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DEPARTMENT OF REVENUE

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

SARPY COUNTY



Pete Ricketts, Governor

April 9, 2019

Commissioner Keetle:

The Property Tax Administrator has compiled the 2019 Reports and Opinions of the Property Tax Administrator for Sarpy 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 Sarpy 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: Dan Pittman, Sarpy 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.

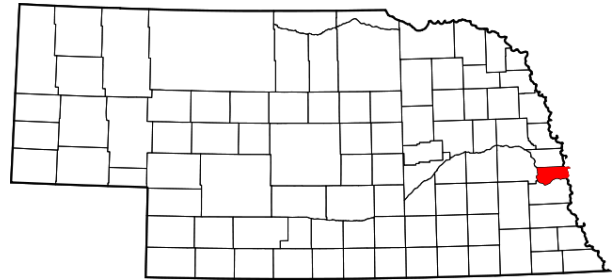
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for the end users, and highlight potential issues in other areas of the assessment process. Public trust in the assessment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

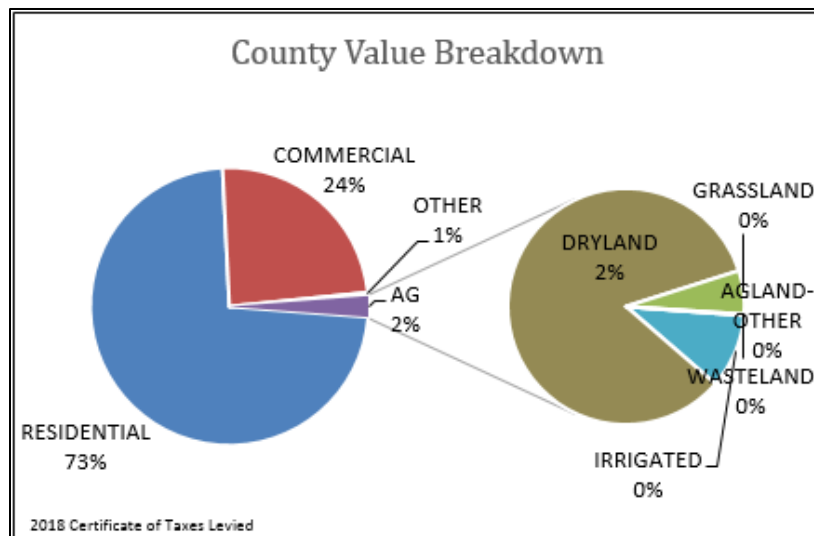
**Further information may be found in Exhibit 94*

County Overview

With a total area of 239 square miles, Sarpy County had 181,439 residents, per the Census Bureau Quick Facts for 2017, a 14% population increase over the 2010 U.S. Census. Reports indicated that 70% of county residents were homeowners and 84% of residents occupied the same residence as in the prior year (Census Quick Facts). The average home value is \$198,251 (2018 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Sarpy County are evenly disbursed around the county. According to the latest information available from the U.S. Census Bureau, there were 3,598 employer establishments with total employment of 52,676, a 4% increase in total employment from the prior year.



While the majority of Sarpy County's value comes from sources other than agriculture, an agricultural presence is felt in the county. Dryland makes up the majority of the land in the county. Sarpy County is included in the Papio-Missouri River Natural Resources District (NRD).

NE Dept. of Revenue, Research Division 2019

CITY POPULATION CHANGE			
	2008	2018	Change
BELLEVUE	51,517	51,159	-0.7%
GRETNA	2,391	4,905	105.1%
LAVISTA	11,741	16,638	41.7%
PAPILLION	18,247	20,083	10.1%
SPRINGFIELD	1,450	1,529	5.4%

2019 Residential Correlation for Sarpy County

Assessment Actions

Within the residential class of Sarpy County, the physical inspection of residential properties is broken up among the six years of the inspection and review cycle. For the current assessment year, the county physically inspected properties located within neighborhoods scheduled for review. This systematic review resulted in approximately 3,371 parcels being inspected in Bellevue, 1,207 in Gretna, 94 in La Vista, 1,158 in Millard, 4,022 in Papillion, and 454 recreational or lake properties. The county developed a valuation model for each valuation group and assigned new assessed values for all properties in the residential class. A sales study and market analysis was conducted to identify necessary market adjustments.

The overall residential class increased in value by 4.9%, due to the revaluation of existing properties, and increased 2.9% due to new construction value.

Assessment Practice Review

Annually, the Property Assessment Division (Division) performs a comprehensive review of the assessment practices in all of the counties. This review is undertaken with the express purpose of determining whether valuation processes have resulted in the uniform and proportionate valuation of real property within the county. Reviewed items may include the county's sales verification and qualification process, timely submission of sales, the valuation groups of the county, and the county's inspection and review process.

The county reviews all sales by reviewing multiple listing services and realtor websites. Parties involved in the transfers are contacted and interviewed on outlier sales. The county does not conduct a sales review of the property relying instead on the most recent data collected during the six-year inspection and review cycle.

The assessment practices review also includes processes to ensure that sales data and assessed value are accurately filed in the state sales file. The county assessor has worked diligently with the Division and has filed sales data on a timely basis for inclusion in the state sales file.

A review of the valuation groups identified in the county confirmed that they are appropriate for the measurement of the residential class. The residential value groups are properties that are single family residential in nature and are located within city boundaries, effective taxing jurisdictions (ETJ), or Sanitary Improvement District (SID). The other properties are residential in nature, however are located around lakes and rivers. These are generally recreational in nature, places to go and stay part time for recreation. They are cabins, mobile homes, and single-family properties. The owners may or may not own the land; some are improvements on leased land (IOLL). A review of the county's Assessed Value Update (AVU) records showed no errors.

2019 Residential Correlation for Sarpy County

The county has a six-year plan of inspection and review, which is revised as needed. At the conclusion of each assessment year, the county reviews the statistics from the year prior and determines whether any additional areas need to be reviewed for the next assessment year. To help the public determine where the systematic inspections will occur, an interactive map has been created. They can see where work is currently being done as well as what has been completed and where they plan to be.

Description of Analysis

Residential parcels are stratified into eight valuation groups. The three groups that represent Bellevue, Millard and Papillion account for approximately 78% of the sales in the statistical profile.

Valuation Group	Description
1	Bellevue
2	Gretna
3	Millard
5	Papillion
6	Springfield
7	La Vista
8	Recreational/Lake Area
9	Rural Sarpy

There are 7,328 residential sales in the statistical profile. The measures of central tendency for the county as a whole are the same, suggesting very strong support for each other. Both of the qualitative measures, the COD and the PRD are also well within the acceptable range, suggesting that properties are uniformly assessed.

All measures of statistics carry through the valuation groups, also indicating that the practices of the county are consistent throughout the residential class of properties. The quality of assessment, especially the low COD can call into question the assessment actions of a jurisdiction, but for Sarpy County, it is more of an indicator of the homogenous residential property class. Fifty-five percent of the sales consists of homes built after 2000, with 95% of the homes in the profile being built after 1960.

The residential market trend is consistent with the other counties in the immediate area, as demonstrated by the movement of the median in the two study years. Sarpy County indicates an

2019 Residential Correlation for Sarpy County

active residential market with a nearly equal number of qualified sales in both years of the study period.

Equalization and Quality of Assessment

A review of both the statistics and the assessment practices suggest that assessments within the county are valued within the acceptable parameters, and therefore considered equalized.

<u>VALUATION GROUP</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
01	2,338	96.16	96.64	96.38	05.70	100.27
02	968	96.40	96.38	96.30	04.59	100.08
03	1,380	96.11	96.28	96.09	04.80	100.20
05	1,987	95.83	95.90	95.77	04.61	100.14
06	57	95.35	96.33	96.61	05.67	99.71
07	479	95.83	96.20	95.96	05.56	100.25
08	84	96.00	95.62	95.46	09.13	100.17
09	35	96.37	96.99	97.80	06.25	99.17
<u>ALL</u>						
10/01/2016 To 09/30/2018	7,328	96.05	96.30	96.10	05.12	100.21

The quality of assessment for the residential class of property in the county has been determined to be in compliance with generally accepted mass appraisal techniques.

Level of Value

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

2019 Commercial Correlation for Sarpy County

Assessment Actions

Within the commercial class of property in Sarpy County, the physical inspection of commercial properties is broken up among the six year inspection and review cycle. The county conducts the inspections by occupancy code. Tax Value Inc. was contracted to review and establish assessed values for 225 properties across 20 occupancy codes. The commercial parcel values are updated on an as-needed basis by adjusting after a statistical analysis has been completed. All pickup and permit work was completed for the year.

For the current year, the commercial class of property increased 12.87% and the industrial property increased 16.63% both of those increases included growth.

Assessment Practice Review

Annually, the Property Assessment Division (Division) performs a comprehensive review of the assessment practices in all of the counties. This review is undertaken with the express purpose of determining whether valuation processes have resulted in the uniform and proportionate valuation of real property within the county. Reviewed items may include the county's sales verification and qualification process, timely submission of sales, the valuation groups of the county, and the county's inspection and review process.

The county reviews all commercial sales by reviewing multiple listing services and realtor websites. Phone calls are made to both buyers and sellers. However, the county does not do a physical sales review inspection, instead relying on the most recent data collected during the six-year inspection and review cycle. Any information collected during the inspection and review process is entered into commercial binders, which are located in the county assessor's office. Parties involved in outlier sale transfers are contacted and interviewed about the sales.

The assessment practices review also includes processes to ensure that sales data and assessed value are accurately filed in the state sales file. The county assessor works with the Division and continues to submit sales data on a timely basis. The county continues to have a dialogue with the Division about improving the submission of data in a useable format, and that will maintain the integrity of the county data. The county assessor is prompt in addressing any issues that arise and is very knowledgeable of both the county's computer system as well as the state's sales file.

While there is only one valuation group for the commercial class of property, the stratification by occupancy code is used by the county assessor for market modeling. This approach is logical and lends itself to the measurement of the commercial class of properties where the county has patterned the appraisal efforts specifically according to the occupancy codes.

2019 Commercial Correlation for Sarpy County

The county has a six-year plan of inspection and review, which is revised as needed. At the conclusion of each assessment year, the county assessor reviews the statistics from the year prior and determines whether any additional areas need to be reviewed for the next assessment year. To help the public determine where the systematic inspections will occur an interactive map has been created. They can see where work is currently being done as well as what has been completed and what areas will be reviewed.

Description of Analysis

Commercial parcels have not been stratified into typical valuation groups. The county groups parcels together by occupancy code while remaining cognizant of the geographic location within the county. All commercial properties are reported in valuation group ten.

There are 154 sales in the calculated statistical profile of the county. Of the measures of central tendency the median and the mean are within the acceptable range. In looking at the sale price range strata, there are 57 sales of over \$1,000,000, with an average sale price of \$4.3 million this is over 37% of the commercial sales affecting the weighted mean.

The stratification by occupancy code identifies the type of business for which the building was constructed. These occupancy codes closely mirror the appraisal schedule of the county assessor. All of the occupancy codes with an adequate sample display a median within the acceptable range. Each of the property type categories are also within the acceptable range.

The market trends for the commercial property within the county is similar to the market change in the other higher-populated areas of the state. There is a market increase as evidenced by the change in medians over the three-year study period. The year-to-year trend in the market follows the change in assessments as reported in the abstract for the commercial class of properties.

Equalization and Quality of Assessment

A review of both the statistics and the assessment practices suggest that assessments within the county are valued within the acceptable parameters, and therefore considered equalized. The commercial class of property in Sarpy County meets generally accepted mass appraisal techniques.

<u>VALUATION GROUP</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
10	154	94.53	92.12	103.13	13.69	89.32

Level of Value

Based on analysis of all available information, the level of value of the commercial class of real property in Sarpy County is 95%.

2019 Agricultural Correlation for Sarpy County

Assessment Actions

Within the agricultural land class, the physical inspection of agricultural improvements is broken up among the years of the six-year inspection and review cycle by township. The county continued these inspections for the 2019 assessment year. The county continually updates land use for the agricultural class by using imagery as well as utilizing reports available from the Natural Resources and Conservation Service. The county reviewed sales from the state sales file from comparable agricultural market areas. The review included qualified sales to ensure that the sales are not affected by non-agricultural influences or special conditions that would cause a premium to be paid for the land. After analyzing sales from comparable uninfluenced areas outside of the county, adjustments implemented for the various classes of agricultural land consisted of an increase to irrigated cropland and decreases to dryland and grassland. Overall irrigated cropland increased 2.4%, dry cropland decreased 6.8%, and grassland decreased 2.3%. Total change for all agricultural land was a decrease of 5.6%

Assessment Practice Review

Annually, the Property Assessment Division (Division) conducts a comprehensive review of assessment practices for each county. The purpose of the review is to examine the specific assessment practices of the county to ensure that these produce uniform and proportionate valuation of all property.

Since the county is entirely influenced by non-agricultural uses, the county relies on agricultural sales from counties with solely agricultural influences. However, the county continues to review and verify sales in an effort to have the most current information possible attached to each parcel. Sales are reviewed and the county submits sales and supplemental information both timely and accurately. For the expanded analysis that the county uses, they verify the agricultural sales from the other counties to assure that the data is reliable to use. The county assessor concentrates analysis on sales that are predominately a single land use to aid in arriving at the best representative values.

The Division also examined the county's inspection and review cycle for agricultural land and improvements. The county routinely reviews rural outbuildings in conjunction with the overall inspection and review cycle for rural dwellings. The review work includes a review of the primary use of the parcel. Aerial imagery and on-site inspections are utilized to determine primary use of the parcel. The county's special valuation methodology describes processes for establishing both the market value and the special value of land within the county. Farm site and home site values are the same throughout the county and are routinely analyzed to ensure that they are at market value.

A review of the county's Assessed Value Update (AVU) records showed no errors.

2019 Agricultural Correlation for Sarpy County

Description of Analysis

The agricultural market trend for eastern Nebraska is a decreasing market. Sarpy County's agricultural market is influenced by economic factors other than pure agricultural uses. To analyze the values utilized by the county assessor to assess agricultural land for its agricultural use, sales from areas with the same general market for agricultural purposes were stratified in a sales analysis.

Agricultural sales from the counties of Burt, Dodge, Saunders, Cass, and Otoe were the basis to create a sales analysis for Sarpy County. Sales from areas of these counties that have no market influence other than agricultural were used in the analysis. The statistics calculated utilizing this sample demonstrates that the assessed values established by the county assessor brought the overall level of value within the acceptable range for the county as a whole and by the subclasses of dry cropland. In the statistical profile, there are nine irrigated land sales with 80% majority land use (MLU) of irrigated cropland. The calculated median is 66%, which is below the range; on additional analysis, five of those sales are from the first year of the study period having occurred between October 1, 2015 and September 30, 2016. The declining market for agricultural land compounded with the limited number of irrigated sales resulting in a lower calculated median could be expected. A comparison of the assessed values of the adjoining counties shows that the values established for Sarpy County are consistent with the area and the general movement in the agricultural market.

The 121 sales in the statistical profile for agricultural land in Sarpy County demonstrates that the statutorily required level of value has been achieved in Sarpy County. The land values established by the county reflect typical trends in the area and the values are similar to the values established by comparable counties. All available information supports the values established by the county and that agricultural land is assessed at an acceptable relationship to the market for agricultural land.

Equalization and Quality of Assessment

The review of agricultural improvements and site acres indicate that these parcels are inspected and appraised using the same processes as used for rural residential and other similar property across the county. Agricultural improvements are believed to be equalized and assessed at the statutory required level.

