

NEBRASKA

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DEPARTMENT OF REVENUE

**2020 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

BURT COUNTY



Pete Ricketts, Governor

April 7, 2020

Commissioner Hotz:

The Property Tax Administrator has compiled the 2020 Reports and Opinions of the Property Tax Administrator for Burt 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 Burt 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 "Ruth A. Sorensen".

Ruth A. Sorensen
Property Tax Administrator
402-471-5962

cc: Joni Renshaw, Burt County Assessor

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Introduction

Pursuant to [Neb. Rev. Stat. § 77-5027](#), annually, the Property Tax Administrator (PTA) shall 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 for consideration 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 sales file, the Division prepares a statistical analysis comparing assessments to sale prices for arm's-length sales (assessment sales ratio). 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 professionally accepted mass appraisal methods 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 on 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.

In 2019, [Neb. Rev. Stat. § 77-1363](#) was amended with the passage of LB 372. The bill became operative on August 31, 2019 and specified that Land Capability Group (LCG) classifications must be based on land-use specific productivity data from the Natural Resources Conservation Service (NRCS). The Division used the NRCS data to develop a new LCG structure to comply with the statutory change. Each county received the updated land capability group changes and applied them to the inventory of land in the 2020 assessment year.

Statistical Analysis:

Before relying upon any calculated statistical measures to evaluate a county's assessment performance, the Division 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 value 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 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.

The confidence interval is another measure used to evaluate the reliability of the statistical indicators. The Division 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 and 92% to 100% for all other classes of real property.

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 reliability of the COD can be directly affected by extreme ratios.

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 IAAO's recognition 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.

Analysis of Assessment Practices:

The Division reviews assessment practices that ultimately affect the valuation of real property in each county. This review is done to ensure the reliability of the statistical analysis and to ensure professionally accepted mass appraisal methods 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.

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'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 professionally accepted mass appraisal methods. 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.

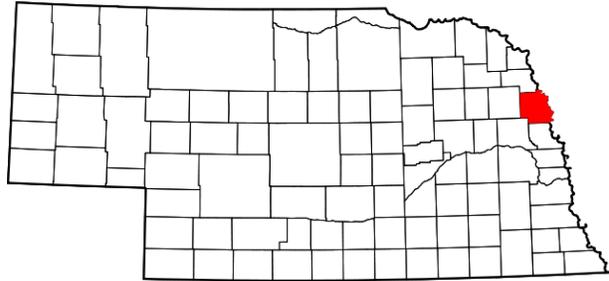
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, potential issues are identified they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures prior to establishing assessed values. The PTA's conclusion that assessment quality is either compliant or not compliant with professionally accepted mass appraisal methods is based on the totality of the assessment practices in the county.

Reviews of the timeliness of submission of sales information, equalization of sold/unsold properties in the county, the accuracy of the AVU data, and the compliance with statutory reports, are completed annually for each county. If there are inconsistencies or concerns about any of these reviews, those inconsistencies or concerns are addressed in the Correlation Section of the R&O for the subject real property, for the applicable county, along with any applicable corrective measures taken by the county assessor to address the inconsistencies or concerns and the results of those corrective measures.

