

SCHOOL SYSTEM : # 74-0056 FALLS CITY 56									System Class : 3
Cnty #	County Name	Base school name		Class	Basesch	Unif/LC	U/L	2026 Totals UNADJUSTED	
64	NEMAHA	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	27,928,939
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		ADJUSTED
64 Cnty's adjust. value==> in this base school	106,940	0	0	1,194,856	0	672,318	26,721,996	0	28,696,110
Cnty #	County Name	Base school name		Class	Basesch	Unif/LC	U/L	2026 Totals UNADJUSTED	
74	RICHARDSON	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 ==>	48,059,018	13,096,479	47,418,698	295,921,253	45,712,955	42,990,407	917,874,617	3,441,460	1,414,514,887
Level of Value ==>			95.04	95.00	96.00		70.00		
Factor			0.01010101	0.01052632			0.02857143		
Adjustment Amount ==>			478,977	3,114,962	0		26,224,990		
* TIF Base Value				0	1,654,217		0		ADJUSTED
74 Cnty's adjust. value==> in this base school	48,059,018	13,096,479	47,897,675	299,036,215	45,712,955	42,990,407	944,099,607	3,441,460	1,444,333,816
System UNAdjusted total==>	48,165,958	13,096,479	47,418,698	297,091,216	45,712,955	43,662,725	943,854,335	3,441,460	1,442,443,826
System Adjustment Amnts=>			478,977	3,139,855	0		26,967,268		30,586,100
System ADJUSTED total==>	48,165,958	13,096,479	47,897,675	300,231,071	45,712,955	43,662,725	970,821,603	3,441,460	1,473,029,926

*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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BY SCHOOL SYSTEM
OCTOBER 9, 2026