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DEPARTMENT OF REVENUE

**2024 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

BURT COUNTY

April 5, 2024



Jim Pillen, Governor

Commissioner Hotz :

The Property Tax Administrator has compiled the 2024 Reports and Opinions of the Property Tax Administrator for Burt County pursuant to [Neb. Rev. Stat. § 77-5027](#). This Report and Opinion will inform the Tax Equalization and Review Commission of the level of value and quality of assessment for real property in Burt County.

The information contained within the County Reports of the Appendices was provided by the county assessor pursuant to [Neb. Rev. Stat. § 77-1514](#).

For the Tax Commissioner

A handwritten signature in black ink that reads "Sarah Scott".

Sincerely,
Sarah Scott
Property Tax Administrator
402-471-5962

cc: Katie Hart, Burt County Assessor

Table of Contents

2024 Reports and Opinions of the Property Tax Administrator:

- Certification to the Commission
- Introduction
- County Overview
- Residential Correlation
- Commercial Correlation
- Agricultural Land Correlation
- Property Tax Administrator's Opinion

Appendices:

- Commission Summary

Statistical Reports and Displays:

- Residential Statistics
- Commercial Statistics
- Chart of Net Sales Compared to Commercial Assessed Value
- Agricultural Land Statistics
- Table-Average Value of Land Capability Groups
- Special Valuation Statistics (if applicable)

- Market Area Map
- Valuation History Charts

County Reports:

- County Abstract of Assessment for Real Property, Form 45
- County Abstract of Assessment for Real Property Compared to the Prior Year
- Certificate of Taxes Levied (CTL)
- Assessor Survey
- Three-Year Plan of Assessment
- Special Value Methodology (if applicable)
- Ad Hoc Reports Submitted by County (if applicable)

Introduction

Pursuant to [Neb. Rev. Stat. § 77-5027](#) the Property Tax Administrator (PTA) shall annually prepare and deliver to each county assessor and to the Tax Equalization and Review Commission (Commission) the Reports and Opinions (R&O). The R&O contains statistical and narrative reports informing the Commission of the certified opinion of the PTA regarding the level of value and the quality of assessment of the classes and subclasses of real property in each county. In addition, the PTA may make nonbinding recommendations for class or subclass adjustments to be considered by the Commission.

The statistical and narrative reports in the R&O provide an analysis of the assessment process implemented by each county to reach the levels of value and quality of assessment required by Nebraska law. The PTA's opinion of the level of value and quality of assessment in each county, is a conclusion based upon all the data provided by the county assessor and information gathered by the Nebraska Department of Revenue, Property Assessment Division (Division) regarding the assessment activities in the county during the preceding year.

The statistical reports are developed using the statewide sales file that contains all transactions as required by [Neb. Rev. Stat. § 77-1327](#). From this state sales file, a statistical analysis comparing assessments to sale prices for arm's-length sales (assessment sales ratio) is prepared. After analyzing all available information to determine that the sales represent the class or subclass of real property being measured, inferences are drawn regarding the level of assessment and quality of assessment of that class or subclass of real property. The statistical reports contained in the R&O are developed based on standards developed by the International Association of Assessing Officers (IAAO).

The analysis of assessment practices in each county is necessary to give proper context to the statistical inferences from the assessment sales ratio studies and the overall quality of assessment in the county. The assessment practices are evaluated in the county to ensure generally accepted mass appraisal techniques are used and that those methods will generally produce uniform and proportionate valuations.

The PTA considers the statistical reports and the analysis of assessment practices when forming conclusions for both the level of value and quality of assessment. The consideration of both the statistical indicators and assessment processes used to develop valuations is necessary to accurately determine the level of value and quality of assessment. Assessment practices that produce a biased sales file will generally produce a biased statistical indicator, which, on its face, would otherwise appear to be valid. Likewise, statistics produced on small, unrepresentative, or otherwise unreliable samples, may indicate issues with assessment uniformity and assessment level; however, a detailed review of the practices and valuation models may suggest otherwise. For these reasons, the detail of the PTA's analysis is presented and contained within the Residential, Commercial, and Agricultural land correlations of the R&O.

Statistical Analysis:

Before relying upon any calculated statistical measures to evaluate the assessment performance of the county assessor, the Division teammates must evaluate whether the statistical sample is both representative of the population and statistically reliable.

A statistically sufficient reliable sample of sales is one in which the features of the sample contain information necessary to compute an estimate of the population. To determine whether the sample of sales is sufficient in size to evaluate the class of real property, measures of reliability are considered, such as the coefficient of dispersion (COD) or the width of the confidence interval. Generally, the broader the qualitative measures, the more sales will be needed to have reliability in the ratio study.

A representative sample is a group of sales from a larger population of parcels, such that statistical indicators calculated from the sample can be expected to reflect the characteristics of the sold and unsold population being studied. The accuracy of statistics as estimators of the population depends on the degree to which the sample represents the population.

Since multiple factors affect whether a sample is statistically sufficient, reliable, and representative, single test thresholds cannot be used to make determinations regarding sample reliability or representativeness.

For the analysis in determining a point estimate of the level of value, the PTA considers three measures as indicators of the central tendency of assessment: the median ratio, weighted mean ratio, and mean ratio. The use and reliability of each measure is based on inherent strengths and weaknesses which are the quantity and quality of the information from which it was calculated and the defined scope of the analysis.

The median ratio is considered the most appropriate statistical measure to determine a level of value for direct equalization, which is the process of adjusting the values of classes or subclasses of property in response to an unacceptable required level of value. Since the median ratio is considered neutral in relationship to either assessed value or selling price, adjusting the class or subclass of properties based upon the median measure will not change the relationships between assessed value and level of value already present in the class of property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers, which can skew the outcome in the other measures.

The weighted mean ratio best reflects a comparison of the fully assessable valuation of a jurisdiction, by measuring the total assessed values against the total of selling prices. The weighted mean ratio can be heavily influenced by sales of large-dollar property with extreme ratios.

The mean ratio is used as a basis for other statistical calculations, such as the Price Related Differential (PRD) and Coefficient of Variation (COV). As a simple average of the ratios, the mean ratio has limited application in the analysis of the level of value because it assumes a normal

distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

The quality of assessment relies in part on statistical indicators as well. If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the mean ratio, it may be an indication of disproportionate assessments. Assessments are disproportionate when properties within a class are assessed at noticeably different levels of market value. The coefficient produced by this calculation is referred to as the PRD and measures the assessment level of lower-priced properties relative to the assessment level of higher-priced properties. The PRD range stated in IAAO standards is 98% to 103%. A perfect match in assessment level between the low-dollar properties and high-dollar properties indicates a PRD of 100%. The reason for the extended range on the high end is the recognition by IAAO of the inherent bias in assessment. The IAAO Standard on Ratio Studies notes that the PRD is sensitive to sales with higher prices even if the ratio on higher priced sales do not appear unusual relative to other sales, and that small samples, samples with high dispersion, or extreme ratios may not provide an accurate indication of assessment regressivity or progressivity, appraisal biases that occur when high-value properties are appraised higher or lower than low-value properties in relation to market values.

The Coefficient of Dispersion (COD) is a measure also used in the evaluation of assessment quality. The COD measures the average absolute deviation calculated about the median and is expressed as a percentage of the median. A COD of 15% indicates that half of the assessment ratios are expected to fall within 15% of the median. The closer the ratios are grouped around the median the more equitable the property assessments tend to be.

Nebraska law does not provide for a range of acceptability for the COD or PRD; however, the IAAO Standard on Ratio Studies establishes the following range of acceptability for the COD:

General Property Class	Jurisdiction Size/Profile/Market Activity	COD Range
Residential improved (single family dwellings, condominiums, manuf. housing, 2-4 family units)	Very large jurisdictions/densely populated/newer properties/active markets	5.0 to 10.0
	Large to mid-sized jurisdictions/older & newer properties/less active markets	5.0 to 15.0
	Rural or small jurisdictions/older properties/depressed market areas	5.0 to 20.0
Income-producing properties (commercial, industrial, apartments,)	Very large jurisdictions/densely populated/newer properties/active markets	5.0 to 15.0
	Large to mid-sized jurisdictions/older & newer properties/less active markets	5.0 to 20.0
	Rural or small jurisdictions/older properties/depressed market areas	5.0 to 25.0
Residential vacant land	Very large jurisdictions/rapid development/active markets	5.0 to 15.0
	Large to mid-sized jurisdictions/slower development/less active markets	5.0 to 20.0
	Rural or small jurisdictions/little development/depressed markets	5.0 to 25.0
Other (non-agricultural) vacant land	Very large jurisdictions/rapid development/active markets	5.0 to 20.0
	Large to mid-sized jurisdictions/slower development/less active markets	5.0 to 25.0
	Rural or small jurisdictions/little development/depressed markets	5.0 to 30.0

A COD under 5% indicates that the properties in the sample are either unusually homogenous, or possibly indicative of a non-representative sample due to the selective reappraisal of sold parcels. The IAAO utilizes varying upper bounds for the COD range to recognize that sample size, property type, variation of property ages and market conditions directly impact the COD. This chart and the analyses of factors impacting the COD are considered to determine whether the calculated COD is within an acceptable range. The reliability of the COD can also be directly affected by extreme ratios.

The confidence interval is another measure used to evaluate the reliability of the statistical indicators. The PTA primarily relies upon the median confidence interval, although the mean and weighted mean confidence intervals are calculated as well. While there are no formal standards regarding the acceptable width of such measure, the range established is often useful in determining the range in which the true level of value is expected to exist. Pursuant to [Neb. Rev. Stat. §77-5023](#), the acceptable range is 69% to 75% of actual value for agricultural land, except for taxes levied to pay school bonds passed after January 12, 2022 for which the acceptable range is 44% to 50% of actual value. For all other classes of real property, the acceptable range is 92% to 100% of actual value.

Analysis of Assessment Practices:

A review of the assessment practices that ultimately affect the valuation of real property in each county is completed. This review is done to ensure the reliability of the statistical analysis and to ensure generally accepted mass appraisal techniques are used to establish uniform and proportionate valuations. The review of assessment practices is based on information provided by the county assessors in Assessment Surveys and Assessed Value Updates (AVU), along with observed assessment practices in the county.

To ensure county assessors are submitting all Real Estate Transfer Statements, required for the development of the state sales file pursuant to [Neb. Rev. Stat. §77-1327](#), a random sample from the county registers of deeds' records is audited to confirm that the required sales have been submitted and reflect accurate information. The timeliness of the submission is also reviewed to ensure the sales file allows analysis of up-to-date information. The sales verification and qualification procedures used by the county assessors are reviewed to ensure that sales are properly considered arm's-length transactions unless determined to be otherwise through the verification process. Proper sales verification practices ensure the statistical analysis is based on an unbiased sample of sales.

Comparison of valuation changes on sold and unsold properties is conducted to ensure that there is no bias in the assessment of sold parcels and that the sales file adequately represents the population of parcels in the county.

Valuation groups and market areas are also examined to identify whether the groups and areas being measured truly represent economic areas within the county. The measurement of economic areas is the method by which the PTA ensures intra-county equalization exists. The progress of the county assessor's six-year inspection and review cycle is documented to ensure compliance with [Neb. Rev. Stat. § 77-1311.03](#) and also to confirm that all property is being uniformly listed and described for valuation purposes.

Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with generally accepted mass appraisal techniques. Methods and sales used to develop lot values, agricultural outbuildings, and agricultural site values are also reviewed to ensure the land component of the valuation process is based on the local market and economic area.

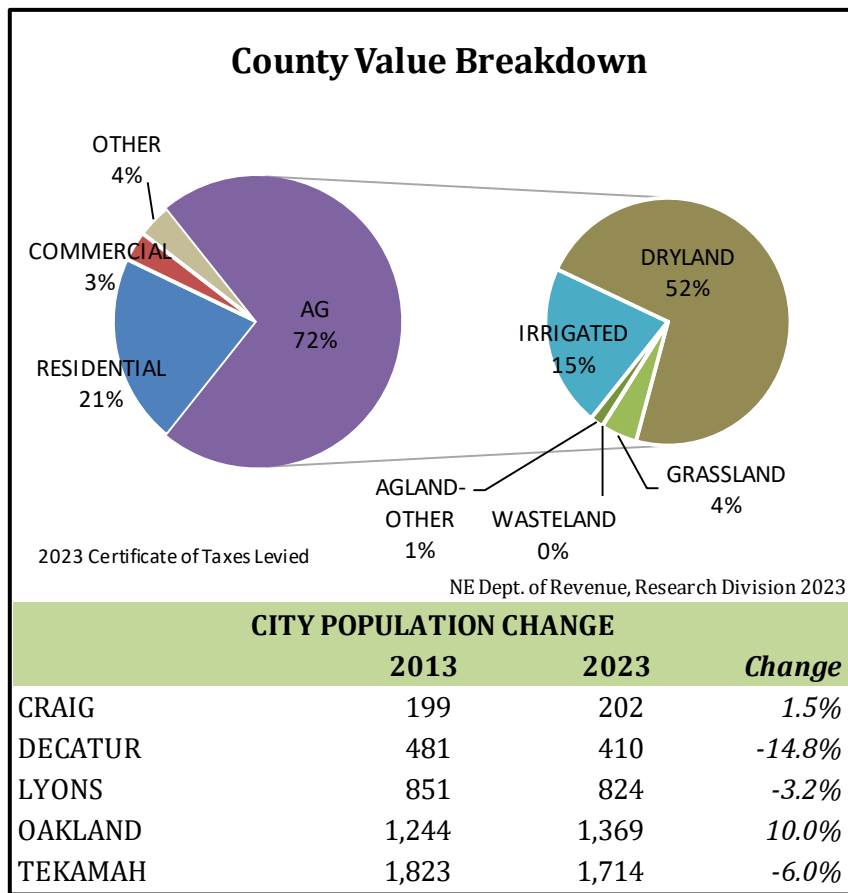
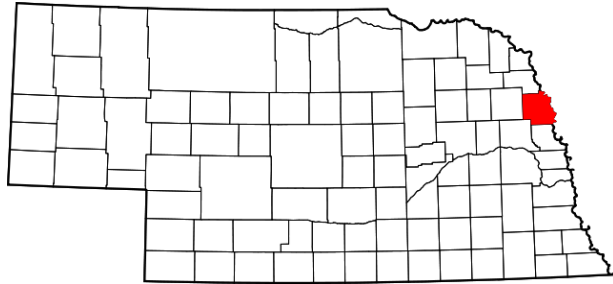
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors in statutory reporting highlights potential issues in other areas of the assessment process. Public trust in the assessment process demands transparency, and assessment practices are reviewed to ensure taxpayers are served with such transparency.

Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, if potential issues are identified, they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures prior to establishing assessed values. The PTA's conclusion that assessment quality either meets or does not meet generally accepted mass appraisal techniques is based on the totality of the assessment practices in the county.

**Further information may be found in Exhibit 94*

County Overview

With a total area of 492 square miles, Burt County has 6,755 residents, per the Census Bureau Quick Facts for 2024, a slight population decline from the 2023 U.S. Census. Reports indicate that 77% of county residents are homeowners and 92% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$133,933 (2023 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Burt County are located in and around Tekamah, the county seat. According to the latest information available from the U.S. Census Bureau, there are 186 employer establishments with total employment of 1,069, a slight decrease.

Over three-quarters of Burt County's valuation base comes from agricultural land. Dryland makes up a majority of the land in the county. Burt County is included in both the Papio-Missouri River and Lower Elkhorn Natural Resources Districts (NRD).

2024 Residential Correlation for Burt County

Assessment Actions

The county assessor implemented Vanguard's new costing manual, increasing costing tables for the residential property class by approximately twenty percent. Land was increased in each township. Increases on improvements were made from 3% to 7% in the rural residential areas. Decreases of between 4% and 7% were also made in some parts of Tekamah. Everett and Logan townships were reappraised. Rural residential acreages home site values increased from \$2,500 to \$7,000 per acre with an increase of approximately 15% to improvements. Pick-up work and general maintenance were completed for the entire residential class.

Assessment Practice Review

As explained in the Introduction of this Report and Opinion, the assessment practices were reviewed to determine compliance with all assessment requirements and to ensure that all data submitted to the State sales file was timely and accurate.

The review of sales qualification and verification processes confirmed that the county assessor makes all arm's-length sales available for measurement. The county assessor utilizes sales slightly below the statewide average. No sales bias was detected in either sold or unsold properties.

The county assessor recognizes six valuation groups that reflect the inspection cycle of the county. Five of the groups consist of locations based on townships. The sixth is rural residences thereby keeping them together as unique properties.

The required six-year inspection and review cycle is current for the residential class. The latest lot study was done in 2022. The depreciation tables utilized from the Computer-Assisted Mass Appraisal (CAMA) system is dated 2022 and costing tables updated this year to 2020. The county assessor has a written valuation methodology explaining the assessor's valuation practices.

Description of Analysis

Residential parcels are analyzed using six valuation groups based on county assessor defined locations throughout the county. These locations reflect the general economic areas and market influences in the county.

2024 Residential Correlation for Burt County

Valuation Group	Description
1	Tekamah
5	Oakland
10	Lyons
15	Decatur
20	Craig
25	Rural

There were 162 sales across six valuation groups. The median, mean and weighted mean are all within the acceptable range. The qualitative statistics show a COD is within the acceptable range recommended by the IAAO. The PRD is high.

Review of the valuation groups indicates that all but Valuation Group 20, with an insufficient sample, have medians within the acceptable range, The sale price substratum does not show a clearly regressive pattern, however, some extremes at both end of the sale price array are influencing the PRD. Removal of the eight most extreme outliers reduce the PRD to 102%, these outliers appear at various price levels supporting that assessments are not regressive.

A review of the sold parcels compared to the change in the 2024 County Abstract of Real Property Form 45 Compared with the 2023 Certificate of Taxes Levied Report (CTL) supports that the values were uniformly applied to the residential class of property and reflect the reported assessment actions.

Equalization and Quality of Assessment

The statistics and assessment practices reviewed indicate that Burt County’s residential property assessments fall within an acceptable range and are equalized. The quality of the assessment of the residential property in Burt County complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	61	94.64	96.61	93.11	16.01	103.76
5	39	94.78	100.24	95.47	17.73	105.00
10	32	94.73	98.76	96.43	20.01	102.42
15	12	94.53	102.82	94.10	24.46	109.27
20	4	87.39	90.36	88.52	09.68	102.08
25	14	97.62	89.24	83.26	15.70	107.18
____ALL____	162	94.66	97.58	92.38	17.76	105.63

2024 Residential Correlation for Burt County

Level of Value

Based on analysis of all available information, the level of value for the residential property in Burt County is 95%.

2024 Commercial Correlation for Burt County

Assessment Actions

For the commercial class, costing tables were increased approximately by 20% on improvements by upgrading to the latest Vanguard manual. The county assessor reduced the entire market by 9% to 12% in Decatur, Lyons, Oakland, and Tekamah; no changes were made to land value in Decatur or Oakland. Increases to land were applied per square foot in Craig, Lyons and Tekamah. The pick-up work was completed.

Assessment Practice Review

As explained in the Introduction of this Report and Opinion, the assessment practices were reviewed to determine compliance with all assessment requirements and to ensure that all data submitted to the State sales file was timely and accurate.

Review of sales qualifications and reviews indicates that within the commercial class, the county assessor has utilized approximately a third of their commercial sales; review of qualified and nonqualified sales indicates that the county has qualified sales without a bias. The Property Assessment Division teammates will continue to work with the newly elected county assessor monthly to be sure all available arm's-length transactions are used and made available for measurement purposes.

The six commercial valuation groupings have been adequately stratified based on economic characteristics. The businesses in the small villages are generally supported by the local population. In Lyons, main street business is improving over last year, just a few vacant storefronts left. There are no longer any operating commercial properties left in Decatur.

All commercial parcels have been inspected in the past six years. Inspections match the six-year cycle scheduled by the assessor by valuation group. In 2022, the county assessor revalued all commercial property within the class. Depreciation tables are dated 2022 and costing tables are dated 2020. The county does have a valuation methodology on file.

Description of Analysis

The commercial parcels are divided into six valuation groups that are based on county assessor locations across the county.

Valuation Group	Description
1	Tekamah
5	Oakland
10	Lyons
15	Decatur
20	Craig
25	Rural

2024 Commercial Correlation for Burt County

Review of the overall measures of central tendency indicates that only the median is within the acceptable range, there is little correlation in the measures of central tendency. The COD is within the IAAO recommended range for rural commercial markets; the PRD is high. Based on the dispersion in the measures of central tendency the median will not be used as a point estimate of the level of value.

A review of the 21 sold parcels for the commercial class represents 5 of the 6 valuation groups. All valuation groups with more than one sale have a median within the acceptable range.

Comparison of the sales file and the 2024 County Abstract of Real Property, Form 45 Compared with the 2023 Certificate of Taxes Levied Report (CTL) show that the population moved more than the sold parcels which supports that the sample does not adequately represent the population. The changes are consistent with the land increase and costing and depreciation table updates for all commercial properties that was reported by the county assessor.