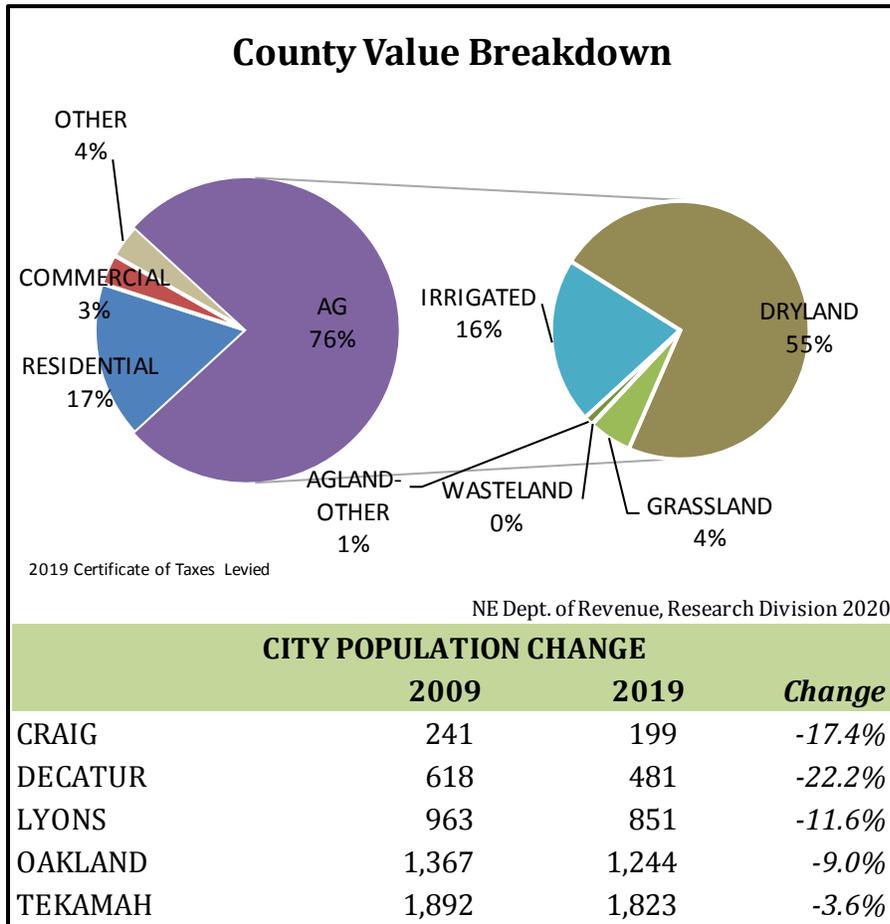
**Further information may be found in Exhibit 94*

County Overview

With a total area of 492 square miles, Burt County has 6,488 residents, per the Census Bureau Quick Facts for 2018, a 5% population decline from the 2010 U.S. Census. Reports indicate that 82% of county residents are homeowners and 88% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$89,999 (2019 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Burt County are located in and around Tekamah, the county seat. According to the latest information available from the U.S. Census Bureau, there are 206 employer establishments with total employment of 1,166.



Over three-quarters of Burt County's valuation base comes from agricultural land. Dryland makes up a majority of the land in the county. Burt County is included in both the Papio-Missouri River and Lower Elkhorn Natural Resources Districts (NRD).

2020 Residential Correlation for Burt County

Assessment Actions

In the residential class of property, the County Assessor reviewed and revalued parcels located in the towns of Tekamah and Oakland and rural residential parcels in the Decatur Township.

Home site values were increased for rural residential properties for the first acre to \$21,000 and building site values were increased to \$6,000 per acre.

Assessment Practice Review

As explained in the Introduction of this Report and Opinion, the review of the assessment practices to determine compliance and the review to ensure that all data submitted to the State sales file is timely and accurate, were completed.

It appears after review that the County Assessor is having difficulty achieving timely submission of the electronic sale submissions and Real Estate Transfer Statement (Form 521) forms. The County Assessor was strongly encouraged to develop a schedule to submit sales and Form 521s to the state monthly, ultimately all study period sales were received in the state sales file and all Form 521s were received.

The County Assessor's sales verification process was reviewed to determine if an adequate sample of sales is being used and the percentage of sales used is acceptable. All sales that are non-qualified have been properly documented. Verification of all sales is done with a questionnaire mailed to the seller with additional information requested if needed.

Review and analysis indicates that the county has adequately identified economic areas and geographic locations within the County with the six assigned valuation groups being used for the residential class. Lot values are reviewed when reappraisal is done by analyzing land to building ratios and vacant lot sales and making adjustments for accessibility to public utilities.

The County has an established six-year inspection plan and is current in the inspection and review cycle. The County Assessor has a formal, written Real Property Valuation Methodology report that explains the County Assessor's assessment practices. Depreciation and costing tables being utilized are from 2019.

2020 Residential Correlation for Burt County

Description of Analysis

Residential parcels are analyzed utilizing six valuation groups that are based on assessor locations in the county.

