

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 # 64 NEMAHA									
Base school name Class Basesch Unif/LC U/L								2026 Totals	
JOHNSON CO CENTRAL 50 3 49-0050									
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 ==>	229,588	41,281	962	1,637,681	0	271,109	17,375,025	0	19,555,646
Level of Value ==>			95.04	94.00	0.00		70.00		
Factor			0.01010101	0.02127660			0.02857143		
Adjustment Amount ==>			10	34,844	0		496,429		
* TIF Base Value				0	0		0		ADJUSTED
Basesch adjusted in this County ==>	229,588	41,281	972	1,672,525	0	271,109	17,871,454	0	20,086,929
Base school name Class Basesch Unif/LC U/L								2026 Totals	
JOHNSON-BROCK 23 3 64-0023									
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 ==>	26,096,221	6,481,836	2,332,780	116,701,978	4,993,988	35,568,623	449,750,925	0	641,926,351
Level of Value ==>			95.04	94.00	97.00		70.00		
Factor			0.01010101	0.02127660	-0.01030928		0.02857143		
Adjustment Amount ==>			23,563	2,483,021	-51,484		12,850,027		
* TIF Base Value				0	0		0		ADJUSTED
Basesch adjusted in this County ==>	26,096,221	6,481,836	2,356,343	119,184,999	4,942,504	35,568,623	462,600,952	0	657,231,478
Base school name Class Basesch Unif/LC U/L								2026 Totals	
AUBURN 29 3 64-0029									
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 ==>	28,315,079	16,010,279	18,786,073	300,891,154	41,839,651	23,736,224	573,728,871	0	1,003,307,331
Level of Value ==>			95.04	94.00	97.00		70.00		
Factor			0.01010101	0.02127660	-0.01030928		0.02857143		
Adjustment Amount ==>			189,758	5,646,768	-274,816		16,392,254		
* TIF Base Value				35,493,100	15,182,478		0		ADJUSTED
Basesch adjusted in this County ==>	28,315,079	16,010,279	18,975,831	306,537,922	41,564,835	23,736,224	590,121,125	0	1,025,261,295

*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		
NEBRASKA CITY 111		3	66-0111					
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 ==>	36,326	5,741	91	284,137	0	34,346	1,224,798	0
Level of Value ==>			95.04	94.00	0.00		70.00	
Factor			0.01010101	0.02127660			0.02857143	
Adjustment Amount ==>			1	6,045	0		34,994	
* TIF Base Value				0	0		0	
Basesch adjusted in this County ==>	36,326	5,741	92	290,182	0	34,346	1,259,792	0
2026 Totals								
UNADJUSTED								
1,585,439								
ADJUSTED								
1,626,479								
Base school name		Class	Basesch	Unif/LC	U/L	2026 Totals		
FALLS CITY 56		3	74-0056					
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 ==>	106,940	0	0	1,169,963	0	672,318	25,979,718	0
Level of Value ==>			0.00	94.00	0.00		70.00	
Factor				0.02127660			0.02857143	
Adjustment Amount ==>			0	24,893	0		742,278	
* TIF Base Value				0	0		0	
Basesch adjusted in this County ==>	106,940	0	0	1,194,856	0	672,318	26,721,996	0
2026 Totals								
UNADJUSTED								
27,928,939								
ADJUSTED								
28,696,110								
Base school name		Class	Basesch	Unif/LC	U/L	2026 Totals		
HUMBOLDT TABLE RK STEINAUER 70		3	74-0070					
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 ==>	4,858,718	1,011,997	1,706,270	18,259,056	586,058	8,420,787	127,813,253	0
Level of Value ==>			95.04	94.00	97.00		70.00	
Factor			0.01010101	0.02127660	-0.01030928		0.02857143	
Adjustment Amount ==>			17,235	388,491	-6,042		3,651,807	
* TIF Base Value				0	0		0	
Basesch adjusted in this County ==>	4,858,718	1,011,997	1,723,505	18,647,547	580,016	8,420,787	131,465,060	0
2026 Totals								
UNADJUSTED								
162,656,139								
ADJUSTED								
166,707,630								

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County UNadjusted total	59,642,872	23,551,134	22,826,176	438,943,969	47,419,697	68,703,407	1,195,872,590	0	1,856,959,845
County Adjustment Amnts			230,567	8,584,062	-332,342		34,167,789		42,650,076
County ADJUSTED total	59,642,872	23,551,134	23,056,743	447,528,031	47,087,355	68,703,407	1,230,040,379	0	1,899,609,921
Note: County totals are a summation of the Class 3 -5 Schools, excluding the duplication of value for any Learning Community district.								6 Records for NEMAHA County	

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