Equalization and Quality of Assessment

Upon review of the statistics and other information available along with the assessment practices the Property Assessment Division (PAD) has determined that the assessments within the county are valued within the acceptable range, and therefore are equalized. The quality of the assessments in Burt County complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	7	95.04	86.67	76.18	28.70	113.77
5	7	95.03	91.43	82.88	22.97	110.32
10	3	95.61	96.72	89.67	13.40	107.86
15	3	95.67	96.15	102.90	10.01	93.44
25	1	45.59	45.59	45.59	00.00	100.00
<u> </u> ALL <u> </u>	21	95.04	89.09	73.70	23.13	120.88

Level of Value

Based on analysis of all available information, the level of value for the commercial property in Burt County is determined to be at the statutory level of 100% of market value.

2024 Agricultural Correlation for Burt County

Assessment Actions

The county assessor made increases to dryland Land Capability Groups (LCGs) in Market Area 1 and Market Area 2. These LCGs increased between 1% and 9%. The county assessor also increased irrigated land in Market Area 3 with a range of 2% to 8%.

The pickup work was done timely.

Assessment Practice Review

As explained in the Introduction of this Report and Opinion, the assessment practices were reviewed to determine compliance with all assessment requirements and to ensure that all data submitted to the State sales file was timely and accurate.

Review of sales rosters confirmed that sales are qualified without bias. The county assessor qualified sales at a rate near the statewide average.

The Burt County Assessor has three separate market areas for agricultural land based on geography. Agricultural land within the county is primarily dryland cropland, but there is an area of irrigated flat river bottom land along the Missouri river. The county assessor annually studies the market to monitor the need for additional areas.

The county assessor follows a plan to ensure that the inspections are completed within the required six-year cycle. Agricultural outbuildings are priced in the Computer Assisted Mass Appraisal (CAMA) system, the costing was last updated in 2020. Depreciation tables are dated 2022.

In 2020, feedlots, wineries, hog confinements and sod farms were moved to the intensive use classification to be monitored. The county assessor chose not to value them any differently after performing a sales study again this year. Wetland Reserve Program acres are given their own separate classification and are tracked to see if adjustments are necessary.

Description of Analysis

Review of the statistical sample for the agricultural class consists of 50 qualified sales. Two of the three measures of central tendency are within the acceptable range. The COD is also within the standard range. There are three market areas, and the median is within the acceptable range for two of them. The third has an insufficient sample. When reviewing the 80% Majority Land Use (MLU), two of the three subclasses have medians within the acceptable range, grassland and an area of irrigated land has insufficient sales to be reliable. When reviewing the irrigated land, dryland and grassland in all areas compared to the surrounding counties Burt County values are comparable.

2024 Agricultural Correlation for Burt County

Review of the 2024 County Abstract of Assessment for Real Property Form 45 Compared with the 2023 Certificate of Taxes Levied Report (CTL) reflect the reported adjustments to agricultural land.

Burt County has a school bond subject to a 50% assessment pursuant to LB2. The school district statistics can be found in the Appendix of this report. Based on the review of the statistics and the assessed values reported by the Burt County Assessor, the valuations were reduced as required.

Equalization and Quality of Assessment

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	6	72.75	71.91	68.53	11.97	104.93
2	1	82.50	82.50	82.50	00.00	100.00
3	5	72.39	69.79	66.86	11.65	104.38
<u>Dry</u>						
County	36	70.51	72.05	69.90	13.08	103.08
1	17	72.10	75.36	73.74	14.40	102.20
2	15	70.11	68.38	66.14	09.36	103.39
3	4	71.05	71.79	71.35	19.32	100.62
<u>Grass</u>						
County	1	43.52	43.52	43.52	00.00	100.00
2	1	43.52	43.52	43.52	00.00	100.00
<u>ALL</u>						
	50	71.96	71.32	68.08	13.98	104.76

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Burt County is 72%.

Level of Value of School Bond Valuation – LB 2 (Operative January 1, 2022)

A review of agricultural land value in Burt County in school districts that levy taxes to pay the principal or interest on bonds approved by a vote of the people, indicates that the assessed values used were proportionately reduced from all other agricultural land values in the county by a factor of 35%. Therefore, it is the opinion of the Property Tax Administrator that the level of value of agricultural land for school bond valuation in Burt County is 45%.

2024 Opinions of the Property Tax Administrator for Burt County

My opinions and recommendations are stated as a conclusion based on all of the factors known to me regarding the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. § 77-5027 (R.R.S. 2011). While the median assessment sales ratio from the Qualified Statistical Reports for each class of real property is considered, my opinion of the level of value for a class of real property may be determined from other evidence contained within these Reports and Opinions of the Property Tax Administrator. My opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	95	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	72	Meets generally accepted mass appraisal techniques.	No recommendation.
School Bond Value Agricultural Land	45	Meets generally accepted mass appraisal techniques.	No recommendation.

***A level of value displayed as NEI (not enough information) represents a class of property with insufficient information to determine a level of value.*

Dated this 5th day of April, 2024.



Sarah Scott
Property Tax Administrator

APPENDICES

2024 Commission Summary for Burt County

Residential Real Property - Current

Number of Sales	162	Median	94.66
Total Sales Price	\$25,967,621	Mean	97.58
Total Adj. Sales Price	\$25,967,621	Wgt. Mean	92.38
Total Assessed Value	\$23,987,989	Average Assessed Value of the Base	\$130,794
Avg. Adj. Sales Price	\$160,294	Avg. Assessed Value	\$148,074

Confidence Interval - Current

95% Median C.I	91.84 to 97.82
95% Wgt. Mean C.I	88.89 to 95.87
95% Mean C.I	93.90 to 101.26
% of Value of the Class of all Real Property Value in the County	19.77
% of Records Sold in the Study Period	4.86
% of Value Sold in the Study Period	5.50

Residential Real Property - History

Year	Number of Sales	LOV	Median
2023	190	95	94.63
2022	188	0	94.50
2021	190	0	97.80
2020	190	96	95.64

2024 Commission Summary for Burt County

Commercial Real Property - Current

Number of Sales	21	Median	95.04
Total Sales Price	\$2,277,140	Mean	89.09
Total Adj. Sales Price	\$2,277,140	Wgt. Mean	73.70
Total Assessed Value	\$1,678,277	Average Assessed Value of the Base	\$204,716
Avg. Adj. Sales Price	\$108,435	Avg. Assessed Value	\$79,918

Confidence Interval - Current

95% Median C.I	64.03 to 106.29
95% Wgt. Mean C.I	54.73 to 92.67
95% Mean C.I	76.15 to 102.03
% of Value of the Class of all Real Property Value in the County	3.83
% of Records Sold in the Study Period	5.10
% of Value Sold in the Study Period	1.99

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2023	20	96	95.56
2022	22	0	95.00
2021	21	96	95.74
2020	21	100	94.77

11 Burt
RESIDENTIAL

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

Date Range: 10/1/2021 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 162
 Total Sales Price : 25,967,621
 Total Adj. Sales Price : 25,967,621
 Total Assessed Value : 23,987,989
 Avg. Adj. Sales Price : 160,294
 Avg. Assessed Value : 148,074

MEDIAN : 95
 WGT. MEAN : 92
 MEAN : 98
 COD : 17.76
 PRD : 105.63

COV : 24.48
 STD : 23.89
 Avg. Abs. Dev : 16.81
 MAX Sales Ratio : 204.88
 MIN Sales Ratio : 44.75

95% Median C.I. : 91.84 to 97.82
 95% Wgt. Mean C.I. : 88.89 to 95.87
 95% Mean C.I. : 93.90 to 101.26

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qrtrs</u>												
01-OCT-21 To 31-DEC-21	25	109.33	108.98	103.23	14.14	105.57	72.59	204.88	96.36 to 114.75	125,903	129,968	
01-JAN-22 To 31-MAR-22	12	110.77	113.52	104.59	20.07	108.54	66.65	162.67	89.88 to 137.48	124,121	129,822	
01-APR-22 To 30-JUN-22	17	94.78	96.13	95.82	11.05	100.32	67.40	131.91	85.03 to 105.21	196,573	188,364	
01-JUL-22 To 30-SEP-22	37	92.70	96.65	91.72	16.57	105.38	58.81	201.54	85.88 to 97.82	180,585	165,626	
01-OCT-22 To 31-DEC-22	15	88.66	94.12	90.90	15.47	103.54	65.30	151.16	85.91 to 103.22	135,725	123,370	
01-JAN-23 To 31-MAR-23	13	105.86	100.02	97.85	22.48	102.22	44.75	157.49	76.50 to 122.10	141,173	138,143	
01-APR-23 To 30-JUN-23	23	93.33	90.41	88.59	14.34	102.05	55.86	115.19	81.57 to 101.22	147,743	130,889	
01-JUL-23 To 30-SEP-23	20	89.36	85.98	79.09	16.88	108.71	58.03	125.05	74.41 to 96.49	201,899	159,688	
<u>Study Yrs</u>												
01-OCT-21 To 30-SEP-22	91	97.82	102.16	96.43	17.28	105.94	58.81	204.88	93.24 to 102.85	161,103	155,356	
01-OCT-22 To 30-SEP-23	71	90.49	91.71	87.12	17.98	105.27	44.75	157.49	85.91 to 95.82	159,257	138,741	
<u>Calendar Yrs</u>												
01-JAN-22 To 31-DEC-22	81	93.65	98.57	94.02	17.14	104.84	58.81	201.54	89.21 to 98.45	167,268	157,268	
<u>ALL</u>	162	94.66	97.58	92.38	17.76	105.63	44.75	204.88	91.84 to 97.82	160,294	148,074	

VALUATION GROUP											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	61	94.64	96.61	93.11	16.01	103.76	44.75	157.49	90.91 to 99.89	169,883	158,179	
5	39	94.78	100.24	95.47	17.73	105.00	65.02	204.88	85.91 to 103.04	127,382	121,614	
10	32	94.73	98.76	96.43	20.01	102.42	55.91	162.05	85.03 to 113.55	120,037	115,752	
15	12	94.53	102.82	94.10	24.46	109.27	63.14	201.54	80.07 to 127.46	164,608	154,903	
20	4	87.39	90.36	88.52	09.68	102.08	79.83	106.85	N/A	93,625	82,882	
25	14	97.62	89.24	83.26	15.70	107.18	58.03	112.83	67.40 to 104.98	317,560	264,406	
<u>ALL</u>	162	94.66	97.58	92.38	17.76	105.63	44.75	204.88	91.84 to 97.82	160,294	148,074	

PROPERTY TYPE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
01	162	94.66	97.58	92.38	17.76	105.63	44.75	204.88	91.84 to 97.82	160,294	148,074	
06												
07												
<u>ALL</u>	162	94.66	97.58	92.38	17.76	105.63	44.75	204.88	91.84 to 97.82	160,294	148,074	

11 Burt
RESIDENTIAL

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

Date Range: 10/1/2021 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 162
 Total Sales Price : 25,967,621
 Total Adj. Sales Price : 25,967,621
 Total Assessed Value : 23,987,989
 Avg. Adj. Sales Price : 160,294
 Avg. Assessed Value : 148,074

MEDIAN : 95
 WGT. MEAN : 92
 MEAN : 98
 COD : 17.76
 PRD : 105.63

COV : 24.48
 STD : 23.89
 Avg. Abs. Dev : 16.81
 MAX Sales Ratio : 204.88
 MIN Sales Ratio : 44.75

95% Median C.I. : 91.84 to 97.82
 95% Wgt. Mean C.I. : 88.89 to 95.87
 95% Mean C.I. : 93.90 to 101.26

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
Ranges Excl. Low \$											
Greater Than 4,999	162	94.66	97.58	92.38	17.76	105.63	44.75	204.88	91.84 to 97.82	160,294	148,074
Greater Than 14,999	162	94.66	97.58	92.38	17.76	105.63	44.75	204.88	91.84 to 97.82	160,294	148,074
Greater Than 29,999	162	94.66	97.58	92.38	17.76	105.63	44.75	204.88	91.84 to 97.82	160,294	148,074
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	18	111.87	121.28	120.18	21.97	100.92	79.85	204.88	102.59 to 151.16	45,774	55,010
60,000 TO 99,999	26	110.26	110.50	109.78	16.54	100.66	72.01	201.54	95.58 to 114.75	81,339	89,292
100,000 TO 149,999	43	90.80	92.47	92.89	15.48	99.55	55.91	126.17	84.06 to 99.11	125,723	116,786
150,000 TO 249,999	51	93.00	91.30	91.00	14.82	100.33	44.75	137.48	86.08 to 94.79	186,926	170,096
250,000 TO 499,999	22	93.02	89.66	88.77	11.37	101.00	58.22	112.83	84.17 to 99.16	315,206	279,816
500,000 TO 999,999	2	73.36	73.36	71.30	20.90	102.89	58.03	88.69	N/A	577,500	411,785
1,000,000 +											
ALL	162	94.66	97.58	92.38	17.76	105.63	44.75	204.88	91.84 to 97.82	160,294	148,074

11 Burt
COMMERCIAL

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

Date Range: 10/1/2020 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 21
Total Sales Price : 2,277,140
Total Adj. Sales Price : 2,277,140
Total Assessed Value : 1,678,277
Avg. Adj. Sales Price : 108,435
Avg. Assessed Value : 79,918

MEDIAN : 95
WGT. MEAN : 74
MEAN : 89
COD : 23.13
PRD : 120.88

COV : 31.91
STD : 28.43
Avg. Abs. Dev : 21.98
MAX Sales Ratio : 140.39
MIN Sales Ratio : 45.59

95% Median C.I. : 64.03 to 106.29
95% Wgt. Mean C.I. : 54.73 to 92.67
95% Mean C.I. : 76.15 to 102.03

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qrtrs</u>												
01-OCT-20 To 31-DEC-20	2	88.54	88.54	91.10	07.35	97.19	82.03	95.04	N/A	53,750	48,968	
01-JAN-21 To 31-MAR-21	1	136.19	136.19	136.19	00.00	100.00	136.19	136.19	N/A	107,290	146,119	
01-APR-21 To 30-JUN-21												
01-JUL-21 To 30-SEP-21	4	86.55	84.84	79.01	15.93	107.38	64.03	102.23	N/A	66,688	52,689	
01-OCT-21 To 31-DEC-21	2	105.71	105.71	105.24	00.55	100.45	105.13	106.29	N/A	137,500	144,705	
01-JAN-22 To 31-MAR-22												
01-APR-22 To 30-JUN-22												
01-JUL-22 To 30-SEP-22	4	103.19	93.25	69.56	19.74	134.06	50.15	116.48	N/A	123,150	85,658	
01-OCT-22 To 31-DEC-22	2	125.18	125.18	116.56	12.16	107.40	109.96	140.39	N/A	41,500	48,372	
01-JAN-23 To 31-MAR-23	1	91.44	91.44	91.44	00.00	100.00	91.44	91.44	N/A	100,000	91,440	
01-APR-23 To 30-JUN-23	4	50.60	60.61	47.58	29.11	127.39	45.59	95.67	N/A	196,250	93,369	
01-JUL-23 To 30-SEP-23	1	49.61	49.61	49.61	00.00	100.00	49.61	49.61	N/A	60,000	29,767	
<u>Study Yrs</u>												
01-OCT-20 To 30-SEP-21	7	95.03	93.23	94.45	16.44	98.71	64.03	136.19	64.03 to 136.19	68,791	64,973	
01-OCT-21 To 30-SEP-22	6	105.71	97.40	82.34	13.03	118.29	50.15	116.48	50.15 to 116.48	127,933	105,340	
01-OCT-22 To 30-SEP-23	8	73.23	79.23	57.53	41.14	137.72	45.59	140.39	45.59 to 140.39	128,500	73,928	
<u>Calendar Yrs</u>												
01-JAN-21 To 31-DEC-21	7	102.23	98.14	99.58	15.44	98.55	64.03	136.19	64.03 to 136.19	92,720	92,326	
01-JAN-22 To 31-DEC-22	6	110.36	103.89	76.33	16.90	136.11	50.15	140.39	50.15 to 140.39	95,933	73,229	
<u>ALL</u>	21	95.04	89.09	73.70	23.13	120.88	45.59	140.39	64.03 to 106.29	108,435	79,918	

VALUATION GROUP											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	7	95.04	86.67	76.18	28.70	113.77	46.17	136.19	46.17 to 136.19	169,470	129,098	
5	7	95.03	91.43	82.88	22.97	110.32	49.61	140.39	49.61 to 140.39	52,036	43,126	
10	3	95.61	96.72	89.67	13.40	107.86	78.06	116.48	N/A	43,033	38,588	
15	3	95.67	96.15	102.90	10.01	93.44	82.03	110.76	N/A	49,167	50,591	
25	1	45.59	45.59	45.59	00.00	100.00	45.59	45.59	N/A	450,000	205,177	
<u>ALL</u>	21	95.04	89.09	73.70	23.13	120.88	45.59	140.39	64.03 to 106.29	108,435	79,918	

11 Burt
COMMERCIAL

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

Date Range: 10/1/2020 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 21
Total Sales Price : 2,277,140
Total Adj. Sales Price : 2,277,140
Total Assessed Value : 1,678,277
Avg. Adj. Sales Price : 108,435
Avg. Assessed Value : 79,918

MEDIAN : 95
WGT. MEAN : 74
MEAN : 89
COD : 23.13
PRD : 120.88

COV : 31.91
STD : 28.43
Avg. Abs. Dev : 21.98
MAX Sales Ratio : 140.39
MIN Sales Ratio : 45.59

95% Median C.I. : 64.03 to 106.29
95% Wgt. Mean C.I. : 54.73 to 92.67
95% Mean C.I. : 76.15 to 102.03

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	21	95.04	89.09	73.70	23.13	120.88	45.59	140.39	64.03 to 106.29	108,435	79,918
04											
<u>ALL</u>	<u>21</u>	<u>95.04</u>	<u>89.09</u>	<u>73.70</u>	<u>23.13</u>	<u>120.88</u>	<u>45.59</u>	<u>140.39</u>	<u>64.03 to 106.29</u>	<u>108,435</u>	<u>79,918</u>

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	1	116.48	116.48	116.48	00.00	100.00	116.48	116.48	N/A	11,600	13,512
Less Than 30,000	4	111.39	114.71	114.52	12.33	100.17	95.67	140.39	N/A	17,400	19,927
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	21	95.04	89.09	73.70	23.13	120.88	45.59	140.39	64.03 to 106.29	108,435	79,918
Greater Than 14,999	20	95.04	87.72	73.48	23.16	119.38	45.59	140.39	64.03 to 105.13	113,277	83,238
Greater Than 29,999	17	91.44	83.06	72.41	24.40	114.71	45.59	136.19	50.15 to 105.13	129,855	94,034
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	1	116.48	116.48	116.48	00.00	100.00	116.48	116.48	N/A	11,600	13,512
15,000 TO 29,999	3	106.29	114.12	114.13	14.03	99.99	95.67	140.39	N/A	19,333	22,065
30,000 TO 59,999	4	88.53	89.34	89.30	10.49	100.04	78.06	102.23	N/A	45,313	40,465
60,000 TO 99,999	5	95.04	81.05	81.33	21.24	99.66	49.61	109.96	N/A	66,000	53,679
100,000 TO 149,999	4	101.10	100.61	99.67	22.62	100.94	64.03	136.19	N/A	106,323	105,970
150,000 TO 249,999											
250,000 TO 499,999	4	48.16	61.76	58.57	32.97	105.45	45.59	105.13	N/A	317,750	186,109
500,000 TO 999,999											
1,000,000 TO 1,999,999											
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											
<u>ALL</u>	<u>21</u>	<u>95.04</u>	<u>89.09</u>	<u>73.70</u>	<u>23.13</u>	<u>120.88</u>	<u>45.59</u>	<u>140.39</u>	<u>64.03 to 106.29</u>	<u>108,435</u>	<u>79,918</u>

11 Burt
COMMERCIAL

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

Date Range: 10/1/2020 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 21
Total Sales Price : 2,277,140
Total Adj. Sales Price : 2,277,140
Total Assessed Value : 1,678,277
Avg. Adj. Sales Price : 108,435
Avg. Assessed Value : 79,918

MEDIAN : 95
WGT. MEAN : 74
MEAN : 89
COD : 23.13
PRD : 120.88

COV : 31.91
STD : 28.43
Avg. Abs. Dev : 21.98
MAX Sales Ratio : 140.39
MIN Sales Ratio : 45.59

