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DEPARTMENT OF REVENUE

**2025 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

NEMAHA COUNTY



Jim Pillen, Governor

April 7, 2025

Commissioner Hotz :

The 2025 Reports and Opinions of the Property Tax Administrator have been compiled for Nemaha 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 Nemaha 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

Sincerely,

Sarah Scott
Property Tax Administrator
402-471-5962

cc: Mallory Lempka, Nemaha County Assessor

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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.

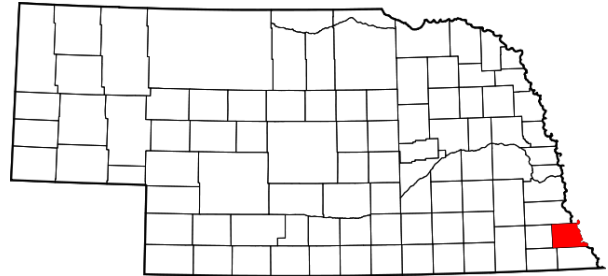
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors 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.

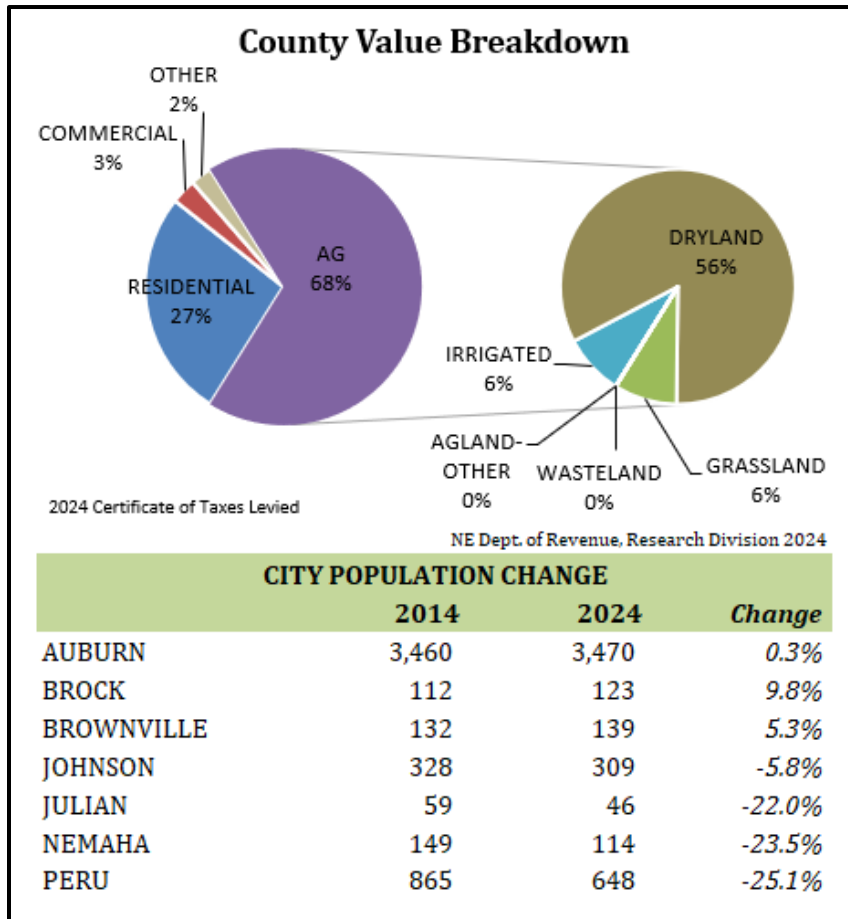
**Further information may be found in Exhibit 94*

County Overview

With a total area of 407 square miles, Nemaha County has 7,076 residents, per the Census Bureau Quick Facts for 2023, a slight increase from the 2020 U.S. Census. Reports indicate that 71% of county residents are homeowners and 82% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$134,916 (2024 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Nemaha County are located in and around Auburn, the county seat. According to the latest information available from the U.S. Census Bureau, there are 170 employer establishments with total employment of 1,339, for an 3% decrease.



Agricultural land is the largest factor that contributes to the overall valuation base of the county. Dryland makes up the majority of the land in the county. Nemaha County is included in the Nemaha Natural Resources District (NRD).

2025 Residential Correlation for Nemaha County

Assessment Practices & Actions

The Department of Revenue, Property Assessment Division (Division) annually conducts a comprehensive review of assessment practices in each county. The review examines the integrity of the sales data provided to the Division for its ratio studies, as well as the more subjective aspects of the assessment process. The portions of the review that most significantly influence determinations of assessment quality are described herein, along with the assessment actions taken by the county assessor in the current assessment year.

The review of the sales qualification and verification revealed that the usability rate for the residential class is below the statewide average. The county assessor has used all arm’s-length transactions available for measurement of their qualification practice.

Nemaha county recognizes five valuation groups for the residential class, base primarily on assessor location, though the smaller villages are group into two different valuation groups.

The six-year inspection and review cycle are current in Nemaha County, the county assessor does all review for the county by desk review and does not hire outside appraisers.

Nemaha County has a valuation methodology on file.

2025 Residential Assessment Details for Nemaha County						
Valuation Group	Assessor Locations within Valuation Group	Depreciation Table Year	Costing Year	Lot Value Study Year	Last Inspection Year(s)	Description of Assessment Actions for Current Year
1	Auburn	*2022	2020	*2024	*2024	
2	Brock, Julian, Nemaha	*2022	2020	2020	2020	
3	Brownville	*2022	2020	2020	2020	
4	Johnson, Peru	*2022	2020	2020	2020	
5	Rural	2022	2020	2022	2021-2022	
<u>Additional comments:</u>						
* = assessment action for current year						

Description of Analysis

A review of the statistical profile for the residential class shows 219 qualified sales for the study period. All measures of central tendency and qualitative statistics are in the acceptable range. Further analysis of the statistics shows five valuation groups that all have a median in the range. All valuation groups also have qualitative statistics within the acceptable range, except the PRD in Valuation Group 5 is only slightly high; the county assessor updated depreciation tables in all valuation groups, except Valuation Group 5. This valuation group may need to be similarly adjusted for the next assessment year.

2025 Residential Correlation for Nemaha County

Comparison of the sales and the 2025 County Abstract of Assessment for Real Property, Form 45 Compared with the 2024 Certificate of Taxes Levied Report (CTL) shows that sold properties changed consistent with the abstract.

Equalization and Quality of Assessment

A review of all available information and the statistics suggest that assessments within the county are valued within the acceptable range and therefore considered equalized. The quality of assessment of the residential property in Nemaha County complies with generally accepted mass appraisal techniques.

VALUATION GROUP RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	117	98.81	99.42	97.93	11.08	101.52
2	13	95.63	95.79	95.48	14.95	100.32
3	5	96.53	85.99	85.71	13.90	100.33
4	55	94.85	93.36	92.22	13.20	101.24
5	29	97.88	93.12	89.23	18.94	104.36
<u> </u> ALL <u> </u>	219	96.90	96.54	94.53	13.20	102.13

Level of Value

Based on analysis of all available information, the level of value for the residential property in Nemaha County is 97%.

2025 Commercial Correlation for Nemaha County

Assessment Practices & Actions

The Department of Revenue, Property Assessment Division (Division) annually conducts a comprehensive review of assessment practices in each county. The review examines the integrity of the sales data provided to the Division for its ratio studies, as well as the more subjective aspects of the assessment process. The portions of the review that most significantly influence determinations of assessment quality are described herein, along with the assessment actions taken by the county assessor in the current assessment year.

The county assessor completes sales verification by desk reviews of all sales. The review of the sales qualification and verification revealed that the usability percentage for the commercial class is above the statewide average. The county assessor has used all arm’s-length transactions available for measurement and disqualified sales had valid descriptions for disqualification.

The Nemaha County Assessor is up to date on the six-year review and inspection cycle. All reappraisal work is done by the county assessor via desk reviews performed using aerial imagery. New depreciation was completed using the Computer Assisted Mass Appraisal (CAMA) system. The Vanguard 2008 costing table needs to be updated for 2026 assessment year.

2025 Commercial Assessment Details for Nemaha County						
Valuation Group	Assessor Locations within Valuation Group	Depreciation Table Year	Costing Year	Lot Value Study Year	Last Inspection Year(s)	Description of Assessment Actions for Current Year
1	Auburn	2022	2008	2021	2021	
2	Remainder of County	2022	2008	2021	2021	
<u>Additional comments:</u> Routine maintenance and pick-up work was completed and placed on assessment roll * = assessment action for current year						

Description of Analysis

The statistical analysis for the commercial class shows 31 qualified sales for the study period. All measures of central tendency are within the acceptable range and the qualitative statistics are within the IAAO recommended range. Further analysis shows both valuation groups have a sufficient number of sales for analysis, though Valuation Group 2 has a median below the acceptable range.

Analysis of Property Type 3 shows a low median with 28 qualified sales while the other two measures of central tendency and qualitative statistics are within the acceptable range. This property type contains all but three multi-family sales that are represented in the overall sample, the slight drop in the median is an indication that there is some variability in the sample. Review outliers in the overall sample indicates that as two outliers are separately removed from each end

2025 Commercial Correlation for Nemaha County

of the ratio array, the median swings from 88% to 96%, indicating that there is too much variability in the sample to use the median as an indicator of the level of value

Two Section 42, Rent Restricted Housing parcels were removed from the program and placed on the assessment roll accounting for a 5% increase to the class on the 2025 County Abstract of Assessment for Real Property, Form 45 Compared with the 2024 Certificate of Taxes Levied Report (CTL). The county assessor reported no assessment actions for the current year, and the sales file reflects that valuations were not adjusted.

Equalization and Quality of Assessment

Review of the statistics with sufficient sales, along with all other information available and the assessment practices, suggest that assessments within the county are valued within the acceptable ranges, and therefore considered equalized. The quality of assessment of the commercial property in Nemaha County complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	22	94.34	97.60	93.96	24.19	103.87
2	9	88.41	96.42	93.23	25.16	103.42
<u> ALL </u>	<u>31</u>	92.25	97.26	93.84	24.69	103.64

Level of Value

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

2025 Agricultural Correlation for Nemaha County

Assessment Practices & Actions

The Department of Revenue, Property Assessment Division (Division) annually conducts a comprehensive review of assessment practices in each county. The review examines the integrity of the sales data provided to the Division for its ratio studies, as well as the more subjective aspects of the assessment process. The portions of the review that most significantly influence determinations of assessment quality are described herein, along with the assessment actions taken by the county assessor in the current assessment year.

The county assessor completes sales verification by desk reviews of all sales. The review of the sales qualification and verification revealed that the usability percentage for the agricultural class is equal to the statewide average. The county assessor has used all arm's-length transactions available for measurement of their qualification practice.

The Nemaha County Assessor is current on the six-year inspection and review cycle. The county assessor reviews land use and agricultural outbuildings and dwellings with the assistance of aerial imagery. Depreciation tables are created using the Computer Assisted Mass Appraisal (CAMA).

2025 Agricultural Assessment Details for Nemaha County						
		Depreciation Tables Year	Costing Year	Lot Value Study Year	Last Inspection Year(s)	Description of Assessment Actions for Current Year
AG OB	Agricultural outbuildings	2022	2020	2022	2021-2022	
AB DW	Agricultural dwellings	2022	2020	2022	2021-2022	
<u>Additional comments:</u>						
* = assessment action for current year						

Market Area	Description of Unique Characteristics	Land Use Reviewed Year	Description of Assessment Actions for Current Year
1	The county assessor considers the entire county as one market area	2019	Increased irrigated land, dryland, and grassland all 15%. Timber increased 16%
<u>Year = assessment action for current year</u>			

Description of Analysis

Analysis of the agricultural statistics shows 65 qualified sales for the current study period. The median is the only measure within the acceptable range while the other measure of central tendency and the COD are high. Further analysis of the 80% MLU by Market Area shows that only dryland has a sufficient number of sales with a median in the acceptable range. Review of the Average Acre Value Comparison Chart supports that agricultural values are equalized with adjoining counties, and the grassland is above average.

2025 Agricultural Correlation for Nemaha County

Review of the 2025 County Abstract of Assessment for Real Property Form 45 Compared to the 2024 Certificate of Taxes Levied Report (CTL) supports the stated actions of the county assessor.

Equalization and Quality of Assessment

Agricultural homes and outbuildings have been valued using the same valuation process as rural residential improvements. Agricultural land values are equalized and meet generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u> Dry </u>						
County	44	72.81	79.46	76.12	25.39	104.39
1	44	72.81	79.46	76.12	25.39	104.39
<u> Grass </u>						
County	4	61.53	61.94	62.66	18.22	98.85
1	4	61.53	61.94	62.66	18.22	98.85
<u> ALL </u>						
	65	71.98	79.32	75.96	26.94	104.42

Level of Value

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

2025 Opinions of the Property Tax Administrator for Nemaha 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	97	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.

