

NEBRASKA

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DEPARTMENT OF REVENUE

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

OTOE 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 Otoe County pursuant to [Neb. Rev. Stat. § 77-5027](#). This Report and Opinion will inform the Tax Equalization and Review Commission of the level of value and quality of assessment for real property in Otoe County.

The information contained within the County Reports of the Appendices was provided by the county assessor pursuant to [Neb. Rev. Stat. § 77-1514](#).

For the Tax Commissioner

Sincerely,

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

Ruth A. Sorensen
Property Tax Administrator
402-471-5962

cc: Christi Smallfoot, Otoe County Assessor

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Introduction

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

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

The statistical reports are developed using the 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.

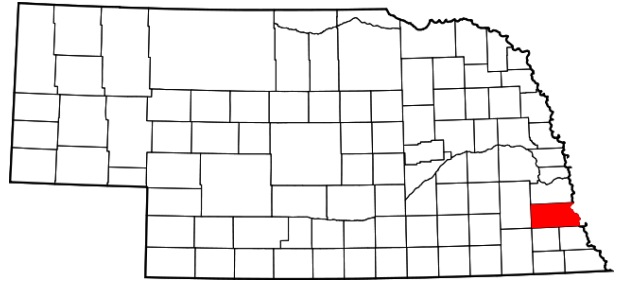
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for the end users, and highlight potential issues in other areas of the assessment process. Public trust in the assessment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

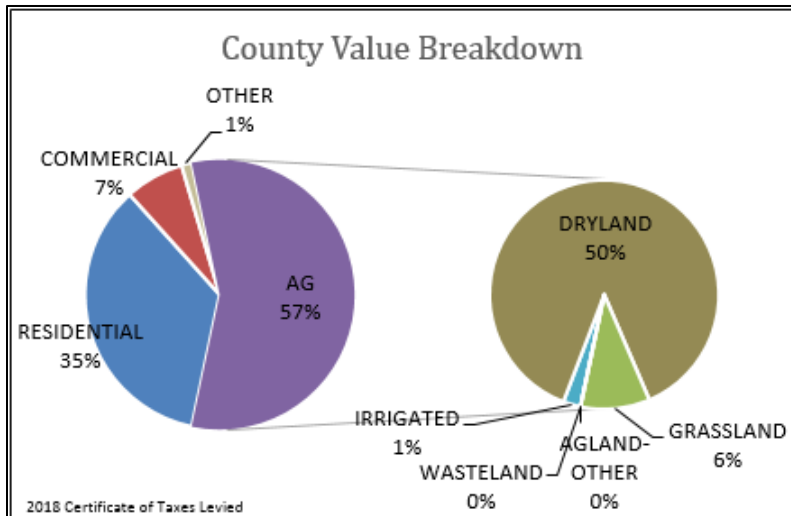
**Further information may be found in Exhibit 94*

County Overview

With a total area of 616 square miles, Otoe County had 16,027 residents, per the Census Bureau Quick Facts for 2017, a 2% population increase over the 2010 U.S. Census. Reports indicated that 72% of county residents were homeowners and 87% of residents occupied the same residence as in the prior year (Census Quick Facts). The average home value is \$113,182 (2018 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Otoe County are located in and around the county seat of Nebraska City, as well as Syracuse, due to the town's placement directly on Highway 2 and proximity to Lincoln. According to the latest information available from the U.S. Census Bureau, there were 467 employer establishments with total employment of 5,031.



NE Dept. of Revenue, Research Division 2019

CITY POPULATION CHANGE			
	2008	2018	Change
BURR	66	57	-13.6%
DOUGLAS	231	173	-25.1%
DUNBAR	237	187	-21.1%
LORTON	-	41	
NEBRASKA CITY	7,228	7,289	0.8%
OTOE	217	171	-21.2%
PALMYRA	546	545	-0.2%
SYRACUSE	1,764	1,944	10.2%
TALMAGE	268	233	-13.1%
UNADILLA	342	311	-9.1%

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

2019 Residential Correlation for Otoe County

Assessment Actions

For 2019, the Otoe County Assessor conducted a statistical analysis of the residential class of properties. Nebraska City, Burr, Dunbar, Otoe, Talmage, and Rural Residential were reviewed. No further adjustments were needed for the towns and villages. However, costing and depreciation were updated and current for 2019 for rural residential and recreational parcels. Additionally, all pick-up work was completed by the county assessor, including onsite inspections of any remodeling or additions.

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. Otoe County has done an acceptable job in both of these categories. 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 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. Otoe County's usability rate was 63%. 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 Otoe 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. Vacant or unimproved lots (Form 191) properties are valued using Discounted Cash Flow (DCF) method. The Otoe

2019 Residential Correlation for Otoe County

County Assessor is working on a written valuation methodology and has an updated three-year plan.

Description of Analysis

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

Valuation Group	Description
1	Nebraska City
2	Burr, Douglas, Dunbar, Otoe, Talmage & Lorton
7	Palmyra & Unadilla
9	Syracuse
12	Timber Lake
13	Woodland Hills 1
14	Woodland Hills 2
15	Rural Residential
20	Recreational

For the residential property class, a review of Otoe County's statistical analysis profiles 440 residential sales, representing all valuation groups. Valuation group 1 (Nebraska City) constitutes about 43% of the sales in the residential class of property and is the county seat and is the retail anchor of the county. While two subclasses with small numbers of sales may not be reliable, the collective group of residential sales do indicate a representative group overall. All three measures of central tendency are within the acceptable range. The qualitative statistics indicate uniformity within the sales sample, supporting the use of the median as an indication to the level of value.

A review of the preliminary statistical profile using the 2018 values compared to the R&O profile using the 2019 values shows a change in the sample of 1%. 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 1% increase (excluding growth) and this indicates the residential base (unsold property) was treated in a similar manner to the sold (sample).

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 residential property in Otoe County complies with generally accepted mass appraisal techniques.

2019 Residential Correlation for Otoe County

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	189	95.70	98.36	94.30	10.18	104.31
2	34	95.79	96.45	92.54	11.93	104.23
7	35	93.62	92.53	93.98	08.16	98.46
9	82	95.80	95.65	93.75	05.98	102.03
12	17	96.71	95.38	95.13	02.79	100.26
13	10	95.76	98.90	98.45	04.49	100.46
14	3	97.20	94.20	94.15	03.68	100.05
15	67	94.15	91.03	90.07	10.93	101.07
20	3	78.10	82.78	85.31	13.34	97.03
____ALL____	440	95.40	95.89	93.23	09.16	102.85

Level of Value

Based on analysis of all available information, the level of value of the residential class of real property in Otoe County is represented by the median ratio of 95%.

2019 Commercial Correlation for Otoe County

Assessment Actions

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

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 Otoe County Assessor has done an acceptable job in both of these categories. 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 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. Otoe County's usability rate was 52%. 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 of Otoe 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 Otoe County has identified two market groups for the commercial property class. The County feels Nebraska City is the only consistent commercial market with a large enough sample of sales for a meaningful analysis. 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. Otoe County changes lot values to coincide with their six-year inspection cycle. Economic depreciation is applied to arrive at market value for the commercial properties other than those in Nebraska City.

2019 Commercial Correlation for Otoe County

Depreciation and costing tables are up to date. Land use was completed 2017. The Otoe County Assessor is working on a written valuation methodology and has an updated three-year plan.

Description of Analysis

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

Valuation Group	Description
1	Nebraska City
2	Remainder of the County

For the commercial property class, Otoe counties statistical profile is made up of 53 commercial sales, representing the two valuation groups. Two of the three measures of central tendency fall within acceptable range median 96% and mean 93%, while the weighted mean falls below the range at 64%. The weighted mean and PRD are skewed by outlier sales that consist of two mobile home parks and two franchise fast food restaurants. However, the removal of extreme ratios did not move the median, suggesting it is a reliable indicator of the level of value..

Equalization and Quality of Assessment

Although the PRD is high, four extreme high dollar outliers are effecting the PRD and weighted mean. The test of the stability of the median along with acceptable assessment practices indicate that assessments are equalized across the commercial class of real property. The quality of assessment of commercial property in Otoe County complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	30	97.99	98.16	61.42	26.47	159.82
2	23	91.47	87.04	77.66	29.26	112.08
___ALL___	53	96.54	93.34	64.15	27.52	145.50

Level of Value

Based on analysis of all available information, the level of value of the commercial class of real property in Otoe County is 97%.

2019 Agricultural Correlation for Otoe County

Assessment Actions

For 2019, Otoe County conducted a sales analysis for the agricultural class of property. The sales were reviewed and plotted to verify accuracy of the market area determination of the county. Land values saw relatively small adjustments to align values within the Land Capability Group (LCG) structure. Dryland and Conservation Reserve Program (CRP) LCG's decreased approximately 3% in area 8000. These value changes were the result of a comprehensive sales study by the county.

Assessment Practice Review

An annual comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine compliance for all activities that ultimately affect the uniform and proportionate valuation of all three-property classes.

The 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 Otoe County Assessor has done an acceptable job in both of these categories. 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. Otoe County's usability rate was 54%. 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 also included checking the reported values from the Assessed value Update and verifying their accuracy when compared to the property record card. Reviewing Otoe County revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were made available for the measurement of real property.

The Otoe County Assessor has identified two market areas 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.

Within the agricultural class, rural dwellings and outbuildings are reviewed at the same time as the rural residential review. All dwellings located on both agricultural and residential-use land are

2019 Agricultural Correlation for Otoe County

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

Land use is continually updated by reviewing aerial imagery, maps from producers, and by observation of staff. Another portion of the assessment practices review relates to how rural residential and recreational land use is identified apart from agricultural land within the county. The county uses sales verification questionnaires to distinguish whether the parcel is rural residential or recreational. The county assessor's process consists of valuing land by its current use. Parcels in question are valued as recreational unless an agricultural use are identified. Exceptions are made for land contiguous to a current agricultural operation. Otoe County has 4,428 special value applications on file. The assessor analysis indicates there are no influence other than that of pure agricultural influences affecting the market. The Otoe Assessor is working on a written valuation methodology and has an updated three-year plan.

Description of Analysis

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

The agricultural statistical sample of 64 sales reveals that all measures of central tendency are within the range, and are supportive of each other. A review of the statistical profile for the 80% Majority Land Use (MLU) by market area indicates that Market Area 8000 dry land is within the acceptable range and Market Area 7000 is slightly above the range with four sales. There is only one sale for grassland and none for irrigated land. The counties schedule of values was compared to the adjoining counties and they are relatively similar.

Equalization and Quality of Assessment

Agricultural homes and outbuildings have been valued using the same valuation process as rural residential acreages. Agricultural improvements are believed to be equalized and assessed at the statutory level.

2019 Agricultural Correlation for Otoe County

Both the statistical analysis and the comparison of surrounding county values supports that agricultural land is equalized. The quality of assessment of agricultural property in Otoe County complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u> Dry </u>						
County	40	73.24	71.63	70.85	17.94	101.10
7000	4	76.38	79.06	78.35	08.77	100.91
8000	36	71.70	70.80	70.00	19.15	101.14
<u> Grass </u>						
County	1	62.33	62.33	62.33	00.00	100.00
8000	1	62.33	62.33	62.33	00.00	100.00
<u> ALL </u>	64	73.11	72.78	71.78	16.61	101.39

Level of Value

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

2019 Opinions of the Property Tax Administrator for Otoe County

My opinions and recommendations are stated as a conclusion based on all of the factors known to me regarding the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. § 77-5027 (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	95	Does not meet generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	97	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	73	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 Otoe County

Residential Real Property - Current

Number of Sales	440	Median	95.40
Total Sales Price	\$68,176,556	Mean	95.89
Total Adj. Sales Price	\$68,176,556	Wgt. Mean	93.23
Total Assessed Value	\$63,560,850	Average Assessed Value of the Base	\$106,824
Avg. Adj. Sales Price	\$154,947	Avg. Assessed Value	\$144,456

Confidence Interval - Current

95% Median C.I	94.79 to 95.87
95% Wgt. Mean C.I	92.19 to 94.27
95% Mean C.I	94.15 to 97.63
% of Value of the Class of all Real Property Value in the County	33.27
% of Records Sold in the Study Period	6.34
% of Value Sold in the Study Period	8.57

Residential Real Property - History

Year	Number of Sales	LOV	Median
2018	457	96	95.79
2017	433	95	94.70
2016	413	96	95.64
2015	392	97	97.30

2019 Commission Summary for Otoe County

Commercial Real Property - Current

Number of Sales	53	Median	96.54
Total Sales Price	\$14,421,467	Mean	93.34
Total Adj. Sales Price	\$14,421,467	Wgt. Mean	64.15
Total Assessed Value	\$9,251,870	Average Assessed Value of the Base	\$190,876
Avg. Adj. Sales Price	\$272,103	Avg. Assessed Value	\$174,564

Confidence Interval - Current

95% Median C.I	82.52 to 101.96
95% Wgt. Mean C.I	40.24 to 88.07
95% Mean C.I	83.45 to 103.23
% of Value of the Class of all Real Property Value in the County	7.31
% of Records Sold in the Study Period	6.21
% of Value Sold in the Study Period	5.68

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2018	42	96	96.37
2017	36	99	98.85
2016	36	99	99.20
2015	35	97	96.72

