

NE Dept. of Revenue Property Assessment Division -- 2025 CERTIFIED SCHOOL ADJUSTED VALUE REPORT, pursuant to Neb. Rev. Stat. 79-1016
2025 Adjusted value "BY COUNTY BY BASE SCHOOL DISTRICT", for use in 2026-2027 state aid calculations
DO NOT USE THIS REPORT FOR LEVY SETTING PURPOSES

BY COUNTY REPORT
OCTOBER 10, 2025

BY COUNTY REPORT FOR # 13 CASS									
Base school name		Class	Basesch	Unif/LC		U/L		2025 Totals	
PLATTSMOUTH 1		3	13-0001						
2025	Personal Property	Centrally Assessed Pers. Prop. Real		Residential Real Prop.	Comm. & Indust. Real Prop.	Ag-Bldgs,Farmsite, & Non-AgLand	Agric. Land	Mineral	UNADJUSTED
Unadjusted Value ==>	12,278,097	16,780,378	21,891,258	910,451,440	111,888,480	6,861,110	119,710,230	78,230	1,199,939,223
Level of Value ==>			94.92	92.00	97.00		71.00		
Factor			0.01137800	0.04347826	-0.01030928		0.01408451		
Adjustment Amount ==>			249,079	39,583,513	-1,135,630		1,686,060		
* TIF Base Value				30,622	1,732,377		0		ADJUSTED
Basesch adjusted in this County ==>	12,278,097	16,780,378	22,140,337	950,034,953	110,752,850	6,861,110	121,396,290	78,230	1,240,322,245
Base school name		Class	Basesch	Unif/LC		U/L		2025 Totals	
WEEPING WATER 22		3	13-0022						
2025	Personal Property	Centrally Assessed Pers. Prop. Real		Residential Real Prop.	Comm. & Indust. Real Prop.	Ag-Bldgs,Farmsite, & Non-AgLand	Agric. Land	Mineral	UNADJUSTED
Unadjusted Value ==>	29,297,056	9,211,554	11,619,071	158,382,116	20,836,802	7,916,120	260,361,315	0	497,624,034
Level of Value ==>			94.92	92.00	97.00		71.00		
Factor			0.01137800	0.04347826	-0.01030928		0.01408451		
Adjustment Amount ==>			132,202	6,886,179	-214,812		3,667,062		
* TIF Base Value				0	0		0		ADJUSTED
Basesch adjusted in this County ==>	29,297,056	9,211,554	11,751,273	165,268,295	20,621,990	7,916,120	264,028,377	0	508,094,665
Base school name		Class	Basesch	Unif/LC		U/L		2025 Totals	
LOUISVILLE 32		3	13-0032						
2025	Personal Property	Centrally Assessed Pers. Prop. Real		Residential Real Prop.	Comm. & Indust. Real Prop.	Ag-Bldgs,Farmsite, & Non-AgLand	Agric. Land	Mineral	UNADJUSTED
Unadjusted Value ==>	57,527,406	7,685,153	19,502,958	474,806,401	55,844,505	7,385,695	157,787,655	0	780,539,773
Level of Value ==>			94.92	92.00	97.00		71.00		
Factor			0.01137800	0.04347826	-0.01030928		0.01408451		
Adjustment Amount ==>			221,905	20,620,434	-572,193		2,222,362		
* TIF Base Value				536,400	341,791		0		ADJUSTED
Basesch adjusted in this County ==>	57,527,406	7,685,153	19,724,863	495,426,835	55,272,312	7,385,695	160,010,017	0	803,032,281

*TIF = Tax Increment Financing; TIF Base value is included in the taxable value, however it must remain unadjusted, therefore it is backed out prior to calculating the adjustment amount & then added back to the total adjusted school value. TIF Excess Value is never included in the taxable value for schools.
Factors rounded for display. Agland adjusted to 72%, other real property adjusted to 96%.