2019 Agricultural Correlation for Sarpy County

The analysis also supports that agricultural land is assessed at uniform portions of market values; assessed values are also comparable to the surrounding counties.

<u>80%MLU By Market Area</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
<u> Irrigated </u>						
County	9	65.57	81.75	73.94	32.38	110.56
1	9	65.57	81.75	73.94	32.38	110.56
<u> Dry </u>						
County	77	69.09	71.29	68.38	18.32	104.26
1	77	69.09	71.29	68.38	18.32	104.26
<u> Grass </u>						
County	2	56.79	56.79	59.87	12.47	94.86
1	2	56.79	56.79	59.87	12.47	94.86
<u> ALL </u>						
10/01/2015 To 09/30/2018	121	69.76	72.25	69.02	19.55	104.68

Based on all of the information, the quality of assessment of the agricultural class complies with generally accepted mass appraisal techniques.

Special Valuation Level of Value

Based on a review of all available information, the level of value for Special Valuation of agricultural land in Sarpy County is 70%

2019 Opinions of the Property Tax Administrator for Sarpy 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	96	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	95	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	70	Meets generally accepted mass appraisal techniques.	No recommendation.
Special Valuation of Agricultural Land	70	Meets generally accepted mass appraisal techniques.	No recommendation.

***A level of value displayed as NEI (not enough information) represents a class of property with insufficient information to determine a level of value.*

Dated this 9th day of April, 2019.



Ruth A. Sorensen
Property Tax Administrator



APPENDICES

2019 Commission Summary for Sarpy County

Residential Real Property - Current

Number of Sales	7328	Median	96.05
Total Sales Price	\$1,753,172,911	Mean	96.30
Total Adj. Sales Price	\$1,753,172,911	Wgt. Mean	96.10
Total Assessed Value	\$1,684,879,089	Average Assessed Value of the Base	\$190,258
Avg. Adj. Sales Price	\$239,243	Avg. Assessed Value	\$229,923

Confidence Interval - Current

95% Median C.I	95.94 to 96.19
95% Wgt. Mean C.I	95.96 to 96.25
95% Mean C.I	96.14 to 96.46
% of Value of the Class of all Real Property Value in the County	70.75
% of Records Sold in the Study Period	12.04
% of Value Sold in the Study Period	14.56

Residential Real Property - History

Year	Number of Sales	LOV	Median
2018	7,096	96	96.09
2017	6,990	96	96.32
2016	6,425	96	96.39
2015	5,684	97	96.61

2019 Commission Summary for Sarpy County

Commercial Real Property - Current

Number of Sales	154	Median	94.53
Total Sales Price	\$281,646,517	Mean	92.12
Total Adj. Sales Price	\$281,646,517	Wgt. Mean	103.13
Total Assessed Value	\$290,454,593	Average Assessed Value of the Base	\$1,364,247
Avg. Adj. Sales Price	\$1,828,873	Avg. Assessed Value	\$1,886,069

Confidence Interval - Current

95% Median C.I	92.31 to 97.04
95% Wgt. Mean C.I	77.22 to 129.03
95% Mean C.I	89.32 to 94.92
% of Value of the Class of all Real Property Value in the County	25.30
% of Records Sold in the Study Period	5.08
% of Value Sold in the Study Period	7.02

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2018	149	94	93.79
2017	116	95	95.27
2016	90	96	96.07
2015	85	98	97.59

77 Sarpy
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 : 7,328
 Total Sales Price : 1,753,172,911
 Total Adj. Sales Price : 1,753,172,911
 Total Assessed Value : 1,684,879,089
 Avg. Adj. Sales Price : 239,243
 Avg. Assessed Value : 229,923

MEDIAN : 96
 WGT. MEAN : 96
 MEAN : 96
 COD : 05.12
 PRD : 100.21

COV : 07.03
 STD : 06.77
 Avg. Abs. Dev : 04.92
 MAX Sales Ratio : 169.52
 MIN Sales Ratio : 58.28

95% Median C.I. : 95.94 to 96.19
 95% Wgt. Mean C.I. : 95.96 to 96.25
 95% Mean C.I. : 96.14 to 96.46

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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	832	100.11	100.88	100.08	04.89	100.80	78.09	159.49	99.70 to 100.60	228,147	228,328	
01-JAN-17 To 31-MAR-17	641	99.25	99.94	99.48	04.55	100.46	80.99	143.33	98.67 to 99.63	223,084	221,926	
01-APR-17 To 30-JUN-17	1,121	96.77	97.38	97.17	04.52	100.22	66.80	132.38	96.51 to 97.07	238,638	231,875	
01-JUL-17 To 30-SEP-17	1,036	96.37	96.75	96.59	04.57	100.17	70.03	169.52	96.06 to 96.63	232,036	224,115	
01-OCT-17 To 31-DEC-17	817	96.32	96.29	96.19	04.42	100.10	80.93	124.51	95.98 to 96.64	239,220	230,111	
01-JAN-18 To 31-MAR-18	594	95.34	95.75	95.68	04.69	100.07	75.55	161.01	94.81 to 95.85	244,017	233,465	
01-APR-18 To 30-JUN-18	1,180	93.21	93.26	93.56	04.86	99.68	58.28	159.85	92.85 to 93.76	250,055	233,959	
01-JUL-18 To 30-SEP-18	1,107	92.54	92.78	93.06	04.79	99.70	70.67	122.23	92.19 to 92.88	250,227	232,872	
<u>Study Yrs</u>												
01-OCT-16 To 30-SEP-17	3,630	97.71	98.45	98.05	04.84	100.41	66.80	169.52	97.48 to 97.91	231,603	227,091	
01-OCT-17 To 30-SEP-18	3,698	94.09	94.18	94.31	04.90	99.86	58.28	161.01	93.83 to 94.32	246,743	232,704	
<u>Calendar Yrs</u>												
01-JAN-17 To 31-DEC-17	3,615	96.89	97.41	97.17	04.61	100.25	66.80	169.52	96.72 to 97.06	234,120	227,488	
<u>ALL</u>	7,328	96.05	96.30	96.10	05.12	100.21	58.28	169.52	95.94 to 96.19	239,243	229,923	

VALUATION GROUP											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	2,338	96.16	96.64	96.38	05.70	100.27	70.02	161.01	95.92 to 96.34	190,632	183,726	
2	968	96.40	96.38	96.30	04.59	100.08	77.02	119.05	96.04 to 96.72	317,936	306,180	
3	1,380	96.11	96.28	96.09	04.80	100.20	77.06	120.81	95.78 to 96.45	220,407	211,791	
5	1,987	95.83	95.90	95.77	04.61	100.14	76.00	125.12	95.55 to 96.06	274,773	263,144	
6	57	95.35	96.33	96.61	05.67	99.71	85.19	127.85	92.88 to 97.62	235,786	227,802	
7	479	95.83	96.20	95.96	05.56	100.25	72.67	159.85	95.17 to 96.39	205,901	197,590	
8	84	96.00	95.62	95.46	09.13	100.17	58.28	169.52	94.33 to 97.56	261,112	249,259	
9	35	96.37	96.99	97.80	06.25	99.17	85.41	118.05	93.58 to 98.80	445,099	435,319	
<u>ALL</u>	7,328	96.05	96.30	96.10	05.12	100.21	58.28	169.52	95.94 to 96.19	239,243	229,923	

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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 : 7,328
 Total Sales Price : 1,753,172,911
 Total Adj. Sales Price : 1,753,172,911
 Total Assessed Value : 1,684,879,089
 Avg. Adj. Sales Price : 239,243
 Avg. Assessed Value : 229,923

MEDIAN : 96
 WGT. MEAN : 96
 MEAN : 96
 COD : 05.12
 PRD : 100.21

COV : 07.03
 STD : 06.77
 Avg. Abs. Dev : 04.92
 MAX Sales Ratio : 169.52
 MIN Sales Ratio : 58.28

95% Median C.I. : 95.94 to 96.19
 95% Wgt. Mean C.I. : 95.96 to 96.25
 95% Mean C.I. : 96.14 to 96.46

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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	7,308	96.05	96.31	96.11	05.09	100.21	66.30	169.52	95.94 to 96.19	239,799	230,464
06	18	94.15	94.77	90.24	16.65	105.02	58.28	144.74	84.49 to 102.09	38,352	34,610
07	2	83.07	83.07	95.75	22.91	86.76	64.04	102.09	N/A	15,000	14,363
<u>ALL</u>	7,328	96.05	96.30	96.10	05.12	100.21	58.28	169.52	95.94 to 96.19	239,243	229,923

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											
Less Than 15,000	4	122.77	113.58	117.60	24.29	96.58	64.04	144.74	N/A	8,146	9,580
Less Than 30,000	7	103.47	105.73	102.03	21.29	103.63	64.04	144.74	64.04 to 144.74	15,362	15,674
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	7,328	96.05	96.30	96.10	05.12	100.21	58.28	169.52	95.94 to 96.19	239,243	229,923
Greater Than 14,999	7,324	96.04	96.29	96.10	05.11	100.20	58.28	169.52	95.93 to 96.19	239,369	230,044
Greater Than 29,999	7,321	96.04	96.29	96.10	05.10	100.20	58.28	169.52	95.93 to 96.19	239,457	230,128
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	4	122.77	113.58	117.60	24.29	96.58	64.04	144.74	N/A	8,146	9,580
15,000 TO 29,999	3	102.09	95.27	95.26	10.94	100.01	75.10	108.61	N/A	24,983	23,798
30,000 TO 59,999	17	98.09	99.67	102.69	19.48	97.06	58.28	161.01	84.49 to 110.15	43,723	44,898
60,000 TO 99,999	157	97.70	100.33	99.94	09.75	100.39	66.80	159.85	96.03 to 100.82	85,610	85,562
100,000 TO 149,999	948	97.16	97.65	97.63	06.75	100.02	70.02	128.69	96.58 to 97.82	130,092	127,014
150,000 TO 249,999	3,240	95.80	95.78	95.76	04.81	100.02	70.03	169.52	95.59 to 95.97	194,610	186,368
250,000 TO 499,999	2,856	96.13	96.22	96.15	04.48	100.07	66.30	127.85	95.96 to 96.31	322,749	310,318
500,000 TO 999,999	100	94.79	94.67	94.74	04.75	99.93	78.09	114.85	93.76 to 95.85	599,710	568,183
1,000,000 +	3	98.11	99.44	99.14	06.78	100.30	90.12	110.08	N/A	1,091,667	1,082,281
<u>ALL</u>	7,328	96.05	96.30	96.10	05.12	100.21	58.28	169.52	95.94 to 96.19	239,243	229,923

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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 : 154
 Total Sales Price : 281,646,517
 Total Adj. Sales Price : 281,646,517
 Total Assessed Value : 290,454,593
 Avg. Adj. Sales Price : 1,828,873
 Avg. Assessed Value : 1,886,069

MEDIAN : 95
 WGT. MEAN : 103
 MEAN : 92
 COD : 13.69
 PRD : 89.32

COV : 19.27
 STD : 17.75
 Avg. Abs. Dev : 12.94
 MAX Sales Ratio : 156.33
 MIN Sales Ratio : 37.44

95% Median C.I. : 92.31 to 97.04
 95% Wgt. Mean C.I. : 77.22 to 129.03
 95% Mean C.I. : 89.32 to 94.92

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-15 To 31-DEC-15	16	97.69	96.15	94.36	07.42	101.90	63.16	112.00	94.44 to 102.61	1,797,469	1,696,059
01-JAN-16 To 31-MAR-16	10	94.83	96.57	84.31	08.51	114.54	69.03	119.42	92.10 to 109.37	1,201,795	1,013,192
01-APR-16 To 30-JUN-16	11	100.38	98.34	94.06	12.35	104.55	72.19	140.00	72.48 to 109.18	1,518,000	1,427,816
01-JUL-16 To 30-SEP-16	16	95.92	95.06	96.69	09.73	98.31	63.33	113.02	90.21 to 105.12	1,010,318	976,848
01-OCT-16 To 31-DEC-16	10	98.87	96.76	101.93	06.53	94.93	79.75	106.03	84.74 to 104.83	1,144,650	1,166,747
01-JAN-17 To 31-MAR-17	9	99.31	97.46	98.08	05.89	99.37	79.22	111.54	92.16 to 101.91	494,085	484,578
01-APR-17 To 30-JUN-17	17	94.48	100.28	95.54	15.75	104.96	74.64	156.33	84.00 to 110.54	1,707,530	1,631,365
01-JUL-17 To 30-SEP-17	12	94.54	88.78	87.24	12.98	101.77	47.96	106.60	69.41 to 102.60	1,506,143	1,313,956
01-OCT-17 To 31-DEC-17	13	79.86	83.43	71.72	19.73	116.33	55.24	114.74	61.69 to 101.55	1,981,687	1,421,322
01-JAN-18 To 31-MAR-18	12	76.46	77.94	74.41	16.86	104.74	51.55	108.00	64.95 to 91.53	1,104,049	821,478
01-APR-18 To 30-JUN-18	13	85.88	87.03	80.33	09.97	108.34	72.33	112.28	76.86 to 94.64	1,681,231	1,350,488
01-JUL-18 To 30-SEP-18	15	82.08	87.57	138.37	24.85	63.29	37.44	154.05	68.10 to 100.06	5,609,631	7,761,973
<u>Study Yrs</u>											
01-OCT-15 To 30-SEP-16	53	97.04	96.35	93.16	09.52	103.42	63.16	140.00	94.34 to 100.38	1,389,444	1,294,423
01-OCT-16 To 30-SEP-17	48	97.12	96.14	94.50	11.33	101.74	47.96	156.33	92.63 to 101.47	1,312,396	1,240,195
01-OCT-17 To 30-SEP-18	53	82.08	84.24	111.94	18.36	75.25	37.44	154.05	77.26 to 88.11	2,736,056	3,062,657
<u>Calendar Yrs</u>											
01-JAN-16 To 31-DEC-16	47	97.49	96.51	94.33	09.58	102.31	63.33	140.00	93.60 to 100.38	1,198,458	1,130,530
01-JAN-17 To 31-DEC-17	51	95.00	92.78	85.81	14.33	108.12	47.96	156.33	91.19 to 100.35	1,515,891	1,300,766
<u>ALL</u>	154	94.53	92.12	103.13	13.69	89.32	37.44	156.33	92.31 to 97.04	1,828,873	1,886,069

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
10	154	94.53	92.12	103.13	13.69	89.32	37.44	156.33	92.31 to 97.04	1,828,873	1,886,069
<u>ALL</u>	154	94.53	92.12	103.13	13.69	89.32	37.44	156.33	92.31 to 97.04	1,828,873	1,886,069

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02	23	92.16	87.67	87.29	14.50	100.44	61.69	112.28	76.86 to 100.38	2,301,435	2,009,023
03	93	95.75	93.82	117.46	13.86	79.87	37.44	156.33	93.00 to 99.31	1,628,255	1,912,527
04	38	91.68	90.65	85.89	12.52	105.54	61.17	119.42	84.74 to 97.34	2,033,836	1,746,896
<u>ALL</u>	154	94.53	92.12	103.13	13.69	89.32	37.44	156.33	92.31 to 97.04	1,828,873	1,886,069

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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 : 154
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 Total Adj. Sales Price : 281,646,517
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MEDIAN : 95
 WGT. MEAN : 103
 MEAN : 92
 COD : 13.69
 PRD : 89.32

COV : 19.27
 STD : 17.75
 Avg. Abs. Dev : 12.94
 MAX Sales Ratio : 156.33
 MIN Sales Ratio : 37.44

95% Median C.I. : 92.31 to 97.04
 95% Wgt. Mean C.I. : 77.22 to 129.03
 95% Mean C.I. : 89.32 to 94.92

