

NEBRASKA

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DEPARTMENT OF REVENUE

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

SARPY COUNTY



April 7, 2025

Jim Pillen, Governor

Commissioner Hotz :

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

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

Sarah Scott
Property Tax Administrator
402-471-5962

cc: Dan Pittman, Sarpy 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.

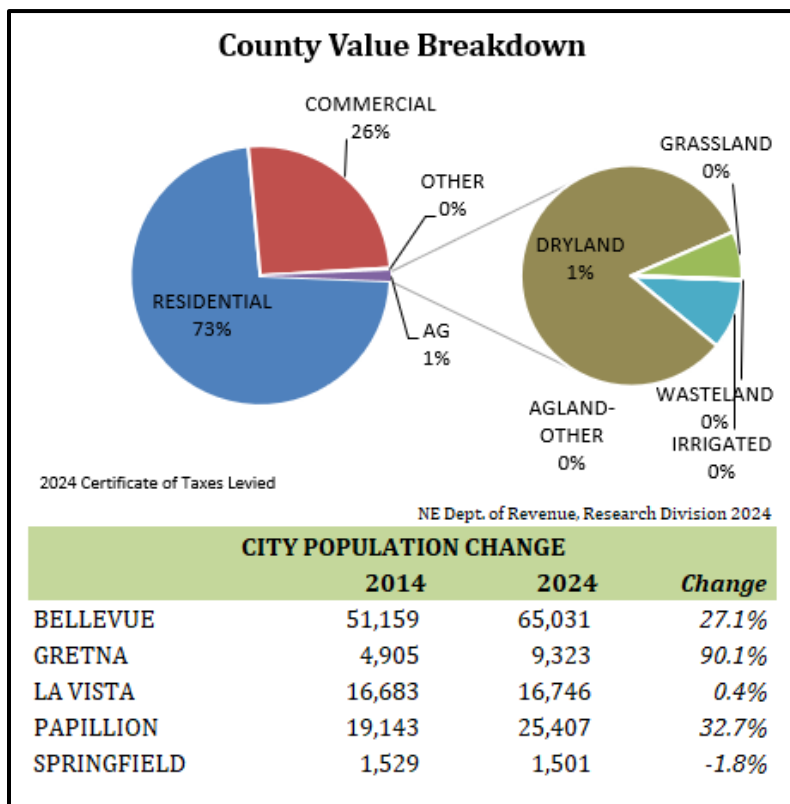
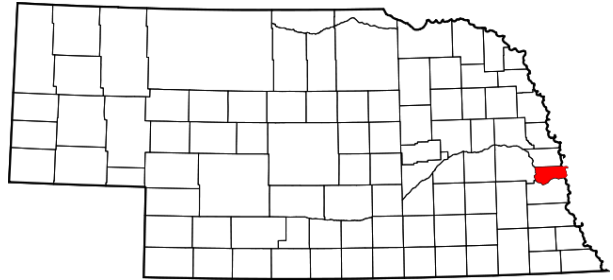
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors 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 239 square miles, Sarpy County has 199,886 residents, per the Census Bureau Quick Facts for 2023, a 5% population increase over the 2020 U.S. Census. Reports indicate that 71% of county residents are homeowners and 87% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$314,115 (2024 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Sarpy County are evenly disbursed around the county. According to the latest information available from the U.S. Census Bureau, there were 4,038 employer establishments with total employment of 62,080, for a 5% increase in employment.

While the majority of Sarpy County's value comes from sources other than agriculture, an agricultural presence is felt in the county. Dryland makes up the majority of the land in the county. Sarpy County is included in the Papio-Missouri River Natural Resources District (NRD).

2025 Residential Correlation for Sarpy 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 verification and qualification process shows that Sarpy County’s usability rate is above the statewide average usability rate. A review of the sales roster shows a sufficient reason for disqualified sales and that all arm’s-length transactions were available for measurement.

There are eight valuation groups in Sarpy County based on geographic locations. The appraisal staff are assigned an area and are responsible for reviewing one-sixth of the parcels in their area each year to remain in compliance with the statutory requirement. The county assessor does not have a written methodology, but their website has detailed information on how values are set which explains the assessment process.

2025 Residential Assessment Details for Sarpy 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	Bellevue	2021	2021	2024*	2019-2024*	
2	Gretna	2021	2021	2024*	2019-2024*	
3	Millard	2021	2021	2024*	2019-2024*	
5	Papillion	2021	2021	2024*	2019-2024*	
6	Springfield	2021	2021	2024*	2019-2024*	
7	La Vista	2021	2021	2024*	2019-2024*	
8	Recreational/Lake	2021	2021	2024*	2019-2024*	
9	Rural Residential	2021	2021	2024*	2019-2024*	
Additional comments: Pick-up work and routine maintenance was completed.						
* = assessment action for current year						

Description of Analysis

The statistical sample for the residential class consists of 5,826 qualified sales. All three measures of central tendency are within the acceptable range. Both qualitative statistics are within the recommended range.

All valuation groups have medians and qualitative statistics within the acceptable range.

Review of the 2025 County Abstract of Assessment for Real Property, Form 45 Compared with the 2024 Certificate of Taxes Levied Report (CTL) supports that the values were uniformly applied to the residential class of property.

2025 Residential Correlation for Sarpy County

Equalization and Quality of Assessment

A review of the statistics and the assessment practices suggests that the assessments within the county are valued within the acceptable range and are equalized. The quality of assessment of the residential property in Sarpy County complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	1,821	95.66	95.77	95.63	05.19	100.15
2	1,201	96.27	96.24	95.90	04.58	100.35
3	821	95.94	96.49	96.27	05.04	100.23
5	1,536	95.68	95.57	95.30	04.56	100.28
6	77	96.08	96.92	96.52	05.44	100.41
7	309	95.09	95.04	94.87	04.96	100.18
8	33	95.97	90.82	92.91	11.87	97.75
9	28	94.48	94.35	94.87	05.75	99.45
____ALL____	5,826	95.85	95.86	95.64	04.91	100.23

Level of Value

Based on analysis of all available information, the level of value for the residential property in Sarpy County is 96%.

2025 Commercial Correlation for Sarpy 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 verification and qualification shows that the usability rate in Sarpy County is near the statewide average usability rate. A review of the sales roster shows a sufficient reason for disqualified sales and that all arm's-length transactions were available for measurement.

The Sarpy County Assessor only utilizes one valuation group for the class as more reliance is placed on occupancy codes for review and valuation decisions. Within the class, the review and inspection cycle are not current; a contract appraisal firm is being utilized to bring the reviews current. Great strides were made this year, and the review work should be up-to-date in the next assessment year.

2025 Commercial Assessment Details for Sarpy 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	Entire County	2013-2021	2013-2021	2021-2024*	2017-2024*	
Additional comments: Pick-up work and routine maintenance was completed.						
* = assessment action for current year						

Description of Analysis

The statistical sample for the commercial class consists of 134 qualified sales. The median is within the acceptable range while the mean and weighted mean are low, but do correlate to a level of value near the low end of the acceptable range. Both qualitative statistics are within the recommended range, and support uniformity in valuation.

All occupancy codes with sufficient sales and all property types have medians within the acceptable range.

Review of the 2025 County Abstract of Assessment for Real Property, Form 45 Compared with the 2024 Certificate of Taxes Levied Report (CTL) supports that the values were uniformly applied to the commercial class of property.

Equalization and Quality of Assessment

A review of the statistics and the assessment practices suggests that the assessments within the county are valued within the acceptable range and are equalized. Although the county assessor is

2025 Commercial Correlation for Sarpy County

still behind on the inspection and review cycle, properties have been annually adjusted to the appropriate level of market value, ensuring equalization. The quality of assessment of the commercial property in Sarpy County complies with generally accepted mass appraisal techniques.

PROPERTY TYPE *						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
02	23	92.02	89.67	86.42	09.39	103.76
03	70	95.21	93.30	91.32	09.86	102.17
04	41	92.84	87.36	88.06	14.05	99.21
____ALL____	134	93.47	90.86	89.55	11.19	101.46

Level of Value

Based on analysis of all available information, the level of value for the commercial property in Sarpy County is 93%.

2025 Agricultural Correlation for Sarpy 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.

All agricultural land in Sarpy County is subject to residential and commercial influence, so the sales from Sarpy County are neither used to value nor measure agricultural land within the county. There are ten market areas used to identify and establish fully influenced market value. Uninfluenced values are established using sales from comparable sales in uninfluenced markets in surrounding counties.

A staff appraiser reviews the agricultural parcels and land use is verified as the parcels are reviewed within the six-year inspection and review cycle. Agricultural homes and outbuildings are valued using the same process as the rural residential.

Intensive use has not been identified as there is not enough market data to conduct a credible study. Government programs have been identified and are entered as information becomes available.

2025 Agricultural Assessment Details for Sarpy 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	2021	2021	2024*	2019-2024*	
AB DW	Agricultural dwellings	2021	2021	2024*	2019-2024*	
Additional comments: Pick-up work and routine maintenance was completed.						
* = assessment action for current year						

Market Area	Description of Unique Characteristics	Land Use Reviewed Year	Description of Assessment Actions for Current Year
FRM	Agricultural parcels In the AACR market area	2019-2024*	
FRM2	Agricultural parcels In transition or know to be cor	Annually	
FRMB	Agricultural parcels In the BACR market area	2019-2024*	
FRMD	Agricultural parcels In transition to Res/Com	Annually	
FRME	Agricultural parcels In the GERH market area	2019-2024*	
FRMF	Agricultural parcels In the REC2 market area	2019-2024*	
FRMG	Agricultural parcels In the GACR market area	2019-2024*	
FRMI	Agricultural parcels In city limits/SID boundaries	Annually	
FRML	Agricultural parcels In the ALPR market area	2019-2024*	
FROM	Agricultural parcels In the 012 market area	2019-2024*	
Additional comments: Irrigated, dry and CRP increased 20%, grass and timber increased 25% for all ag parcels.			
* = assessment action for current year			

2025 Agricultural Correlation for Sarpy County

Description of Analysis

The statistical sample for the agricultural class consists of 141 qualified sales. All sales come from comparable, uninfluenced areas outside of Sarpy County including Burt, Cass, Dodge, Otoe and Saunders Counties. The overall statistics show all three measures of central tendency within the acceptable range. The COD is within the recommended range.

Review of the 80% Majority Land Use (MLU) subclass indicates that irrigated land and dryland both have medians within the acceptable range and grassland has only one sale. When reviewing the irrigated land, dryland and grassland in all areas compared to the surrounding counties indicates that Sarpy County values are comparable with surrounding counties.

Review of the 2025 County Abstract of Assessment for Real Property, Form 45 Compared with the 2024 Certificate of Taxes Levied Report (CTL) supports that the values were uniformly applied to the agricultural class of property.

Sarpy County has a school bond subject to a 50% assessment pursuant to LB2. There are no qualified sales within the school district to use to estimate the level of value of parcels subject to the bond assessment. Review of assessed values in the county does support that valuations were reduced as required.

Equalization and Quality of Assessment

Agricultural homes and outbuildings have been valued using the same valuation process as rural residential improvements and are equalized at the statutorily required level. Agricultural land values are equalized at uniform portions of market value; all values have been determined to be acceptable and are comparable to adjoining counties. The quality of the assessment of the agricultural property in Sarpy County complies with generally accepted mass appraisal techniques.

<u>80%MLU By Market Area</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	14	69.50	70.24	67.45	13.34	104.14
1	14	69.50	70.24	67.45	13.34	104.14
<u>Dry</u>						
County	93	70.17	74.99	71.70	18.48	104.59
1	93	70.17	74.99	71.70	18.48	104.59
<u>Grass</u>						
County	1	42.75	42.75	42.75		100.00
1	1	42.75	42.75	42.75		100.00
<u>ALL</u>						
10/01/2021 To 09/30/2024	141	71.63	74.68	71.37	18.80	104.64

2025 Agricultural Correlation for Sarpy County

Special Value Level of Value

Based on analysis of all available information, the level of value for the special valuation of agricultural land in Sarpy County is 72%.

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

A review of agricultural land value in Sarpy County in school districts that levy taxes to pay the principal or interest on bonds approved by a vote of the people, indicates that the assessed values used were proportionately reduced from all other agricultural land values in the county by a factor of 33%. Therefore, it is the opinion of the Property Tax Administrator that the level of value of agricultural land for school bond valuation in Sarpy County is 50%.