***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 7th day of April, 2025.



Sarah Scott
Property Tax Administrator

APPENDICES

2025 Commission Summary for Nemaha County

Residential Real Property - Current

Number of Sales	219	Median	96.90
Total Sales Price	\$31,380,551	Mean	96.54
Total Adj. Sales Price	\$31,380,551	Wgt. Mean	94.53
Total Assessed Value	\$29,664,073	Average Assessed Value of the Base	\$111,244
Avg. Adj. Sales Price	\$143,290	Avg. Assessed Value	\$135,452

Confidence Interval - Current

95% Median C.I	95.07 to 98.62
95% Wgt. Mean C.I	91.98 to 97.08
95% Mean C.I	94.04 to 99.04
% of Value of the Class of all Real Property Value in the County	21.35
% of Records Sold in the Study Period	7.04
% of Value Sold in the Study Period	8.57

Residential Real Property - History

Year	Number of Sales	LOV	Median
2024	228	98	97.88
2023	257	97	97.18
2022	248	98	97.71
2021	218	99	98.60

2025 Commission Summary for Nemaha County

Commercial Real Property - Current

Number of Sales	31	Median	92.25
Total Sales Price	\$2,569,945	Mean	97.26
Total Adj. Sales Price	\$2,569,945	Wgt. Mean	93.84
Total Assessed Value	\$2,411,523	Average Assessed Value of the Base	\$95,266
Avg. Adj. Sales Price	\$82,901	Avg. Assessed Value	\$77,791

Confidence Interval - Current

95% Median C.I	85.13 to 112.84
95% Wgt. Mean C.I	85.61 to 102.06
95% Mean C.I	85.95 to 108.57
% of Value of the Class of all Real Property Value in the County	2.74
% of Records Sold in the Study Period	6.64
% of Value Sold in the Study Period	5.42

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2024	33	99	99.23
2023	34	100	99.56
2022	29	100	99.62
2021	27	100	100.46

**64 Nemaha
RESIDENTIAL**

PAD 2025 R&O Statistics (Using 2025 Values)

Qualified

Date Range: 10/1/2022 To 9/30/2024 Posted on: 1/31/2025

Number of Sales : 219
 Total Sales Price : 31,380,551
 Total Adj. Sales Price : 31,380,551
 Total Assessed Value : 29,664,073
 Avg. Adj. Sales Price : 143,290
 Avg. Assessed Value : 135,452

MEDIAN : 97
 WGT. MEAN : 95
 MEAN : 97
 COD : 13.20
 PRD : 102.13

COV : 19.57
 STD : 18.89
 Avg. Abs. Dev : 12.79
 MAX Sales Ratio : 184.98
 MIN Sales Ratio : 43.89

95% Median C.I. : 95.07 to 98.62
 95% Wgt. Mean C.I. : 91.98 to 97.08
 95% Mean C.I. : 94.04 to 99.04

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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-22 To 31-DEC-22	21	99.15	100.69	100.50	07.92	100.19	79.79	128.19	94.15 to 104.35	191,563	192,526	
01-JAN-23 To 31-MAR-23	25	103.05	107.92	106.71	10.81	101.13	92.25	160.07	97.09 to 112.79	99,155	105,812	
01-APR-23 To 30-JUN-23	34	96.31	100.42	95.57	10.33	105.07	73.78	184.98	93.02 to 100.84	137,282	131,196	
01-JUL-23 To 30-SEP-23	35	99.82	103.18	101.45	08.86	101.71	83.98	158.54	97.56 to 102.41	144,596	146,696	
01-OCT-23 To 31-DEC-23	22	96.12	95.74	96.14	07.89	99.58	74.57	123.56	87.29 to 100.24	164,250	157,903	
01-JAN-24 To 31-MAR-24	12	99.14	96.66	92.44	09.59	104.57	63.29	119.10	87.06 to 105.49	129,967	120,147	
01-APR-24 To 30-JUN-24	28	91.43	87.26	87.64	17.78	99.57	43.89	141.30	78.79 to 99.18	142,671	125,044	
01-JUL-24 To 30-SEP-24	42	85.86	85.61	82.97	19.85	103.18	51.23	148.38	74.56 to 89.83	142,440	118,186	
<u>Study Yrs</u>												
01-OCT-22 To 30-SEP-23	115	99.27	102.94	100.33	09.73	102.60	73.78	184.98	97.67 to 100.79	141,132	141,595	
01-OCT-23 To 30-SEP-24	104	91.16	89.47	88.32	16.54	101.30	43.89	148.38	86.72 to 95.63	145,677	128,660	
<u>Calendar Yrs</u>												
01-JAN-23 To 31-DEC-23	116	98.86	101.98	99.33	09.78	102.67	73.78	184.98	96.66 to 100.24	136,386	135,467	
<u>ALL</u>	219	96.90	96.54	94.53	13.20	102.13	43.89	184.98	95.07 to 98.62	143,290	135,452	

VALUATION GROUP											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	117	98.81	99.42	97.93	11.08	101.52	63.29	160.07	95.72 to 99.74	141,152	138,227	
2	13	95.63	95.79	95.48	14.95	100.32	63.11	123.77	76.17 to 115.13	97,154	92,762	
3	5	96.53	85.99	85.71	13.90	100.33	58.58	101.88	N/A	135,400	116,053	
4	55	94.85	93.36	92.22	13.20	101.24	45.13	184.98	91.65 to 96.72	104,517	96,387	
5	29	97.88	93.12	89.23	18.94	104.36	43.89	148.38	83.98 to 105.20	247,497	220,830	
<u>ALL</u>	219	96.90	96.54	94.53	13.20	102.13	43.89	184.98	95.07 to 98.62	143,290	135,452	

PROPERTY TYPE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
01	216	97.00	96.52	94.55	13.13	102.08	43.89	184.98	95.07 to 98.62	144,702	136,809	
06												
07	3	95.59	98.44	90.65	16.53	108.59	76.17	123.56	N/A	41,667	37,771	
<u>ALL</u>	219	96.90	96.54	94.53	13.20	102.13	43.89	184.98	95.07 to 98.62	143,290	135,452	

**64 Nemaha
RESIDENTIAL**

PAD 2025 R&O Statistics (Using 2025 Values)

Qualified

Date Range: 10/1/2022 To 9/30/2024 Posted on: 1/31/2025

Number of Sales : 219
 Total Sales Price : 31,380,551
 Total Adj. Sales Price : 31,380,551
 Total Assessed Value : 29,664,073
 Avg. Adj. Sales Price : 143,290
 Avg. Assessed Value : 135,452

MEDIAN : 97
 WGT. MEAN : 95
 MEAN : 97
 COD : 13.20
 PRD : 102.13

COV : 19.57
 STD : 18.89
 Avg. Abs. Dev : 12.79
 MAX Sales Ratio : 184.98
 MIN Sales Ratio : 43.89

95% Median C.I. : 95.07 to 98.62
 95% Wgt. Mean C.I. : 91.98 to 97.08
 95% Mean C.I. : 94.04 to 99.04

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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	2	108.17	108.17	110.26	11.63	98.10	95.59	120.74	N/A	24,000	26,462
Ranges Excl. Low \$											
Greater Than 4,999	219	96.90	96.54	94.53	13.20	102.13	43.89	184.98	95.07 to 98.62	143,290	135,452
Greater Than 14,999	219	96.90	96.54	94.53	13.20	102.13	43.89	184.98	95.07 to 98.62	143,290	135,452
Greater Than 29,999	217	96.90	96.44	94.51	13.20	102.04	43.89	184.98	95.02 to 98.62	144,390	136,457
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	2	108.17	108.17	110.26	11.63	98.10	95.59	120.74	N/A	24,000	26,462
30,000 TO 59,999	34	102.15	105.70	103.52	16.38	102.11	51.91	184.98	92.91 to 111.36	44,792	46,367
60,000 TO 99,999	51	99.25	98.85	99.04	13.00	99.81	45.13	158.54	95.65 to 102.97	74,106	73,395
100,000 TO 149,999	53	94.18	92.02	91.69	13.71	100.36	58.18	134.24	87.99 to 97.81	127,535	116,941
150,000 TO 249,999	48	95.55	94.55	94.67	10.23	99.87	43.89	143.68	91.39 to 99.15	193,181	182,881
250,000 TO 499,999	30	96.88	92.60	92.92	11.66	99.66	51.23	124.18	91.93 to 99.32	316,105	293,710
500,000 TO 999,999	1	97.88	97.88	97.88	00.00	100.00	97.88	97.88	N/A	515,000	504,066
1,000,000 +											
ALL	219	96.90	96.54	94.53	13.20	102.13	43.89	184.98	95.07 to 98.62	143,290	135,452

**64 Nemaha
COMMERCIAL**

PAD 2025 R&O Statistics (Using 2025 Values)

Qualified

Date Range: 10/1/2021 To 9/30/2024 Posted on: 1/31/2025

Number of Sales : 31
 Total Sales Price : 2,569,945
 Total Adj. Sales Price : 2,569,945
 Total Assessed Value : 2,411,523
 Avg. Adj. Sales Price : 82,901
 Avg. Assessed Value : 77,791

MEDIAN : 92
 WGT. MEAN : 94
 MEAN : 97
 COD : 24.69
 PRD : 103.64

COV : 31.71
 STD : 30.84
 Avg. Abs. Dev : 22.78
 MAX Sales Ratio : 177.64
 MIN Sales Ratio : 36.11

95% Median C.I. : 85.13 to 112.84
 95% Wgt. Mean C.I. : 85.61 to 102.06
 95% Mean C.I. : 85.95 to 108.57

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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-21 To 31-DEC-21	4	97.96	102.06	100.66	06.20	101.39	95.57	116.75	N/A	100,938	101,603
01-JAN-22 To 31-MAR-22	5	80.42	85.30	88.38	11.23	96.52	70.47	103.35	N/A	50,200	44,366
01-APR-22 To 30-JUN-22											
01-JUL-22 To 30-SEP-22	2	126.42	126.42	116.45	10.74	108.56	112.84	140.00	N/A	43,250	50,364
01-OCT-22 To 31-DEC-22	5	78.02	92.16	83.88	30.40	109.87	62.13	135.84	N/A	65,000	54,520
01-JAN-23 To 31-MAR-23	3	96.61	103.07	104.44	13.52	98.69	86.71	125.88	N/A	95,000	99,215
01-APR-23 To 30-JUN-23	3	88.41	96.87	90.37	12.05	107.19	85.13	117.07	N/A	186,000	168,093
01-JUL-23 To 30-SEP-23	1	157.60	157.60	157.60	00.00	100.00	157.60	157.60	N/A	28,000	44,127
01-OCT-23 To 31-DEC-23	3	68.07	65.42	60.71	23.84	107.76	39.75	88.45	N/A	60,000	36,423
01-JAN-24 To 31-MAR-24	1	87.95	87.95	87.95	00.00	100.00	87.95	87.95	N/A	236,195	207,740
01-APR-24 To 30-JUN-24											
01-JUL-24 To 30-SEP-24	4	105.63	106.25	114.04	42.43	93.17	36.11	177.64	N/A	54,125	61,722
<u>Study Yrs</u>											
01-OCT-21 To 30-SEP-22	11	96.42	98.87	98.34	14.50	100.54	70.47	140.00	80.00 to 116.75	67,386	66,270
01-OCT-22 To 30-SEP-23	12	92.51	101.52	93.53	24.99	108.54	62.13	157.60	78.02 to 125.88	99,667	93,221
01-OCT-23 To 30-SEP-24	8	87.36	88.65	89.13	35.46	99.46	36.11	177.64	36.11 to 177.64	79,087	70,487
<u>Calendar Yrs</u>											
01-JAN-22 To 31-DEC-22	12	86.34	95.01	89.84	24.91	105.75	62.13	140.00	70.47 to 114.85	55,208	49,597
01-JAN-23 To 31-DEC-23	10	88.43	95.37	90.90	24.60	104.92	39.75	157.60	68.07 to 125.88	105,100	95,532
<u>ALL</u>	31	92.25	97.26	93.84	24.69	103.64	36.11	177.64	85.13 to 112.84	82,901	77,791

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	22	94.34	97.60	93.96	24.19	103.87	39.75	177.64	78.02 to 116.75	97,009	91,148
2	9	88.41	96.42	93.23	25.16	103.42	36.11	157.60	80.00 to 140.00	48,417	45,140
<u>ALL</u>	31	92.25	97.26	93.84	24.69	103.64	36.11	177.64	85.13 to 112.84	82,901	77,791

**64 Nemaha
COMMERCIAL**

PAD 2025 R&O Statistics (Using 2025 Values)

Qualified

Date Range: 10/1/2021 To 9/30/2024 Posted on: 1/31/2025

Number of Sales : 31
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 WGT. MEAN : 94
 MEAN : 97
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COV : 31.71
 STD : 30.84
 Avg. Abs. Dev : 22.78
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 MIN Sales Ratio : 36.11

95% Median C.I. : 85.13 to 112.84
 95% Wgt. Mean C.I. : 85.61 to 102.06
 95% Mean C.I. : 85.95 to 108.57

