67.99	75.19	72.02	16.99	104.40	57.96	115.72	63.12 to 89.48	485,442	349,634
1	19	67.99	75.19	72.02	16.99	104.40	57.96	115.72	63.12 to 89.48	485,442	349,634
_____Grass_____											
County	3	72.89	71.45	71.89	02.88	99.39	67.58	73.87	N/A	220,000	158,151
1	3	72.89	71.45	71.89	02.88	99.39	67.58	73.87	N/A	220,000	158,151
_____ALL_____											
	50	70.14	74.42	73.21	14.61	101.65	54.76	125.52	67.58 to 76.20	480,886	352,058

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
_____Dry_____											
County	33	67.99	75.73	73.50	18.03	103.03	54.76	125.52	66.28 to 78.68	539,338	396,388
1	33	67.99	75.73	73.50	18.03	103.03	54.76	125.52	66.28 to 78.68	539,338	396,388
_____Grass_____											
County	4	70.24	68.84	68.67	06.46	100.25	61.03	73.87	N/A	234,500	161,027
1	4	70.24	68.84	68.67	06.46	100.25	61.03	73.87	N/A	234,500	161,027
_____ALL_____											
	50	70.14	74.42	73.21	14.61	101.65	54.76	125.52	67.58 to 76.20	480,886	352,058

Nemaha County 2019 Average Acre Value Comparison

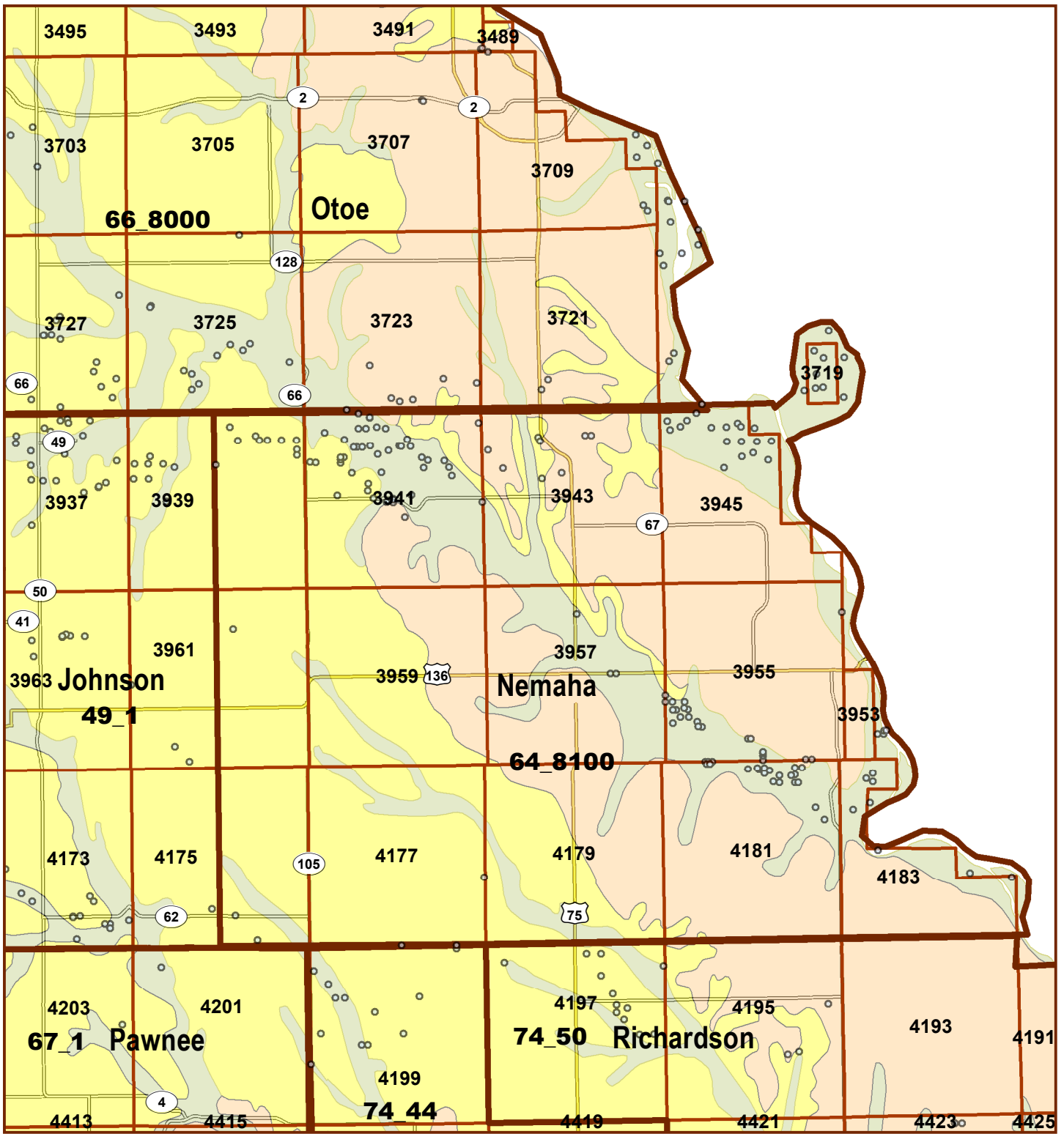
County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Nemaha	1	5675	5450	5150	5050	4950	4850	4050	3950	5023
Johnson	1	7342	5927	6820	5464	4276	n/a	3250	2770	5177
Otoe	1	5600	5600	5500	5500	5000	5000	4200	4200	5208
Richardson	50	5450	5325	4487	4845	4715	4615	3171	3195	4786

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Nemaha	1	4820	4669	4368	4120	3820	3669	2770	2520	3843
Johnson	1	4219	3898	3810	3448	3011	3312	2500	1870	3173
Otoe	1	4440	4440	4150	4100	4010	3980	3380	3090	4050
Richardson	50	4673	4585	4256	4208	3794	3400	2498	2500	3774

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Nemaha	1	2200	2050	1875	1775	1725	1675	1525	1400	1623
Johnson	1	2810	2740	2280	1973	1904	1980	1880	1410	1888
Otoe	1	2290	2250	2180	2160	2030	2000	1750	1550	2002
Richardson	50	2365	2275	2030	1950	1875	1760	1725	1500	1824

County	Mkt Area	CRP	TIMBER	WASTE
Nemaha	1	2476	900	99
Johnson	1	2131	1325	130
Otoe	1	2908	1105	100
Richardson	50	n/a	828	100

Source: 2019 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.