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
___Low \$ Ranges___												
Less Than 5,000												
Less Than 15,000												
Less Than 30,000												
___Ranges Excl. Low \$___												
Greater Than 4,999	154	94.53	92.12	103.13	13.69	89.32	37.44	156.33	92.31 to 97.04	1,828,873	1,886,069	
Greater Than 14,999	154	94.53	92.12	103.13	13.69	89.32	37.44	156.33	92.31 to 97.04	1,828,873	1,886,069	
Greater Than 29,999	154	94.53	92.12	103.13	13.69	89.32	37.44	156.33	92.31 to 97.04	1,828,873	1,886,069	
___Incremental Ranges___												
0 TO 4,999												
5,000 TO 14,999												
15,000 TO 29,999												
30,000 TO 59,999	3	96.00	100.44	99.41	07.19	101.04	92.31	113.02	N/A	50,500	50,200	
60,000 TO 99,999	6	96.20	95.07	95.47	06.95	99.58	83.33	106.60	83.33 to 106.60	82,733	78,989	
100,000 TO 149,999	11	102.60	102.28	102.21	09.60	100.07	79.75	133.71	84.00 to 121.62	120,555	123,222	
150,000 TO 249,999	22	96.02	95.58	95.29	08.57	100.30	72.48	115.20	92.16 to 103.07	187,932	179,079	
250,000 TO 499,999	32	95.84	93.91	94.63	14.51	99.24	47.96	156.33	88.11 to 101.55	356,289	337,168	
500,000 TO 999,999	23	90.26	88.17	88.64	11.31	99.47	55.24	111.20	78.34 to 95.27	716,515	635,117	
1,000,000 +	57	93.14	88.66	104.64	17.16	84.73	37.44	154.05	79.86 to 97.34	4,344,858	4,546,277	
___ALL___	154	94.53	92.12	103.13	13.69	89.32	37.44	156.33	92.31 to 97.04	1,828,873	1,886,069	

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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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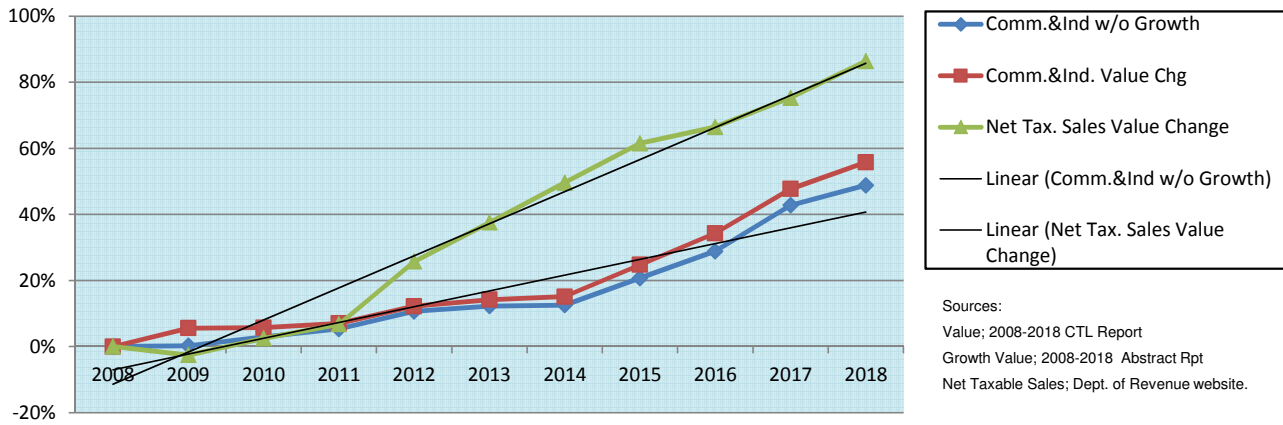
95% Median C.I. : 92.31 to 97.04
 95% Wgt. Mean C.I. : 77.22 to 129.03
 95% Mean C.I. : 89.32 to 94.92

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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
303	1	47.96	47.96	47.96	00.00	100.00	47.96	47.96	N/A	417,000	200,000
306	1	99.31	99.31	99.31	00.00	100.00	99.31	99.31	N/A	930,000	923,600
311	2	103.34	103.34	103.18	05.66	100.16	97.49	109.18	N/A	462,500	477,200
319	1	69.41	69.41	69.41	00.00	100.00	69.41	69.41	N/A	4,610,471	3,200,000
326	2	128.17	128.17	136.44	21.98	93.94	100.00	156.33	N/A	311,500	425,000
336	1	98.33	98.33	98.33	00.00	100.00	98.33	98.33	N/A	84,000	82,600
344	24	93.30	96.96	97.31	10.71	99.64	72.33	133.71	91.19 to 103.75	878,125	854,542
349	2	70.91	70.91	60.24	27.30	117.71	51.55	90.26	N/A	1,578,878	951,188
350	5	100.00	96.09	99.39	05.84	96.68	83.33	103.07	N/A	179,900	178,800
352	23	92.16	87.67	87.29	14.50	100.44	61.69	112.28	76.86 to 100.38	2,301,435	2,009,023
353	10	91.56	88.78	81.06	13.70	109.52	59.50	114.74	63.89 to 100.00	677,047	548,840
386	5	97.04	98.88	95.50	08.86	103.54	81.15	119.42	N/A	1,667,040	1,591,991
406	16	94.83	92.79	94.36	09.68	98.34	72.19	106.20	82.25 to 103.97	1,678,797	1,584,134
407	5	79.86	79.27	78.03	07.30	101.59	69.03	88.43	N/A	4,506,400	3,516,475
410	1	93.00	93.00	93.00	00.00	100.00	93.00	93.00	N/A	500,000	465,000
412	13	96.67	90.52	83.22	16.68	108.77	37.44	140.00	75.29 to 100.00	1,523,449	1,267,838
414	1	154.05	154.05	154.05	00.00	100.00	154.05	154.05	N/A	69,000,000	106,293,490
419	3	95.00	83.99	76.35	16.31	110.01	55.24	101.72	N/A	338,333	258,333
426	3	101.46	99.50	99.34	02.23	100.16	95.12	101.91	N/A	461,667	458,633
451	1	99.11	99.11	99.11	00.00	100.00	99.11	99.11	N/A	1,917,000	1,900,000
453	9	97.34	96.33	98.28	11.12	98.02	72.48	112.00	85.45 to 111.54	884,834	869,624
455	1	63.16	63.16	63.16	00.00	100.00	63.16	63.16	N/A	1,900,000	1,200,000
470	3	101.94	90.88	77.45	11.28	117.34	68.10	102.60	N/A	310,000	240,084
483	1	104.83	104.83	104.83	00.00	100.00	104.83	104.83	N/A	5,050,000	5,294,000
490	1	94.44	94.44	94.44	00.00	100.00	94.44	94.44	N/A	1,800,000	1,700,000
494	1	103.47	103.47	103.47	00.00	100.00	103.47	103.47	N/A	975,000	1,008,816
528	12	94.21	88.73	69.43	11.81	127.80	61.17	104.00	76.59 to 101.55	1,098,213	762,520
531	4	74.65	79.58	66.96	25.92	118.85	57.83	111.20	N/A	1,469,118	983,750
999	2	108.81	108.81	115.15	11.77	94.49	96.00	121.62	N/A	99,000	114,000
<u>ALL</u>	<u>154</u>	<u>94.53</u>	<u>92.12</u>	<u>103.13</u>	<u>13.69</u>	<u>89.32</u>	<u>37.44</u>	<u>156.33</u>	<u>92.31 to 97.04</u>	<u>1,828,873</u>	<u>1,886,069</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	\$ 2,329,160,378	\$ 192,891,814		\$ 2,136,268,564	--	\$ 1,047,406,948	--
2009	\$ 2,459,078,067	\$ 123,579,082	5.03%	\$ 2,335,498,985	0.27%	\$ 1,020,721,260	-2.55%
2010	\$ 2,462,232,923	\$ 64,985,911	2.64%	\$ 2,397,247,012	-2.51%	\$ 1,073,751,329	5.20%
2011	\$ 2,493,146,998	\$ 39,213,239	1.57%	\$ 2,453,933,759	-0.34%	\$ 1,118,043,437	4.12%
2012	\$ 2,613,727,280	\$ 35,840,888	1.37%	\$ 2,577,886,392	3.40%	\$ 1,316,902,534	17.79%
2013	\$ 2,659,770,921	\$ 44,359,727	1.67%	\$ 2,615,411,194	0.06%	\$ 1,440,611,314	9.39%
2014	\$ 2,681,265,360	\$ 59,860,679	2.23%	\$ 2,621,404,681	-1.44%	\$ 1,566,802,225	8.76%
2015	\$ 2,906,139,280	\$ 94,168,827	3.24%	\$ 2,811,970,453	4.87%	\$ 1,691,615,901	7.97%
2016	\$ 3,128,766,492	\$ 127,302,828	4.07%	\$ 3,001,463,664	3.28%	\$ 1,743,450,920	3.06%
2017	\$ 3,440,327,629	\$ 114,307,546	3.32%	\$ 3,326,020,083	6.30%	\$ 1,835,611,916	5.29%
2018	\$ 3,627,932,524	\$ 161,063,082	4.44%	\$ 3,466,869,442	0.77%	\$ 1,952,317,063	6.36%
Ann %chg	4.53%			Average	1.47%	6.42%	6.54%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2008	-	-	-
2009	0.27%	5.58%	-2.55%
2010	2.92%	5.71%	2.52%
2011	5.36%	7.04%	6.74%
2012	10.68%	12.22%	25.73%
2013	12.29%	14.19%	37.54%
2014	12.55%	15.12%	49.59%
2015	20.73%	24.77%	61.51%
2016	28.86%	34.33%	66.45%
2017	42.80%	47.71%	75.25%
2018	48.85%	55.76%	86.40%

County Number	77
County Name	Sarpy

Type : Qualified

Number of Sales :	121	Median :	70	COV :	25.19	95% Median C.I. :	66.37 to 74.07
Total Sales Price :	95,193,515	Wgt. Mean :	69	STD :	18.20	95% Wgt. Mean C.I. :	65.87 to 72.18
Total Adj. Sales Price :	95,193,515	Mean :	72	Avg. Abs.Dev :	13.64	95% Mean C.I. :	69.01 to 75.49
Total Assessed Value :	65,705,248						
Avg. Adj. Sales Price :	786,723	COD :	19.55	MAX Sales Ratio :	141.91		
Avg. Assessed Value :	543,019	PRD :	104.68	MIN Sales Ratio :	23.51		

Printed : 03/21/2019

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2015 To 12/31/2015	12	62.83	73.23	68.29	24.40	107.23	49.71	141.91	56.96 to 85.03	771,300	526,703
01/01/2016 To 03/31/2016	12	72.64	72.88	71.68	15.83	101.67	52.72	106.72	58.99 to 82.25	894,334	641,081
04/01/2016 To 06/30/2016	5	66.64	72.80	73.81	11.49	98.63	63.86	87.91	N/A	1,266,219	934,609
07/01/2016 To 09/30/2016	7	76.34	80.47	66.84	17.99	120.39	56.70	105.37	56.70 to 105.37	942,363	629,878
10/01/2016 To 12/31/2016	13	69.31	72.10	71.55	12.44	100.77	58.53	95.41	61.94 to 81.18	732,392	524,020
01/01/2017 To 03/31/2017	16	70.93	72.31	68.71	17.82	105.24	45.55	102.11	59.32 to 87.53	673,877	463,012
04/01/2017 To 06/30/2017	11	61.40	66.27	61.67	15.16	107.46	54.40	88.63	55.40 to 84.45	836,891	516,072
07/01/2017 To 09/30/2017	1	74.11	74.11	74.11		100.00	74.11	74.11	N/A	501,480	371,629
10/01/2017 To 12/31/2017	12	83.01	85.63	85.14	16.42	100.58	53.74	108.49	73.57 to 105.05	708,405	603,117
01/01/2018 To 03/31/2018	15	69.09	67.93	64.20	16.73	105.81	44.53	99.85	55.12 to 80.08	819,666	526,193
04/01/2018 To 06/30/2018	13	62.90	66.49	63.47	31.34	104.76	23.51	134.54	51.03 to 84.63	550,518	349,407
07/01/2018 To 09/30/2018	4	54.91	63.43	61.83	17.19	102.59	53.38	90.51	N/A	1,078,820	667,052
<u>Study Yrs</u>											
10/01/2015 To 09/30/2016	36	70.33	74.46	70.17	19.20	106.11	49.71	141.91	63.86 to 79.20	914,312	641,544
10/01/2016 To 09/30/2017	41	69.31	70.67	67.54	15.29	104.63	45.55	102.11	62.10 to 75.37	731,961	494,362
10/01/2017 To 09/30/2018	44	71.01	71.92	69.24	23.24	103.87	23.51	134.54	60.87 to 81.18	733,360	507,745
<u>Calendar Yrs</u>											
01/01/2016 To 12/31/2016	37	73.14	74.03	71.09	14.71	104.14	52.72	106.72	65.66 to 77.78	896,777	637,498
01/01/2017 To 12/31/2017	40	73.65	74.69	71.38	18.00	104.64	45.55	108.49	66.74 to 79.25	724,754	517,350

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1	121	69.76	72.25	69.02	19.55	104.68	23.51	141.91	66.37 to 74.07	786,723	543,019

Type : Qualified

Number of Sales :	121	Median :	70	COV :	25.19	95% Median C.I. :	66.37 to 74.07
Total Sales Price :	95,193,515	Wgt. Mean :	69	STD :	18.20	95% Wgt. Mean C.I. :	65.87 to 72.18
Total Adj. Sales Price :	95,193,515	Mean :	72	Avg. Abs. Dev :	13.64	95% Mean C.I. :	69.01 to 75.49
Total Assessed Value :	65,705,248						
Avg. Adj. Sales Price :	786,723	COD :	19.55	MAX Sales Ratio :	141.91		
Avg. Assessed Value :	543,019	PRD :	104.68	MIN Sales Ratio :	23.51		

Printed : 03/21/2019

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Irrigated</u>											
County	2	103.74	103.74	85.51	36.79	121.32	65.57	141.91	N/A	990,588	847,082
1	2	103.74	103.74	85.51	36.79	121.32	65.57	141.91	N/A	990,588	847,082
<u>Dry</u>											
County	39	64.99	68.39	64.37	18.62	106.25	44.53	108.49	58.53 to 69.61	890,396	573,159
1	39	64.99	68.39	64.37	18.62	106.25	44.53	108.49	58.53 to 69.61	890,396	573,159
<u>Grass</u>											
County	1	63.86	63.86	63.86		100.00	63.86	63.86	N/A	731,677	467,244
1	1	63.86	63.86	63.86		100.00	63.86	63.86	N/A	731,677	467,244
<u>ALL</u>											
10/01/2015 To 09/30/2018	121	69.76	72.25	69.02	19.55	104.68	23.51	141.91	66.37 to 74.07	786,723	543,019

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Irrigated</u>											
County	9	65.57	81.75	73.94	32.38	110.56	55.40	141.91	60.08 to 134.54	801,519	592,635
1	9	65.57	81.75	73.94	32.38	110.56	55.40	141.91	60.08 to 134.54	801,519	592,635
<u>Dry</u>											
County	77	69.09	71.29	68.38	18.32	104.26	44.53	108.49	63.12 to 74.07	839,724	574,195
1	77	69.09	71.29	68.38	18.32	104.26	44.53	108.49	63.12 to 74.07	839,724	574,195
<u>Grass</u>											
County	2	56.79	56.79	59.87	12.47	94.86	49.71	63.86	N/A	509,589	305,087
1	2	56.79	56.79	59.87	12.47	94.86	49.71	63.86	N/A	509,589	305,087
<u>ALL</u>											
10/01/2015 To 09/30/2018	121	69.76	72.25	69.02	19.55	104.68	23.51	141.91	66.37 to 74.07	786,723	543,019