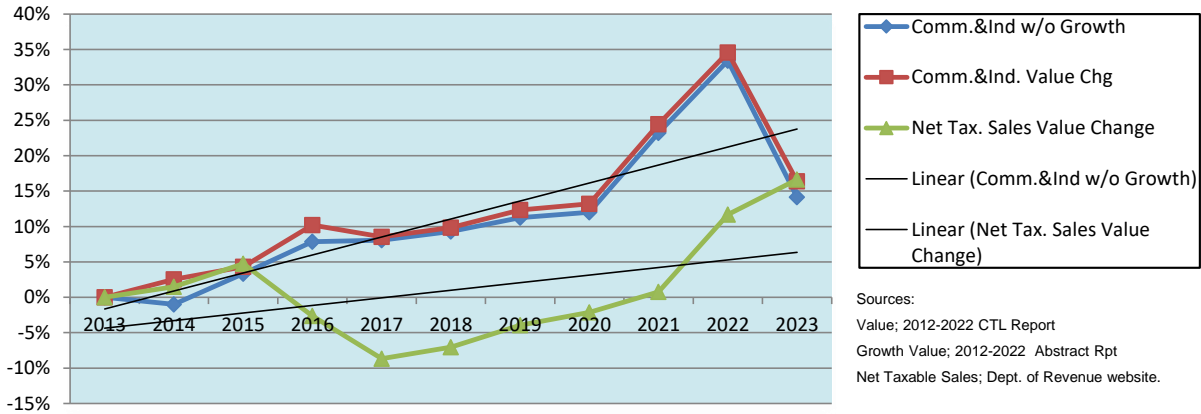
95% Median C.I. : 64.03 to 106.29
95% Wgt. Mean C.I. : 54.73 to 92.67
95% Mean C.I. : 76.15 to 102.03

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
301	1	109.96	109.96	109.96	00.00	100.00	109.96	109.96	N/A	65,000	71,472
344	4	98.64	98.17	87.41	23.46	112.31	55.02	140.39	N/A	53,250	46,545
346	1	50.15	50.15	50.15	00.00	100.00	50.15	50.15	N/A	321,000	160,988
352	1	105.13	105.13	105.13	00.00	100.00	105.13	105.13	N/A	250,000	262,836
353	2	100.66	100.66	99.28	05.59	101.39	95.03	106.29	N/A	33,125	32,886
406	1	91.44	91.44	91.44	00.00	100.00	91.44	91.44	N/A	100,000	91,440
410	2	80.05	80.05	79.49	02.49	100.70	78.06	82.03	N/A	45,000	35,772
434	1	46.17	46.17	46.17	00.00	100.00	46.17	46.17	N/A	250,000	115,436
442	2	79.82	79.82	74.68	19.78	106.88	64.03	95.61	N/A	89,000	66,462
446	1	95.67	95.67	95.67	00.00	100.00	95.67	95.67	N/A	15,000	14,351
494	1	110.76	110.76	110.76	00.00	100.00	110.76	110.76	N/A	100,000	110,763
530	1	136.19	136.19	136.19	00.00	100.00	136.19	136.19	N/A	107,290	146,119
555	2	83.05	83.05	60.45	40.26	137.39	49.61	116.48	N/A	35,800	21,640
852	1	45.59	45.59	45.59	00.00	100.00	45.59	45.59	N/A	450,000	205,177
<u>ALL</u>	21	95.04	89.09	73.70	23.13	120.88	45.59	140.39	64.03 to 106.29	108,435	79,918

Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2012	\$ 49,718,216	\$ 1,404,612	2.83%	\$ 48,313,604		\$ 43,993,493	
2013	\$ 50,976,261	\$ 1,752,059	3.44%	\$ 49,224,202	-0.99%	\$ 44,648,323	1.49%
2014	\$ 51,858,135	\$ 478,583	0.92%	\$ 51,379,552	0.79%	\$ 46,087,513	3.22%
2015	\$ 54,782,525	\$ 1,161,960	2.12%	\$ 53,620,565	3.40%	\$ 42,829,266	-7.07%
2016	\$ 53,961,160	\$ 230,345	0.43%	\$ 53,730,815	-1.92%	\$ 40,180,341	-6.18%
2017	\$ 54,613,416	\$ 267,441	0.49%	\$ 54,345,975	0.71%	\$ 40,895,190	1.78%
2018	\$ 55,843,559	\$ 537,943	0.96%	\$ 55,305,616	1.27%	\$ 42,255,810	3.33%
2019	\$ 56,276,336	\$ 584,934	1.04%	\$ 55,691,402	-0.27%	\$ 43,056,019	1.89%
2020	\$ 61,879,292	\$ 616,599	1.00%	\$ 61,262,693	8.86%	\$ 44,336,210	2.97%
2021	\$ 66,916,570	\$ 578,869	0.87%	\$ 66,337,701	7.21%	\$ 49,140,841	10.84%
2022	\$ 57,857,339	\$ 1,100,134	1.90%	\$ 56,757,205	-15.18%	\$ 51,314,917	4.42%
2023	\$ 67,748,684	\$ 2,553,875	3.77%	\$ 65,194,809	12.68%	\$ 51,327,590	0.02%
Ann %chg	2.89%			Average	1.50%	1.40%	1.52%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2012	-	-	-
2013	-0.99%	2.53%	1.49%
2014	3.34%	4.30%	4.76%
2015	7.85%	10.19%	-2.65%
2016	8.07%	8.53%	-8.67%
2017	9.31%	9.85%	-7.04%
2018	11.24%	12.32%	-3.95%
2019	12.01%	13.19%	-2.13%
2020	23.22%	24.46%	0.78%
2021	33.43%	34.59%	11.70%
2022	14.16%	16.37%	16.64%
2023	31.13%	36.27%	16.67%

County Number	11
County Name	Burt

11 Burt
AGRICULTURAL LAND

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

Date Range: 10/1/2020 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 50
Total Sales Price : 44,293,460
Total Adj. Sales Price : 44,293,460
Total Assessed Value : 30,154,182
Avg. Adj. Sales Price : 885,869
Avg. Assessed Value : 603,084

MEDIAN : 72
WGT. MEAN : 68
MEAN : 71
COD : 13.98
PRD : 104.76

COV : 18.69
STD : 13.33
Avg. Abs. Dev : 10.06
MAX Sales Ratio : 115.91
MIN Sales Ratio : 43.52

95% Median C.I. : 65.60 to 75.71
95% Wgt. Mean C.I. : 64.28 to 71.88
95% Mean C.I. : 67.63 to 75.01

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-20 To 31-DEC-20	5	72.84	75.86	72.35	07.85	104.85	68.82	92.13	N/A	924,322	668,704
01-JAN-21 To 31-MAR-21	11	73.10	74.55	71.29	08.76	104.57	60.78	89.04	65.02 to 87.47	1,015,534	723,950
01-APR-21 To 30-JUN-21	5	67.47	76.73	69.30	21.62	110.72	56.56	115.91	N/A	951,761	659,613
01-JUL-21 To 30-SEP-21											
01-OCT-21 To 31-DEC-21	7	76.14	74.48	68.88	10.13	108.13	51.44	90.47	51.44 to 90.47	943,990	650,207
01-JAN-22 To 31-MAR-22	2	67.54	67.54	67.41	19.17	100.19	54.59	80.49	N/A	1,132,000	763,027
01-APR-22 To 30-JUN-22	4	76.61	75.33	74.64	08.09	100.92	65.60	82.50	N/A	587,793	438,742
01-JUL-22 To 30-SEP-22	5	63.48	63.94	61.09	24.68	104.67	43.52	86.24	N/A	562,441	343,576
01-OCT-22 To 31-DEC-22	2	75.11	75.11	68.59	17.79	109.51	61.75	88.46	N/A	984,000	674,898
01-JAN-23 To 31-MAR-23	3	68.17	69.44	70.12	05.52	99.03	64.43	75.71	N/A	804,921	564,432
01-APR-23 To 30-JUN-23	5	60.08	57.92	55.17	08.09	104.98	49.60	65.38	N/A	904,820	499,163
01-JUL-23 To 30-SEP-23	1	57.49	57.49	57.49	00.00	100.00	57.49	57.49	N/A	800,000	459,901
<u>Study Yrs</u>											
01-OCT-20 To 30-SEP-21	21	72.84	75.38	71.07	11.61	106.06	56.56	115.91	68.82 to 78.74	978,633	695,478
01-OCT-21 To 30-SEP-22	18	74.40	70.97	68.05	14.61	104.29	43.52	90.47	63.48 to 80.56	779,739	530,575
01-OCT-22 To 30-SEP-23	11	61.75	64.15	61.80	11.84	103.80	49.60	88.46	53.00 to 75.71	882,442	545,346
<u>Calendar Yrs</u>											
01-JAN-21 To 31-DEC-21	23	73.10	75.00	70.16	12.26	106.90	51.44	115.91	69.46 to 78.74	979,896	687,520
01-JAN-22 To 31-DEC-22	13	72.65	69.71	67.57	17.47	103.17	43.52	88.46	54.59 to 82.50	722,721	488,361
<u>ALL</u>	50	71.96	71.32	68.08	13.98	104.76	43.52	115.91	65.60 to 75.71	885,869	603,084

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	19	72.10	74.89	71.89	14.37	104.17	57.49	115.91	65.02 to 81.04	834,797	600,122
2	21	70.90	69.07	65.78	12.92	105.00	43.52	89.04	64.43 to 78.67	916,406	602,781
3	10	72.10	69.27	66.32	15.66	104.45	45.40	90.47	54.59 to 86.24	918,780	609,346
<u>ALL</u>	50	71.96	71.32	68.08	13.98	104.76	43.52	115.91	65.60 to 75.71	885,869	603,084

11 Burt
AGRICULTURAL LAND

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

Date Range: 10/1/2020 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 50
 Total Sales Price : 44,293,460
 Total Adj. Sales Price : 44,293,460
 Total Assessed Value : 30,154,182
 Avg. Adj. Sales Price : 885,869
 Avg. Assessed Value : 603,084

MEDIAN : 72
 WGT. MEAN : 68
 MEAN : 71
 COD : 13.98
 PRD : 104.76

COV : 18.69
 STD : 13.33
 Avg. Abs. Dev : 10.06
 MAX Sales Ratio : 115.91
 MIN Sales Ratio : 43.52

95% Median C.I. : 65.60 to 75.71
 95% Wgt. Mean C.I. : 64.28 to 71.88
 95% Mean C.I. : 67.63 to 75.01

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	4	72.10	68.96	64.81	14.37	106.40	45.40	86.24	N/A	758,833	491,797
3	4	72.10	68.96	64.81	14.37	106.40	45.40	86.24	N/A	758,833	491,797
Dry											
County	32	70.51	71.00	68.79	11.56	103.21	49.60	92.13	65.06 to 75.71	866,012	595,743
1	14	70.78	73.19	71.47	11.33	102.41	57.49	92.13	65.02 to 87.47	752,249	537,608
2	14	70.51	68.60	66.17	09.50	103.67	49.60	80.42	61.75 to 76.14	994,888	658,324
3	4	71.05	71.79	71.35	19.32	100.62	54.59	90.47	N/A	813,117	580,178
ALL	50	71.96	71.32	68.08	13.98	104.76	43.52	115.91	65.60 to 75.71	885,869	603,084

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	6	72.75	71.91	68.53	11.97	104.93	45.40	86.24	45.40 to 86.24	752,555	515,700
2	1	82.50	82.50	82.50	00.00	100.00	82.50	82.50	N/A	480,000	396,000
3	5	72.39	69.79	66.86	11.65	104.38	45.40	86.24	N/A	807,066	539,640
Dry											
County	36	70.51	72.05	69.90	13.08	103.08	49.60	115.91	65.38 to 75.71	850,775	594,662
1	17	72.10	75.36	73.74	14.40	102.20	57.49	115.91	65.02 to 87.47	759,058	559,738
2	15	70.11	68.38	66.14	09.36	103.39	49.60	80.42	64.43 to 75.42	964,762	638,104
3	4	71.05	71.79	71.35	19.32	100.62	54.59	90.47	N/A	813,117	580,178
Grass											
County	1	43.52	43.52	43.52	00.00	100.00	43.52	43.52	N/A	240,000	104,450
2	1	43.52	43.52	43.52	00.00	100.00	43.52	43.52	N/A	240,000	104,450
ALL	50	71.96	71.32	68.08	13.98	104.76	43.52	115.91	65.60 to 75.71	885,869	603,084

Burt County 2024 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Burt	1	6,150	5,125	5,125	4,814	n/a	4,300	3,860	3,250	5,229
Cuming	1	n/a	7,452	7,452	7,926	5,209	n/a	6,878	5,867	7,408
Thurston	2	6,800	6,300	6,300	6,300	6,100	n/a	5,400	5,300	6,133
Washington	1	7,935	7,155	7,155	7,005	-	4,655	4,295	2,925	6,422
Burt	2	6,300	5,925	5,925	5,690	n/a	5,375	4,350	3,475	5,781
Cuming	4	7,929	7,610	7,610	7,954	5,351	n/a	6,896	5,591	7,352
Dodge	2	7,337	7,319	7,191	7,192	7,150	6,935	7,050	6,987	7,197
Washington	1	7,935	7,155	7,155	7,005	-	4,655	4,295	2,925	6,422
Burt	3	n/a	6,322	6,322	5,120	n/a	4,900	4,300	4,000	5,805
Washington	1	7,935	7,155	7,155	7,005	-	4,655	4,295	2,925	6,422

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Burt	1	6,500	6,225	6,050	n/a	5,700	5,600	5,500	5,450	5,813
Cuming	1	7,275	7,279	6,832	4,160	5,857	6,265	5,215	5,208	6,648
Thurston	2	6,747	6,750	5,949	5,950	5,800	5,798	5,250	5,250	5,797
Washington	1	7,950	7,917	6,920	-	4,484	4,480	4,065	2,790	5,805
Burt	2	6,600	6,300	5,900	n/a	4,519	5,550	4,175	3,874	5,745
Cuming	4	7,490	7,485	7,028	6,919	4,196	6,444	5,326	5,068	6,936
Dodge	2	7,424	7,425	7,173	7,225	6,635	7,021	6,870	6,815	7,224
Washington	1	7,950	7,917	6,920	-	4,484	4,480	4,065	2,790	5,805
Burt	3	6,600	6,250	5,950	n/a	4,744	4,900	4,200	3,900	5,328
Washington	1	7,950	7,917	6,920	-	4,484	4,480	4,065	2,790	5,805

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Burt	1	2,200	2,100	2,000	1,900	n/a	n/a	n/a	1,500	2,089
Cuming	1	3,282	3,263	2,766	2,868	n/a	n/a	n/a	n/a	3,164
Thurston	2	2,050	2,050	1,850	1,750	1,575	n/a	n/a	n/a	1,973
Washington	1	2,555	2,350	2,005	1,930	n/a	1,835	1,780	1,606	2,424
Burt	2	2,850	2,350	2,100	2,080	n/a	n/a	n/a	1,770	2,475
Cuming	4	3,169	3,159	2,486	2,766	n/a	n/a	n/a	n/a	2,992
Dodge	2	2,341	2,260	2,205	2,151	n/a	n/a	n/a	n/a	2,288
Washington	1	2,555	2,350	2,005	1,930	n/a	1,835	1,780	1,606	2,424
Burt	3	2,565	2,375	2,105	n/a	n/a	1,975	1,905	1,790	2,371
Washington	1	2,555	2,350	2,005	1,930	n/a	1,835	1,780	1,606	2,424

County	Mkt Area	CRP	TIMBER	WASTE
Burt	1	3,863	n/a	254
Cuming	1	5,888	1,422	130
Thurston	2	n/a	525	85
Washington	1	4,080	n/a	460
Burt	2	3,596	n/a	273
Cuming	4	5,664	1,400	311
Dodge	2	3,210	n/a	296
Washington	1	4,080	n/a	460
Burt	3	3,856	n/a	227
Washington	1	4,080	n/a	460

Source: 2024 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.
CRP and TIMBER values are weighted averages from Schedule XIII, line 104 and 113.

AGRICULTURAL - BASE STAT

Type : Qualified

Date Range : 10/01/2020 to 09/30/2023 Posted Before : 01/31/2024

Number of Sales :	15	Median :	45	COV :	13.12	95% Median C.I. :	42.45 to 52.12
Total Sales Price :	11,960,116	Wgt. Mean :	47	STD :	06.16	95% Wgt. Mean C.I. :	31.01 to 62.28
Total Adj. Sales Price :	11,960,116	Mean :	47	Avg.Abs.Dev :	05.04	95% Mean C.I. :	43.54 to 50.36
Total Assessed Value :	5,578,906						
Avg. Adj. Sales Price :	797,341	COD :	11.11	MAX Sales Ratio :	57.75		
Avg. Assessed Value :	371,927	PRD :	100.64	MIN Sales Ratio :	37.53		

Printed : 03/28/2024

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2020 To 12/31/2020											
01/01/2021 To 03/31/2021	4	46.79	48.28	47.96	09.36	100.67	42.45	57.10	N/A	864,462	414,576
04/01/2021 To 06/30/2021	2	43.26	43.26	42.98	01.83	100.65	42.47	44.05	N/A	970,441	417,140
07/01/2021 To 09/30/2021											
10/01/2021 To 12/31/2021	2	50.91	50.91	50.81	02.38	100.20	49.70	52.12	N/A	545,063	276,972
01/01/2022 To 03/31/2022	1	52.55	52.55	52.55		100.00	52.55	52.55	N/A	1,120,000	588,546
04/01/2022 To 06/30/2022											
07/01/2022 To 09/30/2022	1	41.44	41.44	41.44		100.00	41.44	41.44	N/A	680,000	281,809
10/01/2022 To 12/31/2022	1	57.75	57.75	57.75		100.00	57.75	57.75	N/A	504,000	291,068
01/01/2023 To 03/31/2023	2	47.16	47.16	47.52	05.62	99.24	44.51	49.81	N/A	857,381	407,389
04/01/2023 To 06/30/2023	1	39.22	39.22	39.22		100.00	39.22	39.22	N/A	652,500	255,933
07/01/2023 To 09/30/2023	1	37.53	37.53	37.53		100.00	37.53	37.53	N/A	800,000	300,245
<u>Study Yrs</u>											
10/01/2020 To 09/30/2021	6	44.70	46.61	46.17	08.10	100.95	42.45	57.10	42.45 to 57.10	899,788	415,431
10/01/2021 To 09/30/2022	4	50.91	48.95	49.28	06.64	99.33	41.44	52.55	N/A	722,531	356,075
10/01/2022 To 09/30/2023	5	44.51	45.76	45.27	13.84	101.08	37.53	57.75	N/A	734,252	332,405
<u>Calendar Yrs</u>											
01/01/2021 To 12/31/2021	8	46.79	47.68	46.95	08.76	101.55	42.45	57.10	42.45 to 57.10	811,107	380,816
01/01/2022 To 12/31/2022	3	52.55	50.58	50.41	10.35	100.34	41.44	57.75	N/A	768,000	387,141
<u>ALL</u>											
10/01/2020 To 09/30/2023	15	45.35	46.95	46.65	11.11	100.64	37.53	57.75	42.45 to 52.12	797,341	371,927

AGRICULTURAL - BASE STAT

Type : Qualified

Date Range : 10/01/2020 to 09/30/2023 Posted Before : 01/31/2024

Number of Sales :	15	Median :	45	COV :	13.12	95% Median C.I. :	42.45 to 52.12
Total Sales Price :	11,960,116	Wgt. Mean :	47	STD :	06.16	95% Wgt. Mean C.I. :	31.01 to 62.28
Total Adj. Sales Price :	11,960,116	Mean :	47	Avg.Abs.Dev :	05.04	95% Mean C.I. :	43.54 to 50.36
Total Assessed Value :	5,578,906						
Avg. Adj. Sales Price :	797,341	COD :	11.11	MAX Sales Ratio :	57.75		
Avg. Assessed Value :	371,927	PRD :	100.64	MIN Sales Ratio :	37.53		

Printed : 03/28/2024

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1	14	44.93	46.76	46.49	11.33	100.58	37.53	57.75	41.44 to 52.55	812,285	377,614
2	1	49.70	49.70	49.70		100.00	49.70	49.70	N/A	588,125	292,306
<u>ALL</u>											
10/01/2020 To 09/30/2023	15	45.35	46.95	46.65	11.11	100.64	37.53	57.75	42.45 to 52.12	797,341	371,927

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
110001											
110014											
110020	15	45.35	46.95	46.65	11.11	100.64	37.53	57.75	42.45 to 52.12	797,341	371,927
200020											
270594											
<u>ALL</u>											
10/01/2020 To 09/30/2023	15	45.35	46.95	46.65	11.11	100.64	37.53	57.75	42.45 to 52.12	797,341	371,927

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Dry</u>											
County	13	45.35	47.12	46.47	10.56	101.40	37.53	57.75	42.45 to 52.12	783,663	364,187
1	12	44.93	46.90	46.27	10.75	101.36	37.53	57.75	42.45 to 52.12	799,958	370,177
2	1	49.70	49.70	49.70		100.00	49.70	49.70	N/A	588,125	292,306
<u>ALL</u>											
10/01/2020 To 09/30/2023	15	45.35	46.95	46.65	11.11	100.64	37.53	57.75	42.45 to 52.12	797,341	371,927