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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	3	96.61	114.05	95.62	24.03	119.27	87.95	157.60	N/A	113,065	108,109
03	28	90.35	95.46	93.56	24.98	102.03	36.11	177.64	80.42 to 112.84	79,670	74,543
04											
<u>ALL</u>	<u>31</u>	<u>92.25</u>	<u>97.26</u>	<u>93.84</u>	<u>24.69</u>	<u>103.64</u>	<u>36.11</u>	<u>177.64</u>	<u>85.13 to 112.84</u>	<u>82,901</u>	<u>77,791</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	2	110.00	110.00	109.36	27.27	100.59	80.00	140.00	N/A	11,750	12,850
Less Than 30,000	4	110.00	103.43	109.30	41.25	94.63	36.11	157.60	N/A	17,500	19,127
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	31	92.25	97.26	93.84	24.69	103.64	36.11	177.64	85.13 to 112.84	82,901	77,791
Greater Than 14,999	29	92.25	96.38	93.69	24.15	102.87	36.11	177.64	85.13 to 112.84	87,808	82,270
Greater Than 29,999	27	92.25	96.34	93.40	21.06	103.15	39.75	177.64	85.13 to 112.84	92,591	86,482
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	2	110.00	110.00	109.36	27.27	100.59	80.00	140.00	N/A	11,750	12,850
15,000 TO 29,999	2	96.86	96.86	109.26	62.72	88.65	36.11	157.60	N/A	23,250	25,404
30,000 TO 59,999	7	114.85	111.31	114.05	24.40	97.60	68.07	177.64	68.07 to 177.64	40,821	46,558
60,000 TO 99,999	14	88.43	88.61	87.98	18.55	100.72	39.75	124.49	69.97 to 112.84	75,929	66,806
100,000 TO 149,999	3	96.42	103.00	103.74	13.54	99.29	86.71	125.88	N/A	103,333	107,202
150,000 TO 249,999	2	93.73	93.73	93.32	06.17	100.44	87.95	99.50	N/A	220,598	205,853
250,000 TO 499,999	1	85.13	85.13	85.13	00.00	100.00	85.13	85.13	N/A	400,000	340,519
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>31</u>	<u>92.25</u>	<u>97.26</u>	<u>93.84</u>	<u>24.69</u>	<u>103.64</u>	<u>36.11</u>	<u>177.64</u>	<u>85.13 to 112.84</u>	<u>82,901</u>	<u>77,791</u>

**64 Nemaha
COMMERCIAL**

PAD 2025 R&O Statistics (Using 2025 Values)

Qualified

Date Range: 10/1/2021 To 9/30/2024 Posted on: 1/31/2025

Number of Sales : 31
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 Avg. Assessed Value : 77,791

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 WGT. MEAN : 94
 MEAN : 97
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 PRD : 103.64

COV : 31.71
 STD : 30.84
 Avg. Abs. Dev : 22.78
 MAX Sales Ratio : 177.64
 MIN Sales Ratio : 36.11

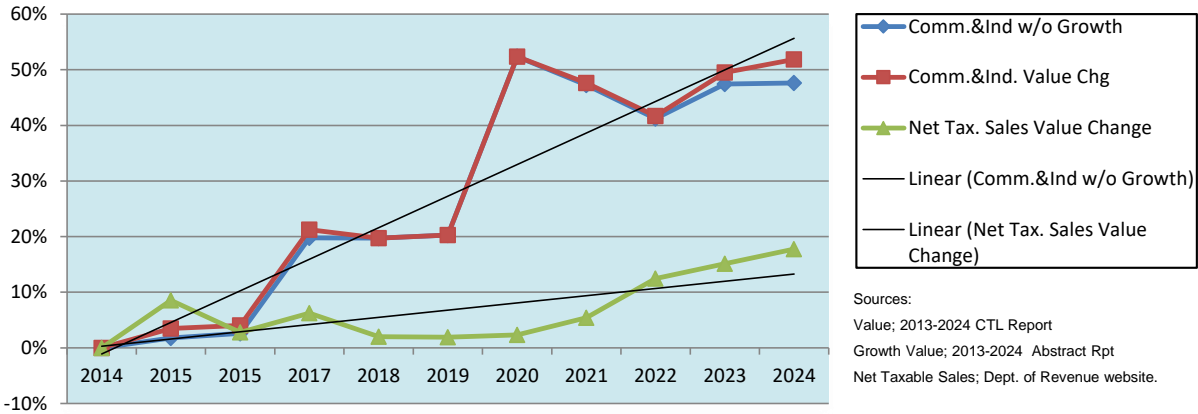
95% Median C.I. : 85.13 to 112.84
 95% Wgt. Mean C.I. : 85.61 to 102.06
 95% Mean C.I. : 85.95 to 108.57

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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
306	1	85.13	85.13	85.13	00.00	100.00	85.13	85.13	N/A	400,000	340,519
319	1	124.49	124.49	124.49	00.00	100.00	124.49	124.49	N/A	85,000	105,817
341	1	62.13	62.13	62.13	00.00	100.00	62.13	62.13	N/A	85,000	52,814
344	2	96.44	96.44	93.98	19.10	102.62	78.02	114.85	N/A	60,000	56,386
352	3	96.61	114.05	95.62	24.03	119.27	87.95	157.60	N/A	113,065	108,109
353	6	95.88	98.23	95.34	15.30	103.03	69.97	135.84	69.97 to 135.84	86,500	82,472
406	6	88.00	99.64	98.92	43.30	100.73	36.11	177.64	36.11 to 177.64	36,458	36,064
410	1	80.00	80.00	80.00	00.00	100.00	80.00	80.00	N/A	12,000	9,600
442	3	86.76	71.64	69.43	18.70	103.18	39.75	88.41	N/A	79,000	54,847
499	1	125.88	125.88	125.88	00.00	100.00	125.88	125.88	N/A	110,000	138,470
530	4	104.63	103.26	101.98	11.18	101.26	86.71	117.07	N/A	89,750	91,525
552	1	116.75	116.75	116.75	00.00	100.00	116.75	116.75	N/A	55,000	64,212
595	1	70.47	70.47	70.47	00.00	100.00	70.47	70.47	N/A	30,000	21,141
<u>ALL</u>	<u>31</u>	92.25	97.26	93.84	24.69	103.64	36.11	177.64	85.13 to 112.84	82,901	77,791

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
2013	\$ 26,975,655	\$ 392,985	1.46%	\$ 26,582,670		\$ 36,419,279	
2014	\$ 27,909,905	\$ 454,500	1.63%	\$ 27,455,405	1.78%	\$ 39,524,838	8.53%
2015	\$ 28,068,105	\$ 393,865	1.40%	\$ 27,674,240	-0.84%	\$ 37,444,650	-5.26%
2015	\$ 32,706,651	\$ 393,865	1.20%	\$ 32,312,786	15.12%	\$ 38,695,015	3.34%
2017	\$ 32,293,864	\$ -	0.00%	\$ 32,293,864	-1.26%	\$ 37,148,982	-4.00%
2018	\$ 32,446,825	\$ -	0.00%	\$ 32,446,825	0.47%	\$ 37,112,227	-0.10%
2019	\$ 41,095,695	\$ -	0.00%	\$ 41,095,695	26.66%	\$ 37,276,844	0.44%
2020	\$ 39,816,555	\$ 96,651	0.24%	\$ 39,719,904	-3.35%	\$ 38,398,129	3.01%
2021	\$ 38,217,590	\$ 120,048	0.31%	\$ 38,097,542	-4.32%	\$ 40,954,324	6.66%
2022	\$ 40,333,499	\$ 565,958	1.40%	\$ 39,767,541	4.06%	\$ 41,921,656	2.36%
2023	\$ 40,968,344	\$ 1,143,584	2.79%	\$ 39,824,760	-1.26%	\$ 42,886,632	2.30%
2024	\$ 40,908,117	\$ 77,782	0.19%	\$ 40,830,335	-0.34%	\$ 43,555,692	1.56%
Ann %chg	3.90%			Average	3.34%	0.98%	1.71%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2013	-	-	-
2014	1.78%	3.46%	8.53%
2015	2.59%	4.05%	2.82%
2016	19.78%	21.25%	6.25%
2017	19.71%	19.71%	2.00%
2018	20.28%	20.28%	1.90%
2019	52.34%	52.34%	2.35%
2020	47.24%	47.60%	5.43%
2021	41.23%	41.67%	12.45%
2022	47.42%	49.52%	15.11%
2023	47.63%	51.87%	17.76%
2024	51.36%	51.65%	19.60%

County Number	64
County Name	Nemaha

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	9	Median :	88	COV :	36.30	95% Median C.I. :	80.00 to 140.00
Total Sales Price :	426,500	Wgt. Mean :	93	STD :	35.00	95% Wgt. Mean C.I. :	80.03 to 106.43
Total Adj. Sales Price :	435,750	Mean :	96	Avg. Abs. Dev :	22.24	95% Mean C.I. :	69.52 to 123.32
Total Assessed Value :	406,257						
Avg. Adj. Sales Price :	48,417	COD :	25.16	MAX Sales Ratio :	157.60		
Avg. Assessed Value :	45,140	PRD :	103.42	MIN Sales Ratio :	36.11		

What IF

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>											
10/01/2021 To 12/31/2021	1	95.57	95.57	95.57	100.00	95.57	95.57	N/A		43,750	41,812
01/01/2022 To 03/31/2022	1	80.00	80.00	80.00	100.00	80.00	80.00	N/A		12,000	9,600
04/01/2022 To 06/30/2022											
07/01/2022 To 09/30/2022	1	140.00	140.00	140.00	100.00	140.00	140.00	N/A		11,500	16,100
10/01/2022 To 12/31/2022											
01/01/2023 To 03/31/2023	2	91.66	91.66	90.96	05.40	100.77	86.71	96.61	N/A	87,500	79,588
04/01/2023 To 06/30/2023	1	88.41	88.41	88.41	100.00	88.41	88.41	N/A		74,000	65,426
07/01/2023 To 09/30/2023	1	157.60	157.60	157.60	100.00	157.60	157.60	N/A		28,000	44,127
10/01/2023 To 12/31/2023											
01/01/2024 To 03/31/2024											
04/01/2024 To 06/30/2024											
07/01/2024 To 09/30/2024	2	61.44	61.44	76.52	41.23	80.29	36.11	86.76	N/A	45,750	35,009
<u>Study Yrs</u>											
10/01/2021 To 09/30/2022	3	95.57	105.19	100.39	20.93	104.78	80.00	140.00	N/A	22,417	22,504
10/01/2022 To 09/30/2023	4	92.51	107.33	97.01	21.37	110.64	86.71	157.60	N/A	69,250	67,182
10/01/2023 To 09/30/2024	2	61.44	61.44	76.52	41.23	80.29	36.11	86.76	N/A	45,750	35,009
<u>Calendar Yrs</u>											
01/01/2022 To 12/31/2022	2	110.00	110.00	109.36	27.27	100.59	80.00	140.00	N/A	11,750	12,850
01/01/2023 To 12/31/2023	4	92.51	107.33	97.01	21.37	110.64	86.71	157.60	N/A	69,250	67,182

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	9	Median :	88	COV :	36.30	95% Median C.I. :	80.00 to 140.00
Total Sales Price :	426,500	Wgt. Mean :	93	STD :	35.00	95% Wgt. Mean C.I. :	80.03 to 106.43
Total Adj. Sales Price :	435,750	Mean :	96	Avg. Abs. Dev :	22.24	95% Mean C.I. :	69.52 to 123.32
Total Assessed Value :	406,257						
Avg. Adj. Sales Price :	48,417	COD :	25.16	MAX Sales Ratio :	157.60		
Avg. Assessed Value :	45,140	PRD :	103.42	MIN Sales Ratio :	36.11		

What IF

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
2	9	88.41	96.42	93.23	25.16	103.42	36.11	157.60	80.00 to 140.00	48,417	45,140

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
02	2	127.11	127.11	113.19	23.99	112.30	96.61	157.60	N/A	51,500	58,294
03	7	86.76	87.65	87.05	19.95	100.69	36.11	140.00	36.11 to 140.00	47,536	41,381
04											

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	9	Median :	88	COV :	36.30	95% Median C.I. :	80.00 to 140.00
Total Sales Price :	426,500	Wgt. Mean :	93	STD :	35.00	95% Wgt. Mean C.I. :	80.03 to 106.43
Total Adj. Sales Price :	435,750	Mean :	96	Avg. Abs. Dev :	22.24	95% Mean C.I. :	69.52 to 123.32
Total Assessed Value :	406,257						
Avg. Adj. Sales Price :	48,417	COD :	25.16	MAX Sales Ratio :	157.60		
Avg. Assessed Value :	45,140	PRD :	103.42	MIN Sales Ratio :	36.11		

What IF

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Less Than 5,000											
Less Than 15,000	2	110.00	110.00	109.36	27.27	100.59	80.00	140.00	N/A	11,750	12,850
Less Than 30,000	4	110.00	103.43	109.30	41.25	94.63	36.11	157.60	N/A	17,500	19,127
<u>__ Ranges Excl. Low \$__</u>											
Greater Than 4,999	9	88.41	96.42	93.23	25.16	103.42	36.11	157.60	80.00 to 140.00	48,417	45,140
Greater Than 15,000	7	88.41	92.54	92.31	22.66	100.25	36.11	157.60	36.11 to 157.60	58,893	54,365
Greater Than 30,000	5	88.41	90.81	90.16	04.23	100.72	86.71	96.61	N/A	73,150	65,950
<u>__ Incremental Ranges__</u>											
0 TO 4,999											
5,000 TO 14,999	2	110.00	110.00	109.36	27.27	100.59	80.00	140.00	N/A	11,750	12,850
15,000 TO 29,999	2	96.86	96.86	109.26	62.72	88.65	36.11	157.60	N/A	23,250	25,404
30,000 TO 59,999	1	95.57	95.57	95.57		100.00	95.57	95.57	N/A	43,750	41,812
60,000 TO 99,999	3	88.41	90.59	90.64	03.71	99.94	86.76	96.61	N/A	74,000	67,075
100,000 TO 149,999	1	86.71	86.71	86.71		100.00	86.71	86.71	N/A	100,000	86,714
150,000 TO 249,999											
250,000 TO 499,999											
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 +											

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	9	Median :	88	COV :	36.30	95% Median C.I. :	80.00 to 140.00
Total Sales Price :	426,500	Wgt. Mean :	93	STD :	35.00	95% Wgt. Mean C.I. :	80.03 to 106.43
Total Adj. Sales Price :	435,750	Mean :	96	Avg. Abs. Dev :	22.24	95% Mean C.I. :	69.52 to 123.32
Total Assessed Value :	406,257						
Avg. Adj. Sales Price :	48,417	COD :	25.16	MAX Sales Ratio :	157.60		
Avg. Assessed Value :	45,140	PRD :	103.42	MIN Sales Ratio :	36.11		