66 Otoe
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 : 440
 Total Sales Price : 68,176,556
 Total Adj. Sales Price : 68,176,556
 Total Assessed Value : 63,560,850
 Avg. Adj. Sales Price : 154,947
 Avg. Assessed Value : 144,456

MEDIAN : 95
 WGT. MEAN : 93
 MEAN : 96
 COD : 09.16
 PRD : 102.85

COV : 19.44
 STD : 18.64
 Avg. Abs. Dev : 08.74
 MAX Sales Ratio : 349.00
 MIN Sales Ratio : 45.00

95% Median C.I. : 94.79 to 95.87
 95% Wgt. Mean C.I. : 92.19 to 94.27
 95% Mean C.I. : 94.15 to 97.63

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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	39	96.69	96.86	96.04	09.38	100.85	61.89	138.85	94.05 to 98.83	145,017	139,269
01-JAN-17 To 31-MAR-17	42	96.47	95.55	93.40	07.20	102.30	63.50	154.65	93.98 to 97.19	141,561	132,216
01-APR-17 To 30-JUN-17	72	95.68	95.03	92.88	07.93	102.31	63.44	138.75	94.03 to 97.39	151,971	141,153
01-JUL-17 To 30-SEP-17	68	95.68	95.90	94.49	05.56	101.49	47.47	145.31	94.52 to 96.45	137,926	130,331
01-OCT-17 To 31-DEC-17	37	95.51	97.39	96.48	06.88	100.94	79.62	173.26	93.55 to 97.37	162,888	157,154
01-JAN-18 To 31-MAR-18	45	95.44	93.26	92.63	09.52	100.68	46.71	121.54	91.96 to 97.76	158,968	147,252
01-APR-18 To 30-JUN-18	86	94.48	97.07	92.20	12.61	105.28	45.00	349.00	92.70 to 95.92	172,971	159,488
01-JUL-18 To 30-SEP-18	51	93.95	95.85	90.18	12.33	106.29	65.55	171.33	92.07 to 94.87	160,756	144,975
<u>Study Yrs</u>											
01-OCT-16 To 30-SEP-17	221	95.79	95.72	94.01	07.36	101.82	47.47	154.65	95.22 to 96.68	144,444	135,792
01-OCT-17 To 30-SEP-18	219	94.66	96.06	92.54	10.98	103.80	45.00	349.00	93.85 to 95.62	165,546	153,200
<u>Calendar Yrs</u>											
01-JAN-17 To 31-DEC-17	219	95.74	95.80	94.12	06.89	101.78	47.47	173.26	95.22 to 96.50	147,458	138,782
<u>ALL</u>	440	95.40	95.89	93.23	09.16	102.85	45.00	349.00	94.79 to 95.87	154,947	144,456

VALUATION GROUP										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	189	95.70	98.36	94.30	10.18	104.31	46.71	349.00	94.98 to 96.97	130,698	123,248
2	34	95.79	96.45	92.54	11.93	104.23	61.89	157.84	92.98 to 99.21	70,526	65,262
7	35	93.62	92.53	93.98	08.16	98.46	45.00	138.46	92.00 to 94.79	101,875	95,737
9	82	95.80	95.65	93.75	05.98	102.03	65.13	138.75	94.44 to 96.68	125,930	118,053
12	17	96.71	95.38	95.13	02.79	100.26	89.04	99.43	90.69 to 98.38	268,636	255,541
13	10	95.76	98.90	98.45	04.49	100.46	92.33	114.92	93.83 to 104.04	379,392	373,528
14	3	97.20	94.20	94.15	03.68	100.05	87.34	98.07	N/A	257,467	242,417
15	67	94.15	91.03	90.07	10.93	101.07	48.79	159.96	90.98 to 95.58	254,176	228,929
20	3	78.10	82.78	85.31	13.34	97.03	69.49	100.76	N/A	340,667	290,630
<u>ALL</u>	440	95.40	95.89	93.23	09.16	102.85	45.00	349.00	94.79 to 95.87	154,947	144,456

66 Otoe
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 : 440
 Total Sales Price : 68,176,556
 Total Adj. Sales Price : 68,176,556
 Total Assessed Value : 63,560,850
 Avg. Adj. Sales Price : 154,947
 Avg. Assessed Value : 144,456

MEDIAN : 95
 WGT. MEAN : 93
 MEAN : 96
 COD : 09.16
 PRD : 102.85

COV : 19.44
 STD : 18.64
 Avg. Abs. Dev : 08.74
 MAX Sales Ratio : 349.00
 MIN Sales Ratio : 45.00

95% Median C.I. : 94.79 to 95.87
 95% Wgt. Mean C.I. : 92.19 to 94.27
 95% Mean C.I. : 94.15 to 97.63

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	437	95.42	95.98	93.35	09.11	102.82	45.00	349.00	94.80 to 95.87	153,672	143,453
06	3	78.10	82.78	85.31	13.34	97.03	69.49	100.76	N/A	340,667	290,630
07											
<u>ALL</u>	440	95.40	95.89	93.23	09.16	102.85	45.00	349.00	94.79 to 95.87	154,947	144,456

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	3	103.13	122.15	115.71	25.64	105.57	92.00	171.33	N/A	1,973	2,283
Less Than 15,000	11	103.13	125.36	126.25	38.95	99.30	45.00	349.00	82.00 to 171.33	7,356	9,287
Less Than 30,000	25	106.65	117.01	113.39	25.34	103.19	45.00	349.00	101.41 to 113.60	14,293	16,207
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	437	95.38	95.71	93.23	09.02	102.66	45.00	349.00	94.79 to 95.84	155,997	145,432
Greater Than 14,999	429	95.32	95.13	93.19	08.27	102.08	46.71	173.26	94.72 to 95.79	158,731	147,922
Greater Than 29,999	415	95.16	94.62	93.12	07.79	101.61	46.71	173.26	94.47 to 95.66	163,420	152,182
<u>Incremental Ranges</u>											
0 TO 4,999	3	103.13	122.15	115.71	25.64	105.57	92.00	171.33	N/A	1,973	2,283
5,000 TO 14,999	8	103.70	126.57	127.08	43.70	99.60	45.00	349.00	45.00 to 349.00	9,375	11,914
15,000 TO 29,999	14	108.68	110.44	109.63	14.70	100.74	47.47	162.80	97.70 to 124.13	19,743	21,644
30,000 TO 59,999	39	97.78	104.68	104.82	15.42	99.87	71.09	173.26	92.51 to 108.77	44,300	46,436
60,000 TO 99,999	84	96.70	97.07	96.69	09.39	100.39	46.71	145.31	95.22 to 98.02	79,778	77,139
100,000 TO 149,999	109	94.88	93.69	93.60	05.35	100.10	70.43	125.63	93.83 to 95.74	123,722	115,800
150,000 TO 249,999	109	94.06	91.24	91.18	06.59	100.07	63.44	104.58	92.41 to 95.35	192,555	175,572
250,000 TO 499,999	69	95.20	93.13	93.28	06.27	99.84	65.55	117.12	93.83 to 96.24	317,406	296,068
500,000 TO 999,999	5	91.50	89.20	88.78	05.17	100.47	80.60	96.76	N/A	603,000	535,338
1,000,000 +											
<u>ALL</u>	440	95.40	95.89	93.23	09.16	102.85	45.00	349.00	94.79 to 95.87	154,947	144,456

66 Otoe
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 : 53
 Total Sales Price : 14,421,467
 Total Adj. Sales Price : 14,421,467
 Total Assessed Value : 9,251,870
 Avg. Adj. Sales Price : 272,103
 Avg. Assessed Value : 174,564

MEDIAN : 97
 WGT. MEAN : 64
 MEAN : 93
 COD : 27.52
 PRD : 145.50

COV : 39.35
 STD : 36.73
 Avg. Abs. Dev : 26.57
 MAX Sales Ratio : 220.26
 MIN Sales Ratio : 13.12

95% Median C.I. : 82.52 to 101.96
 95% Wgt. Mean C.I. : 40.24 to 88.07
 95% Mean C.I. : 83.45 to 103.23

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qrtrs</u>												
01-OCT-15 To 31-DEC-15	4	96.10	101.63	109.05	14.54	93.20	81.62	132.69	N/A	96,250	104,960	
01-JAN-16 To 31-MAR-16	3	101.58	134.79	112.62	45.20	119.69	82.52	220.26	N/A	90,000	101,357	
01-APR-16 To 30-JUN-16	2	130.99	130.99	130.25	06.18	100.57	122.90	139.08	N/A	44,000	57,310	
01-JUL-16 To 30-SEP-16	1	70.22	70.22	70.22	00.00	100.00	70.22	70.22	N/A	145,000	101,820	
01-OCT-16 To 31-DEC-16	3	62.53	64.43	54.61	13.99	117.98	52.25	78.50	N/A	511,301	279,230	
01-JAN-17 To 31-MAR-17	5	94.68	94.55	101.37	14.97	93.27	67.88	117.11	N/A	119,800	121,438	
01-APR-17 To 30-JUN-17	3	46.16	66.88	42.33	51.54	158.00	41.55	112.93	N/A	554,500	234,727	
01-JUL-17 To 30-SEP-17	9	97.13	96.85	100.32	11.22	96.54	62.63	128.82	81.99 to 106.86	373,472	374,658	
01-OCT-17 To 31-DEC-17	8	98.73	94.96	56.25	20.79	168.82	16.66	133.15	16.66 to 133.15	206,500	116,155	
01-JAN-18 To 31-MAR-18	7	101.96	86.09	36.23	37.82	237.62	13.12	153.52	13.12 to 153.52	541,558	196,187	
01-APR-18 To 30-JUN-18	6	66.25	83.69	48.82	54.51	171.43	34.57	144.13	34.57 to 144.13	144,688	70,638	
01-JUL-18 To 30-SEP-18	2	100.50	100.50	99.05	10.15	101.46	90.30	110.70	N/A	32,389	32,080	
<u>Study Yrs</u>												
01-OCT-15 To 30-SEP-16	10	100.04	114.31	105.90	28.99	107.94	70.22	220.26	81.62 to 139.08	88,800	94,035	
01-OCT-16 To 30-SEP-17	20	95.61	86.92	77.13	20.43	112.69	41.55	128.82	67.88 to 101.80	357,883	276,049	
01-OCT-17 To 30-SEP-18	23	95.80	89.80	43.77	32.81	205.16	13.12	153.52	72.83 to 113.20	277,209	121,328	
<u>Calendar Yrs</u>												
01-JAN-16 To 31-DEC-16	9	82.52	103.32	66.68	43.13	154.95	52.25	220.26	62.53 to 139.08	226,322	150,911	
01-JAN-17 To 31-DEC-17	25	97.06	92.19	77.14	18.87	119.51	16.66	133.15	91.47 to 106.86	291,030	224,501	
<u>ALL</u>	53	96.54	93.34	64.15	27.52	145.50	13.12	220.26	82.52 to 101.96	272,103	174,564	

VALUATION GROUP											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	30	97.99	98.16	61.42	26.47	159.82	13.12	220.26	85.74 to 109.97	399,769	245,530	
2	23	91.47	87.04	77.66	29.26	112.08	29.43	144.13	62.63 to 101.65	105,583	81,998	
<u>ALL</u>	53	96.54	93.34	64.15	27.52	145.50	13.12	220.26	82.52 to 101.96	272,103	174,564	

66 Otoe
COMMERCIAL

PAD 2019 R&O Statistics (Using 2019 Values)

Qualified

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 95% Wgt. Mean C.I. : 40.24 to 88.07
 95% Mean C.I. : 83.45 to 103.23

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	52	96.17	92.58	63.38	27.43	146.07	13.12	220.26	82.52 to 101.80	274,259	173,838
04	1	132.69	132.69	132.69	00.00	100.00	132.69	132.69	N/A	160,000	212,310
<u>ALL</u>	53	96.54	93.34	64.15	27.52	145.50	13.12	220.26	82.52 to 101.96	272,103	174,564

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	3	142.25	119.79	119.93	16.67	99.88	73.00	144.13	N/A	3,043	3,650
Less Than 15,000	5	73.00	96.30	79.81	45.00	120.66	59.50	144.13	N/A	5,726	4,570
Less Than 30,000	9	110.70	100.69	100.28	27.05	100.41	59.50	144.13	62.63 to 142.25	12,045	12,079
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	50	96.17	91.75	64.12	26.86	143.09	13.12	220.26	82.52 to 101.80	288,247	184,818
Greater Than 14,999	48	96.80	93.03	64.12	26.26	145.09	13.12	220.26	85.74 to 101.96	299,851	192,271
Greater Than 29,999	44	96.17	91.83	63.88	26.58	143.75	13.12	220.26	82.52 to 101.80	325,297	207,799
<u>Incremental Ranges</u>											
0 TO 4,999	3	142.25	119.79	119.93	16.67	99.88	73.00	144.13	N/A	3,043	3,650
5,000 TO 14,999	2	61.07	61.07	61.03	02.57	100.07	59.50	62.63	N/A	9,750	5,950
15,000 TO 29,999	4	111.82	106.17	107.63	15.10	98.64	67.88	133.15	N/A	19,944	21,465
30,000 TO 59,999	14	93.05	99.22	98.56	38.69	100.67	29.43	220.26	46.16 to 139.08	45,161	44,512
60,000 TO 99,999	5	98.50	101.62	101.41	05.63	100.21	93.79	117.11	N/A	78,500	79,608
100,000 TO 149,999	5	85.74	83.43	82.38	10.57	101.27	70.22	94.68	N/A	112,600	92,762
150,000 TO 249,999	8	111.97	106.74	105.79	15.70	100.90	62.53	132.69	62.53 to 132.69	179,875	190,299
250,000 TO 499,999	6	99.51	100.21	100.31	05.21	99.90	91.47	107.34	91.47 to 107.34	328,083	329,092
500,000 TO 999,999	2	32.66	32.66	31.95	48.99	102.22	16.66	48.66	N/A	842,500	269,150
1,000,000 +	4	46.90	51.44	47.46	51.41	108.39	13.12	98.85	N/A	1,908,203	905,725
<u>ALL</u>	53	96.54	93.34	64.15	27.52	145.50	13.12	220.26	82.52 to 101.96	272,103	174,564

