

NE Dept. of Revenue Property Assessment Division -- 2023 CERTIFIED SCHOOL ADJUSTED VALUE REPORT, pursuant to Neb. Rev. Stat. 79-1016

2023 Adjusted value by "SCHOOL SYSTEM", for use in 2024-2025 state aid calculations

BY SCHOOL SYSTEM

DO NOT USE THIS REPORT FOR LEVY SETTING PURPOSES

OCTOBER 10, 2023

SCHOOL SYSTEM : # 65-2005 SO CENTRAL NE UNIF 5 System Class : 3

Cnty #	County Name	Base school name		Class	Basesch	Unif/LC	U/L		
1	ADAMS	SANDY CREEK 1C (SoCentrl Unf5)		3	18-0501	65-2005	U		
	2023	Personal Property	Centrally Assessed Pers. Prop.	Residential Real Prop.	Comm. & Indust. Real Prop.	Ag-Bldgs,Farmsite, & Non-AgLand	Agric. Land	Mineral	2023 Totals UNADJUSTED
	Unadjusted Value ==>	532,437	7,693 288	3,347,554	0	575,192	10,103,349	0	14,566,513
	Level of Value ==>		95.40	93.00	0.00		69.00		
	Factor		0.00628931	0.03225806			0.04347826		
	Adjustment Amount ==>		2	107,986	0		439,276		
	* TIF Base Value			0	0		0		ADJUSTED
1	Cnty's adjust. value==> in this base school	532,437	7,693 290	3,455,540	0	575,192	10,542,625	0	15,113,777
18	CLAY	SANDY CREEK 1C (SoCentrlUnif5)		3	18-0501	65-2005	U		
	2023	Personal Property	Centrally Assessed Pers. Prop.	Residential Real Prop.	Comm. & Indust. Real Prop.	Ag-Bldgs,Farmsite, & Non-AgLand	Agric. Land	Mineral	2023 Totals UNADJUSTED
	Unadjusted Value ==>	51,356,833	18,473,181 86,821,736	151,544,200	27,561,515	37,921,800	677,952,110	0	1,051,631,375
	Level of Value ==>		95.40	98.00	96.00		71.00		
	Factor		0.00628931	-0.02040816			0.01408451		
	Adjustment Amount ==>		546,049	-3,092,738	0		9,548,623		
	* TIF Base Value			0	0		0		ADJUSTED
18	Cnty's adjust. value==> in this base school	51,356,833	18,473,181 87,367,785	148,451,462	27,561,515	37,921,800	687,500,733	0	1,058,633,309
65	NUCKOLLS	SANDY CREEK 1C(SoCentrl Unf5)		3	18-0501	65-2005	U		
	2023	Personal Property	Centrally Assessed Pers. Prop.	Residential Real Prop.	Comm. & Indust. Real Prop.	Ag-Bldgs,Farmsite, & Non-AgLand	Agric. Land	Mineral	2023 Totals UNADJUSTED
	Unadjusted Value ==>	4,111,488	277,177 1,269,332	1,946,505	2,423,940	3,085,335	50,970,225	0	64,084,002
	Level of Value ==>		95.40	99.00	96.00		75.00		
	Factor		0.00628931	-0.03030303			-0.04000000		
	Adjustment Amount ==>		7,983	-58,985	0		-2,038,809		
	* TIF Base Value			0	0		0		ADJUSTED
65	Cnty's adjust. value==> in this base school	4,111,488	277,177 1,277,315	1,887,520	2,423,940	3,085,335	48,931,416	0	61,994,191

*TIF = Tax Increment Financing; TIF Base value is included in the taxable value, however it must remain unadjusted, therefore it is backed out prior to calculating the adjustment amount & then added back to the total adjusted school value. TIF Excess Value is never included in the taxable value for schools. Factors rounded for display. Agland adjusted to 72%, other real property adjusted to 96%.