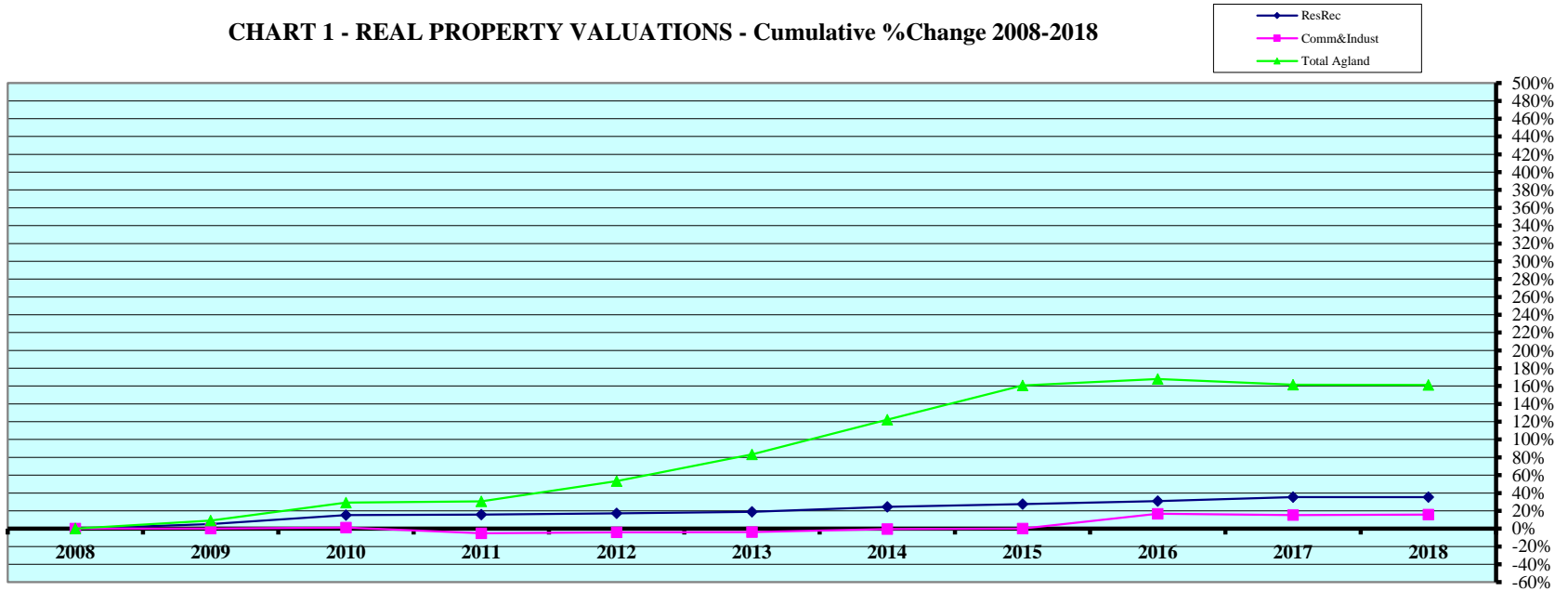
Legend

- Irrigation Wells
- 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
- ▭ Major Roads

Nemaha County Map



CHART 1 - REAL PROPERTY VALUATIONS - Cumulative %Change 2008-2018



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2008	154,482,150	--	--	--	28,018,010	--	--	--	301,026,100	--	--	--
2009	162,579,335	8,097,185	5.24%	5.24%	28,034,850	16,840	0.06%	0.06%	328,121,010	27,094,910	9.00%	9.00%
2010	178,100,445	15,521,110	9.55%	15.29%	28,313,170	278,320	0.99%	1.05%	388,748,440	60,627,430	18.48%	29.14%
2011	178,713,840	613,395	0.34%	15.69%	26,563,740	-1,749,430	-6.18%	-5.19%	393,465,705	4,717,265	1.21%	30.71%
2012	180,883,130	2,169,290	1.21%	17.09%	26,856,815	293,075	1.10%	-4.14%	461,261,700	67,795,995	17.23%	53.23%
2013	183,621,625	2,738,495	1.51%	18.86%	26,975,655	118,840	0.44%	-3.72%	552,215,055	90,953,355	19.72%	83.44%
2014	192,104,890	8,483,265	4.62%	24.35%	27,909,905	934,250	3.46%	-0.39%	668,898,125	116,683,070	21.13%	122.21%
2015	196,831,550	4,726,660	2.46%	27.41%	28,068,105	158,200	0.57%	0.18%	784,976,115	116,077,990	17.35%	160.77%
2016	202,084,734	5,253,184	2.67%	30.81%	32,706,651	4,638,546	16.53%	16.73%	806,438,197	21,462,082	2.73%	167.90%
2017	208,950,991	6,866,257	3.40%	35.26%	32,293,864	-412,787	-1.26%	15.26%	786,985,695	-19,452,502	-2.41%	161.43%
2018	209,076,009	125,018	0.06%	35.34%	32,446,825	152,961	0.47%	15.81%	786,441,512	-544,183	-0.07%	161.25%

Rate Annual %chg: Residential & Recreational **3.07%** Commercial & Industrial **1.48%** Agricultural Land **10.08%**

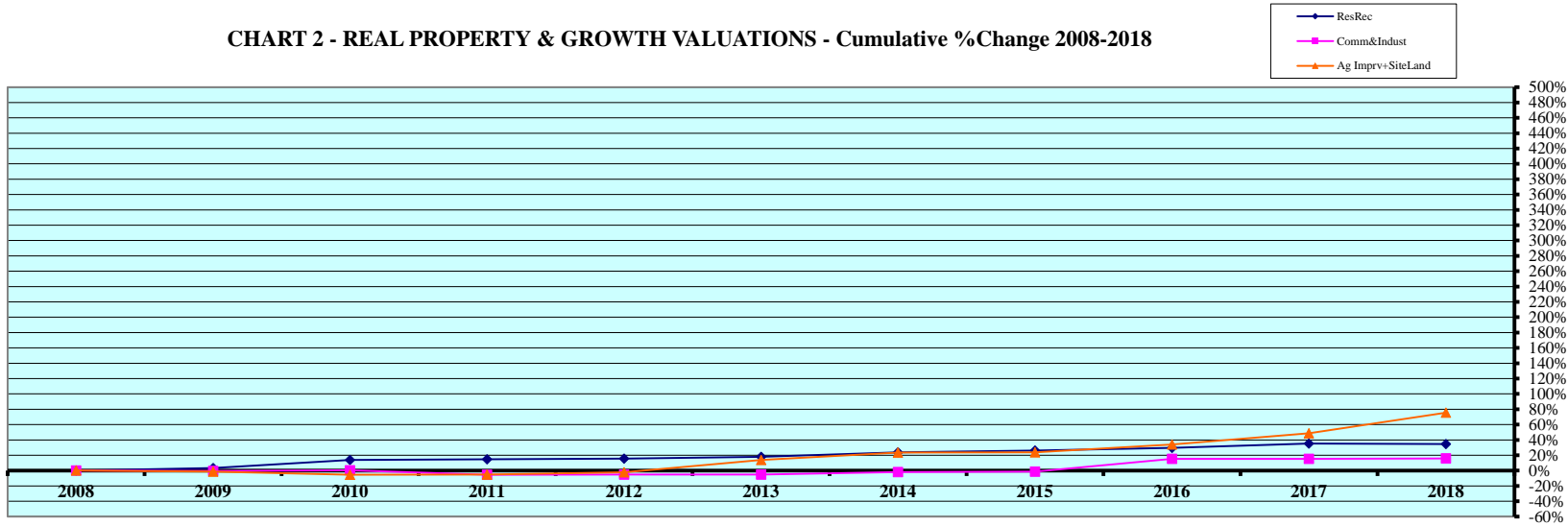
Cnty# **64**
County **NEMAHA**

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: 2008 - 2018 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2019