Valuation Group	Description
1	Tekamah
5	Oakland
10	Lyons
15	Decatur
20	Craig
25	Rural

For the residential property class, there were 190 qualified sales representing all valuation groups. All valuation groups with qualified sales fall within the acceptable ranges. Analysis shows that all three measures of central tendency are within the acceptable range for the residential class as a whole. The COD and PRD is within the IAAO recommended range for more rural areas.

Analysis of the 2020 County Abstract of Assessment for Real Property, Form 45 Compared to the 2019 Certificate of Taxes Levied Report (CTL) indicates a change in value of approximately 2% to the residential class excluding growth. Review of the sales shows significant variation in value changes which is not an unexpected result following a reappraisal. Further review of the areas will need to be conducted during the assessment practices review to ensure that values are uniform; however, since both the sales file and the abstract reflect the assessment actions, the values are believed to be equalized.

Equalization and Quality of Assessment

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

VALUATION GROUP RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	64	94.83	98.63	96.52	11.41	102.19
5	41	95.61	103.03	99.24	14.59	103.82
10	38	96.73	97.52	87.53	18.36	111.41
15	14	96.73	105.88	83.96	36.71	126.11
20	5	96.15	94.39	97.59	06.05	96.72
25	28	96.86	102.60	98.42	19.97	104.25
<u> </u> ALL <u> </u>	190	95.64	100.37	95.64	16.58	104.95

2020 Residential Correlation for Burt County

Level of Value

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

2020 Commercial Correlation for Burt County

Assessment Actions

The county assessor addressed the commercial property class by reviewing and establishing new values for the following property occupancy types in all valuation groups: supermarkets, mini mart convenience stores, grain elevators, fertilizer and grain storage facilities, storage units, warehouse storage, industrial and heavy manufacturing.

Assessment Practice Review

As explained in the Introduction of this Report and Opinion, the review of the assessment practices to determine compliance and the review to ensure that all data submitted to the State sales file is timely and accurate, were completed

The County Assessor's sales verification process was reviewed to determine if an adequate sample of sales is being used and ensure all sales that are non-qualified have been properly documented as a non-arm's length sale.

Based on the economic areas and geographic locations within the county, the county has assigned six valuation groups for the commercial class. Each town has its own unique economic depreciation that is based on reviewing the sales specific to that town.

The County Assessor has an established six-year inspection plan and is current in the review process. All of the commercial properties were reviewed in 2017. Lot value studies are completed at least every six years with the last study being conducted in 2017.

The cost approach is the primary method used to determine value however income and comparable sales approaches are considered when available. Depreciation and costing tables being utilized are 2019.

Description of Analysis

Commercial parcels are analyzed utilizing six valuation groups that are based on assessor locations in the county.

Valuation Group	Description
1	Tekamah
5	Oakland
10	Lyons
15	Decatur
20	Craig
25	Rural

2020 Commercial Correlation for Burt County

The majority of the commercial activity in the county is in Valuation Group 1 of Tekamah and Valuation Group 5 of Oakland. The other small towns have minimal commercial activity.

For the commercial property class, there were 21 qualified sales representing all valuation groups. Analysis shows that two of the three measures of central tendency are within the acceptable range for the commercial class as a whole and the weighted mean is below the range. The COD and PRD are slightly high, but not unusually high for a sample that contains a range of selling prices from \$3,400-\$500,000.

Analysis of the 2020 County Abstract of Assessment for Real Property, Form 45 Compared to the 2019 Certificate of Taxes Levied Report (CTL) indicates a change in value of approximately 9% to the commercial class excluding growth. This supports the assessment actions taken by the County Assessor.

Equalization and Quality of Assessment

With only 21 total qualified sales, six in Valuation Group 1 and six in Valuation Group 5, the sample is too small to base an overall level of value. However, a review of the statistics with sufficient sales along with all other information available, and the assessment practices suggest that assessments within the county are valued within acceptable parameters, and therefore considered equalized. The quality of assessment of the commercial property in Burt County complies with generally accepted mass appraisal techniques.