2025 Opinions of the Property Tax Administrator for Sarpy 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	96	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	93	Meets generally accepted mass appraisal techniques.	No recommendation.
Special Valuation of Agricultural Land	72	Meets generally accepted mass appraisal techniques.	No recommendation.
School Bond Value Agricultural Land	50	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 Sarpy County

Residential Real Property - Current

Number of Sales	5826	Median	95.85
Total Sales Price	\$2,219,583,067	Mean	95.86
Total Adj. Sales Price	\$2,219,583,067	Wgt. Mean	95.64
Total Assessed Value	\$2,122,747,782	Average Assessed Value of the Base	\$298,688
Avg. Adj. Sales Price	\$380,979	Avg. Assessed Value	\$364,358

Confidence Interval - Current

95% Median C.I	95.68 to 95.97
95% Wgt. Mean C.I	95.47 to 95.80
95% Mean C.I	95.69 to 96.03
% of Value of the Class of all Real Property Value in the County	71.82
% of Records Sold in the Study Period	8.47
% of Value Sold in the Study Period	10.33

Residential Real Property - History

Year	Number of Sales	LOV	Median
2024	6,988	96	95.68
2023	7,629	96	96.08
2022	7,893	96	96.15
2021	7,342	96	96.09

2025 Commission Summary for Sarpy County

Commercial Real Property - Current

Number of Sales	134	Median	93.47
Total Sales Price	\$320,963,994	Mean	90.86
Total Adj. Sales Price	\$320,963,994	Wgt. Mean	89.55
Total Assessed Value	\$287,425,756	Average Assessed Value of the Base	\$2,103,344
Avg. Adj. Sales Price	\$2,395,254	Avg. Assessed Value	\$2,144,968

Confidence Interval - Current

95% Median C.I	92.33 to 95.22
95% Wgt. Mean C.I	86.65 to 92.46
95% Mean C.I	88.12 to 93.60
% of Value of the Class of all Real Property Value in the County	25.19
% of Records Sold in the Study Period	3.91
% of Value Sold in the Study Period	3.99

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2024	178	93	93.27
2023	173	94	94.36
2022	167	93	93.31
2021	144	93	93.45

77 Sarpy
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 : 5,826
 Total Sales Price : 2,219,583,067
 Total Adj. Sales Price : 2,219,583,067
 Total Assessed Value : 2,122,747,782
 Avg. Adj. Sales Price : 380,979
 Avg. Assessed Value : 364,358

MEDIAN : 96
 WGT. MEAN : 96
 MEAN : 96
 COD : 04.91
 PRD : 100.23

COV : 06.72
 STD : 06.44
 Avg. Abs. Dev : 04.71
 MAX Sales Ratio : 139.42
 MIN Sales Ratio : 40.72

95% Median C.I. : 95.68 to 95.97
 95% Wgt. Mean C.I. : 95.47 to 95.80
 95% Mean C.I. : 95.69 to 96.03

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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	694	99.38	99.94	99.25	05.49	100.70	57.68	134.97	98.94 to 100.05	362,095	359,378	
01-JAN-23 To 31-MAR-23	576	97.82	98.12	97.65	04.92	100.48	70.07	126.56	97.25 to 98.36	378,219	369,329	
01-APR-23 To 30-JUN-23	956	96.03	96.09	95.93	04.90	100.17	40.72	139.42	95.61 to 96.28	385,386	369,687	
01-JUL-23 To 30-SEP-23	773	96.13	95.97	95.95	04.36	100.02	73.01	124.23	95.70 to 96.47	385,459	369,832	
01-OCT-23 To 31-DEC-23	529	96.20	96.38	96.09	05.02	100.30	76.57	135.08	95.78 to 96.66	358,532	344,499	
01-JAN-24 To 31-MAR-24	586	95.31	94.83	94.99	04.05	99.83	50.45	122.68	94.80 to 95.87	382,665	363,505	
01-APR-24 To 30-JUN-24	932	94.06	93.59	93.53	04.32	100.06	76.53	120.26	93.75 to 94.44	397,224	371,510	
01-JUL-24 To 30-SEP-24	780	93.53	93.26	93.29	04.46	99.97	69.51	114.84	92.99 to 94.16	384,522	358,722	
<u>Study Yrs</u>												
01-OCT-22 To 30-SEP-23	2,999	96.81	97.34	97.00	05.08	100.35	40.72	139.42	96.62 to 97.09	378,639	367,270	
01-OCT-23 To 30-SEP-24	2,827	94.58	94.28	94.21	04.51	100.07	50.45	135.08	94.34 to 94.86	383,462	361,268	
<u>Calendar Yrs</u>												
01-JAN-23 To 31-DEC-23	2,834	96.31	96.52	96.31	04.83	100.22	40.72	139.42	96.17 to 96.47	378,937	364,952	
<u>ALL</u>	5,826	95.85	95.86	95.64	04.91	100.23	40.72	139.42	95.68 to 95.97	380,979	364,358	

VALUATION GROUP											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	1,821	95.66	95.77	95.63	05.19	100.15	69.51	139.42	95.32 to 95.90	306,500	293,120	
2	1,201	96.27	96.24	95.90	04.58	100.35	73.01	134.82	96.07 to 96.50	476,008	456,506	
3	821	95.94	96.49	96.27	05.04	100.23	78.79	130.25	95.48 to 96.24	330,583	318,258	
5	1,536	95.68	95.57	95.30	04.56	100.28	76.53	135.08	95.37 to 96.01	431,170	410,904	
6	77	96.08	96.92	96.52	05.44	100.41	80.85	119.90	95.38 to 97.63	374,168	361,149	
7	309	95.09	95.04	94.87	04.96	100.18	78.24	114.16	94.46 to 95.84	304,473	288,850	
8	33	95.97	90.82	92.91	11.87	97.75	40.72	121.62	89.04 to 98.09	415,454	386,005	
9	28	94.48	94.35	94.87	05.75	99.45	71.67	108.42	91.74 to 97.95	695,425	659,723	
<u>ALL</u>	5,826	95.85	95.86	95.64	04.91	100.23	40.72	139.42	95.68 to 95.97	380,979	364,358	

**77 Sarpy
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 : 5,826	MEDIAN : 96	COV : 06.72	95% Median C.I. : 95.68 to 95.97
Total Sales Price : 2,219,583,067	WGT. MEAN : 96	STD : 06.44	95% Wgt. Mean C.I. : 95.47 to 95.80
Total Adj. Sales Price : 2,219,583,067	MEAN : 96	Avg. Abs. Dev : 04.71	95% Mean C.I. : 95.69 to 96.03
Total Assessed Value : 2,122,747,782			
Avg. Adj. Sales Price : 380,979	COD : 04.91	MAX Sales Ratio : 139.42	
Avg. Assessed Value : 364,358	PRD : 100.23	MIN Sales Ratio : 40.72	

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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
01	5,824	95.85	95.86	95.64	04.91	100.23	40.72	139.42	95.68 to 95.98	381,093	364,469
06	2	77.34	77.34	82.43	09.40	93.83	70.07	84.61	N/A	50,000	41,213
07											
<u>ALL</u>	<u>5,826</u>	<u>95.85</u>	<u>95.86</u>	<u>95.64</u>	<u>04.91</u>	<u>100.23</u>	<u>40.72</u>	<u>139.42</u>	<u>95.68 to 95.97</u>	<u>380,979</u>	<u>364,358</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											
Less Than 30,000	1	70.07	70.07	70.07	00.00	100.00	70.07	70.07	N/A	15,000	10,510
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	5,826	95.85	95.86	95.64	04.91	100.23	40.72	139.42	95.68 to 95.97	380,979	364,358
Greater Than 14,999	5,826	95.85	95.86	95.64	04.91	100.23	40.72	139.42	95.68 to 95.97	380,979	364,358
Greater Than 29,999	5,825	95.85	95.86	95.64	04.91	100.23	40.72	139.42	95.68 to 95.97	381,042	364,418
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	1	70.07	70.07	70.07	00.00	100.00	70.07	70.07	N/A	15,000	10,510
30,000 TO 59,999	2	112.04	112.04	112.20	08.55	99.86	102.46	121.62	N/A	58,998	66,196
60,000 TO 99,999	2	96.66	96.66	97.48	12.47	99.16	84.61	108.70	N/A	91,250	88,948
100,000 TO 149,999	40	96.25	96.90	97.13	11.67	99.76	50.45	139.42	90.73 to 102.10	131,475	127,696
150,000 TO 249,999	780	96.65	97.28	97.20	06.89	100.08	40.72	135.08	96.16 to 97.12	213,417	207,436
250,000 TO 499,999	4,055	95.82	95.80	95.85	04.42	99.95	73.38	123.04	95.63 to 95.95	357,993	343,137
500,000 TO 999,999	918	95.19	94.88	94.67	04.96	100.22	75.39	114.55	94.77 to 95.72	610,544	577,995
1,000,000 +	28	95.27	94.71	94.62	04.48	100.10	84.03	105.08	91.92 to 97.33	1,264,362	1,196,373
<u>ALL</u>	<u>5,826</u>	<u>95.85</u>	<u>95.86</u>	<u>95.64</u>	<u>04.91</u>	<u>100.23</u>	<u>40.72</u>	<u>139.42</u>	<u>95.68 to 95.97</u>	<u>380,979</u>	<u>364,358</u>

77 Sarpy
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 : 134
 Total Sales Price : 320,963,994
 Total Adj. Sales Price : 320,963,994
 Total Assessed Value : 287,425,756
 Avg. Adj. Sales Price : 2,395,254
 Avg. Assessed Value : 2,144,968

MEDIAN : 93
 WGT. MEAN : 90
 MEAN : 91
 COD : 11.19
 PRD : 101.46

COV : 17.80
 STD : 16.17
 Avg. Abs. Dev : 10.46
 MAX Sales Ratio : 175.52
 MIN Sales Ratio : 46.17

95% Median C.I. : 92.33 to 95.22
 95% Wgt. Mean C.I. : 86.65 to 92.46
 95% Mean C.I. : 88.12 to 93.60

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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	24	96.60	96.59	93.29	05.56	103.54	76.60	113.97	93.09 to 100.19	4,007,642	3,738,744
01-JAN-22 To 31-MAR-22	11	97.26	101.16	90.27	13.70	112.06	80.88	135.60	83.12 to 131.19	1,850,273	1,670,249
01-APR-22 To 30-JUN-22	19	93.17	94.46	92.33	05.28	102.31	78.78	105.18	92.02 to 97.26	2,431,316	2,244,911
01-JUL-22 To 30-SEP-22	8	95.62	91.99	93.62	06.57	98.26	76.28	100.11	76.28 to 100.11	1,200,750	1,124,160
01-OCT-22 To 31-DEC-22	10	90.76	93.76	93.66	22.45	100.11	48.80	175.52	67.74 to 102.35	1,682,897	1,576,274
01-JAN-23 To 31-MAR-23	10	92.38	86.77	81.86	13.88	106.00	60.52	111.68	66.09 to 98.51	1,667,243	1,364,845
01-APR-23 To 30-JUN-23	9	93.39	86.96	85.89	13.03	101.25	54.48	107.89	66.12 to 97.97	1,344,856	1,155,077
01-JUL-23 To 30-SEP-23	10	96.44	86.39	81.37	12.58	106.17	54.78	102.35	57.10 to 98.46	3,281,049	2,669,857
01-OCT-23 To 31-DEC-23	13	92.45	87.51	92.77	09.26	94.33	65.63	100.37	72.15 to 94.97	2,569,108	2,383,370
01-JAN-24 To 31-MAR-24	3	94.44	92.89	92.35	02.36	100.58	88.76	95.46	N/A	1,036,000	956,697
01-APR-24 To 30-JUN-24	10	87.09	80.91	90.62	14.98	89.28	54.02	104.86	57.54 to 92.98	1,756,328	1,591,634
01-JUL-24 To 30-SEP-24	7	78.73	76.58	70.63	13.91	108.42	46.17	95.76	46.17 to 95.76	2,305,903	1,628,697
<u>Study Yrs</u>											
01-OCT-21 To 30-SEP-22	62	95.73	96.15	92.70	07.26	103.72	76.28	135.60	93.09 to 97.26	2,779,635	2,576,600
01-OCT-22 To 30-SEP-23	39	93.75	88.51	84.81	15.53	104.36	48.80	175.52	83.70 to 97.23	2,010,656	1,705,268
01-OCT-23 To 30-SEP-24	33	90.58	83.68	87.12	12.52	96.05	46.17	104.86	77.11 to 92.98	2,127,606	1,853,670
<u>Calendar Yrs</u>											
01-JAN-22 To 31-DEC-22	48	94.53	95.44	92.26	11.02	103.45	48.80	175.52	92.15 to 97.26	1,937,145	1,787,126
01-JAN-23 To 31-DEC-23	42	93.52	86.95	86.04	12.14	101.06	54.48	111.68	85.41 to 96.16	2,261,548	1,945,869
<u>ALL</u>	134	93.47	90.86	89.55	11.19	101.46	46.17	175.52	92.33 to 95.22	2,395,254	2,144,968

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
10	134	93.47	90.86	89.55	11.19	101.46	46.17	175.52	92.33 to 95.22	2,395,254	2,144,968
<u>ALL</u>	134	93.47	90.86	89.55	11.19	101.46	46.17	175.52	92.33 to 95.22	2,395,254	2,144,968