BY COUNTY : 13 CASS

BY COUNTY REPORT
OCTOBER 10, 2025

NE Dept. of Revenue Property Assessment Division -- 2025 CERTIFIED SCHOOL ADJUSTED VALUE REPORT, pursuant to Neb. Rev. Stat. 79-1016
2025 Adjusted value "BY COUNTY BY BASE SCHOOL DISTRICT", for use in 2026-2027 state aid calculations
DO NOT USE THIS REPORT FOR LEVY SETTING PURPOSES

BY COUNTY REPORT
OCTOBER 10, 2025

BY COUNTY REPORT FOR # 13 CASS									
Base school name		Class	Basesch		Unif/LC	U/L		2025 Totals	
CONESTOGA 56		3	13-0056						
2025	Personal Property	Centrally Assessed Pers. Prop. Real		Residential Real Prop.	Comm. & Indust. Real Prop.	Ag-Bldgs,Farmsite, & Non-AgLand	Agric. Land	Mineral	UNADJUSTED
Unadjusted Value ==>	18,246,446	9,823,220	14,691,170	706,104,456	18,782,045	11,919,185	328,836,480	803,135	1,109,206,137
Level of Value ==>			94.92	92.00	97.00		71.00		
Factor			0.01137800	0.04347826	-0.01030928		0.01408451		
Adjustment Amount ==>			167,156	30,700,193	-193,629		4,631,501		
* TIF Base Value				0	0		0		ADJUSTED
Basesch adjusted in this County ==>	18,246,446	9,823,220	14,858,326	736,804,649	18,588,416	11,919,185	333,467,981	803,135	1,144,511,358
Base school name		Class	Basesch		Unif/LC	U/L		2025 Totals	
ELMWOOD-MURDOCK 97		3	13-0097						
2025	Personal Property	Centrally Assessed Pers. Prop. Real		Residential Real Prop.	Comm. & Indust. Real Prop.	Ag-Bldgs,Farmsite, & Non-AgLand	Agric. Land	Mineral	UNADJUSTED
Unadjusted Value ==>	21,551,582	6,441,917	1,163,869	211,533,560	12,166,055	14,371,045	358,331,915	0	625,559,943
Level of Value ==>			94.92	92.00	97.00		71.00		
Factor			0.01137800	0.04347826	-0.01030928		0.01408451		
Adjustment Amount ==>			13,243	9,184,204	-125,423		5,046,929		
* TIF Base Value				296,870	0		0		ADJUSTED
Basesch adjusted in this County ==>	21,551,582	6,441,917	1,177,112	220,717,764	12,040,632	14,371,045	363,378,844	0	639,678,896
Base school name		Class	Basesch		Unif/LC	U/L		2025 Totals	
WAVERLY 145		3	55-0145						
2025	Personal Property	Centrally Assessed Pers. Prop. Real		Residential Real Prop.	Comm. & Indust. Real Prop.	Ag-Bldgs,Farmsite, & Non-AgLand	Agric. Land	Mineral	UNADJUSTED
Unadjusted Value ==>	7,886,479	3,861,188	1,314,032	274,763,657	16,932,940	5,568,930	190,404,350	0	500,731,576
Level of Value ==>			94.92	92.00	97.00		71.00		
Factor			0.01137800	0.04347826	-0.01030928		0.01408451		
Adjustment Amount ==>			14,951	11,946,246	-174,509		2,681,752		
* TIF Base Value				0	5,535		0		ADJUSTED
Basesch adjusted in this County ==>	7,886,479	3,861,188	1,328,983	286,709,903	16,758,431	5,568,930	193,086,102	0	515,200,016

*TIF = Tax Increment Financing; TIF Base value is included in the taxable value, however it must remain unadjusted, therefore it is backed out prior to calculating the adjustment amount & then added back to the total adjusted school value. TIF Excess Value is never included in the taxable value for schools.
Factors rounded for display. Agland adjusted to 72%, other real property adjusted to 96%.

BY COUNTY : 13 CASS

BY COUNTY REPORT
OCTOBER 10, 2025

NE Dept. of Revenue Property Assessment Division -- 2025 CERTIFIED SCHOOL ADJUSTED VALUE REPORT, pursuant to Neb. Rev. Stat. 79-1016
2025 Adjusted value "BY COUNTY BY BASE SCHOOL DISTRICT", for use in 2026-2027 state aid calculations
DO NOT USE THIS REPORT FOR LEVY SETTING PURPOSES