VALUATION GROUP RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	6	91.68	83.32	94.87	17.59	87.83
5	6	79.36	109.40	73.88	65.98	148.08
10	4	96.40	84.84	75.28	18.38	112.70
15	1	95.20	95.20	95.20	00.00	100.00
20	1	97.15	97.15	97.15	00.00	100.00
25	3	94.77	88.20	84.33	07.76	104.59
<u> </u> ALL <u> </u>	21	94.77	92.98	84.35	26.81	110.23

Level of Value

Based on analysis of all available information, the level of value for the commercial property in Burt County has achieved the statutory level of value of 100%

2020 Agricultural Correlation for Burt County

Assessment Actions

For the 2020 assessment year, the overall irrigated values were reduced approximately 7%, the overall dryland values were reduced approximately 5% and the overall grassland values were increased approximately 15%. These changes affected both Market Area 1 and Market Area 2. The agricultural improvements in Decatur Township were inspected and re-appraised.

Assessment Practice Review

As explained in the Introduction of this Report and Opinion, the review of the assessment practices to determine compliance and the review to ensure that all data submitted to the State sales file is timely and accurate, were completed

The County Assessor's sales verification process was reviewed to determine that an adequate sample of sales was used and all sales that were non-qualified were properly documented as non-arm's-length sales.

The County has two market areas to define their agricultural class delineated by topography and market activity. The County Assessor has an established six-year inspection plan and is current in the plan. The County Assessor verifies land use through the review of aerial oblique imagery and physical inspections. Land use was last reviewed in 2014-2017. The County Assessor is currently working to identify intensive use properties in the county.

The County Assessor has a formal, written Real Property Valuation Methodology report that explains the County Assessor's assessment practices. The depreciation and costing tables being used for the agricultural improvements and outbuildings are dated 2019.

Description of Analysis

Burt County is divided into two market areas for the agricultural class. Market Area 1 is the eastern portion of the county bordered by Thurston County to the north and Washington County to the south. The Missouri River borders the eastern edge. This market consists of approximately 28% irrigated land, approximately 56% dryland and approximately 10% grassland.

Market Area 2 is the western portion of the county bordered by Cuming County to the west and Dodge and Washington counties to the south. This market consists of approximately 78% dryland, approximately 9% irrigated and approximately 10% grassland.

The agricultural statistical sample consists of 81 total qualified sales in both markets. Overall all three measures of central tendency are within the acceptable range and the COD is within the IAAO recommended range lending credibility to the statistics.

Analysis was conducted on the sales that have 80% or more of the acres in a single Major Land Use (MLU) category. In the county for the study period used for analysis, Market Area 1 has 11 qualified irrigated sales and is within the acceptable range. For dryland, there are 49 total qualified

2020 Agricultural Correlation for Burt County

sales in both Market Area 1 and Market Area 2 and is within the acceptable range. The land classes with a sufficient number of sales all had medians that fell in the acceptable range.

The average acre comparison chart displays that the values assigned by the County Assessor are comparable to the adjoining counties.

Equalization and Quality of Assessment

Review of agricultural improvements and site acres indicate that these parcels are inspected and valued using the same processes that are used for rural residential and other similar property across the county. Agricultural homes and rural residential acreages have all been valued the same with the same depreciation and costing. Agricultural improvements are believed to be equalized and assessed at the statutory level.

Review of the statistical sample, comparable counties and assessment practices indicate that Burt County has achieved equalized values. The quality of assessment in the agricultural land class of property in Burt County complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	12	74.38	73.60	70.55	12.61	104.32
1	11	75.43	74.91	71.34	11.61	105.00
2	1	59.21	59.21	59.21	00.00	100.00
<u>Dry</u>						
County	49	71.71	75.69	70.12	18.57	107.94
1	20	70.48	73.71	65.70	22.74	112.19
2	29	73.07	77.06	72.39	15.57	106.45
<u>Grass</u>						
County	1	73.76	73.76	73.76	00.00	100.00
1	1	73.76	73.76	73.76	00.00	100.00
<u>ALL</u>	81	71.71	73.70	69.66	17.77	105.80

Level of Value

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

2020 Opinions of the Property Tax Administrator for Burt 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 (Reissue 2018). 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	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	72	Meets generally accepted mass appraisal techniques.	No recommendation.