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2008-2018



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2008	154,482,150	4,124,590	2.67%	150,357,560	--	--	28,018,010	509,215	1.82%	27,508,795	--	--
2009	162,579,335	2,786,920	1.71%	159,792,415	3.44%	3.44%	28,034,850	151,920	0.54%	27,882,930	-0.48%	-0.48%
2010	178,100,445	2,132,690	1.20%	175,967,755	8.24%	13.91%	28,313,170	191,795	0.68%	28,121,375	0.31%	0.37%
2011	178,713,840	1,350,485	0.76%	177,363,355	-0.41%	14.81%	26,563,740	76,445	0.29%	26,487,295	-6.45%	-5.46%
2012	180,883,130	2,460,250	1.36%	178,422,880	-0.16%	15.50%	26,856,815	286,530	1.07%	26,570,285	0.02%	-5.17%
2013	183,621,625	1,417,155	0.77%	182,204,470	0.73%	17.95%	26,975,655	392,985	1.46%	26,582,670	-1.02%	-5.12%
2014	192,104,890	1,024,177	0.53%	191,080,713	4.06%	23.69%	27,909,905	454,500	1.63%	27,455,405	1.78%	-2.01%
2015	196,831,550	1,858,478	0.94%	194,973,072	1.49%	26.21%	28,068,105	393,865	1.40%	27,674,240	-0.84%	-1.23%
2016	202,084,734	1,858,478	0.92%	200,226,256	1.72%	29.61%	32,706,651	393,865	1.20%	32,312,786	15.12%	15.33%
2017	208,950,991	0	0.00%	208,950,991	3.40%	35.26%	32,293,864	0	0.00%	32,293,864	-1.26%	15.26%
2018	209,076,009	1,287,573	0.62%	207,788,436	-0.56%	34.51%	32,446,825	0	0.00%	32,446,825	0.47%	15.81%
Rate Ann%chg	3.07%						1.48%					
							C & I w/o growth					
							0.76%					

Tax Year	Ag Improvements & Site Land ⁽¹⁾				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						
2008	23,801,070	9,729,215	33,530,285	1,561,080	4.66%	31,969,205	--	--	
2009	23,753,200	9,905,180	33,658,380	538,230	1.60%	33,120,150	-1.22%	-1.22%	
2010	22,738,235	9,617,885	32,356,120	636,360	1.97%	31,719,760	-5.76%	-5.40%	
2011	23,097,370	9,822,450	32,919,820	1,068,220	3.24%	31,851,600	-1.56%	-5.01%	
2012	23,309,110	10,356,190	33,665,300	862,075	2.56%	32,803,225	-0.35%	-2.17%	
2013	27,292,160	13,192,450	40,484,610	2,284,580	5.64%	38,200,030	13.47%	13.93%	
2014	26,918,115	14,532,330	41,450,445	0	0.00%	41,450,445	2.39%	23.62%	
2015	26,679,910	14,831,540	41,511,450	0	0.00%	41,511,450	0.15%	23.80%	
2016	29,875,763	15,072,282	44,948,045	0	0.00%	44,948,045	8.28%	34.05%	
2017	31,186,376	18,705,499	49,891,875	0	0.00%	49,891,875	11.00%	48.80%	
2018	37,375,902	22,364,567	59,740,469	890,139	1.49%	58,850,330	17.96%	75.51%	
Rate Ann%chg	4.62%	8.68%	5.95%	Ag Imprv+Site w/o growth		4.43%			

(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.

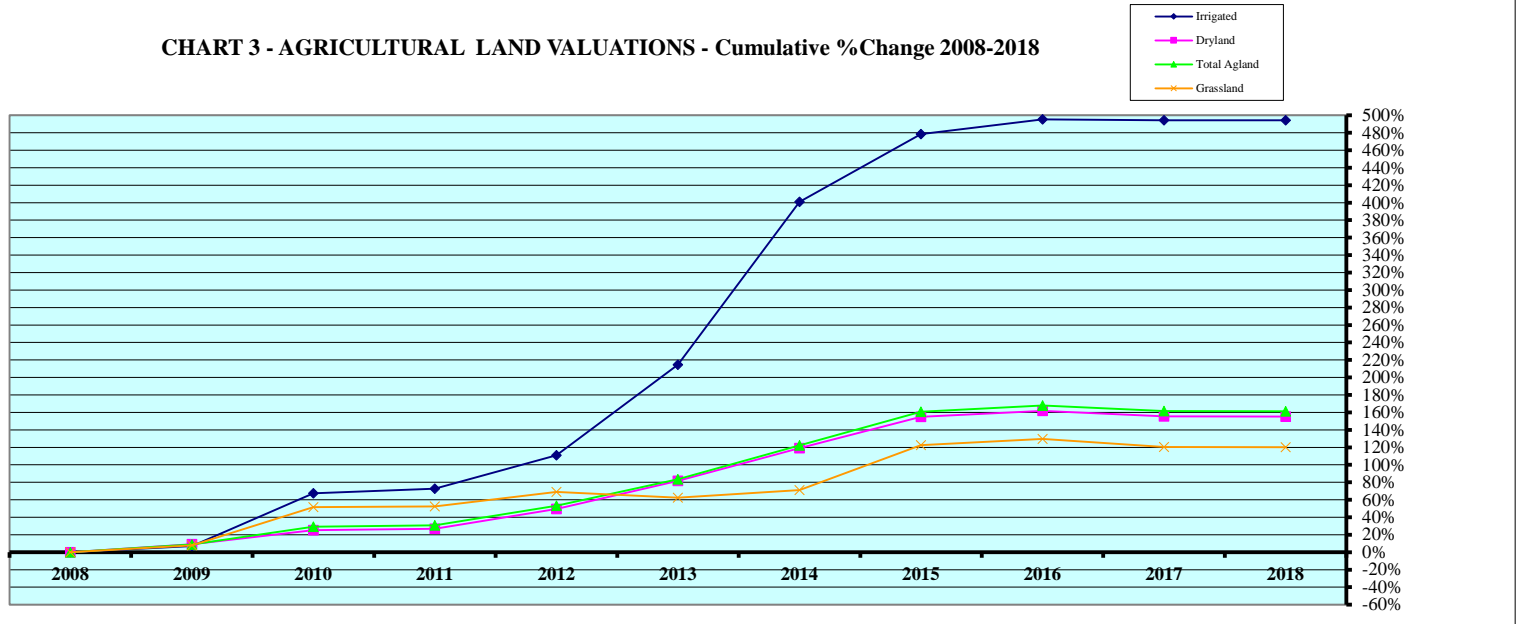
Sources:
Value; 2008 - 2018 CTL
Growth Value; 2008-2018 Abstract of Asmnt Rpt.

NE Dept. of Revenue, Property Assessment Division
Prepared as of 03/01/2019

Cnty#	64
County	NEMAHA

CHART 2

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative %Change 2008-2018



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
2008	8,583,450	--	--	--	261,113,055	--	--	--	31,194,050	--	--	--
2009	9,192,380	608,930	7.09%	7.09%	285,141,730	24,028,675	9.20%	9.20%	33,651,115	2,457,065	7.88%	7.88%
2010	14,374,105	5,181,725	56.37%	67.46%	326,962,960	41,821,230	14.67%	25.22%	47,275,210	13,624,095	40.49%	51.55%
2011	14,818,015	443,910	3.09%	72.63%	330,944,070	3,981,110	1.22%	26.74%	47,566,685	291,475	0.62%	52.49%
2012	18,093,400	3,275,385	22.10%	110.79%	390,098,855	59,154,785	17.87%	49.40%	52,721,930	5,155,245	10.84%	69.01%
2013	27,003,080	8,909,680	49.24%	214.59%	473,995,090	83,896,235	21.51%	81.53%	50,685,785	-2,036,145	-3.86%	62.49%
2014	43,001,065	15,997,985	59.25%	400.98%	572,062,600	98,067,510	20.69%	119.09%	53,345,040	2,659,255	5.25%	71.01%
2015	49,649,995	6,648,930	15.46%	478.44%	665,385,815	93,323,215	16.31%	154.83%	69,450,145	16,105,105	30.19%	122.64%
2016	51,097,016	1,447,021	2.91%	495.30%	683,381,191	17,995,376	2.70%	161.72%	71,632,430	2,182,285	3.14%	129.63%
2017	51,000,991	-96,025	-0.19%	494.18%	666,935,497	-16,445,694	-2.41%	155.42%	68,714,219	-2,918,211	-4.07%	120.28%
2018	51,000,991	0	0.00%	494.18%	666,447,599	-487,898	-0.07%	155.23%	68,654,040	-60,179	-0.09%	120.09%

