

Nebraska Department of Revenue, Property Assessment Division
Instructions for Certified School Adjusted Valuation Reports
October 10, 2023

On or before October 10 of each year, the Nebraska Department of Revenue, Property Assessment Division (Division) determines the amount of “adjusted value” for each school system for purposes of the school aid formula. The Division prepares a certification report for each school system which itemizes the 2023 unadjusted valuation, levels of value, adjustment amounts, and adjusted valuations for each county and each school district within the local school system. Totals are displayed at the end of each school system’s report. The Division also prepares a report for each county which displays the adjusted value for each school in the county.

Specifics of the Certification Report

COLUMN headings are displayed at the top of each class of property as follows:

Personal property: net book personal property value of commercial, industrial, and agricultural business equipment.

Centrally assessed personal property: net book personal property allocated value for railroads and public service companies such as telecommunication companies, pipelines, etc.

Centrally assessed real property: real property allocated value for railroads and public service companies such as telecommunication companies, pipelines, etc.

Residential real property: valuation of real property classified as residential, recreational, and the residential dwellings and farm home site land situated upon an agricultural parcel.

Commercial & industrial real property: valuation of real property classified as commercial and/or industrial.

Agricultural improvements, farm site land, and Non-Agricultural Use Land: valuation of the agricultural improvements (other than the residential dwelling), farm site land, and non-agricultural use land situated within an agricultural parcel.

Agricultural land: valuation of the real property classified as agricultural and horticultural land, pursuant to [Neb. Rev. Stat. § 77-1359\(1\)](#), or special value for agricultural and horticultural land, pursuant to [§ 77-1363](#).

Minerals: valuation of real property mineral interests, both producing and non-producing.

Totals: summation of the valuations by property type from left to right.

ROW headings are displayed at the far left for each row of data as follows:

Unadjusted value: Unadjusted value is the same as taxable valuation, by property class, as certified by the assessor. The “total unadjusted” value represents the amount the school district may levy upon for property tax purposes.

Level of value: The Division’s determination of the relationship of assessed value to actual value for the particular property class of property in the county.

* **Factor:** State Aid required level of value for real property divided by the Division’s determined level of value. **For example:**

Residential	$96\% \div 93\% = 1.03225806$
Commercial	$96\% \div 92\% = 1.04347826$
Agricultural Land	$72\% \div 74\% = .97297297$

**Note: Factors are displayed with a deduction of 1 on the report to facilitate the mathematical calculation used to determine the dollar amount of adjusted value to add to the unadjusted value.*

**For purposes of state aid, [§ 79-1016](#) requires the adjusted value be calculated such that: 1) all real property other than agricultural land and horticultural land is adjusted to 96% of actual value; 2) all agricultural and horticultural land is adjusted to 72% of actual value and land that receives special valuation is adjusted to 72% of the special value of the land for its agricultural and horticultural purposes only, and 3) Personal property is at 100% of depreciated net book value as defined by statute.*

Adjustment amount: Factor multiplied by the unadjusted valuation.

TIF (tax increment financing) base value: TIF base value is included in the taxable/unadjusted value. However, pursuant to [§ 18-2149](#), the base value is the maximum “assessable” value for property in a TIF; therefore, this amount is backed out prior to calculating the adjustment amount and then added back into the total adjusted school value. TIF excess value is never included as assessable value for school districts.

County’s total adjusted value: Sum of unadjusted value plus the adjustment amount, by property class, for each respective county and base school district within the school system.

System unadjusted total value: Sum of unadjusted valuations, by property class, for all counties and base school districts within the school system.

System adjustment amounts: Sum of adjustment amounts, by property class, for all counties and base school districts within the school system.

System adjusted total value: Sum of unadjusted value plus the adjustment amount, by property class, for all counties and base school districts within the school system.

Questions regarding the **adjusted valuations** may be directed to the following staff:

Cathy Gusman, Tax Specialist Senior 402-471-5864 or cathy.gusman@nebraska.gov
Kamisah O’Donnell, Tax Specialist Senior 402-595-1531 or
kamisah.odonnell@nebraska.gov
Ruth Sorensen, Property Tax Administrator 402-471-5962 or ruth.sorensen@nebraska.gov