

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 # 17 CHEYENNE								
Base school name		Class	Basesch	Unif/LC	U/L			
SIDNEY 1		3	17-0001					
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 ==>	36,337,298	32,031,617	68,613,204	472,141,226	171,628,086	5,127,118	128,708,723	1,717,225
Level of Value ==>			95.04	93.00	96.00		70.00	
Factor			0.01010101	0.03225806			0.02857143	
Adjustment Amount ==>			693,063	15,226,182	0		3,677,392	
* TIF Base Value				129,518	1,472,834		0	
Basesch adjusted in this County ==>	36,337,298	32,031,617	69,306,267	487,367,408	171,628,086	5,127,118	132,386,115	1,717,225
2026 Totals								
UNADJUSTED								
916,304,497								
ADJUSTED								
935,901,134								
Base school name		Class	Basesch	Unif/LC	U/L			
LEYTON 3		3	17-0003					
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 ==>	20,799,954	20,467,738	15,982,811	69,006,896	29,919,475	9,543,093	215,600,429	2,470,112
Level of Value ==>			95.04	93.00	96.00		70.00	
Factor			0.01010101	0.03225806			0.02857143	
Adjustment Amount ==>			161,443	2,226,029	0		6,160,013	
* TIF Base Value				0	0		0	
Basesch adjusted in this County ==>	20,799,954	20,467,738	16,144,254	71,232,925	29,919,475	9,543,093	221,760,442	2,470,112
2026 Totals								
UNADJUSTED								
383,790,508								
ADJUSTED								
392,337,993								
Base school name		Class	Basesch	Unif/LC	U/L			
POTTER-DIX 9		3	17-0009					
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 ==>	8,609,756	6,137,073	36,440,564	45,789,200	14,337,323	4,577,519	136,578,010	1,827,115
Level of Value ==>			95.04	93.00	96.00		70.00	
Factor			0.01010101	0.03225806			0.02857143	
Adjustment Amount ==>			368,087	1,477,071	0		3,902,229	
* TIF Base Value				0	64,878		0	
Basesch adjusted in this County ==>	8,609,756	6,137,073	36,808,651	47,266,271	14,337,323	4,577,519	140,480,239	1,827,115
2026 Totals								
UNADJUSTED								
254,296,560								
ADJUSTED								
260,043,947								

*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%.

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Base school name		Class	Basesch	Unif/LC		U/L		2026 Totals	
CREEK VALLEY 25		3	25-0025						
2026	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 ==>	3,947,805	9,387,077	41,317,073	43,991,176	2,877,860	4,472,838	101,142,015	13,900	207,149,744
Level of Value ==>			95.04	93.00	96.00		70.00		
Factor			0.01010101	0.03225806			0.02857143		
Adjustment Amount ==>			417,344	1,419,070	0		2,889,772		
* TIF Base Value				0	0		0		ADJUSTED
Basesch adjusted in this County ==>	3,947,805	9,387,077	41,734,417	45,410,246	2,877,860	4,472,838	104,031,787	13,900	211,875,930
County UNadjusted total	69,694,813	68,023,505	162,353,652	630,928,498	218,762,744	23,720,568	582,029,177	6,028,352	1,761,541,309
County Adjustment Amnts			1,639,937	20,348,352	0		16,629,406		38,617,695
County ADJUSTED total	69,694,813	68,023,505	163,993,589	651,276,850	218,762,744	23,720,568	598,658,583	6,028,352	1,800,159,004
Note: County totals are a summation of the Class 3 -5 Schools, excluding the duplication of value for any Learning Community district.								4 Records for CHEYENNE Cou	

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