Sarpy County 2019 Average Acre Value Comparison

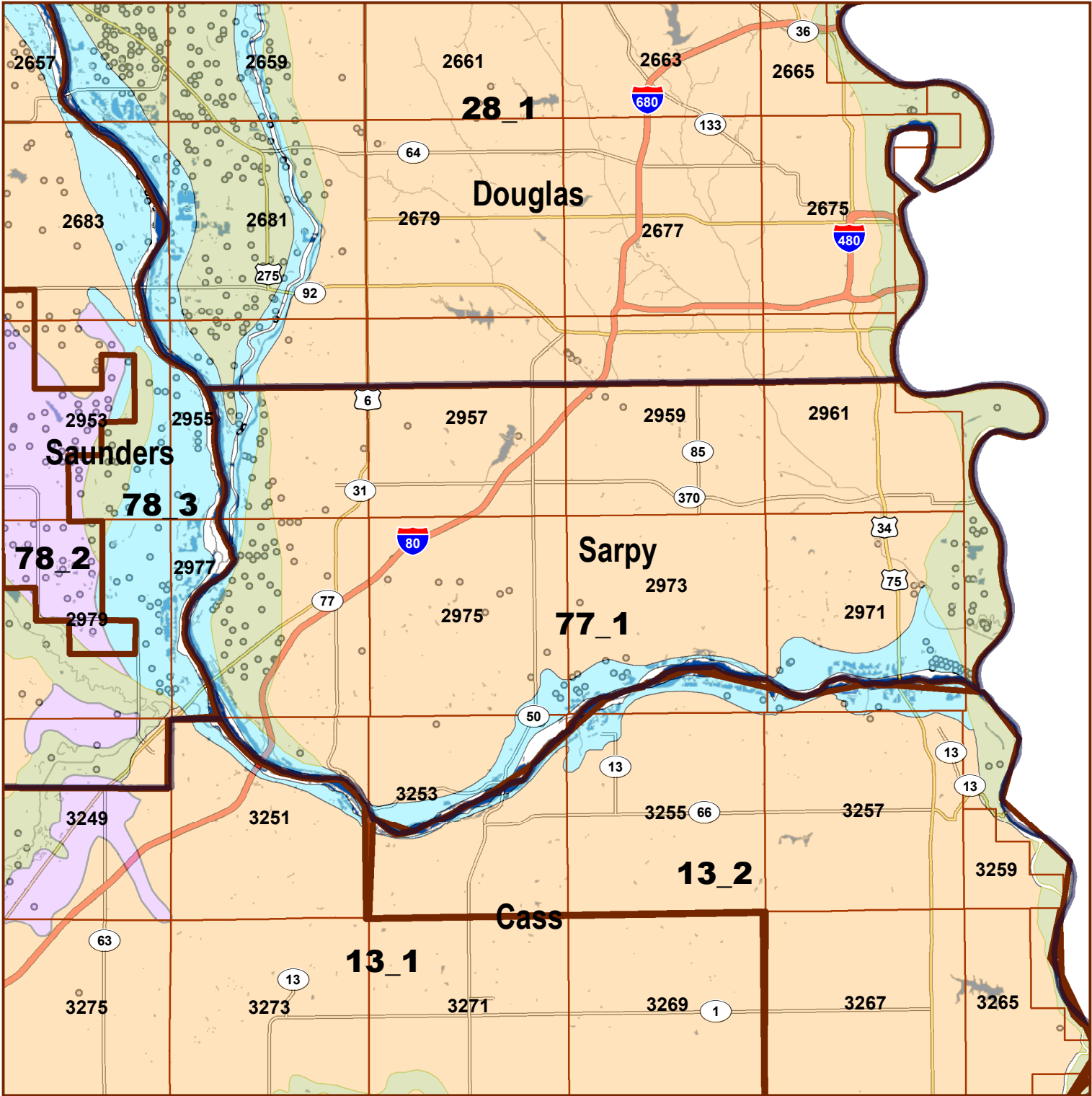
County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Sarpy	1	6510	6310	5980	5830	5585	4925	4605	4335	5869
Burt	1	5565	5615	4992	4945	3896	4225	3740	2549	4537
Cass	1	6275	6070	4721	5510	3643	4850	3612	4204	5049
Douglas	1	6325	6150	6025	5673	5300	4794	4412	4200	5633
Otoe	1	5600	5600	5500	5500	5000	5000	4200	4200	5208
Saunders	1	6320	6104	5844	5457	5270	4466	3910	3670	5151
Saunders	3	6930	6691	6452	5835	5740	5004	4515	4060	6075
Washington	1	6050	6020	5485	5315	5090	5010	4025	3125	5499

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Sarpy	1	5445	5275	4955	4800	4640	4100	3816	3605	4779
Burt	1	5411	5215	4474	4635	3905	3900	3540	2436	4258
Cass	1	5197	5049	4929	4555	4093	4259	3956	3733	4565
Douglas	1	6013	5674	5387	4874	4637	4178	3937	3695	4881
Otoe	1	4440	4440	4150	4100	4010	3980	3380	3090	4050
Saunders	1	5714	5497	5292	4759	4566	3839	3437	3193	4317
Saunders	3	5747	5607	5438	5024	4821	4100	3708	3492	4819
Washington	1	6020	5990	5460	5260	5060	4980	3990	3065	5380

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Sarpy	1	2380	2350	2270	2190	2090	2060	1860	1790	2058
Burt	1	2599	2380	1971	1965	1895	1830	1765	1605	1878
Cass	1	2395	2343	2243	2180	1942	2064	1850	1602	2020
Douglas	1	1875	2111	1353	1856	1465	1747	1561	1124	1564
Otoe	1	2290	2250	2180	2160	2030	2000	1750	1550	2002
Saunders	1	2801	2603	2510	2500	2303	2223	2115	2105	2252
Saunders	3	2800	2608	2538	2501	2300	2258	2109	2119	2358
Washington	1	2226	2050	1745	1685	1636	1600	1550	1435	1777

County	Mkt Area	CRP	TIMBER	WASTE
Sarpy	1	3224	934	152
Burt	1	2939	n/a	121
Cass	1	2026	1851	593
Douglas	1	n/a	n/a	148
Otoe	1	2908	1105	100
Saunders	1	2475	719	177
Saunders	3	2553	642	160
Washington	1	4626	n/a	401

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.



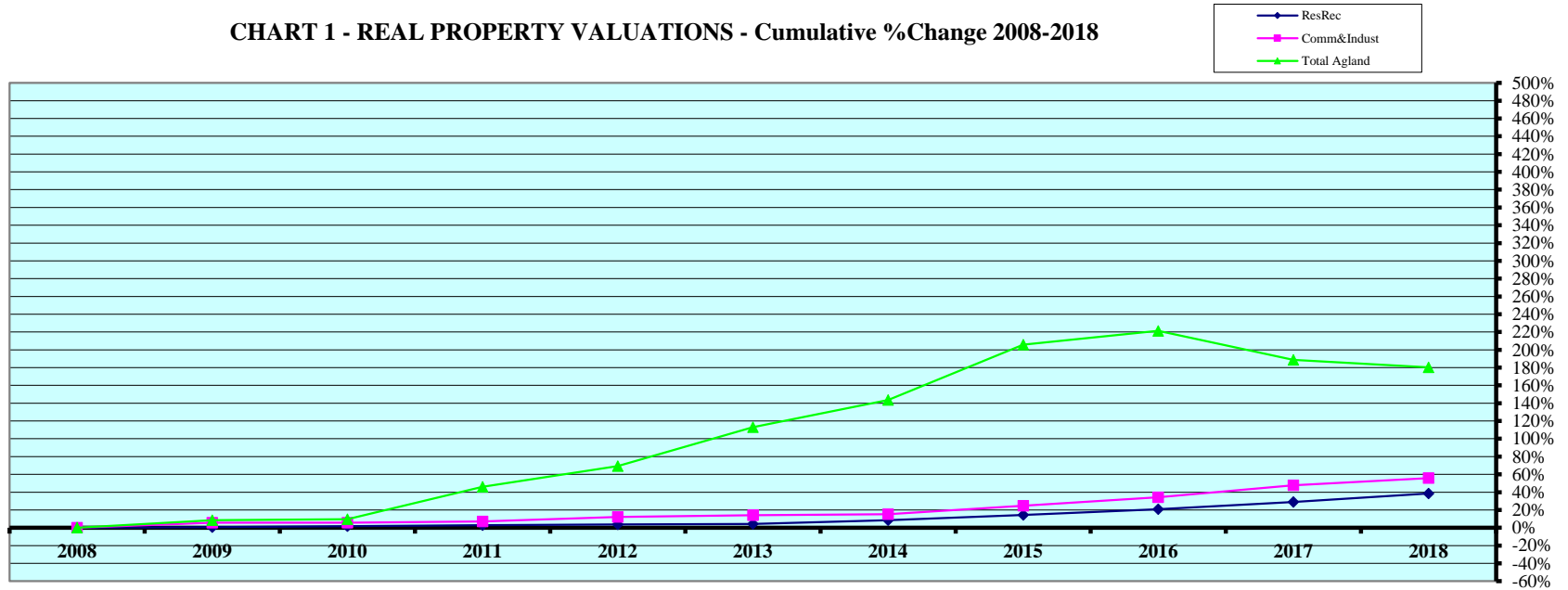
Legend

- 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

Sarpy 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	7,737,522,705	--	--	--	2,329,160,378	--	--	--	128,672,561	--	--	--
2009	7,787,339,559	49,816,854	0.64%	0.64%	2,459,078,067	129,917,689	5.58%	5.58%	139,469,115	10,796,554	8.39%	8.39%
2010	7,873,412,894	86,073,335	1.11%	1.76%	2,462,232,923	3,154,856	0.13%	5.71%	141,193,520	1,724,405	1.24%	9.73%
2011	7,969,265,775	95,852,881	1.22%	3.00%	2,493,146,998	30,914,075	1.26%	7.04%	188,021,499	46,827,979	33.17%	46.12%
2012	8,028,648,157	59,382,382	0.75%	3.76%	2,613,727,280	120,580,282	4.84%	12.22%	218,007,575	29,986,076	15.95%	69.43%
2013	8,078,097,700	49,449,543	0.62%	4.40%	2,659,770,921	46,043,641	1.76%	14.19%	274,278,197	56,270,622	25.81%	113.16%
2014	8,397,346,693	319,248,993	3.95%	8.53%	2,681,265,360	21,494,439	0.81%	15.12%	313,572,688	39,294,491	14.33%	143.70%
2015	8,840,328,734	442,982,041	5.28%	14.25%	2,906,139,280	224,873,920	8.39%	24.77%	393,525,850	79,953,162	25.50%	205.84%
2016	9,339,896,340	499,567,606	5.65%	20.71%	3,128,766,492	222,627,212	7.66%	34.33%	413,475,449	19,949,599	5.07%	221.34%
2017	9,967,061,475	627,165,135	6.71%	28.81%	3,440,327,629	311,561,137	9.96%	47.71%	371,318,498	-42,156,951	-10.20%	188.58%
2018	10,717,403,599	750,342,124	7.53%	38.51%	3,627,932,524	187,604,895	5.45%	55.76%	360,553,352	-10,765,146	-2.90%	180.21%

Rate Annual %chg: Residential & Recreational **3.31%** Commercial & Industrial **4.53%** Agricultural Land **10.85%**

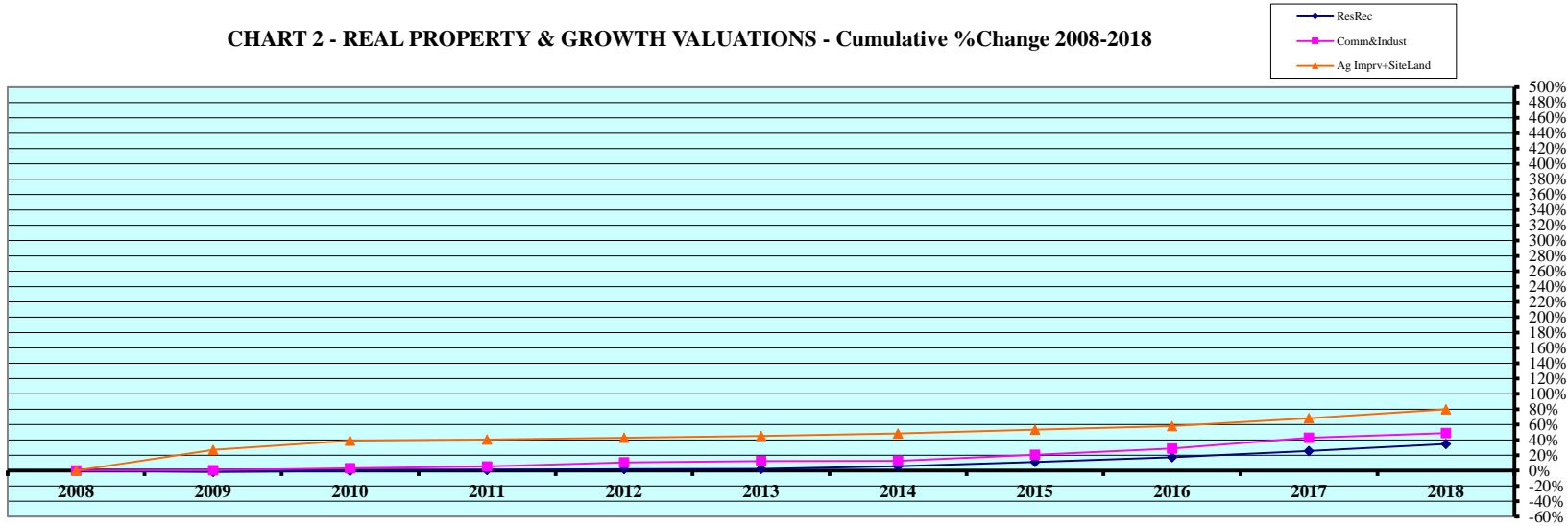
Cnty# **77**
County **SARPY**

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	7,737,522,705	286,309,804	3.70%	7,451,212,901	--	--	2,329,160,378	192,891,814	8.28%	2,136,268,564	--	--			
2009	7,787,339,559	184,697,247	2.37%	7,602,642,312	-1.74%	-1.74%	2,459,078,067	123,579,082	5.03%	2,335,498,985	0.27%	0.27%			
2010	7,873,412,894	178,277,097	2.26%	7,695,135,797	-1.18%	-0.55%	2,462,232,923	64,985,911	2.64%	2,397,247,012	-2.51%	2.92%			
2011	7,969,265,775	169,444,635	2.13%	7,799,821,140	-0.93%	0.81%	2,493,146,998	39,213,239	1.57%	2,453,933,759	-0.34%	5.36%			
2012	8,028,648,157	153,388,564	1.91%	7,875,259,593	-1.18%	1.78%	2,613,727,280	35,840,888	1.37%	2,577,886,392	3.40%	10.68%			
2013	8,078,097,700	177,382,524	2.20%	7,900,715,176	-1.59%	2.11%	2,659,770,921	44,359,727	1.67%	2,615,411,194	0.06%	12.29%			
2014	8,397,346,693	229,970,674	2.74%	8,167,376,019	1.11%	5.56%	2,681,265,360	59,860,679	2.23%	2,621,404,681	-1.44%	12.55%			
2015	8,840,328,734	239,632,508	2.71%	8,600,696,226	2.42%	11.16%	2,906,139,280	94,168,827	3.24%	2,811,970,453	4.87%	20.73%			
2016	9,339,896,340	253,905,995	2.72%	9,085,990,345	2.78%	17.43%	3,128,766,492	127,302,828	4.07%	3,001,463,664	3.28%	28.86%			
2017	9,967,061,475	262,988,131	2.64%	9,704,073,344	3.90%	25.42%	3,440,327,629	114,307,546	3.32%	3,326,020,083	6.30%	42.80%			
2018	10,717,403,599	300,180,511	2.80%	10,417,223,088	4.52%	34.63%	3,627,932,524	161,063,082	4.44%	3,466,869,442	0.77%	48.85%			
Rate Ann%chg	3.31%						0.81%	4.53%						C & I w/o growth	1.47%

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	133,679,744	17,306,945	150,986,689	3,582,264	2.37%	147,404,425	--	--
2009	132,244,864	66,062,266	198,307,130	6,746,576	3.40%	191,560,554	26.87%	26.87%
2010	131,275,048	82,429,585	213,704,633	4,038,418	1.89%	209,666,215	5.73%	38.86%
2011	137,201,413	79,927,245	217,128,658	4,904,898	2.26%	212,223,760	-0.69%	40.56%
2012	140,042,187	82,019,519	222,061,706	6,345,786	2.86%	215,715,920	-0.65%	42.87%
2013	140,691,543	81,873,581	222,565,124	3,567,282	1.60%	218,997,842	-1.38%	45.04%
2014	189,117,341	40,011,471	229,128,812	5,173,049	2.26%	223,955,763	0.62%	48.33%
2015	201,044,072	42,784,033	243,828,105	12,130,612	4.98%	231,697,493	1.12%	53.46%
2016	194,123,487	51,529,858	245,653,345	7,045,555	2.87%	238,607,790	-2.14%	58.03%
2017	205,619,810	53,916,910	259,536,720	5,680,646	2.19%	253,856,074	3.34%	68.13%
2018	240,700,956	61,408,023	302,108,979	30,450,756	10.08%	271,658,223	4.67%	79.92%
Rate Ann%chg	6.06%	13.50%	7.18%	Ag Imprv+Site w/o growth			3.75%	

(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.