What IF

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
352	2	127.11	127.11	113.19	23.99	112.30	96.61	157.60	N/A	51,500	58,294
406	3	95.57	90.56	87.58	36.24	103.40	36.11	140.00	N/A	24,583	21,531
410	1	80.00	80.00	80.00		100.00	80.00	80.00	N/A	12,000	9,600
442	2	87.59	87.59	87.59	00.95	100.00	86.76	88.41	N/A	73,500	64,382
530	1	86.71	86.71	86.71		100.00	86.71	86.71	N/A	100,000	86,714

COMMERCIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	2	Total	Increase	0%

What IF

64 Nemaha
AGRICULTURAL LAND

PAD 2025 R&O Statistics (Using 2025 Values)

Qualified

Date Range: 10/1/2021 To 9/30/2024 Posted on: 1/31/2025

Number of Sales : 65
Total Sales Price : 49,323,009
Total Adj. Sales Price : 49,323,009
Total Assessed Value : 37,464,812
Avg. Adj. Sales Price : 758,816
Avg. Assessed Value : 576,382

MEDIAN : 72
WGT. MEAN : 76
MEAN : 79
COD : 26.94
PRD : 104.42

COV : 35.70
STD : 28.32
Avg. Abs. Dev : 19.39
MAX Sales Ratio : 185.74
MIN Sales Ratio : 40.10

95% Median C.I. : 66.51 to 80.34
95% Wgt. Mean C.I. : 63.64 to 88.27
95% Mean C.I. : 72.44 to 86.20

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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>Qrtrs</u>											
01-OCT-21 To 31-DEC-21	5	82.00	101.34	102.50	31.26	98.87	67.94	185.74	N/A	713,018	730,830
01-JAN-22 To 31-MAR-22	10	88.12	92.79	85.26	23.77	108.83	64.44	155.86	65.73 to 115.97	446,667	380,812
01-APR-22 To 30-JUN-22	8	67.21	72.66	68.08	17.10	106.73	58.67	104.65	58.67 to 104.65	931,249	634,025
01-JUL-22 To 30-SEP-22	4	73.80	76.98	58.37	29.01	131.88	40.10	120.22	N/A	1,042,839	608,747
01-OCT-22 To 31-DEC-22	12	61.39	73.18	68.59	24.58	106.69	56.12	111.98	57.46 to 92.31	685,972	470,538
01-JAN-23 To 31-MAR-23	5	65.57	73.29	77.78	37.24	94.23	42.94	144.56	N/A	632,302	491,801
01-APR-23 To 30-JUN-23	3	82.43	86.20	85.69	15.26	100.60	69.22	106.95	N/A	667,433	571,944
01-JUL-23 To 30-SEP-23	3	78.24	81.35	78.68	07.91	103.39	73.63	92.19	N/A	723,413	569,211
01-OCT-23 To 31-DEC-23	5	81.21	70.20	61.77	15.32	113.65	49.20	84.10	N/A	788,500	487,047
01-JAN-24 To 31-MAR-24	8	66.31	76.70	92.32	30.19	83.08	52.21	165.97	52.21 to 165.97	982,712	907,228
01-APR-24 To 30-JUN-24	2	60.04	60.04	55.36	19.90	108.45	48.09	71.98	N/A	1,150,000	636,685
01-JUL-24 To 30-SEP-24											
<u>Study Yrs</u>											
01-OCT-21 To 30-SEP-22	27	78.24	86.07	76.17	26.60	113.00	40.10	185.74	67.94 to 90.67	727,893	554,424
01-OCT-22 To 30-SEP-23	23	69.22	75.97	74.07	25.98	102.57	42.94	144.56	58.67 to 89.74	676,770	501,258
01-OCT-23 To 30-SEP-24	15	66.51	72.31	77.75	26.16	93.00	48.09	165.97	53.42 to 81.21	940,280	731,095
<u>Calendar Yrs</u>											
01-JAN-22 To 31-DEC-22	34	71.66	79.27	69.75	25.59	113.65	40.10	155.86	61.78 to 89.74	715,285	498,875
01-JAN-23 To 31-DEC-23	16	75.94	76.26	73.76	23.29	103.39	42.94	144.56	54.59 to 84.10	704,784	519,857
<u>ALL</u>	65	71.98	79.32	75.96	26.94	104.42	40.10	185.74	66.51 to 80.34	758,816	576,382

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	65	71.98	79.32	75.96	26.94	104.42	40.10	185.74	66.51 to 80.34	758,816	576,382
<u>ALL</u>	65	71.98	79.32	75.96	26.94	104.42	40.10	185.74	66.51 to 80.34	758,816	576,382

64 Nemaha
AGRICULTURAL LAND

PAD 2025 R&O Statistics (Using 2025 Values)

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 MEAN : 79
 COD : 26.94
 PRD : 104.42

COV : 35.70
 STD : 28.32
 Avg. Abs. Dev : 19.39
 MAX Sales Ratio : 185.74
 MIN Sales Ratio : 40.10

95% Median C.I. : 66.51 to 80.34
 95% Wgt. Mean C.I. : 63.64 to 88.27
 95% Mean C.I. : 72.44 to 86.20

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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
<u> Dry </u>											
County	19	80.34	80.37	71.67	19.64	112.14	40.10	115.97	65.73 to 95.42	670,657	480,663
1	19	80.34	80.37	71.67	19.64	112.14	40.10	115.97	65.73 to 95.42	670,657	480,663
<u> Grass </u>											
County	2	73.15	73.15	72.23	06.96	101.27	68.06	78.24	N/A	426,300	307,896
1	2	73.15	73.15	72.23	06.96	101.27	68.06	78.24	N/A	426,300	307,896
<u> ALL </u>	65	71.98	79.32	75.96	26.94	104.42	40.10	185.74	66.51 to 80.34	758,816	576,382

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
<u> Dry </u>											
County	44	72.81	79.46	76.12	25.39	104.39	40.10	185.74	65.73 to 82.00	848,507	645,845
1	44	72.81	79.46	76.12	25.39	104.39	40.10	185.74	65.73 to 82.00	848,507	645,845
<u> Grass </u>											
County	4	61.53	61.94	62.66	18.22	98.85	46.47	78.24	N/A	390,040	244,417
1	4	61.53	61.94	62.66	18.22	98.85	46.47	78.24	N/A	390,040	244,417
<u> ALL </u>	65	71.98	79.32	75.96	26.94	104.42	40.10	185.74	66.51 to 80.34	758,816	576,382

64 County 2025 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Nemaha	1	8,600	n/a	7,840	7,840	n/a	6,010	4,870	4,870	7,396
Otoe	1	7,040	n/a	6,910	6,910	6,270	6,270	5,370	5,370	6,623
Johnson	1	10,000	n/a	9,000	9,000	5,800	5,800	5,380	5,380	8,225
Pawnee	1	5,200	5,145	4,730	4,730	4,115	3,560	3,375	3,375	4,322
Richardson	44	6,000	5,900	5,350	5,350	n/a	5,100	3,650	3,500	5,215
Richardson	50	8,300	8,100	7,400	7,400	n/a	7,000	5,050	4,900	7,131

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Nemaha	1	6,830	6,830	5,683	5,060	4,862	5,392	3,540	3,290	5,496
Otoe	1	6,300	6,300	5,860	5,700	5,550	5,500	4,680	4,290	5,656
Johnson	1	6,200	5,540	5,100	4,600	4,040	4,040	3,780	3,360	4,489
Pawnee	1	4,180	4,130	3,800	3,800	3,300	2,865	2,715	2,715	3,307
Richardson	44	5,144	5,050	4,725	4,625	4,200	3,750	2,750	2,750	4,067
Richardson	50	7,299	7,150	6,700	6,600	5,950	5,300	3,900	3,900	5,840

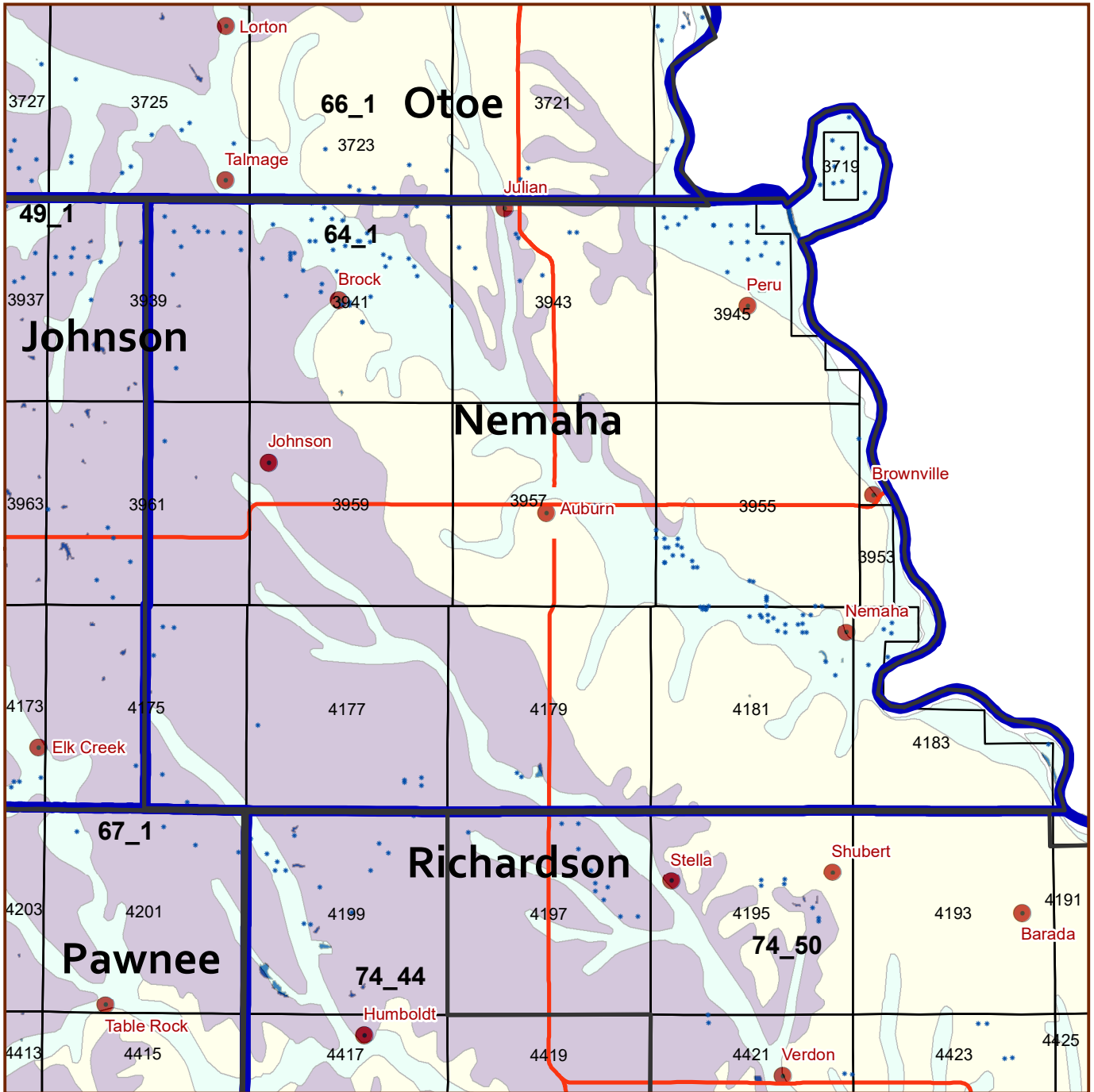
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Nemaha	1	2,530	2,530	2,020	n/a	1,770	1,770	n/a	1,770	2,422
Otoe	1	2,300	2,300	2,100	2,100	1,800	1,800	1,800	1,800	2,278
Johnson	1	2,460	2,360	2,220	n/a	2,220	n/a	2,202	2,220	2,401
Pawnee	1	2,636	2,636	2,606	n/a	2,530	2,452	n/a	2,300	2,618
Richardson	44	2,094	1,960	1,960	n/a	1,955	1,850	n/a	1,660	2,047
Richardson	50	2,450	2,200	2,200	n/a	2,200	2,200	n/a	2,100	2,402

County	Mkt Area	CRP	TIMBER	WASTE
Nemaha	1	3,381	1,040	99
Otoe	1	3,137	1,159	200
Johnson	1	2,706	1,200	150
Pawnee	1	2,871	1,249	937
Richardson	44	3,162	1,000	150
Richardson	50	3,642	1,000	150

Source: 2025 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.