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02	23	92.02	89.67	86.42	09.39	103.76	67.84	104.27	83.12 to 94.96	1,364,804	1,179,466
03	70	95.21	93.30	91.32	09.86	102.17	54.02	135.60	92.38 to 97.18	2,321,606	2,120,072
04	41	92.84	87.36	88.06	14.05	99.21	46.17	175.52	80.64 to 95.76	3,099,050	2,729,097
<u>ALL</u>	134	93.47	90.86	89.55	11.19	101.46	46.17	175.52	92.33 to 95.22	2,395,254	2,144,968

77 Sarpy
COMMERCIAL

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Qualified

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COV : 17.80
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 Avg. Abs. Dev : 10.46
 MAX Sales Ratio : 175.52
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95% Median C.I. : 92.33 to 95.22
 95% Wgt. Mean C.I. : 86.65 to 92.46
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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
Ranges Excl. Low \$											
Greater Than 4,999	134	93.47	90.86	89.55	11.19	101.46	46.17	175.52	92.33 to 95.22	2,395,254	2,144,968
Greater Than 14,999	134	93.47	90.86	89.55	11.19	101.46	46.17	175.52	92.33 to 95.22	2,395,254	2,144,968
Greater Than 29,999	134	93.47	90.86	89.55	11.19	101.46	46.17	175.52	92.33 to 95.22	2,395,254	2,144,968
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999											
60,000 TO 99,999											
100,000 TO 149,999	1	99.68	99.68	99.68	00.00	100.00	99.68	99.68	N/A	120,000	119,614
150,000 TO 249,999	5	95.22	107.38	102.63	21.59	104.63	77.11	175.52	N/A	205,800	211,208
250,000 TO 499,999	35	95.98	93.37	93.42	11.01	99.95	48.80	135.60	92.04 to 99.59	361,197	337,448
500,000 TO 999,999	22	90.85	86.71	87.73	15.47	98.84	54.02	131.19	75.95 to 97.18	661,443	580,288
1,000,000 TO 1,999,999	29	92.98	91.34	90.84	07.26	100.55	57.54	107.89	86.31 to 95.76	1,394,971	1,267,136
2,000,000 TO 4,999,999	24	93.29	86.91	85.12	11.39	102.10	46.17	104.25	83.12 to 96.68	3,079,324	2,621,199
5,000,000 TO 9,999,999	13	94.21	89.48	89.56	10.38	99.91	54.78	104.86	77.43 to 100.37	6,947,423	6,222,350
10,000,000 +	5	92.15	92.93	92.25	02.30	100.74	89.11	97.91	N/A	17,589,380	16,225,363
ALL	134	93.47	90.86	89.55	11.19	101.46	46.17	175.52	92.33 to 95.22	2,395,254	2,144,968

77 Sarpy
COMMERCIAL

PAD 2025 R&O Statistics (Using 2025 Values)

Qualified

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

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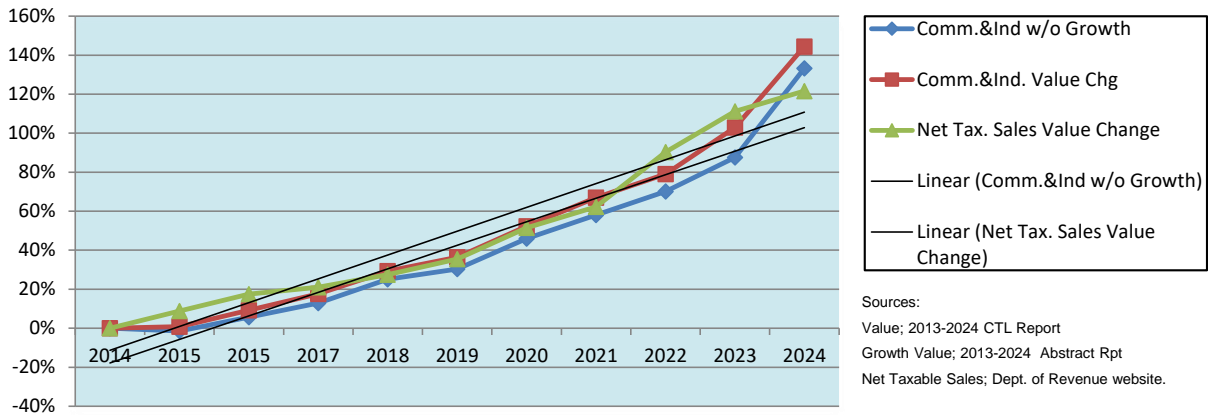
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 95% Wgt. Mean C.I. : 86.65 to 92.46
 95% Mean C.I. : 88.12 to 93.60

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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
297	1	92.10	92.10	92.10	00.00	100.00	92.10	92.10	N/A	544,000	501,007
309	1	100.37	100.37	100.37	00.00	100.00	100.37	100.37	N/A	8,100,000	8,129,706
313	1	54.78	54.78	54.78	00.00	100.00	54.78	54.78	N/A	6,391,494	3,501,220
341	1	107.03	107.03	107.03	00.00	100.00	107.03	107.03	N/A	1,200,000	1,284,412
343	2	95.60	95.60	95.67	02.54	99.93	93.17	98.03	N/A	1,989,500	1,903,287
344	21	95.98	98.15	93.06	08.68	105.47	69.00	135.60	92.33 to 104.20	2,402,810	2,235,972
349	3	97.23	96.20	95.81	01.57	100.41	93.39	97.97	N/A	930,000	890,989
350	1	99.68	99.68	99.68	00.00	100.00	99.68	99.68	N/A	120,000	119,614
352	23	92.02	89.67	86.42	09.39	103.76	67.84	104.27	83.12 to 94.96	1,364,804	1,179,466
353	3	92.04	86.90	86.92	05.83	99.98	76.28	92.38	N/A	678,333	589,596
386	3	95.76	89.65	93.43	08.30	95.95	74.67	98.51	N/A	1,221,811	1,141,575
387	1	66.09	66.09	66.09	00.00	100.00	66.09	66.09	N/A	4,200,000	2,775,662
406	13	92.35	87.84	86.16	24.97	101.95	46.17	175.52	54.48 to 102.48	2,020,223	1,740,648
407	5	93.65	93.39	92.78	02.31	100.66	89.11	97.91	N/A	10,954,380	10,163,825
410	1	93.09	93.09	93.09	00.00	100.00	93.09	93.09	N/A	3,100,000	2,885,943
412	9	91.70	93.83	91.81	14.36	102.20	57.54	131.19	85.41 to 104.25	2,770,220	2,543,353
419	2	103.77	103.77	103.05	01.37	100.70	102.35	105.18	N/A	1,014,483	1,045,441
426	1	83.70	83.70	83.70	00.00	100.00	83.70	83.70	N/A	500,000	418,512
444	4	98.69	96.56	94.88	03.60	101.77	88.76	100.12	N/A	697,500	661,805
446	2	96.41	96.41	96.74	01.26	99.66	95.20	97.61	N/A	5,500,000	5,320,460
453	15	91.85	84.48	83.55	10.78	101.11	57.10	96.68	78.73 to 94.97	2,218,321	1,853,351
455	2	91.58	91.58	91.69	05.78	99.88	86.29	96.86	N/A	2,250,000	2,063,061
470	1	77.10	77.10	77.10	00.00	100.00	77.10	77.10	N/A	378,000	291,429
490	1	94.85	94.85	94.85	00.00	100.00	94.85	94.85	N/A	650,000	616,544
494	3	99.04	98.63	97.97	01.19	100.67	96.66	100.19	N/A	966,667	947,043
528	8	92.71	85.67	89.62	11.65	95.59	65.51	96.72	65.51 to 96.72	657,625	589,373
531	1	54.02	54.02	54.02	00.00	100.00	54.02	54.02	N/A	500,000	270,090
594	5	94.21	89.54	89.28	10.25	100.29	75.17	104.86	N/A	6,648,000	5,935,241
<u>ALL</u>	<u>134</u>	<u>93.47</u>	<u>90.86</u>	<u>89.55</u>	<u>11.19</u>	<u>101.46</u>	<u>46.17</u>	<u>175.52</u>	<u>92.33 to 95.22</u>	<u>2,395,254</u>	<u>2,144,968</u>

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	\$ 2,659,770,921	\$ 44,359,727	1.67%	\$ 2,615,411,194		\$ 1,440,611,314	
2014	\$ 2,681,265,360	\$ 59,860,679	2.23%	\$ 2,621,404,681	-1.44%	\$ 1,566,802,225	8.76%
2015	\$ 2,906,139,280	\$ 94,168,827	3.24%	\$ 2,811,970,453	4.87%	\$ 1,691,615,901	7.97%
2015	\$ 3,128,766,492	\$ 127,302,828	4.07%	\$ 3,001,463,664	3.28%	\$ 1,743,450,920	3.06%
2017	\$ 3,440,327,629	\$ 114,307,546	3.32%	\$ 3,326,020,083	6.30%	\$ 1,835,611,916	5.29%
2018	\$ 3,627,932,524	\$ 161,063,082	4.44%	\$ 3,466,869,442	0.77%	\$ 1,952,317,063	6.36%
2019	\$ 4,049,744,275	\$ 167,810,185	4.14%	\$ 3,881,934,090	7.00%	\$ 2,181,391,182	11.73%
2020	\$ 4,441,003,462	\$ 238,121,785	5.36%	\$ 4,202,881,677	3.78%	\$ 2,337,485,593	7.16%
2021	\$ 4,760,575,930	\$ 234,187,212	4.92%	\$ 4,526,388,718	1.92%	\$ 2,742,306,363	17.32%
2022	\$ 5,399,078,259	\$ 409,624,433	7.59%	\$ 4,989,453,826	4.81%	\$ 3,042,858,178	10.96%
2023	\$ 6,502,198,153	\$ 297,285,753	4.57%	\$ 6,204,912,400	14.93%	\$ 3,192,494,698	4.92%
2024	\$ 6,852,810,693	\$ 305,568,892	4.46%	\$ 6,547,241,801	0.69%	\$ 3,180,218,552	-0.38%
Ann %chg	9.84%			Average	4.27%	7.34%	7.56%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2013	-	-	-
2014	-1.44%	0.81%	8.76%
2015	5.72%	9.26%	17.42%
2016	12.85%	17.63%	21.02%
2017	25.05%	29.35%	27.42%
2018	30.34%	36.40%	35.52%
2019	45.95%	52.26%	51.42%
2020	58.02%	66.97%	62.26%
2021	70.18%	78.98%	90.36%
2022	87.59%	102.99%	111.22%
2023	133.29%	144.46%	121.61%
2024	146.16%	157.65%	120.75%

County Number	77
County Name	Sarpy

Type : Qualified

Number of Sales :	141	Median :	72	COV :	22.27	95% Median C.I. :	68.84 to 77.21
Total Sales Price :	114,119,801	Wgt. Mean :	71	STD :	16.63	95% Wgt. Mean C.I. :	69.02 to 73.72
Total Adj. Sales Price :	117,239,245	Mean :	75	Avg.Abs.Dev :	13.47	95% Mean C.I. :	71.94 to 77.42
Total Assessed Value :	83,672,082						
Avg. Adj. Sales Price :	831,484	COD :	18.80	MAX Sales Ratio :	114.28		
Avg. Assessed Value :	593,419	PRD :	104.64	MIN Sales Ratio :	37.89		

Printed : 04/01/2025

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	21	87.33	86.44	79.96	12.21	108.10	54.70	108.29	79.67 to 96.88	748,387	598,444
01/01/2022 To 03/31/2022	24	89.94	87.82	82.53	15.19	106.41	50.11	112.82	77.16 to 99.27	791,580	653,327
04/01/2022 To 06/30/2022	14	73.12	74.61	71.76	16.88	103.97	51.77	101.84	59.84 to 85.41	801,761	575,367
07/01/2022 To 09/30/2022	5	66.89	66.70	67.15	15.98	99.33	42.75	82.83	N/A	1,060,080	711,794
10/01/2022 To 12/31/2022	11	67.07	70.99	69.52	11.45	102.11	58.80	96.58	60.67 to 86.79	807,930	561,694
01/01/2023 To 03/31/2023	9	69.75	72.77	72.39	15.84	100.52	54.84	114.28	57.76 to 78.65	843,651	610,733
04/01/2023 To 06/30/2023	14	67.82	64.91	62.64	13.08	103.62	42.32	87.33	54.12 to 72.96	685,951	429,710
07/01/2023 To 09/30/2023	2	51.84	51.84	56.24	26.91	92.18	37.89	65.78	N/A	876,500	492,903
10/01/2023 To 12/31/2023	22	68.37	68.68	66.52	17.27	103.25	39.92	98.00	59.75 to 79.95	809,843	538,700
01/01/2024 To 03/31/2024	7	67.43	71.85	67.92	18.82	105.79	51.19	95.88	51.19 to 95.88	882,743	599,522
04/01/2024 To 06/30/2024	10	61.31	63.49	63.81	08.86	99.50	51.18	77.58	56.02 to 74.12	1,161,800	741,386
07/01/2024 To 09/30/2024	2	66.14	66.14	65.57	02.31	100.87	64.61	67.66	N/A	1,275,000	835,970
<u>Study Yrs</u>											
10/01/2021 To 09/30/2022	64	82.31	82.83	77.79	16.21	106.48	42.75	112.82	78.22 to 90.50	800,611	622,832
10/01/2022 To 09/30/2023	36	67.66	68.01	67.10	14.17	101.36	37.89	114.28	64.26 to 71.09	773,233	518,805
10/01/2023 To 09/30/2024	41	64.84	67.83	65.86	16.05	102.99	39.92	98.00	61.19 to 72.81	930,823	613,020
<u>Calendar Yrs</u>											
01/01/2022 To 12/31/2022	54	77.87	79.01	75.37	17.63	104.83	42.75	112.82	68.71 to 82.83	822,411	619,863
01/01/2023 To 12/31/2023	47	69.02	67.62	66.23	15.98	102.10	37.89	114.28	61.57 to 71.38	782,249	518,079