BY COUNTY REPORT
OCTOBER 10, 2025

BY COUNTY REPORT FOR # 13 CASS									
Base school name		Class	Basesch		Unif/LC	U/L			2025 Totals
SYRACUSE-DUNBAR-AVOCA 27		3	66-0027						
2025	Personal Property	Centrally Assessed		Residential	Comm. & Indust.	Ag-Bldgs,Farmsite, & Non-AgLand	Agric. Land	Mineral	UNADJUSTED
		Pers. Prop.	Real	Real Prop.	Real Prop.				
Unadjusted Value ==>	2,232,227	1,075,448	186,562	21,001,275	1,111,965	1,373,875	49,524,536	0	76,505,888
Level of Value ==>			94.92	92.00	97.00		71.00		
Factor			0.01137800	0.04347826	-0.01030928		0.01408451		
Adjustment Amount ==>			2,123	913,099	-11,464		697,529		
* TIF Base Value				0	0		0		ADJUSTED
Basesch adjusted in this County ==>	2,232,227	1,075,448	188,685	21,914,374	1,100,501	1,373,875	50,222,065	0	78,107,175
Base school name		Class	Basesch		Unif/LC	U/L			2025 Totals
NEBRASKA CITY 111		3	66-0111						
2025	Personal Property	Centrally Assessed		Residential	Comm. & Indust.	Ag-Bldgs,Farmsite, & Non-AgLand	Agric. Land	Mineral	UNADJUSTED
		Pers. Prop.	Real	Real Prop.	Real Prop.				
Unadjusted Value ==>	3,293,422	1,877,429	5,876,590	58,410,750	1,211,505	1,137,090	40,879,730	0	112,686,516
Level of Value ==>			94.92	92.00	97.00		71.00		
Factor			0.01137800	0.04347826	-0.01030928		0.01408451		
Adjustment Amount ==>			66,864	2,539,598	-12,490		575,771		
* TIF Base Value				0	0		0		ADJUSTED
Basesch adjusted in this County ==>	3,293,422	1,877,429	5,943,454	60,950,348	1,199,015	1,137,090	41,455,501	0	115,856,259
Base school name		Class	Basesch		Unif/LC	U/L			2025 Totals
ASHLAND-GREENWOOD 1		3	78-0001						
2025	Personal Property	Centrally Assessed		Residential	Comm. & Indust.	Ag-Bldgs,Farmsite, & Non-AgLand	Agric. Land	Mineral	UNADJUSTED
		Pers. Prop.	Real	Real Prop.	Real Prop.				
Unadjusted Value ==>	12,480,577	5,773,899	13,327,919	192,352,076	40,891,158	3,472,305	96,679,180	0	364,977,114
Level of Value ==>			94.92	92.00	97.00		71.00		
Factor			0.01137800	0.04347826	-0.01030928		0.01408451		
Adjustment Amount ==>			151,645	8,359,176	-421,429		1,361,679		
* TIF Base Value				91,027	12,558		0		ADJUSTED
Basesch adjusted in this County ==>	12,480,577	5,773,899	13,479,564	200,711,252	40,469,729	3,472,305	98,040,859	0	374,428,185

NE Dept. of Revenue Property Assessment Division -- 2025 CERTIFIED SCHOOL ADJUSTED VALUE REPORT, pursuant to Neb. Rev. Stat. 79-1016
2025 Adjusted value "BY COUNTY BY BASE SCHOOL DISTRICT", for use in 2026-2027 state aid calculations
DO NOT USE THIS REPORT FOR LEVY SETTING PURPOSES

BY COUNTY REPORT
OCTOBER 10, 2025

BY COUNTY REPORT FOR # 13 CASS									
County UNadjusted total	164,793,292	62,530,186	89,573,429	3,007,805,731	279,665,455	60,005,355	1,602,515,391	881,365	5,267,770,204
County Adjustment Amnts			1,019,168	130,732,642	-2,861,579		22,570,645		151,460,876
County ADJUSTED total	164,793,292	62,530,186	90,592,597	3,138,538,373	276,803,876	60,005,355	1,625,086,036	881,365	5,419,231,080
Note: County totals are a summation of the Class 3 -5 Schools, excluding the duplication of value for any Learning Community district.								9 Records for CASS County	

*TIF = Tax Increment Financing; TIF Base value is included in the taxable value, however it must remain unadjusted, therefore it is backed out prior to calculating the adjustment amount & then added back to the total adjusted school value. TIF Excess Value is never included in the taxable value for schools.
Factors rounded for display. Agland adjusted to 72%, other real property adjusted to 96%.