NEMAHA COUNTY



Legend

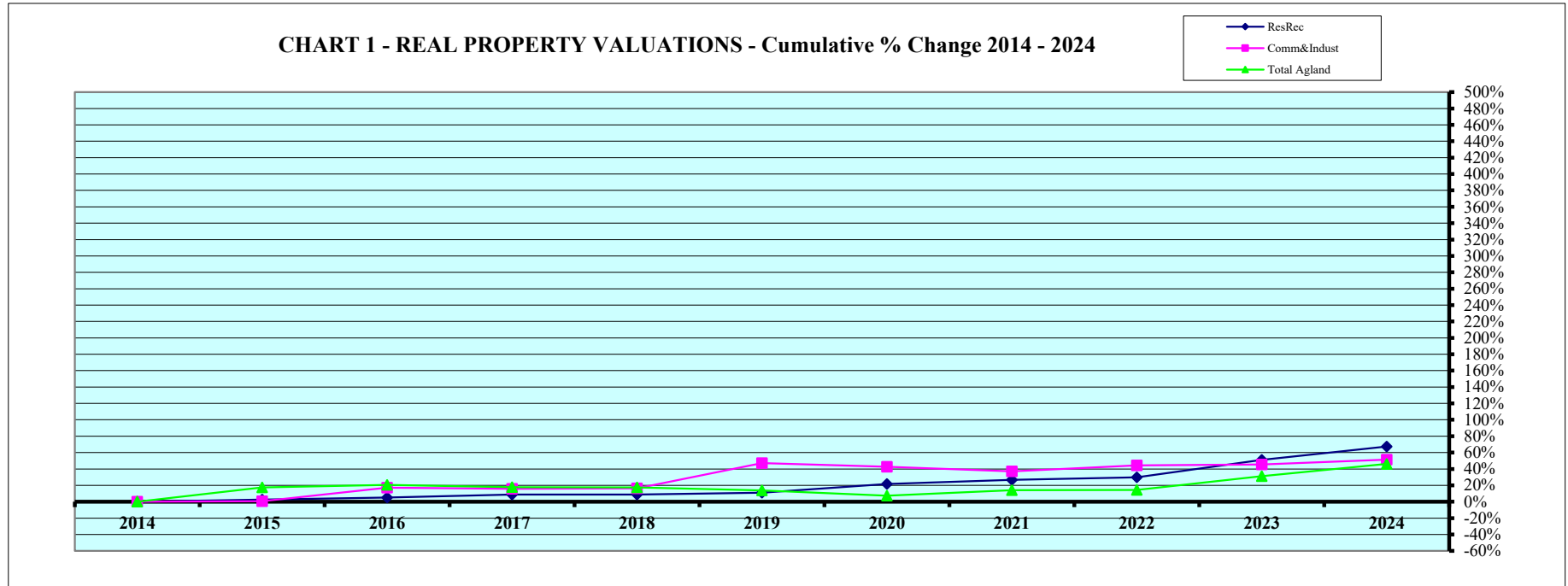
- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

Soils

CLASS

- Excessively 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 2014 - 2024



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
2014	192,104,890	-	-	-	27,909,905	-	-	-	668,898,125	-	-	-
2015	196,831,550	4,726,660	2.46%	2.46%	28,068,105	158,200	0.57%	0.57%	784,976,115	116,077,990	17.35%	17.35%
2016	202,084,734	5,253,184	2.67%	5.19%	32,706,651	4,638,546	16.53%	17.19%	806,438,197	21,462,082	2.73%	20.56%
2017	208,950,991	6,866,257	3.40%	8.77%	32,293,864	-412,787	-1.26%	15.71%	786,985,695	-19,452,502	-2.41%	17.65%
2018	209,076,009	125,018	0.06%	8.83%	32,446,825	152,961	0.47%	16.26%	786,441,512	-544,183	-0.07%	17.57%
2019	213,297,389	4,221,380	2.02%	11.03%	41,095,695	8,648,870	26.66%	47.24%	760,672,225	-25,769,287	-3.28%	13.72%
2020	233,635,182	20,337,793	9.53%	21.62%	39,816,555	-1,279,140	-3.11%	42.66%	717,325,121	-43,347,104	-5.70%	7.24%
2021	243,538,361	9,903,179	4.24%	26.77%	38,217,590	-1,598,965	-4.02%	36.93%	762,505,555	45,180,434	6.30%	13.99%
2022	249,481,599	5,943,238	2.44%	29.87%	40,283,692	2,066,102	5.41%	44.33%	765,499,883	2,994,328	0.39%	14.44%
2023	290,202,224	40,720,625	16.32%	51.06%	40,619,913	336,221	0.83%	45.54%	876,657,949	111,158,066	14.52%	31.06%
2024	321,564,497	31,362,273	10.81%	67.39%	42,246,961	1,627,048	4.01%	51.37%	977,684,486	101,026,537	11.52%	46.16%

Rate Annual %chg: Residential & Recreational **5.29%** Commercial & Industrial **4.23%** Agricultural Land **3.87%**

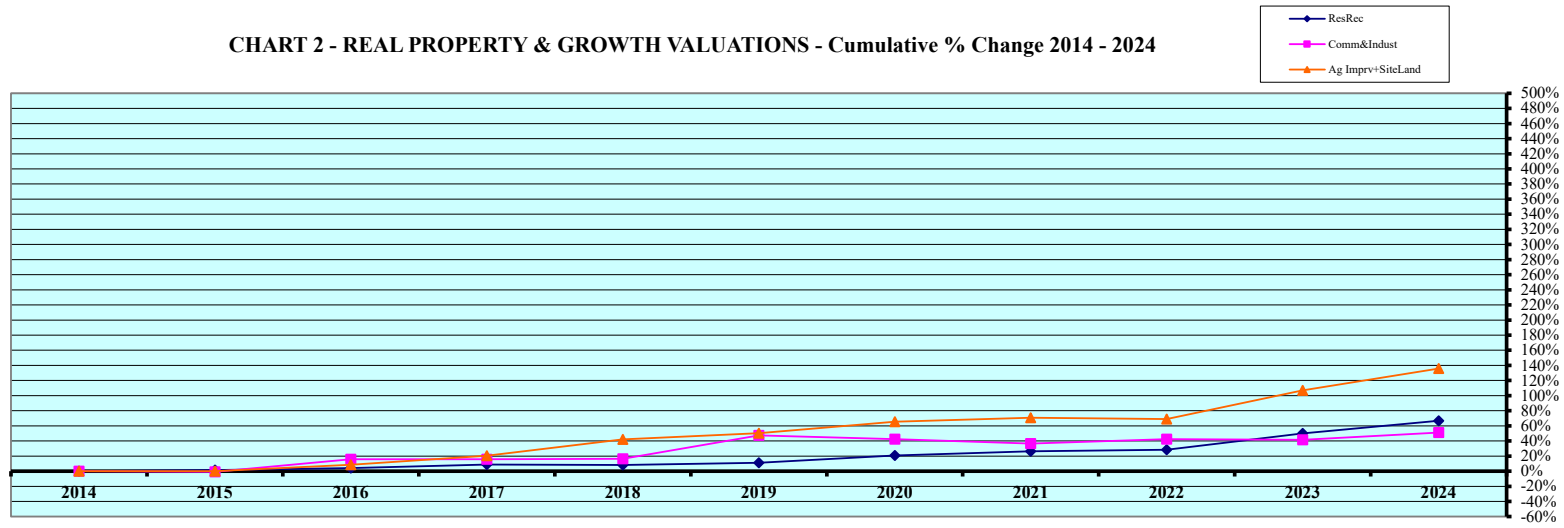
Cnty# **64**
County **NEMAHA**

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.

Source: 2014 - 2024 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division Prepared as of 02/11/2025

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative % Change 2014 - 2024



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
2014	192,104,890	1,024,177	0.53%	191,080,713	--	--	27,909,905	454,500	1.63%	27,455,405	--	--
2015	196,831,550	1,858,478	0.94%	194,973,072	1.49%	1.49%	28,068,105	393,865	1.40%	27,674,240	-0.84%	-0.84%
2016	202,084,734	1,858,478	0.92%	200,226,256	1.72%	4.23%	32,706,651	393,865	1.20%	32,312,786	15.12%	15.78%
2017	208,950,991	0	0.00%	208,950,991	3.40%	8.77%	32,293,864	0	0.00%	32,293,864	-1.26%	15.71%
2018	209,076,009	1,287,573	0.62%	207,788,436	-0.56%	8.16%	32,446,825	0	0.00%	32,446,825	0.47%	16.26%
2019	213,297,389	85,637	0.04%	213,211,752	1.98%	10.99%	41,095,695	0	0.00%	41,095,695	26.66%	47.24%
2020	233,635,182	1,602,582	0.69%	232,032,600	8.78%	20.78%	39,816,555	96,651	0.24%	39,719,904	-3.35%	42.31%
2021	243,538,361	722,542	0.30%	242,815,819	3.93%	26.40%	38,217,590	120,048	0.31%	38,097,542	-4.32%	36.50%
2022	249,481,599	2,990,802	1.20%	246,490,797	1.21%	28.31%	40,283,692	565,958	1.40%	39,717,734	3.93%	42.31%
2023	290,202,224	2,240,420	0.77%	287,961,804	15.42%	49.90%	40,619,913	1,143,584	2.82%	39,476,329	-2.00%	41.44%
2024	321,564,497	1,277,203	0.40%	320,287,294	10.37%	66.73%	42,246,961	77,782	0.18%	42,169,179	3.81%	51.09%
Rate Ann%chg	5.29%	Resid & Recreat w/o growth				4.78%	C & I w/o growth				3.82%	

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
2014	26,918,115	14,532,330	41,450,445	0	0.00%	41,450,445	--	--
2015	26,679,910	14,831,540	41,511,450	0	0.00%	41,511,450	0.15%	0.15%
2016	29,875,763	15,072,282	44,948,045	0	0.00%	44,948,045	8.28%	8.44%
2017	31,186,376	18,705,499	49,891,875	0	0.00%	49,891,875	11.00%	20.37%
2018	37,375,902	22,364,567	59,740,469	890,139	1.49%	58,850,330	17.96%	41.98%
2019	40,256,052	22,616,282	62,872,334	527,418	0.84%	62,344,916	4.36%	50.41%
2020	45,360,870	26,139,466	71,500,336	2,950,769	4.13%	68,549,567	9.03%	65.38%
2021	45,261,874	26,800,992	72,062,866	1,326,457	1.84%	70,736,409	-1.07%	70.65%
2022	44,332,688	28,411,788	72,744,476	2,711,158	3.73%	70,033,318	-2.82%	68.96%
2023	57,448,147	30,760,522	88,208,669	2,366,419	2.68%	85,842,250	18.01%	107.10%
2024	64,466,255	36,070,243	100,536,498	2,802,248	2.79%	97,734,250	10.80%	135.79%
Rate Ann%chg	9.13%	9.52%	9.26%	Ag Imprv+Site w/o growth		7.57%		

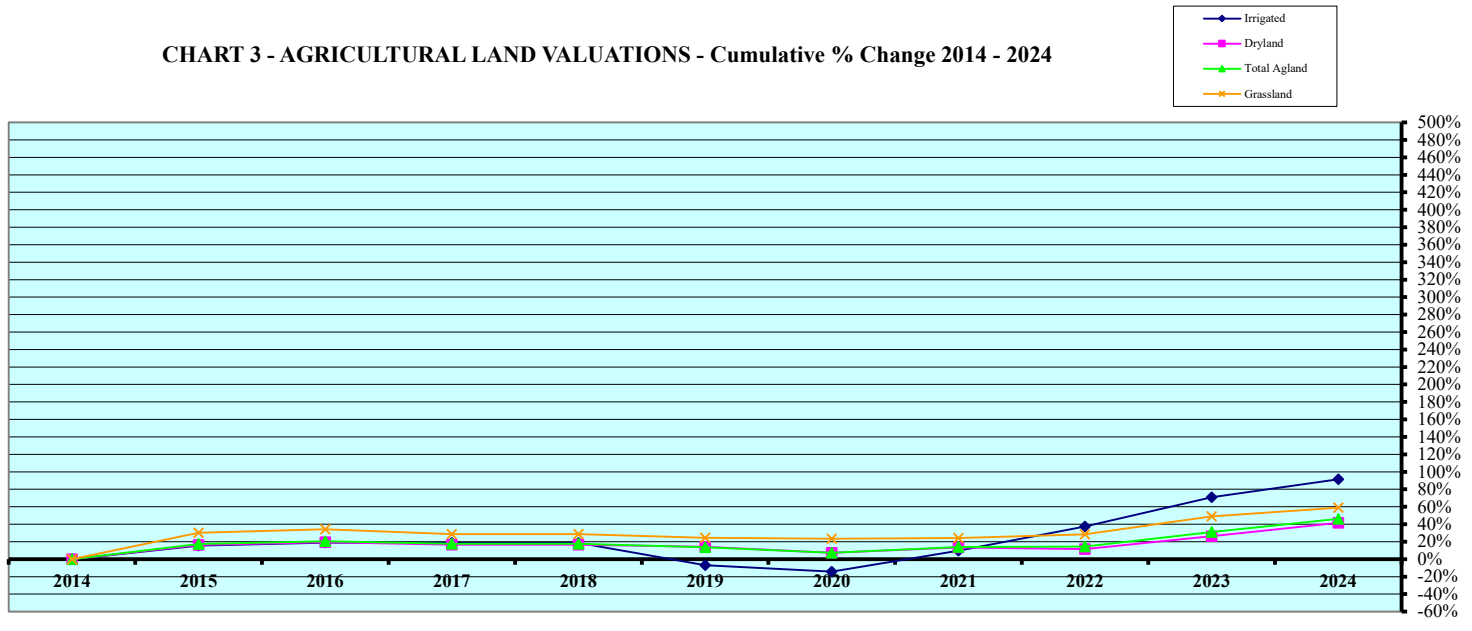
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property. Sources: Value; 2014 - 2024 CTL Growth Value; 2014 - 2024 Abstract of Asmnt Rpt. Prepared as of 02/11/2025