AGRICULTURAL - BASE STAT

Type : Qualified

Date Range : 10/01/2020 to 09/30/2023 Posted Before : 01/31/2024

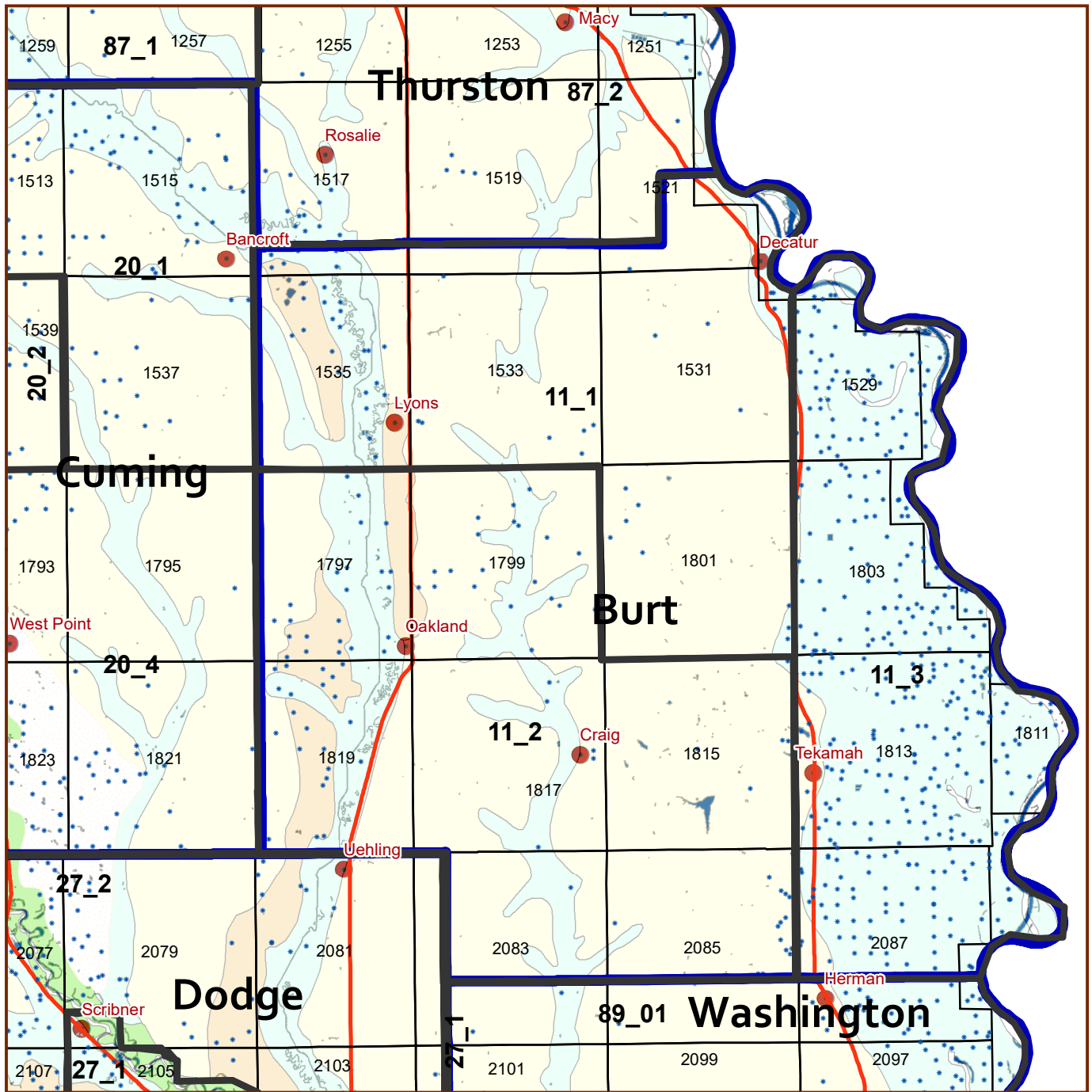
Number of Sales :	15	Median :	45	COV :	13.12	95% Median C.I. :	42.45 to 52.12
Total Sales Price :	11,960,116	Wgt. Mean :	47	STD :	06.16	95% Wgt. Mean C.I. :	31.01 to 62.28
Total Adj. Sales Price :	11,960,116	Mean :	47	Avg.Abs.Dev :	05.04	95% Mean C.I. :	43.54 to 50.36
Total Assessed Value :	5,578,906						
Avg. Adj. Sales Price :	797,341	COD :	11.11	MAX Sales Ratio :	57.75		
Avg. Assessed Value :	371,927	PRD :	100.64	MIN Sales Ratio :	37.53		

Printed : 03/28/2024

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
_____Dry_____											
County	15	45.35	46.95	46.65	11.11	100.64	37.53	57.75	42.45 to 52.12	797,341	371,927
1	14	44.93	46.76	46.49	11.33	100.58	37.53	57.75	41.44 to 52.55	812,285	377,614
2	1	49.70	49.70	49.70		100.00	49.70	49.70	N/A	588,125	292,306
_____ALL_____											
10/01/2020 To 09/30/2023	15	45.35	46.95	46.65	11.11	100.64	37.53	57.75	42.45 to 52.12	797,341	371,927

BURT COUNTY



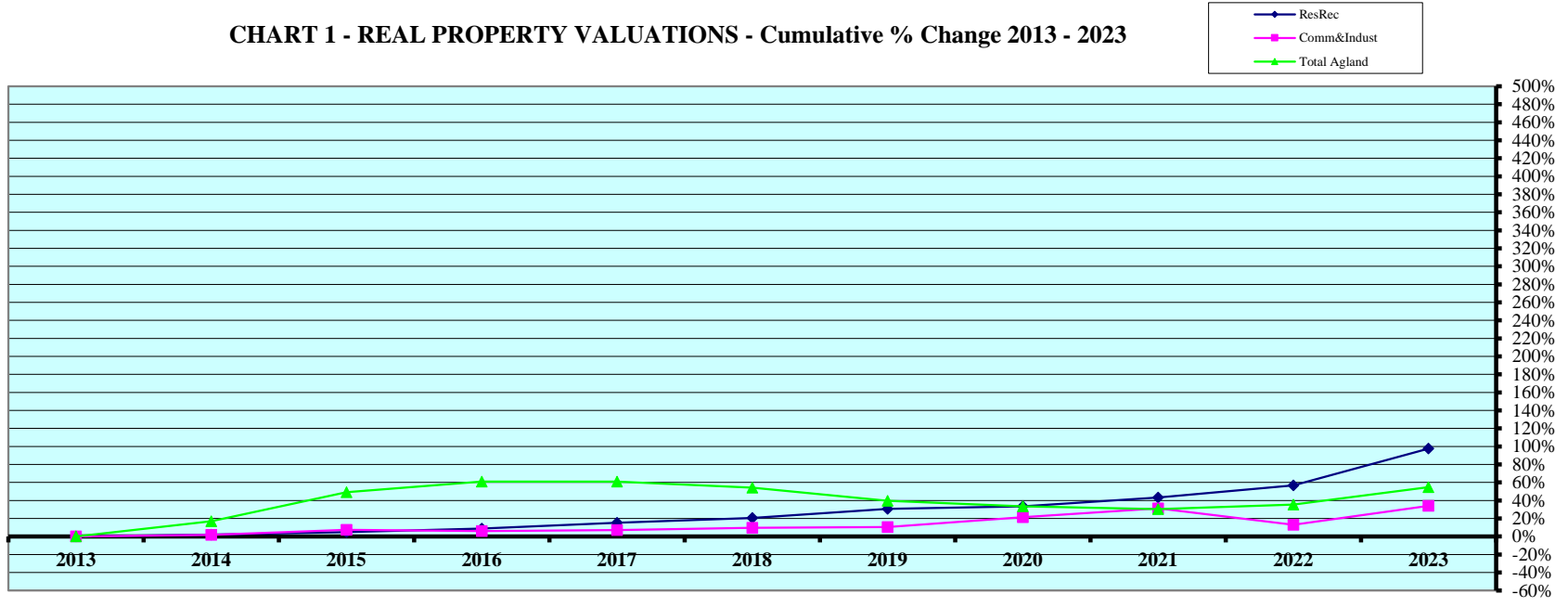
Legend

- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

**Soils
CLASS**

- Excessive drained sandy soils formed in alluvium in valleys and eolian sand on uplands in sandhills
- Excessively drained sandy soils formed in eolian sands on uplands in sandhills
- Moderately well drained silty soils on uplands and in depressions formed in loess
- Well drained silty soils formed in loess on uplands
- Well drained silty soils formed in loess and alluvium on stream terraces
- Well to somewhat excessively drained loamy soils formed in weathered sandstone and eolian material on uplands
- Somewhat poorly drained soils formed in alluvium on bottom lands
- Moderately well drained silty soils with clay subsoils on uplands
- Lakes

CHART 1 - REAL PROPERTY VALUATIONS - Cumulative % Change 2013 - 2023



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2013	184,301,626	-	-	-	50,976,261	-	-	-	952,534,295	-	-	-
2014	188,208,966	3,907,340	2.12%	2.12%	51,858,135	881,874	1.73%	1.73%	1,112,660,670	160,126,375	16.81%	16.81%
2015	193,307,745	5,098,779	2.71%	4.89%	54,782,525	2,924,390	5.64%	7.47%	1,422,094,890	309,434,220	27.81%	49.30%
2016	200,550,644	7,242,899	3.75%	8.82%	53,961,160	-821,365	-1.50%	5.86%	1,533,479,648	111,384,758	7.83%	60.99%
2017	212,402,487	11,851,843	5.91%	15.25%	54,613,416	652,256	1.21%	7.13%	1,532,936,862	-542,786	-0.04%	60.93%
2018	222,135,975	9,733,488	4.58%	20.53%	55,843,559	1,230,143	2.25%	9.55%	1,469,917,480	-63,019,382	-4.11%	54.32%
2019	240,723,486	18,587,511	8.37%	30.61%	56,276,336	432,777	0.77%	10.40%	1,331,124,066	-138,793,414	-9.44%	39.75%
2020	246,020,302	5,296,816	2.20%	33.49%	61,879,292	5,602,956	9.96%	21.39%	1,270,458,528	-60,665,538	-4.56%	33.38%
2021	263,933,190	17,912,888	7.28%	43.21%	66,916,570	5,037,278	8.14%	31.27%	1,242,819,324	-27,639,204	-2.18%	30.48%
2022	288,897,223	24,964,033	9.46%	56.75%	57,557,574	-9,358,996	-13.99%	12.91%	1,290,897,498	48,078,174	3.87%	35.52%
2023	364,120,308	75,223,085	26.04%	97.57%	68,315,853	10,758,279	18.69%	34.02%	1,473,424,215	182,526,717	14.14%	54.68%

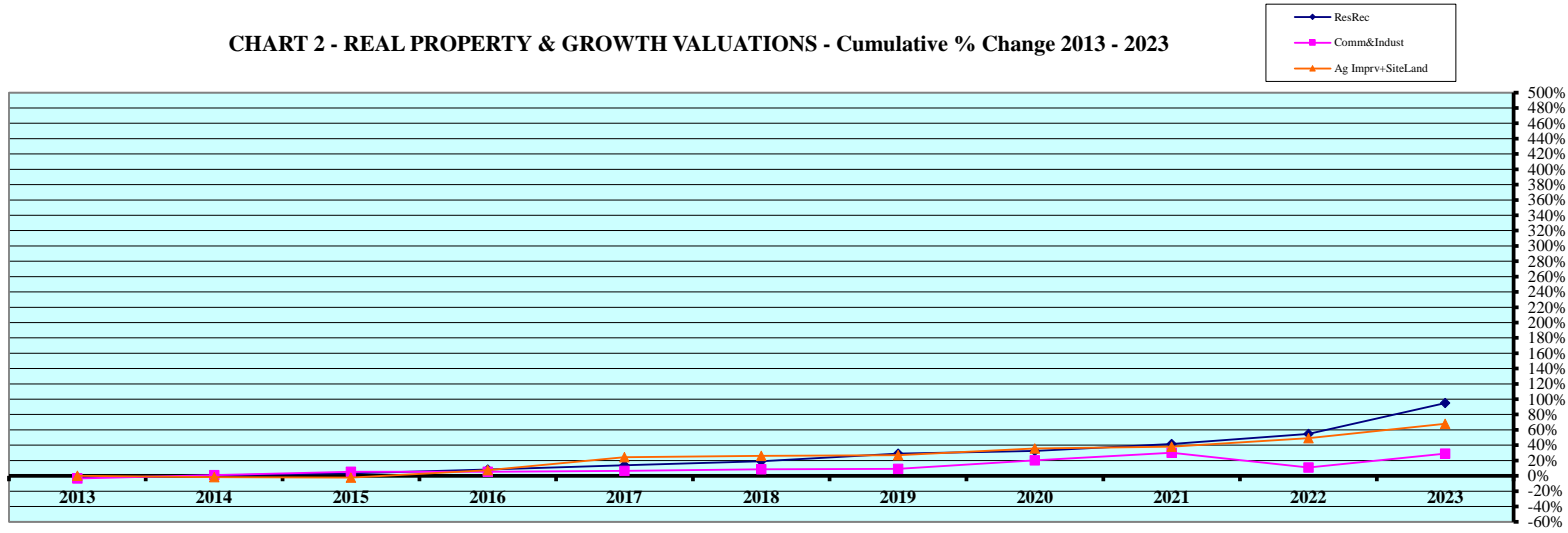
Rate Annual %chg: Residential & Recreational **7.05%** Commercial & Industrial **2.97%** Agricultural Land **4.46%**

Cnty# **11**
County **BURT**

CHART 1

(1) Residential & Recreational excludes Agric. dwelling & farm home site land. Commercial & Industrial excludes minerals. Agricultural land includes irrigated, dry, grass, waste, & other agland, excludes farm site land.

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative % Change 2013 - 2023



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2013	184,301,626	3,248,098	1.76%	181,053,528	-	-1.76%	50,976,261	1,752,059	3.44%	49,224,202	-	-3.44%
2014	188,208,966	2,923,747	1.55%	185,285,219	0.53%	0.53%	51,858,135	478,583	0.92%	51,379,552	0.79%	0.79%
2015	193,307,745	3,025,530	1.57%	190,282,215	1.10%	3.25%	54,782,525	1,161,960	2.12%	53,620,565	3.40%	5.19%
2016	200,550,644	819,422	0.41%	199,731,222	3.32%	8.37%	53,961,160	230,345	0.43%	53,730,815	-1.92%	5.40%
2017	212,402,487	2,889,313	1.36%	209,513,174	4.47%	13.68%	54,613,416	267,441	0.49%	54,345,975	0.71%	6.61%
2018	222,135,975	2,817,309	1.27%	219,318,666	3.26%	19.00%	55,843,559	537,943	0.96%	55,305,616	1.27%	8.49%
2019	240,723,486	2,790,033	1.16%	237,933,453	7.11%	29.10%	56,276,336	584,934	1.04%	55,691,402	-0.27%	9.25%
2020	246,020,302	1,605,926	0.65%	244,414,376	1.53%	32.62%	61,879,292	616,599	1.00%	61,262,693	8.86%	20.18%
2021	263,933,190	3,223,758	1.22%	260,709,432	5.97%	41.46%	66,916,570	578,869	0.87%	66,337,701	7.21%	30.13%
2022	288,897,223	3,819,493	1.32%	285,077,730	8.01%	54.68%	57,557,574	1,100,134	1.91%	56,457,440	-15.63%	10.75%
2023	364,120,308	4,860,546	1.33%	359,259,762	24.36%	94.93%	68,315,853	2,553,875	3.74%	65,761,978	14.25%	29.01%
Rate Ann%chg	7.05%			Resid & Recreat w/o growth 5.97%			2.97%			C & I w/o growth 1.87%		

Tax Year	Ag Improvements & Site Land ⁽¹⁾							
	Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2013	49,832,335	40,296,075	90,128,410	2,392,995	2.66%	87,735,415	-	-
2014	48,657,715	41,243,728	89,901,443	1,229,474	1.37%	88,671,969	-1.62%	-1.62%
2015	48,688,555	41,708,141	90,396,696	2,331,326	2.58%	88,065,370	-2.04%	-2.29%
2016	49,947,234	54,009,482	103,956,716	7,112,159	6.84%	96,844,557	7.13%	7.45%
2017	53,322,508	61,194,231	114,516,739	2,559,049	2.23%	111,957,690	7.70%	24.22%
2018	53,449,394	62,432,715	115,882,109	2,170,442	1.87%	113,711,667	-0.70%	26.17%
2019	52,404,630	63,537,946	115,942,576	1,397,647	1.21%	114,544,929	-1.15%	27.09%
2020	55,256,106	67,827,399	123,083,505	673,596	0.55%	122,409,909	5.58%	35.82%
2021	56,765,997	69,201,458	125,967,455	1,619,723	1.29%	124,347,732	1.03%	37.97%
2022	62,605,069	75,548,361	138,153,430	3,816,319	2.76%	134,337,111	6.64%	49.05%
2023	74,472,353	79,245,519	153,717,872	2,371,987	1.54%	151,345,885	9.55%	67.92%
Rate Ann%chg	4.10%	7.00%	5.48%	Ag Imprv+Site w/o growth			3.21%	

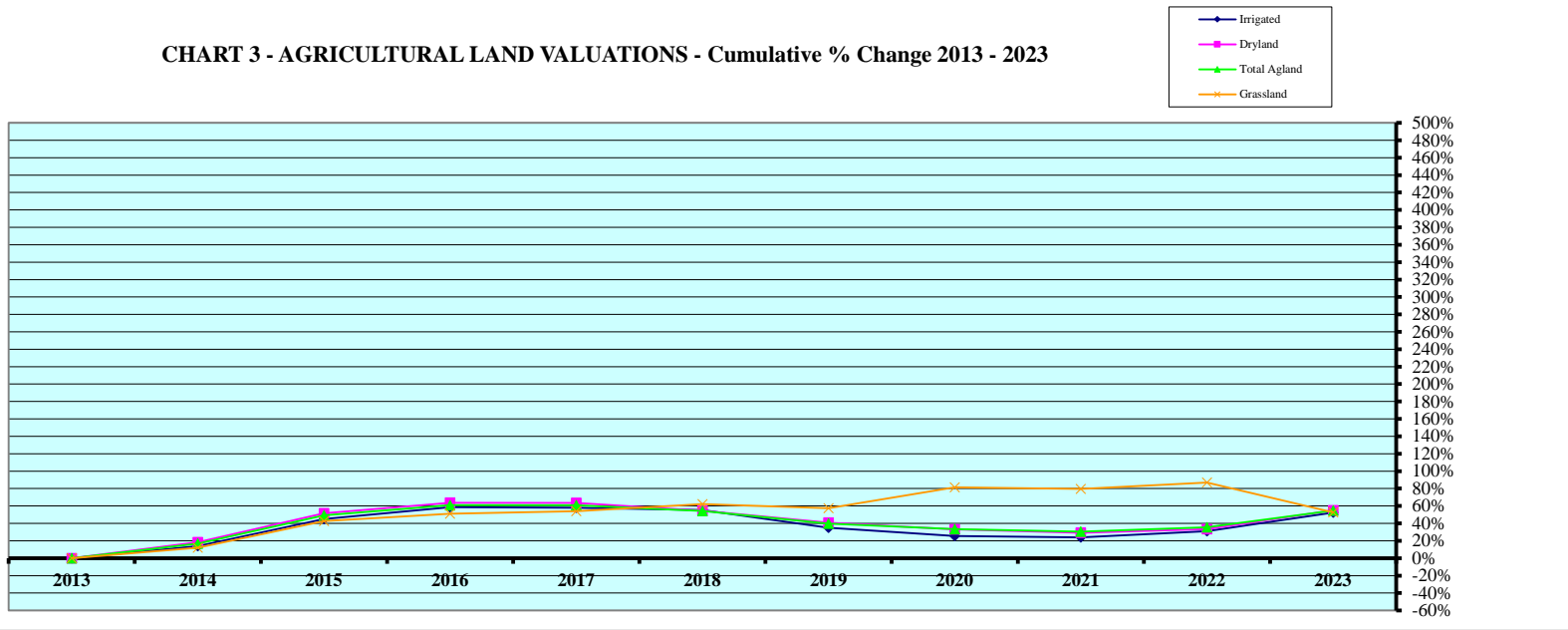
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property. Sources: Value; 2013 - 2023 CTL Growth Value; 2013 - 2023 Abstract of Asmnt Rpt. Prepared as of 12/29/2023

Cnty# 11
County BURT

CHART 2

NE Dept. of Revenue, Property Assessment Division

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2013 - 2023



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2013	204,846,145	-	-	-	686,303,500	-	-	-	46,192,920	-	-	-
2014	233,108,795	28,262,650	13.80%	13.80%	812,122,900	125,819,400	18.33%	18.33%	51,808,090	5,615,170	12.16%	12.16%
2015	297,301,985	64,193,190	27.54%	45.13%	1,039,941,480	227,818,580	28.05%	51.53%	65,926,305	14,118,215	27.25%	42.72%
2016	324,948,888	27,646,903	9.30%	58.63%	1,123,102,750	83,161,270	8.00%	63.65%	69,839,642	3,913,337	5.94%	51.19%
2017	323,852,677	-1,096,211	-0.34%	58.10%	1,122,280,513	-822,237	-0.07%	63.53%	71,147,880	1,308,238	1.87%	54.02%
2018	318,007,739	-5,844,938	-1.80%	55.24%	1,061,272,274	-61,008,239	-5.44%	54.64%	74,937,842	3,789,962	5.33%	62.23%
2019	276,746,879	-41,260,860	-12.97%	35.10%	965,933,505	-95,338,769	-8.98%	40.74%	72,695,649	-2,242,193	-2.99%	57.37%
2020	257,281,326	-19,465,553	-7.03%	25.60%	913,428,571	-52,504,934	-5.44%	33.09%	83,864,573	11,168,924	15.36%	81.55%
2021	253,635,964	-3,645,362	-1.42%	23.82%	886,860,390	-26,568,181	-2.91%	29.22%	83,005,554	-859,019	-1.02%	79.69%
2022	268,328,637	14,692,673	5.79%	30.99%	915,896,288	29,035,898	3.27%	33.45%	86,338,746	3,333,192	4.02%	86.91%
2023	312,448,168	44,119,531	16.44%	52.53%	1,064,272,397	148,376,109	16.20%	55.07%	70,547,054	-15,791,692	-18.29%	52.72%