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1	141	71.63	74.68	71.37	18.80	104.64	37.89	114.28	68.84 to 77.21	831,484	593,419

Type : Qualified

Number of Sales :	141	Median :	72	COV :	22.27	95% Median C.I. :	68.84 to 77.21
Total Sales Price :	114,119,801	Wgt. Mean :	71	STD :	16.63	95% Wgt. Mean C.I. :	69.02 to 73.72
Total Adj. Sales Price :	117,239,245	Mean :	75	Avg.Abs.Dev :	13.47	95% Mean C.I. :	71.94 to 77.42
Total Assessed Value :	83,672,082						
Avg. Adj. Sales Price :	831,484	COD :	18.80	MAX Sales Ratio :	114.28		
Avg. Assessed Value :	593,419	PRD :	104.64	MIN Sales Ratio :	37.89		

Printed : 04/01/2025

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Irrigated</u>											
County	5	68.84	66.70	64.34	09.62	103.67	51.19	78.73	N/A	996,826	641,332
1	5	68.84	66.70	64.34	09.62	103.67	51.19	78.73	N/A	996,826	641,332
<u>Dry</u>											
County	58	69.39	74.80	70.77	19.83	105.69	46.60	114.28	66.14 to 78.22	810,889	573,834
1	58	69.39	74.80	70.77	19.83	105.69	46.60	114.28	66.14 to 78.22	810,889	573,834
<u>ALL</u>											
10/01/2021 To 09/30/2024	141	71.63	74.68	71.37	18.80	104.64	37.89	114.28	68.84 to 77.21	831,484	593,419

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Irrigated</u>											
County	14	69.50	70.24	67.45	13.34	104.14	51.19	100.52	58.46 to 78.73	935,238	630,817
1	14	69.50	70.24	67.45	13.34	104.14	51.19	100.52	58.46 to 78.73	935,238	630,817
<u>Dry</u>											
County	93	70.17	74.99	71.70	18.48	104.59	46.60	114.28	67.43 to 77.21	830,793	595,715
1	93	70.17	74.99	71.70	18.48	104.59	46.60	114.28	67.43 to 77.21	830,793	595,715
<u>Grass</u>											
County	1	42.75	42.75	42.75		100.00	42.75	42.75	N/A	240,000	102,602
1	1	42.75	42.75	42.75		100.00	42.75	42.75	N/A	240,000	102,602
<u>ALL</u>											
10/01/2021 To 09/30/2024	141	71.63	74.68	71.37	18.80	104.64	37.89	114.28	68.84 to 77.21	831,484	593,419

Sarpy County 2025 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Sarpy	1	8,124	n/a	7,457	7,276	n/a	6,140	5,741	5,404	7,243
Cass	2	7,080	n/a	6,700	6,240	n/a	5,861	5,475	5,179	6,448
Douglas	0	8,220	n/a	7,460	7,060	n/a	6,280	5,880	5,500	7,327
Saunders	3	7,471	n/a	6,940	6,382	n/a	5,809	4,967	4,385	6,242

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Sarpy	1	7,326	7,093	6,660	6,461	6,234	5,514	4,642	4,848	6,126
Cass	2	6,780	6,580	5,946	5,935	5,455	5,559	5,174	4,875	5,944
Douglas	0	7,070	6,970	6,590	5,970	5,720	5,600	n/a	5,220	6,217
Saunders	3	6,265	6,075	5,944	n/a	5,156	4,848	4,365	4,120	5,468

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Sarpy	1	3,003	2,971	2,869	2,760	2,639	2,601	2,346	2,264	2,979
Cass	2	2,038	2,040	2,040	n/a	2,040	n/a	2,040	2,040	2,039
Douglas	0	3,000	2,875	2,750	2,625	n/a	n/a	2,275	2,150	2,971
Saunders	3	2,365	2,365	2,365	n/a	n/a	2,100	n/a	2,100	2,361

County	Mkt Area	CRP	TIMBER	WASTE
Sarpy	1	4,434	1,524	299
Cass	2	3,000	1,650	763
Douglas	0	n/a	1,263	273
Saunders	3	2,477	630	250

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.

AGRICULTURAL - BASE STAT

Type : Qualified

Date Range : 10/01/2021 to 09/30/2024 Posted Before : 01/31/2025

Number of Sales :	0	Median :	0	COV :	00.00	95% Median C.I. :	N/A
Total Sales Price :	0	Wgt. Mean :	0	STD :	00.00	95% Wgt. Mean C.I. :	N/A
Total Adj. Sales Price :	0	Mean :	0	Avg.Abs.Dev :	00.00	95% Mean C.I. :	N/A
Total Assessed Value :	0						
Avg. Adj. Sales Price :	0	COD :	00.00	MAX Sales Ratio :	00.00		
Avg. Assessed Value :	0	PRD :	00.00	MIN Sales Ratio :	00.00		

Printed : 03/27/2025

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											
01/01/2022 To 03/31/2022											
04/01/2022 To 06/30/2022											
07/01/2022 To 09/30/2022											
10/01/2022 To 12/31/2022											
01/01/2023 To 03/31/2023											
04/01/2023 To 06/30/2023											
07/01/2023 To 09/30/2023											
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											
<u>Study Yrs</u>											
10/01/2021 To 09/30/2022											
10/01/2022 To 09/30/2023											
10/01/2023 To 09/30/2024											
<u>Calendar Yrs</u>											
01/01/2022 To 12/31/2022											
01/01/2023 To 12/31/2023											
<u>ALL</u>											
10/01/2021 To 09/30/2024											

AGRICULTURAL - BASE STAT

Type : Qualified

Date Range : 10/01/2021 to 09/30/2024 Posted Before : 01/31/2025

Number of Sales :	0	Median :	0	COV :	00.00	95% Median C.I. :	N/A
Total Sales Price :	0	Wgt. Mean :	0	STD :	00.00	95% Wgt. Mean C.I. :	N/A
Total Adj. Sales Price :	0	Mean :	0	Avg.Abs.Dev :	00.00	95% Mean C.I. :	N/A
Total Assessed Value :	0						
Avg. Adj. Sales Price :	0	COD :	00.00	MAX Sales Ratio :	00.00		
Avg. Assessed Value :	0	PRD :	00.00	MIN Sales Ratio :	00.00		

Printed : 03/27/2025

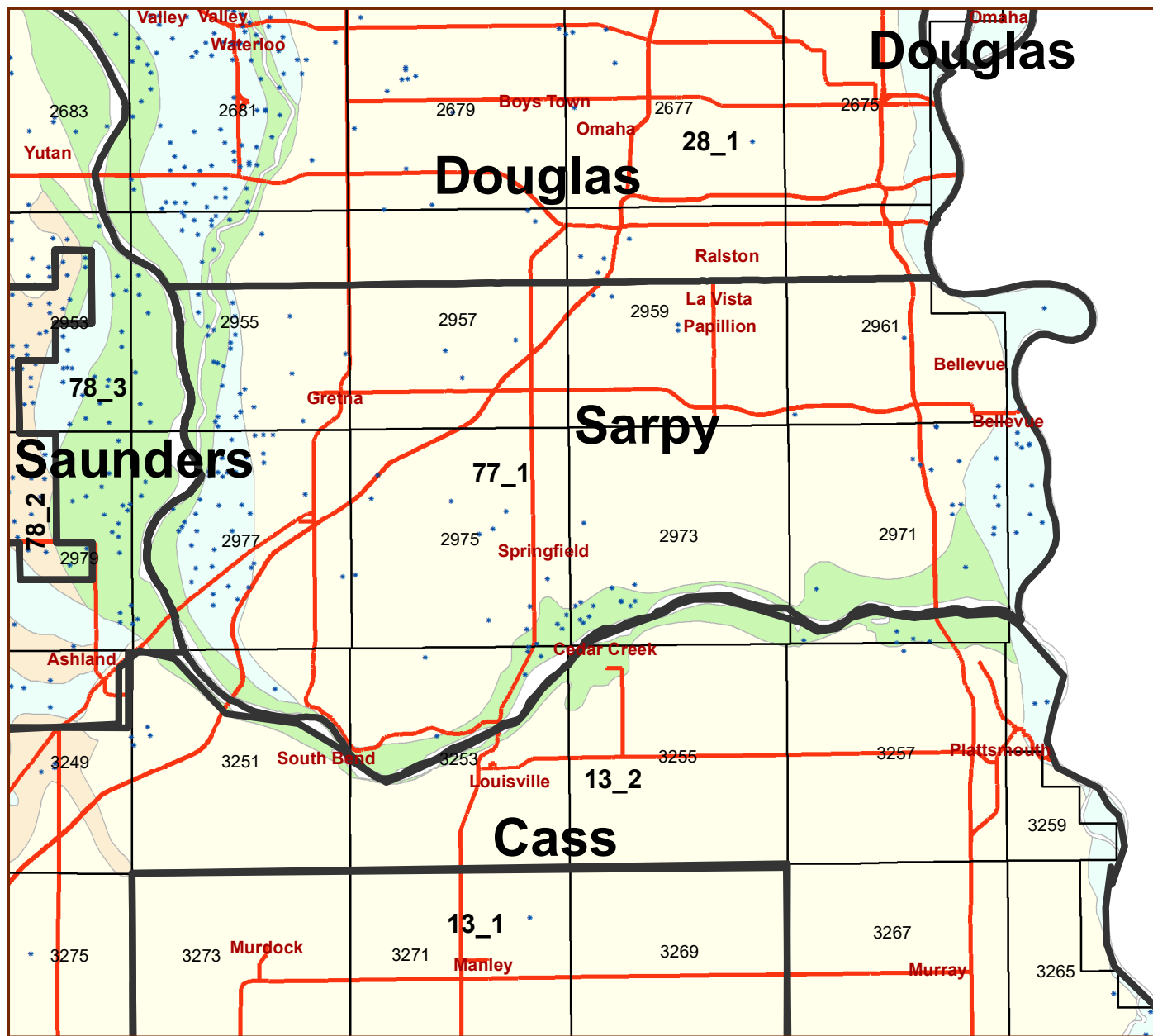
SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
130032											
280001											
280017											
770001											
770027											
770037											
770046											
780001											

ALL

10/01/2021 To 09/30/2024

SARPY COUNTY



Legend

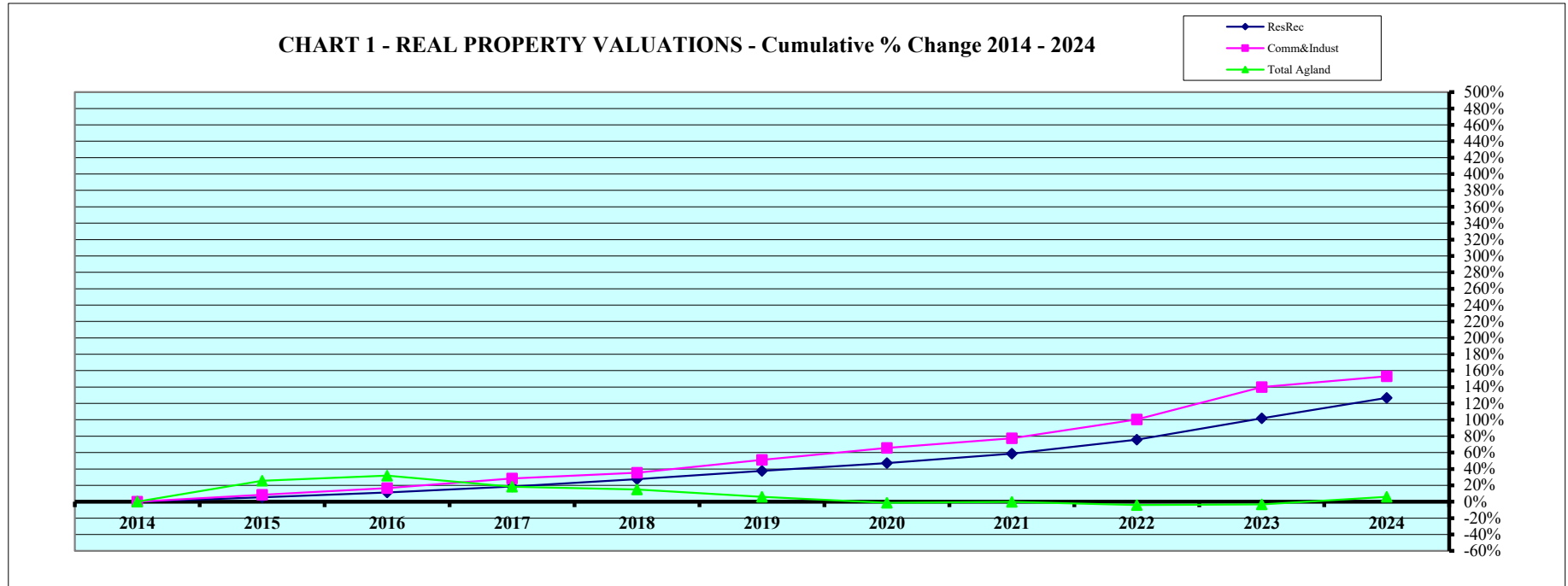
- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