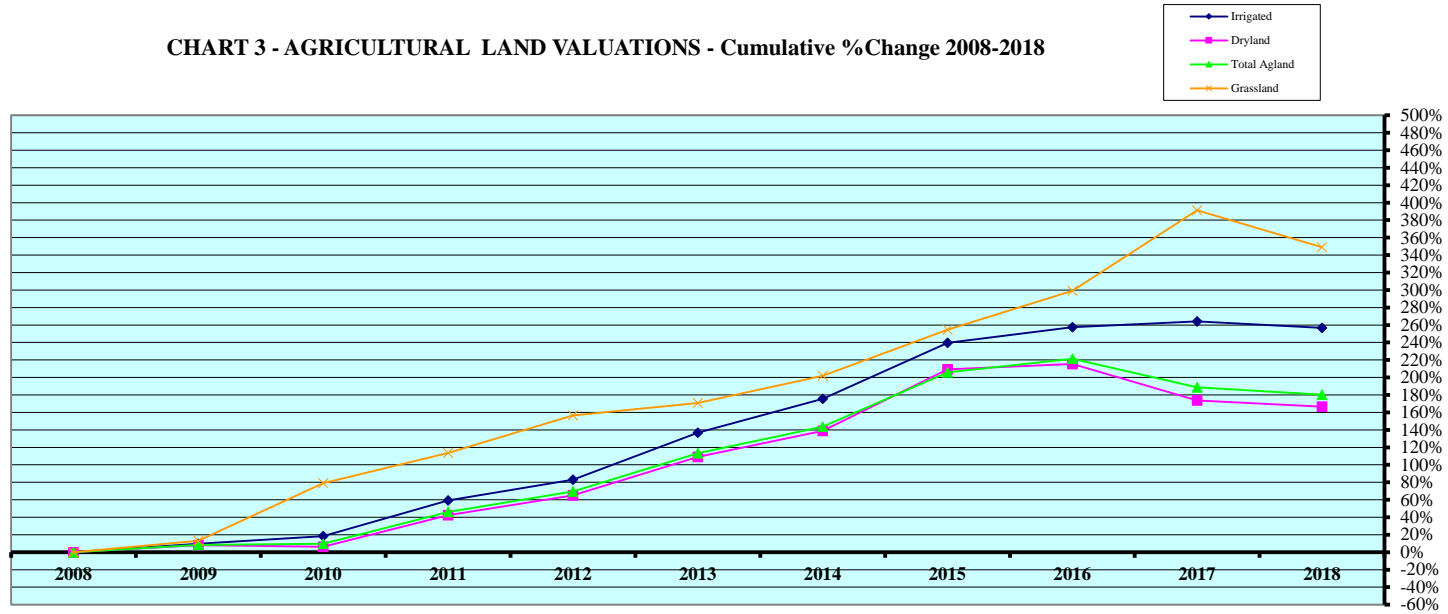
Sources:
Value; 2008 - 2018 CTL
Growth Value; 2008-2018 Abstract of Asmnt Rpt.

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

Cnty#	77
County	SARPY

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	10,271,854	--	--	--	113,231,211	--	--	--	4,774,973	--	--	--
2009	11,260,246	988,392	9.62%	9.62%	122,383,340	9,152,129	8.08%	8.08%	5,394,831	619,858	12.98%	12.98%
2010	12,160,414	900,168	7.99%	18.39%	120,247,372	-2,135,968	-1.75%	6.20%	8,553,169	3,158,338	58.54%	79.12%
2011	16,357,989	4,197,575	34.52%	59.25%	161,230,776	40,983,404	34.08%	42.39%	10,198,214	1,645,045	19.23%	113.58%
2012	18,804,970	2,446,981	14.96%	83.07%	186,721,951	25,491,175	15.81%	64.90%	12,250,963	2,052,749	20.13%	156.57%
2013	24,325,303	5,520,333	29.36%	136.82%	236,744,227	50,022,276	26.79%	109.08%	12,925,791	674,828	5.51%	170.70%
2014	28,289,408	3,964,105	16.30%	175.41%	270,501,966	33,757,739	14.26%	138.89%	14,416,318	1,490,527	11.53%	201.91%
2015	34,879,581	6,590,173	23.30%	239.56%	350,251,289	79,749,323	29.48%	209.32%	16,935,953	2,519,635	17.48%	254.68%
2016	36,717,610	1,838,029	5.27%	257.46%	357,150,905	6,899,616	1.97%	215.42%	19,062,223	2,126,270	12.55%	299.21%
2017	37,403,421	685,811	1.87%	264.14%	309,907,712	-47,243,193	-13.23%	173.69%	23,457,867	4,395,644	23.06%	391.27%
2018	36,634,127	-769,294	-2.06%	256.65%	301,921,118	-7,986,594	-2.58%	166.64%	21,443,959	-2,013,908	-8.59%	349.09%

Rate Ann.%chg: Irrigated **13.56%** Dryland **10.30%** Grassland **16.21%**

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2008	393,633	--	--	--	890	--	--	--	128,672,561	--	--	--
2009	429,767	36,134	9.18%	9.18%	931	41	4.61%	4.61%	139,469,115	10,796,554	8.39%	8.39%
2010	232,078	-197,689	-46.00%	-41.04%	487	-444	-47.69%	-45.28%	141,193,520	1,724,405	1.24%	9.73%
2011	232,772	694	0.30%	-40.87%	1,748	1,261	258.93%	96.40%	188,021,499	46,827,979	33.17%	46.12%
2012	228,037	-4,735	-2.03%	-42.07%	1,654	-94	-5.38%	85.84%	218,007,575	29,986,076	15.95%	69.43%
2013	281,436	53,399	23.42%	-28.50%	1,440	-214	-12.94%	61.80%	274,278,197	56,270,622	25.81%	113.16%
2014	362,254	80,818	28.72%	-7.97%	2,742	1,302	90.42%	208.09%	313,572,688	39,294,491	14.33%	143.70%
2015	441,923	79,669	21.99%	12.27%	(8,982,896)	-8,985,638	-327703.79%	-1009414.16%	393,525,850	79,953,162	25.50%	205.84%
2016	560,186	118,263	26.76%	42.31%	(15,475)	8,967,421	-1838.76%	-1838.76%	413,475,449	19,949,599	5.07%	221.34%
2017	547,717	-12,469	-2.23%	39.14%	1,781	17,256	100.11%	100.11%	371,318,498	-42,156,951	-10.20%	188.58%
2018	570,497	22,780	4.16%	44.93%	(16,349)	-18,130	-1017.97%	-1936.97%	360,553,352	-10,765,146	-2.90%	180.21%

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County **SARPY**

Rate Ann.%chg: Total Agric Land **10.85%**

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	10,482,018	5,838	1,795			113,220,096	71,920	1,574			3,640,205	5,053	720		
2009	10,884,184	5,654	1,925	7.22%	7.22%	123,710,671	71,432	1,732	10.01%	10.01%	4,138,785	5,052	819	13.72%	13.72%
2010	12,163,083	6,199	1,962	1.93%	9.29%	120,454,355	66,915	1,800	3.94%	14.35%	6,601,210	7,200	917	11.91%	27.26%
2011	16,096,181	6,225	2,586	31.78%	44.02%	161,822,610	66,365	2,438	35.46%	54.89%	7,656,121	7,084	1,081	17.88%	50.02%
2012	19,101,517	6,365	3,001	16.05%	67.14%	186,903,468	66,047	2,830	16.06%	79.76%	9,284,153	7,169	1,295	19.83%	79.76%
2013	24,610,506	6,218	3,958	31.90%	120.46%	237,499,823	65,864	3,606	27.42%	129.06%	9,791,799	7,204	1,359	4.95%	88.67%
2014	28,579,366	6,205	4,606	16.36%	156.52%	270,556,847	65,343	4,141	14.83%	163.02%	10,712,421	7,076	1,514	11.38%	110.13%
2015	34,872,071	6,205	5,620	22.02%	213.01%	352,713,171	64,867	5,438	31.32%	245.40%	13,007,275	7,105	1,831	20.93%	154.12%
2016	37,866,157	6,325	5,987	6.53%	233.45%	368,135,968	63,899	5,761	5.95%	265.97%	19,117,920	12,402	1,541	-15.80%	113.97%
2017	37,403,421	6,374	5,868	-1.99%	226.83%	313,351,946	62,299	5,030	-12.70%	219.50%	23,416,944	12,947	1,809	17.34%	151.07%
2018	36,959,456	6,288	5,878	0.16%	227.37%	303,375,929	60,293	5,032	0.04%	219.63%	21,519,386	12,747	1,688	-6.66%	134.33%

Rate Annual %chg Average Value/Acre: 12.59%

12.32%

8.89%

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	394,835	4,939	80			1,053,920	3,925	269			128,791,074	91,675	1,405		
2009	407,760	5,105	80	-0.09%	-0.09%	1,191,126	4,031	295	10.04%	10.04%	140,332,526	91,274	1,537	9.44%	9.44%
2010	215,420	2,693	80	0.16%	0.07%	2,067,799	6,666	310	4.98%	15.53%	141,501,867	89,672	1,578	2.63%	12.32%
2011	222,083	2,725	81	1.87%	1.93%	2,448,525	6,635	369	18.97%	37.44%	188,245,520	89,034	2,114	33.99%	50.50%
2012	229,787	2,819	82	0.03%	1.96%	2,928,203	6,642	441	19.46%	64.18%	218,447,128	89,043	2,453	16.03%	74.63%
2013	281,959	2,777	102	24.56%	27.00%	3,098,465	6,725	461	4.51%	71.59%	275,282,552	88,788	3,100	26.38%	120.69%
2014	353,000	2,906	121	19.63%	51.93%	3,616,350	6,364	568	23.34%	111.64%	313,817,984	87,894	3,570	15.16%	154.15%
2015	443,642	2,926	152	24.81%	89.63%	3,891,598	6,486	600	5.58%	123.45%	404,927,757	87,589	4,623	29.48%	229.07%
2016	439,706	2,887	152	0.47%	90.51%	111,048	1,107	100	-83.28%	-62.64%	425,670,799	86,620	4,914	6.30%	249.80%
2017	537,157	3,544	152	-0.50%	89.56%	1,675	384	4	-95.65%	-98.38%	374,711,143	85,548	4,380	-10.87%	211.78%
2018	538,277	3,548	152	0.10%	89.74%	1,675	538	3	-28.67%	-98.84%	362,394,723	83,415	4,344	-0.81%	209.25%

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Rate Annual %chg Average Value/Acre: 11.95%

(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
158,840	SARPY	404,278,150	55,591,706	44,960,702	10,695,605,436	2,451,794,802	1,176,137,722	21,798,163	360,553,352	240,700,956	61,408,023	0	15,512,829,012
	cnty sector	2.61%	0.36%	0.29%	68.95%	15.80%	7.58%	0.14%	2.32%	1.55%	0.40%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
51,159	BELLEVUE	59,220,419	14,514,765	9,974,842	2,270,621,156	683,745,154	66,041,778	0	0	0	0	0	3,104,118,114
32.21%	%sector of county sector	14.65%	26.11%	22.19%	21.23%	27.89%	5.62%						20.01%
	%sector of municipality	1.91%	0.47%	0.32%	73.15%	22.03%	2.13%						100.00%
4,905	GRETNA	17,396,629	1,155,637	467,560	250,381,722	71,116,174	39,217,801	0	0	0	0	0	379,735,523
3.09%	%sector of county sector	4.30%	2.08%	1.04%	2.34%	2.90%	3.33%						2.45%
	%sector of municipality	4.58%	0.30%	0.12%	65.94%	18.73%	10.33%						100.00%
16,638	LA VISTA	59,585,763	8,192,460	1,839,135	729,204,963	469,966,796	273,137,701	0	0	0	0	0	1,541,926,818
10.47%	%sector of county sector	14.74%	14.74%	4.09%	6.82%	19.17%	23.22%						9.94%
	%sector of municipality	3.86%	0.53%	0.12%	47.29%	30.48%	17.71%						100.00%
20,083	PAPILLION	81,668,350	4,241,666	1,137,100	1,101,916,746	536,860,958	159,915,252	0	0	0	0	0	1,885,740,072
12.64%	%sector of county sector	20.20%	7.63%	2.53%	10.30%	21.90%	13.60%						12.16%
	%sector of municipality	4.33%	0.22%	0.06%	58.43%	28.47%	8.48%						100.00%
1,529	SPRINGFIELD	4,182,676	243,757	100,304	75,664,855	10,692,812	10,060,418	0	0	0	0	0	100,944,822
0.96%	%sector of county sector	1.03%	0.44%	0.22%	0.71%	0.44%	0.86%						0.65%
	%sector of municipality	4.14%	0.24%	0.10%	74.96%	10.59%	9.97%						100.00%
94,314	Total Municipalities	222,053,837	28,348,285	13,518,941	4,427,789,442	1,772,381,894	548,372,950	0	0	0	0	0	7,012,465,349
59.38%	%all municip.sectors of cnty	54.93%	50.99%	30.07%	41.40%	72.29%	46.62%						45.20%