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CHART 2

NE Dept. of Revenue, Property Assessment Division

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2014 - 2024



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
2014	43,001,065	-	-	-	572,062,600	-	-	-	53,345,040	-	-	-
2015	49,649,995	6,648,930	15.46%	15.46%	665,385,815	93,323,215	16.31%	16.31%	69,450,145	16,105,105	30.19%	30.19%
2016	51,097,016	1,447,021	2.91%	18.83%	683,381,191	17,995,376	2.70%	19.46%	71,632,430	2,182,285	3.14%	34.28%
2017	51,000,991	-96,025	-0.19%	18.60%	666,935,497	-16,445,694	-2.41%	16.58%	68,714,219	-2,918,211	-4.07%	28.81%
2018	51,000,991	0	0.00%	18.60%	666,447,599	-487,898	-0.07%	16.50%	68,654,040	-60,179	-0.09%	28.70%
2019	40,054,419	-10,946,572	-21.46%	-6.85%	653,933,898	-12,513,701	-1.88%	14.31%	66,408,454	-2,245,586	-3.27%	24.49%
2020	36,872,932	-3,181,487	-7.94%	-14.25%	614,141,572	-39,792,326	-6.09%	7.36%	65,882,271	-526,183	-0.79%	23.50%
2021	47,127,718	10,254,786	27.81%	9.60%	648,761,604	34,620,032	5.64%	13.41%	66,207,305	325,034	0.49%	24.11%
2022	59,024,420	11,896,702	25.24%	37.26%	637,601,703	-11,159,901	-1.72%	11.46%	68,453,872	2,246,567	3.39%	28.32%
2023	73,528,997	14,504,577	24.57%	70.99%	723,165,391	85,563,688	13.42%	26.41%	79,536,035	11,082,163	16.19%	49.10%
2024	82,327,270	8,798,273	11.97%	91.45%	810,161,488	86,996,097	12.03%	41.62%	84,767,475	5,231,440	6.58%	58.90%

Rate Ann.%chg: Irrigated **6.71%** Dryland **3.54%** Grassland **4.74%**

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
2014	489,420	-	-	-	0	-	-	-	668,898,125	-	-	-
2015	490,160	740	0.15%	0.15%	0	0	-	-	784,976,115	116,077,990	17.35%	17.35%
2016	327,560	-162,600	-33.17%	-33.07%	0	0	-	-	806,438,197	21,462,082	2.73%	20.56%
2017	334,988	7,428	2.27%	-31.55%	0	0	-	-	786,985,695	-19,452,502	-2.41%	17.65%
2018	338,882	3,894	1.16%	-30.76%	0	0	-	-	786,441,512	-544,183	-0.07%	17.57%
2019	275,454	-63,428	-18.72%	-43.72%	0	0	-	-	760,672,225	-25,769,287	-3.28%	13.72%
2020	428,346	152,892	55.51%	-12.48%	0	0	-	-	717,325,121	-43,347,104	-5.70%	7.24%
2021	408,928	-19,418	-4.53%	-16.45%	0	0	-	-	762,505,555	45,180,434	6.30%	13.99%
2022	419,888	10,960	2.68%	-14.21%	0	0	-	-	765,499,883	2,994,328	0.39%	14.44%
2023	427,526	7,638	1.82%	-12.65%	0	0	-	-	876,657,949	111,158,066	14.52%	31.06%
2024	428,253	727	0.17%	-12.50%	0	0	-	-	977,684,486	101,026,537	11.52%	46.16%

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County **NEMAHA**

Rate Ann.%chg: Total Agric Land **3.87%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2014 - 2024 (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
2014	39,944,350	8,105	4,929			574,298,850	181,318	3,167			53,403,410	43,830	1,218		
2015	50,217,315	10,084	4,980	1.04%	1.04%	666,331,450	174,109	3,827	20.83%	20.83%	68,534,295	48,916	1,401	14.99%	14.99%
2016	51,154,819	9,971	5,131	3.03%	4.10%	683,282,421	173,351	3,942	2.99%	24.44%	71,576,616	49,174	1,456	3.89%	19.46%
2017	49,840,036	9,926	5,021	-2.13%	1.87%	667,781,858	173,707	3,844	-2.47%	21.37%	68,578,622	48,663	1,409	-3.18%	15.66%
2018	51,000,991	10,154	5,023	0.03%	1.91%	666,532,822	173,408	3,844	-0.01%	21.35%	68,668,105	48,646	1,412	0.17%	15.85%
2019	51,000,892	10,154	5,023	0.00%	1.91%	667,960,743	173,790	3,843	-0.01%	21.35%	68,933,815	48,810	1,412	0.05%	15.91%
2020	37,118,396	10,154	3,655	-27.22%	-25.83%	618,802,427	173,791	3,561	-7.36%	12.42%	76,429,856	47,921	1,595	12.93%	30.90%
2021	47,127,718	9,812	4,803	31.39%	-2.55%	648,319,416	174,126	3,723	4.57%	17.55%	66,247,746	47,744	1,388	-13.00%	13.88%
2022	57,183,884	11,906	4,803	0.00%	-2.55%	637,769,232	171,205	3,725	0.05%	17.61%	68,971,063	48,720	1,416	2.03%	16.19%
2023	73,528,997	12,547	5,860	22.01%	18.90%	723,195,173	169,302	4,272	14.67%	34.86%	79,558,776	49,900	1,594	12.62%	30.85%
2024	82,327,270	12,796	6,434	9.79%	30.54%	810,167,622	169,415	4,782	11.95%	50.98%	84,843,303	49,549	1,712	7.40%	40.54%

Rate Annual %chg Average Value/Acre: 7.50%

3.50%

4.74%

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
2014	508,170	3,202	159			15,705	331	47			668,170,485	236,786	2,822		
2015	506,630	3,138	161	1.75%	1.75%	14,330	317	45	-4.79%	-4.79%	785,604,020	236,564	3,321	17.69%	17.69%
2016	325,949	3,280	99	-38.44%	-37.37%	0	0				806,339,805	235,775	3,420	2.98%	21.20%
2017	330,077	3,322	99	-0.02%	-37.38%	0	0				786,530,593	235,619	3,338	-2.39%	18.30%
2018	338,436	3,405	99	0.02%	-37.37%	0	0				786,540,354	235,614	3,338	0.00%	18.30%
2019	339,265	3,414	99	0.00%	-37.37%	0	0				788,234,715	236,169	3,338	-0.02%	18.28%
2020	428,501	4,310	99	0.04%	-37.34%	0	0				732,779,180	236,177	3,103	-7.04%	9.95%
2021	427,281	4,298	99	0.00%	-37.35%	0	0				762,122,161	235,980	3,230	4.09%	14.45%
2022	418,299	4,208	99	-0.01%	-37.35%	0	0				764,342,478	236,039	3,238	0.27%	14.76%
2023	428,100	4,305	99	0.04%	-37.33%	0	0				876,711,046	236,055	3,714	14.69%	31.62%
2024	427,795	4,306	99	-0.11%	-37.40%	0	0				977,765,990	236,066	4,142	11.52%	46.78%

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NEMAHA

Rate Annual %chg Average Value/Acre: 3.88%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2014 - 2024 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 02/11/2025

CHART 4

CHART 5 - 2024 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
7,074	NEMAHA	61,292,972	17,188,865	22,590,180	318,423,783	37,242,281	5,004,680	3,140,714	977,684,486	64,466,255	36,070,243	0	1,543,104,459
cnty sectorvalue % of total value:		3.97%	1.11%	1.46%	20.64%	2.41%	0.32%	0.20%	63.36%	4.18%	2.34%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
3,470	AUBURN	8,595,827	3,422,592	963,247	148,014,463	26,047,587	1,921,671	0	123,655	0	0	0	189,089,042
49.05%	%sector of county sector	14.02%	19.91%	4.26%	46.48%	69.94%	38.40%		0.01%				12.25%
	%sector of municipality	4.55%	1.81%	0.51%	78.28%	13.78%	1.02%		0.07%				100.00%
123	BROCK	131,740	202,670	6,193	3,440,464	1,565,147	0	0	237,506	0	1,088	0	5,584,808
1.74%	%sector of county sector	0.21%	1.18%	0.03%	1.08%	4.20%			0.02%		0.00%		0.36%
	%sector of municipality	2.36%	3.63%	0.11%	61.60%	28.03%			4.25%		0.02%		100.00%
139	BROWNVILLE	90,216	238,564	8,562	11,173,126	830,336	0	0	0	0	0	0	12,340,804
1.96%	%sector of county sector	0.15%	1.39%	0.04%	3.51%	2.23%							0.80%
	%sector of municipality	0.73%	1.93%	0.07%	90.54%	6.73%							100.00%
309	JOHNSON	528,908	443,798	29,298	21,110,765	1,636,026	0	0	0	0	0	0	23,748,795
4.37%	%sector of county sector	0.86%	2.58%	0.13%	6.63%	4.39%							1.54%
	%sector of municipality	2.23%	1.87%	0.12%	88.89%	6.89%							100.00%
46	JULIAN	1,531	149,707	622,166	1,584,023	63,853	0	0	66,977	0	0	0	2,488,257
0.65%	%sector of county sector	0.00%	0.87%	2.75%	0.50%	0.17%			0.01%				0.16%
	%sector of municipality	0.06%	6.02%	25.00%	63.66%	2.57%			2.69%				100.00%
114	NEMAHA	740,064	166,869	5,099	3,681,749	731,749	0	0	357,093	0	0	0	5,682,623
1.61%	%sector of county sector	1.21%	0.97%	0.02%	1.16%	1.96%			0.04%				0.37%
	%sector of municipality	13.02%	2.94%	0.09%	64.79%	12.88%			6.28%				100.00%
648	PERU	444,453	829,349	56,696	14,177,709	908,359	0	0	42,547	0	0	0	16,459,113
9.16%	%sector of county sector	0.73%	4.82%	0.25%	4.45%	2.44%			0.00%				1.07%
	%sector of municipality	2.70%	5.04%	0.34%	86.14%	5.52%			0.26%				100.00%
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
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	%sector of county sector												
	%sector of municipality												
4,850	Total Municipalities	10,532,739	5,453,550	1,691,261	203,182,305	31,783,059	1,921,671	0	827,778	0	1,088	0	255,393,449
68.56%	%all municip.sectors of cnty	17.18%	31.73%	7.49%	63.81%	85.34%	38.40%		0.08%		0.00%		16.55%

Total Real Property Sum Lines 17, 25, & 30	Records : 6,254	Value : 1,621,856,983	Growth 11,580,350	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	383	2,489,576	38	270,633	50	159,740	471	2,919,949	
02. Res Improve Land	1,982	25,897,681	115	5,498,934	445	25,255,646	2,542	56,652,261	
03. Res Improvements	2,027	182,108,642	116	18,828,208	456	82,528,441	2,599	283,465,291	
04. Res Total	2,410	210,495,899	154	24,597,775	506	107,943,827	3,070	343,037,501	4,558,580
% of Res Total	78.50	61.36	5.02	7.17	16.48	31.47	49.09	21.15	39.36
05. Com UnImp Land	70	493,556	2	32,557	0	0	72	526,113	
06. Com Improve Land	348	4,029,990	15	505,160	15	627,144	378	5,162,294	
07. Com Improvements	353	29,441,738	21	1,469,009	16	2,885,365	390	33,796,112	
08. Com Total	423	33,965,284	23	2,006,726	16	3,512,509	462	39,484,519	37,531
% of Com Total	91.56	86.02	4.98	5.08	3.46	8.90	7.39	2.43	0.32
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	1	116,819	4	253,699	0	0	5	370,518	
11. Ind Improvements	1	1,507,887	4	3,126,275	0	0	5	4,634,162	
12. Ind Total	1	1,624,706	4	3,379,974	0	0	5	5,004,680	0
% of Ind Total	20.00	32.46	80.00	67.54	0.00	0.00	0.08	0.31	0.00
13. Rec UnImp Land	0	0	9	772,091	33	2,380,752	42	3,152,843	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	9	772,091	33	2,380,752	42	3,152,843	0
% of Rec Total	0.00	0.00	21.43	24.49	78.57	75.51	0.67	0.19	0.00
Res & Rec Total	2,410	210,495,899	163	25,369,866	539	110,324,579	3,112	346,190,344	4,558,580
% of Res & Rec Total	77.44	60.80	5.24	7.33	17.32	31.87	49.76	21.35	39.36
Com & Ind Total	424	35,589,990	27	5,386,700	16	3,512,509	467	44,489,199	37,531
% of Com & Ind Total	90.79	80.00	5.78	12.11	3.43	7.90	7.47	2.74	0.32
17. Taxable Total	2,834	246,085,889	190	30,756,566	555	113,837,088	3,579	390,679,543	4,596,111
% of Taxable Total	79.18	62.99	5.31	7.87	15.51	29.14	57.23	24.09	39.69

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	684	34,742,999	26,440,768	0	0	0
19. Commercial	201	14,458,791	4,049,744	0	0	0
20. Industrial	1	1,624,706	0	0	0	0
21. Other	68	144,114	102,614	1	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	684	34,742,999	26,440,768
19. Commercial	1	31,912	0	202	14,490,703	4,049,744
20. Industrial	0	0	0	1	1,624,706	0
21. Other	0	0	0	69	144,114	102,614
22. Total Sch II				956	51,002,522	30,593,126

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	298	60	111	469

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	68	1,743,356	162	44,491,387	1,680	706,968,004	1,910	753,202,747
28. Ag-Improved Land	1	6,581	74	26,281,600	675	365,804,396	750	392,092,577
29. Ag Improvements	1	638	75	7,349,656	689	78,531,822	765	85,882,116