66 Otoe
COMMERCIAL

PAD 2019 R&O Statistics (Using 2019 Values)

Qualified

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

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 Avg. Abs. Dev : 26.57
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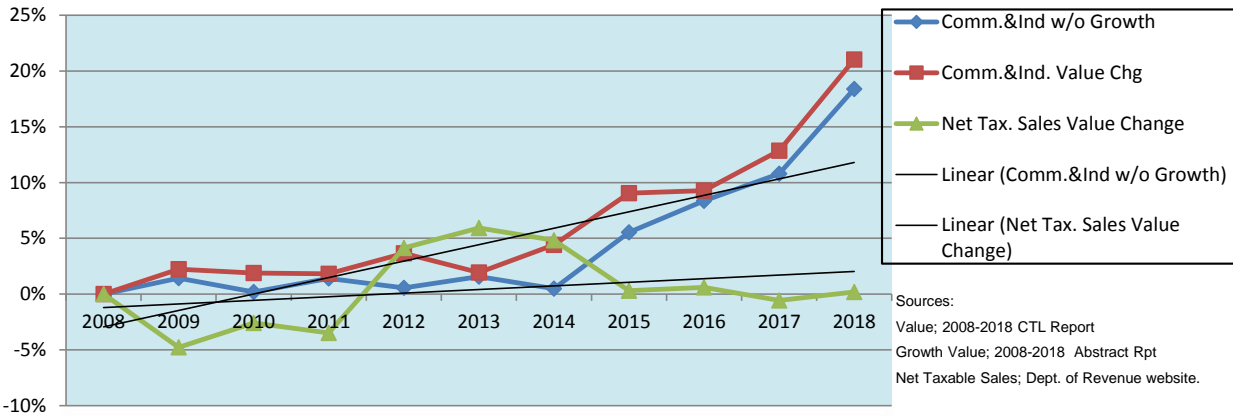
95% Median C.I. : 82.52 to 101.96
 95% Wgt. Mean C.I. : 40.24 to 88.07
 95% Mean C.I. : 83.45 to 103.23

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Blank	9	73.00	75.80	17.34	55.01	437.14	13.12	144.13	16.66 to 142.25	433,949	75,260
297	1	98.50	98.50	98.50	00.00	100.00	98.50	98.50	N/A	70,000	68,950
306	1	107.34	107.34	107.34	00.00	100.00	107.34	107.34	N/A	290,000	311,300
311	1	48.66	48.66	48.66	00.00	100.00	48.66	48.66	N/A	805,000	391,720
319	1	97.06	97.06	97.06	00.00	100.00	97.06	97.06	N/A	456,500	443,080
323	1	220.26	220.26	220.26	00.00	100.00	220.26	220.26	N/A	50,000	110,130
336	1	46.16	46.16	46.16	00.00	100.00	46.16	46.16	N/A	50,000	23,080
344	4	109.54	112.99	105.25	13.79	107.35	93.79	139.08	N/A	151,000	158,923
349	3	52.25	71.86	51.43	51.20	139.72	41.55	121.79	N/A	1,022,467	525,887
350	2	103.26	103.26	101.88	06.51	101.35	96.54	109.97	N/A	221,500	225,660
352	3	106.86	106.21	100.02	04.39	106.19	98.85	112.93	N/A	757,667	757,820
353	8	80.51	78.90	81.13	23.23	97.25	29.43	122.90	29.43 to 122.90	73,438	59,578
384	2	72.08	72.08	66.28	13.25	108.75	62.53	81.62	N/A	140,000	92,790
386	2	112.98	112.98	117.79	14.03	95.92	97.13	128.82	N/A	134,250	158,130
391	1	133.15	133.15	133.15	00.00	100.00	133.15	133.15	N/A	20,000	26,630
410	1	93.69	93.69	93.69	00.00	100.00	93.69	93.69	N/A	100,000	93,690
418	1	95.80	95.80	95.80	00.00	100.00	95.80	95.80	N/A	49,000	46,940
419	1	101.58	101.58	101.58	00.00	100.00	101.58	101.58	N/A	65,000	66,030
420	1	110.70	110.70	110.70	00.00	100.00	110.70	110.70	N/A	27,777	30,750
459	2	117.76	117.76	110.45	30.38	106.62	81.99	153.52	N/A	47,125	52,050
470	1	91.47	91.47	91.47	00.00	100.00	91.47	91.47	N/A	250,000	228,670
491	1	113.97	113.97	113.97	00.00	100.00	113.97	113.97	N/A	188,000	214,260
494	1	132.69	132.69	132.69	00.00	100.00	132.69	132.69	N/A	160,000	212,310
499	1	101.80	101.80	101.80	00.00	100.00	101.80	101.80	N/A	45,000	45,810
526	1	67.88	67.88	67.88	00.00	100.00	67.88	67.88	N/A	17,000	11,540
554	1	72.83	72.83	72.83	00.00	100.00	72.83	72.83	N/A	105,000	76,470
<u>ALL</u>	<u>53</u>	<u>96.54</u>	<u>93.34</u>	<u>64.15</u>	<u>27.52</u>	<u>145.50</u>	<u>13.12</u>	<u>220.26</u>	<u>82.52 to 101.96</u>	<u>272,103</u>	<u>174,564</u>

Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2008	\$ 131,680,050	\$ 1,649,530		\$ 130,030,520	--	\$ 135,188,203	--
2009	\$ 134,611,840	\$ 1,061,940	0.79%	\$ 133,549,900	1.42%	\$ 128,732,764	-4.78%
2010	\$ 134,152,410	\$ 2,210,620	1.65%	\$ 131,941,790	-1.98%	\$ 131,674,917	2.29%
2011	\$ 134,087,990	\$ 550,000	0.41%	\$ 133,537,990	-0.46%	\$ 130,470,217	-0.91%
2012	\$ 136,485,510	\$ 4,068,490	2.98%	\$ 132,417,020	-1.25%	\$ 140,768,467	7.89%
2013	\$ 134,220,410	\$ 483,790	0.36%	\$ 133,736,620	-2.01%	\$ 143,202,449	1.73%
2014	\$ 137,485,370	\$ 5,163,570	3.76%	\$ 132,321,800	-1.41%	\$ 141,698,925	-1.05%
2015	\$ 143,604,450	\$ 4,646,730	3.24%	\$ 138,957,720	1.07%	\$ 135,586,181	-4.31%
2016	\$ 143,902,470	\$ 1,200,070	0.83%	\$ 142,702,400	-0.63%	\$ 136,006,548	0.31%
2017	\$ 148,596,750	\$ 2,710,220	1.82%	\$ 145,886,530	1.38%	\$ 134,421,086	-1.17%
2018	\$ 159,371,480	\$ 3,465,010	2.17%	\$ 155,906,470	4.92%	\$ 135,431,757	0.75%
Ann %chg		1.93%		Average	0.10%	0.02%	0.08%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2008	-	-	-
2009	1.42%	2.23%	-4.78%
2010	0.20%	1.88%	-2.60%
2011	1.41%	1.83%	-3.49%
2012	0.56%	3.65%	4.13%
2013	1.56%	1.93%	5.93%
2014	0.49%	4.41%	4.82%
2015	5.53%	9.06%	0.29%
2016	8.37%	9.28%	0.61%
2017	10.79%	12.85%	-0.57%
2018	18.40%	21.03%	0.18%

County Number	66
County Name	Otoe

66 Otoe

PAD 2019 R&O Statistics (Using 2019 Values)

Qualified

AGRICULTURAL LAND

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

Number of Sales : 64
 Total Sales Price : 33,431,952
 Total Adj. Sales Price : 33,431,952
 Total Assessed Value : 23,996,802
 Avg. Adj. Sales Price : 522,374
 Avg. Assessed Value : 374,950

MEDIAN : 73
 WGT. MEAN : 72
 MEAN : 73
 COD : 16.61
 PRD : 101.39

COV : 25.31
 STD : 18.42
 Avg. Abs. Dev : 12.14
 MAX Sales Ratio : 118.01
 MIN Sales Ratio : 00.00

95% Median C.I. : 68.22 to 76.17
 95% Wgt. Mean C.I. : 68.50 to 75.06
 95% Mean C.I. : 68.27 to 77.29

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-15 To 31-DEC-15	6	62.81	65.93	62.69	13.44	105.17	53.51	91.78	53.51 to 91.78	493,408	309,302
01-JAN-16 To 31-MAR-16	4	73.07	76.90	79.99	08.20	96.14	69.39	92.08	N/A	805,500	644,320
01-APR-16 To 30-JUN-16	2	84.85	84.85	82.13	10.88	103.31	75.62	94.08	N/A	775,797	637,125
01-JUL-16 To 30-SEP-16	3	69.18	70.82	72.68	10.58	97.44	60.66	82.62	N/A	279,600	203,200
01-OCT-16 To 31-DEC-16	6	67.05	58.29	56.03	22.92	104.03	00.00	83.00	00.00 to 83.00	700,207	392,302
01-JAN-17 To 31-MAR-17	5	76.22	76.43	75.98	05.38	100.59	67.44	84.40	N/A	451,692	343,216
01-APR-17 To 30-JUN-17	7	82.58	83.43	82.43	17.40	101.21	62.10	101.57	62.10 to 101.57	385,000	317,357
01-JUL-17 To 30-SEP-17	5	72.95	80.85	77.12	24.32	104.84	54.11	118.01	N/A	380,349	293,342
01-OCT-17 To 31-DEC-17	12	75.72	70.67	73.26	17.91	96.46	00.00	93.90	64.48 to 90.61	502,260	367,978
01-JAN-18 To 31-MAR-18	8	72.39	73.01	70.82	11.31	103.09	57.78	87.05	57.78 to 87.05	574,078	406,534
01-APR-18 To 30-JUN-18	5	62.34	67.97	67.05	09.87	101.37	61.05	83.68	N/A	454,778	304,942
01-JUL-18 To 30-SEP-18	1	80.20	80.20	80.20	00.00	100.00	80.20	80.20	N/A	909,036	729,040
<u>Study Yrs</u>											
01-OCT-15 To 30-SEP-16	15	69.39	72.35	73.69	14.28	98.18	53.51	94.08	60.66 to 82.62	571,523	421,129
01-OCT-16 To 30-SEP-17	23	73.27	74.79	70.17	19.93	106.58	00.00	118.01	67.20 to 83.00	480,715	337,309
01-OCT-17 To 30-SEP-18	26	74.03	71.24	71.88	14.89	99.11	00.00	93.90	64.48 to 77.78	530,872	381,606
<u>Calendar Yrs</u>											
01-JAN-16 To 31-DEC-16	15	69.43	69.30	69.44	17.00	99.80	00.00	94.08	65.54 to 82.62	654,242	454,329
01-JAN-17 To 31-DEC-17	29	76.12	76.50	76.23	17.31	100.35	00.00	118.01	67.91 to 84.40	444,218	338,622
<u>ALL</u>	64	73.11	72.78	71.78	16.61	101.39	00.00	118.01	68.22 to 76.17	522,374	374,950

AREA (MARKET)	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
7000	7	77.44	79.16	78.44	14.58	100.92	54.11	94.08	54.11 to 94.08	444,215	348,443
8000	57	72.44	71.99	71.09	16.68	101.27	00.00	118.01	67.44 to 76.12	531,973	378,205
<u>ALL</u>	64	73.11	72.78	71.78	16.61	101.39	00.00	118.01	68.22 to 76.17	522,374	374,950

66 Otoe
AGRICULTURAL LAND

PAD 2019 R&O Statistics (Using 2019 Values)

Qualified

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COV : 25.31
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 Avg. Abs. Dev : 12.14
 MAX Sales Ratio : 118.01
 MIN Sales Ratio : 00.00

95% Median C.I. : 68.22 to 76.17
 95% Wgt. Mean C.I. : 68.50 to 75.06
 95% Mean C.I. : 68.27 to 77.29

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Dry_____											
County	9	69.43	72.22	74.16	11.98	97.38	58.54	92.08	63.01 to 85.79	569,046	421,980
8000	9	69.43	72.22	74.16	11.98	97.38	58.54	92.08	63.01 to 85.79	569,046	421,980
_____Grass_____											
County	1	62.33	62.33	62.33	00.00	100.00	62.33	62.33	N/A	184,000	114,690
8000	1	62.33	62.33	62.33	00.00	100.00	62.33	62.33	N/A	184,000	114,690
_____ALL_____	64	73.11	72.78	71.78	16.61	101.39	00.00	118.01	68.22 to 76.17	522,374	374,950