Rate Ann.%chg: Irrigated **4.31%** Dryland **4.48%** Grassland **4.33%**

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2013	610,055	-	-	-	14,581,675	-	-	-	952,534,295	-	-	-
2014	593,450	-16,605	-2.72%	-2.72%	15,027,435	445,760	3.06%	3.06%	1,112,660,670	160,126,375	16.81%	16.81%
2015	711,290	117,840	19.86%	16.59%	18,213,830	3,186,395	21.20%	24.91%	1,422,094,890	309,434,220	27.81%	49.30%
2016	481,095	-230,195	-32.36%	-21.14%	15,107,273	-3,106,557	-17.06%	3.60%	1,533,479,648	111,384,758	7.83%	60.99%
2017	480,627	-468	-0.10%	-21.22%	15,175,165	67,892	0.45%	4.07%	1,532,936,862	-542,786	-0.04%	60.93%
2018	466,962	-13,665	-2.84%	-23.46%	15,232,663	57,498	0.38%	4.46%	1,469,917,480	-63,019,382	-4.11%	54.32%
2019	461,003	-5,959	-1.28%	-24.43%	15,287,030	54,367	0.36%	4.84%	1,331,124,066	-138,793,414	-9.44%	39.75%
2020	603,545	142,542	30.92%	-1.07%	15,280,513	-6,517	-0.04%	4.79%	1,270,458,528	-60,665,538	-4.56%	33.38%
2021	479,386	-124,159	-20.57%	-21.42%	18,838,030	3,557,517	23.28%	29.19%	1,242,819,324	-27,639,204	-2.18%	30.48%
2022	504,426	25,040	5.22%	-17.31%	19,829,401	991,371	5.26%	35.99%	1,290,897,498	48,078,174	3.87%	35.52%
2023	896,536	392,110	77.73%	46.96%	25,260,060	5,430,659	27.39%	73.23%	1,473,424,215	182,526,717	14.14%	54.68%

Cnty# **11**
County **BURT**

Rate Ann.%chg: Total Agric Land **4.46%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2013 - 2023 (from County Abstract Reports)(1)

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2013	205,853,635	55,734	3,693			686,704,615	188,565	3,642			45,586,130	29,634	1,538		
2014	232,255,085	55,365	4,195	13.58%	13.58%	812,869,900	188,893	4,303	18.17%	18.17%	51,909,765	29,588	1,754	14.05%	14.05%
2015	296,865,880	54,708	5,426	29.35%	46.92%	1,042,398,800	190,380	5,475	27.24%	50.35%	65,909,610	29,458	2,237	27.53%	45.45%
2016	325,126,424	57,024	5,702	5.07%	54.37%	1,120,606,945	188,038	5,959	8.84%	63.64%	70,890,493	29,350	2,415	7.95%	57.01%
2017	324,936,301	56,932	5,707	0.10%	54.53%	1,122,518,493	188,344	5,960	0.01%	63.66%	70,588,229	29,178	2,419	0.16%	57.26%
2018	317,319,608	56,436	5,623	-1.49%	52.23%	1,066,500,808	188,432	5,660	-5.03%	55.42%	72,172,260	29,536	2,444	1.00%	58.84%
2019	276,918,159	56,476	4,903	-12.79%	32.75%	966,243,555	187,476	5,154	-8.94%	41.53%	72,707,231	30,209	2,407	-1.50%	56.46%
2020	257,285,083	56,366	4,565	-6.91%	23.58%	913,473,178	187,570	4,870	-5.51%	33.73%	83,938,907	29,511	2,844	18.18%	84.90%
2021	253,635,964	56,047	4,525	-0.86%	22.52%	886,854,554	187,379	4,733	-2.81%	29.96%	83,034,501	30,027	2,765	-2.78%	79.77%
2022	268,788,068	56,058	4,795	5.95%	29.82%	915,567,780	187,403	4,886	3.22%	34.15%	86,510,655	29,927	2,891	4.53%	87.91%
2023	310,444,514	55,739	5,570	16.16%	50.80%	1,064,215,851	190,787	5,578	14.17%	53.17%	70,304,931	26,360	2,667	-7.74%	73.38%

Rate Annual %chg Average Value/Acre: 4.19%

4.36%

5.66%

Tax Year	WASTE LAND (2)					OTHER AGLAND (2)					TOTAL AGRICULTURAL LAND (1)				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2013	614,880	4,959	124			13,691,730	13,620	1,005			952,450,990	292,512	3,256		
2014	600,220	4,842	124	-0.02%	-0.02%	14,872,830	14,922	997	-0.85%	-0.85%	1,112,507,800	293,610	3,789	16.37%	16.37%
2015	683,865	4,239	161	30.13%	30.10%	18,113,980	14,996	1,208	21.19%	20.15%	1,423,972,135	293,781	4,847	27.92%	48.86%
2016	481,095	3,022	159	-1.31%	28.40%	15,114,235	9,450	1,599	32.41%	59.09%	1,532,219,192	286,884	5,341	10.19%	64.03%
2017	480,627	3,019	159	0.00%	28.39%	15,166,585	9,484	1,599	-0.01%	59.08%	1,533,690,235	286,957	5,345	0.07%	64.14%
2018	467,349	3,588	130	-18.18%	5.05%	15,233,853	9,472	1,608	0.57%	59.98%	1,471,693,878	287,465	5,120	-4.21%	57.23%
2019	461,998	3,572	129	-0.69%	4.33%	15,266,206	9,496	1,608	-0.04%	59.92%	1,331,597,149	287,229	4,636	-9.45%	42.38%
2020	585,472	4,269	137	6.02%	10.60%	15,260,960	9,514	1,604	-0.23%	59.56%	1,270,543,600	287,230	4,423	-4.59%	35.85%
2021	479,386	3,798	126	-7.96%	1.80%	18,841,692	10,104	1,865	16.25%	85.49%	1,242,846,097	287,356	4,325	-2.22%	32.83%
2022	508,561	3,804	134	5.91%	7.81%	19,816,407	10,107	1,961	5.14%	95.03%	1,291,191,471	287,301	4,494	3.91%	38.02%
2023	837,391	3,641	230	72.06%	85.50%	25,168,527	10,176	2,473	26.15%	146.02%	1,470,971,214	286,703	5,131	14.16%	57.57%

11
BURT

Rate Annual %chg Average Value/Acre: 4.65%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2013 - 2023 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 12/29/2023

CHART 4

CHART 5 - 2023 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
6,722	BURT	79,849,792	16,594,803	19,842,458	360,728,141	45,807,214	22,508,639	3,392,167	1,473,424,215	74,472,353	79,245,519	0	2,175,865,301
cnty sectorvalue % of total value:		3.67%	0.76%	0.91%	16.58%	2.11%	1.03%	0.16%	67.72%	3.42%	3.64%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
202	CRAIG	192,878	99,767	10,097	5,828,426	129,781	0	0	65,832	0	47,475	0	6,374,256
3.01%	%sector of county sector	0.24%	0.60%	0.05%	1.62%	0.28%			0.00%		0.06%		0.29%
	%sector of municipality	3.03%	1.57%	0.16%	91.44%	2.04%			1.03%		0.74%		100.00%
410	DECATUR	205,138	386,569	141,147	24,964,011	2,564,477	0	382,826	805,903	0	0	0	29,450,071
6.10%	%sector of county sector	0.26%	2.33%	0.71%	6.92%	5.60%		11.29%	0.05%				1.35%
	%sector of municipality	0.70%	1.31%	0.48%	84.77%	8.71%		1.30%	2.74%				100.00%
824	LYONS	1,732,281	907,777	1,040,173	36,780,030	4,810,946	1,896,061	0	39,371	0	337	0	47,206,976
12.26%	%sector of county sector	2.17%	5.47%	5.24%	10.20%	10.50%	8.42%		0.00%		0.00%		2.17%
	%sector of municipality	3.67%	1.92%	2.20%	77.91%	10.19%	4.02%		0.08%		0.00%		100.00%
1,369	OAKLAND	5,032,054	742,100	1,004,032	62,473,010	10,202,278	310,402	0	121,208	0	180,520	0	80,065,604
20.37%	%sector of county sector	6.30%	4.47%	5.06%	17.32%	22.27%	1.38%		0.01%		0.23%		3.68%
	%sector of municipality	6.28%	0.93%	1.25%	78.03%	12.74%	0.39%		0.15%		0.23%		100.00%
1,714	TEKAMAH	3,766,920	979,183	187,029	94,771,392	14,951,840	272,965	0	331,269	0	675,203	0	115,935,801
25.50%	%sector of county sector	4.72%	5.90%	0.94%	26.27%	32.64%	1.21%		0.02%		0.85%		5.33%
	%sector of municipality	3.25%	0.84%	0.16%	81.74%	12.90%	0.24%		0.29%		0.58%		100.00%
	%sector of county sector												
	%sector of municipality												
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4,520	Total Municipalities	10,929,271	3,115,396	2,382,478	224,816,874	32,659,323	2,479,428	382,826	1,363,583	0	903,535	0	279,032,713
67.24%	%all municip.sectors of cnty	13.69%	18.77%	12.01%	62.32%	71.30%	11.02%	11.29%	0.09%		1.14%		12.82%

11 BURT

Sources: 2023 Certificate of Taxes Levied CTL, 2020 US Census; Dec. 2023 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 12/29/2023

CHART 5

Total Real Property Sum Lines 17, 25, & 30	Records : 7,040	Value : 2,204,611,269	Growth 9,761,622	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	353	5,818,437	13	283,753	55	2,179,911	421	8,282,101	
02. Res Improve Land	2,077	41,320,968	64	3,620,558	527	30,363,246	2,668	75,304,772	
03. Res Improvements	2,131	222,665,820	64	14,157,155	597	107,509,446	2,792	344,332,421	
04. Res Total	2,484	269,805,225	77	18,061,466	652	140,052,603	3,213	427,919,294	5,333,662
% of Res Total	77.31	63.05	2.40	4.22	20.29	32.73	45.64	19.41	54.64
05. Com UnImp Land	34	365,486	3	140,543	3	93,500	40	599,529	
06. Com Improve Land	312	7,326,310	17	1,230,123	25	2,296,218	354	10,852,651	
07. Com Improvements	316	26,771,955	18	3,546,308	30	13,703,162	364	44,021,425	
08. Com Total	350	34,463,751	21	4,916,974	33	16,092,880	404	55,473,605	592,664
% of Com Total	86.63	62.13	5.20	8.86	8.17	29.01	5.74	2.52	6.07
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	4	285,921	0	0	2	803,293	6	1,089,214	
11. Ind Improvements	4	2,152,531	0	0	4	25,627,634	8	27,780,165	
12. Ind Total	4	2,438,452	0	0	4	26,430,927	8	28,869,379	113,019
% of Ind Total	50.00	8.45	0.00	0.00	50.00	91.55	0.11	1.31	1.16
13. Rec UnImp Land	0	0	0	0	2	41,000	2	41,000	
14. Rec Improve Land	0	0	0	0	7	712,396	7	712,396	
15. Rec Improvements	21	459,403	10	350,745	87	6,453,745	118	7,263,893	
16. Rec Total	21	459,403	10	350,745	89	7,207,141	120	8,017,289	679,809
% of Rec Total	17.50	5.73	8.33	4.37	74.17	89.89	1.70	0.36	6.96
Res & Rec Total	2,505	270,264,628	87	18,412,211	741	147,259,744	3,333	435,936,583	6,013,471
% of Res & Rec Total	75.16	62.00	2.61	4.22	22.23	33.78	47.34	19.77	61.60
Com & Ind Total	354	36,902,203	21	4,916,974	37	42,523,807	412	84,342,984	705,683
% of Com & Ind Total	85.92	43.75	5.10	5.83	8.98	50.42	5.85	3.83	7.23
17. Taxable Total	2,859	307,166,831	108	23,329,185	778	189,783,551	3,745	520,279,567	6,719,154
% of Taxable Total	76.34	59.04	2.88	4.48	20.77	36.48	53.20	23.60	68.83

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	214	12,936,809	4,906,954	0	0	0
19. Commercial	11	1,291,515	1,640,390	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	6	0	65,625	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	214	12,936,809	4,906,954
19. Commercial	0	0	0	11	1,291,515	1,640,390
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	6	0	65,625
22. Total Sch II				231	14,228,324	6,612,969

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	0	0	0	0	0	0	0	0	0
24. Non-Producing	0	0	0	0	0	0	0	0	0
25. Total	0	0	0	0	0	0	0	0	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	259	32	155	446

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	13	1,326,573	150	50,702,565	2,281	1,041,616,052	2,444	1,093,645,190
28. Ag-Improved Land	7	60,570	46	22,572,535	771	435,064,179	824	457,697,284
29. Ag Improvements	8	945,119	46	8,733,233	797	123,310,876	851	132,989,228

30. Ag Total					3,295	1,684,331,702
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	26	29.88	1,091,500	
33. HomeSite Improvements	0	0.00	0	28	0.00	5,644,624	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	3	1.03	7,725	
36. FarmSite Improv Land	7	7.41	58,005	44	120.36	911,980	
37. FarmSite Improvements	8	0.00	945,119	46	0.00	3,088,609	
38. FarmSite Total							
39. Road & Ditches	0	1.31	0	0	185.14	0	
40. Other- Non Ag Use	0	0.00	0	0	236.80	236,800	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	5	6.00	222,000	5	6.00	222,000	
32. HomeSite Improv Land	392	409.00	15,537,500	418	438.88	16,629,000	
33. HomeSite Improvements	399	0.00	63,550,365	427	0.00	69,194,989	604,057
34. HomeSite Total				432	444.88	86,045,989	
35. FarmSite UnImp Land	53	89.76	686,260	56	90.79	693,985	
36. FarmSite Improv Land	741	2,380.87	18,030,720	792	2,508.64	19,000,705	
37. FarmSite Improvements	770	0.00	59,760,511	824	0.00	63,794,239	2,438,411
38. FarmSite Total				880	2,599.43	83,488,929	
39. Road & Ditches	0	5,195.01	0	0	5,381.46	0	
40. Other- Non Ag Use	0	5,999.98	5,973,941	0	6,236.78	6,210,741	
41. Total Section VI				1,312	14,662.55	175,745,659	3,042,468

Schedule VII : Agricultural Records :Ag Land Detail - Game & Parks

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Market Value	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Market Value	0	0	0	0	0	0

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	1,197.84	18.72%	7,785,960	23.27%	6,500.00
46. 1A	369.62	5.78%	2,273,163	6.79%	6,150.00
47. 2A1	2,886.83	45.12%	14,795,032	44.22%	5,125.01
48. 2A	1,192.42	18.64%	5,740,230	17.16%	4,813.93
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	104.26	1.63%	448,318	1.34%	4,300.00
51. 4A1	511.24	7.99%	1,973,387	5.90%	3,860.00
52. 4A	136.50	2.13%	443,626	1.33%	3,250.01
53. Total	6,398.71	100.00%	33,459,716	100.00%	5,229.13
Dry					
54. 1D1	2,735.65	4.02%	17,781,725	4.49%	6,500.00
55. 1D	18,183.24	26.71%	113,191,059	28.61%	6,225.02
56. 2D1	9,543.79	14.02%	57,740,002	14.59%	6,050.01
57. 2D	0.00	0.00%	0	0.00%	0.00
58. 3D1	344.59	0.51%	1,964,163	0.50%	5,700.00
59. 3D	12,735.22	18.71%	71,317,232	18.02%	5,600.00
60. 4D1	232.74	0.34%	1,280,070	0.32%	5,500.00
61. 4D	24,291.95	35.69%	132,391,206	33.46%	5,450.00
62. Total	68,067.18	100.00%	395,665,457	100.00%	5,812.87
Grass					
63. 1G1	4,637.51	39.11%	12,052,547	41.43%	2,598.93
64. 1G	2,633.74	22.21%	6,317,706	21.72%	2,398.76
65. 2G1	4,237.22	35.73%	9,993,794	34.36%	2,358.57
66. 2G	161.49	1.36%	439,882	1.51%	2,723.90
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	189.03	1.59%	284,825	0.98%	1,506.77
71. Total	11,858.99	100.00%	29,088,754	100.00%	2,452.89
Irrigated Total					
Irrigated Total	6,398.71	6.88%	33,459,716	7.09%	5,229.13
Dry Total					
Dry Total	68,067.18	73.22%	395,665,457	83.83%	5,812.87
Grass Total					
Grass Total	11,858.99	12.76%	29,088,754	6.16%	2,452.89
72. Waste	1,009.39	1.09%	256,330	0.05%	253.95
73. Other	5,633.41	6.06%	13,518,711	2.86%	2,399.74
74. Exempt	83.98	0.09%	0	0.00%	0.00
75. Market Area Total	92,967.68	100.00%	471,988,968	100.00%	5,076.91

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	3,307.26	26.73%	21,827,916	30.52%	6,600.00
46. 1A	251.51	2.03%	1,584,513	2.22%	6,300.00
47. 2A1	3,462.78	27.99%	20,517,004	28.69%	5,925.01
48. 2A	3,243.65	26.22%	18,456,345	25.81%	5,689.99
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	92.07	0.74%	494,878	0.69%	5,375.02
51. 4A1	1,872.51	15.14%	8,145,429	11.39%	4,350.01
52. 4A	141.76	1.15%	492,620	0.69%	3,475.03
53. Total	12,371.54	100.00%	71,518,705	100.00%	5,780.91
Dry					
54. 1D1	7,640.62	7.87%	50,428,092	9.04%	6,600.00
55. 1D	35,096.81	36.16%	221,109,903	39.66%	6,300.00
56. 2D1	13,047.56	13.44%	76,980,604	13.81%	5,900.00
57. 2D	0.00	0.00%	0	0.00%	0.00
58. 3D1	542.28	0.56%	2,450,411	0.44%	4,518.72
59. 3D	29,104.60	29.99%	161,530,626	28.97%	5,550.00
60. 4D1	128.27	0.13%	535,534	0.10%	4,175.05
61. 4D	11,486.83	11.84%	44,499,594	7.98%	3,873.97
62. Total	97,046.97	100.00%	557,534,764	100.00%	5,745.00
Grass					
63. 1G1	4,647.80	42.57%	14,170,366	47.18%	3,048.83
64. 1G	2,399.67	21.98%	6,271,192	20.88%	2,613.36
65. 2G1	3,379.88	30.95%	8,611,764	28.67%	2,547.95
66. 2G	223.90	2.05%	465,713	1.55%	2,080.00
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	267.72	2.45%	516,417	1.72%	1,928.94
71. Total	10,918.97	100.00%	30,035,452	100.00%	2,750.76
Irrigated Total					
	12,371.54	9.93%	71,518,705	10.70%	5,780.91
Dry Total					
	97,046.97	77.89%	557,534,764	83.40%	5,745.00
Grass Total					
	10,918.97	8.76%	30,035,452	4.49%	2,750.76
72. Waste	1,032.68	0.83%	281,948	0.04%	273.03
73. Other	3,223.16	2.59%	9,108,242	1.36%	2,825.87
74. Exempt	31.15	0.03%	0	0.00%	0.00
75. Market Area Total	124,593.32	100.00%	668,479,111	100.00%	5,365.29