30. Ag Total				2,675	1,231,177,440
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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	37	37.00	1,110,000	
33. HomeSite Improvements	0	0.00	0	40	0.00	5,670,668	
34. HomeSite Total							
35. FarmSite UnImp Land	1	0.12	1,080	5	9.62	37,076	
36. FarmSite Improv Land	1	0.05	450	54	124.00	846,218	
37. FarmSite Improvements	1	0.00	638	69	0.00	1,678,988	
38. FarmSite Total							
39. Road & Ditches	0	5.17	0	0	265.32	0	
40. Other- Non Ag Use	0	0.00	0	0	59.70	29,160	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	2	2.00	60,000	2	2.00	60,000	
32. HomeSite Improv Land	348	354.98	10,649,400	385	391.98	11,759,400	
33. HomeSite Improvements	349	0.00	48,260,301	389	0.00	53,930,969	552,645
34. HomeSite Total				391	393.98	65,750,369	
35. FarmSite UnImp Land	69	592.69	479,411	75	602.43	517,567	
36. FarmSite Improv Land	575	1,185.95	9,085,292	630	1,310.00	9,931,960	
37. FarmSite Improvements	653	0.00	30,271,521	723	0.00	31,951,147	6,431,594
38. FarmSite Total				798	1,912.43	42,400,674	
39. Road & Ditches	0	4,407.06	0	0	4,677.55	0	
40. Other- Non Ag Use	0	208.56	112,860	0	268.26	142,020	
41. Total Section VI				1,189	7,252.22	108,293,063	6,984,239

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	3	272.74	408,621
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	10	728.46	1,302,602	13	1,001.20	1,711,223

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	552.47	4.27%	4,751,242	4.97%	8,600.00
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	5,423.24	41.94%	42,518,197	44.46%	7,840.00
48. 2A	4,385.84	33.92%	34,384,985	35.95%	7,840.00
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	1,292.45	10.00%	7,767,634	8.12%	6,010.01
51. 4A1	1,211.69	9.37%	5,900,935	6.17%	4,870.00
52. 4A	64.73	0.50%	315,236	0.33%	4,870.01
53. Total	12,930.42	100.00%	95,638,229	100.00%	7,396.37
Dry					
54. 1D1	2,243.46	1.33%	15,322,846	1.65%	6,830.01
55. 1D	32,212.97	19.03%	220,014,729	23.66%	6,830.00
56. 2D1	27,479.56	16.24%	156,154,043	16.79%	5,682.55
57. 2D	31,084.84	18.37%	157,289,285	16.91%	5,060.00
58. 3D1	5,267.37	3.11%	25,611,128	2.75%	4,862.22
59. 3D	57,583.66	34.03%	310,509,412	33.39%	5,392.32
60. 4D1	4,869.46	2.88%	17,237,904	1.85%	3,540.00
61. 4D	8,493.79	5.02%	27,944,662	3.00%	3,290.01
62. Total	169,235.11	100.00%	930,084,009	100.00%	5,495.81
Grass					
63. 1G1	32,235.01	65.43%	71,216,700	73.62%	2,209.30
64. 1G	7,577.47	15.38%	13,001,588	13.44%	1,715.82
65. 2G1	363.35	0.74%	542,197	0.56%	1,492.22
66. 2G	0.00	0.00%	0	0.00%	0.00
67. 3G1	5,618.77	11.40%	6,959,004	7.19%	1,238.53
68. 3G	3,427.93	6.96%	4,899,807	5.07%	1,429.38
69. 4G1	40.78	0.08%	103,175	0.11%	2,530.04
70. 4G	6.85	0.01%	12,368	0.01%	1,805.55
71. Total	49,270.16	100.00%	96,734,839	100.00%	1,963.36
Irrigated Total					
Irrigated Total	12,930.42	5.49%	95,638,229	8.52%	7,396.37
Dry Total					
Dry Total	169,235.11	71.79%	930,084,009	82.83%	5,495.81
Grass Total					
Grass Total	49,270.16	20.90%	96,734,839	8.61%	1,963.36
72. Waste	4,301.44	1.82%	427,300	0.04%	99.34
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	344.86	0.15%	0	0.00%	0.00
75. Market Area Total	235,737.13	100.00%	1,122,884,377	100.00%	4,763.29

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	705.64	5,280,828	12,224.78	90,357,401	12,930.42	95,638,229
77. Dry Land	300.60	1,639,986	10,648.67	57,236,497	158,285.84	871,207,526	169,235.11	930,084,009
78. Grass	48.59	108,292	3,543.14	6,192,570	45,678.43	90,433,977	49,270.16	96,734,839
79. Waste	1.29	129	406.38	40,638	3,893.77	386,533	4,301.44	427,300
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	0.00	0	35.90	0	308.96	0	344.86	0
82. Total	350.48	1,748,407	15,303.83	68,750,533	220,082.82	1,052,385,437	235,737.13	1,122,884,377

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	12,930.42	5.49%	95,638,229	8.52%	7,396.37
Dry Land	169,235.11	71.79%	930,084,009	82.83%	5,495.81
Grass	49,270.16	20.90%	96,734,839	8.61%	1,963.36
Waste	4,301.44	1.82%	427,300	0.04%	99.34
Other	0.00	0.00%	0	0.00%	0.00
Exempt	344.86	0.15%	0	0.00%	0.00
Total	235,737.13	100.00%	1,122,884,377	100.00%	4,763.29

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 Auburn	110	1,330,336	1,327	20,330,589	1,367	131,961,416	1,477	153,622,341	1,594,890
83.2 Brock	41	100,046	68	338,413	69	3,860,545	110	4,299,004	96,932
83.3 Brownville	76	414,355	101	1,016,414	103	9,783,590	179	11,214,359	172,763
83.4 Johnson	35	318,537	171	2,105,963	171	18,851,106	206	21,275,606	188,576
83.5 Julian	18	29,943	38	143,446	38	1,454,272	56	1,627,661	64,893
83.6 Nemaha	34	84,246	84	465,774	86	3,563,619	120	4,113,639	95,536
83.7 Peru	69	214,585	192	1,515,264	192	12,804,838	261	14,534,687	216,456
83.8 Rural	130	3,580,744	561	30,736,398	573	101,185,905	703	135,503,047	2,128,534
84 Residential Total	513	6,072,792	2,542	56,652,261	2,599	283,465,291	3,112	346,190,344	4,558,580

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line# I</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	Auburn	35	421,284	237	3,620,269	241	26,027,053	276	30,068,606	25,966
85.2	Brock	4	5,517	20	111,058	20	1,515,489	24	1,632,064	0
85.3	Brownville	12	47,333	19	119,044	19	663,959	31	830,336	0
85.4	Johnson	3	6,491	24	204,463	24	1,425,406	27	1,636,360	4,656
85.5	Julian	2	1,330	7	20,073	8	42,450	10	63,853	0
85.6	Nemaha	2	470	15	45,300	15	685,979	17	731,749	0
85.7	Peru	13	18,908	29	90,301	29	854,467	42	963,676	6,909
85.8	Rural	1	24,780	32	1,322,304	39	7,215,471	40	8,562,555	0
86	Commercial Total	72	526,113	383	5,532,812	395	38,430,274	467	44,489,199	37,531

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	15,233.04	75.32%	38,539,813	78.67%	2,530.01
88. 1G	2,095.93	10.36%	5,302,732	10.82%	2,530.01
89. 2G1	95.40	0.47%	192,706	0.39%	2,019.98
90. 2G	0.00	0.00%	0	0.00%	0.00
91. 3G1	1,313.31	6.49%	2,324,583	4.74%	1,770.02
92. 3G	1,480.42	7.32%	2,620,361	5.35%	1,770.01
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	6.53	0.03%	11,558	0.02%	1,769.98
95. Total	20,224.63	100.00%	48,991,753	100.00%	2,422.38
CRP					
96. 1C1	6,300.34	84.12%	21,547,174	85.08%	3,420.00
97. 1C	839.52	11.21%	2,871,158	11.34%	3,420.00
98. 2C1	33.41	0.45%	105,575	0.42%	3,159.98
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	105.20	1.40%	266,163	1.05%	2,530.07
101. 3C	170.49	2.28%	431,347	1.70%	2,530.04
102. 4C1	40.78	0.54%	103,175	0.41%	2,530.04
103. 4C	0.32	0.00%	810	0.00%	2,531.25
104. Total	7,490.06	100.00%	25,325,402	100.00%	3,381.20
Timber					
105. 1T1	10,701.63	49.65%	11,129,713	49.65%	1,040.00
106. 1T	4,642.02	21.54%	4,827,698	21.54%	1,040.00
107. 2T1	234.54	1.09%	243,916	1.09%	1,039.98
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	4,200.26	19.49%	4,368,258	19.49%	1,040.00
110. 3T	1,777.02	8.24%	1,848,099	8.24%	1,040.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	21,555.47	100.00%	22,417,684	100.00%	1,040.00
<hr/>					
Grass Total	20,224.63	41.05%	48,991,753	50.65%	2,422.38
CRP Total	7,490.06	15.20%	25,325,402	26.18%	3,381.20
Timber Total	21,555.47	43.75%	22,417,684	23.17%	1,040.00
<hr/>					
114. Market Area Total	49,270.16	100.00%	96,734,839	100.00%	1,963.36

**2025 County Abstract of Assessment for Real Property, Form 45
Compared with the 2024 Certificate of Taxes Levied Report (CTL)**

64 Nemaha

	2024 CTL County Total	2025 Form 45 County Total	Value Difference (2025 form 45 - 2024 CTL)	Percent Change	2025 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	318,423,783	343,037,501	24,613,718	7.73%	4,558,580	6.30%
02. Recreational	3,140,714	3,152,843	12,129	0.39%	0	0.39%
03. Ag-Homesite Land, Ag-Res Dwelling	64,466,255	65,750,369	1,284,114	1.99%	552,645	1.13%
04. Total Residential (sum lines 1-3)	386,030,752	411,940,713	25,909,961	6.71%	5,111,225	5.39%
05. Commercial	37,242,281	39,484,519	2,242,238	6.02%	37,531	5.92%
06. Industrial	5,004,680	5,004,680	0	0.00%	0	0.00%
07. Total Commercial (sum lines 5-6)	42,246,961	44,489,199	2,242,238	5.31%	37,531	5.22%
08. Ag-Farmsite Land, Outbuildings	35,928,223	42,400,674	6,472,451	18.01%	6,431,594	0.11%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	142,020	142,020	0	0.00%		
11. Total Non-Agland (sum lines 8-10)	36,070,243	42,542,694	6,472,451	17.94%	6,431,594	0.11%
12. Irrigated	82,327,270	95,638,229	13,310,959	16.17%		
13. Dryland	810,161,488	930,084,009	119,922,521	14.80%		
14. Grassland	84,767,475	96,734,839	11,967,364	14.12%		
15. Wasteland	428,253	427,300	-953	-0.22%		
16. Other Agland	0	0	0			
17. Total Agricultural Land	977,684,486	1,122,884,377	145,199,891	14.85%		
18. Total Value of all Real Property (Locally Assessed)	1,442,032,442	1,621,856,983	179,824,541	12.47%	11,580,350	11.67%

2025 Assessment Survey for Nemaha County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	0
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	2
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$214,702.46
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:
	\$11,944
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:
	\$17,350 CAMA; Archive/Pictometry modules - \$2,465
11.	Amount of the assessor's budget set aside for education/workshops:
	\$1,200
12.	Amount of last year's assessor's budget not used:
	\$7,522.19

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, they are older and are not updated.
5.	If so, who maintains the Cadastral Maps?
	N/A
6.	Does the county have GIS software?
	Yes, ARCmap
7.	Is GIS available to the public? If so, what is the web address?
	Yes, https://nemaha.nebraskaassessors.com/
8.	Who maintains the GIS software and maps?
	Assessor and Schneider Geospatial
9.	What type of aerial imagery is used in the cyclical review of properties?
	Pictometry
10.	When was the aerial imagery last updated?
	2023

C. Zoning Information

1.	Does the county have zoning?
	No
2.	If so, is the zoning countywide?
	N/A

3.	What municipalities in the county are zoned?
	Auburn, Village of Johnson and Peru
4.	When was zoning implemented?
	Unknown

D. Contracted Services

1.	Appraisal Services:
	N/A
2.	GIS Services:
	Schneider Geospatial
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
	No outside appraisers were utilized for 2024 Assessment Year. Vanguard is available for appraisal services, but there was no contract needed for the current assessment year.
2.	If so, is the appraisal or listing service performed under contract?
	N/A
3.	What appraisal certifications or qualifications does the County require?
	Certified General license.
4.	Have the existing contracts been approved by the PTA?
	N/A
5.	Does the appraisal or listing service providers establish assessed values for the county?
	N/A

2025 Residential Assessment Survey for Nemaha County

1.	Valuation data collection done by:
	Assessor & Office Staff
2.	List and describe the approach(es) used to estimate the market value of residential properties.
	The county uses the cost and sales approaches to estimate market value.
3.	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?
	The county uses the depreciation tables provided by their CAMA vendor. Further adjustments are based on year built, if needed.
4.	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.
	There is one depreciation table for all valuation groups and then adjustments can be made based on the market using map factors.
5.	Describe the methodology used to determine the residential lot values?
	A review of vacant lot sales and extraction of lot values from improved sales is done during reappraisal of valuation groups.
6.	How are rural residential site values developed?
	The costs to install on-site amenities are added to the value of the raw land.
7.	Are there form 191 applications on file?
	No
8.	Describe the methodology used to determine value for vacant lots being held for sale or resale?
	Review of similar sales is done to value them at current market value.

