Statistical Tables

Notes Regarding Statistical Tables

1. The data sources for the statistical tables are the Certificate of Taxes Levied Report and the County Abstract of Assessment Report.

2. Property taxes levied includes homestead exemption tax loss.

3. Property taxes levied excludes taxes levied on redevelopment or enhanced value of community redevelopment projects using tax increment financing (TIF). See annual reports to the Legislature for Community Redevelopment Tax Increment Financing Projects.

4. The state total valuations and property taxes levied for the years 1967 through current are listed in Table 1. Tax policy changes that affect the valuation or tax are explained in a previous section of the annual report, for example, as of 1997 motor vehicles are no longer taxed based on a value. Also listed in Table 1 are the state total property tax amounts, mill levies, and average statewide property tax rates for applicable years. Payments in lieu of tax made by public power districts and other in lieu of tax payments are not included in total taxes.

5. Assessment levels for property:

   - For 1920 and prior years, property was assessed at 20% of its actual value;
   - From 1921 to 1952, property was assessed at its actual value;
   - From 1953 to 1955 property was assessed at 50% of its actual value;
   - In 1956 and 1957 property was assessed at 50% of its base value;
   - From 1958 to 1980 property was assessed at 35% of its actual value;
   - From 1981 to 1991 property was assessed at 100% of actual value;
   - From 1992 to 2006 property was assessed at 100% of actual value, with the exception of agricultural and horticultural land which was assessed at 80% of actual value; and
   - From 2007 to current, agricultural and horticultural land was assessed at 75% of actual value.
   - Effective 2022, all agricultural and horticultural land, including agricultural and horticultural land that receives special valuation, is to be assessed at 50% of actual value for the purposes of taxes levied by school districts to pay the principal and interest on bonds approved after January 1, 2022

6. Example. In years 1967 to 1980, tax rates were expressed as mills per $1,000 of value.

Property market value	100,000
Assessment level	x 35%
Assessed value	35,000
Mill levy of 55.925	
or 55.925/1,000	x .055925
Calculated Taxes	$ 1,957.38

7. Example. In years 1981 to current, tax rates are expressed as rates per $100 of value.

Property market value	100,000
Assessment level	x 100%
Assessed value	100,000
Tax Rate of 1.9574	
or 1.9574/100	x .019574
Calculated Taxes	$1,957.40

8. Example. Converting a mill levy to a tax rate.

Mill levy	55.925
Assessment level	x 35%
	19.574
Divide result by 10	÷ 10
To convert to a tax rate	1.9574

9. In Lieu of Taxes. In Nebraska, every public corporation and political subdivision of the state that is primarily organized to provide electricity or irrigation, and which sells electricity at retail to incorporated cities and villages, makes payments in lieu of property taxes, see Table 21A. The payments are equivalent to 5% of the gross revenue derived by the power district, plus a fixed amount based on the 1957 levies. Other in lieu of taxes are also reported for game and parks wild-life preserve, housing authorities, hospitals, and community redevelopment authorities, see Table 21B.

10. Bond taxes refers to property taxes levied for payment of principal or interest on bonds issued by the political subdivisions. Non-bond taxes refers to property taxes levied for all other purposes.

Definitions of Property Type Categories in the Statistical Tables

Agricultural farm home site means land that is contiguous to a farm site which includes an inhabitable residence and improvements used for residential purposes, and which is located outside of urban areas or outside a platted and zoned subdivision. *For purposes of summarizing data, the farm residences and farm home site land are included with residential property sector.*

Agricultural farm site land means the portion of land containing improvements that are agricultural or horticultural in nature, including any uninhabitable or unimproved farm home site, all of which is contiguous to agricultural or horticultural land.

Agricultural or horticultural land means a parcel of land which is primarily used for agricultural or horticultural purposes, excluding land associated with a building or enclosed structure located on the parcel. Agricultural or horticultural purposes means used for the commercial production of any plant or animal product in a raw or unprocessed state that is derived from the science and art of agriculture, aquaculture, or horticulture.

Exempt means real property that receives an exemption from property tax, for example, governmentally exempt or permissive exemptions such as religious, charitable, educational, etc.

Centrally assessed means operating property valued by the state for property tax purposes. The centrally assessed property information in the statistical tables of this report reflects operating property of railroads and public service entities, except for Table 22 which reflects data for car line companies and air carriers.

Commercial means all parcels of real property predominantly used or intended to be used for commerce, trade, or business. For purposes of reporting, multi-family dwellings predominantly used for occupancy by more than two families, are summarized with the commercial property type.

Industrial means all parcels of real property predominantly used or intended to be used for the process or manufacture of goods or materials.

Mineral interests means the ownership interest of mines, minerals, quarries, mineral springs, overriding royalty interest and production payments with respect to oil and gas leases. The minerals category includes both producing and non-producing interests.

Personal property means depreciable tangible personal property which is used in a trade or business or used for the production of income and which has a determinable life of longer than one year. Personal property net book value is determined pursuant to Nebraska's statutorily defined adjusted basis multiplied by the appropriate depreciation factor.

Recreational means all parcels of real property predominantly used or intended to be used for diversion, entertainment, and relaxation on an occasional basis. Some of the uses would include fishing, hunting, camping, boating, hiking, picnicking, and the access or view that simply allows relaxation, diversion and entertainment.

Residential single family means all parcels of real property predominantly used or intended to be used as a dwelling place or abode whether occupied by the owner, tenant or lessee, and where occupancy is for a period of time usually year-round as opposed to a transitory occupancy by a single family or two families.