Rate Ann.%chg: Irrigated **19.51%** Dryland **9.82%** Grassland **8.21%**

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2008	119,170	--	--	--	16,375	--	--	--	301,026,100	--	--	--
2009	119,410	240	0.20%	0.20%	16,375	0	0.00%	0.00%	328,121,010	27,094,910	9.00%	9.00%
2010	120,790	1,380	1.16%	1.36%	15,375	-1,000	-6.11%	-6.11%	388,748,440	60,627,430	18.48%	29.14%
2011	121,550	760	0.63%	2.00%	15,385	10	0.07%	-6.05%	393,465,705	4,717,265	1.21%	30.71%
2012	332,190	210,640	173.29%	178.75%	15,325	-60	-0.39%	-6.41%	461,261,700	67,795,995	17.23%	53.23%
2013	531,100	198,910	59.88%	345.67%	0	-15,325	-100.00%	-100.00%	552,215,055	90,953,355	19.72%	83.44%
2014	489,420	-41,680	-7.85%	310.69%	0	0	-100.00%	-100.00%	668,898,125	116,683,070	21.13%	122.21%
2015	490,160	740	0.15%	311.31%	0	0	-100.00%	-100.00%	784,976,115	116,077,990	17.35%	160.77%
2016	327,560	-162,600	-33.17%	174.87%	0	0	-100.00%	-100.00%	806,438,197	21,462,082	2.73%	167.90%
2017	334,988	7,428	2.27%	181.10%	0	0	-100.00%	-100.00%	786,985,695	-19,452,502	-2.41%	161.43%
2018	338,882	3,894	1.16%	184.37%	0	0	-100.00%	-100.00%	786,441,512	-544,183	-0.07%	161.25%

Cnty# **64**
County **NEMAHA**

Rate Ann.%chg: Total Agric Land **10.08%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2008-2018 (from County Abstract Reports)⁽¹⁾

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2008	8,583,450	5,198	1,651			260,994,395	179,539	1,454			31,278,365	48,471	645		
2009	9,085,500	5,388	1,686	2.12%	2.12%	285,165,625	179,760	1,586	9.13%	9.13%	33,688,275	47,913	703	8.96%	8.96%
2010	15,497,590	7,269	2,132	26.45%	29.12%	330,444,910	178,327	1,853	16.81%	27.47%	55,373,520	48,641	1,138	61.91%	76.42%
2011	14,789,820	7,563	1,955	-8.29%	18.43%	331,067,510	181,520	1,824	-1.57%	25.46%	47,628,725	45,356	1,050	-7.76%	62.73%
2012	18,093,400	7,499	2,413	23.38%	46.12%	391,423,800	181,236	2,160	18.42%	48.57%	52,817,910	45,162	1,170	11.37%	81.24%
2013	25,703,540	7,545	3,406	41.19%	106.31%	475,620,780	182,243	2,610	20.84%	79.53%	50,865,205	43,805	1,161	-0.71%	79.94%
2014	39,944,350	8,105	4,929	44.68%	198.49%	574,298,850	181,318	3,167	21.36%	117.88%	53,403,410	43,830	1,218	4.93%	88.82%
2015	50,217,315	10,084	4,980	1.04%	201.58%	666,331,450	174,109	3,827	20.83%	163.27%	68,534,295	48,916	1,401	14.99%	117.12%
2016	51,154,819	9,971	5,131	3.03%	210.72%	683,282,421	173,351	3,942	2.99%	171.14%	71,576,616	49,174	1,456	3.89%	125.57%
2017	49,840,036	9,926	5,021	-2.13%	204.08%	667,781,858	173,707	3,844	-2.47%	164.45%	68,578,622	48,663	1,409	-3.18%	118.39%
2018	51,000,991	10,154	5,023	0.03%	204.18%	666,532,822	173,408	3,844	-0.01%	164.41%	68,668,105	48,646	1,412	0.17%	118.75%

Rate Annual %chg Average Value/Acre: 11.77%

10.21%

8.14%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2008	119,170	3,402	35			16,375	422	39			300,991,755	237,032	1,270		
2009	119,090	3,399	35	0.00%	0.00%	16,375	422	39	0.00%	0.00%	328,074,865	236,884	1,385	9.07%	9.07%
2010	118,380	2,363	50	43.00%	43.00%	29,715	771	39	-0.66%	-0.66%	401,464,115	237,371	1,691	22.12%	33.19%
2011	120,775	2,411	50	0.00%	42.99%	22,860	645	35	-8.00%	-8.60%	393,629,690	237,495	1,657	-2.00%	30.52%
2012	263,080	2,630	100	99.66%	185.50%	30,320	636	48	34.54%	22.97%	462,628,510	237,163	1,951	17.69%	53.62%
2013	295,330	3,050	97	-3.18%	176.41%	18,935	344	55	15.49%	42.02%	552,503,790	236,987	2,331	19.52%	83.60%
2014	508,170	3,202	159	63.87%	352.94%	15,705	331	47	-13.90%	22.28%	668,170,485	236,786	2,822	21.04%	122.22%
2015	506,630	3,138	161	1.75%	360.86%	14,330	317	45	-4.79%	16.42%	785,604,020	236,564	3,321	17.69%	161.52%
2016	325,949	3,280	99	-38.44%	183.69%	0	0				806,339,805	235,775	3,420	2.98%	169.32%
2017	330,077	3,322	99	-0.02%	183.62%	0	0				786,530,593	235,619	3,338	-2.39%	162.88%
2018	338,436	3,405	99	0.02%	183.67%	0	0				786,540,354	235,614	3,338	0.00%	162.89%

64
NEMAHA

Rate Annual %chg Average Value/Acre: 10.15%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2008 - 2018 County Abstract Reports
Aglard Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2019