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 3

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	11,382.88	24.93%	77,403,584	29.20%	6,800.00
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	10,457.42	22.90%	66,113,031	24.94%	6,322.12
48. 2A	22,859.14	50.06%	117,043,364	44.15%	5,120.20
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	678.49	1.49%	3,324,601	1.25%	4,900.00
51. 4A1	242.74	0.53%	1,043,782	0.39%	4,300.00
52. 4A	43.10	0.09%	172,400	0.07%	4,000.00
53. Total	45,663.77	100.00%	265,100,762	100.00%	5,805.49
Dry					
54. 1D1	3,502.78	21.14%	23,118,348	26.19%	6,600.00
55. 1D	96.63	0.58%	603,940	0.68%	6,250.03
56. 2D1	2,729.28	16.47%	16,239,228	18.39%	5,950.00
57. 2D	0.00	0.00%	0	0.00%	0.00
58. 3D1	9,860.26	59.50%	46,776,356	52.98%	4,743.93
59. 3D	30.45	0.18%	149,205	0.17%	4,900.00
60. 4D1	83.71	0.51%	351,582	0.40%	4,200.00
61. 4D	268.11	1.62%	1,045,629	1.18%	3,900.00
62. Total	16,571.22	100.00%	88,284,288	100.00%	5,327.57
Grass					
63. 1G1	1,595.09	45.64%	5,453,495	48.68%	3,418.93
64. 1G	1,457.18	41.70%	4,744,244	42.34%	3,255.77
65. 2G1	71.66	2.05%	150,846	1.35%	2,105.02
66. 2G	0.00	0.00%	0	0.00%	0.00
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	4.00	0.11%	7,900	0.07%	1,975.00
69. 4G1	131.04	3.75%	302,637	2.70%	2,309.50
70. 4G	235.78	6.75%	544,735	4.86%	2,310.35
71. Total	3,494.75	100.00%	11,203,857	100.00%	3,205.91
Irrigated Total					
	45,663.77	66.43%	265,100,762	72.02%	5,805.49
Dry Total					
	16,571.22	24.11%	88,284,288	23.98%	5,327.57
Grass Total					
	3,494.75	5.08%	11,203,857	3.04%	3,205.91
72. Waste	1,599.62	2.33%	362,751	0.10%	226.77
73. Other	1,407.24	2.05%	3,166,306	0.86%	2,250.01
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	68,736.60	100.00%	368,117,964	100.00%	5,355.49

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	2,337.30	13,352,501	62,096.72	356,726,682	64,434.02	370,079,183
77. Dry Land	214.31	1,313,084	8,964.48	51,377,358	172,506.58	988,794,067	181,685.37	1,041,484,509
78. Grass	3.31	7,185	1,370.65	3,932,525	24,898.75	66,388,353	26,272.71	70,328,063
79. Waste	13.03	1,466	266.33	61,790	3,362.33	837,773	3,641.69	901,029
80. Other	3.29	7,403	667.80	2,302,921	9,592.72	23,482,935	10,263.81	25,793,259
81. Exempt	5.14	0	12.28	0	97.71	0	115.13	0
82. Total	233.94	1,329,138	13,606.56	71,027,095	272,457.10	1,436,229,810	286,297.60	1,508,586,043

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	64,434.02	22.51%	370,079,183	24.53%	5,743.54
Dry Land	181,685.37	63.46%	1,041,484,509	69.04%	5,732.35
Grass	26,272.71	9.18%	70,328,063	4.66%	2,676.85
Waste	3,641.69	1.27%	901,029	0.06%	247.42
Other	10,263.81	3.59%	25,793,259	1.71%	2,513.03
Exempt	115.13	0.04%	0	0.00%	0.00
Total	286,297.60	100.00%	1,508,586,043	100.00%	5,269.29

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 Craig	29	526,348	114	2,294,609	115	6,140,298	144	8,961,255	15,188
83.2 Decatur	98	1,707,815	274	5,079,605	334	25,800,601	432	32,588,021	206,075
83.3 Lyons	52	643,474	419	6,324,986	419	40,501,940	471	47,470,400	435,673
83.4 Oakland	48	737,391	514	10,698,754	514	59,598,652	562	71,034,797	831,256
83.5 R-arizona	24	457,949	151	6,940,922	255	27,673,310	279	35,072,181	968,975
83.6 R-bell Creek	4	101,001	47	2,668,284	50	10,685,486	54	13,454,771	123,551
83.7 R-craig Rural	2	52,450	57	3,710,678	59	12,793,851	61	16,556,979	200,129
83.8 R-decatur Rural	5	128,950	36	2,003,897	47	6,826,754	52	8,959,601	280,000
83.9 R-everett	3	149,853	29	1,538,524	33	7,019,552	36	8,707,929	134,576
83.10 R-logan	4	66,441	63	4,379,638	65	12,714,291	69	17,160,370	125,000
83.11 R-oakland Rural	3	8,700	25	1,455,790	27	5,805,410	30	7,269,900	130,208
83.12 R-pershing	3	482,818	26	1,467,488	28	5,826,977	31	7,777,283	2,981
83.13 R-quinnebaugh	5	64,721	18	893,771	20	3,307,100	25	4,265,592	115,000
83.14 R-riverside	8	69,801	24	1,149,412	46	6,151,730	54	7,370,943	61,744
83.15 R-silver Creek	3	140,630	32	2,714,836	35	10,889,136	38	13,744,602	995,882
83.16 R-summit	5	770,769	92	5,751,346	95	19,351,015	100	25,873,130	134,326
83.17 Tekamah	127	2,213,990	754	16,944,628	768	90,510,211	895	109,668,829	1,252,907
84 Residential Total	423	8,323,101	2,675	76,017,168	2,910	351,596,314	3,333	435,936,583	6,013,471

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Craig	7	12,746	13	14,655	13	120,851	20	148,252	0
85.2	Decatur	7	43,246	27	361,040	28	2,142,871	35	2,547,157	4,000
85.3	Lyons	4	28,477	72	892,388	72	6,374,758	76	7,295,623	60,594
85.4	Oakland	11	145,848	96	1,997,886	97	9,659,197	108	11,802,931	170,207
85.5	R-arizona	0	0	9	498,645	11	2,965,952	11	3,464,597	0
85.6	R-bell Creek	0	0	1	65,328	1	3,028,812	1	3,094,140	0
85.7	R-craig Rural	0	0	1	35,625	1	18,278	1	53,903	0
85.8	R-decatur Rural	1	22,200	4	125,350	6	6,544,615	7	6,692,165	113,019
85.9	R-everett	2	57,850	2	107,200	2	373,359	4	538,409	0
85.10	R-logan	0	0	4	222,336	4	1,818,010	4	2,040,346	0
85.11	R-oakland Rural	1	90,993	5	1,145,268	5	19,955,951	6	21,192,212	0
85.12	R-pershing	0	0	4	102,075	4	704,749	4	806,824	0
85.13	R-quinnebaugh	1	31,950	2	27,687	2	195,255	3	254,892	0
85.14	R-riverside	0	0	5	208,500	6	1,368,100	6	1,576,600	0
85.15	R-silver Creek	0	0	3	1,315,711	4	4,994,773	4	6,310,484	139,300
85.16	R-summit	1	31,050	3	189,534	4	507,251	5	727,835	0
85.17	Tekamah	5	135,169	109	4,632,637	112	11,028,808	117	15,796,614	218,563
86	Commercial Total	40	599,529	360	11,941,865	372	71,801,590	412	84,342,984	705,683

Schedule XIII : Agricultural Records : Grass Land Detail By Market Area

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	3,615.40	38.35%	7,953,880	40.39%	2,200.00
88. 1G	2,180.23	23.13%	4,578,483	23.25%	2,100.00
89. 2G1	3,361.52	35.66%	6,723,040	34.14%	2,000.00
90. 2G	81.58	0.87%	155,002	0.79%	1,900.00
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	188.03	1.99%	282,045	1.43%	1,500.00
95. Total	9,426.76	100.00%	19,692,450	100.00%	2,088.99
CRP					
96. 1C1	1,022.11	42.02%	4,098,667	43.62%	4,010.01
97. 1C	453.51	18.65%	1,739,223	18.51%	3,835.03
98. 2C1	875.70	36.00%	3,270,754	34.81%	3,735.02
99. 2C	79.91	3.29%	284,880	3.03%	3,565.01
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	1.00	0.04%	2,780	0.03%	2,780.00
104. Total	2,432.23	100.00%	9,396,304	100.00%	3,863.25
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	9,426.76	79.49%	19,692,450	67.70%	2,088.99
CRP Total	2,432.23	20.51%	9,396,304	32.30%	3,863.25
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	11,858.99	100.00%	29,088,754	100.00%	2,452.89

Schedule XIII : Agricultural Records : Grass Land Detail By Market Area

Market Area 2

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	3,578.21	43.47%	10,197,936	50.07%	2,850.01
88. 1G	1,909.80	23.20%	4,488,064	22.03%	2,350.02
89. 2G1	2,298.44	27.92%	4,826,724	23.70%	2,100.00
90. 2G	223.90	2.72%	465,713	2.29%	2,080.00
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	220.44	2.68%	390,179	1.92%	1,770.00
95. Total	8,230.79	100.00%	20,368,616	100.00%	2,474.69
CRP					
96. 1C1	1,069.59	39.79%	3,972,430	41.09%	3,713.97
97. 1C	489.87	18.22%	1,783,128	18.45%	3,640.00
98. 2C1	1,081.44	40.23%	3,785,040	39.15%	3,500.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	47.28	1.76%	126,238	1.31%	2,670.01
104. Total	2,688.18	100.00%	9,666,836	100.00%	3,596.05
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	8,230.79	75.38%	20,368,616	67.82%	2,474.69
CRP Total	2,688.18	24.62%	9,666,836	32.18%	3,596.05
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	10,918.97	100.00%	30,035,452	100.00%	2,750.76

Schedule XIII : Agricultural Records : Grass Land Detail By Market Area

Market Area 3

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	652.48	42.65%	1,673,629	46.13%	2,565.03
88. 1G	599.47	39.19%	1,423,748	39.25%	2,375.01
89. 2G1	71.66	4.68%	150,846	4.16%	2,105.02
90. 2G	0.00	0.00%	0	0.00%	0.00
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	4.00	0.26%	7,900	0.22%	1,975.00
93. 4G1	83.29	5.44%	158,670	4.37%	1,905.03
94. 4G	118.94	7.77%	212,905	5.87%	1,790.02
95. Total	1,529.84	100.00%	3,627,698	100.00%	2,371.29
CRP					
96. 1C1	942.61	47.97%	3,779,866	49.89%	4,010.00
97. 1C	857.71	43.65%	3,320,496	43.83%	3,871.35
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	47.75	2.43%	143,967	1.90%	3,015.02
103. 4C	116.84	5.95%	331,830	4.38%	2,840.04
104. Total	1,964.91	100.00%	7,576,159	100.00%	3,855.73
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	1,529.84	43.78%	3,627,698	32.38%	2,371.29
CRP Total	1,964.91	56.22%	7,576,159	67.62%	3,855.73
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	3,494.75	100.00%	11,203,857	100.00%	3,205.91

**2024 County Abstract of Assessment for Real Property, Form 45
Compared with the 2023 Certificate of Taxes Levied Report (CTL)**

11 Burt

	2023 CTL County Total	2024 Form 45 County Total	Value Difference (2024 form 45 - 2023 CTL)	Percent Change	2024 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	360,728,141	427,919,294	67,191,153	18.63%	5,333,662	17.15%
02. Recreational	3,392,167	8,017,289	4,625,122	136.35%	679,809	116.31%
03. Ag-Homesite Land, Ag-Res Dwelling	74,472,353	86,045,989	11,573,636	15.54%	604,057	14.73%
04. Total Residential (sum lines 1-3)	438,592,661	521,982,572	83,389,911	19.01%	6,617,528	17.50%
05. Commercial	45,807,214	55,473,605	9,666,391	21.10%	592,664	19.81%
06. Industrial	22,508,639	28,869,379	6,360,740	28.26%	113,019	27.76%
07. Total Commercial (sum lines 5-6)	68,315,853	84,342,984	16,027,131	23.46%	705,683	22.43%
08. Ag-Farmsite Land, Outbuildings	73,010,384	83,488,929	10,478,545	14.35%	2,438,411	11.01%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	6,235,135	6,210,741	-24,394	-0.39%		
11. Total Non-Agland (sum lines 8-10)	79,245,519	89,699,670	10,454,151	13.19%	2,438,411	10.12%
12. Irrigated	312,448,168	370,079,183	57,631,015	18.44%		
13. Dryland	1,064,272,397	1,041,484,509	-22,787,888	-2.14%		
14. Grassland	70,547,054	70,328,063	-218,991	-0.31%		
15. Wasteland	896,536	901,029	4,493	0.50%		
16. Other Agland	25,260,060	25,793,259	533,199	2.11%		
17. Total Agricultural Land	1,473,424,215	1,508,586,043	35,161,828	2.39%		
18. Total Value of all Real Property (Locally Assessed)	2,059,578,248	2,204,611,269	145,033,021	7.04%	9,761,622	6.57%

2024 Assessment Survey for Burt County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	0
2.	Appraiser(s) on staff:
	1
3.	Other full-time employees:
	1
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$262,356
7.	Adopted budget, or granted budget if different from above:
	N/A
8.	Amount of the total assessor's budget set aside for appraisal work:
	45,000
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	N/A
10.	Part of the assessor's budget that is dedicated to the computer system:
	50,000
11.	Amount of the assessor's budget set aside for education/workshops:
	2,000
12.	Amount of last year's assessor's budget not used:
	\$95,724

B. Computer, Automation Information and GIS

1.	Administrative software:
	Vanguard
2.	CAMA software:
	Vanguard
3.	Personal Property software:
	Vanguard
4.	Are cadastral maps currently being used?
	Yes
5.	If so, who maintains the Cadastral Maps?
	Assessor/staff
6.	Does the county have GIS software?
	Yes
7.	Is GIS available to the public? If so, what is the web address?
	Yes - http://burt.gworks.com
8.	Who maintains the GIS software and maps?
	gWorks
9.	What type of aerial imagery is used in the cyclical review of properties?
	Pictometry approved & flown, will be on gworks soon.
10.	When was the aerial imagery last updated?
	2022 - gworks aerials.

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes

3.	What municipalities in the county are zoned?
	Decatur, Lyons, Oakland, Tekamah
4.	When was zoning implemented?
	2000

D. Contracted Services

1.	Appraisal Services:
	N/A
2.	GIS Services:
	gWorks
3.	Other services:
	N/A

E. Appraisal /Listing Services

1.	List any outside appraisal or listing services employed by the county for the current assessment year
	Vanguard used for 3 major industrial properties in the county.
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	None
4.	Have the existing contracts been approved by the PTA?
	yes
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Yes - appraised in 2023 for 2024 values.

2024 Residential Assessment Survey for Burt County

1.	Valuation data collection done by:																		
	Assessor and staff.																		
2.	List the valuation group recognized by the County and describe the unique characteristics of each:																		
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Tekamah -- Estimated population is 1,802; located along Highway 75 and Highway 32; county seat, has grade and high school; has grocery store</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Oakland -- Estimated population is 1,556; located at intersection of Highway 77 and Highway 32; has grade and high school; has grocery store</td> </tr> <tr> <td style="text-align: center;">10</td> <td>Lyons -- Estimated population is 818; located along Highway 77; has grade school, high school and grocery store.</td> </tr> <tr> <td style="text-align: center;">15</td> <td>Decatur -- Estimated population is 377; located at intersection of Highway 75 and Highway 51; located along Missouri River; only convenience store.</td> </tr> <tr> <td style="text-align: center;">20</td> <td>Craig -- Estimated population is 166; located 10 miles West of Tekamah; no schools or grocery store</td> </tr> <tr> <td style="text-align: center;">25</td> <td>Rural</td> </tr> <tr> <td style="text-align: center;">AG DW</td> <td>Agricultural Homes</td> </tr> <tr> <td style="text-align: center;">AG OB</td> <td>Agricultural Outbuildings</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Tekamah -- Estimated population is 1,802; located along Highway 75 and Highway 32; county seat, has grade and high school; has grocery store	5	Oakland -- Estimated population is 1,556; located at intersection of Highway 77 and Highway 32; has grade and high school; has grocery store	10	Lyons -- Estimated population is 818; located along Highway 77; has grade school, high school and grocery store.	15	Decatur -- Estimated population is 377; located at intersection of Highway 75 and Highway 51; located along Missouri River; only convenience store.	20	Craig -- Estimated population is 166; located 10 miles West of Tekamah; no schools or grocery store	25	Rural	AG DW	Agricultural Homes	AG OB	Agricultural Outbuildings
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AG DW	Agricultural Homes																		
AG OB	Agricultural Outbuildings																		
3.	List and describe the approach(es) used to estimate the market value of residential properties.																		
	Cost approach and sales study to determine market and depreciation analysis.																		
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?																		
	Depreciation tables provided by the CAMA vendor are used by the county. The depreciation based on our own local market information (economic).																		
5.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.																		
	No, there are not individual depreciation tables set up for each valuation group. Each location is adjusted using different economic factors.																		
6.	Describe the methodology used to determine the residential lot values?																		
	Sales study from the market with adjustments for accessibility, etc.																		
7.	How are rural residential site values developed?																		
	Review small tract sales and consider the cost to add amenities.																		

8.	Are there form 191 applications on file?																																																	
	No.																																																	
9.	Describe the methodology used to determine value for vacant lots being held for sale or resale?																																																	
	Sales study of vacant lot sales.																																																	
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AG OB	2022	2020	2022	2017-2022																																														
	The rural residential is an ongoing review by townships. In 2023 Everett & Logan townships were reviewed.																																																	

2024 Commercial Assessment Survey for Burt County

1.	Valuation data collection done by:															
	Assessor and Staff															
2.	List the valuation group recognized in the County and describe the unique characteristics of each:															
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3.	List and describe the approach(es) used to estimate the market value of commercial properties.															
	The cost approach is the primary method used to estimate value in the commercial class, however, income information and comparable sales are considered when available.															
3a.	Describe the process used to determine the value of unique commercial properties.															
	The County relies on sales of similar property across the state, will search the state sales file for like properties and then adjust those sales to the local market.															
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?															
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5.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.															
	No, there are not individual depreciation tables set up for each valuation group. Locations are adjusted applying different economic factors.															
6.	Describe the methodology used to determine the commercial lot values.															
	All recent vacant lot sales are studied in the county.															

7.	<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1	2022	2020	2022	2021
	5	2022	2020	2022	2021
	10	2022	2020	2022	2022
	15	2022	2020	2022	2021
	20	2022	2020	2022	2021
	25	2022	2020	2022	2021

--In 2019, occupancy codes reviewed in all valuation groups were supermarkets, mini mart convenience stores, grain elevators, fertilizer and grain storage, storage units, industrial, heavy manufacturing and warehouse storage.

--In 2020, main street commercial properties were reviewed in Oakland and Tekamah. Desktop review of Oakland and Tekamah in 2022.

Will review by towns going forward.

2024 Agricultural Assessment Survey for Burt County

1.	Valuation data collection done by:													
	Assessor and staff.													
2.	List each market area, and describe the location and the specific characteristics that make each unique.													
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>More hills and valleys (Nouth and Western GEO codes). Contains Solomon and Luton soils and consists mainly of dryland.</td> <td style="text-align: center;">Annually</td> </tr> <tr> <td style="text-align: center;">2</td> <td>More hills and valleys (South and Western GEO codes). Contains Solomon and Luton soils and consists mainly of dryland.</td> <td style="text-align: center;">Annually</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Mainly flat river bottom land (Eastern GEO codes), Missouri River borders eastern edge, majority dryland and irrigated land</td> <td style="text-align: center;">Annually</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	More hills and valleys (Nouth and Western GEO codes). Contains Solomon and Luton soils and consists mainly of dryland.	Annually	2	More hills and valleys (South and Western GEO codes). Contains Solomon and Luton soils and consists mainly of dryland.	Annually	3	Mainly flat river bottom land (Eastern GEO codes), Missouri River borders eastern edge, majority dryland and irrigated land	Annually
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1	More hills and valleys (Nouth and Western GEO codes). Contains Solomon and Luton soils and consists mainly of dryland.	Annually												
2	More hills and valleys (South and Western GEO codes). Contains Solomon and Luton soils and consists mainly of dryland.	Annually												
3	Mainly flat river bottom land (Eastern GEO codes), Missouri River borders eastern edge, majority dryland and irrigated land	Annually												
	In 2020, feedlots, wineries, hog confinements and sod farms were moved to intensive use classification. Added Market Area 3 in 2022.													
3.	Describe the process used to determine and monitor market areas.													
	Market areas are determined through market analysis and are delineated by both topography and market activity. Boundaries currently follow township lines.													
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.													
	Parcels less than 20 acres are checked for current use. It is classified accordingly. Some parcels are mixed use with several acres of residential and additional acres being farmed or grazed. Currently do not have a recreational class.													
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?													
	Yes.													
6.	What separate market analysis has been conducted where intensive use is identified in the county?													
	In 2020 we moved all feedlots, wineries, hog confinements and sod farms to an intensive use classification. Even though we moved them to their own classification under agricultural, we did not value them any differently after we reviewed the sales and did not find that the sale prices warranted any value differences.													
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.													
	We originally checked with Cuming County's sales on Wetland Reserve to have a starting value. Since that time, we have moved them to 100% of market after the Tax Equalization and Review Commission made their ruling. We currently track the sales every year that occur on WRP to see if any adjustments are necessary. All Wetland Reserve Program acres are given their own separate classification (WRP).													

