

NE Dept. of Revenue Property Assessment Division -- 2026 CERTIFIED SCHOOL ADJUSTED VALUE REPORT, pursuant to Neb. Rev. Stat. 79-1016
2026 Adjusted value "BY COUNTY BY BASE SCHOOL DISTRICT", for use in 2027-2028 state aid calculations
DO NOT USE THIS REPORT FOR LEVY SETTING PURPOSES

BY COUNTY REPORT
OCTOBER 9, 2026

BY COUNTY REPORT FOR # 13 CASS								
Base school name Class Basesch Unif/LC U/L								2026 Totals
PLATTSMOUTH 1 3 13-0001								
2026	Personal Property	Centrally Assessed Pers. Prop.	Real	Residential Real Prop.	Comm. & Indust. Real Prop.	Ag-Bldgs,Farmsite, & Non-AgLand	Agric. Land	Mineral
Unadjusted Value ==>	12,806,258	18,357,750	21,627,383	941,672,306	112,746,666	6,889,230	124,393,590	78,230
Level of Value ==>			95.04	92.00	95.00		70.00	
Factor			0.01010101	0.04347826	0.01052632		0.02857143	
Adjustment Amount ==>			218,458	40,940,942	1,168,064		3,554,103	
* TIF Base Value				30,622	1,780,628		0	
Basesch adjusted in this County ==>	12,806,258	18,357,750	21,845,841	982,613,248	113,914,730	6,889,230	127,947,693	78,230
Base school name Class Basesch Unif/LC U/L								2026 Totals
WEEPING WATER 22 3 13-0022								
2026	Personal Property	Centrally Assessed Pers. Prop.	Real	Residential Real Prop.	Comm. & Indust. Real Prop.	Ag-Bldgs,Farmsite, & Non-AgLand	Agric. Land	Mineral
Unadjusted Value ==>	31,753,516	9,948,355	11,902,845	167,819,811	20,972,297	8,818,420	270,866,130	0
Level of Value ==>			95.04	92.00	95.00		70.00	
Factor			0.01010101	0.04347826	0.01052632		0.02857143	
Adjustment Amount ==>			120,231	7,296,513	220,761		7,739,033	
* TIF Base Value				0	0		0	
Basesch adjusted in this County ==>	31,753,516	9,948,355	12,023,076	175,116,324	21,193,058	8,818,420	278,605,163	0
Base school name Class Basesch Unif/LC U/L								2026 Totals
LOUISVILLE 32 3 13-0032								
2026	Personal Property	Centrally Assessed Pers. Prop.	Real	Residential Real Prop.	Comm. & Indust. Real Prop.	Ag-Bldgs,Farmsite, & Non-AgLand	Agric. Land	Mineral
Unadjusted Value ==>	67,989,588	7,461,242	18,848,502	498,407,136	57,998,370	7,594,120	163,832,935	0
Level of Value ==>			95.04	92.00	95.00		70.00	
Factor			0.01010101	0.04347826	0.01052632		0.02857143	
Adjustment Amount ==>			190,389	21,645,481	605,798		4,680,941	
* TIF Base Value				561,060	447,566		0	
Basesch adjusted in this County ==>	67,989,588	7,461,242	19,038,891	520,052,617	58,604,168	7,594,120	168,513,876	0

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Factors rounded for display. Agland adjusted to 72%, other real property adjusted to 96%.

BY COUNTY : 13 CASS

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Base school name		Class	Basesch	Unif/LC	U/L				
CONESTOGA 56		3	13-0056						
2026	Personal Property	Centrally Assessed Pers. Prop. Real		Residential Real Prop.	Comm. & Indust. Real Prop.	Ag-Bldgs,Farmsite, & Non-AgLand	Agric. Land	Mineral	2026 Totals
Unadjusted Value ==>	33,260,835	11,016,781	15,266,169	750,052,446	20,310,870	13,530,455	341,036,925	811,250	1,185,285,731
Level of Value ==>			95.04	92.00	95.00		70.00		
Factor			0.01010101	0.04347826	0.01052632		0.02857143		
Adjustment Amount ==>			154,204	32,610,975	213,799		9,743,913		
* TIF Base Value				0	0		0		ADJUSTED
Basesch adjusted in this County ==>	33,260,835	11,016,781	15,420,373	782,663,421	20,524,669	13,530,455	350,780,838	811,250	1,228,008,622
Base school name		Class	Basesch	Unif/LC	U/L				
ELMWOOD-MURDOCK 97		3	13-0097						
2026	Personal Property	Centrally Assessed Pers. Prop. Real		Residential Real Prop.	Comm. & Indust. Real Prop.	Ag-Bldgs,Farmsite, & Non-AgLand	Agric. Land	Mineral	2026 Totals
Unadjusted Value ==>	19,397,636	7,527,873	1,119,943	221,859,305	12,061,345	15,501,860	372,653,835	0	650,121,797
Level of Value ==>			95.04	92.00	95.00		70.00		
Factor			0.01010101	0.04347826	0.01052632		0.02857143		
Adjustment Amount ==>			11,313	9,633,149	126,962		10,647,253		
* TIF Base Value				296,870	0		0		ADJUSTED
Basesch adjusted in this County ==>	19,397,636	7,527,873	1,131,256	231,492,454	12,188,307	15,501,860	383,301,088	0	670,540,474
Base school name		Class	Basesch	Unif/LC	U/L				
WAVERLY 145		3	55-0145						
2026	Personal Property	Centrally Assessed Pers. Prop. Real		Residential Real Prop.	Comm. & Indust. Real Prop.	Ag-Bldgs,Farmsite, & Non-AgLand	Agric. Land	Mineral	2026 Totals
Unadjusted Value ==>	9,152,744	4,465,644	1,216,231	288,597,166	17,183,635	5,645,400	197,944,560	0	524,205,380
Level of Value ==>			95.04	92.00	95.00		70.00		
Factor			0.01010101	0.04347826	0.01052632		0.02857143		
Adjustment Amount ==>			12,285	12,547,703	180,822		5,655,559		
* TIF Base Value				0	5,535		0		ADJUSTED
Basesch adjusted in this County ==>	9,152,744	4,465,644	1,228,516	301,144,869	17,364,457	5,645,400	203,600,119	0	542,601,749