CHART 4

CHART 5 - 2018 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
7,248	NEMAHA	35,035,354	10,489,421	16,474,082	207,032,649	27,053,687	5,393,138	2,043,360	786,441,512	37,375,902	22,364,567	0	1,149,703,672
	cnty sectorvalue % of total value:	3.05%	0.91%	1.43%	18.01%	2.35%	0.47%	0.18%	68.40%	3.25%	1.95%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
3,460	AUBURN	5,020,373	1,524,135	653,636	106,231,867	18,188,443	2,091,030	0	92,637	0	0	0	133,802,121
47.74%	%sector of county sector	14.33%	14.53%	3.97%	51.31%	67.23%	38.77%		0.01%				11.64%
	%sector of municipality	3.75%	1.14%	0.49%	79.39%	13.59%	1.56%		0.07%				100.00%
112	BROCK	722,795	80,938	4,561	2,027,249	1,266,253	0	0	171,855	900	0	0	4,274,551
1.55%	%sector of county sector	2.06%	0.77%	0.03%	0.98%	4.68%			0.02%	0.00%			0.37%
	%sector of municipality	16.91%	1.89%	0.11%	47.43%	29.62%			4.02%	0.02%			100.00%
132	BROWNVILLE	63,501	98,521	9,097	6,036,778	826,370	0	0	0	0	0	0	7,034,267
1.82%	%sector of county sector	0.18%	0.94%	0.06%	2.92%	3.05%							0.61%
	%sector of municipality	0.90%	1.40%	0.13%	85.62%	11.75%							100.00%
328	JOHNSON	163,118	180,653	12,573	12,841,042	1,440,285	0	0	0	0	0	0	14,637,671
4.53%	%sector of county sector	0.47%	1.72%	0.08%	6.20%	5.32%							1.27%
	%sector of municipality	1.11%	1.23%	0.09%	87.73%	9.84%							100.00%
59	JULIAN	1,466	128,200	445,137	1,113,538	36,924	0	0	26,851	0	0	0	1,752,116
0.81%	%sector of county sector	0.00%	1.22%	2.70%	0.54%	0.14%			0.00%				0.15%
	%sector of municipality	0.08%	7.32%	25.41%	63.55%	2.11%			1.53%				100.00%
149	NEMAHA	5,564	66,640	3,755	2,662,139	479,912	0	0	288,916	0	0	0	3,506,926
2.06%	%sector of county sector	0.02%	0.64%	0.02%	1.29%	1.77%			0.04%				0.31%
	%sector of municipality	0.16%	1.90%	0.11%	75.91%	13.68%			8.24%				100.00%
865	PERU	226,062	284,977	16,884	8,368,332	775,795	0	0	37,620	0	0	0	9,709,670
11.93%	%sector of county sector	0.65%	2.72%	0.10%	4.04%	2.87%			0.00%				0.84%
	%sector of municipality	2.33%	2.93%	0.17%	86.19%	7.99%			0.39%				100.00%
5,105	Total Municipalities	6,202,879	2,364,064	1,145,643	139,280,945	23,013,982	2,091,030	0	617,879	900	0	0	174,717,322
70.43%	%all municip.sectors of cnty	17.70%	22.54%	6.95%	67.27%	85.07%	38.77%		0.08%	0.00%			15.20%

64 NEMAHA

Sources: 2018 Certificate of Taxes Levied CTL, 2010 US Census; Dec. 2018 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2019

CHART 5

Total Real Property Sum Lines 17, 25, & 30	Records : 6,189	Value : 1,102,702,970	Growth 613,055	Sum Lines 17, 25, & 41
--	------------------------	------------------------------	-----------------------	-----------------------------------

Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	365	2,443,443	38	174,292	51	143,569	454	2,761,304	
02. Res Improve Land	2,029	17,943,028	111	1,849,419	396	8,537,865	2,536	28,330,312	
03. Res Improvements	2,068	122,378,873	113	11,384,505	409	45,962,629	2,590	179,726,007	
04. Res Total	2,433	142,765,344	151	13,408,216	460	54,644,063	3,044	210,817,623	85,637
% of Res Total	79.93	67.72	4.96	6.36	15.11	25.92	49.18	19.12	13.97
05. Com UnImp Land	67	396,880	3	45,879	0	0	70	442,759	
06. Com Improve Land	346	3,563,542	14	403,525	14	431,897	374	4,398,964	
07. Com Improvements	353	25,327,934	20	1,376,567	15	1,848,315	388	28,552,816	
08. Com Total	420	29,288,356	23	1,825,971	15	2,280,212	458	33,394,539	0
% of Com Total	91.70	87.70	5.02	5.47	3.28	6.83	7.40	3.03	0.00
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	1	116,819	4	245,809	0	0	5	362,628	
11. Ind Improvements	1	1,677,480	4	3,354,660	0	0	5	5,032,140	
12. Ind Total	1	1,794,299	4	3,600,469	0	0	5	5,394,768	0
% of Ind Total	20.00	33.26	80.00	66.74	0.00	0.00	0.08	0.49	0.00
13. Rec UnImp Land	0	0	7	414,859	34	1,541,141	41	1,956,000	
14. Rec Improve Land	0	0	2	36,405	1	46,180	3	82,585	
15. Rec Improvements	0	0	2	845	1	3,930	3	4,775	
16. Rec Total	0	0	9	452,109	35	1,591,251	44	2,043,360	0
% of Rec Total	0.00	0.00	20.45	22.13	79.55	77.87	0.71	0.19	0.00
Res & Rec Total	2,433	142,765,344	160	13,860,325	495	56,235,314	3,088	212,860,983	85,637
% of Res & Rec Total	78.79	67.07	5.18	6.51	16.03	26.42	49.89	19.30	13.97
Com & Ind Total	421	31,082,655	27	5,426,440	15	2,280,212	463	38,789,307	0
% of Com & Ind Total	90.93	80.13	5.83	13.99	3.24	5.88	7.48	3.52	0.00

17. Taxable Total	2,854	173,847,999	187	19,286,765	510	58,515,526	3,551	251,650,290	85,637
% of Taxable Total	80.37	69.08	5.27	7.66	14.36	23.25	57.38	22.82	13.97

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	35	1,822,305	1,110,989	0	0	0
19. Commercial	34	3,118,504	5,347,451	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	1	1,425	455	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	35	1,822,305	1,110,989
19. Commercial	0	0	0	34	3,118,504	5,347,451
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	1	1,425	455
22. Total Sch II				70	4,942,234	6,458,895

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	259	57	113	429

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	58	1,018,911	154	30,898,250	1,615	479,491,836	1,827	511,408,997
28. Ag-Improved Land	2	226,410	74	20,241,592	717	268,970,784	793	289,438,786
29. Ag Improvements	2	3,813	75	4,597,344	734	45,603,740	811	50,204,897

30. Ag Total					2,638	851,052,680
--------------	--	--	--	--	-------	-------------

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	42	42.99	515,880	
33. HomeSite Improvements	1	0.00	900	42	0.00	3,533,915	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	3	12.01	53,701	
36. FarmSite Improv Land	1	0.46	2,760	56	91.78	513,074	
37. FarmSite Improvements	1	0.00	2,913	70	0.00	1,063,429	
38. FarmSite Total							
39. Road & Ditches	0	5.25	0	0	263.53	0	
40. Other- Non Ag Use	0	0.00	0	0	57.87	14,969	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	10	9.10	109,200	10	9.10	109,200	
32. HomeSite Improv Land	404	415.35	4,984,200	446	458.34	5,500,080	
33. HomeSite Improvements	393	0.00	31,551,221	436	0.00	35,086,036	485,374
34. HomeSite Total				446	467.44	40,695,316	
35. FarmSite UnImp Land	67	581.69	311,801	70	593.70	365,502	
36. FarmSite Improv Land	604	1,128.81	6,078,709	661	1,221.05	6,594,543	
37. FarmSite Improvements	696	0.00	14,052,519	767	0.00	15,118,861	42,044
38. FarmSite Total				837	1,814.75	22,078,906	
39. Road & Ditches	0	4,405.99	0	0	4,674.77	0	
40. Other- Non Ag Use	0	171.78	28,774	0	229.65	43,743	
41. Total Section VI				1,283	7,186.61	62,817,965	527,418

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	3	272.74	233,000
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	10	728.46	824,821	13	1,001.20	1,057,821