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	40	73.24	71.63	70.85	17.94	101.10	00.00	101.57	67.91 to 76.17	575,102	407,454
7000	4	76.38	79.06	78.35	08.77	100.91	69.39	94.08	N/A	584,678	458,115
8000	36	71.70	70.80	70.00	19.15	101.14	00.00	101.57	66.10 to 76.17	574,038	401,825
_____Grass_____											
County	1	62.33	62.33	62.33	00.00	100.00	62.33	62.33	N/A	184,000	114,690
8000	1	62.33	62.33	62.33	00.00	100.00	62.33	62.33	N/A	184,000	114,690
_____ALL_____	64	73.11	72.78	71.78	16.61	101.39	00.00	118.01	68.22 to 76.17	522,374	374,950

Otoe County 2019 Average Acre Value Comparison

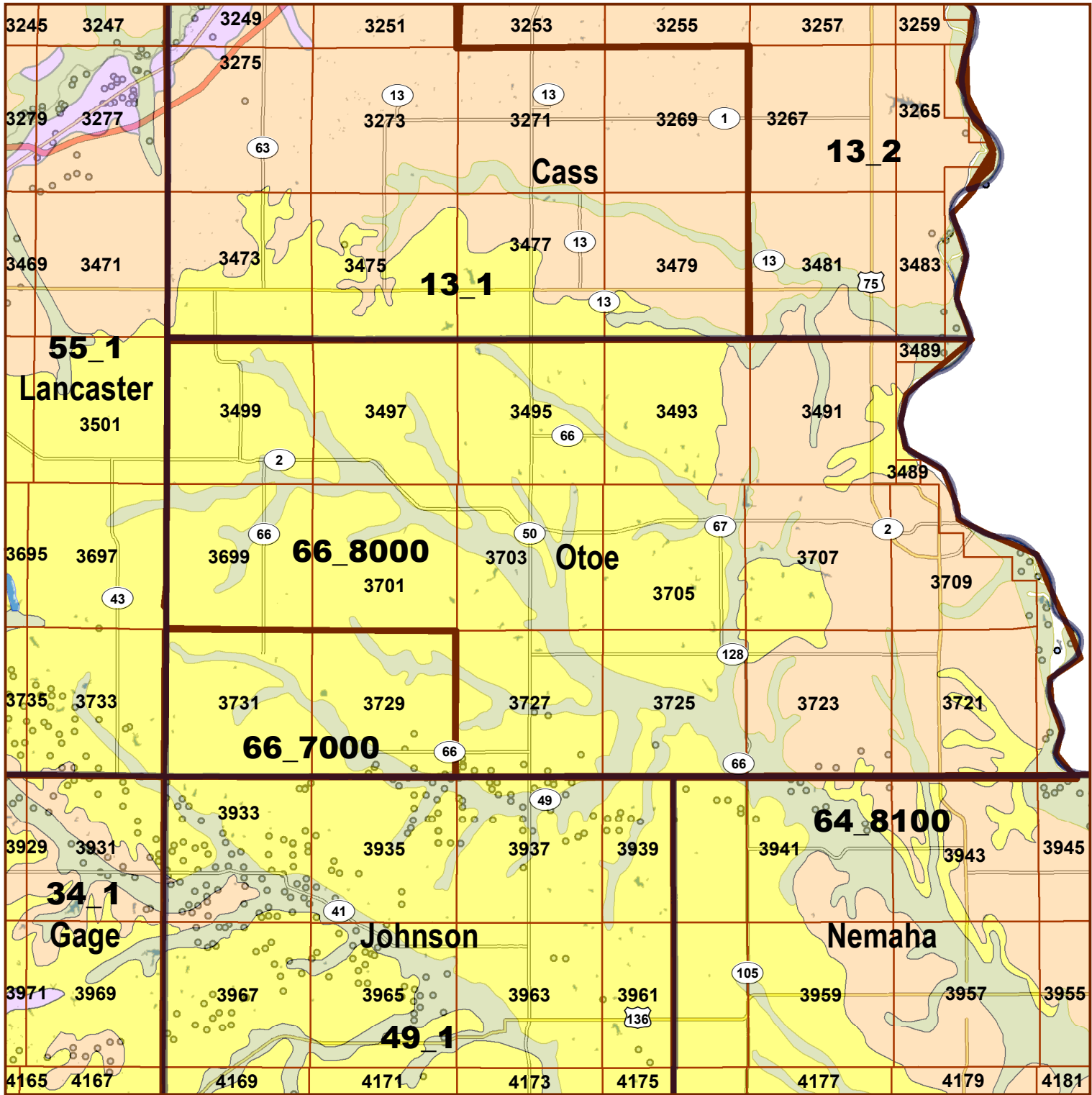
County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Otoe	2	4900	4900	4500	4500	4200	n/a	4100	4100	4400
Gage	1	5423	5454	5253	5259	4415	4435	4085	4066	5042
Lancaster	1	0	0	0	0	0	0	0	0	0
Johnson	1	7342	5927	6820	5464	4276	n/a	3250	2770	5177
Otoe	1	5600	5600	5500	5500	5000	5000	4200	4200	5208
Cass	54	6275	6070	5545	5510	n/a	4850	n/a	4215	5722
Johnson	1	7342	5927	6820	5464	4276	n/a	3250	2770	5177
Nemaha	1	5675	5450	5150	5050	4950	4850	4050	3950	5023

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Otoe	2	4100	4100	4000	3900	3680	n/a	3300	3000	3738
Gage	1	4175	4175	3610	3610	3040	3040	2415	2415	3358
Lancaster	1	0	0	0	0	0	0	0	0	0
Johnson	1	4219	3898	3810	3448	3011	3312	2500	1870	3173
Otoe	1	4440	4440	4150	4100	4010	3980	3380	3090	4050
Cass	54	5200	5050	4950	4555	4420	4260	3970	3740	4692
Johnson	1	4219	3898	3810	3448	3011	3312	2500	1870	3173
Nemaha	1	4820	4669	4368	4120	3820	3669	2770	2520	3843

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Otoe	2	2200	2200	2100	2100	2000	n/a	1400	1200	1881
Gage	1	2185	2185	1990	1990	1805	1805	1675	1675	1803
Lancaster	1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Johnson	1	2810	2740	2280	1973	1904	1980	1880	1410	1888
Otoe	1	2290	2250	2180	2160	2030	2000	1750	1550	2002
Cass	54	2395	2345	2255	2180	2090	2065	1850	1600	2124
Johnson	1	2810	2740	2280	1973	1904	1980	1880	1410	1888
Nemaha	1	2200	2050	1875	1775	1725	1675	1525	1400	1623

County	Mkt Area	CRP	TIMBER	WASTE
Otoe	2	2773	1138	100
Gage	1	2835	846	200
Lancaster	1	n/a	n/a	0
Johnson	1	2131	1325	130
Otoe	1	2908	1105	100
Cass	54	2171	2020	125
Johnson	1	2131	1325	130
Nemaha	1	2476	900	99

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.



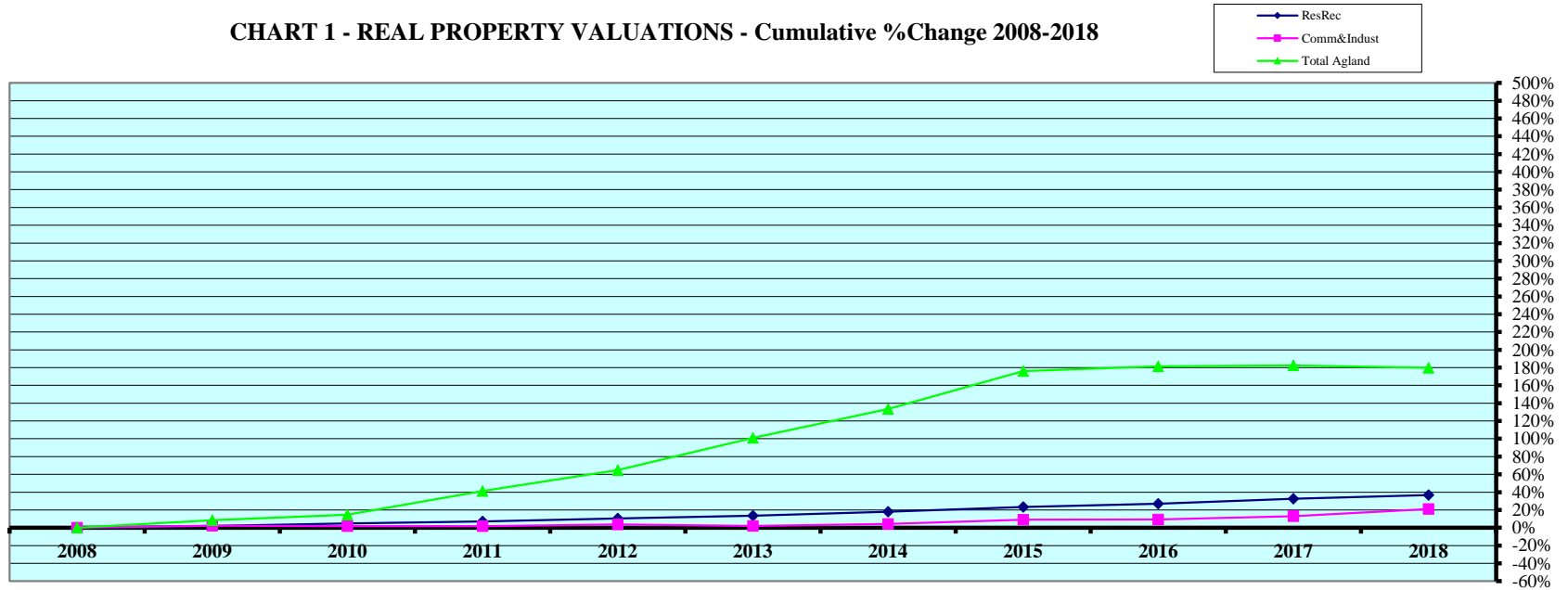
Legend

- County Lines
- Market Areas
- Geo Codes
- Moderately well drained silty soils on uplands and in depressions formed in loess
- Moderately well drained silty soils with clayey subsoils on uplands
- Well drained silty soils formed in loess on uplands
- Well drained silty soils formed in loess and alluvium on stream terraces
- Well to somewhat excessively drained loamy soils formed in weathered sandstone and eolian material on uplands
- Excessively drained sandy soils formed in alluvium in valleys and eolian sand on uplands in sandhills
- Excessively drained sandy soils formed in eolian sands on uplands in sandhills
- Somewhat poorly drained soils formed in alluvium on bottom lands
- Lakes and Ponds
- Irrigation Wells

Otoe County Map



CHART 1 - REAL PROPERTY VALUATIONS - Cumulative %Change 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	529,899,800	--	--	--	131,680,050	--	--	--	455,211,820	--	--	--
2009	540,323,300	10,423,500	1.97%	1.97%	134,611,840	2,931,790	2.23%	2.23%	494,058,020	38,846,200	8.53%	8.53%
2010	555,055,530	14,732,230	2.73%	4.75%	134,152,410	-459,430	-0.34%	1.88%	521,796,500	27,738,480	5.61%	14.63%
2011	567,678,650	12,623,120	2.27%	7.13%	134,087,990	-64,420	-0.05%	1.83%	642,735,230	120,938,730	23.18%	41.19%
2012	585,226,070	17,547,420	3.09%	10.44%	136,485,510	2,397,520	1.79%	3.65%	750,598,380	107,863,150	16.78%	64.89%
2013	601,238,750	16,012,680	2.74%	13.46%	134,220,410	-2,265,100	-1.66%	1.93%	915,454,130	164,855,750	21.96%	101.11%
2014	625,422,100	24,183,350	4.02%	18.03%	137,485,370	3,264,960	2.43%	4.41%	1,062,773,670	147,319,540	16.09%	133.47%
2015	653,058,490	27,636,390	4.42%	23.24%	143,604,450	6,119,080	4.45%	9.06%	1,256,477,910	193,704,240	18.23%	176.02%
2016	673,133,660	20,075,170	3.07%	27.03%	143,902,470	298,020	0.21%	9.28%	1,280,712,770	24,234,860	1.93%	181.34%
2017	703,163,840	30,030,180	4.46%	32.70%	148,596,750	4,694,280	3.26%	12.85%	1,285,775,870	5,063,100	0.40%	182.46%
2018	724,551,010	21,387,170	3.04%	36.73%	159,371,480	10,774,730	7.25%	21.03%	1,273,241,360	-12,534,510	-0.97%	179.70%

Rate Annual %chg: Residential & Recreational **3.18%** Commercial & Industrial **1.93%** Agricultural Land **10.83%**