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Base school name		Class	Basesch	Unif/LC	U/L			
SYRACUSE-DUNBAR-AVOCA 27		3	66-0027					
2026	Personal Property	Centrally Assessed		Residential	Comm. & Indust.	Ag-Bldgs,Farmsite,	Agric.	Mineral
		Pers. Prop.	Real	Real Prop.	Real Prop.	& Non-AgLand	Land	
Unadjusted Value ==>	2,094,858	1,321,665	209,088	23,343,425	1,221,000	1,592,445	51,505,426	0
Level of Value ==>			95.04	92.00	95.00		70.00	
Factor			0.01010101	0.04347826	0.01052632		0.02857143	
Adjustment Amount ==>			2,112	1,014,932	12,853		1,471,584	
* TIF Base Value				0	0		0	
Basesch adjusted in this County ==>	2,094,858	1,321,665	211,200	24,358,357	1,233,853	1,592,445	52,977,010	0
2026 Totals								
UNADJUSTED								
ADJUSTED								
81,287,907								
Base school name		Class	Basesch	Unif/LC	U/L			
NEBRASKA CITY 111		3	66-0111					
2026	Personal Property	Centrally Assessed		Residential	Comm. & Indust.	Ag-Bldgs,Farmsite,	Agric.	Mineral
		Pers. Prop.	Real	Real Prop.	Real Prop.	& Non-AgLand	Land	
Unadjusted Value ==>	3,101,652	2,205,073	6,106,822	61,895,770	1,189,650	1,213,990	42,474,145	0
Level of Value ==>			95.04	92.00	95.00		70.00	
Factor			0.01010101	0.04347826	0.01052632		0.02857143	
Adjustment Amount ==>			61,685	2,691,120	12,523		1,213,547	
* TIF Base Value				0	0		0	
Basesch adjusted in this County ==>	3,101,652	2,205,073	6,168,507	64,586,890	1,202,173	1,213,990	43,687,692	0
2026 Totals								
UNADJUSTED								
ADJUSTED								
118,187,102								
Base school name		Class	Basesch	Unif/LC	U/L			
ASHLAND-GREENWOOD 1		3	78-0001					
2026	Personal Property	Centrally Assessed		Residential	Comm. & Indust.	Ag-Bldgs,Farmsite,	Agric.	Mineral
		Pers. Prop.	Real	Real Prop.	Real Prop.	& Non-AgLand	Land	
Unadjusted Value ==>	10,287,724	5,789,847	12,716,664	208,189,228	41,424,943	3,572,265	100,506,555	0
Level of Value ==>			95.04	92.00	95.00		70.00	
Factor			0.01010101	0.04347826	0.01052632		0.02857143	
Adjustment Amount ==>			128,451	9,043,326	435,920		2,871,616	
* TIF Base Value				192,717	12,558		0	
Basesch adjusted in this County ==>	10,287,724	5,789,847	12,845,115	217,232,554	41,860,863	3,572,265	103,378,171	0
2026 Totals								
UNADJUSTED								
ADJUSTED								
382,487,226								
394,966,539								

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County UNadjusted total	189,844,811	68,094,230	89,013,647	3,161,836,593	285,108,776	64,358,185	1,665,214,101	889,480	5,524,359,823
County Adjustment Amnts			899,128	137,424,141	2,977,502		47,577,549		188,878,320
County ADJUSTED total	189,844,811	68,094,230	89,912,775	3,299,260,734	288,086,278	64,358,185	1,712,791,650	889,480	5,713,238,143
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	

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