***A level of value displayed as NEI (not enough information) represents a class of property with insufficient information to determine a level of value.*

Dated this 7th day of April, 2020.



Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2020 Commission Summary for Burt County

Residential Real Property - Current

Number of Sales	190	Median	95.64
Total Sales Price	\$18,549,601	Mean	100.37
Total Adj. Sales Price	\$18,549,601	Wgt. Mean	95.64
Total Assessed Value	\$17,741,255	Average Assessed Value of the Base	\$74,694
Avg. Adj. Sales Price	\$97,629	Avg. Assessed Value	\$93,375

Confidence Interval - Current

95% Median C.I	94.29 to 97.19
95% Wgt. Mean C.I	92.82 to 98.47
95% Mean C.I	96.56 to 104.18
% of Value of the Class of all Real Property Value in the County	14.44
% of Records Sold in the Study Period	5.78
% of Value Sold in the Study Period	7.22

Residential Real Property - History

Year	Number of Sales	LOV	Median
2019	201	98	97.97
2018	185	95	94.67
2017	183	96	95.93
2016	205	97	96.76

2020 Commission Summary for Burt County

Commercial Real Property - Current

Number of Sales	21	Median	94.77
Total Sales Price	\$3,516,191	Mean	92.98
Total Adj. Sales Price	\$3,516,191	Wgt. Mean	84.35
Total Assessed Value	\$2,965,781	Average Assessed Value of the Base	\$148,421
Avg. Adj. Sales Price	\$167,438	Avg. Assessed Value	\$141,228

Confidence Interval - Current

95% Median C.I	73.89 to 97.47
95% Wgt. Mean C.I	72.79 to 95.90
95% Mean C.I	71.53 to 114.43
% of Value of the Class of all Real Property Value in the County	3.63
% of Records Sold in the Study Period	5.05
% of Value Sold in the Study Period	4.80

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2019	22	100	94.99
2018	22	100	95.32
2017	21	97	96.69
2016	22	100	93.66

11 Burt
RESIDENTIAL

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

Date Range: 10/1/2017 To 9/30/2019 Posted on: 1/31/2020

Number of Sales : 190
 Total Sales Price : 18,549,601
 Total Adj. Sales Price : 18,549,601
 Total Assessed Value : 17,741,255
 Avg. Adj. Sales Price : 97,629
 Avg. Assessed Value : 93,375

MEDIAN : 96
 WGT. MEAN : 96
 MEAN : 100
 COD : 16.58
 PRD : 104.95

COV : 26.71
 STD : 26.81
 Avg. Abs. Dev : 15.86
 MAX Sales Ratio : 244.06
 MIN Sales Ratio : 48.73

95% Median C.I. : 94.29 to 97.19
 95% Wgt. Mean C.I. : 92.82 to 98.47
 95% Mean C.I. : 96.56 to 104.18

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qrtrs</u>												
01-OCT-17 To 31-DEC-17	16	98.28	101.13	104.98	12.81	96.33	76.02	135.84	85.36 to 111.64	101,000	106,028	
01-JAN-18 To 31-MAR-18	24	97.72	110.26	104.15	18.62	105.87	82.04	244.06	94.10 to 102.59	81,125	84,489	
01-APR-18 To 30-JUN-18	26	96.19	102.87	98.30	15.01	104.65	70.23	181.31	91.98 to 100.35	107,183	105,364	
01-JUL-18 To 30-SEP-18	37	95.97	97.23	94.74	10.33	102.63	66.27	141.85	89.42 to 100.18	89,622	84,905	
01-OCT-18 To 31-DEC-18	16	94.90	97.21	94.09	13.29	103.32	71.81	134.75	84.16 to 111.76	112,063	105,440	
01-JAN-19 To 31-MAR-19	19	94.56	108.19	97.17	28.79	111.34	48.73	209.79	86.66 to 122.05	82,868	80,526	
01-APR-19 To 30-JUN-19	31	94.29	96.33	90.35	17.85	106.62	49.69	198.83	83.20 to 96.69	109,260	98,712	
01-JUL-19 To 30-SEP-19	21	93.04	92.18	87.31	18.65	105.58	49.00	167.01	78.46 to 100.92	101,395	88,524	
<u>Study Yrs</u>												
01-OCT-17 To 30-SEP-18	103	97.19	102.30	99.37	13.86	102.95	66.27	244.06	94.61 to 99.43	93,842	93,254	
01-OCT-18 To 30-SEP-19	87	94.53	98.08	91.58	19.55	107.10	48.73	209.79	90.10 to 96.16	102,113	93,519	
<u>Calendar Yrs</u>												
01-JAN-18 To 31-DEC-18	103	96.16	101.69	97.49	14.04	104.31	66.27	244.06	94.53 to 98.30	95,561	93,162	
<u>ALL</u>	190	95.64	100.37	95.64	16.58	104.95	48.73	244.06	94.29 to 97.19	97,629	93,375	