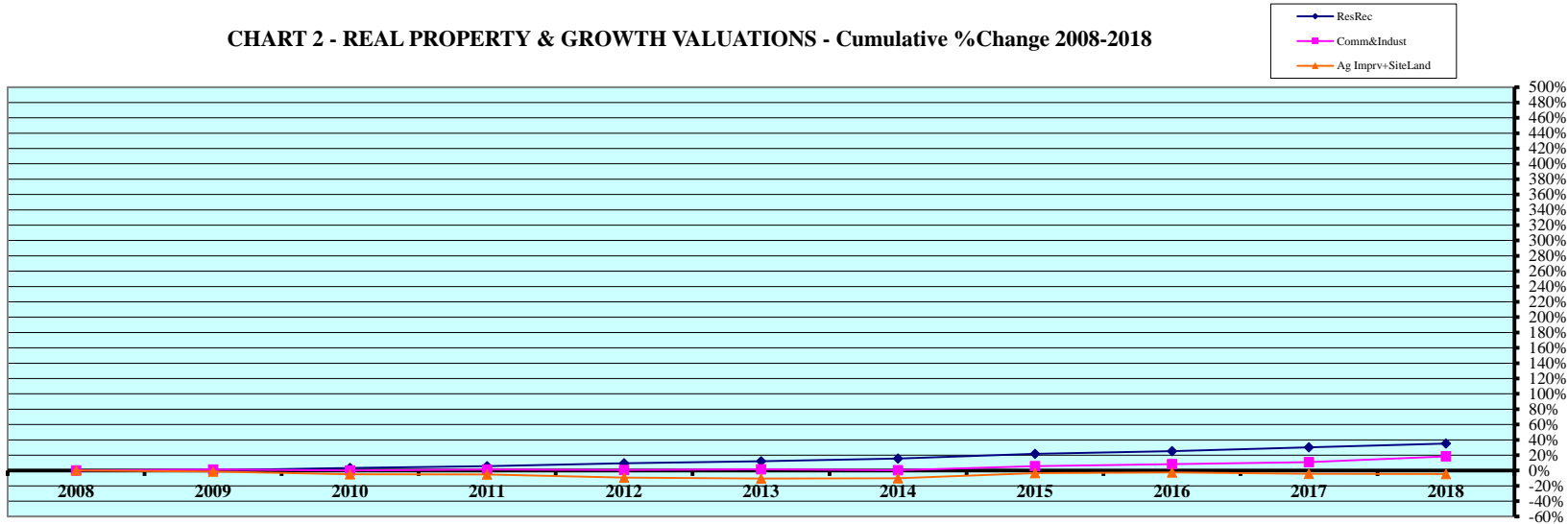
Cnty# **66**
County **OTOE**

CHART 1

(1) Residential & Recreational excludes Agric. dwelling & farm home site land. Commercial & Industrial excludes minerals. Agricultural land includes irrigated, dry, grass, waste, & other agland, excludes farm site land.

Source: 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	529,899,800	9,413,370	1.78%	520,486,430	--	--	131,680,050	1,649,530	1.25%	130,030,520	--	--
2009	540,323,300	7,561,000	1.40%	532,762,300	0.54%	0.54%	134,611,840	1,061,940	0.79%	133,549,900	1.42%	1.42%
2010	555,055,530	6,977,710	1.26%	548,077,820	1.44%	3.43%	134,152,410	2,210,620	1.65%	131,941,790	-1.98%	0.20%
2011	567,678,650	8,184,460	1.44%	559,494,190	0.80%	5.58%	134,087,990	550,000	0.41%	133,537,990	-0.46%	1.41%
2012	585,226,070	5,023,210	0.86%	580,202,860	2.21%	9.49%	136,485,510	4,068,490	2.98%	132,417,020	-1.25%	0.56%
2013	601,238,750	7,594,800	1.26%	593,643,950	1.44%	12.03%	134,220,410	483,790	0.36%	133,736,620	-2.01%	1.56%
2014	625,422,100	12,211,000	1.95%	613,211,100	1.99%	15.72%	137,485,370	5,163,570	3.76%	132,321,800	-1.41%	0.49%
2015	653,058,490	7,873,855	1.21%	645,184,635	3.16%	21.76%	143,604,450	4,646,730	3.24%	138,957,720	1.07%	5.53%
2016	673,133,660	9,119,800	1.35%	664,013,860	1.68%	25.31%	143,902,470	1,200,070	0.83%	142,702,400	-0.63%	8.37%
2017	703,163,840	13,759,110	1.96%	689,404,730	2.42%	30.10%	148,596,750	2,710,220	1.82%	145,886,530	1.38%	10.79%
2018	724,551,010	8,454,590	1.17%	716,096,420	1.84%	35.14%	159,371,480	3,465,010	2.17%	155,906,470	4.92%	18.40%
Rate Ann%chg	3.18%				1.75%		1.93%			C & I w/o growth		0.10%

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	70,061,180	21,692,350	91,753,530	1,328,980	1.45%	90,424,550	--	--
2009	70,740,700	22,485,980	93,226,680	2,600,180	2.79%	90,626,500	-1.23%	-1.23%
2010	66,076,990	23,370,720	89,447,710	2,245,680	2.51%	87,202,030	-6.46%	-4.96%
2011	65,073,330	24,848,450	89,921,780	2,787,160	3.10%	87,134,620	-2.59%	-5.03%
2012	60,894,550	25,022,350	85,916,900	2,664,470	3.10%	83,252,430	-7.42%	-9.27%
2013	58,879,680	24,483,240	83,362,920	1,210,095	1.45%	82,152,825	-4.38%	-10.46%
2014	59,433,190	27,202,780	86,635,970	4,263,550	4.92%	82,372,420	-1.19%	-10.22%
2015	61,103,340	28,151,160	89,254,500	728,090	0.82%	88,526,410	2.18%	-3.52%
2016	62,381,900	28,438,800	90,820,700	1,492,090	1.64%	89,328,610	0.08%	-2.64%
2017	61,716,410	32,807,670	94,524,080	6,589,430	6.97%	87,934,650	-3.18%	-4.16%
2018	62,361,010	27,626,160	89,987,170	2,390,010	2.66%	87,597,160	-7.33%	-4.53%
Rate Ann%chg	-1.16%	2.45%	-0.19%			Ag Imprv+Site w/o growth	-3.15%	

(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.

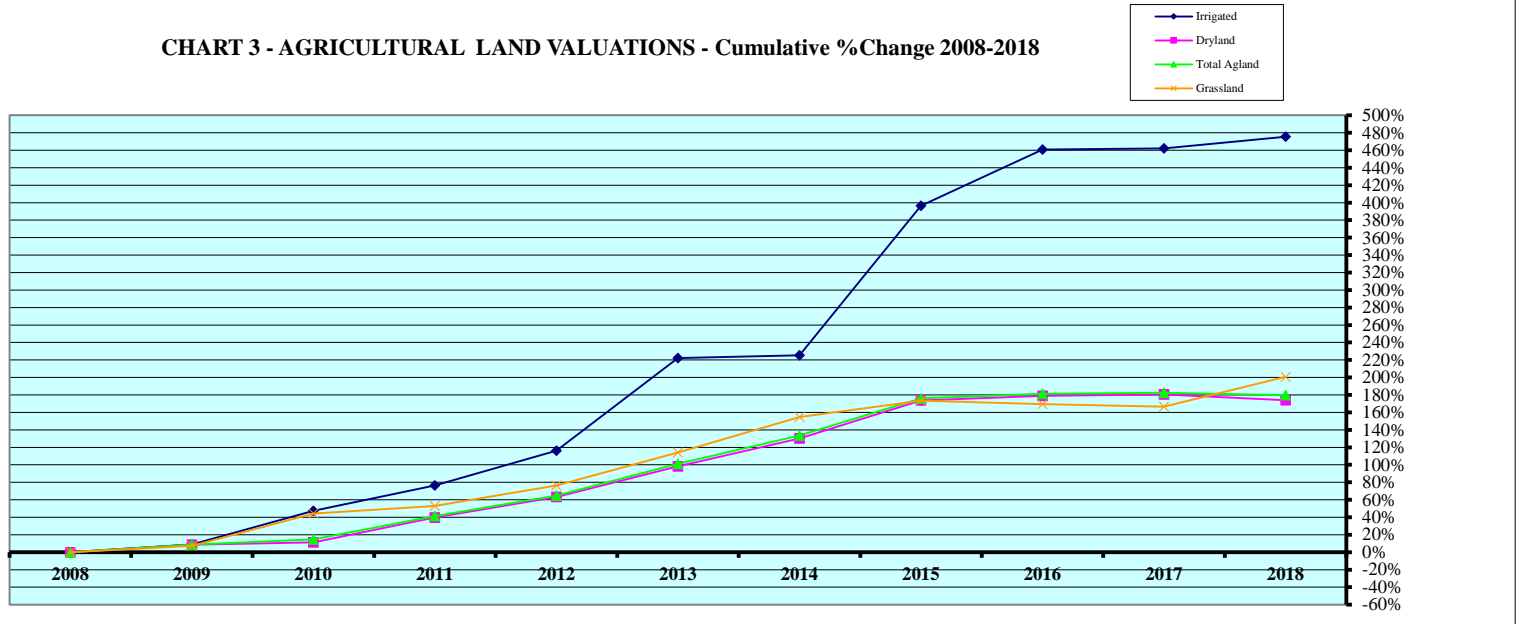
Sources:
Value; 2008 - 2018 CTL
Growth Value; 2008-2018 Abstract of Asmnt Rpt.

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

Cnty#	66
County	OTOE

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	5,471,960	--	--	--	408,013,380	--	--	--	41,328,620	--	--	--
2009	5,964,090	492,130	8.99%	8.99%	443,392,510	35,379,130	8.67%	8.67%	44,346,860	3,018,240	7.30%	7.30%
2010	8,068,600	2,104,510	35.29%	47.45%	453,823,910	10,431,400	2.35%	11.23%	59,550,670	15,203,810	34.28%	44.09%
2011	9,653,100	1,584,500	19.64%	76.41%	569,586,620	115,762,710	25.51%	39.60%	63,150,600	3,599,930	6.05%	52.80%
2012	11,829,700	2,176,600	22.55%	116.19%	665,489,280	95,902,660	16.84%	63.10%	72,919,220	9,768,620	15.47%	76.44%
2013	17,629,320	5,799,620	49.03%	222.18%	809,112,860	143,623,580	21.58%	98.31%	88,422,400	15,503,180	21.26%	113.95%
2014	17,805,250	175,930	1.00%	225.39%	939,433,210	130,320,350	16.11%	130.25%	105,261,260	16,838,860	19.04%	154.69%
2015	27,163,020	9,357,770	52.56%	396.40%	1,116,038,670	176,605,460	18.80%	173.53%	113,022,770	7,761,510	7.37%	173.47%
2016	30,684,370	3,521,350	12.96%	460.76%	1,138,488,900	22,450,230	2.01%	179.03%	111,308,500	-1,714,270	-1.52%	169.33%
2017	30,759,600	75,230	0.25%	462.13%	1,144,612,360	6,123,460	0.54%	180.53%	110,199,500	-1,109,000	-1.00%	166.64%
2018	31,487,360	727,760	2.37%	475.43%	1,117,279,640	-27,332,720	-2.39%	173.83%	124,268,930	14,069,430	12.77%	200.68%

Rate Ann.%chg: Irrigated 19.12% Dryland 10.60% Grassland 11.64%

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	397,700	--	--	--	160	--	--	--	455,211,820	--	--	--
2009	354,460	-43,240	-10.87%	-10.87%	100	-60	-37.50%	-37.50%	494,058,020	38,846,200	8.53%	8.53%
2010	353,320	-1,140	-0.32%	-11.16%	0	-100	-100.00%	-100.00%	521,796,500	27,738,480	5.61%	14.63%
2011	344,910	-8,410	-2.38%	-13.27%	0	0	-100.00%	-100.00%	642,735,230	120,938,730	23.18%	41.19%
2012	360,180	15,270	4.43%	-9.43%	0	0	-100.00%	-100.00%	750,598,380	107,863,150	16.78%	64.89%
2013	289,550	-70,630	-19.61%	-27.19%	0	0	-100.00%	-100.00%	915,454,130	164,855,750	21.96%	101.11%
2014	273,950	-15,600	-5.39%	-31.12%	0	0	-100.00%	-100.00%	1,062,773,670	147,319,540	16.09%	133.47%
2015	253,450	-20,500	-7.48%	-36.27%	0	0	-100.00%	-100.00%	1,256,477,910	193,704,240	18.23%	176.02%
2016	231,000	-22,450	-8.86%	-41.92%	0	0	-100.00%	-100.00%	1,280,712,770	24,234,860	1.93%	181.34%
2017	204,410	-26,590	-11.51%	-48.60%	0	0	-100.00%	-100.00%	1,285,775,870	5,063,100	0.40%	182.46%
2018	205,430	1,020	0.50%	-48.35%	0	0	-100.00%	-100.00%	1,273,241,360	-12,534,510	-0.97%	179.70%

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Rate Ann.%chg: Total Agric Land 10.83%