2025 Commercial Assessment Survey for Nemaha County

1.	Valuation data collection done by:
	Assessor & Staff
2.	List and describe the approach(es) used to estimate the market value of commercial properties.
	The cost and sales approaches are used to estimate market value.
2a.	Describe the process used to determine the value of unique commercial properties.
	The county relies on researching similar sales from other counties in the state and adjusting to the local market.
3.	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?
	The county uses the depreciation tables provided by the CAMA vendor and can make adjustments based on the market using map factors.
4.	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.
	There is one depreciation table for all valuation groups and then different adjustments are applied using different map factors.
5.	Describe the methodology used to determine the commercial lot values.
	The sales comparison is used based on local sales. Commercial lot values are calculated on a square foot basis.

2025 Agricultural Assessment Survey for Nemaha County

1.	Valuation data collection done by:
	Assessor and Office Staff.
2.	Describe the process used to determine and monitor market areas.
	The county completes an analysis with all of the sales and also reviews by geo code to determine if different factors attribute to different market values. These studies are done to see if they can achieve a reasonable level of value while maintaining the quality of assessment throughout the county.
3.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.
	The county puts the most weight on the present use of the parcel. The county uses a sales verification system to inquire of any anticipated changes to the parcel and the motivation of the buyers.
4.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?
	Yes, they carry the same value. Current home site value is \$30,000.
5.	What separate market analysis has been conducted where intensive use is identified in the county?
	None at this time, as we have no sales of intensive use. The buildings are valued at cost less depreciation.
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.
	The county uses current sales in the county for similar properties enrolled in the program.
6a.	Are any other agricultural subclasses used? If yes, please explain.
	No
	<i><u>If your county has special value applications, please answer the following</u></i>
7a.	How many parcels have a special valuation application on file?
	N/A
7b.	What process was used to determine if non-agricultural influences exist in the county?
	N/A
	<i><u>If your county recognizes a special value, please answer the following</u></i>
7c.	Describe the non-agricultural influences recognized within the county.
	N/A
7d.	Where is the influenced area located within the county?
	N/A

7e.	Describe in detail how the special values were arrived at in the influenced area(s).
	N/A

**Nemaha County
2023 Plan of Assessment
For years 2024, 2025, & 2026**

Requirements:

Pursuant to Neb. Laws 2005, LB263, Section 9, on or before June 15 each year, the Assessor shall prepare a plan of assessment 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 that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the 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 county board approves the budget. 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 (Reissue 2003).

Assessment levels required for real property are as follows:

- 1) 100% of actual value for all classes or real property excluding agricultural and horticultural land;
- 2) 75% of actual value for agricultural land and horticultural land and;
- 3) 75% of special value for agricultural and horticultural land which meets the qualifications for special valuation under 77-1344 and 75% of its recapture value as defined in 77-1343 when the land is disqualified for special valuation under 77-1347.

Assessment Statistics for 2023 as set by TERC:

<u>Property Class</u>	<u>Median</u>
Residential	97%
Commercial	100%
Agricultural Land	71%

Median: The middle placement when the assessment/sales ratios are arrayed from high to low (or low to high)

COD: (Coefficient of Dispersion) the average absolute deviation divided by the median

PRD: (Price Related Differential) the mean ratio divided by the aggregate ratio

Aggregate: The sum of the assessed values divided by the sum of the sales prices

Average Absolute Deviation: Each ratio minus the median, summed and divided by the number of sales

Mean: The sum of the ratios divided by the number of sales.

Office Staff and Budget Information

Nemaha County Assessor’s Office currently employs 2 full time employees besides the Assessor. Information pertaining to budget and staffing is included in the survey given to the Department of Revenue, Property Assessment Division (PAD). Staff salaries are included in the office’s budget presented to the County Board each year.

Goals

The primary goal for the Nemaha County Assessor’s Office is to do the best job possible in a professional manner to maintain fair and equitable values in meeting the statutory statistical requirements by the State with the resources available. The Department of Property Assessment and Taxation has prepared the progress report for Nemaha

County and is on file in the Assessor's office and serves as additional information for this report. The 2023 Nemaha County statistical measures are on file in the annual report and kept on file in the Assessor's Office.

Procedure Manual

Procedures have been established in the office and are updated as needed. The Department of Revenue, Property Assessment Division Regulations and Directives are also on file and used in the office.

Responsibilities:

Record Maintenance

Property record cards are maintained for every parcel of real property including improvements on leased land. The cards are updated annually to include any changes made to the assessment information of the property. The record cards contain current owner name and address, legal description, book and page number of the last deed of record and any changes of record of ownership. Also included is situs address, pictures of improvement or main structure, sketches, cadastral map book and page numbers, tax district codes, valuation information and other codes created that are relevant to the specific parcel. Nemaha County has implemented a GIS system and all records are kept up to date.

Prepare annually and file the following Administrative Reports:

- County Abstract of Assessment for Real Property
- Assessor Survey
- Certification of Values to Political Subdivisions
- School District Taxable Value Report
- Sales information including rosters & annual Assessed Value Update with the Abstract
- Certification of Taxes Levied Report
- Homestead Exemption Tax Loss
- Report of current values for properties owned by Board of Education Lands & Funds
- Annual Plan of Assessment Report Certify completion of real property assessment rolls & publishes in newspaper
- Send notice of valuation change to the owner of record (as of May 20) of any property whose value has increased or decreased
- Prepare the plan of assessment for the next 3 assessment years

Homestead Exemptions

Homestead Exemption applications are accepted in the office from February 2nd through June 30. They are verified that the applicant is owner/occupant. An ad is placed in the newspaper with information about the Homestead Exemption. Follow up post cards and phone calls are made to ensure all applicants from the previous year refile and those inquiring throughout the year are notified that they may now file. Applications along with an income statement and a doctor's certification of disability (where appropriate) is forwarded to the Nebraska Department of Revenue for income verification. Notice of rejection is sent when the applicant does not meet the requirement of owner/occupant through August 15th. The State returns a roster in October of approved (with a percentage) and disapproved for final processing. The percentage amount is notated on each record to accurately reflect the granted homestead relief.

Personal Property

All depreciable tangible personal property which is used in a trade or business for the production of income, and which has a determinable life of longer than one year is filed on or before May 1. After May 1st but before July 1st a 10 percent penalty is applied and on July 1st and after a 25 percent penalty is applied. Every year notices are published in the local newspaper. The office has filing of Personal Property Schedules available on the internet. A postcard is sent to those with existing schedules as reminders. A letter is sent to those who would be new filers explaining what is needed. This office documents at least 2 reminders to those who need to file personal property.

Permissive Exemptions

Administer annual filings of applications for new or continued exempt use. Review and make recommendations to the county board of equalization.

Taxable Government Owned Property

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

Centrally Assessed Properties

Review the valuations as certified by the Department of Revenue, Property Assessment Division. Establish and maintain assessment records and tax billing for the tax list.

Tax Districts and Tax Rates

Maintain school district and other tax entity boundary changes necessary for correct assessment and tax information including the input of tax rates used for tax billing.

Tax Lists

Prepare and certify the tax lists to the county treasurer for real property, personal property and centrally assessed properties.

Tax List Corrections

Prepare tax list correction documents for the county board of equalization's approval.

County Board of Equalization

Attend county board of equalization meetings including meetings for valuation protests. Prepare documentation for the board for the hearings.

TERC (Tax Equalization and Review Commission) Appeals

Prepare the information and attend the taxpayer hearings appealed to TERC. Testify in defense of the county's valuation.

TERC Statewide Equalization

Attend the hearings, if applicable to the county, to testify in defense of the county's values, and to implement TERC's orders.

Education

Attend meetings, workshops, and educational classes to obtain the required hours of continuing education to maintain the assessor certification.

Sales Analysis & Property Review

- The real estate transfer statements, form 521, are processed on a continual basis.
- An annual analysis will be done and areas prioritized for reappraisal accordingly. Reviews of properties will be done along with a market analysis to establish physical and economic depreciation. New pricing will be applied. Adequate funding will be needed to support the continuation of this process.
- Agricultural land is reviewed every year and values established to maintain the ratios and statistics mandated by the Tax Equalization and Review Commission.
- Pickup work, the collection of data relating to new construction, remodeling, additions, alterations and removals of existing buildings or structures along with zoning and annexation is done on a continuous year-round basis. Parcels are flagged if the value is to be added for the following year to be changed during the appropriate time frame.
- RCN (Replacement Cost New). The cost approach is used in setting our values. An income analysis is only used occasionally for commercial property to substantiate the cost approach.

Current Year Assessment Plans

Residential—

1. Complete data entry of agricultural houses and outbuildings in Nemaha County. This would include all related buildings associated with the main structure, new photos of property, new market analysis and depreciation, implement new replacement cost new, and establish new assessed value for 2024.
2. Pick up new construction and verify removal of buildings.
3. Review preliminary sale statistics developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible subclass percentage adjustment needed to comply with statistical measures as required by law.
4. Continue with review and analysis of sales as they occur.

Commercial/Recreational—

1. Pick up new construction and verify removal of buildings.
2. Review preliminary sale statistics developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible subclass percentage adjustment needed to comply with statistical measures as required by law.
3. Continue with review and analysis of sales as they occur.
4. Reprice Section 42 housing properties using the income approach.

Agricultural/Horticultural Land—

1. New agricultural land study and value will be applied for 2024.
2. Review preliminary sale statistic developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible class/subclass percentage adjustment needed to comply with statistical measures as required by law.
3. Continue with review and analysis of sales as they occur.
4. Continue land use updates when discovered or identified with use of Pictometry/GIS.

Move all properties to the 2020 Cost Manual and review exempt properties.

Assessment plans for 2024

Residential—

1. Complete review of residential properties in Auburn. This would include all related buildings associated with the main structure, new photos of property, implement new market analysis and depreciation, implement new replacement cost new and establish new assessed values for 2025.
2. Pick up new construction and verify removal of buildings.
3. Review preliminary sale statistics developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible subclass percentage adjustment needed to comply with statistical measures as required by law.
4. Continue with review and analysis of sales as they occur.

Commercial/Recreational—

1. Pick up new construction and verify removal of buildings.
2. Review preliminary sale statistics developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible subclass percentage adjustment needed to comply with statistical measures as required by law.
3. Continue with review and analysis of sales as they occur.
4. Reprice Section 42 housing properties using the income approach.

Agricultural/Horticultural Land—

1. New agricultural land study and value will be applied for 2025.
2. Review preliminary sale statistic developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible class/subclass percentage adjustment needed to comply with statistical measures as required by law.
3. Continue with review and analysis of sales as they occur.

4. Continue land use updates when discovered or identified with use of Pictometry/GIS.

Assessment plans for 2025

Residential—

1. Complete review of residential properties in Brock, Brownville, Johnson, Julian, Nemaha, and Peru. This would include all related buildings associated with the main structure, new photos of property, implement new market analysis and depreciation, implement new replacement cost new and establish new assessed values for 2026.
2. Pick up new construction and verify removal of buildings.
3. Review preliminary sale statistics developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible subclass percentage adjustment needed to comply with statistical measures as required by law.
4. Continue with review and analysis of sales as they occur.

Commercial/Recreational—

1. Pick up new construction and verify removal of buildings.
2. Review preliminary sale statistics developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible subclass percentage adjustment needed to comply with statistical measures as required by law.
3. Continue with review and analysis of sales as they occur.
4. Reprice Section 42 housing properties using the income approach.

Agricultural/Horticultural Land—

1. New agricultural land study and value will be applied for 2026.
2. Review preliminary sale statistic developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible class/subclass percentage adjustment needed to comply with statistical measures as required by law.
3. Continue with review and analysis of sales as they occur.
4. Continue land use updates when discovered or identified with use of Pictometry/GIS.

Assessment plans for 2026

Residential—

1. Pick up new construction and verify removal of buildings.
2. Review preliminary sale statistics developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible subclass percentage adjustment needed to comply with statistical measures as required by law.
3. Continue with review and analysis of sales as they occur.

Commercial/Recreational—

1. Review all commercial and industrial properties. This would include all related buildings associated with the main structure, new photos of property, implement new market analysis and depreciation, implement new replacement cost new, and establish new assessed values for 2027.
2. Pick up new construction and verify removal of buildings.
3. Review preliminary sale statistics developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible subclass percentage adjustment needed to comply with statistical measures as required by law.
4. Continue with review and analysis of sales as they occur.
5. Reprice Section 42 housing properties using the income approach.

Agricultural/Horticultural Land—

1. New agricultural land study and value will be applied for 2027.

2. Review preliminary sale statistic developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible class/subclass percentage adjustment needed to comply with statistical measures as required by law.
3. Continue with review and analysis of sales as they occur.
4. Continue land use updates when discovered or identified with use of Pictometry/GIS.

6 Year Review Plan													
	As of 2023												
<i>Area</i>	<i>Parcel Count</i>	<i>2019</i>	<i>2020</i>	<i>2021</i>	<i>2022</i>	<i>2023</i>	<i>2024</i>	<i>2025</i>	<i>2026</i>	<i>2027</i>	<i>2028</i>	<i>2029</i>	<i>2030</i>
Auburn - Residential	1437												
Brock - Residential	109												
Brownville - Residential	177												
Johnson - Residential	204												
Julian - Residential	57												
Nemaha - Residential	115												
Peru - Residential	274												
Ag Land - No Improvements	1995												
Ag Land w/Outbuildings Only	365												
Rural Parcels w/Houses	913												
Glenrock & Howe	50												
Auburn Commercial	270												
Small Town/Rural Commercial	171												
Section 42	12												
Exempt	431												