VALUATION GROUP											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	64	94.83	98.63	96.52	11.41	102.19	65.85	196.16	92.87 to 96.16	105,196	101,535	
5	41	95.61	103.03	99.24	14.59	103.82	70.23	244.06	93.00 to 102.10	88,412	87,737	
10	38	96.73	97.52	87.53	18.36	111.41	55.46	166.85	85.36 to 100.82	66,550	58,250	
15	14	96.73	105.88	83.96	36.71	126.11	49.00	198.83	68.06 to 140.75	69,107	58,024	
20	5	96.15	94.39	97.59	06.05	96.72	81.72	102.59	N/A	42,400	41,379	
25	28	96.86	102.60	98.42	19.97	104.25	48.73	209.79	88.52 to 107.51	160,134	157,609	
<u>ALL</u>	190	95.64	100.37	95.64	16.58	104.95	48.73	244.06	94.29 to 97.19	97,629	93,375	

PROPERTY TYPE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
01	190	95.64	100.37	95.64	16.58	104.95	48.73	244.06	94.29 to 97.19	97,629	93,375	
06												
07												
<u>ALL</u>	190	95.64	100.37	95.64	16.58	104.95	48.73	244.06	94.29 to 97.19	97,629	93,375	

11 Burt
RESIDENTIAL

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

Date Range: 10/1/2017 To 9/30/2019 Posted on: 1/31/2020

Number of Sales : 190
 Total Sales Price : 18,549,601
 Total Adj. Sales Price : 18,549,601
 Total Assessed Value : 17,741,255
 Avg. Adj. Sales Price : 97,629
 Avg. Assessed Value : 93,375

MEDIAN : 96
 WGT. MEAN : 96
 MEAN : 100
 COD : 16.58
 PRD : 104.95

COV : 26.71
 STD : 26.81
 Avg. Abs. Dev : 15.86
 MAX Sales Ratio : 244.06
 MIN Sales Ratio : 48.73

95% Median C.I. : 94.29 to 97.19
 95% Wgt. Mean C.I. : 92.82 to 98.47
 95% Mean C.I. : 96.56 to 104.18