Soils

CLASS

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

CHART 1 - REAL PROPERTY VALUATIONS - Cumulative % Change 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	8,397,346,693	-	-	-	2,681,265,360	-	-	-	313,572,688	-	-	-
2015	8,840,328,734	442,982,041	5.28%	5.28%	2,906,139,280	224,873,920	8.39%	8.39%	393,525,850	79,953,162	25.50%	25.50%
2016	9,339,896,340	499,567,606	5.65%	11.22%	3,128,766,492	222,627,212	7.66%	16.69%	413,475,449	19,949,599	5.07%	31.86%
2017	9,967,061,475	627,165,135	6.71%	18.69%	3,440,327,629	311,561,137	9.96%	28.31%	371,318,498	-42,156,951	-10.20%	18.42%
2018	10,717,403,599	750,342,124	7.53%	27.63%	3,627,932,524	187,604,895	5.45%	35.31%	360,553,352	-10,765,146	-2.90%	14.98%
2019	11,545,635,682	828,232,083	7.73%	37.49%	4,049,744,275	421,811,751	11.63%	51.04%	332,368,669	-28,184,683	-7.82%	5.99%
2020	12,356,898,145	811,262,463	7.03%	47.15%	4,441,003,462	391,259,187	9.66%	65.63%	309,575,353	-22,793,316	-6.86%	-1.27%
2021	13,319,661,005	962,762,860	7.79%	58.62%	4,760,575,930	319,572,468	7.20%	77.55%	313,015,545	3,440,192	1.11%	-0.18%
2022	14,755,280,854	1,435,619,849	10.78%	75.71%	5,375,190,854	614,614,924	12.91%	100.47%	300,917,408	-12,098,137	-3.87%	-4.04%
2023	16,938,720,186	2,183,439,332	14.80%	101.72%	6,433,575,150	1,058,384,296	19.69%	139.95%	303,187,913	2,270,505	0.75%	-3.31%
2024	19,042,490,096	2,103,769,910	12.42%	126.77%	6,786,470,183	352,895,033	5.49%	153.11%	332,618,195	29,430,282	9.71%	6.07%

Rate Annual %chg: Residential & Recreational **8.53%** Commercial & Industrial **9.73%** Agricultural Land **0.59%**

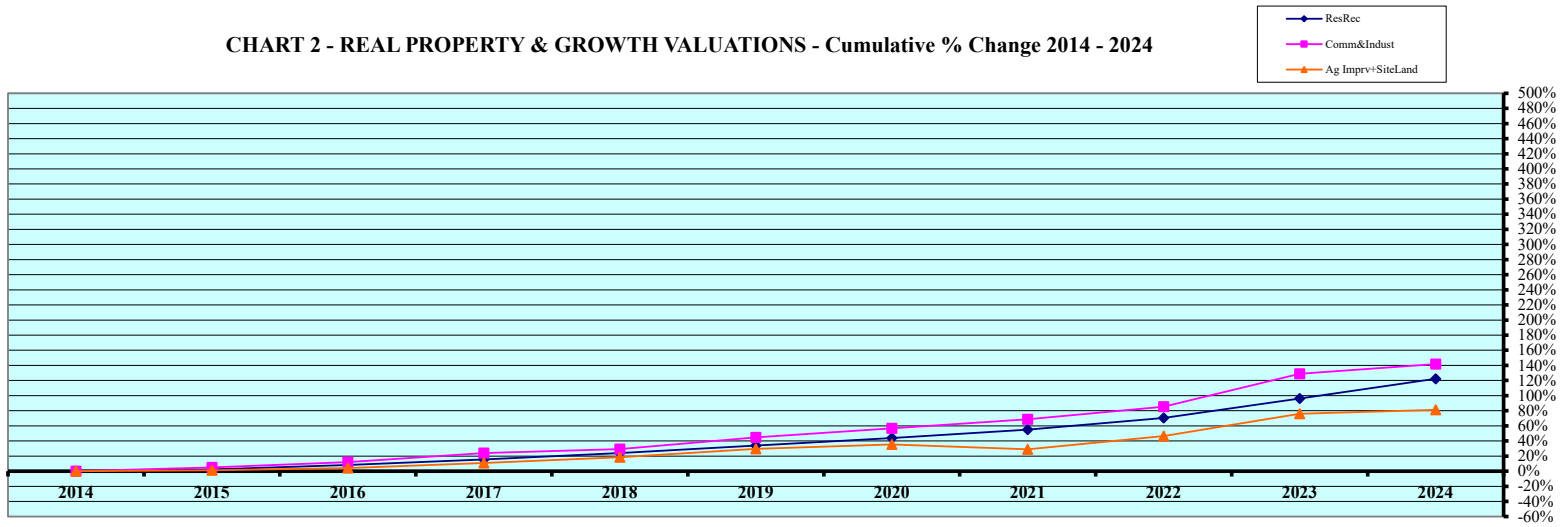
Cnty# **77**
County **SARPY**

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	8,397,346,693	229,970,674	2.74%	8,167,376,019	--	--	2,681,265,360	59,860,679	2.23%	2,621,404,681	--	--
2015	8,840,328,734	239,632,508	2.71%	8,600,696,226	2.42%	2.42%	2,906,139,280	94,168,827	3.24%	2,811,970,453	4.87%	4.87%
2016	9,339,896,340	253,905,995	2.72%	9,085,990,345	2.78%	8.20%	3,128,766,492	127,302,828	4.07%	3,001,463,664	3.28%	11.94%
2017	9,967,061,475	262,988,131	2.64%	9,704,073,344	3.90%	15.56%	3,440,327,629	114,307,546	3.32%	3,326,020,083	6.30%	24.05%
2018	10,717,403,599	300,180,511	2.80%	10,417,223,088	4.52%	24.05%	3,627,932,524	161,063,082	4.44%	3,466,869,442	0.77%	29.30%
2019	11,545,635,682	311,622,494	2.70%	11,234,013,188	4.82%	33.78%	4,049,744,275	167,810,185	4.14%	3,881,934,090	7.00%	44.78%
2020	12,356,898,145	273,218,148	2.21%	12,083,679,997	4.66%	43.90%	4,441,003,462	238,121,785	5.36%	4,202,881,677	3.78%	56.75%
2021	13,319,661,005	319,245,002	2.40%	13,000,416,003	5.21%	54.82%	4,760,575,930	234,187,212	4.92%	4,526,388,718	1.92%	68.82%
2022	14,755,280,854	444,515,320	3.01%	14,310,765,534	7.44%	70.42%	5,375,190,854	409,624,433	7.62%	4,965,566,421	4.31%	85.19%
2023	16,938,720,186	457,423,004	2.70%	16,481,297,182	11.70%	96.27%	6,433,575,150	297,285,753	4.62%	6,136,289,397	14.16%	128.86%
2024	19,042,490,096	376,088,397	1.97%	18,666,401,699	10.20%	122.29%	6,786,470,183	305,568,892	4.50%	6,480,901,291	0.74%	141.71%
Rate Ann%chg	8.53%	Resid & Recreat w/o growth				5.76%	9.73%	C & I w/o growth				4.71%

Tax Year	Ag Improvements & Site Land (1)						Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth		
2014	189,117,341	40,011,471	229,128,812	5,173,049	2.26%	223,955,763	--	
2015	201,044,072	42,784,033	243,828,105	12,130,612	4.98%	231,697,493	1.12%	
2016	194,123,487	51,529,858	245,653,345	7,045,555	2.87%	238,607,790	-2.14%	
2017	205,619,810	53,916,910	259,536,720	5,680,646	2.19%	253,856,074	3.34%	
2018	240,700,956	61,408,023	302,108,979	30,450,756	10.08%	271,658,223	4.67%	
2019	235,680,092	71,208,444	306,888,536	9,806,643	3.20%	297,081,893	-1.66%	
2020	249,014,179	71,759,162	320,773,341	10,584,634	3.30%	310,188,707	1.08%	
2021	232,422,922	70,271,838	302,694,760	7,127,368	2.35%	295,567,392	-7.86%	
2022	258,205,851	82,643,997	340,849,848	5,088,333	1.49%	335,761,515	10.92%	
2023	317,536,961	91,058,895	408,595,856	5,408,775	1.32%	403,187,081	18.29%	
2024	339,683,886	86,612,255	426,296,141	11,158,806	2.62%	415,137,335	1.60%	
Rate Ann%chg	6.03%	8.03%	6.41%	Ag Imprv+Site w/o growth		2.94%		

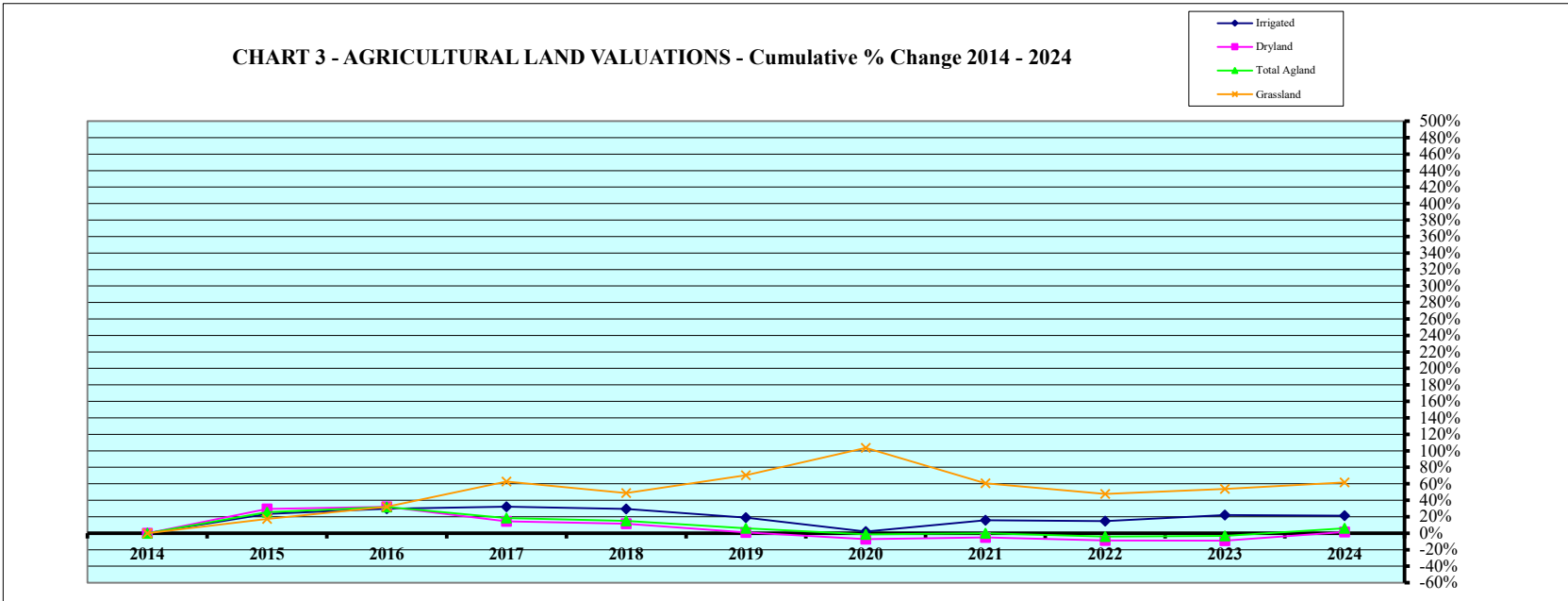
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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