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	5,497,710	3,832	1,435			408,901,700	282,981	1,445			41,456,020	65,223	636		
2009	5,964,090	3,868	1,542	7.47%	7.47%	444,457,640	283,042	1,570	8.67%	8.67%	44,512,290	64,965	685	7.80%	7.80%
2010	8,505,360	4,623	1,840	19.33%	28.24%	461,764,060	280,513	1,646	4.83%	13.92%	59,127,290	63,771	927	35.32%	45.87%
2011	9,653,090	4,315	2,237	21.58%	55.91%	570,538,820	279,692	2,040	23.92%	41.17%	63,087,190	63,769	989	6.70%	55.65%
2012	11,829,700	4,251	2,783	24.41%	93.96%	666,779,440	275,777	2,418	18.53%	67.33%	72,621,060	68,316	1,063	7.45%	67.24%
2013	16,217,070	4,385	3,699	32.91%	157.78%	811,381,880	275,767	2,942	21.69%	103.62%	88,205,990	68,314	1,291	21.46%	103.14%
2014	18,060,350	4,728	3,820	3.28%	166.23%	939,870,550	275,038	3,417	16.14%	136.49%	105,361,770	67,348	1,564	21.16%	146.13%
2015	27,163,060	5,344	5,083	33.08%	254.29%	1,116,802,340	274,342	4,071	19.13%	181.72%	112,774,980	67,166	1,679	7.33%	164.16%
2016	30,950,180	6,093	5,080	-0.06%	254.07%	1,138,283,630	273,565	4,161	2.21%	187.96%	111,334,000	66,599	1,672	-0.44%	163.01%
2017	30,759,600	6,044	5,089	0.18%	254.70%	1,145,095,300	273,482	4,187	0.63%	189.77%	109,631,360	65,986	1,661	-0.61%	161.40%
2018	31,487,360	6,186	5,090	0.01%	254.75%	1,117,884,430	269,865	4,142	-1.07%	186.67%	124,421,690	69,654	1,786	7.51%	181.04%

Rate Annual %chg Average Value/Acre: 13.50%

11.11%

10.89%

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	399,510	7,122	56			3,640	58	63			456,258,580	359,216	1,270		
2009	354,300	7,055	50	-10.48%	-10.48%	2,250	45	50	-20.30%	-20.30%	495,290,570	358,975	1,380	8.63%	8.63%
2010	350,030	6,997	50	-0.38%	-10.81%	0	0				529,746,740	355,904	1,488	7.88%	17.19%
2011	344,820	6,893	50	0.00%	-10.81%	80	2	48		-24.23%	643,624,000	354,671	1,815	21.92%	42.87%
2012	342,000	3,412	100	100.37%	78.70%	1,000	10	100	110.00%	59.12%	751,573,200	351,766	2,137	17.74%	68.21%
2013	270,890	2,701	100	0.06%	78.81%	1,990	20	101	1.02%	60.74%	916,077,820	351,186	2,609	22.09%	105.37%
2014	274,260	2,732	100	0.09%	78.98%	1,710	17	101	-0.13%	60.53%	1,063,568,640	349,864	3,040	16.54%	139.34%
2015	255,290	2,543	100	0.01%	79.00%	60	1	102	0.80%	61.82%	1,256,995,730	349,395	3,598	18.35%	183.24%
2016	230,250	2,292	100	0.04%	79.07%	60	1	102	0.00%	61.82%	1,280,798,120	348,550	3,675	2.14%	189.31%
2017	204,710	2,046	100	-0.37%	78.42%	0	0				1,285,690,970	347,557	3,699	0.67%	191.24%
2018	205,420	2,052	100	0.02%	78.44%	0	0				1,273,998,900	347,758	3,663	-0.97%	188.43%

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Rate Annual %chg Average Value/Acre: 11.17%

(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
Aglnd 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
15,740	OTOE	80,911,416	33,255,029	26,859,492	697,538,720	139,190,980	20,180,500	27,012,290	1,273,241,360	62,361,010	27,626,160	0	2,388,176,957
cnty sector/value % of total value:		3.39%	1.39%	1.12%	29.21%	5.83%	0.85%	1.13%	53.31%	2.61%	1.16%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
57	BURR	71,772	38,087	2,146	1,477,550	969,280	0	0	0	0	0	0	2,558,835
0.36%	%sector of county sector	0.09%	0.11%	0.01%	0.21%	0.70%							0.11%
	%sector of municipality	2.80%	1.49%	0.08%	57.74%	37.88%							100.00%
173	DOUGLAS	12,343	72,043	4,059	5,122,030	409,720	0	0	0	0	0	0	5,620,195
1.10%	%sector of county sector	0.02%	0.22%	0.02%	0.73%	0.29%							0.24%
	%sector of municipality	0.22%	1.28%	0.07%	91.14%	7.29%							100.00%
187	DUNBAR	468,400	69,363	3,908	4,131,600	331,990	0	0	3,890	0	0	0	5,009,151
1.19%	%sector of county sector	0.58%	0.21%	0.01%	0.59%	0.24%			0.00%	0.24%			0.21%
	%sector of municipality	9.35%	1.38%	0.08%	82.48%	6.63%			0.08%				100.00%
41	LORTON	23,881	0	0	698,640	180,780	0	0	0	0	0	0	903,301
0.26%	%sector of county sector	0.03%			0.10%	0.13%							0.04%
	%sector of municipality	2.64%			77.34%	20.01%							100.00%
7,289	NEBRASKA CITY	18,451,827	2,465,259	3,089,783	247,274,950	81,403,300	6,951,600	0	182,640	0	3,900	0	359,823,259
46.31%	%sector of county sector	22.80%	7.41%	11.50%	35.45%	58.48%	34.45%		0.01%		0.01%		15.07%
	%sector of municipality	5.13%	0.69%	0.86%	68.72%	22.62%	1.93%		0.05%		0.00%		100.00%
171	OTOE	75,182	41,530	2,340	2,187,270	171,570	0	0	0	0	0	0	2,477,892
1.09%	%sector of county sector	0.09%	0.12%	0.01%	0.31%	0.12%							0.10%
	%sector of municipality	3.03%	1.68%	0.09%	88.27%	6.92%							100.00%
545	PALMYRA	676,079	256,607	15,279	20,533,160	2,405,180	29,230	0	0	0	0	0	23,915,535
3.46%	%sector of county sector	0.84%	0.77%	0.06%	2.94%	1.73%	0.14%						1.00%
	%sector of municipality	2.83%	1.07%	0.06%	85.86%	10.06%	0.12%						100.00%
1,944	SYRACUSE	3,612,124	251,851	14,235	85,325,110	19,984,410	1,574,160	0	385,660	310,770	4,710	0	111,463,030
12.35%	%sector of county sector	4.46%	0.76%	0.05%	12.23%	14.36%	7.80%		0.03%	0.50%	0.02%		4.67%
	%sector of municipality	3.24%	0.23%	0.01%	76.55%	17.93%	1.41%		0.35%	0.28%	0.00%		100.00%
233	TALMAGE	123,290	77,905	4,390	3,811,740	3,383,770	0	0	0	0	0	0	7,401,095
1.48%	%sector of county sector	0.15%	0.23%	0.02%	0.55%	2.43%							0.31%
	%sector of municipality	1.67%	1.05%	0.06%	51.50%	45.72%							100.00%
311	UNADILLA	177,710	84,348	4,753	11,880,720	887,810	0	0	0	0	0	0	13,035,341
1.98%	%sector of county sector	0.22%	0.25%	0.02%	1.70%	0.64%							0.55%
	%sector of municipality	1.36%	0.65%	0.04%	91.14%	6.81%							100.00%
10,951	Total Municipalities	23,692,608	3,356,993	3,140,893	382,442,770	110,127,810	8,554,990	0	572,190	310,770	8,610	0	532,207,634
69.57%	%all municip.sectors of cnty	29.28%	10.09%	11.69%	54.83%	79.12%	42.39%		0.04%	0.50%	0.03%		22.29%

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

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Total Real Property Sum Lines 17, 25, & 30	Records : 11,620	Value : 2,229,816,800	Growth 10,350,810	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	683	3,951,460	51	1,691,880	189	8,427,520	923	14,070,860	
02. Res Improve Land	4,211	37,195,860	261	11,648,990	1,266	61,981,050	5,738	110,825,900	
03. Res Improvements	4,365	344,437,660	262	38,162,040	1,270	207,667,770	5,897	590,267,470	
04. Res Total	5,048	385,584,980	313	51,502,910	1,459	278,076,340	6,820	715,164,230	7,537,640
% of Res Total	74.02	53.92	4.59	7.20	21.39	38.88	58.69	32.07	72.82
05. Com UnImp Land	154	2,409,790	16	499,270	20	1,442,090	190	4,351,150	
06. Com Improve Land	560	12,700,120	40	2,651,450	27	3,208,190	627	18,559,760	
07. Com Improvements	570	91,110,680	40	10,922,730	28	18,618,640	638	120,652,050	
08. Com Total	724	106,220,590	56	14,073,450	48	23,268,920	828	143,562,960	1,462,780
% of Com Total	87.44	73.99	6.76	9.80	5.80	16.21	7.13	6.44	14.13
09. Ind UnImp Land	4	29,830	3	24,160	0	0	7	53,990	
10. Ind Improve Land	9	338,860	9	595,900	1	39,420	19	974,180	
11. Ind Improvements	9	8,295,450	9	9,988,500	1	133,420	19	18,417,370	
12. Ind Total	13	8,664,140	12	10,608,560	1	172,840	26	19,445,540	116,630
% of Ind Total	50.00	44.56	46.15	54.56	3.85	0.89	0.22	0.87	1.13
13. Rec UnImp Land	0	0	4	577,080	50	7,053,630	54	7,630,710	
14. Rec Improve Land	0	0	4	903,720	53	11,849,950	57	12,753,670	
15. Rec Improvements	0	0	5	254,390	66	6,090,060	71	6,344,450	
16. Rec Total	0	0	9	1,735,190	116	24,993,640	125	26,728,830	400
% of Rec Total	0.00	0.00	7.20	6.49	92.80	93.51	1.08	1.20	0.00
Res & Rec Total	5,048	385,584,980	322	53,238,100	1,575	303,069,980	6,945	741,893,060	7,538,040
% of Res & Rec Total	72.69	51.97	4.64	7.18	22.68	40.85	59.77	33.27	72.83
Com & Ind Total	737	114,884,730	68	24,682,010	49	23,441,760	854	163,008,500	1,579,410
% of Com & Ind Total	86.30	70.48	7.96	15.14	5.74	14.38	7.35	7.31	15.26

17. Taxable Total	5,785	500,469,710	390	77,920,110	1,624	326,511,740	7,799	904,901,560	9,117,450
% of Taxable Total	74.18	55.31	5.00	8.61	20.82	36.08	67.12	40.58	88.08

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	4	616,360	2,597,250	1	6,380	3,174,690
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	5	622,740	5,771,940
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				5	622,740	5,771,940

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	599	94	339	1,032

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	306	80,493,290	2,345	728,333,560	2,651	808,826,850
28. Ag-Improved Land	0	0	124	45,493,980	999	394,902,410	1,123	440,396,390
29. Ag Improvements	0	0	124	9,225,750	1,046	66,466,250	1,170	75,692,000

30. Ag Total					3,821	1,324,915,240
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	1	1.00	12,000	
32. HomeSite Improv Land	0	0.00	0	62	62.00	744,000	
33. HomeSite Improvements	0	0.00	0	59	57.00	7,268,540	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	28	98.93	127,940	
36. FarmSite Improv Land	0	0.00	0	110	288.24	476,130	
37. FarmSite Improvements	0	0.00	0	121	0.00	1,957,210	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	540.66	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	9	9.00	172,000	10	10.00	184,000	
32. HomeSite Improv Land	559	570.00	6,845,500	621	632.00	7,589,500	
33. HomeSite Improvements	553	528.00	46,464,740	612	585.00	53,733,280	1,233,360
34. HomeSite Total				622	642.00	61,506,780	
35. FarmSite UnImp Land	311	2,604.25	2,589,960	339	2,703.18	2,717,900	
36. FarmSite Improv Land	933	2,500.64	3,244,790	1,043	2,788.88	3,720,920	
37. FarmSite Improvements	1,018	0.00	20,001,510	1,139	0.00	21,958,720	0
38. FarmSite Total				1,478	5,492.06	28,397,540	
39. Road & Ditches	0	6,079.15	0	0	6,619.81	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				2,100	12,753.87	89,904,320	1,233,360

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	2	77.00	136,330	2	77.00	136,330

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	274	24,150.79	84,407,340
44. Market Value	0	0.00	0	274	24,150.79	84,407,340
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	2,301	229,968.31	804,980,040	2,575	254,119.10	889,387,380
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	120.89	2.21%	676,980	2.37%	5,599.97
46. 1A	707.71	12.91%	3,963,180	13.89%	5,600.01
47. 2A1	966.42	17.63%	5,315,500	18.62%	5,500.20
48. 2A	1,227.01	22.39%	6,748,640	23.64%	5,500.07
49. 3A1	1,339.30	24.44%	6,696,500	23.46%	5,000.00
50. 3A	551.48	10.06%	2,757,400	9.66%	5,000.00
51. 4A1	514.42	9.39%	2,160,550	7.57%	4,199.97
52. 4A	53.26	0.97%	223,680	0.78%	4,199.77
53. Total	5,480.49	100.00%	28,542,430	100.00%	5,208.01
Dry					
54. 1D1	2,562.68	1.07%	11,378,290	1.17%	4,440.00
55. 1D	31,823.71	13.29%	141,297,170	14.57%	4,440.00
56. 2D1	22,466.43	9.38%	93,236,440	9.62%	4,150.03
57. 2D	59,378.85	24.80%	243,454,190	25.11%	4,100.02
58. 3D1	69,482.05	29.02%	278,623,510	28.74%	4,010.01
59. 3D	34,462.19	14.40%	137,159,490	14.15%	3,980.00
60. 4D1	17,265.44	7.21%	58,357,430	6.02%	3,380.01
61. 4D	1,948.89	0.81%	6,022,240	0.62%	3,090.09
62. Total	239,390.24	100.00%	969,528,760	100.00%	4,049.99
Grass					
63. 1G1	213.32	0.36%	367,900	0.36%	1,724.64
64. 1G	4,108.82	6.95%	8,024,190	7.86%	1,952.92
65. 2G1	14,272.52	24.13%	24,214,170	23.72%	1,696.56
66. 2G	5,377.34	9.09%	10,496,660	10.28%	1,952.02
67. 3G1	15,357.27	25.96%	30,021,210	29.40%	1,954.85
68. 3G	3,227.35	5.46%	5,539,580	5.43%	1,716.45
69. 4G1	8,658.29	14.64%	14,015,170	13.73%	1,618.70
70. 4G	7,945.63	13.43%	9,421,140	9.23%	1,185.70
71. Total	59,160.54	100.00%	102,100,020	100.00%	1,725.81
Irrigated Total					
	5,480.49	1.79%	28,542,430	2.59%	5,208.01
Dry Total					
	239,390.24	78.27%	969,528,760	88.11%	4,049.99
Grass Total					
	59,160.54	19.34%	102,100,020	9.28%	1,725.81
72. Waste	1,837.51	0.60%	183,960	0.02%	100.11
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	13.96	0.00%	0	0.00%	0.00
75. Market Area Total	305,868.78	100.00%	1,100,355,170	100.00%	3,597.47