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

CHART 5

Total Real Property Sum Lines 17, 25, & 30	Records : 65,815	Value : 16,362,296,316	Growth 489,239,322	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	584	19,645,218	4,160	104,840,622	1,146	35,144,039	5,890	159,629,879	
02. Res Improve Land	27,688	756,023,660	17,909	764,541,778	8,269	418,312,022	53,866	1,938,877,460	
03. Res Improvements	28,267	3,892,899,982	17,960	3,787,709,471	8,313	1,774,416,440	54,540	9,455,025,893	
04. Res Total	28,851	4,668,568,860	22,120	4,657,091,871	9,459	2,227,872,501	60,430	11,553,533,232	311,433,312
% of Res Total	47.74	40.41	36.60	40.31	15.65	19.28	91.82	70.61	63.66
05. Com UnImp Land	306	86,978,757	197	60,522,319	36	10,298,090	539	157,799,166	
06. Com Improve Land	1,211	363,512,227	159	81,763,701	117	47,763,460	1,487	493,039,388	
07. Com Improvements	1,224	1,527,685,651	166	443,606,092	120	145,226,363	1,510	2,116,518,106	
08. Com Total	1,530	1,978,176,635	363	585,892,112	156	203,287,913	2,049	2,767,356,660	65,102,934
% of Com Total	74.67	71.48	17.72	21.17	7.61	7.35	3.11	16.91	13.31
09. Ind UnImp Land	107	24,619,353	111	23,243,470	13	2,444,423	231	50,307,246	
10. Ind Improve Land	374	97,317,697	284	134,862,199	93	22,218,899	751	254,398,795	
11. Ind Improvements	375	541,621,362	285	466,045,184	94	59,397,561	754	1,067,064,107	
12. Ind Total	482	663,558,412	396	624,150,853	107	84,060,883	985	1,371,770,148	102,707,251
% of Ind Total	48.93	48.37	40.20	45.50	10.86	6.13	1.50	8.38	20.99
13. Rec UnImp Land	0	0	9	1,305,030	88	5,983,245	97	7,288,275	
14. Rec Improve Land	0	0	10	778,279	33	2,387,619	43	3,165,898	
15. Rec Improvements	0	0	10	709,906	305	10,978,817	315	11,688,723	
16. Rec Total	0	0	19	2,793,215	393	19,349,681	412	22,142,896	189,182
% of Rec Total	0.00	0.00	4.61	12.61	95.39	87.39	0.63	0.14	0.04
Res & Rec Total	28,851	4,668,568,860	22,139	4,659,885,086	9,852	2,247,222,182	60,842	11,575,676,128	311,622,494
% of Res & Rec Total	47.42	40.33	36.39	40.26	16.19	19.41	92.44	70.75	63.70
Com & Ind Total	2,012	2,641,735,047	759	1,210,042,965	263	287,348,796	3,034	4,139,126,808	167,810,185
% of Com & Ind Total	66.32	63.82	25.02	29.23	8.67	6.94	4.61	25.30	34.30

17. Taxable Total	30,863	7,310,303,907	22,898	5,869,928,051	10,115	2,534,570,978	63,876	15,714,802,936	479,432,679
% of Taxable Total	48.32	46.52	35.85	37.35	15.84	16.13	97.05	96.04	98.00

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	22	9,613,611	110,360,538	0	0	0
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	22	9,613,611	110,360,538
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				22	9,613,611	110,360,538

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	1,107	880	561	2,548

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	541	90,168,309	452	103,876,838	993	194,045,147
28. Ag-Improved Land	0	0	408	99,906,579	526	123,762,409	934	223,668,988
29. Ag Improvements	0	0	409	88,311,011	537	141,468,234	946	229,779,245

30. Ag Total				1,939	647,493,380
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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	3	1.77	51,767	
32. HomeSite Improv Land	0	0.00	0	311	378.55	14,703,194	
33. HomeSite Improvements	0	0.00	0	336	374.74	75,781,251	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	50	81.02	1,049,168	
36. FarmSite Improv Land	0	0.00	0	363	750.01	15,136,871	
37. FarmSite Improvements	0	0.00	0	337	0.00	12,529,760	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	1.53	0	
40. Other- Non Ag Use	0	0.00	0	0	4.97	168,997	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	11	10.39	292,012	14	12.16	343,779	
32. HomeSite Improv Land	433	634.76	22,914,196	744	1,013.31	37,617,390	
33. HomeSite Improvements	460	629.49	121,505,346	796	1,004.23	197,286,597	9,806,643
34. HomeSite Total				810	1,025.47	235,247,766	
35. FarmSite UnImp Land	75	637.37	3,771,940	125	718.39	4,821,108	
36. FarmSite Improv Land	478	1,124.96	19,209,670	841	1,874.97	34,346,541	
37. FarmSite Improvements	450	0.00	19,962,888	787	0.00	32,492,648	0
38. FarmSite Total				912	2,593.36	71,660,297	
39. Road & Ditches	0	0.02	0	0	1.55	0	
40. Other- Non Ag Use	0	0.00	0	0	4.97	168,997	
41. Total Section VI				1,722	3,625.35	307,077,060	9,806,643

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	1	0.00	2,940	1	0.00	2,940

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	952	35,915.08	159,108,510
44. Market Value	0	0.00	0	952	35,915.08	443,505,208
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	975	45,492.02	181,279,534	1,927	81,407.10	340,388,044
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	831.05	13.00%	5,410,134	14.42%	6,510.00
46. 1A	627.43	9.81%	3,959,085	10.55%	6,310.00
47. 2A1	549.45	8.59%	3,285,711	8.76%	5,980.00
48. 2A	2,973.11	46.50%	17,333,233	46.19%	5,830.00
49. 3A1	969.92	15.17%	5,417,000	14.44%	5,585.00
50. 3A	280.29	4.38%	1,380,431	3.68%	4,925.01
51. 4A1	120.65	1.89%	555,595	1.48%	4,605.01
52. 4A	41.94	0.66%	181,810	0.48%	4,335.00
53. Total	6,393.84	100.00%	37,522,999	100.00%	5,868.62
Dry					
54. 1D1	2,460.96	4.18%	13,399,948	4.76%	5,445.01
55. 1D	17,307.03	29.39%	91,302,891	32.44%	5,275.48
56. 2D1	1,265.81	2.15%	6,272,087	2.23%	4,955.00
57. 2D	5,330.29	9.05%	25,585,406	9.09%	4,800.00
58. 3D1	25,239.56	42.86%	117,119,680	41.62%	4,640.32
59. 3D	346.08	0.59%	1,418,928	0.50%	4,100.00
60. 4D1	6,227.07	10.57%	23,761,834	8.44%	3,815.89
61. 4D	713.97	1.21%	2,573,891	0.91%	3,605.04
62. Total	58,890.77	100.00%	281,434,665	100.00%	4,778.93
Grass					
63. 1G1	413.64	3.35%	1,055,083	5.04%	2,550.73
64. 1G	1,495.09	12.10%	3,524,659	16.83%	2,357.49
65. 2G1	121.02	0.98%	228,860	1.09%	1,891.09
66. 2G	467.06	3.78%	952,571	4.55%	2,039.50
67. 3G1	3,216.70	26.03%	6,361,271	30.37%	1,977.58
68. 3G	722.28	5.85%	751,142	3.59%	1,039.96
69. 4G1	2,974.73	24.08%	4,890,092	23.35%	1,643.88
70. 4G	2,945.13	23.84%	3,178,899	15.18%	1,079.37
71. Total	12,355.65	100.00%	20,942,577	100.00%	1,694.98
Irrigated Total					
Irrigated Total	6,393.84	7.85%	37,522,999	11.02%	5,868.62
Dry Total					
Dry Total	58,890.77	72.30%	281,434,665	82.67%	4,778.93
Grass Total					
Grass Total	12,355.65	15.17%	20,942,577	6.15%	1,694.98
72. Waste	3,367.69	4.13%	513,441	0.15%	152.46
73. Other	446.25	0.55%	2,638	0.00%	5.91
74. Exempt	863.08	1.06%	0	0.00%	0.00
75. Market Area Total	81,454.20	100.00%	340,416,320	100.00%	4,179.24

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	1,498.70	8,813,054	4,895.14	28,709,945	6,393.84	37,522,999
77. Dry Land	0.00	0	29,936.40	143,815,262	28,954.37	137,619,403	58,890.77	281,434,665
78. Grass	0.00	0	3,292.55	6,177,324	9,063.10	14,765,253	12,355.65	20,942,577
79. Waste	0.00	0	1,006.49	158,956	2,361.20	354,485	3,367.69	513,441
80. Other	0.00	0	186.31	295	259.94	2,343	446.25	2,638
81. Exempt	0.00	0	496.12	0	366.96	0	863.08	0
82. Total	0.00	0	35,920.45	158,964,891	45,533.75	181,451,429	81,454.20	340,416,320

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	6,393.84	7.85%	37,522,999	11.02%	5,868.62
Dry Land	58,890.77	72.30%	281,434,665	82.67%	4,778.93
Grass	12,355.65	15.17%	20,942,577	6.15%	1,694.98
Waste	3,367.69	4.13%	513,441	0.15%	152.46
Other	446.25	0.55%	2,638	0.00%	5.91
Exempt	863.08	1.06%	0	0.00%	0.00
Total	81,454.20	100.00%	340,416,320	100.00%	4,179.24

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 Bellevue Area	1,630	27,629,951	18,759	525,291,855	19,321	2,655,616,628	20,951	3,208,538,434	48,571,604
83.2 Gretna Area	1,541	53,898,640	5,567	285,457,127	5,567	1,317,075,703	7,108	1,656,431,470	88,465,842
83.3 La Vista Area	23	6,699,010	4,803	145,789,895	4,803	774,295,586	4,826	926,784,491	3,841,715
83.4 Millard Area	332	6,383,801	8,854	298,862,286	8,854	1,509,481,041	9,186	1,814,727,128	46,148,226
83.5 Papillion Area	2,000	42,539,060	13,655	516,116,651	13,704	2,751,760,715	15,704	3,310,416,426	108,881,721
83.6 Rec Lake Area	219	11,120,116	769	67,906,904	1,053	144,939,895	1,272	223,966,915	2,389,344
83.7 Rural Area	110	13,775,298	712	73,070,119	717	178,875,244	827	265,720,661	5,639,828
83.8 Sarpy County	0	0	1	729,534	1	5,200	1	734,734	0
83.9 Springfield Area	132	4,872,278	789	28,818,987	835	134,664,604	967	168,355,869	7,684,214
84 Residential Total	5,987	166,918,154	53,909	1,942,043,358	54,855	9,466,714,616	60,842	11,575,676,128	311,622,494

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Bellevue Area	144	22,953,321	725	147,891,625	735	775,180,943	879	946,025,889	11,035,838
85.2	Gretna Area	78	13,440,725	199	34,993,479	200	116,395,736	278	164,829,940	6,992,459
85.3	La Vista Area	108	40,484,071	270	132,338,200	271	651,076,902	379	823,899,173	13,606,047
85.4	Millard Area	5	3,061,385	7	9,802,238	7	12,886,329	12	25,749,952	9,701,555
85.5	Papillion Area	111	28,916,451	352	156,968,523	355	515,437,690	466	701,322,664	24,954,087
85.6	Rural Area	8	1,542,936	1	327,968	1	107,032	9	1,977,936	0
85.7	Sarpy County	257	70,887,964	584	238,090,399	595	973,730,305	852	1,282,708,668	23,286,353
85.8	Springfield Area	59	26,819,559	100	27,025,751	100	138,767,276	159	192,612,586	78,233,846
86	Commercial Total	770	208,106,412	2,238	747,438,183	2,264	3,183,582,213	3,034	4,139,126,808	167,810,185

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	251.04	3.91%	597,482	4.52%	2,380.03
88. 1G	1,182.88	18.40%	2,779,915	21.01%	2,350.12
89. 2G1	79.92	1.24%	181,421	1.37%	2,270.03
90. 2G	240.93	3.75%	527,641	3.99%	2,190.02
91. 3G1	2,119.79	32.97%	4,430,390	33.48%	2,090.01
92. 3G	76.64	1.19%	157,880	1.19%	2,060.02
93. 4G1	1,752.56	27.26%	3,259,765	24.64%	1,860.00
94. 4G	724.75	11.27%	1,297,320	9.80%	1,790.02
95. Total	6,428.51	100.00%	13,231,814	100.00%	2,058.30
CRP					
96. 1C1	96.61	10.18%	369,049	12.06%	3,819.99
97. 1C	136.08	14.34%	503,496	16.46%	3,700.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	64.71	6.82%	220,663	7.21%	3,410.03
100. 3C1	293.31	30.92%	967,923	31.64%	3,300.00
101. 3C	10.28	1.08%	30,840	1.01%	3,000.00
102. 4C1	285.12	30.06%	801,186	26.19%	2,810.00
103. 4C	62.54	6.59%	165,743	5.42%	2,650.19
104. Total	948.65	100.00%	3,058,900	100.00%	3,224.48
Timber					
105. 1T1	65.99	1.33%	88,552	1.90%	1,341.90
106. 1T	176.13	3.54%	241,248	5.19%	1,369.72
107. 2T1	41.10	0.83%	47,439	1.02%	1,154.23
108. 2T	161.42	3.24%	204,267	4.39%	1,265.44
109. 3T1	803.60	16.14%	962,958	20.70%	1,198.31
110. 3T	635.36	12.76%	562,422	12.09%	885.20
111. 4T1	937.05	18.82%	829,141	17.82%	884.84
112. 4T	2,157.84	43.34%	1,715,836	36.88%	795.16
113. Total	4,978.49	100.00%	4,651,863	100.00%	934.39
<hr/>					
Grass Total	6,428.51	52.03%	13,231,814	63.18%	2,058.30
CRP Total	948.65	7.68%	3,058,900	14.61%	3,224.48
Timber Total	4,978.49	40.29%	4,651,863	22.21%	934.39
<hr/>					
114. Market Area Total	12,355.65	100.00%	20,942,577	100.00%	1,694.98

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

77 Sarpy

	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	10,695,605,436	11,553,533,232	857,927,796	8.02%	311,433,312	5.11%
02. Recreational	21,798,163	22,142,896	344,733	1.58%	189,182	0.71%
03. Ag-Homesite Land, Ag-Res Dwelling	240,700,956	235,247,766	-5,453,190	-2.27%	9,806,643	-6.34%
04. Total Residential (sum lines 1-3)	10,958,104,555	11,810,923,894	852,819,339	7.78%	321,429,137	4.85%
05. Commercial	2,451,794,802	2,767,356,660	315,561,858	12.87%	65,102,934	10.22%
06. Industrial	1,176,137,722	1,371,770,148	195,632,426	16.63%	102,707,251	7.90%
07. Total Commercial (sum lines 5-6)	3,627,932,524	4,139,126,808	511,194,284	14.09%	167,810,185	9.47%
08. Ag-Farmsite Land, Outbuildings	61,407,894	71,660,297	10,252,403	16.70%	0	16.70%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	129	168,997	168,868	130,905.43%		
11. Total Non-Agland (sum lines 8-10)	61,408,023	71,829,294	10,421,271	16.97%	0	16.97%
12. Irrigated	36,634,127	37,522,999	888,872	2.43%		
13. Dryland	301,921,118	281,434,665	-20,486,453	-6.79%		
14. Grassland	21,443,959	20,942,577	-501,382	-2.34%		
15. Wasteland	570,497	513,441	-57,056	-10.00%		
16. Other Agland	-16,349	2,638	18,987			
17. Total Agricultural Land	360,553,352	340,416,320	-20,137,032	-5.59%		
18. Total Value of all Real Property (Locally Assessed)	15,007,998,454	16,362,296,316	1,354,297,862	9.02%	489,239,322	5.76%