7a.	Are any other agricultural subclasses used? If yes, please explain.
	Yes, we currently have assigned a separate value for irrigated LCG values per acre for solomon and luton soils in both Market areas 1, 2 and 3. Through analysis of our sales, we have found that parcels including these soils sell for less per acre due to the amount of clay in the soil than other irrigated parcels selling within our markets as they are less productive.
	<i>If your county has special value applications, please answer the following</i>
8a.	How many parcels have a special valuation application on file?
	14 applications; however no parcels currently have been assigned special value.
8b.	What process was used to determine if non-agricultural influences exist in the county?
	Each sale is reviewed and questionnaires are mailed out to determine the future use of the property or if other influences exist. After analysis of these agland sales, there are only uninfluenced ag sales currently in Burt County.
	<i>If your county recognizes a special value, please answer the following</i>
8c.	Describe the non-agricultural influences recognized within the county.
	N/A
8d.	Where is the influenced area located within the county?
	N/A
8e.	Describe in detail how the special values were arrived at in the influenced area(s).
	N/A

2023 PLAN OF ASSESSMENT FOR BURT COUNTY

Prepared by Katie Hart, County Assessor

Plan of Assessment Requirements:

Pursuant to Neb. Rev. Stat. §77-1311.02 (2007), on or before June 15 each year, the Assessor shall prepare a plan of assessment (herein after referred to as the “plan”), which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31 each year, the Assessor shall present the plan to the county board of equalization and the assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Revenue, Property Assessment Division on or before October 31 each year.

Real Property Assessment Requirements:

All property in the State of Nebraska is subject to property tax unless expressly exempt by Nebraska Constitution, Article VIII, or is permitted by the constitution and enabling legislation adopted by the legislature. The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by law as “the market value of real property in the ordinary course of trade”. Neb. Rev. Stat. §77-112 (2003).

Assessment levels required for real property are as follows:

- 1) 100% of actual value for all classes of real property excluding agricultural and horticultural land;
- 2) 75% of actual value for agricultural and horticultural land; and
- 3) 75% of special value for agricultural and horticultural land which meets the qualifications for special valuation under §77-1344.

See Neb. Rev. Stat. §77-201 (2009).

General Description of Real Property in Burt County:

Per the 2023 County Abstract, Burt County consists of the following real property types:

Total Parcels in Burt County:	7,031
Total Taxable Value Base:	\$2,061,508,747

	<u>Parcels</u>	<u>% of Total Parcels</u>	<u>Taxable Value</u>	<u>% of Taxable Value Base</u>
Residential	3,213	45.70%	\$ 364,134,505	17.66%
Commercial	395	5.62%	\$ 45,240,045	2.19%
Industrial	8	.11%	\$ 22,508,639	1.09%
Recreational	120	1.71%	\$ 3,393,661	0.16%
Agricultural	3,295	46.86%	\$ 1,626,231,897	78.89%
<i>Special Value</i>	<i>0</i>	<i>0.00%</i>	<i>\$ 0</i>	<i>0.00%</i>

(Burt County has no designated Special Valuation market areas at this time.)

Agricultural land - taxable acres: 286,703.06

Other pertinent facts: Burt County is 497 square miles or 318,080 acres of which 90.14% is agricultural broken down into the following categories:

	<u>Taxable Acres</u>	<u>% of Total Taxable Acres</u>
Irrigated	55,738.78	19.44%
Dry	190,786.89	66.55%
Grass	26,360.22	9.19%
Waste	3,640.76	1.27%
Other	10,176.41	3.55%
Ag Exempt	14.37	0.00005%

Burt County also consists of 3 cities (Tekamah [County Seat], Oakland, Lyons); and 2 villages (Craig, Decatur).

For more information, see 2023 Reports & Opinions, Abstract, and Assessor Survey.

Current Resources:

A. Staff/Budget/Training

1 Assessor; 1 Full Time Appraisal Clerk; 1 Full Time Assessment Clerk..

The total budget for Burt County for fiscal period 2023/2024 is \$262,356.00. This includes money for technological budget items such as the Vanguard CAMA System and gWorks GIS website.

The Assessor is required to obtain 60 hours of continuing education every 4 years to maintain certification. She is currently working on educational hours required, as well as attending workshops and meetings to further her knowledge of the assessment and appraisal fields.

There are no continuing education requirements for the Assessment or Appraisal staff at this time. However, classes are voluntarily attended throughout the year on various subjects such as Vanguard user groups and webinars, GIS training, and classes provided by or through the Nebraska Department of Revenue.

B. Cadastral Maps

Burt County's rural township cadastral maps were drawn/taken around 1999-2000 and a schedule is being formed to have rural maps updated soon. Our city/village cadastral maps were updated in 2019, with the except of Oakland City (this city was drawn in 2004 and is currently being worked on and scheduled to be completed in 2022). It has been and will continue to be the Assessor's office duty to update and diligently maintain the maps to the best of their ability.

C. Property Record Cards

The property records cards in Burt County are maintained in the Assessment Office using the current computer system. In 2022, our office made the decision to keep the hard cards up to date with sales and parcel split information only. They will remain on-site for much-needed historical data. A concentrated effort towards a "paperless" property record card is ongoing.

D. Software for CAMA, Assessment Administration, GIS

Burt County's CAMA System conversion from MIPS to Vanguard was completed in 2016. We now have all parcels that are listed in the CAMA System appraised, reviewed, entered and all values are live for 2023. GIS mapping became available in June of 2014 with Beacon/Schneider Corp, replaced by GIS Workshop (now gWorks) on August 1, 2016. The Assessor's Office continues to look for new and/or innovative ways to update information found under the Assessor Tab for the GIS Website. In 2023, it was approved for the Assessor's Office to contract with EagleView Pictometry to obtain current aerial photos of Burt County. This will be flown in the Fall/Winter 2023. This information greatly benefits the Assessor, other county offices, and the general public.

E. Web based – Property Record Information Access

The new website for the Burt County Assessor's Office through Vanguard is <http://burt.nebraskaassessors.com>. The GIS website for gWorks (formerly known as GIS Workshop), is <https://burt.gworks.com>, whose data was current in 2022.

Current Assessment Procedures for Real Property:

A. Discover, List & Inventory All Property

Real estate transfer statements (Form 521) are filed at the Register of Deeds (in either paper or electronic form) and processed daily. The assessment staff performs all ownership changes in the Vanguard CAMA program and in our cadastral book. Verification of legal descriptions and ownership of property being transferred is completed by the assessment staff. Sales files are developed from the information included on the transfer statements, with sales being reviewed on a timely basis. All Form 521's are now transferred electronically to the Property Assessment Division and used as part of the State Sales File from which statistics and ratios are derived. For further information, the newly reinstated sales review questionnaire forms are mailed to the buyer and the seller for clarification.

Building permits, sent to this office on a regular basis from city/village clerks, as well as from the Zoning Building Inspection for rural properties, are entered into the computer for review. Inspections and reviews are conducted, measurements and photos taken, and physical characteristics noted at the time of inspection. Data is entered into the Vanguard CAMA system

using Vanguard's own cost tables (as approved by the Department of Revenue Property Assessment Division) and market data, generating a value for each property inspected. The value is compared to similar properties in the area for equalization purposes. Permits are closed and notes made in the file to roll the value for the following assessment year as well as new growth recorded.

B. Data Collection

Physical property inspections are ongoing throughout the year, with verification of work completed on open permits focused during the months of September through December each year.

All relevant sales are gathered, analyzed, and separated into areas with like characteristics, purchased at similar rates. A study is then conducted to determine if there are patterns, or similarities in sales prices, etc. This information is carefully studied to assist in determining property values. At the conclusion, a ratio study is conducted to measure the viability of new valuations. Individual property information is gathered in the same manner as properties that have building permits.

C. Review Assessment Sales Ratio Studies before Assessment Actions

The Department is required by Neb. Rev. Stat. §77-1327 (Reissue 2003) to develop and maintain a state-wide sales file of all arm's length transactions. From this sales file, the Department prepares an assessment sales ratio study in compliance with acceptable mass appraisal standards. The assessment sales ratio study is the primary mass appraisal performance evaluation tool. From the sales file, the Department prepares statistical analysis from a non-randomly selected set of observations, known as sales, from which inferences about the population, known as a class of subclass of real property, may be drawn.

Because this process is now electronic, sales rosters and statistical reports for Burt County can be viewed at any time. Each sale is reviewed against information in the computer and on the 521 to determine whether it is an arm's length transaction or not based on all relevant information. Our assigned Field Liaison is available at all times to discuss the statistical analysis based on the figures at hand. The Sales File is a constant work in progress from which the accuracy determines what type of tables/reports, etc., can be generated from the computer system in use.

D. Approaches to Value

All three approaches are considered when determining market values. The extent each approach is used depends upon the property type and market data available. The cost approach is most heavily relied upon in the initial evaluation process. All relevant sales are gathered and analyzed to develop a market generated depreciation table. The market approach is used to support the value generated by the cost approach, broken down price per square foot. Commercial properties are valued in a manner similar to residential properties; however, each classification is broken down into a value per square foot in the initial stage of valuation. The income approach is used to determine values of properties under rent restrictions.

- 1) Market Approach; Sales Comparisons: See above

- 2) Cost Approach: Residential and Commercial (Vanguard Cost Tables)
- 3) Income Approach; Income & Expense Data Collection/Analysis from the Market:
See above

- 4) Land Valuation Studies, Establish Market Areas, Special Value for Agricultural Land:
All relevant sales are gathered, analyzed, and separated into groupings of properties in similar areas with similar characteristics purchased at similar rates. When setting agricultural land values, sales are gathered from the entire county. A study is conducted to determine if there are patterns, or similarities in soil classification, sales prices etc. Market areas are then developed and values generated using sales from each market area. Once the market area is determined, sales data is analyzed to ascertain what aspects of real property affects value. This information is carefully studied and a model is created to assist in determining property values. At the conclusion of the value generation, a ratio study is conducted to measure the viability of the new valuations.

Special value generation: Analysis of sales in special valuation areas creates a market value for properties that are influenced by other use purposes. In the case of recreational sales, these sales will be located as near the subject property as possible. After analysis of sales along the river in the county, the recreational value was set at a price reflective of the use as other than agricultural usage. To date, special valuation has been applied using the agricultural tables developed for the related market areas. These relationships were determined based on geographic characteristics and are considered to be the best indicators of the market value for uninfluenced parcels.

E. Reconciliation of Final Value and Documentation

See above

F. Review Assessment Sales Ratio Studies after Assessment Actions

See above. Statistical Analyses of sales ratio studies received in March before Abstract is completed to determine if Levels of Values are within range as determined by statute.

G. Notices and Public Relations

It is the responsibility of the Assessor's Office to provide public notification for the multiple functions that take place, including, but not limited to: appraisal reviews taking place throughout the year, homestead exemption dates, personal property dates, permissive exemption dates, certify completion of real property assessment role (Abstract), Change of Valuation notices, certification of taxes levied (CTL), etc.

A new valuation notice is mailed on or before June 1 of each year to any property experiencing a valuation change. The protest process then begins. Informal meetings are conducted with individual taxpayers to provide both a written and verbal explanation as to their current property valuations. Because of the change in staffing, the Assessor and the Appraiser will physically review the property in question. Both written and verbal communication is presented to the

county board. Certain values may need to be defended later in an informal court situation at the Tax Equalization & Review Commission. A more in-depth report is supplied for this process and verbal testimony presented defending each property value in question. On occasion, written communication or an explanation of a property value is prepared for the Governor’s office or a State Senator.

It is also necessary to establish and foster a congenial working relationship with professional organizations and the general public. This includes, but not limited to: a courteous and calm atmosphere, cooperation, respect, timely and complete information, etc.

Level of Value, Quality, and Uniformity for Assessment Year 2023:

<u>Property Class</u>	<u>Median</u>	<u>COD*</u>	<u>PRD**</u>
Residential	95%	27.15	111.44
Commercial	96%	29.22	119.30
Agricultural Land	73%	18.71	108.18

Burt County has no Special Valuation

* COD means coefficient of dispersion

**PRD means price related differential

For more information regarding statistical measures, see 2023 Reports & Opinions

Assessment/Appraisal Actions Completed for Assessment Year 2023:

The clean-up and updating process on all parcels converted in 2016, from the CAMA systems MIPS to Vanguard, is complete and all parcels have been successfully entered.

Permits and information statements for all property classes completed. A ratio study for all classes completed for statutory compliance.

Residential:

Reviewed Lyons City and Rural Townships (Craig and Oakland). Measurements verified/pictures updated. Cost tables and depreciation tables revised and updated. Updated and equalized all land values countywide. Eliminated discrepancies to maintain statutory ratio between assessments and market values. Correct values in place for 2023.

Commercial:

Reviewed sales throughout County. Reviewed commercial properties for Lyons City and all rural commercial parcels located in Craig and Oakland Townships. Measurements verified/pictures updated. Cost tables and depreciation tables revised and updated. Updated and equalized all land values countywide. Eliminated discrepancies to maintain statutory ratio between assessments and market values. Correct values in place for 2023. Values “live” in Vanguard CAMA system.

Agricultural:

Reviewed Agricultural land sales throughout Burt County. Market Area 1 (typically north and northwestern portion of county) was split from the eastern portion of the county along the Missouri River (now Market Area 3). This will create boundaries where similar land can be assessed accordingly. Eliminated discrepancies to maintain statutory ratio between assessments and market values. Correct values in place for 2023.

Reviewed agricultural (Improvements, Outbuildings and Land). Updated land tables. Measurements verified/pictures updated. Cost tables/depreciation revised and/or updated if necessary. Eliminate discrepancies to maintain statutory ratio between assessments and market values. Correct values in place for 2023.

Reviewed all agricultural parcels in Arizona, Quinnebaugh, and Riverside Townships using FSA Reports (if provided by owner) or by desktop using our Burt County gWorks satellite imagery. These areas were damaged by the floods of 2011 and 2019 and had not been properly reviewed for current land use. Correct values in place for 2023.

Assessment/Appraisal Actions Planned for Assessment Year 2024:

Update Residential and Commercial Cost Tables for the entire County yet again.

Continue reviewing permits and information statements for all property classes. A ratio study for all classes will also be complete for statutory compliance.

Residential:

Review Craig Village. Measurements verified/pictures updated. Eliminate discrepancies to maintain statutory ratio between assessments and market values. Correct values in place for 2024.

Continue rural residential acreage reviews in Logan and Everett Townships. Measurements verified/pictures updated. Eliminate discrepancies to maintain statutory ratio between assessments and market values. Correct values in place for 2024.

Review and identify Improvements on Leased Land (IOLL's). Send information to gWorks to identify on public GIS map. Measurements verified/pictures updated. Eliminate discrepancies to maintain statutory ratio between assessments and market values. Correct values in place for 2024.

Commercial:

Complete review of parcels in Craig Village and parcels located in Logan and Everett Townships. Measurements verified/pictures updated. Eliminate discrepancies to maintain statutory ratio between assessments and market values. Correct values in place for 2024.

A contract has been signed for a complete review of our three largest Industrial properties and data entry is to be performed by a licensed Vanguard Appraiser.

Agricultural:

Review agricultural parcels (Improvements, Outbuildings and Land) for changes and/or updates. Measurements verified/pictures updated. Eliminate discrepancies to maintain statutory ratio between assessments and market values. Correct values in place for 2024.

Review all ag parcels located in Logan and Everett Townships. Notice sent to ALL Agland property owners stating land use will need to be updated and documents (578 form and Map) need to be received from the FSA Office to confirm proper land use. Measurements verified/pictures updated. Eliminate discrepancies to maintain statutory ratio between assessments and market values. Correct values in place for 2024.

Review all WRP and/or CRP sales for continued statutory compliance for 2024. A notice will be sent to all land owners enrolled in the CRP program whose contract ends in 2023 to determine if a new contract is signed or if there will be a change in land use. Correct values in place for 2024.

Assessment/Appraisal Actions Planned for Assessment Year 2025:

Determine if current Cost Table and Depreciation needs updating for the entire County.

Permits and information statements for all property classes will be complete. A ratio study for all classes will also be complete for statutory compliance.

Residential:

Review Tekamah City to ensure equalization. Measurements verified/pictures updated. Eliminate discrepancies to maintain statutory ratio between assessments and market values. Correct land and improvement values in place for 2025.

Continue rural residential acreage reviews in Decatur and Silver Creek Townships. Measurements verified/pictures updated. Eliminate discrepancies to maintain statutory ratio between assessments and market values. Correct values in place for 2025.

Continue review of IOLL properties for any changes and/or updates. Measurements verified/pictures updated. Eliminate discrepancies to maintain statutory ratio between assessments and market values. Correct values in place for 2025.

Commercial:

Complete review of parcels in Tekamah City and parcels located in Decatur and Silver Creek Townships. Measurements verified/pictures updated. Eliminate discrepancies to maintain statutory ratio between assessments and market values. Correct values in place for 2025.

Agricultural:

Review agricultural parcels (Improvements, Outbuildings and Land) for changes and/or updates. Measurements verified/pictures updated. Eliminate discrepancies to maintain statutory ratio between assessments and market values. Correct values in place for 2025.

Review all ag parcels located in Craig, Decatur, and Silver Creek Townships as these areas have not had a land use study done in the last 20 years. Notice sent to ALL Agland property owners stating land use will need to be updated and documents (578 form and Map) need to be received from the FSA Office to confirm proper land use. Measurements verified/pictures updated. Eliminate discrepancies to maintain statutory ratio between assessments and market values. Correct values in place for 2025.

Continue to review CRP contracts that ended in 2024 to determine if contract has been renewed or a new use of land is planned. Correct values in place for 2025.

Assessment/Appraisal Actions Planned for Assessment Year 2026:

Determine if current Cost Table and Depreciation needs updating for the entire County.

Permits and information statements for all property classes will be complete. A ratio study for all classes will also be complete for statutory compliance.

Residential:

Review Oakland City to ensure uniformity and equalization. Measurements verified/pictures updated. Eliminate discrepancies to maintain statutory ratio between assessments and market values. Correct values in place for 2026.

Continue rural residential acreage reviews in Bell Creek and Summit Townships. Measurements verified/pictures updated. Eliminate discrepancies to maintain statutory ratio between assessments and market values. Correct values in place for 2025.

Continue review of all IOLL properties for any changes and/or updates. Measurements verified/pictures updated. Eliminate discrepancies to maintain statutory ratio between assessments and market values. Correct values in place for 2026.

Commercial:

Review Oakland City and all rural parcels located in Bell Creek and Summit Townships for correct uniformity and equalization. Measurements verified/pictures updated. Eliminate discrepancies to maintain statutory ratio between assessments and market values. Correct values in place for 2026.

Agricultural:

Review agricultural parcels (Improvements, Outbuildings and Land) for changes and/or updates. Measurements verified/pictures updated. Eliminate discrepancies to maintain statutory ratio between assessments and market values. Correct values in place for 2026.

Review all ag parcels located in Oakland, Pershing, and Summit Townships as these areas have not had a land use study done in the last 20 years. Notice sent to ALL Agland property owners stating land use will need to be updated and documents (578 form and Map) need to be received from the FSA Office to confirm proper land use. Measurements verified/pictures updated.

Eliminate discrepancies to maintain statutory ratio between assessments and market values. Correct values in place for 2026.

Continue to review CRP contracts that ended in 2025 to determine if contract has been renewed or a new use of land is planned. Correct values in place for 2026.

Verify sales information to justify our defined Market Areas, or potential Special Value Area for 2026.

Other Functions Performed by the Assessor's Office but not limited to:

Record Maintenance, Mapping updates, Ownership Changes:

Deeds are received daily from the Register of Deeds office. Sales are updated in the computer and in the cadastral maps. Splits and new subdivisions are also completed in the computer system, cadastral maps updated for ownership and parcel size accordingly.

Annually prepare and file Assessor Administrative Reports required by law/regulation:

- a. Abstracts (Real & Personal Property)
- b. Assessor Survey
- c. Sales information to PAD rosters & annual Assessed Value Update w/Abstract
- d. Certification of Value to Political Subdivisions
- e. School District Taxable Value Report
- f. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
- g. Certificate of Taxes Levied Report
- h. Report of current values for properties owned by Board of Education Lands & Funds
- i. Report of all Exempt Property and Taxable Government Owned Property
- j. Annual Plan of Assessment Report

Personal Property:

Administer annual filing of 600+ schedules, prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.

Permissive Exemptions:

Administer annual filings of applications for new or continued exempt use, review and make recommendations to county board.

Burt County currently has 57 approved permissive exemption applications on file for a total of 455 exempt parcels.

Taxable Government Owned Property:

Annual review of government owned property not used for public purpose, send notices of intent to tax, etc.

Reminder notices are sent annually each year to political subdivisions owning property to notify them of their requirements on new or updated contracts for leases they may have.

Homestead Exemptions:

Administer 390+ annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance.

The Burt County Board of Equalization annually extends the filing deadline for homestead exemptions on an individual basis as allowed by Nebraska Statute 77-3512.

Centrally Assessed:

Review of valuations as certified by PAD for railroads and public service entities, establish assessment records and tax billing for tax list.

Information provided by PAD is reviewed and verified for accuracy in balancing with the county.

Tax Increment Financing:

Management of record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax.

Burt County has 1 Tax Increment Financing (TIF) parcel throughout the county with a total assessed value of \$614,997, a total base value of \$13,415, and a total excess value of \$601,582.

One TIF parcel in Tekamah:

Radix DG Nominee LLC (Tekamah Dollar General Store)

There are future TIF projects that are in the process of being filed by the City of Tekamah, but have not been processed as of yet.

Tax Districts and Tax Rates:

Management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process. The assessor works with both the Treasurer and the Clerk to ensure accuracy.