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
___Low \$ Ranges___												
Less Than 5,000												
Less Than 15,000	6	135.27	136.29	126.23	30.39	107.97	81.72	198.83	81.72 to 198.83	8,709	10,993	
Less Than 30,000	26	112.47	123.25	119.32	28.27	103.29	65.85	244.06	96.15 to 138.45	20,137	24,026	
___Ranges Excl. Low \$___												
Greater Than 4,999	190	95.64	100.37	95.64	16.58	104.95	48.73	244.06	94.29 to 97.19	97,629	93,375	
Greater Than 14,999	184	95.55	99.19	95.56	15.48	103.80	48.73	244.06	94.29 to 96.92	100,529	96,061	
Greater Than 29,999	164	94.94	96.74	94.95	13.33	101.89	48.73	209.79	93.29 to 96.52	109,915	104,369	
___Incremental Ranges___												
0 TO 4,999												
5,000 TO 14,999	6	135.27	136.29	126.23	30.39	107.97	81.72	198.83	81.72 to 198.83	8,709	10,993	
15,000 TO 29,999	20	112.07	119.33	118.55	25.33	100.66	65.85	244.06	96.15 to 136.44	23,565	27,936	
30,000 TO 59,999	36	96.09	101.81	102.19	14.31	99.63	65.92	209.79	92.46 to 101.48	40,872	41,768	
60,000 TO 99,999	53	95.85	100.04	98.81	16.78	101.24	49.69	196.16	90.10 to 99.66	77,753	76,825	
100,000 TO 149,999	39	94.50	93.05	93.59	11.85	99.42	49.00	129.69	89.42 to 96.66	122,385	114,543	
150,000 TO 249,999	29	92.24	89.25	89.84	08.67	99.34	48.73	104.94	87.04 to 95.66	186,095	167,196	
250,000 TO 499,999	7	98.39	97.27	98.29	06.03	98.96	78.78	111.64	78.78 to 111.64	323,429	317,906	
500,000 TO 999,999												
1,000,000 +												
___ALL___	190	95.64	100.37	95.64	16.58	104.95	48.73	244.06	94.29 to 97.19	97,629	93,375	

11 Burt
COMMERCIAL

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

Date Range: 10/1/2016 To 9/30/2019 Posted on: 1/31/2020

Number of Sales : 21
Total Sales Price : 3,516,191
Total Adj. Sales Price : 3,516,191
Total Assessed Value : 2,965,781
Avg. Adj. Sales Price : 167,438
Avg. Assessed Value : 141,228

MEDIAN : 95
WGT. MEAN : 84
MEAN : 93
COD : 26.81
PRD : 110.23

COV : 50.69
STD : 47.13
Avg. Abs. Dev : 25.41
MAX Sales Ratio : 270.69
MIN Sales Ratio : 36.38

95% Median C.I. : 73.89 to 97.47
95% Wgt. Mean C.I. : 72.79 to 95.90
95% Mean C.I. : 71.53 to 114.43

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DATE OF SALE *	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-16 To 31-DEC-16	2	77.81	77.81	98.37	35.52	79.10	50.17	105.44	N/A	234,500	230,668
01-JAN-17 To 31-MAR-17	1	97.47	97.47	97.47	00.00	100.00	97.47	97.47	N/A	200,000	194,948
01-APR-17 To 30-JUN-17	3	95.20	92.85	94.58	02.64	98.17	87.92	95.44	N/A	174,597	165,134
01-JUL-17 To 30-SEP-17	2	79.13	79.13	88.71	19.76	89.20	63.49	94.77	N/A	154,800	137,327
01-OCT-17 To 31-DEC-17	2	65.44	65.44	87.81	44.41	74.52	36.38	94.50	N/A	282,500	248,060
01-JAN-18 To 31-MAR-18	2	82.06	82.06	61.99	30.19	132.38	57.29	106.83	N/A	63,250	39,207
01-APR-18 To 30-JUN-18	1	97.15	97.15	97.15	00.00	100.00	97.15	97.15	N/A	2,000	1,943
01-JUL-18 To 30-SEP-18	2	86.09	86.09	74.63	14.17	115.36	73.89	98.29	N/A	232,000	173,140
01-OCT-18 To 31-DEC-18	2	175.97	175.97	190.22	53.83	92.51	81.25	270.69	N/A	5,650	10,748
01-JAN-19 To 31-MAR-19	3	77.47	71.05	68.12	24.19	104.30	39.73	95.95	N/A	271,667	185,063
01-APR-19 To 30-JUN-19	1	133.33	133.33	133.33	00.00	100.00	133.33	133.33	N/A	30,000	40,000
01-JUL-19 To 30-SEP-19											
<u>Study Yrs</u>											
01-OCT-16 To 30-SEP-17	8	94.99	86.24	94.94	12.79	90.84	50.17	105.44	50.17 to 105.44	187,799	178,292
01-OCT-17 To 30-SEP-18	7	94.50	80.62	79.72	20.36	101.13	36.38	106.83	36.38 to 106.83	165,357	131,822
01-OCT-18 To 30-SEP-19	6	88.60	116.40	72.02	56.72	161.62	39.73	270.69	39.73 to 270.69	142,717	102,781
<u>Calendar Yrs</u>											
01-JAN-17 To 31-DEC-17	8	94.64	83.15	91.41	13.28	90.96	36.38	97.47	36.38 to 97.47	199,799	182,641
01-JAN-18 To 31-DEC-18	7	97.15	112.20	74.22	38.73	151.17	57.29	270.69	57.29 to 270.69	86,257	64,019
<u>ALL</u>	21	94.77	92.98	84.35	26.81	110.23	36.38	270.69	73.89 to 97.47	167,438	141,228