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Market Value	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Market Value	0	0	0	0	0	0

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	339.39	3.34%	1,926,040	3.78%	5,675.01
46. 1A	756.06	7.45%	4,120,547	8.08%	5,450.03
47. 2A1	4,069.50	40.08%	20,957,982	41.09%	5,150.01
48. 2A	1,080.61	10.64%	5,457,099	10.70%	5,050.02
49. 3A1	2,302.53	22.68%	11,397,548	22.35%	4,950.01
50. 3A	805.20	7.93%	3,905,233	7.66%	4,850.02
51. 4A1	723.12	7.12%	2,928,654	5.74%	4,050.02
52. 4A	77.92	0.77%	307,789	0.60%	3,950.06
53. Total	10,154.33	100.00%	51,000,892	100.00%	5,022.58
Dry					
54. 1D1	2,287.50	1.32%	11,025,745	1.65%	4,820.00
55. 1D	16,117.33	9.27%	75,251,929	11.27%	4,669.01
56. 2D1	37,280.55	21.45%	162,859,904	24.38%	4,368.50
57. 2D	13,282.68	7.64%	54,724,629	8.19%	4,120.00
58. 3D1	34,932.82	20.10%	133,441,810	19.98%	3,819.96
59. 3D	42,277.91	24.33%	155,119,235	23.22%	3,669.04
60. 4D1	23,854.91	13.73%	66,071,039	9.89%	2,769.70
61. 4D	3,756.53	2.16%	9,466,452	1.42%	2,520.00
62. Total	173,790.23	100.00%	667,960,743	100.00%	3,843.49
Grass					
63. 1G1	303.96	0.62%	377,419	0.55%	1,241.67
64. 1G	2,507.86	5.14%	4,251,070	6.17%	1,695.10
65. 2G1	6,276.86	12.86%	9,040,548	13.11%	1,440.30
66. 2G	2,026.79	4.15%	3,441,741	4.99%	1,698.12
67. 3G1	3,432.63	7.03%	7,464,328	10.83%	2,174.52
68. 3G	5,201.51	10.66%	7,836,480	11.37%	1,506.58
69. 4G1	13,100.41	26.84%	19,826,437	28.76%	1,513.42
70. 4G	15,960.27	32.70%	16,695,792	24.22%	1,046.08
71. Total	48,810.29	100.00%	68,933,815	100.00%	1,412.28
Irrigated Total					
Irrigated Total	10,154.33	4.30%	51,000,892	6.47%	5,022.58
Dry Total					
Dry Total	173,790.23	73.59%	667,960,743	84.74%	3,843.49
Grass Total					
Grass Total	48,810.29	20.67%	68,933,815	8.75%	1,412.28
72. Waste	3,413.73	1.45%	339,265	0.04%	99.38
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	235.58	0.10%	0	0.00%	0.00
75. Market Area Total	236,168.58	100.00%	788,234,715	100.00%	3,337.59

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	606.90	3,101,716	9,547.43	47,899,176	10,154.33	51,000,892
77. Dry Land	298.11	1,189,062	10,829.21	42,237,517	162,662.91	624,534,164	173,790.23	667,960,743
78. Grass	34.49	53,456	3,649.71	4,671,587	45,126.09	64,208,772	48,810.29	68,933,815
79. Waste	0.43	43	314.98	31,398	3,098.32	307,824	3,413.73	339,265
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	0.09	0	8.53	0	226.96	0	235.58	0
82. Total	333.03	1,242,561	15,400.80	50,042,218	220,434.75	736,949,936	236,168.58	788,234,715

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	10,154.33	4.30%	51,000,892	6.47%	5,022.58
Dry Land	173,790.23	73.59%	667,960,743	84.74%	3,843.49
Grass	48,810.29	20.67%	68,933,815	8.75%	1,412.28
Waste	3,413.73	1.45%	339,265	0.04%	99.38
Other	0.00	0.00%	0	0.00%	0.00
Exempt	235.58	0.10%	0	0.00%	0.00
Total	236,168.58	100.00%	788,234,715	100.00%	3,337.59

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 Auburn	111	1,613,575	1,334	14,793,909	1,367	93,258,213	1,478	109,665,697	0
83.2 Brock	44	60,598	70	132,134	71	1,834,517	115	2,027,249	0
83.3 Brownville	76	332,314	102	547,578	104	5,156,886	180	6,036,778	0
83.4 Johnson	36	291,673	166	1,829,842	166	10,686,935	202	12,808,450	0
83.5 Julian	21	15,795	41	52,255	41	1,025,101	62	1,093,151	0
83.6 Nemaha	24	40,817	91	166,891	93	2,454,431	117	2,662,139	0
83.7 Peru	53	91,334	224	419,769	225	7,942,865	278	8,453,968	85,637
83.8 Rural	130	2,271,198	511	10,470,519	526	57,371,834	656	70,113,551	0
84 Residential Total	495	4,717,304	2,539	28,412,897	2,593	179,730,782	3,088	212,860,983	85,637

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Auburn	33	334,446	243	3,431,742	249	22,850,392	282	26,616,580	0
85.2	Brock	6	22,275	18	44,956	18	1,199,284	24	1,266,515	0
85.3	Brownville	9	21,311	14	68,345	14	736,034	23	825,690	0
85.4	Johnson	4	5,544	26	133,749	26	1,295,634	30	1,434,927	0
85.5	Julian	2	817	5	5,903	6	26,619	8	33,339	0
85.6	Nemaha	2	1,015	13	18,036	13	447,533	15	466,584	0
85.7	Peru	12	19,249	30	41,329	30	715,269	42	775,847	0
85.8	Rural	2	38,102	30	1,017,532	37	6,314,191	39	7,369,825	0
86	Commercial Total	70	442,759	379	4,761,592	393	33,584,956	463	38,789,307	0

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

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	40.79	0.20%	89,738	0.27%	2,200.00
88. 1G	1,226.88	5.97%	2,515,251	7.55%	2,050.12
89. 2G1	2,319.85	11.30%	4,349,835	13.05%	1,875.05
90. 2G	1,080.76	5.26%	1,918,399	5.76%	1,775.05
91. 3G1	1,808.47	8.81%	3,119,681	9.36%	1,725.04
92. 3G	2,699.10	13.14%	4,521,068	13.57%	1,675.03
93. 4G1	7,252.50	35.32%	11,060,238	33.19%	1,525.02
94. 4G	4,106.59	20.00%	5,749,226	17.25%	1,400.00
95. Total	20,534.94	100.00%	33,323,436	100.00%	1,622.77
CRP					
96. 1C1	21.06	0.33%	70,556	0.44%	3,350.24
97. 1C	250.72	3.89%	808,585	5.06%	3,225.05
98. 2C1	544.28	8.44%	1,619,256	10.14%	2,975.04
99. 2C	349.04	5.41%	986,051	6.18%	2,825.04
100. 3C1	1,624.16	25.18%	4,344,647	27.21%	2,675.01
101. 3C	648.32	10.05%	1,646,731	10.31%	2,540.00
102. 4C1	2,747.48	42.60%	5,975,812	37.42%	2,175.02
103. 4C	264.97	4.11%	516,727	3.24%	1,950.13
104. Total	6,450.03	100.00%	15,968,365	100.00%	2,475.70
Timber					
105. 1T1	242.11	1.11%	217,125	1.11%	896.80
106. 1T	1,030.26	4.72%	927,234	4.72%	900.00
107. 2T1	3,412.73	15.64%	3,071,457	15.64%	900.00
108. 2T	596.99	2.74%	537,291	2.74%	900.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	1,854.09	8.50%	1,668,681	8.50%	900.00
111. 4T1	3,100.43	14.21%	2,790,387	14.21%	900.00
112. 4T	11,588.71	53.10%	10,429,839	53.10%	900.00
113. Total	21,825.32	100.00%	19,642,014	100.00%	899.96
<hr/>					
Grass Total	20,534.94	42.07%	33,323,436	48.34%	1,622.77
CRP Total	6,450.03	13.21%	15,968,365	23.16%	2,475.70
Timber Total	21,825.32	44.71%	19,642,014	28.49%	899.96
<hr/>					
114. Market Area Total	48,810.29	100.00%	68,933,815	100.00%	1,412.28