2019 Assessment Survey for Sarpy County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	One
2.	Appraiser(s) on staff:
	9 full time
3.	Other full-time employees:
	8 administrative; two data collectors
4.	Other part-time employees:
	N/A
5.	Number of shared employees:
	N/A
6.	Assessor's requested budget for current fiscal year:
	\$1,574,143
7.	Adopted budget, or granted budget if different from above:
	\$1,513,567
8.	Amount of the total assessor's budget set aside for appraisal work:
	N/A
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	N/A
10.	Part of the assessor's budget that is dedicated to the computer system:
	Equipment: \$10,000; Software: \$24,125
11.	Amount of the assessor's budget set aside for education/workshops:
	\$10,000
12.	Other miscellaneous funds:
	N/A
13.	Amount of last year's assessor's budget not used:
	\$626.50

B. Computer, Automation Information and GIS

1.	Administrative software:
	Terra-Scan
2.	CAMA software:
	Terra-Scan
3.	Are cadastral maps currently being used?
	Digital maps are provided through the GIS system
4.	If so, who maintains the Cadastral Maps?
	County Assessor, in coordination with the GIS mapping staff
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	www.sarpy.com
7.	Who maintains the GIS software and maps?
	Information Systems Department of Sarpy County
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?
	Papillion, La Vista, Bellevue, Gretna, Springfield, and Sarpy County are all zoned.
4.	When was zoning implemented?
	Unknown

D. Contracted Services

1.	Appraisal Services:
	Tax Valuation Inc. Contract for commercial properties.
2.	GIS Services:
	In-house
3.	Other services:
	Printing of valuation change notices and informational post cards

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?
	Yes
5.	Does the appraisal or listing service providers establish assessed values for the county?
	For the contracted parcels

2019 Residential Assessment Survey for Sarpy County

1.	Valuation data collection done by:																				
	Staff Appraisers, Data Collectors																				
2.	List the valuation group recognized by the County and describe the unique characteristics of each:																				
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Bellevue Area - military driven community in the eastern portion of the county.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Gretna Area - located in the western portion of the county just off of Interstate 80.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Millard Area - A Douglas County suburb. Shared fire and school districts</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Papillion Area – location is central; county seat.</td> </tr> <tr> <td style="text-align: center;">6</td> <td>Springfield Area - located in the south central portion of the county.</td> </tr> <tr> <td style="text-align: center;">7</td> <td>La Vista Area – A city located to the north of Papillion along the Sarpy/Douglas county line.</td> </tr> <tr> <td style="text-align: center;">8</td> <td>Recreational/Lake Area - all around the county's perimeter; IOLL; includes things such as sand pits and flood areas.</td> </tr> <tr> <td style="text-align: center;">9</td> <td>Rural Sarpy - located throughout the county, outside extraterritorial zoning jurisdictions.</td> </tr> <tr> <td style="text-align: center;">Ag</td> <td>Agricultural outbuildings and improvements</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Bellevue Area - military driven community in the eastern portion of the county.	2	Gretna Area - located in the western portion of the county just off of Interstate 80.	3	Millard Area - A Douglas County suburb. Shared fire and school districts	5	Papillion Area – location is central; county seat.	6	Springfield Area - located in the south central portion of the county.	7	La Vista Area – A city located to the north of Papillion along the Sarpy/Douglas county line.	8	Recreational/Lake Area - all around the county's perimeter; IOLL; includes things such as sand pits and flood areas.	9	Rural Sarpy - located throughout the county, outside extraterritorial zoning jurisdictions.	Ag	Agricultural outbuildings and improvements
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9	Rural Sarpy - located throughout the county, outside extraterritorial zoning jurisdictions.																				
Ag	Agricultural outbuildings and improvements																				
3.	List and describe the approach(es) used to estimate the market value of residential properties.																				
	Cost approach to value with market transactions used to adjust depreciation tables and market influences.																				
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?																				
	Depreciation tables are based on local market information.																				
5.	Are individual depreciation tables developed for each valuation group?																				
	No, depreciation tables are developed for the entire County as environmental and physical factors equally affect the entire county. The economic depreciation is developed by neighborhood.																				
6.	Describe the methodology used to determine the residential lot values?																				
	Sales comparison, allocation, and/or abstraction.																				
7.	How are rural residential site values developed?																				
	The site values are developed using sales of similar properties and attributes.																				
8.	Describe the methodology used to determine value for vacant lots being held for sale or resale?																				

If property owners submit the form 191, the county assessor will then value the lots using the discounted cash flow methodology. The assessors office has supplied this standard operating procedure to the department.

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	2018	2018	2018	2015-2018
2	2018	2018	2018	2015-2018
3	2018	2018	2018	2015-2018
5	2018	2018	2018	2015-2018
6	2018	2018	2018	2015-2018
7	2018	2018	2018	2015-2018
8	2018	2018	2018	2015-2018
9	2018	2018	2018	2015-2018
Ag	2018	2018	2018	2015-2018

Typically, valuation groups are created by looking for similar characteristics, for example, proximity, size, age, and amenities. Because of its size, this county has the ability to create their valuation groups along city and ETJ boundaries, or school districts. Neighborhoods within the valuation groups are reviewed at different times based on the appraisal areas.

2019 Commercial Assessment Survey for Sarpy County

1.	Valuation data collection done by:				
	Staff Appraisers as well as contract appraisers				
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>			
	10	All commercial property in Sarpy County falls within Valuation Group 10.			
3.	List and describe the approach(es) used to estimate the market value of commercial properties.				
	The income and cost approaches, with more emphasis on the income approach.				
3a.	Describe the process used to determine the value of unique commercial properties.				
	Same as above with the addition of the sales comparison approach, using comparable sales from a broad area outside of the County.				
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?				
	CAMA vendor tables are used which are based on Marshall & Swift .				
5.	Are individual depreciation tables developed for each valuation grouping?				
	CAMA Depreciation tables are used as established in the commercial cost table.				
6.	Describe the methodology used to determine the commercial lot values.				
	Sales comparison approach.				
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>
	10	2009-2017	2009-2017	2012	2009-2017
	Within their one valuation group, the county separates parcels as detailed in the Marshall & Swift occupancy code. Examples include regional shopping center, service garage, and storage warehouses this is typically how the county reviews the commercial by occupancy. This is why there is a range of years in the chart for valuation groups. There was a complete land study completed in 2012 but they do adjust values when the market dictates.				

2019 Agricultural Assessment Survey for Sarpy County

1.	Valuation data collection done by:																								
	Staff Appraiser																								
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="width: 15%;"><u>Market Area</u></th> <th style="width: 70%;"><u>Description of unique characteristics</u></th> <th style="width: 15%;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td>FRM</td> <td>Agricultural parcels in the AACR market area</td> <td>2017</td> </tr> <tr> <td>FRMB</td> <td>Agricultural parcels in the BACR market area</td> <td>2017</td> </tr> <tr> <td>FRME</td> <td>Agricultural parcels in the GERH market area</td> <td>2017</td> </tr> <tr> <td>FRMF</td> <td>Agricultural parcels in the REC2 market area, with floodway impact</td> <td>2017</td> </tr> <tr> <td>FRMG</td> <td>Agricultural parcels in the GACR market area</td> <td>2017</td> </tr> <tr> <td>FRML</td> <td>Agricultural parcels in the ALPR market area</td> <td>2017</td> </tr> <tr> <td>FRMO</td> <td>Agricultural parcels in the 012 market area</td> <td>2017</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	FRM	Agricultural parcels in the AACR market area	2017	FRMB	Agricultural parcels in the BACR market area	2017	FRME	Agricultural parcels in the GERH market area	2017	FRMF	Agricultural parcels in the REC2 market area, with floodway impact	2017	FRMG	Agricultural parcels in the GACR market area	2017	FRML	Agricultural parcels in the ALPR market area	2017	FRMO	Agricultural parcels in the 012 market area	2017
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>																							
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FRML	Agricultural parcels in the ALPR market area	2017																							
FRMO	Agricultural parcels in the 012 market area	2017																							
	While this county has 7 different market areas, for valuation purposes, being fully influenced means that they have one market area and all agricultural parcels are valued using agricultural sales from counties without any non-agricultural influence.																								
3.	Describe the process used to determine and monitor market areas.																								
	The County analyzes sales and market conditions. Title 350, Chapter 50-001.18																								
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.																								
	<ol style="list-style-type: none"> 1. Parcel use is identified 2. Based on use, market area is identified 3. Conduct sales and market analysis 4. Apply valuation 																								
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?																								
	After analyzing the rural residential home sites and the farm home site separately, it was concluded that there was no difference between the two.																								
6.	What separate market analysis has been conducted where intensive use is identified in the county?																								
	The counties uses sales of similar properties when available.																								
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.																								
	The market value for the location in which the parcel resides, is applied to the subject property.																								
	<i><u>If your county has special value applications, please answer the following</u></i>																								

8a.	How many special valuation applications are on file?
	1,938
8b.	What process was used to determine if non-agricultural influences exist in the county?
	Comparing comparable agricultural sales from comparable uninfluenced counties to agricultural sales occurring in Sarpy county. The differential indicates non-agricultural influences. The county conducted a review of all parcels with a special value application by sending out a questionnaire inquiring about the current use of the property.
	<i>If your county recognizes a special value, please answer the following</i>
8c.	Describe the non-agricultural influences recognized within the county.
	Development of areas along major corridors and effective taxing jurisdictions, growth of residential and commercial is spreading rapidly.
8d.	Where is the influenced area located within the county?
	Entire county
8e.	Describe in detail how the special values were arrived at in the influenced area(s).
	Use of agricultural market sales from comparable, uninfluenced counties are analyzed to arrive at the special values.

**Three Year Plan of Assessment for Sarpy County
March 2019**

Introduction

77-1311.02. Plan of assessment; preparation. The county assessor shall, on or before June 15 each year, prepare a plan of assessment which shall describe the assessment actions the county assessor plans to make for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law and the resources necessary to complete those actions. The plan shall be presented to the county board of equalization on or before July 31 each year. The county assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Revenue on or before October 31 each year.

Source: Laws 2005, LB 263, § 9; Laws 2007, LB334, § 64.

Duties of the County Assessor

The duties of the county assessor are stated in the Nebraska State Statutes, 77-1311. Along with the general supervision and the direction of the assessment of all taxable property in the county, the assessor is responsible for the following:

- Annually revise the real property assessments for the correction of errors and equitably portion valuations.
- Obey all rules and regulations made under Chapter 77 and the instructions and orders sent by the Property Tax Administrator and the Tax Equalization and Review Commission.
- Examine records from the offices of the register of deeds, county clerk, county judge, and the clerk of the district court for proper ownership of property.
- Prepare the assessment roll.
- Provide public access to records.
- Submit a plan of assessment to the county board and the division of property assessment.

Real Property Assessment Requirements

77-201. Property taxable; valuation; classification.

(1) Except as provided in subsections (2) through (4) of this section, all real property in this state, not expressly exempt therefrom, shall be subject to taxation and shall be valued at its actual value.

(2) Agricultural land and horticultural land as defined in section 77-1359 shall constitute a separate and distinct class of property for purposes of property taxation, shall be subject to taxation, unless expressly exempt from taxation, and shall be valued at seventy-five percent of its actual value.

(3) Agricultural land and horticultural land actively devoted to agricultural or horticultural purposes which has value for purposes other than agricultural or horticultural uses and which meets the qualifications for special valuation under section 77-1344 shall constitute a separate and distinct class of property for purposes of property taxation, shall be subject to taxation, and shall be valued for taxation at seventy-five percent of its special value as defined in section 77-1343.

(4) Historically significant real property which meets the qualifications for historic rehabilitation valuation under sections 77-1385 to 77-1394 shall be valued for taxation as provided in such sections.

General Description of Real Property in Sarpy County

	<u>Parcels</u>	<u>% of total parcels</u>
Residential	59,308	92
Commercial	2,027	3
Industrial	973	1.5
Recreational	413	.5
Agricultural	<u>1,948</u>	<u>3</u>
Total	64,669	100%

Building permits in Sarpy County were issued as follows:

Residential	2,416	Permits issued from January 1, 2018 to October 25, 2018.
Commercial	291	
Industrial	62	
Agricultural	70	
Exempt	56	

Current Resources

The Sarpy County Assessor's office is currently staffed as follows:

- (1) Elected County Assessor
- (1) Chief Deputy Assessor
- (6) Residential Real Estate Appraisers
- (2) Commercial/Industrial Real Estate Appraisers
- (1) Rural/Agricultural Appraiser
- (2) Real Property Data Collectors
- (8) Administrative Staff
- 21 Total

Cadastral Mapping

Cadastral mapping is accomplished through our Geographic Information System. Technical support is provided by the Sarpy County Information Systems Department. Maps are provided to the public via the internet. The I.A.A.O. recommends keeping printed quarter sheets on hand. Our quarter sheets are kept in the office of the register of deeds and are available for public viewing. Our office has one staff member with a formal education in GIS that performs necessary mapping tasks.

Computer Assisted Mass Appraisal (CAMA)

Thomson Reuters provides the Terra Scan CAMA Software Package along with updates to Terra Scan and the Marshall-Swift Cost Data. The sketching section of Terra Scan is not adequate for our needs and is not used. Sketching is accomplished through a separate Apex software program. CAMA data populates the parcel look-up section of the county website.

Sarpy County has purchased from Thomson Reuters the Terra Scant2 CAMA/Tax Collection Software. We are working with a third-party project manager during product implementation to help assure success. We will perform data entry on two systems (old and new) until we are satisfied that the new software will deliver the desired product. As of the date of this report the conversion is not going as planned and our confidence in a successful implementation in the near future is waning. We are considering other options for our CAMA/tax collection software needs.

Geographic Information System

The GIS system is controlled by our Information Systems Department with the assessor having use of ArcViewer and ArcReader. This provides our appraisers with tools for plotting sales, permits, identify areas for reappraisal, etc. Maps are helpful for explaining assessment practices to property owners and county board members. Oblique imagery is available to use through Pictometry and is useful for verification of a number of property characteristics. We are now using 2018 imagery and have purchased an aerial change detection capability which is now in use in our rural areas.

Internet Access to County Information

Data from assessment files can be viewed on the internet in the form of free public information at the county website. The data available has been expanded as we no longer offer a custom data package. Custom reports can be produced by request. The property look-up area of the county website offers a greater amount of assessment data and property record files used in TERC appeals by taxpayers. The public use of the website (www.sarpy.com) increases each year along with more assessment information being added. Nebraska Personal Property Schedules are on-line along with information regarding important filing dates.

Current Assessment Procedures for Real Property

Sarpy County recognizes the state statutes, regulations, and directives as the authority in the valuation and assessment of real and personal property for the purpose of the property tax. The Sarpy County Assessor's Standard Operating Procedures (SOP's) are written and frequently updated with the purpose of complying with state mandates. The assessor relies on the Property Assessment and Taxation Calendar issued annually by the Nebraska Department of Revenue, Property Assessment Division as a reliable source for filing dates and important assessment events.

The assessor recognizes the International Association of Assessing Officers (IAAO) as the expert authority on mass appraisal technical standards. An IAAO publications library is maintained in the assessor's office as a supplement to formal instruction funded by the assessor and attended annually by staff appraisers. The assessor funds testing for the Nebraska Assessor's Certificate for staff appraisers along with the continuing education to maintain the certification and for maintaining appraisers licenses.

Review of Assessment Sales Ratio Studies before Assessment Actions

Ratio studies are performed during the year to determine the level of our assessments in individual market areas. This serves as an indicator of possible inspection and re-valuation needs in a specific area. While statistical studies are performed in-house, we work from the preliminary statistics issued by the Property Assessment Division.