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	43.75	4.69%	214,370	5.22%	4,899.89
46. 1A	124.42	13.33%	609,670	14.84%	4,900.10
47. 2A1	73.22	7.84%	329,510	8.02%	4,500.27
48. 2A	216.69	23.22%	975,120	23.74%	4,500.07
49. 3A1	299.01	32.04%	1,255,840	30.58%	4,199.99
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	153.11	16.40%	627,770	15.28%	4,100.12
52. 4A	23.15	2.48%	94,910	2.31%	4,099.78
53. Total	933.35	100.00%	4,107,190	100.00%	4,400.48
Dry					
54. 1D1	240.98	0.80%	988,030	0.88%	4,100.05
55. 1D	1,956.91	6.50%	8,023,490	7.13%	4,100.08
56. 2D1	1,582.55	5.25%	6,330,200	5.62%	4,000.00
57. 2D	6,813.49	22.62%	26,572,680	23.60%	3,900.01
58. 3D1	16,495.45	54.76%	60,703,250	53.91%	3,680.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	2,939.11	9.76%	9,699,130	8.61%	3,300.02
61. 4D	93.63	0.31%	280,890	0.25%	3,000.00
62. Total	30,122.12	100.00%	112,597,670	100.00%	3,738.04
Grass					
63. 1G1	25.70	0.24%	47,620	0.27%	1,852.92
64. 1G	829.79	7.84%	1,567,200	8.74%	1,888.67
65. 2G1	2,383.04	22.52%	3,590,760	20.02%	1,506.80
66. 2G	1,071.54	10.13%	2,177,430	12.14%	2,032.06
67. 3G1	3,941.53	37.25%	7,483,050	41.73%	1,898.51
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	1,591.85	15.04%	2,241,050	12.50%	1,407.83
70. 4G	738.82	6.98%	826,060	4.61%	1,118.08
71. Total	10,582.27	100.00%	17,933,170	100.00%	1,694.64
Irrigated Total					
Irrigated Total	933.35	2.23%	4,107,190	3.05%	4,400.48
Dry Total					
Dry Total	30,122.12	72.04%	112,597,670	83.62%	3,738.04
Grass Total					
Grass Total	10,582.27	25.31%	17,933,170	13.32%	1,694.64
72. Waste	177.16	0.42%	17,720	0.01%	100.02
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	41,814.90	100.00%	134,655,750	100.00%	3,220.28

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	684.10	3,426,780	5,729.74	29,222,840	6,413.84	32,649,620
77. Dry Land	0.00	0	27,453.36	110,119,090	242,059.00	972,007,340	269,512.36	1,082,126,430
78. Grass	0.00	0	6,632.35	11,040,610	63,110.46	108,992,580	69,742.81	120,033,190
79. Waste	0.00	0	406.79	40,720	1,607.88	160,960	2,014.67	201,680
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	0.00	0	10.00	0	3.96	0	13.96	0
82. Total	0.00	0	35,176.60	124,627,200	312,507.08	1,110,383,720	347,683.68	1,235,010,920

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	6,413.84	1.84%	32,649,620	2.64%	5,090.49
Dry Land	269,512.36	77.52%	1,082,126,430	87.62%	4,015.13
Grass	69,742.81	20.06%	120,033,190	9.72%	1,721.08
Waste	2,014.67	0.58%	201,680	0.02%	100.11
Other	0.00	0.00%	0	0.00%	0.00
Exempt	13.96	0.00%	0	0.00%	0.00
Total	347,683.68	100.00%	1,235,010,920	100.00%	3,552.11

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 Burr	10	6,600	42	35,080	42	1,434,640	52	1,476,320	0
83.2 Douglas	33	110,040	105	400,640	105	4,773,820	138	5,284,500	17,280
83.3 Dunbar	61	88,330	93	235,920	93	3,999,490	154	4,323,740	157,650
83.4 Lorton	5	4,430	21	24,650	23	473,250	28	502,330	0
83.5 Nebraska City	337	2,212,190	2,566	25,746,800	2,709	220,984,170	3,046	248,943,160	1,077,020
83.6 Otoe	17	14,550	92	118,280	93	2,220,020	110	2,352,850	33,490
83.7 Palmyra	67	420,680	234	1,933,450	235	18,902,810	302	21,256,940	558,690
83.8 Paul	5	8,400	5	14,400	5	40,530	10	63,330	0
83.9 Recreational	53	7,607,250	56	12,736,160	70	6,328,990	123	26,672,400	400
83.10 Rural 8000	0	0	1	35,900	1	97,280	1	133,180	0
83.11 Rural Res	213	9,312,330	1,357	67,048,360	1,362	204,772,990	1,575	281,133,680	3,884,000
83.12 Syracuse	91	859,910	794	7,712,070	799	78,142,490	890	86,714,470	877,110
83.13 Talmage	31	61,110	126	216,800	126	3,549,080	157	3,826,990	0
83.14 Timber Lake	3	84,010	64	1,936,010	64	13,802,750	67	15,822,770	355,530
83.15 Unadilla	36	223,880	146	863,770	148	10,865,410	184	11,953,060	7,140
83.16 Woodland Hills 1	12	622,160	62	3,516,880	62	19,732,830	74	23,871,870	84,850
83.17 Woodland Hills 2	3	65,700	31	1,004,400	31	6,491,370	34	7,561,470	484,880
84 Residential Total	977	21,701,570	5,795	123,579,570	5,968	596,611,920	6,945	741,893,060	7,538,040

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line# I</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Burr	4	7,030	13	41,160	13	920,850	17	969,040	0
85.2	Douglas	5	3,950	8	18,800	8	380,650	13	403,400	0
85.3	Dunbar	3	5,520	6	10,860	7	335,130	10	351,510	0
85.4	Lorton	1	460	3	5,100	3	174,740	4	180,300	0
85.5	Nebraska City	90	1,452,840	346	10,620,380	352	77,817,250	442	89,890,470	488,010
85.6	Otoe	7	8,880	9	18,150	10	127,690	17	154,720	0
85.7	Palmyra	9	67,990	24	211,590	24	2,193,780	33	2,473,360	0
85.8	Recreational	1	96,390	0	0	0	0	1	96,390	0
85.9	Rural 7000	0	0	3	1,050,220	3	1,418,030	3	2,468,250	0
85.10	Rural 8000	31	1,789,970	55	4,256,980	56	33,852,440	87	39,899,390	794,880
85.11	Rural Res	0	0	1	65,450	1	67,080	1	132,530	0
85.12	Syracuse	33	896,810	129	2,806,650	131	16,781,420	164	20,484,880	223,790
85.13	Talmage	3	1,930	19	35,030	19	3,331,560	22	3,368,520	0
85.14	Timber Lake	3	11,720	1	162,070	1	61,450	4	235,240	0
85.15	Unadilla	5	16,340	23	80,820	23	861,420	28	958,580	72,730
85.16	Woodland Hills 1	2	45,310	4	116,480	4	423,000	6	584,790	0
85.17	Woodland Hills 2	0	0	2	34,200	2	322,930	2	357,130	0
86	Commercial Total	197	4,405,140	646	19,533,940	657	139,069,420	854	163,008,500	1,579,410

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	77.65	0.22%	177,830	0.25%	2,290.15
88. 1G	2,472.35	7.03%	5,563,900	7.91%	2,250.45
89. 2G1	6,649.14	18.92%	14,495,310	20.60%	2,180.03
90. 2G	3,733.41	10.62%	8,064,060	11.46%	2,159.97
91. 3G1	11,520.05	32.77%	23,385,860	33.24%	2,030.01
92. 3G	2,067.10	5.88%	4,134,200	5.88%	2,000.00
93. 4G1	5,795.83	16.49%	10,143,840	14.42%	1,750.20
94. 4G	2,835.09	8.07%	4,394,560	6.25%	1,550.06
95. Total	35,150.62	100.00%	70,359,560	100.00%	2,001.66
CRP					
96. 1C1	3.49	0.12%	11,620	0.14%	3,329.51
97. 1C	163.85	5.67%	545,610	6.50%	3,329.94
98. 2C1	298.80	10.35%	929,260	11.06%	3,109.97
99. 2C	280.80	9.72%	864,850	10.30%	3,079.95
100. 3C1	1,263.86	43.76%	3,804,240	45.30%	3,010.02
101. 3C	96.86	3.35%	288,650	3.44%	2,980.07
102. 4C1	655.11	22.68%	1,663,980	19.81%	2,540.00
103. 4C	125.22	4.34%	290,530	3.46%	2,320.16
104. Total	2,887.99	100.00%	8,398,740	100.00%	2,908.16
Timber					
105. 1T1	132.18	0.63%	178,450	0.76%	1,350.05
106. 1T	1,472.62	6.97%	1,914,680	8.20%	1,300.19
107. 2T1	7,324.58	34.68%	8,789,600	37.66%	1,200.01
108. 2T	1,363.13	6.45%	1,567,750	6.72%	1,150.11
109. 3T1	2,573.36	12.18%	2,831,110	12.13%	1,100.16
110. 3T	1,063.39	5.03%	1,116,730	4.78%	1,050.16
111. 4T1	2,207.35	10.45%	2,207,350	9.46%	1,000.00
112. 4T	4,985.32	23.60%	4,736,050	20.29%	950.00
113. Total	21,121.93	100.00%	23,341,720	100.00%	1,105.09
<hr/>					
Grass Total	35,150.62	59.42%	70,359,560	68.91%	2,001.66
CRP Total	2,887.99	4.88%	8,398,740	8.23%	2,908.16
Timber Total	21,121.93	35.70%	23,341,720	22.86%	1,105.09
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114. Market Area Total	59,160.54	100.00%	102,100,020	100.00%	1,725.81

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

Market Area 2

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	15.21	0.28%	33,460	0.33%	2,199.87
88. 1G	395.98	7.24%	871,140	8.47%	2,199.96
89. 2G1	678.66	12.41%	1,425,250	13.86%	2,100.09
90. 2G	564.02	10.32%	1,184,540	11.52%	2,100.17
91. 3G1	2,500.55	45.74%	5,001,100	48.63%	2,000.00
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	965.78	17.66%	1,352,090	13.15%	1,400.00
94. 4G	347.02	6.35%	416,430	4.05%	1,200.02
95. Total	5,467.22	100.00%	10,284,010	100.00%	1,881.03
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	74.18	6.64%	228,500	7.37%	3,080.35
98. 2C1	66.77	5.98%	200,310	6.46%	3,000.00
99. 2C	229.89	20.57%	673,590	21.74%	2,930.05
100. 3C1	540.18	48.34%	1,490,910	48.12%	2,760.02
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	177.63	15.90%	440,520	14.22%	2,479.99
103. 4C	28.75	2.57%	64,700	2.09%	2,250.43
104. Total	1,117.40	100.00%	3,098,530	100.00%	2,772.98
Timber					
105. 1T1	10.49	0.26%	14,160	0.31%	1,349.86
106. 1T	359.63	9.00%	467,560	10.27%	1,300.11
107. 2T1	1,637.61	40.96%	1,965,200	43.19%	1,200.04
108. 2T	277.63	6.94%	319,300	7.02%	1,150.09
109. 3T1	900.80	22.53%	991,040	21.78%	1,100.18
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	448.44	11.22%	448,440	9.85%	1,000.00
112. 4T	363.05	9.08%	344,930	7.58%	950.09
113. Total	3,997.65	100.00%	4,550,630	100.00%	1,138.33
Grass Total					
	5,467.22	51.66%	10,284,010	57.35%	1,881.03
CRP Total					
	1,117.40	10.56%	3,098,530	17.28%	2,772.98
Timber Total					
	3,997.65	37.78%	4,550,630	25.38%	1,138.33
114. Market Area Total	10,582.27	100.00%	17,933,170	100.00%	1,694.64