**2019 County Abstract of Assessment for Real Property, Form 45
Compared with the 2018 Certificate of Taxes Levied Report (CTL)**

64 Nemaha

	2018 CTL County Total	2019 Form 45 County Total	Value Difference (2019 form 45 - 2018 CTL)	Percent Change	2019 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	207,032,649	210,817,623	3,784,974	1.83%	85,637	1.79%
02. Recreational	2,043,360	2,043,360	0	0.00%	0	0.00%
03. Ag-Homesite Land, Ag-Res Dwelling	37,375,902	40,695,316	3,319,414	8.88%	485,374	7.58%
04. Total Residential (sum lines 1-3)	246,451,911	253,556,299	7,104,388	2.88%	571,011	2.65%
05. Commercial	27,053,687	33,394,539	6,340,852	23.44%	0	23.44%
06. Industrial	5,393,138	5,394,768	1,630	0.03%	0	0.03%
07. Total Commercial (sum lines 5-6)	32,446,825	38,789,307	6,342,482	19.55%	0	19.55%
08. Ag-Farmsite Land, Outbuildings	22,320,824	22,078,906	-241,918	-1.08%	42,044	-1.27%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	43,743	43,743	0	0.00%		
11. Total Non-Agland (sum lines 8-10)	22,364,567	22,122,649	-241,918	-1.08%	42,044	-1.27%
12. Irrigated	51,000,991	51,000,892	-99	0.00%		
13. Dryland	666,447,599	667,960,743	1,513,144	0.23%		
14. Grassland	68,654,040	68,933,815	279,775	0.41%		
15. Wasteland	338,882	339,265	383	0.11%		
16. Other Agland	0	0	0			
17. Total Agricultural Land	786,441,512	788,234,715	1,793,203	0.23%		
18. Total Value of all Real Property (Locally Assessed)	1,087,704,815	1,102,702,970	14,998,155	1.38%	613,055	1.32%

2019 Assessment Survey for Nemaha County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	0
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	2
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$166,424.79
7.	Adopted budget, or granted budget if different from above:
	Adopted budget.
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$1,500 (in case of a new commercial building)
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	Not a separate levied fund.
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$22,822.91 for CAMA
11.	Amount of the assessor's budget set aside for education/workshops:
	\$750
12.	Other miscellaneous funds:
	0
13.	Amount of last year's assessor's budget not used:
	\$5,000 – moved to sinking fund for future reappraisal work

B. Computer, Automation Information and GIS

1.	Administrative software:
	Vanguard
2.	CAMA software:
	Vanguard
3.	Are cadastral maps currently being used?
	No
4.	If so, who maintains the Cadastral Maps?
	Not being maintained. Just on GIS.
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Nemaha.nebraskaassessors.com
7.	Who maintains the GIS software and maps?
	Assessor
8.	Personal Property software:
	Vanguard

C. Zoning Information

1.	Does the county have zoning?
	No
2.	If so, is the zoning countywide?
	N/A
3.	What municipalities in the county are zoned?
	Auburn
4.	When was zoning implemented?
	The County is not aware of the date of zoning for the various communities

D. Contracted Services

1.	Appraisal Services:
	Vanguard if needed.
2.	GIS Services:
	gWorks
3.	Other services:
	No other services.

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Not currently. We have in the past.
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	The County requires the appraiser to hold a Certified General license.
4.	Have the existing contracts been approved by the PTA?
	Prior contracts were approved.
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Yes

2019 Residential Assessment Survey for Nemaha County

1.	Valuation data collection done by:												
	County Assessor & Staff												
2.	List the valuation group recognized by the County and describe the unique characteristics of each:												
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Auburn - County seat and the major trade area of the county.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Villages of Brock, Julian, and Nemaha - Smaller villages with little economic development but located within commuting distance to both Auburn and Nebraska City</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Brownville pop. est 2014 at 130 - Unique as a historical river town that attracts tourism</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Johnson & Peru</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Rural - rural residential</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Auburn - County seat and the major trade area of the county.	2	Villages of Brock, Julian, and Nemaha - Smaller villages with little economic development but located within commuting distance to both Auburn and Nebraska City	3	Brownville pop. est 2014 at 130 - Unique as a historical river town that attracts tourism	4	Johnson & Peru	5	Rural - rural residential
<u>Valuation Group</u>	<u>Description of unique characteristics</u>												
1	Auburn - County seat and the major trade area of the county.												
2	Villages of Brock, Julian, and Nemaha - Smaller villages with little economic development but located within commuting distance to both Auburn and Nebraska City												
3	Brownville pop. est 2014 at 130 - Unique as a historical river town that attracts tourism												
4	Johnson & Peru												
5	Rural - rural residential												
3.	List and describe the approach(es) used to estimate the market value of residential properties.												
	The county uses a market approach based on appreciation or depreciation to the cost approach.												
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?												
	The county uses depreciation developed from the local market of each valuation group.												
5.	Are individual depreciation tables developed for each valuation group?												
	Yes												
6.	Describe the methodology used to determine the residential lot values?												
	During the review of the valuation group the county conducts a review of the lot values by using vacant lot sales and also by doing an allocation of value on improved sales.												
7.	How are rural residential site values developed?												
	They are valued at current market value based on comparable sales.												
8.	Describe the methodology used to determine value for vacant lots being held for sale or resale?												
	They are valued at current market value based on comparable sales.												

9.	<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1	2013	2013	2013	2013
	2	2014	2014	2014	2014
	3	2014	2014	2014	2014
	4	2014	2014	2014	2014
	5	2017	2008	2017	2017

The valuation groups in Nemaha County are more of a reflection of the appraisal review cycle as much as differences in the market. The county conducts a market analysis for each group and develops depreciation table from that market. Working on all of Group 5 for 2018. New tables, costing, and inspections will be complete by abstract. Working on all of Group 5 for 2018. New tables, costing, and inspections will be complete by abstract.

