

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 # 81 SHERIDAN									
Base school name		Class	Basesch	Unif/LC	U/L				2026 Totals
ALLIANCE 6		3	07-0006						
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 ==>>>>	2,270,679	1,250,277	7,147,939	8,085,752	63,686	2,501,835	96,491,009	0	117,811,177
Level of Value ==>>>>			95.04	96.00	96.00		69.00		
Factor			0.01010101				0.04347826		
Adjustment Amount ==>			72,201	0	0		4,195,261		
* TIF Base Value				0	0		0		ADJUSTED
Basesch adjusted in this County ==>>	2,270,679	1,250,277	7,220,140	8,085,752	63,686	2,501,835	100,686,270	0	122,078,639
Base school name		Class	Basesch	Unif/LC	U/L				2026 Totals
HEMINGFORD 10		3	07-0010						
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 ==>>>>	5,289,877	35,636	5,444	1,914,392	3,145,865	774,699	16,263,215	0	27,429,128
Level of Value ==>>>>			95.04	96.00	96.00		69.00		
Factor			0.01010101				0.04347826		
Adjustment Amount ==>			55	0	0		707,096		
* TIF Base Value				0	0		0		ADJUSTED
Basesch adjusted in this County ==>>	5,289,877	35,636	5,499	1,914,392	3,145,865	774,699	16,970,311	0	28,136,279
Base school name		Class	Basesch	Unif/LC	U/L				2026 Totals
CHADRON 2		3	23-0002						
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 ==>>>>	728,335	100,012	11,096	1,589,469	0	869,635	12,832,712	0	16,131,259
Level of Value ==>>>>			95.04	96.00	0.00		69.00		
Factor			0.01010101				0.04347826		
Adjustment Amount ==>			112	0	0		557,944		
* TIF Base Value				0	0		0		ADJUSTED
Basesch adjusted in this County ==>>	728,335	100,012	11,208	1,589,469	0	869,635	13,390,656	0	16,689,315

*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			
HYANNIS 11		3	38-0011					
2026	Personal Property	Centrally Assessed		Residential	Comm. & Indust.	Ag-Bldgs,Farmsite, & Non-AgLand	Agric. Land	Mineral
		Pers. Prop.	Real	Real Prop.	Real Prop.			
Unadjusted Value ==>	3,377,301	9,687,306	60,928,651	9,642,628	1,117,508	1,194,445	94,332,744	0
Level of Value ==>			95.04	96.00	96.00		69.00	
Factor			0.01010101				0.04347826	
Adjustment Amount ==>			615,441	0	0		4,101,424	
* TIF Base Value				0	0		0	
Basesch adjusted in this County ==>	3,377,301	9,687,306	61,544,092	9,642,628	1,117,508	1,194,445	98,434,168	0
2026 Totals								
UNADJUSTED								
ADJUSTED								
180,280,583								
184,997,448								
Base school name		Class	Basesch	Unif/LC	U/L			
HAY SPRINGS 3		3	81-0003					
2026	Personal Property	Centrally Assessed		Residential	Comm. & Indust.	Ag-Bldgs,Farmsite, & Non-AgLand	Agric. Land	Mineral
		Pers. Prop.	Real	Real Prop.	Real Prop.			
Unadjusted Value ==>	15,731,021	3,006,913	285,338	48,816,187	7,749,124	10,204,573	128,518,587	0
Level of Value ==>			95.04	96.00	96.00		69.00	
Factor			0.01010101				0.04347826	
Adjustment Amount ==>			2,882	0	0		5,587,765	
* TIF Base Value				0	0		0	
Basesch adjusted in this County ==>	15,731,021	3,006,913	288,220	48,816,187	7,749,124	10,204,573	134,106,352	0
2026 Totals								
UNADJUSTED								
ADJUSTED								
214,311,743								
219,902,390								
Base school name		Class	Basesch	Unif/LC	U/L			
GORDON-RUSHVILLE HIGH SCH 10		3	81-0010					
2026	Personal Property	Centrally Assessed		Residential	Comm. & Indust.	Ag-Bldgs,Farmsite, & Non-AgLand	Agric. Land	Mineral
		Pers. Prop.	Real	Real Prop.	Real Prop.			
Unadjusted Value ==>	38,038,490	16,249,114	1,782,752	205,341,458	35,757,733	28,096,926	686,329,759	0
Level of Value ==>			95.04	96.00	96.00		69.00	
Factor			0.01010101				0.04347826	
Adjustment Amount ==>			18,008	0	0		29,840,424	
* TIF Base Value				0	0		0	
Basesch adjusted in this County ==>	38,038,490	16,249,114	1,800,760	205,341,458	35,757,733	28,096,926	716,170,183	0
2026 Totals								
UNADJUSTED								
ADJUSTED								
1,011,596,232								
1,041,454,664								

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County UNadjusted total	65,435,703	30,329,258	70,161,220	275,389,886	47,833,916	43,642,113	1,034,768,026	0	1,567,560,122
County Adjustment Amnts			708,699	0	0		44,989,914		45,698,613
County ADJUSTED total	65,435,703	30,329,258	70,869,919	275,389,886	47,833,916	43,642,113	1,079,757,940	0	1,613,258,735
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 SHERIDAN Coun	

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