Approaches to Value

Residential assessed values are determined by using a cost approach to value adjusted to the market via depreciation tables derived from market transaction (sales) analysis. Our office uses two years' worth of qualified sales as the market data for our statistical analysis and measurement.

We rely on the local real estate market, interviews with local mortgage lenders, real estate appraisers, real estate developers, and national real estate publications to assist us with the income approach to value on commercial properties. However, all three approaches to value are considered.

Agricultural land may receive a special valuation by enrolling in an Agricultural Special Valuation Program (greenbelt) or simply valued at 75% of market value, where applicable. There are specific requirements for receiving special valuation and the assessor closely observes the predominant use of each parcel to be certain of agricultural or horticultural uses. The necessity to value any land adjoining agricultural land, but not considered to be agricultural land, has been studied and valued according to the results of the study. Sales of rural parcels are applied to the valuation models each year to determine any necessary adjustments to the assessed values.

Reconciliation of Final Value and Documentation

Three approaches to value are generally accepted in the performance of mass appraisal. A minimum of two approaches to value are applied to every improved parcel, as appropriate, to determine fair market value.

Review Assessment Sales Ratio Studies after Assessment

Staff appraisers review their own market-area statistics before and after assessment actions. The statistics are discussed with the chief deputy assessor to determine possible actions to be taken by the appraiser.

Notices and Public Relations

Several notices or documents are sent to the property owners with regard to the taxable status of their property:

- On or before January 15th of each year the assessor publishes a preliminary valuation on the county website.
- Change in Valuation Notices are mailed at the end of May. The Sarpy County Website provides property information, important notices, and forms.
- Permissive Exemptions are mailed on November 1st to previous filers.
- Personal Property filing reminders are mailed in April with directions for web access to the previous year's filing.
- Homestead Exemptions are mailed at the end of January to the previous year recipients of the exemption along with those who request that forms be mailed.

Public notification takes place in a newspaper of general circulation and on the Sarpy County website. The website has an assessor's area where frequently asked questions are answered; assessor's sales and statistical reports; and appraiser contact information. Comments and questions via email go straight to the assessor for answer or action. Use of our website is encouraged at every opportunity. In 2018, the county hired a Communication Manager who is very helpful to our office in getting the word out to the public via our website, Twitter, Facebook, Instagram, and the Nextdoor.

Level of Value, Quality and Uniformity for Assessment Year 2018

<u>Property class</u>	<u>Ratio</u>	<u>COD</u>	<u>PRD</u>
Commercial	93.79	11.85	101.20
Agricultural	71.00	19.85	105.88
Residential	96.09	5.13	100.16

Property Tax Exempt Parcels

It is necessary for the assessor to update the physical characteristics of exempt parcels and update their assessed values, although they may be exempt from paying taxes. This is an area that has not received adequate attention in the past as our resources are going toward the valuation of taxable parcels. However, indications are that permissive exemption policies will be under review in the legislature and counties will be called upon to quantify the exemption impact on the tax base. We are currently listing exempt parcels through our six-year listing process. Progress is being made as we understand the necessity of maintaining a value for exempt parcels.

Ongoing Priorities

The Sarpy County Assessor's Office has some standing priorities that run through each year. The hierarchy of appraiser priorities is as follows:

1. New Construction Building Permits
2. Verification of Sales
3. Major Building Permits/Action Files
4. Six Year Cycle Inspections

Our office maintains Standard Operating Procedures (SOP) documents. As we see the need for policy or process changes we update the SOP's. If new processes must be implemented we start the drafting process of SOP's. Review of existing SOP's happens naturally as appraisers question the reasoning or validity of such processes.

We encourage and facilitate taking the Nebraska Assessor Certification Examination for all appraisers. Some have appraisal credentials from Nebraska and Iowa. This makes it mandatory for our appraisers to attend annual continuing education classes to maintain their certificates or licenses. The education fees, examination fees, and license renewal is provided for in the assessor's operating budget.

Assessment Actions Planned for Assessment Year 2019

Residential

Every year we run ratio studies to see how our assessed values compare to the market. In recent years the real estate market has been inflating and we will continue to adjust to what the market dictates. It is anticipated that the number of new construction permits will continue to rise although at a decreasing rate as many residential subdivisions were platted throughout Sarpy County during the past three years. There still exists a housing shortage in the Metropolitan Omaha Area. So, home building should remain active on existing planned developments.

Progress has been made in the development of a plan to provide sanitary sewer to the under developed areas of Sarpy County. We are not to the point where residential development will happen in any great amount in the southwest areas of Sarpy County. But, this is very much on our minds and we are looking at methods to help us manage the increased work load.

Too few appraisers and data collectors are employed to realize a satisfactory effort in six year inspections. In late 2018 and early 2019 we experienced an extraordinary amount of inclement weather which reduced our number of days in the field. Record amounts of snowfall have severely restricted inspections to satisfy six year inspection requirements. Each appraiser has more than the recommended amount of parcels per appraiser with continued growth (new stuff) putting us beyond the required human resources to maintain the current appraisal standards. We will be communicating our needs to the newly formed Sarpy County Human Capital Committee to make our case for an additional residential appraiser and residential data collector. In the past, we have had little success with impressing the county board with our staffing needs even though the growth of the county is apparent. Oblique imagery is helpful to our data collection efforts. However, there remains the requirement to confirm data in person.

Commercial and Industrial

Commercial and Industrial reappraisals efforts will be determined once analysis of sales data has been completed. We appraise this class by occupancy codes which has generally worked well for us. Sarpy County is seeing an increase in commercial development of all types as evidenced in the number of building permits. Sarpy County appears to be ideal for distribution warehouses as Interstate 80 runs through the western portion of our county where raw land is most abundant. Large data centers continue to locate in Sarpy County and we will be pursuing formal education for our staff appraisers in the valuation of data centers.

It is our intent to perform and defend all commercial appraisals with in-house staff as we now have two, full-time staff appraisers. We have used outside contractors to perform a limited amount of commercial and industrial appraisals over the last two years. We hope to avoid the need for contractors in the future as we have concerns with quality control.

TERC cases are increasing largely due to the emergence of private tax representatives taking us to task on behalf of large businesses. Annually, we will hear from tax representatives, with a list of parcel owners that they represent, requesting property files and market data for the purpose of challenging the new value. This will be followed by a request for a meeting to review the value opinions that they have generated. These tax representatives are mostly located in other states and will travel to Sarpy County to share their data and to look for a reduction in the assessed value. While time consuming, the interaction often provides education for our appraisers as the representatives share what they have learned throughout the country in visiting with assessors.

For 2019, it was necessary to hire a contractor to meet the reappraisal requirements for six-inspections.

The following occupancy codes were physically inspected and valued:

306 Bowling Alley	311 Clubhouse	313 Convalescent Hospital
331 Hospital	336 Laundromat	342 Mortuary
343 Motel	346 Post Office	381 Veterinary Hospital
384 Barber Shop	386 Mini Warehouse	403 Shower Rooms
426 Daycares	442 Taverns/Bars	482 Convention Center
483 Fitness Center	490 Kennels	496 Laboratories
594 Hotel		

Agricultural/Rural

A substantial amount of effort has been applied to updating our land use maps and checking for agricultural use while reviewing greenbelt qualification. The ongoing concern is keeping the improvements to land updated as buildings are razed and/or constructed. The lack of building permit requirements in the rural areas makes it necessary to make frequent sweeps of the rural areas for new construction. Change detection technology will continue to be applied and our enhanced effort to review parcels for greenbelt qualification will continue. We have assisted our lone rural appraiser with a residential appraiser who is taking over some of the lake communities, recreational cabins, and platted subdivisions in the rural areas. The rural land model is built on sales of raw land and aids the assessor in valuing and equalizing rural land that does not meet the definition of agricultural land found in 77-1359. The rural land model has withstood numerous TERC challenges. However, this does not impress the Sarpy County Board of Equalization (SCBOE) as evidenced by their actions in 2018 prompting the county assessor to hire outside legal counsel to file TERC appeals on numerous greenbelt parcels in which the SCBOE arbitrarily lowered the home site acre. In the opinion of the assessor, appeal the actions of the SCBOE is necessary to preserve equalization and to bring the SCBOE to the realization that sound mass appraisal methods are a must in maintaining an equitable property tax base. These cases are yet to be scheduled.

In October of 2018, all property owners currently receiving Agricultural/Horticultural Special Valuation were mailed a Form 456 and a supplemental Sarpy County Special Valuation Questionnaire. The purpose of this process was to identify any land that may no longer be in agricultural/horticultural use. This, in conjunction with sending applications to new owners of agricultural land after a deed is filed, has helped the assessor improve the monitoring of Special Valuations.

Assessment Actions Planned for Assessment Year 2020

Residential

We are hopeful that the Sarpy County Human Capital Committee has seen fit to permit the assessor to hire an additional Residential Appraiser and Residential Data Collector. This would put the office at seven (7) Residential Appraisers and three (3) Data Collectors and give us confidence in our ability to comply with inspection requirements. All indications are that Sarpy County will continue to remove more acres from agricultural production and into residential development. It is difficult to imagine current technology significant enough to replace the human resource as the primary physical characteristic data collector. It is reasonable to believe that the mass appraisal process will become more labor intense and expensive unless alternative methods of data collection and determining property valuation become acceptable. The assessor's office will maintain the priorities of listing new construction; verification of sales; major building permits; and six year inspections. Hiring and staff reassignment will largely be determined around these priorities.

Commercial and Industrial

The county has shown a several year trend toward village-style shopping centers being planned adjoining large residential subdivisions. However, recent business closings and shopping center vacancies may cause developers to slow this venture into village developments until vacancy stabilizes.

There has been some indication that the cubic foot method of valuing large, distribution warehouses may be popular as new product stacking methods are developed. The valuation of Convention Centers and Data Centers will be part of our appraiser education efforts. We will be watching the developments in the dark-box valuation trend and Section 42 valuation. We are not aware of any legislation that will influence these areas of concern.

We are yet to determine which occupancy codes are to be reviewed for 2020 as catching up with 2019 has been very difficult. This will put us in a bad place for data collection as we typically start one year in advance with mailers to property owners. Struggle with commercial and industrial values continue as we are yet to recover from our long-time inability to hire a second appraiser. We now have two, full-time appraisers dedicated to commercial and industrial. They spend a great amount of time preparing for TERC cases and meeting with tax representatives for owners of large commercial property owners. Monetary overtime compensation is not permitted in our operating budget. However, we end up working the overtime and taking the money from other areas. Compensating with time and one-half is not helpful to our mission as one appraiser has so much vacation accrued that he is losing it.

Agricultural/Rural

We will continue to work through the rural areas of Sarpy County with the scheme we adopted several years ago. Past efforts have greatly improved the accuracy of our rural property files with updated physical characteristics and land usage. As mentioned in previous years, we will be relying on aerial imagery to help with the review of rural lands.

The rural land valuation models are calibrated every year to the land sales that we receive. The valuation models work well until the county board gets involved during the board of equalization in July. Their actions harm the credibility of our efforts in the valuation process as they are not supportive. We are working to educate our two new commissioners about the mass appraisal process and the importance of equalization.

Our inspection efforts continue in a systematic fashion along with our policing of Agricultural Special Valuation. The accuracy and maintenance of rural property records continues to improve to our satisfaction and we have a greater appreciation of how labor-intense this classification can be when properly executed.

Miscellaneous

The Sarpy County Assessor is working toward a Certificate of Excellence in Assessment Administration for the Sarpy County Assessor's Office. It is our desire to be recognized by the International Association of Assessing Officers for our efforts to adhere to IAAO Standards of Professional Practice and for outstanding performance in the area of mass appraisal. I have been provided with a sample report and this is going to be a difficult task.

Assessment Actions Planned for Assessment Year 2021

Residential

By this time we should be on a new Computer Assisted Mass Appraisal Software System and the staff should be in the process of mastering the capabilities of the new software. It is our hope that this helps us to get more out of our daily efforts and to easily provide to all concerned desired reports and data. I am hopeful that the requests for additional staff have met with approval by the Sarpy County Human Capital Committee as I have been unsuccessful in developing good will with the county board. All efforts will be made to use modern technology to perform the tasks of humans and prevent our payroll from expanding. We will revisit the possibility of hiring a contractor to collect high-resolution, street-level images of our residential parcels as a step toward desktop property record updates.

Our appraisal priorities remain in this order of importance:

1. New construction permits
2. Sales Verification
3. Major Building Permits and Action Files
4. Six Year Re-inspection of Improved Parcels.

All efforts are directed at reaching these goals.

Commercial and Industrial

The time for using contractors to perform six-year cycle inspections is over. We anticipate the possibility of using contractors with specialties in valuing Data Centers and possibly Convention Centers. Otherwise, we have the in-house talent to maintain our property records with updated physical characteristics and assessed values.

Administrative resources will have to support the appraisers with TERC preparation as the paperwork is extensive and takes appraisers away from valuation work. We have seen a decrease in TERC appeals for all classes of property except commercial. This is largely due to the growing number of tax representatives hired to challenge assessments for large, local building owners.

The occupancy codes for commercial/industrial revaluation will be determined by sales/assessment ratio studies and the last date of physical inspection.

Agricultural

Our current method for updating all rural land records has worked well and we plan to maintain our current activities. The cities of Papillion, Gretna, and Springfield are extending their zoning authority which should result in building permit requirements extending to greater numbers of parcels. We rely very much on building permits to help us pick up improvements to land. Past efforts have greatly improved the accuracy of our rural property files with updated physical characteristics and land usage. As mentioned in previous years, we will be relying on aerial imagery to help with the review of rural lands.

The rural land valuation models have withstood numerous formal protests and will continue to be calibrated every year to the land sales that we receive. By this method equalization is served and credibility in the process is preserved.

It is reasonable to anticipate that drone technology may be in use to assist with land usage verification and to discover improvements to land. Perhaps we will see legislation and regulations to guide our activities in this area.

SARPY COUNTY ASSESSOR - Standard Operating Procedure

Date: February 5, 2019

SPECIAL VALUATION METHODOLOGY

OBJECTIVE: To establish the policy and method of valuing improved and unimproved farm land.

REFERENCE: NEBRASKA ADMINISTRATIVE CODE TITLE 350
CHAPTER 11 (03/15/2009)
CHAPTER 14 (03/15/2009)

POLICY: Sarpy County is influenced by market forces outside of the typical agricultural market. The influences are residential, commercial and recreational in nature. Therefore, the total of Sarpy County is covered under the Agricultural and Horticultural Special Valuation program.

MARKET AREAS: There is one special valuation agricultural market area within Sarpy County.

METHODOLOGY: Each farm parcel is to have a periodic inspection with all site improvements documented on the property record file. The land portion of the property record file is to be inventoried based upon its actual use and soil classification as documented in Title 350 Ch. 14 of the Nebraska Administrative Code. The identified uses need to be classified as an agricultural purpose or other land uses.

AGRICULTURAL LAND VALUATION: Sarpy County has no sales that are purely for an agricultural purpose. Therefore, Sarpy County relies on sales information received from the Property Assessment Division of the Nebraska Department of Revenue (PAD). For 2019, the PAD selected comparable counties from which to draw land sales that were analyzed to establish the agricultural special valuation, ensuring equalization with comparable and neighboring counties.

OTHER LAND USE VALUATION: The uses that are not agricultural or horticultural land are to be valued at 100% market value. The uses are identified, most typically as residential, commercial or recreational. Once identified, the area values will be arrived at by applying the same policies and practices that are used in valuing their counter parts that are not enrolled in the Special Valuation Program.

A handwritten signature in black ink, appearing to be 'D. L.', is located below the text of the Special Valuation Methodology section.

APPROVED
DATED: 2/5/2019