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

66 Otoe

	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	697,538,720	715,164,230	17,625,510	2.53%	7,537,640	1.45%
02. Recreational	27,012,290	26,728,830	-283,460	-1.05%	400	-1.05%
03. Ag-Homesite Land, Ag-Res Dwelling	62,361,010	61,506,780	-854,230	-1.37%	1,233,360	-3.35%
04. Total Residential (sum lines 1-3)	786,912,020	803,399,840	16,487,820	2.10%	8,771,400	0.98%
05. Commercial	139,190,980	143,562,960	4,371,980	3.14%	1,462,780	2.09%
06. Industrial	20,180,500	19,445,540	-734,960	-3.64%	116,630	-4.22%
07. Total Commercial (sum lines 5-6)	159,371,480	163,008,500	3,637,020	2.28%	1,579,410	1.29%
08. Ag-Farmsite Land, Outbuildings	27,626,160	28,397,540	771,380	2.79%	0	2.79%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	0	0	0			
11. Total Non-Agland (sum lines 8-10)	27,626,160	28,397,540	771,380	2.79%	0	2.79%
12. Irrigated	31,487,360	32,649,620	1,162,260	3.69%		
13. Dryland	1,117,279,640	1,082,126,430	-35,153,210	-3.15%		
14. Grassland	124,268,930	120,033,190	-4,235,740	-3.41%		
15. Wasteland	205,430	201,680	-3,750	-1.83%		
16. Other Agland	0	0	0			
17. Total Agricultural Land	1,273,241,360	1,235,010,920	-38,230,440	-3.00%		
18. Total Value of all Real Property (Locally Assessed)	2,247,151,020	2,229,816,800	-17,334,220	-0.77%	10,350,810	-1.23%

2019 Assessment Survey for Otoe County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	4
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$239,183
7.	Adopted budget, or granted budget if different from above:
	Same
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$77,860 This covers the appraisal assistant as well as an amount for fees of appraisal assistance if necessary.
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	Same
10.	Part of the assessor's budget that is dedicated to the computer system:
	The computer system is funded out of the county general fund
11.	Amount of the assessor's budget set aside for education/workshops:
	\$5,100
12.	Other miscellaneous funds:
	\$4,000
13.	Amount of last year's assessor's budget not used:
	\$22,860

B. Computer, Automation Information and GIS

1.	Administrative software:
	Terra Scan
2.	CAMA software:
	Terra Scan
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	GIS specialist and Assessor staff
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes, http://www.otoe.gworks.com
7.	Who maintains the GIS software and maps?
	GIS specialist with coordination and assistance from the Assessor.
8.	Personal Property software:
	Terra Scan

C. Zoning Information

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

D. Contracted Services

1.	Appraisal Services:
	Wayne Kubert - Kubert Appraisal
2.	GIS Services:
	gWorks
3.	Other services:
	Thomsen Reuters

E. Appraisal /Listing Services

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

2019 Residential Assessment Survey for Otoe County

1.	Valuation data collection done by:																						
	Primarily completed by the appraisal assistants with additional help from the county assessor and office staff.																						
2.	List the valuation group recognized by the County and describe the unique characteristics of each:																						
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	The Cost approach and the sales comparison are correlated for a final value. The sales comparison uses a heavier weighting in the correlation.																						
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 local market information and completes sales analysis annually to maintain the depreciation tables used in the cost approach to value.																						
5.	Are individual depreciation tables developed for each valuation group?																						
	Yes																						
6.	Describe the methodology used to determine the residential lot values?																						
	The county utilizes a sales comparison method. Primarily vacant lot sales are used.																						
7.	How are rural residential site values developed?																						

The county conducts a market analysis of vacant lots to determine the home site value and site acre values.

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. The county does not use a discounted cash flow analysis to arrive at market value unless an application for DCF valuation is filed as stated in LB 191. The county did not receive any applications for the 2019 assessment year.

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	2017	2017	2014
2	2013	2017	2017	2014
7	2013	2017	2017	2014
9	2013	2017	2017	2014
12	2013	2017	2017	2014
13	2013	2017	2017	2014
14	2013	2017	2017	2014
15	2013	2017	2015	2015-2016
20	2013	2017	2015-2016	2015-2016
AG	2013	2017	2015-2016	2015-2016

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

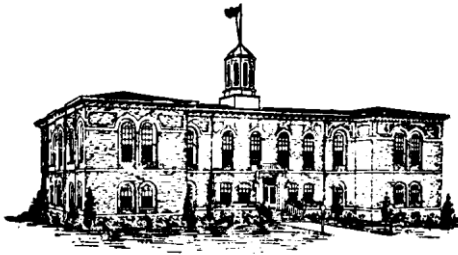
2019 Commercial Assessment Survey for Otoe County

1.	Valuation data collection done by:				
	Primarily completed by the appraisal assistants with additional help from the county assessor and office staff.				
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	Nebraska City – county seat and major trade center for the area			
	5	Remainder of the County, consists of smaller communities without a consistent or reliable commercial market			
3.	List and describe the approach(es) used to estimate the market value of commercial properties.				
	All three approaches to value are considered. The cost approach is used with a market based depreciation model. Income (if available) is used as a check against the cost approach.				
3a.	Describe the process used to determine the value of unique commercial properties.				
	The county compares sales if available from other counties in the state or region and then will make adjustments for local market. The state sales file is utilized to help in gathering sale information.				
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 develops depreciation tables using local market information to build the depreciation tables used in the cost approach to value.				
5.	Are individual depreciation tables developed for each valuation grouping?				
	Yes, Economic depreciation is applied to arrive at market value for the commercial properties other than those in Nebraska City				
6.	Describe the methodology used to determine the commercial lot values.				
	The county relies on the analysis of sales in their local market to determine commercial land values.				
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	2013	2017	2016	2019
	5	2013	2017	2013	2019
	Nebraska City is the only consistent commercial market with a large enough sample of sales for a meaningful analysis.				

2019 Agricultural Assessment Survey for Otoe 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;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">7000</td> <td>SW portion of the County, consists of the Geo codes of 3729 and 3731, soil structure consists of overall lower productivity.</td> <td style="text-align: center;">2017</td> </tr> <tr> <td style="text-align: center;">8000</td> <td>remainder of the county, Better overall soil capabilities</td> <td style="text-align: center;">2017</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	7000	SW portion of the County, consists of the Geo codes of 3729 and 3731, soil structure consists of overall lower productivity.	2017	8000	remainder of the county, Better overall soil capabilities	2017
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>								
7000	SW portion of the County, consists of the Geo codes of 3729 and 3731, soil structure consists of overall lower productivity.	2017								
8000	remainder of the county, Better overall soil capabilities	2017								
3.	Describe the process used to determine and monitor market areas.									
	The county completes a yearly sales analysis; part of the analysis, the assessor uses one set of values for the entire county to see if they can achieve a reasonable level of value with the same relationship to market value throughout the county while maintaining quality of assessment. Sales verification and market analysis are used to identify changes, if needed.									
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.									
	The county determines the highest and best use and compares that with the present and predominant use of the parcel. The county uses sales verification forms and interviews with buyers and sellers to determine if there are influences other than agricultural affecting the sales.									
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?									
	Presently there is a difference between the two based on the market. Market areas are recognized for the sites and improvements based on the sales analysis. The differences that are recognized are site and location factors.									
6.	What separate market analysis has been conducted where intensive use is identified in the county?									
	Intensive use has not been identified in the county.									
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.									
	If available, the county utilizes sales of parcel enrolled in the Wetland Reserve Program. If no sales are available in the county the state sales file is utilized to analyze sales that are enrolled in the program.									
	<i><u>If your county has special value applications, please answer the following</u></i>									
8a.	How many special valuation applications are on file?									
	4,428									
8b.	What process was used to determine if non-agricultural influences exist in the county?									

	Sales analysis and questionnaires along with a thorough sales verification.
	<u>If your county recognizes a special value, please answer the following</u>
8c.	Describe the non-agricultural influences recognized within the county.
	The sales analysis has not shown influences that have impacted the value of agricultural land in the county.
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



Christina M. Smallfoot
Assessor

Rayna J. Lane
Deputy Assessor

Office of Otoe County Assessor

** Three Year Plan **
2019-2021

of Parcels

Residential	6794
Commercial & Industrial	832
Agriculture	3820
Recreational	127
Exempt	1037

Property Review: For assessment year 2018, an estimated 1120 building permits and/or information statements were filed for new property construction/additions or improvements in Otoe County. Our office also reviewed 2600+ parcels to comply with the state mandated six year review cycle.

Assessment Action Planned for Assessment Year 2019:

Residential – Review all residential sales parcels. Update property record cards to reflect any changes. Adjust values to market.

Commercial – Review all commercial sales parcels. Update property record cards to reflect any changes. Adjust value to reflect market. Finish review of commercial parcels (1/3). Update and value as needed.

Agricultural – Review all agricultural sales parcels. Complete review of unimproved agricultural parcels (1/2). Update property record cards to reflect any changes. Continue with land use review. Adjust values to reflect market after sales study is completed.

Exempt Property – Complete review and update photos for exempt parcels (1/2).

Assessment Action Planned for Assessment Year 2020:

Residential – Begin review of Nebraska City and Syracuse residential parcels. Update property record cards to reflect any changes. Adjust value to reflect market. Review all residential sales parcels.

Commercial – Review all commercial sales parcels. Update property record cards to reflect any changes. Adjust values to reflect market.

Agricultural – Review all agricultural sales parcels. Adjust information to reflect current land use. Adjust value to reflect agricultural market after sales studies are completed.

Assessment Action Planned for Assessment Year 2021:

Residential – Review all residential sales parcels. Begin review of Burr, Douglas, Dunbar, Lorton, Otoe, Paul, Palmyra, Talmage, and Unadilla residential parcels. Update property record cards to reflect any changes. Adjust value to reflect market.

Commercial – Review all commercial sale parcels. Update property record cards to reflect any changes. Adjust values to reflect market.

Agricultural – Review all agricultural land sales. Continue land use review of vacant agricultural parcels. Update property record cards to reflect any changes. Adjust value to reflect agricultural market after sales studies are completed.

Exempt – Review all exempt property sales. Update property record cards to reflect any changes.

Current Resources

The Otoe County Assessor's Office has reduced its staff from six full-time employees to five full-time employees. We will continue to work with the decreased staff as long as we are able to complete our statutory duties. Our current staff includes the Assessor, Deputy Assessor, 2 Appraisal Assistants, and a GIS Specialist. I have a total of \$242,570 (2017-2018 figures) in the budget for staff salaries and \$2000 budgeted for training.

The cadastral maps are current in our office and are continuously maintained by the staff. We update our GIS system on a daily basis with new subdivisions, splits and surveys. The GIS specialist verifies and corrects information by using the cadastrals, Terrascan, the GIS system, and physical reviews. The GIS and current sales information is available to the public online.

Physical and electronic property record cards are maintained for all real property parcels in Otoe County. Our office does an annual inventory of all physical cards to match the electronic file.

Otoe County continues to physically review 100% of all qualified sales in each class of property. We attempt to do a sales verification with either a buyer, seller, or real estate agent involved with the sale. We also conduct interviews on any questionable sales. After inclusion or exclusion from the sales files, we continually review sales in order to determine if a change in qualification occurs.

Other functions performed by the assessor's office, but not limited to:

Annually prepare and file Assessor's Administrative reports required by law/regulation:

- Maintain all records, paper and electronic
- File abstract with Department of Revenue Property Assessment Division
- Complete an Assessor Survey
- Sales information to PAD including rosters & annual Assessed Value Update w/ Abstract
- Certification of Value to Political Subdivisions
- School District Taxable Value Report
- Homestead Exemption Tax Loss Report
- Certificate of Taxes Levied Report
- Report of current values for properties owned by Board of Education Lands & Funds
- Annual Plan of Assessment Report
- 521's Filed with Department of Revenue
- Annual Level of Value Certification

Personal Property: administer annual filing of approximately 1300 schedules; prepare subsequent notices for a change in value, incomplete filings, failure to file and/or penalties applied. Review and implement Beginning Farmer Exemptions Form 1027 and apply 259 Personal Property where applicable.

Permissive Exemptions: administer annual filings of approximately 200 applications for new or continued exempt properties, review and make recommendations to county board of equalization.

Taxable Government Owned Property: annual review of government owned property not used for public purpose, send notices of intent to tax.

Homestead Exemptions: administer approximately 600 annual filings of applications, approval/denial process, taxpayer notifications, and provide taxpayer assistance.

Centrally Assessed Property: Review valuations as certified by PAD for railroads and public service entities. Establish assessment records and tax billing for tax list.

Tax Increment Financing: management of record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax. We currently have 5 TIF projects for tax year 2018.

Tax Districts and Tax Rates: management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.

Tax Lists: prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.

County Board of Equalization: attend county board of equalization meetings for valuation protests – assemble and provide information. Prepare tax list correction documents for county board of equalization approval.

TERC Appeals: prepare information and attend taxpayer appeal hearings before TERC, defend valuation.

TERC Statewide Equalization: attend hearings if applicable to county, defend values, and/or implement orders of the TERC.

Education: Assessor – attend southeast district assessor’s meetings once a month, workshops sponsored by NACO or PAD, and educational classes to obtain required hours for continued education in order to maintain assessor/deputy assessor certification. Have each staff member attend at least one 15 or 30-hour course each year, depending on budget constraints.

Conclusion:

I feel that our office is accomplishing a great deal of work both efficiently and accurately. Our office will continue to strive to do the absolute best job that can be done.

This concludes my three-year plan of assessment at this time.

Respectfully submitted,

Christina Smallfoot
Otoe County Assessor