Cnty# 77
County SARPY

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	28,289,408	-	-	-	270,501,966	-	-	-	14,416,318	-	-	-
2015	34,879,581	6,590,173	23.30%	23.30%	350,251,289	79,749,323	29.48%	29.48%	16,935,953	2,519,635	17.48%	17.48%
2016	36,717,610	1,838,029	5.27%	29.79%	357,150,905	6,899,616	1.97%	32.03%	19,062,223	2,126,270	12.55%	32.23%
2017	37,403,421	685,811	1.87%	32.22%	309,907,712	-47,243,193	-13.23%	14.57%	23,457,867	4,395,644	23.06%	62.72%
2018	36,634,127	-769,294	-2.06%	29.50%	301,921,118	-7,986,594	-2.58%	11.62%	21,443,959	-2,013,908	-8.59%	48.75%
2019	33,661,997	-2,972,130	-8.11%	18.99%	273,530,072	-28,391,046	-9.40%	1.12%	24,563,201	3,119,242	14.55%	70.38%
2020	28,849,171	-4,812,826	-14.30%	1.98%	250,769,551	-22,760,521	-8.32%	-7.29%	29,346,204	4,783,003	19.47%	103.56%
2021	32,786,130	3,936,959	13.65%	15.90%	256,624,118	5,854,567	2.33%	-5.13%	23,141,096	-6,205,108	-21.14%	60.52%
2022	32,476,647	-309,483	-0.94%	14.80%	246,794,850	-9,829,268	-3.83%	-8.76%	21,276,780	-1,864,316	-8.06%	47.59%
2023	34,514,601	2,037,954	6.28%	22.01%	246,130,911	-663,939	-0.27%	-9.01%	22,167,783	891,003	4.19%	53.77%
2024	34,293,198	-221,403	-0.64%	21.22%	274,647,795	28,516,884	11.59%	1.53%	23,306,404	1,138,621	5.14%	61.67%

Rate Ann.%chg: Irrigated Dryland Grassland

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	362,254	-	-	-	2,742	-	-	-	313,572,688	-	-	-
2015	441,923	79,669	21.99%	21.99%	(8,982,896)	-8,985,638	-327703.79%	-327703.79%	393,525,850	79,953,162	25.50%	25.50%
2016	560,186	118,263	26.76%	54.64%	(15,475)	8,967,421	-	-664.37%	413,475,449	19,949,599	5.07%	31.86%
2017	547,717	-12,469	-2.23%	51.20%	1,781	17,256	-	-35.05%	371,318,498	-42,156,951	-10.20%	18.42%
2018	570,497	22,780	4.16%	57.49%	(16,349)	-18,130	-1017.97%	-696.24%	360,553,352	-10,765,146	-2.90%	14.98%
2019	612,227	41,730	7.31%	69.00%	1,172	17,521	-	-57.26%	332,368,669	-28,184,683	-7.82%	5.99%
2020	608,970	-3,257	-0.53%	68.11%	1,457	285	24.32%	-46.86%	309,575,353	-22,793,316	-6.86%	-1.27%
2021	462,034	-146,936	-24.13%	27.54%	2,167	710	48.73%	-20.97%	313,015,545	3,440,192	1.11%	-0.18%
2022	366,964	-95,070	-20.58%	1.30%	2,167	0	0.00%	-20.97%	300,917,408	-12,098,137	-3.87%	-4.04%
2023	372,451	5,487	1.50%	2.81%	2,167	0	0.00%	-20.97%	303,187,913	2,270,505	0.75%	-3.31%
2024	368,631	-3,820	-1.03%	1.76%	2,167	0	0.00%	-20.97%	332,618,195	29,430,282	9.71%	6.07%

Cnty# County Rate Ann.%chg: Total Agric Land

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	28,579,366	6,205	4,606			270,556,847	65,343	4,141			10,712,421	7,076	1,514		
2015	34,872,071	6,205	5,620	22.02%	22.02%	352,713,171	64,867	5,438	31.32%	31.32%	13,007,275	7,105	1,831	20.93%	20.93%
2016	37,866,157	6,325	5,987	6.53%	29.99%	368,135,968	63,899	5,761	5.95%	39.14%	19,117,920	12,402	1,541	-15.80%	1.83%
2017	37,403,421	6,374	5,868	-1.99%	27.41%	313,351,946	62,299	5,030	-12.70%	21.47%	23,416,944	12,947	1,809	17.34%	19.48%
2018	36,959,456	6,288	5,878	0.16%	27.62%	303,375,929	60,293	5,032	0.04%	21.52%	21,519,386	12,747	1,688	-6.66%	11.52%
2019	37,522,999	6,394	5,869	-0.16%	27.42%	281,434,665	58,891	4,779	-5.02%	15.42%	20,942,577	12,356	1,695	0.40%	11.97%
2020	28,841,701	4,983	5,789	-1.36%	25.68%	251,261,996	54,984	4,570	-4.38%	10.36%	32,687,950	15,786	2,071	22.16%	36.78%
2021	33,583,205	5,932	5,662	-2.19%	22.93%	257,833,896	57,280	4,501	-1.50%	8.71%	23,396,341	11,943	1,959	-5.39%	29.40%
2022	32,475,917	5,717	5,681	0.33%	23.34%	252,210,364	56,017	4,502	0.02%	8.74%	23,214,840	12,033	1,929	-1.52%	27.44%
2023	34,503,882	5,945	5,804	2.17%	26.02%	242,113,229	52,663	4,597	2.11%	11.03%	23,092,221	12,059	1,915	-0.74%	26.49%
2024	34,282,538	5,680	6,036	3.99%	31.05%	275,541,779	53,972	5,105	11.04%	23.30%	23,669,502	12,198	1,940	1.33%	28.18%

Rate Annual %chg Average Value/Acre: 1.84%

0.18%

8.25%

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	353,000	2,906	121			3,616,350	6,364	568			313,817,984	87,894	3,570		
2015	443,642	2,926	152	24.81%	24.81%	3,891,598	6,486	600	5.58%	5.58%	404,927,757	87,589	4,623	29.48%	29.48%
2016	439,706	2,887	152	0.47%	25.40%	111,048	1,107	100	-83.28%	-82.35%	425,670,799	86,620	4,914	6.30%	37.64%
2017	537,157	3,544	152	-0.50%	24.77%	1,675	384	4	-95.65%	-99.23%	374,711,143	85,548	4,380	-10.87%	22.68%
2018	538,277	3,548	152	0.10%	24.89%	1,675	538	3	-28.67%	-99.45%	362,394,723	83,415	4,344	-0.81%	21.68%
2019	513,441	3,368	152	0.50%	25.52%	2,638	446	6	90.00%	-98.96%	340,416,320	81,454	4,179	-3.80%	17.05%
2020	555,984	3,652	152	-0.14%	25.35%	47,001	778	60	921.80%	-89.37%	313,394,632	80,183	3,909	-6.48%	9.47%
2021	422,722	2,764	153	0.46%	25.92%	52,592	804	65	8.36%	-88.48%	315,288,756	78,723	4,005	2.47%	12.17%
2022	392,832	2,626	150	-2.20%	23.15%	64,439	882	73	11.62%	-87.14%	308,358,392	77,276	3,990	-0.37%	11.76%
2023	352,285	2,356	150	-0.03%	23.11%	67,493	632	107	46.19%	-81.21%	300,129,110	73,654	4,075	2.12%	14.13%
2024	383,987	2,567	150	0.02%	23.14%	77,336	708	109	2.22%	-80.79%	333,955,142	75,126	4,445	9.09%	24.50%

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SARPY

Rate Annual %chg Average Value/Acre: 0.62%

(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
Aglnd 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
190,604	SARPY	909,966,964	90,372,277	52,952,910	19,014,371,483	3,850,150,259	2,936,319,924	28,118,613	332,618,195	339,683,886	86,612,255	0	27,641,166,766
cnty sectorvalue % of total value:		3.29%	0.33%	0.19%	68.79%	13.93%	10.62%	0.10%	1.20%	1.23%	0.31%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
65,031	BELLEVUE	105,497,889	16,472,412	8,103,533	4,672,286,895	1,166,551,573	119,261,860	0	4,641,755	1,718,317	678,093	0	6,095,212,327
34.12%	%sector of county sector	11.59%	18.23%	15.30%	24.57%	30.30%	4.06%		1.40%	0.51%	0.78%		22.05%
	%sector of municipality	1.73%	0.27%	0.13%	76.66%	19.14%	1.96%		0.08%	0.03%	0.01%		100.00%
9,323	GRETN	109,593,574	4,441,113	695,577	908,850,911	241,812,117	176,857,389	0	4,415,666	7,717,435	1,739,959	0	1,456,123,741
4.89%	%sector of county sector	12.04%	4.91%	1.31%	4.78%	6.28%	6.02%		1.33%	2.27%	2.01%		5.27%
	%sector of municipality	7.53%	0.30%	0.05%	62.42%	16.61%	12.15%		0.30%	0.53%	0.12%		100.00%
16,746	LA VISTA	169,638,321	7,884,633	1,543,818	1,127,629,076	639,955,041	458,372,623	0	280,580	0	62,291	0	2,405,366,383
8.79%	%sector of county sector	18.64%	8.72%	2.92%	5.93%	16.62%	15.61%		0.08%		0.07%		8.70%
	%sector of municipality	7.05%	0.33%	0.06%	46.88%	26.61%	19.06%		0.01%		0.00%		100.00%
25,407	PAPILLION	322,894,740	12,211,881	1,604,117	2,278,731,433	718,613,173	990,793,500	0	1,062,655	445	279,000	0	4,326,190,944
13.33%	%sector of county sector	35.48%	13.51%	3.03%	11.98%	18.66%	33.74%		0.32%	0.00%	0.32%		15.65%
	%sector of municipality	7.46%	0.28%	0.04%	52.67%	16.61%	22.90%		0.02%	0.00%	0.01%		100.00%
1,501	SPRINGFIELD	4,300,367	257,773	76,865	119,638,781	19,006,196	180,973,376	0	0	0	0	0	324,253,358
0.79%	%sector of county sector	0.47%	0.29%	0.15%	0.63%	0.49%	6.16%						1.17%
	%sector of municipality	1.33%	0.08%	0.02%	36.90%	5.66%	55.81%						100.00%
	%sector of county sector												
	%sector of municipality												
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118,009	Total Municipalities	711,924,892	41,267,812	12,023,910	9,107,137,099	2,785,938,102	1,926,258,750	0	10,400,656	9,436,197	2,759,343	0	14,607,146,759
61.91%	%all municip.sectors of cnty	78.24%	45.66%	22.71%	47.90%	72.36%	65.60%		3.13%	2.78%	3.19%		52.85%

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Sources: 2024 Certificate of Taxes Levied CTL, 2020 US Census; Dec. 2024 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 02/11/2025

CHART 5

Total Real Property Sum Lines 17, 25, & 30	Records : 74,167	Value : 28,616,358,164	Growth 691,587,492	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	692	15,637,417	6,543	226,636,204	641	29,231,677	7,876	271,505,298	
02. Res Improve Land	34,013	1,534,396,816	18,430	1,263,926,381	7,724	539,354,179	60,167	3,337,677,376	
03. Res Improvements	34,336	8,092,489,755	18,477	6,530,240,836	7,741	2,291,010,921	60,554	16,913,741,512	
04. Res Total	35,028	9,642,523,988	25,020	8,020,803,421	8,382	2,859,596,777	68,430	20,522,924,186	466,884,413
% of Res Total	51.19	46.98	36.56	39.08	12.25	13.93	92.26	71.72	67.51
05. Com UnImp Land	324	78,461,548	329	88,650,337	17	3,478,308	670	170,590,193	
06. Com Improve Land	1,378	587,725,796	215	167,689,265	60	36,956,875	1,653	792,371,936	
07. Com Improvements	1,390	2,305,260,225	219	722,221,510	63	143,070,319	1,672	3,170,552,054	
08. Com Total	1,714	2,971,447,569	548	978,561,112	80	183,505,502	2,342	4,133,514,183	97,616,158
% of Com Total	73.19	71.89	23.40	23.67	3.42	4.44	3.16	14.44	14.11
09. Ind UnImp Land	102	40,721,235	124	38,486,105	6	89,938	232	79,297,278	
10. Ind Improve Land	520	379,543,866	267	247,077,628	64	16,046,776	851	642,668,270	
11. Ind Improvements	520	1,576,707,425	268	739,120,557	65	36,853,058	853	2,352,681,040	
12. Ind Total	622	1,996,972,526	392	1,024,684,290	71	52,989,772	1,085	3,074,646,588	121,924,854
% of Ind Total	57.33	64.95	36.13	33.33	6.54	1.72	1.46	10.74	17.63
13. Rec UnImp Land	0	0	5	669,296	88	5,559,101	93	6,228,397	
14. Rec Improve Land	0	0	13	1,495,554	33	3,776,125	46	5,271,679	
15. Rec Improvements	0	0	13	1,154,164	272	16,520,163	285	17,674,327	
16. Rec Total	0	0	18	3,319,014	360	25,855,389	378	29,174,403	62,114
% of Rec Total	0.00	0.00	4.76	11.38	95.24	88.62	0.51	0.10	0.01
Res & Rec Total	35,028	9,642,523,988	25,038	8,024,122,435	8,742	2,885,452,166	68,808	20,552,098,589	466,946,527
% of Res & Rec Total	50.91	46.92	36.39	39.04	12.70	14.04	92.77	71.82	67.52
Com & Ind Total	2,336	4,968,420,095	940	2,003,245,402	151	236,495,274	3,427	7,208,160,771	219,541,012
% of Com & Ind Total	68.16	68.93	27.43	27.79	4.41	3.28	4.62	25.19	31.74
17. Taxable Total	37,364	14,610,944,083	25,978	10,027,367,837	8,893	3,121,947,440	72,235	27,760,259,360	686,487,539
% of Taxable Total	51.73	52.63	35.96	36.12	12.31	11.25	97.40	97.01	99.26