Tax Lists:

Prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed. The Burt County Treasurer works on MIPS and the Burt County Assessor works on Vanguard so we do not work on the same computer systems.

Tax List Corrections:

Prepare tax list correction documents for county board approval. Tax list corrections are prepared and given to the County Clerk to be put on the Board of Equalization agenda. Assessor meets with the Board during the meeting and offers explanation of correction(s).

County Board of Equalization:

Attends county board of equalization meetings for valuation protests – assemble and provide information. The County Assessor will sit in on the meeting at the time of protest. Assessor attends the final hearings of all protests, providing any additional information as requested by the Board.

TERC Appeals:

Prepare information and attend taxpayer appeal hearings before TERC, defend valuation. The County Assessor meets with the County Attorney prior to the hearing to prepare exhibits and work on case matters.

TERC Statewide Equalization:

Attend hearings if applicable to county, defend values, and/or implement orders of the TERC. Assessor works directly with liaison and applicable staff members from PAD in preparation of evidence to bring forward to the commission.

Education:

Assessor – attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification.

Special Valuation (Greenbelt):

Burt County does not have any designated Special Valuation market areas at this time.

Sales File:

Continue to monitor the sales file statistical information to ensure that the level, quality and uniformity are in the acceptable ranges.

Conclusion:

With all the entities of county government utilizing assessment records in their operation, it is essential for this office to consistently strive towards perfection in record keeping. Timely and continual reviews of all properties is necessary to maintain accurate records along with fair and equalized values across the county. A well-developed plan in place guarantees this process to flow smoothly and efficiently. As always, sales reviews will continue to be important in order to adjust for market areas in the county.

Respectfully submitted:

Katie Hart 7/28/2023
Burt County Assessor Date

2024 BURT COUNTY REAL PROPERTY VALUATION METHODOLOGY

The Burt County, Nebraska, Assessor is required by State law, Neb. Rev. Stat. §77-1303, to prepare an assessment roll of all taxable property on or before March 19 of each year. This valuation methodology document is the process used in setting valuations for ad valorem tax purposes.

The County Assessor is responsible for establishing and maintaining data on approximately 7,040 parcels in Burt County covering 497 square miles (318,080 acres), for a total taxable value base of \$2,204,611,269. This data includes property characteristics and ownership information. Property characteristic data on new construction is updated through building permits, blueprints, and field inspections. Existing property data is maintained through field reviews.

The statistical performance measure for overall appraisal level (by real property subclass) is the median ratio. The acceptable range for statistical compliance pursuant to Neb. Rev. Stat. §77-5023 is 92-100% for all property classes except agricultural/horticultural, with that acceptable range being 69-75%. The primary performance measure for appraisal uniformity is the coefficient of dispersion (COD). The County is guided by minimum performance criteria established by the Property Assessment Division. The measure is expected to be less than 15 to achieve statistical compliance with minimum standards for the residential and 20 for commercial/industrial subclasses.

The price related differential (PRD) is an additional uniformity measure of vertical equity that the State employs for the residential and commercial/industrial subclasses. This measure is expected to fall in the range of 0.98 to 1.03. Some areas might be difficult from which to attain uniformity performance measures in the County due to a lack of valid sales and data-accuracy issues.

A. CLIENT AND INTENDED USERS:

Mass appraisal assignment in Nebraska for ad valorem taxation falls under the responsibility of County government.

Mass appraisal values the entire county where market areas, neighborhoods, subdivisions, and large groupings of similar properties are **appraised** at one time by adopted

standards. A **fee appraisal** utilizes the three methods discussed above but with only one parcel of property being valued.

Intended users (identified below) of this mass appraisal include the State of Nebraska and all the property taxing jurisdictions located within Burt County.

We have identified and considered both the actual and intended use, and intended users of our value opinions and conclusions, in order to identify the problem to be solved and understand development and reporting responsibilities associated with mass appraisal.

B. INTENDED USE:

The results of this mass appraisal will be used for ad valorem property tax purposes by the Burt County Assessor and conforms to the standards set forth in Nebraska Administrative Code, Title 350, Chapter 30. If our real property appraisals are used for other purposes, they will be invalid as they would be outside the scope for which they were developed.

C. EFFECTIVE DATE OF THE APPRAISAL:

The appraisal date for all real property in the jurisdiction is January 1, 2024.

D. DATE OF REPORTED VALUES:

This mass appraisal assignment will be completed on or before March 19, 2024. Change of Value Notices for real property are expected to be mailed to property owners on or before June 1, 2024.

E. TYPE AND DEFINITION OF VALUE:

Real property in Nebraska is defined in Neb. Rev. Stat. §77-103. For ad valorem mass appraisal assignments in Nebraska, the terms actual and market value are viewed as synonymous. Actual value is defined in Neb. Rev. Stat. §77-112. *Actual value, defined. Actual value of real property for purposes of taxation means the market value of real property in the ordinary course of trade. Actual value may be determined using professionally accepted mass appraisal methods, including, but not limited to, the (1) sales comparison approach using the guidelines in Section 77-1372, (2) income approach, and (3) cost approach. Actual value is the most probably price expressed in terms of money that a property will bring if exposed for sale*

in the open market, or in an arm's length transaction, between a willing buyer and willing seller, both of whom are knowledgeable concerning all the uses to which the real property is adapted and for which the real property is capable of being used. In analyzing the uses and restrictions applicable to real property, the analysis shall include a consideration of the full description of the physical characteristics of the real property and an identification of the property rights being valued.

This definition will be used for all classes of real property. Agricultural or Horticultural land is defined in Neb. Rev. Stat. §77-1359.

F. DISCLOSURE OF ALL ASSUMPTIONS, LIMITING CONDITIONS, AND JURISDICTIONAL EXCEPTIONS:

1) All properties will be assessed as fee simple and free of any and all liens and encumbrances. Each property has been appraised as though under responsible ownership and competent management. A fee-simple estate is absolute ownership of a property unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of police power, eminent domain, escheat, and taxation.

2) Surveys of the appraised properties will not be provided. We will rely upon the property ownership map, deeds, and other materials to estimate physical dimensions and the acreage associated with subject properties.

3) We assume the utilization of the land and any improvements are located within the boundaries of the property described on the appraisal record. It is assumed that there are no adverse easements, encroachments, or trespasses for any parcel that have not already been addressed in the ownership record file or noted in the property record.

4) Property inspections, if necessary, will be made before the appraisal date or prior to the date final values are determined. Burt County will utilize GIS imagery, oblique photography, as well as physical inspections to complete the 6-year inspection requirements.

5) Our goal is to re-inspect every parcel within the county at least once every 6 years. A property may be inspected more frequently if a building permit has been issued, changes have been noted during neighborhood reviews, or detected through GIS imagery or oblique photography. The dates of inspections are noted on the property record and within the county's CAMA (Computer Assisted Mass Appraisal) system along with the reviewers/listers initials. It is

assumed there has not been any material change in condition since the latest property inspection, unless otherwise documented on the individual property record.

6) It is assumed there are no hidden or apparent conditions associated with the properties, subsoil, or structures that would render the properties (land and/or improvements) more or less valuable.

7) It is assumed the properties and/or Deedholders are in full compliance with all applicable federal, state, and local environmental regulations and laws.

8) It is assumed all applicable zoning and use regulations are in compliance.

9) It is assumed all required licenses, certificates of occupancy, consents, or other instruments of legislative or administrative authority from any private, local, state, or national government entity have been, or could be obtained for any use on which the value opinions contained within this report are based.

10) Land is valued as though vacant and available to develop to its highest and best use.

11) Information, estimates, and opinions furnished to us and incorporated into the analysis and final report will be obtained from sources assumed to be reliable, and a reasonable effort has been made to verify such information. However, no warranty is given for the reliability of this information.

12) Valuation Groupings (Updated 2022 using the 2020 Census figures):

TEKAMAH: The City of Tekamah is the county seat and has the highest population in Burt County. As indicated by the market, Tekamah has had a very high number of residential sales over the last two years.

OAKLAND: The City of Oakland is the next largest in population in Burt County. The sales market for Oakland is very similar to that of Tekamah.

LYONS: The City of Lyons is the third largest town in Burt County. Although the number of residential sales is not as high as our leading cities, we are still seeing an increase in market values.

DECATUR VILLAGE: The second to the smallest of villages in the county does have market influences and business resulting from the proximity to the bridge over the Missouri River.

CRAIG VILLAGE: Our smallest village, with a population of just over 200, has had the smallest number of residential sales. The Village of Craig has no grocery store or gas station. The median often cannot be determined because of insufficient number of sales in the study. We do a complete revaluation once every six years using the data we have available.

RURAL/RURAL SUBDIVISIONS: The rural homes are widespread throughout Burt County and are reviewed along with agland and rural buildings. We review about 1/6 of the county during each review, which is equivalent to about two townships.

2024 BURT COUNTY APPRAISAL PROCESS

Burt County uses a **Computer Assisted Mass Appraisal (CAMA)** software application to perform all administrative operations, database-management functions, query tasks, reporting utilities, and technical appraisal processes. All parcels of real property in the county are assigned a unique parcel identification number referred to as the Parcel Number or Property ID Number. This number is one of the keys that can be used to identify the computer database parcel record of ownership, sale transactions, property characteristics, valuation, assessment classification, appeals, and historic information stored in the CAMA system. The software also includes a sales ratio study model. Costs are maintained by the vendor (Vanguard) and pricing uses the Vanguard Appraisals Inc Real Property Appraisal Manual, which has been approved by the Nebraska Property Tax Administrator. We also use Microsoft Office, gWorks, and EagleView Pictometry (flown November 2023) for our GIS mapping.

RESIDENTIAL PROPERTIES:

Burt County converted from their previous CAMA system (MIPS) to Vanguard in 2016. All of Burt County's values will come directly from Vanguard's CAMAvision.

Residential properties are all valued using the cost approach. All characteristics of dwellings and outbuildings are entered into Vanguard, such as year built, style, square footage, quality, condition, bedrooms, bathrooms, basement, basement finish, garages, sheds, etc., to arrive at a replacement cost as if the dwelling or outbuilding was new. Each assessor location that was being reappraised was analyzed for a map factor (locational economic depreciation).

The 6-year inspection and complete reappraisal of residential properties located in Craig Village was completed for the 2024 tax year. Physical inspections and new photos were completed, along with a market analysis.

Any and all structures that were removed/razed or added since our last review were noted. Quality and condition of all buildings were verified within the CAMA system. The sketch on file is checked to verify it matches the actual building(s). Whenever possible, new digital photos of all reviewed parcels are taken and attached in the CAMA system to the appropriate parcel.

Some new details added into the residential review process for 2024 were adding a 50% function (discount) to parcels determined to be non-buildable, valuing in ground swimming pools at 100%, adjusting the manual level of reconstruction cost new (RCN) from 100% to 120% to coincide with our Vanguard pricing update done beginning of 2023, and using our new EagleView Pictometry to follow up on building permits and properties that are not accessible. Burt County was able to add an additional one million dollars in total value across all classes using our new pictometry.

CRAIG VILLAGE:

There were 4 sales in the map area within the acceptable time frame. Land tables were adjusted in 2023, but due to the market growth throughout Burt County, land values were raised again for 2024. Because the manual level is being increased this year, the value of the improvements was only increased an additional 2%. All pick up work and any building permits were reviewed and input into Vanguard for 2024.

DECATUR VILLAGE:

There were 12 sales in the map area within the acceptable time frame. Land tables were adjusted in 2023, but due to the number of sales and market growth, land values were raised again for 2024. The value of the improvements in map area 1, which includes Decatur Village and the small neighborhoods, was raised 8% to reflect market growth. Map area 2, which are all the upscale homes located along the river in Decatur Village, had only 2 sales. This map area received a 3% increase in improvements along with a land increase. The manual level for improvements was increased this year so the map areas, as a whole, did not

need a significant increase. All pick up work and any building permits were reviewed and input into Vanguard for 2024.

LYONS CITY:

There were 31 sales in the map area within the acceptable time frame. Land tables were adjusted in 2023, but due to the number of sales and market growth, land values were raised again for 2024. The manual level for improvements was increased this year to update pricing. The value of the improvements was raised an additional 6% to reflect market growth. All pick up work and any building permits were reviewed and input into Vanguard for 2024.

OAKLAND CITY:

There were 38 total sales in the Oakland City map area within the acceptable time frame. Land tables were adjusted in 2023, but due to the number of sales and market growth, land values were raised again for 2024. For 2024 values, map areas were redrawn to reflect more similar neighborhoods. Oakland City now has four map areas. The manual level for improvements was increased this year to update pricing. Land tables were also adjusted for each map area based on sales. Improvements in map area 1, which is the oldest part of the city, were decreased 25% as this part of town was overvalued. Improvements in map area 2 were increased 3% to reflect market growth and sales. Improvements in map area 3 were decreased 6% (increasing the manual level first was key). Improvements in map area 4 were decreased 2% (same with the manual level). All pick up work and any building permits were reviewed and input into Vanguard for 2024.

TEKAMAH CITY:

There were 62 total sales in the Tekamah city map area within the acceptable time frame. Land tables were adjusted in 2023, but due to the number of sales and market growth, land values were raised again for each map area for 2024. For 2024 values, map areas were redrawn to reflect more similar neighborhoods. Tekamah City now has five map areas. The manual level for improvements was increased this year to update pricing. Improvements in map area 1, which is the northeastern part of Tekamah City, decreased 7%

as this part of town was overvalued. Improvements in map area 2, which is the southeastern part of Tekamah City, only increased 3% as the majority of increases took place when increasing the manual level. Improvements in map area 3, which is the golf course neighborhood, increased 4% to reflect market growth and to take into account that there were only 3 residential sales during the time frame. Improvements in map area 4, which is the southwestern part of Tekamah City and oldest portion, decreased 4% as they were overvalued and had minimal sales to use. Improvements in map area 5, which is the northwestern part of Tekamah City, needed an additional 7% increase due to the high-priced sales in this sought after area of the city. All pick up work and any building permits were reviewed and input into Vanguard for 2024.

RURAL RESIDENTIAL PROPERTIES:

Everett and Logan Townships were all reviewed for 2024. There were 15 total sales within the rural subdivisions/areas within the acceptable time frame. Utilizing our new pictometry for the rural residential properties proved to be very useful. Again, I increased the manual level for reconstruction cost new pricing from 100% to 120% for all areas to coincide with the new pricing upgrade done with Vanguard at the beginning of 2023. Land and improvements in map area 1 saw no change, map area 2 saw an increase in land value for home site, and map area 3 saw an increase in land value for home site. Rural residential sales county wide is showing more emphasis on the "site value" and less on the improvements. One plotted rural subdivision named Scannon Landing is now using the same land table as map area 3 for home site and building site. All pick up work and any building permits were reviewed and input into Vanguard for 2024.

COMMERCIAL PROPERTIES:

During any physical reviews, all buildings on our property record card are verified to still be in existence, and any that have been removed/razed or added since the last review are noted. Quality and condition of all buildings are verified within the CAMA system. The sketch on file is checked to make certain it matches the actual building(s). Whenever possible, new digital photos of all reviewed parcels are taken and attached in the CAMA system to the

appropriate parcel. It is assumed the physical condition of the interior of each building is similar to its exterior condition unless an interior inspection can be scheduled.

Section 42 housing properties were valued using the income approach according to Nebraska State Statute §77-1333. Burt County has 1 such property filing with the State for 2024.

Craig Village Commercial was reviewed for 2024. It is important to note that Craig Village is a quickly deteriorating part of Burt County with zero sales. As with residential properties, I adjusted the manual level of reconstruction cost new (RCN) from 100% to 120% for the commercial class to coincide with our Vanguard pricing update done beginning of 2023.

CRAIG VILLAGE:

There were 0 sales in the map area within the acceptable time frame. The map factor remained the same at 60% based on previous sales and applied a uniform function for commercial buildings. There was a slight increase in land value to reflect the growth happening in the surrounding communities. Overall, there is no commercial activity in Craig Village, except for the Village Clerk's office and the local post office. This year, I increased the "condition" function for all unused main street commercial buildings to 95%. Overall, the buildings are barely standing and are completely full of mold. At this time, the land is worth more than the building that sits on the lot. All pick up work and any building permits were reviewed and input into Vanguard for 2024.

DECATUR VILLAGE:

There were 3 sales in the map area within the acceptable time frame. After increasing the manual level, it was found that Decatur Village would be overvalued for the current year. Land values remained the same and improvement value was reduced 13%. All pick up work and any building permits were reviewed and input into Vanguard for 2024.

LYONS CITY:

There were 3 sales in the map area within the acceptable time frame. After increasing the manual level, land still needed to be increased, but improvement value in the map area was reduced 9%. The reduction occurred so Lyons City as a whole would not be

overvalued. All pick up work and any building permits were reviewed and input into Vanguard for 2024.

OAKLAND CITY:

There were 7 sales in the map area within the acceptable time frame. The manual level was increased, land values remained the same, and improvement value was lowered 10%. Although Oakland City had sales, we were overvalued according to market. All pick up work and any building permits were reviewed and input into Vanguard for 2024.

TEKAMAH CITY:

There were 7 sales in the map areas within the acceptable time frame. After increasing the manual level and based on the market, land was increased and improvement value was reduced 14%. All pick up work and any building permits were reviewed and input into Vanguard for 2023.

RURAL COMMERCIAL: There was only one sale for rural commercial parcels within the acceptable time frame. A review of rural commercial parcels located in Everett and Logan Townships was completed and no major changes noted. A slight increase in land value per acre was also applied for 2024 to represent overall commercial growth in Burt County.

AGRICULTURAL LAND:

Every year sales are reviewed, and land use changes verified using GIS, NED, and FSA records and maps, along with contact with property owners and physical inspections. A desktop review of properties enrolled in the CRP and WRP programs was conducted this year to ensure accurate and uniform values for Burt County. Land use was verified in Market Area 1 by using FSA 578 forms as requested from the owner and pictometry.

For 2024, Burt County has 3 major Agricultural market areas. To date, we have no Special Valuation areas. Market Area 1 is predominantly the northern and western portion of Burt County and has high soil production. Market Area 2 is predominantly the western and southern portion of Burt County and is known for having some of the best soil and production in the surrounding area. Market Area 3 is the eastern side of Burt County along the Missouri

River that is made up of low-bottom soils that occasionally or frequently flood. Per Nebraska Rev Statute §77-5032, the acceptable range for statistical compliance is 69-75 percent.

MARKET AREA 1 – NORTHERN AND WESTERN PORTION OF BURT COUNTY:

A thorough analysis of agricultural land sales from 10/01/2020 to 09/30/2023 was completed. According to sales in Market Area 1 within the acceptable time frame, the median range was 69.16%. It was determined to increase the area by approximately 3% for 2024, which includes raising the per acre values of a couple dry categories.

MARKET AREA 2 – WESTERN AND SOUTHERN PORTION OF BURT COUNTY:

A thorough analysis of agricultural land sales from 10/01/2020 to 09/30/2023 was completed. According to sales in Market Area 2 within the acceptable time frame, the median range was 69.47%. It was determined to increase the area approximately 3% for 2024, which included raising the per acre values of a couple dry categories and one grass category.

MARKET AREA 3 – EASTERN PORTION OF BURT COUNTY:

This was our new market area for 2023. A thorough analysis of agricultural land sales from 10/01/2020 to 09/30/2023 was completed. According to sales in Market Area 3 within the acceptable time frame, the median range was 69.30%. It was determined to increase the area approximated 3% for 2024, which included raising the per acre values of several irrigated categories and even Gumbo.

BURT COUNTY MASS APPRAISAL:

The 2024 mass appraisal for Burt County was completed by the **current** County Assessor, Katie Hart, Appraisal Staff: Emily Hedlund (started July 2023) and the Assessment Staff: Allison Jones (started September 2022). The Appraiser conducted residential reviews and assisted in the 6-year review process. All data entry for the residential parcels reviewed by the Appraiser was entered into the Vanguard CAMA system. All statistical analyses were completed by the **current** County Assessor.

When Change of Value notices are mailed to property owners, the appraisal file becomes an open public record. After June 1 of each year, current values are made available to the general public through the GIS website at <https://burt.gworks.com/> and through valuation notices. Individuals may view appraisal records for parcel characteristic data and land records information from the above website, or from a printed report from Vanguard. All exhibits and work products referenced in this document were available for inspection at the County Assessor's office during regular business hours. Printouts, digital files, and document-image printouts may also be obtained through the County Assessor's office.

An individual or party receiving a copy of work file materials, reports, or a written appraisal does not become an intended user of the mass appraisal unless the County Assessor has specifically identified such individual or party in the scope of the work document.

Value disputes or challenges of individual property appraisals will be administered through the valuation protest process. Property owners that appeal their values to the Burt County Board of Equalization will be contacted for interior and/or exterior inspections prior to their hearing. The appraised values might change as a result of the inspection or when additional information is given for the hearing. Mass appraisal models or techniques used to develop an opinion of value may be corrected, recalibrated, or adjusted during the appeal period.

Respectfully Submitted,

Katie Hart

Burt County Assessor