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1	ADAMS	LAWRENCE/NELSON 5 (SoCntrlUf5)		3	65-0005	65-2005	U	UNADJUSTED		
	2023	Personal Property	Centrally Assessed Pers. Prop.	Real	Residential Real Prop.	Comm. & Indust. Real Prop.	Ag-Bldgs,Farmsite, & Non-AgLand	Agric. Land	Mineral	UNADJUSTED
	Unadjusted Value ==>	7,737	0	0	85,331	0	25,934	1,566,599	0	1,685,601
	Level of Value ==>			0.00	93.00	0.00		69.00		
	Factor				0.03225806			0.04347826		
	Adjustment Amount ==>			0	2,753	0		68,113		
	* TIF Base Value				0	0		0		ADJUSTED
1	Cnty's adjust. value==> in this base school				88,084	0	25,934	1,634,712	0	1,756,467
18	CLAY	LAWRENCE/NELSON 5 (SoCntrlUf5)		3	65-0005	65-2005	U	2023 Totals		
	2023	Personal Property	Centrally Assessed Pers. Prop.	Real	Residential Real Prop.	Comm. & Indust. Real Prop.	Ag-Bldgs,Farmsite, & Non-AgLand	Agric. Land	Mineral	UNADJUSTED
	Unadjusted Value ==>	537,956	0	0	910,880	0	645,710	6,995,775	0	9,090,321
	Level of Value ==>			0.00	98.00	0.00		71.00		
	Factor				-0.02040816			0.01408451		
	Adjustment Amount ==>			0	-18,589	0		98,532		
	* TIF Base Value				0	0		0		ADJUSTED
18	Cnty's adjust. value==> in this base school				892,291	0	645,710	7,094,307	0	9,170,264
65	NUCKOLLS	LAWRENCE/NELSON 5 (SoCntrlUf5)		3	65-0005	65-2005	U	2023 Totals		
	2023	Personal Property	Centrally Assessed Pers. Prop.	Real	Residential Real Prop.	Comm. & Indust. Real Prop.	Ag-Bldgs,Farmsite, & Non-AgLand	Agric. Land	Mineral	UNADJUSTED
	Unadjusted Value ==>	13,988,670	14,701,117	1,481,736	44,646,005	5,691,625	14,111,395	317,907,135	0	412,527,683
	Level of Value ==>			95.40	99.00	96.00		75.00		
	Factor		0.00628931		-0.03030303			-0.04000000		
	Adjustment Amount ==>		9,319		-1,352,909	0		-12,716,285		
	* TIF Base Value				0	0		0		ADJUSTED
65	Cnty's adjust. value==> in this base school				43,293,096	5,691,625	14,111,395	305,190,850	0	398,467,808

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91	WEBSTER	LAWRENCE/NELSON 5 (SoCntrlUf5)			3	65-0005	65-2005	U	
2023	Personal Property	Centrally Assessed Pers. Prop.	Real	Residential Real Prop.	Comm. & Indust. Real Prop.	Ag-Bldgs,Farmsite, & Non-AgLand	Agric. Land	Mineral	ADJUSTED
Unadjusted Value ==>	2,215,493	2,401,486	237,597	5,420,080	156,275	2,933,450	32,184,075	0	45,548,456
Level of Value ==>			95.40	96.00	96.00		74.00		
Factor			0.00628931				-0.02702703		
Adjustment Amount ==>			1,494	0	0		-869,840		
* TIF Base Value				0	0		0		
91 Cnty's adjust. value==> in this base school	2,215,493	2,401,486	239,091	5,420,080	156,275	2,933,450	31,314,235	0	44,680,110
System UNadjusted total==>	72,750,614	35,860,654	89,810,689	207,900,555	35,833,355	59,298,816	1,097,679,268	0	1,599,133,951
System Adjustment Amnts=>			564,847	-4,412,482	0		-5,470,390		-9,318,025
System ADJUSTED total==>	72,750,614	35,860,654	90,375,536	203,488,073	35,833,355	59,298,816	1,092,208,878	0	1,589,815,926

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