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	51	345,421	6,159,050	0	0	0
19. Commercial	48	14,354,928	226,888,359	0	0	0
20. Industrial	1	1,300,000	1,392,953	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	51	345,421	6,159,050
19. Commercial	0	0	0	48	14,354,928	226,888,359
20. Industrial	0	0	0	1	1,300,000	1,392,953
21. Other	0	0	0	0	0	0
22. Total Sch II				100	16,000,349	234,440,362

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	1,244	1,140	607	2,991

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	61	8,464,697	660	118,386,946	399	110,395,427	1,120	237,247,070
28. Ag-Improved Land	18	5,494,369	406	139,561,884	380	135,774,500	804	280,830,753
29. Ag Improvements	18	9,529,927	408	171,050,061	386	157,440,993	812	338,020,981

30. Ag Total				1,932	856,098,804
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	1	0.01	445	9	6.10	283,014	
32. HomeSite Improv Land	10	13.25	882,765	316	532.41	34,547,108	
33. HomeSite Improvements	16	13.25	9,052,295	338	532.41	155,358,580	
34. HomeSite Total							
35. FarmSite UnImp Land	9	16.24	649,608	61	70.17	1,170,367	
36. FarmSite Improv Land	15	94.47	1,539,350	364	851.06	22,155,631	
37. FarmSite Improvements	9	0.00	477,632	340	0.00	15,691,481	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	1.38	0	
40. Other- Non Ag Use	0	0.00	0	0	21.91	791,010	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	9	48.91	367,762	19	55.02	651,221	
32. HomeSite Improv Land	305	506.49	33,840,276	631	1,052.15	69,270,149	
33. HomeSite Improvements	317	503.52	138,343,872	671	1,049.18	302,754,747	5,099,953
34. HomeSite Total				690	1,107.17	372,676,117	
35. FarmSite UnImp Land	71	420.81	2,985,412	141	507.22	4,805,387	
36. FarmSite Improv Land	344	1,192.93	17,125,882	723	2,138.46	40,820,863	
37. FarmSite Improvements	338	0.00	19,097,121	687	0.00	35,266,234	0
38. FarmSite Total				828	2,645.68	80,892,484	
39. Road & Ditches	0	0.00	0	0	1.38	0	
40. Other- Non Ag Use	0	299.84	0	0	321.75	791,010	
41. Total Section VI				1,518	4,075.98	454,359,611	5,099,953

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	1	0.00	4,896	1	0.00	4,896

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	78	2,003.46	10,858,427	1,047	35,097.27	197,415,906
44. Market Value	78	2,003.46	68,896,966	1,047	35,097.27	602,794,128
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	771	37,767.00	191,463,076	1,896	74,867.73	399,737,409
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	84.90	1.49%	689,727	1.68%	8,123.99
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	3,976.50	70.01%	29,652,776	72.08%	7,457.00
48. 2A	989.55	17.42%	7,199,966	17.50%	7,276.00
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	45.85	0.81%	281,520	0.68%	6,140.02
51. 4A1	490.58	8.64%	2,816,420	6.85%	5,741.00
52. 4A	92.57	1.63%	500,249	1.22%	5,404.01
53. Total	5,679.95	100.00%	41,140,658	100.00%	7,243.14
Dry					
54. 1D1	348.89	0.65%	2,555,968	0.77%	7,326.00
55. 1D	15,357.31	28.47%	108,929,412	32.97%	7,093.00
56. 2D1	9,977.53	18.50%	66,450,378	20.11%	6,660.00
57. 2D	263.63	0.49%	1,703,313	0.52%	6,461.00
58. 3D1	579.91	1.08%	3,615,160	1.09%	6,234.00
59. 3D	21,419.78	39.71%	118,108,720	35.75%	5,514.00
60. 4D1	5.78	0.01%	26,829	0.01%	4,641.70
61. 4D	5,983.18	11.09%	29,006,453	8.78%	4,848.00
62. Total	53,936.01	100.00%	330,396,233	100.00%	6,125.71
Grass					
63. 1G1	11,479.84	94.95%	28,109,956	95.96%	2,448.64
64. 1G	50.80	0.42%	123,549	0.42%	2,432.07
65. 2G1	8.89	0.07%	22,714	0.08%	2,555.01
66. 2G	43.43	0.36%	103,669	0.35%	2,387.04
67. 3G1	49.01	0.41%	93,861	0.32%	1,915.14
68. 3G	320.30	2.65%	550,625	1.88%	1,719.09
69. 4G1	111.16	0.92%	231,318	0.79%	2,080.95
70. 4G	26.51	0.22%	58,537	0.20%	2,208.11
71. Total	12,089.94	100.00%	29,294,229	100.00%	2,423.03
Irrigated Total					
	5,679.95	7.58%	41,140,658	10.24%	7,243.14
Dry Total					
	53,936.01	71.98%	330,396,233	82.24%	6,125.71
Grass Total					
	12,089.94	16.13%	29,294,229	7.29%	2,423.03
72. Waste	2,531.36	3.38%	756,450	0.19%	298.83
73. Other	699.87	0.93%	151,623	0.04%	216.64
74. Exempt	937.32	1.25%	0	0.00%	0.00
75. Market Area Total	74,937.13	100.00%	401,739,193	100.00%	5,361.02

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	1,571.30	10,837,002	4,108.65	30,303,656	5,679.95	41,140,658
77. Dry Land	1,653.95	10,151,734	29,012.26	178,128,993	23,269.80	142,115,506	53,936.01	330,396,233
78. Grass	288.11	718,004	3,750.40	9,777,135	8,051.43	18,799,090	12,089.94	29,294,229
79. Waste	47.95	14,385	806.62	239,028	1,676.79	503,037	2,531.36	756,450
80. Other	20.12	2,775	248.71	19,542	431.04	129,306	699.87	151,623
81. Exempt	0.00	0	736.98	0	200.34	0	937.32	0
82. Total	2,010.13	10,886,898	35,389.29	199,001,700	37,537.71	191,850,595	74,937.13	401,739,193

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	5,679.95	7.58%	41,140,658	10.24%	7,243.14
Dry Land	53,936.01	71.98%	330,396,233	82.24%	6,125.71
Grass	12,089.94	16.13%	29,294,229	7.29%	2,423.03
Waste	2,531.36	3.38%	756,450	0.19%	298.83
Other	699.87	0.93%	151,623	0.04%	216.64
Exempt	937.32	1.25%	0	0.00%	0.00
Total	74,937.13	100.00%	401,739,193	100.00%	5,361.02

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 Bellevue Area	1,394	35,206,363	21,447	935,490,760	21,754	4,971,016,241	23,148	5,941,713,364	67,553,755
83.2 Gretna Area	2,667	116,639,834	8,079	617,725,889	8,079	3,022,975,140	10,746	3,757,340,863	186,572,445
83.3 La Vista Area	7	113,290	4,819	216,045,444	4,819	1,185,808,157	4,826	1,401,966,891	2,194,945
83.4 Millard Area	406	8,933,627	9,234	462,305,384	9,234	2,479,968,221	9,640	2,951,207,232	23,902,362
83.5 Papillion Area	3,104	83,411,073	14,252	826,345,867	14,298	4,472,969,600	17,402	5,382,726,540	172,653,835
83.6 Rec Lake Area	250	15,186,650	772	114,721,892	1,023	221,312,282	1,273	351,220,824	1,736,004
83.7 Rural Area	118	17,278,508	759	120,158,337	764	331,998,812	882	469,435,657	9,050,149
83.8 Springfield Area	23	964,350	851	50,155,482	868	245,367,386	891	296,487,218	3,283,032
84 Residential Total	7,969	277,733,695	60,213	3,342,949,055	60,839	16,931,415,839	68,808	20,552,098,589	466,946,527

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Bellevue Area	178	37,169,586	780	255,812,413	787	1,171,670,160	965	1,464,652,159	22,597,073
85.2	Gretna Area	222	59,639,686	424	210,660,729	425	497,005,615	647	767,306,030	46,618,353
85.3	La Vista Area	117	46,426,625	401	308,727,802	403	1,179,396,651	520	1,534,551,078	9,505,704
85.4	Papillion Area	333	94,121,438	664	531,351,974	666	2,214,643,882	999	2,840,117,294	101,196,327
85.5	Sarpy County	31	4,923,078	129	55,251,855	137	218,968,258	168	279,143,191	2,131,395
85.6	Springfield Area	21	7,607,058	106	73,235,433	107	241,548,528	128	322,391,019	37,492,160
86	Commercial Total	902	249,887,471	2,504	1,435,040,206	2,525	5,523,233,094	3,427	7,208,160,771	219,541,012

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	5,381.37	94.78%	16,160,091	95.54%	3,002.97
88. 1G	18.92	0.33%	56,211	0.33%	2,970.98
89. 2G1	6.71	0.12%	19,250	0.11%	2,868.85
90. 2G	32.42	0.57%	89,478	0.53%	2,759.96
91. 3G1	24.38	0.43%	64,337	0.38%	2,638.93
92. 3G	104.24	1.84%	271,127	1.60%	2,600.99
93. 4G1	84.14	1.48%	197,375	1.17%	2,345.79
94. 4G	25.39	0.45%	57,484	0.34%	2,264.04
95. Total	5,677.57	100.00%	16,915,353	100.00%	2,979.33
CRP					
96. 1C1	881.67	98.51%	3,919,906	98.77%	4,446.00
97. 1C	2.88	0.32%	12,390	0.31%	4,302.08
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	10.47	1.17%	36,563	0.92%	3,492.17
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	895.02	100.00%	3,968,859	100.00%	4,434.38
Timber					
105. 1T1	5,216.80	94.55%	8,029,959	95.48%	1,539.25
106. 1T	29.00	0.53%	54,948	0.65%	1,894.76
107. 2T1	2.18	0.04%	3,464	0.04%	1,588.99
108. 2T	11.01	0.20%	14,191	0.17%	1,288.92
109. 3T1	24.63	0.45%	29,524	0.35%	1,198.70
110. 3T	205.59	3.73%	242,935	2.89%	1,181.65
111. 4T1	27.02	0.49%	33,943	0.40%	1,256.22
112. 4T	1.12	0.02%	1,053	0.01%	940.18
113. Total	5,517.35	100.00%	8,410,017	100.00%	1,524.29
<hr/>					
Grass Total	5,677.57	46.96%	16,915,353	57.74%	2,979.33
CRP Total	895.02	7.40%	3,968,859	13.55%	4,434.38
Timber Total	5,517.35	45.64%	8,410,017	28.71%	1,524.29
<hr/>					
114. Market Area Total	12,089.94	100.00%	29,294,229	100.00%	2,423.03

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

77 Sarpy

	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	19,014,371,483	20,522,924,186	1,508,552,703	7.93%	466,884,413	5.48%
02. Recreational	28,118,613	29,174,403	1,055,790	3.75%	62,114	3.53%
03. Ag-Homesite Land, Ag-Res Dwelling	339,683,886	372,676,117	32,992,231	9.71%	5,099,953	8.21%
04. Total Residential (sum lines 1-3)	19,382,173,982	20,924,774,706	1,542,600,724	7.96%	472,046,480	5.52%
05. Commercial	3,850,150,259	4,133,514,183	283,363,924	7.36%	97,616,158	4.82%
06. Industrial	2,936,319,924	3,074,646,588	138,326,664	4.71%	121,924,854	0.56%
07. Total Commercial (sum lines 5-6)	6,786,470,183	7,208,160,771	421,690,588	6.21%	219,541,012	2.98%
08. Ag-Farmsite Land, Outbuildings	82,176,699	80,892,484	-1,284,215	-1.56%	0	-1.56%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	4,435,556	791,010	-3,644,546	-82.17%		
11. Total Non-Agland (sum lines 8-10)	86,612,255	81,683,494	-4,928,761	-5.69%	0	-5.69%
12. Irrigated	34,293,198	41,140,658	6,847,460	19.97%		
13. Dryland	274,647,795	330,396,233	55,748,438	20.30%		
14. Grassland	23,306,404	29,294,229	5,987,825	25.69%		
15. Wasteland	368,631	756,450	387,819	105.21%		
16. Other Agland	2,167	151,623	149,456	6,896.91%		
17. Total Agricultural Land	332,618,195	401,739,193	69,120,998	20.78%		
18. Total Value of all Real Property (Locally Assessed)	26,587,874,615	28,616,358,164	2,028,483,549	7.63%	691,587,492	5.03%