2019 Commercial Assessment Survey for Nemaha County

1.	Valuation data collection done by:				
	County Assessor (Jon Fritz previously contracted to do a complete review of Commercials) - Vanguard may list a couple of buildings for us.				
2.	List the valuation group recognized in the County and describe the unique characteristics of each:				
	<u>Valuation Group</u>	<u>Description of unique characteristics</u>			
	1	Auburn - County seat and trade center for the area. Wide variety of occupancies included in sales file. Predominately retail sales and offices.			
	2	Remainder of the assessor locations in the county. The locations outside of Auburn do not have an organized market. Small number of sales, tendency for use changes following sales.			
3.	List and describe the approach(es) used to estimate the market value of commercial properties.				
	Market value based on either a depreciated or appreciated cost approach				
3a.	Describe the process used to determine the value of unique commercial properties.				
	The county relies on researching similar sales from other counties in the state and adjusting to the local market.				
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?				
	The county uses depreciation tables based on the local market information.				
5.	Are individual depreciation tables developed for each valuation grouping?				
	Yes				
6.	Describe the methodology used to determine the commercial lot values.				
	Sales comparison based on local sales. The majority are calculated on a square foot basis while the larger on based on an acre value.				
7.	<u>Valuation Group</u>	<u>Date of Depreciation</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1	2015	2015	2015	2015
	2	2015	2015	2015	2015
	Other than the city of Auburn, generally not an organized market, with limited amount of sales without much consistency within the class.				

2019 Agricultural Assessment Survey for Nemaha County

1.	Valuation data collection done by:							
	County assessor and staff							
2.	List each market area, and describe the location and the specific characteristics that make each unique.							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center; width: 15%;"><u>Market Area</u></th> <th style="text-align: center; width: 65%;"><u>Description of unique characteristics</u></th> <th style="text-align: center; width: 20%;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>The county assessor considers the entire county as one market area</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>	01	The county assessor considers the entire county as one market area	2017	
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>						
01	The county assessor considers the entire county as one market area	2017						
	The county conducts a market analysis by reviewing sales in all locations in the county to see if there are any indicators of differing market values for similar types of land. Currently there is no discernable difference, so the entire county is considered as one market area.							
3.	Describe the process used to determine and monitor market areas.							
	The county completes an analysis with all of the sales and also reviews by geo code to determine if different factors attribute to different market values. These studies are done to see if they can achieve a reasonable level of value while maintaining the quality of assessment throughout the county.							
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.							
	The county puts the most weight on the present use of the parcel. The county uses a sales verification system to inquire of any anticipated changes to the parcel, and the motivation of the buyers.							
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?							
	Yes							
6.	What separate market analysis has been conducted where intensive use is identified in the county?							
	None at this time, as we have no sales of intensive use. The buildings are valued at cost less depreciation.							
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.							
	The county uses current sales in the county for similar properties enrolled in the program and also analyzes sales from outside the county.							
	<i><u>If your county has special value applications, please answer the following</u></i>							
8a.	How many special valuation applications are on file?							
	N/A							
8b.	What process was used to determine if non-agricultural influences exist in the county?							
	N/A							

	<i><u>If your county recognizes a special value, please answer the following</u></i>
8c.	Describe the non-agricultural influences recognized within the county.
	N/A
8d.	Where is the influenced area located within the county?
	N/A
8e.	Describe in detail how the special values were arrived at in the influenced area(s).
	N/a

2018-2019-2020
PLAN OF ASSESSMENT
FOR
NEMAHA COUNTY, NE

To: Nemaha County Board of Equalization
Nebraska Department of Revenue--Property Assessment Division

As required by Nebr. Sec. 77-1311.02, R.R.S. as amended by 2007 Neb. Laws LB334, Section 64, the assessor shall prepare a Plan of Assessment on or before June 15 of each year, which shall described the assessment actions the county assessor plans to make for the next assessment year and two years thereafter and submit such plan to the County Board of Equalization on or before July 31 of each year, any may amend the plan, if necessary, after a budget is approved by the County Board, and submit a copy of the plan and any amendments of the Nebraska Department of Revenue, Property Assessment Division on or before October 31 each year. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law and the resources necessary to complete those actions.

The following is a plan of assessment for:

Tax Year 2018:

Residential—

1. Complete review of residential properties in Auburn. This would include all related buildings associated with the main structure, new photos of property implement, new market analysis and depreciation, implement new replacement cost new, and establish new assessed value for 2019.
2. Pick up new construction and verify removal of buildings.
3. Review preliminary sale statistics developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible subclass percentage adjustment needed to comply with statistical measures as required by law.
4. Continue with review and analysis of sales as they occur.

Commercial/Recreational—

1. Pick up new construction and verify removal of buildings.
2. Review preliminary sale statistics developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible subclass

percentage adjustment needed to comply with statistical measures as required by law.

3. Continue with review and analysis of sales as they occur.

Agricultural/Horticultural—

1. New agricultural land study and value will be applied for 2019.
2. Review remaining rural improvements and preliminary sale statistic developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible class/subclass percentage adjustment needed to comply with statistical measures as required by law.
3. Continue with review and analysis of sales as they occur.
4. Continue land use updates when discovered or identified with use of Pictometry/GIS.

Exempt (Time Permitting)---

1. Complete review of exempt properties in Auburn. This would include all related buildings associated with the main structure, new photos of property, sketches, and determine use for record.
2. Pick up new construction and removal of buildings.
3. Compare findings to the Permissive Exemption listings.

BUDGET REQUEST FOR 2018-2019:

Requested budget of \$3,000 is needed for the possibility of new commercial construction. Vanguard commercial appraisers would be able to list and price the facility. If there is no new construction or the whole amount is not used, I would like to be able to transfer the excess into the fund set aside for future commercial reappraisals.

TAX YEAR 2019:

Residential—

1. Complete review of residential properties in Small Towns (Nemaha, Peru, Julian, Brock, and Johnson). This would include all related buildings associated with the main structure, new photos of property implement, new market analysis and depreciation, implement new replacement cost new, and establish new assessed value for 2020.
2. Pick up new construction and verify removal of buildings.
3. Review preliminary sale statistics developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible subclass percentage adjustment needed to comply with statistical measures as required by law.
4. Continue with review and analysis of sales as they occur.

Commercial/Recreational—

1. Pick up new construction and verify removal of buildings.
2. Review preliminary sale statistics developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible subclass percentage adjustment needed to comply with statistical measures as required by law.
3. Continue with review and analysis of sales as they occur.

Agricultural/Horticultural Land—

1. New agricultural land study and value will be applied for 2020.
2. Review remaining rural improvements and preliminary sale statistic developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible class/subclass percentage adjustment needed to comply with statistical measures as required by law.
3. Continue with review and analysis of sales as they occur.
4. Continue land use updates when discovered or identified with use of Pictometry/GIS.

Exempt (Time Permitting)---

1. Complete review of exempt properties in the Small Towns. This would include all related buildings associated with the main structure, new photos of property, sketches, and determine use for record.
2. Pick up new construction and removal of buildings.
3. Compare findings to the Permissive Exemption listings.

TAX YEAR 2020:

Residential—

1. Pick up new construction and verify removal of buildings.
2. Review preliminary sale statistics developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible subclass percentage adjustment needed to comply with statistical measures as required by law.
3. Continue with review and analysis of sales as they occur.

Commercial/Recreational—

1. Review all commercial and industrial properties. This would include all related buildings associated with the main structure, new photos of

property implement, new market analysis and depreciation, implement new replacement cost new, and establish new assessed values for 2021.

2. Pick up new construction and verify removal of buildings.
3. Review preliminary sale statistics developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible subclass percentage adjustment needed to comply with statistical measures as required by law.
4. Continue with review and analysis of sales as they occur.

Agricultural/Horticultural Land—

1. New agricultural land study and value will be applied for 2021.
2. Review remaining rural improvements and preliminary sale statistic developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible class/subclass percentage adjustment needed to comply with statistical measures as required by law.
3. Continue with review and analysis of sales as they occur.
4. Continue land use updates when discovered or identified with use of Pictometry/GIS.