2025 Assessment Survey for Sarpy County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	One
2.	Appraiser(s) on staff:
	10 full time (5 residential, 4 commercial, and 1 ag)
3.	Other full-time employees:
	8 administrative, 2 data collectors
4.	Other part-time employees:
	No part-time employees
5.	Number of shared employees:
	No shared employees
6.	Assessor's requested budget for current fiscal year:
	\$2,274,808
7.	Adopted budget, or granted budget if different from above:
	Same
8.	Amount of the total assessor's budget set aside for appraisal work:
	Not segregated in our operating budget
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	Not segregated in our operating budget
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$180,000
11.	Amount of the assessor's budget set aside for education/workshops:
	\$7,800
12.	Amount of last year's assessor's budget not used:
	All funds were used

B. Computer, Automation Information and GIS

1.	Administrative software:
	E-Ring
2.	CAMA software:
	E-Ring
3.	Personal Property software:
	E-Ring
4.	Are cadastral maps currently being used?
	Digital maps are provided through the GIS system
5.	If so, who maintains the Cadastral Maps?
	County Assessor, in coordination with the GIS mapping staff
6.	Does the county have GIS software?
	Yes
7.	Is GIS available to the public? If so, what is the web address?
	www.sarpy.gov
8.	Who maintains the GIS software and maps?
	Information Systems Department of Sarpy County
9.	What type of aerial imagery is used in the cyclical review of properties?
	Ortho photography and oblique images. Pictometry
10.	When was the aerial imagery last updated?
	2024

C. Zoning Information

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

3.	What municipalities in the county are zoned?
	Papillion, La Vista, Bellevue, Gretna, Springfield, and Sarpy County are all zoned.
4.	When was zoning implemented?
	Unknown

D. Contracted Services

1.	Appraisal Services:
	Central Plains Valuation for Commercial Data Collection
2.	GIS Services:
	In-house through the Information Systems Department
3.	Other services:
	Printing of preliminary valuation notices, personal property notices, valuation change notices, informational post cards and LB644 postcards.

E. Appraisal /Listing Services

1.	List any outside appraisal or listing services employed by the county for the current assessment year
	Central Plains Valuation for Commercial Data Collection
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	Mass appraisal expertise and knowledge of CAMA systems.
4.	Have the existing contracts been approved by the PTA?
	All contracts are approved by the PTA.
5.	Does the appraisal or listing service providers establish assessed values for the county?
	No

2025 Residential Assessment Survey for Sarpy County

1.	Valuation data collection done by:
	Staff Appraisers, Data Collectors
2.	List and describe the approach(es) used to estimate the market value of residential properties.
	Cost approach to value with market transactions used to adjust depreciation tables and for market influences.
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?
	Depreciation tables are based on local market information.
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.
	No, depreciation tables are developed for the entire County as environmental and physical factors equally affect the entire county. The economic depreciation is developed by neighborhood.
5.	Describe the methodology used to determine the residential lot values?
	Sales comparison, allocation, and/or abstraction, done every year.
6.	How are rural residential site values developed?
	The site values are developed using sales of similar properties and attributes.
7.	Are there form 191 applications on file?
	Yes
8.	Describe the methodology used to determine value for vacant lots being held for sale or resale?
	If property owners submit the form 191, the county assessor will then value the lots using the discounted cash flow methodology. The assessors office has supplied this standard operating procedure to the department.

2025 Commercial Assessment Survey for Sarpy County

1.	Valuation data collection done by:
	Staff Appraisers and Central Plains Valuation, LLC
2.	List and describe the approach(es) used to estimate the market value of commercial properties.
	The income and cost approaches, with more emphasis on the income approach.
2a.	Describe the process used to determine the value of unique commercial properties.
	Same as above with the addition of the sales comparison approach, using comparable sales from a broad area outside of the County.
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?
	Depreciation tables are based on tables in the CAMA system, which comes from Marshall & Swift. A contract appraisal firm used in years past determined depreciation based on the local market for the subject occupancy groups.
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.
	Yes, CAMA Depreciation tables are used as established in the commercial cost table. Depreciation can be adjusted through market sales analysis in occupancy groups.
5.	Describe the methodology used to determine the commercial lot values.
	Sales comparison approach.

2025 Agricultural Assessment Survey for Sarpy County

1.	Valuation data collection done by:
	Staff Appraiser
2.	Describe the process used to determine and monitor market areas.
	Sales analysis is the primary factor in determining market areas. Areas are monitored by frequent visits physically review market areas.
3.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.
	Rural residential exists outside of the boundaries of cities and the surrounding suburbs. Almost all our land that we classify as recreational is along the three rivers that form all but the north boundary of our county.
4.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?
	Yearly analysis of relevant market transactions assists us in constructing land valuation models which aid in equalization. We find no difference in the market value of farm homesites and rural residential homesites.
5.	What separate market analysis has been conducted where intensive use is identified in the county?
	There is not enough market data available to conduct a credible study.
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.
	Currently, location is the primary driver of our assessed values.
6a.	Are any other agricultural subclasses used? If yes, please explain.
	CRP
	<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?
	1932
7b.	What process was used to determine if non-agricultural influences exist in the county?
	It is very evident by the sale price of raw land and the building permits issued after a land purchase. No farmer-to-farmer land transactions occur in Sarpy County.
	<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.
	Housing developments, commercial and industrial development.
7d.	Where is the influenced area located within the county?

	The entire county is influenced by these factors.
7e.	Describe in detail how the special values were arrived at in the influenced area(s).
	The PAD provides a list of counties with land comparable to that in Sarpy County. Qualified sales from those counties are provided to Sarpy County for valuation and measurement purposes.



Dan Pittman
Sarpy County Assessor's Office
1102 E. 1st St.
Papillion, NE 68046

Date: June 31, 2024
From: Dan Pittman, Sarpy County Assessor
To: Sarpy County Board of Equalization
Regarding: Plan of assessment as required by Nebraska State Statute 77-1311.02

77-1311.02. Plan of assessment; preparation. The county assessor shall, on or before June 15 each year, prepare a plan of assessment which shall describe the assessment actions the county assessor plans to make 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. The plan shall be presented to the county board of equalization on or before July 31 each year. The county assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Revenue on or before October 31 each year.

Source: Laws 2005, LB 263, § 9; Laws 2007, LB334, § 64.

The resources necessary for, and available to the county assessor to complete the proposed assessment actions are as follows:

Cadastral Mapping: A county assessor is required to prepare and maintain a cadastral map system accurately showing each parcel of real property to scale. Regulations permit the use of the Nebraska Geographic Information Systems to meet this requirement. The Sarpy County GIS division maintains our maps.

Computer-Assisted Mass Appraisal Software (CAMA): Computerized record keeping and data management with mass processing. Reliable statistical analysis and valuation model building requires the assistance of computer software specific to our industry. Sarpy County uses the E-Ring Capture CAMA System.

Marshall Valuation Service: Digital construction cost service, along with the associated handbooks, are a necessary supplement to CAMA software as the Cost Approach is one of the three accepted methods of valuation for ad valorem purposes.

Geographic Information System: This system is integral to fulfillment of the requirement to maintain cadastral maps. Beyond this requirement, the assessor uses the orthographic and oblique imagery overlays to view all land and improvements to land.

Internet Access: E-government provides easy access and lowers the time and expense of connecting with local government. Public relationships improve with this form of communication and assessors gain a great amount of necessary data from both the public domain and subscriptions to industry specific websites.

Appraisal and Administrative Staffing: Appraisal staffing requires specific technical training and experience in the mass appraisal of real property. Administrative specialties, while less technical, are very methodical and susceptible to annual changes in state laws and processing computer software changes.

Computer Technical Support: Computers and their technical support are provided by the Sarpy County Information Systems Department.

Legal Counsel: The county assessor performs state mandated duties as s/he understands them through state statutes, regulations, and directives. Attorneys, largely provided through the county attorney's office, are necessary to provide a legal opinion. Further, legal counsel outside of the county attorney's office is available to the county assessor should s/he need to settle matters of law where the county attorney has a conflict of interest.

Approaches to value

Actual value is determined by using professionally acceptable mass appraisal methods, including, but not limited to the (1) sales comparison approach, (2) income approach, and (3) cost approach. Commercial and industrial parcels are largely valued by the income approach as all indications are that this best reflects market value. Numerous annual sales transactions in the class of residential property are helpful in successfully applying the cost approach to value as we can measure and adjust with the sales comparisons. The market approach is used to value agricultural land. The market data comes from surrounding "uninfluenced" counties as all land sales in Sarpy County are influenced by other than agricultural uses.

2025 Commercial assessment actions: Commercial properties are identified by occupancy codes. Pertinent Statistics and the date of last inspection will largely determine what parcels will be inspected and operating statements requested.

2025 Occupancies for inspection:

Banks	45 parcels
Veterinary	6
Medical/Dental	75
Office	212
Fast Food	87
Restaurant	42

2026 Commercial assessment actions: Commercial properties are identified by occupancy codes. Pertinent Statistics and the date of last inspection will largely determine what parcels will be inspected and operating statements requested.

2026 Occupancies for inspection:

Discount Stores	15 parcels
Retail	120
Shopping Center	185

2027 Commercial assessment actions: Commercial properties are identified by occupancy codes. Pertinent Statistics and the date of last inspection will largely determine what parcels will be inspected and operating statements requested. Inspections for year 2027 are yet to be determined. While we are aware of the last date of inspection, we will require an additional one years' worth of market data to show us if we have a fast-moving occupancy requiring re-appraisal. We have experienced such a situation with multi-residential parcels.

2025 through 2027 Residential Assessment Actions: Residential parcels are identified by market areas which are assigned to specific appraisers. The appraisers run annual market area statistics; observe the last date of re-inspection; and schedule the work to be performed resulting in approximately one-sixth of their assigned parcels being reviewed each year. Market areas where county appraisers are currently performing inspections are indicated on the assessor's website for public viewing. Many market areas are being reviewed through ortho and oblique aerial images. Frequent aerial photography and improved image clarity has increased reliance on this data collection option.

The Omaha Area Board of Realtors provides an Omaha Multiple Listing Service that is used by the county assessor to obtain additional property information. This has been particularly helpful in discovering below grade living areas which prompt the appraiser to further investigate.

2025 Agricultural/Recreational Actions: Physical inspections and aerial reviews of these classes of properties is scheduled by townships of which 2977 and 3257 are scheduled for 2025. These areas are in the southwest portion of Sarpy County and will take in the City of Gretna area.

The valuation of land that meets the definition of "agricultural land" is valued by using sales of agricultural land from counties deemed by the State to have similar soils to Sarpy County. This is necessary as all land sales in Sarpy County are influenced by the land's availability for development.

SARPY COUNTY ASSESSOR - Standard Operating Procedure

Date: January 28, 2025

SPECIAL VALUATION METHODOLOGY

OBJECTIVE: To establish the policy and method of valuing improved and unimproved agricultural and/or horticultural land.

REFERENCE: NEBRASKA ADMINISTRATIVE CODE TITLE 350
CHAPTER 11 (03/15/2009)
CHAPTER 14 (03/15/2009)

POLICY: Sarpy County is influenced by market forces outside of the typical agricultural market. The influences are residential, commercial, and recreational in nature. Therefore, the total of Sarpy County is covered under the Agricultural and Horticultural Special Valuation program.

MARKET AREAS: There is one special valuation agricultural market area within Sarpy County.

METHODOLOGY: Each farm parcel is to have a periodic inspection with all site improvements documented on the property record file. The land portion of the property record file is to be inventoried based upon its actual use and soil classification as documented in Title 350 Ch. 14 of the Nebraska Administrative Code. The identified uses need to be classified as an agricultural purpose or other land uses.

AGRICULTURAL LAND VALUATION: Sarpy County has no sales that are purely for an agricultural purpose. Therefore, Sarpy County relies on sales information received from the Property Assessment Division of the Nebraska Department of Revenue (PAD). For 2025, the PAD selected comparable counties from which to draw land sales that were analyzed to establish the agricultural special valuation, ensuring equalization with comparable and neighboring counties.

OTHER LAND USE VALUATION: The uses that are not agricultural or horticultural land are to be valued at 100% market value. The uses are identified, most typically as residential, commercial, or recreational. Once identified, the area values will be arrived at by applying the same policies and practices that are used in valuing their counter parts that are not enrolled in the Special Valuation Program.



APPROVED
DATED: 1/28/2025