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	6	91.68	83.32	94.87	17.59	87.83	50.17	105.44	50.17 to 105.44	142,667	135,342
5	6	79.36	109.40	73.88	65.98	148.08	36.38	270.69	36.38 to 270.69	94,300	69,667
10	4	96.40	84.84	75.28	18.38	112.70	39.73	106.83	N/A	204,000	153,569
15	1	95.20	95.20	95.20	00.00	100.00	95.20	95.20	N/A	396,791	377,729
20	1	97.15	97.15	97.15	00.00	100.00	97.15	97.15	N/A	2,000	1,943
25	3	94.77	88.20	84.33	07.76	104.59	73.89	95.95	N/A	293,200	247,260
<u>ALL</u>	21	94.77	92.98	84.35	26.81	110.23	36.38	270.69	73.89 to 97.47	167,438	141,228

11 Burt
COMMERCIAL

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

Date Range: 10/1/2016 To 9/30/2019 Posted on: 1/31/2020

Number of Sales : 21
Total Sales Price : 3,516,191
Total Adj. Sales Price : 3,516,191
Total Assessed Value : 2,965,781
Avg. Adj. Sales Price : 167,438
Avg. Assessed Value : 141,228

MEDIAN : 95
WGT. MEAN : 84
MEAN : 93
COD : 26.81
PRD : 110.23

COV : 50.69
STD : 47.13
Avg. Abs. Dev : 25.41
MAX Sales Ratio : 270.69
MIN Sales Ratio : 36.38

95% Median C.I. : 73.89 to 97.47
95% Wgt. Mean C.I. : 72.79 to 95.90
95% Mean C.I. : 71.53 to 114.43

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	19	95.20	93.91	84.20	28.31	111.53	36.38	270.69	63.49 to 98.29	135,063	113,726
04	2	84.20	84.20	84.74	12.24	99.36	73.89	94.50	N/A	475,000	402,498
<u>ALL</u>	21	94.77	92.98	84.35	26.81	110.23	36.38	270.69	73.89 to 97.47	167,438	141,228

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	2	89.20	89.20	85.93	08.91	103.81	81.25	97.15	N/A	3,400	2,922
Less Than 15,000	5	98.29	130.84	127.27	40.51	102.81	81.25	270.69	N/A	7,860	10,004
Less Than 30,000	5	98.29	130.84	127.27	40.51	102.81	81.25	270.69	N/A	7,860	10,004
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	19	94.77	93.38	84.34	28.75	110.72	36.38	270.69	63.49 to 98.29	184,705	155,786
Greater Than 14,999	16	91.21	81.15	83.86	22.32	96.77	36.38	133.33	57.29 to 95.95	217,306	182,235
Greater Than 29,999	16	91.21	81.15	83.86	22.32	96.77	36.38	133.33	57.29 to 95.95	217,306	182,235
<u>Incremental Ranges</u>											
0 TO 4,999	2	89.20	89.20	85.93	08.91	103.81	81.25	97.15	N/A	3,400	2,922
5,000 TO 14,999	3	106.83	158.60	135.92	53.80	116.69	98.29	270.69	N/A	10,833	14,725
15,000 TO 29,999											
30,000 TO 59,999	2	110.63	110.63	105.61	20.53	104.75	87.92	133.33	N/A	38,500	40,661
60,000 TO 99,999	4	56.83	61.37	63.47	31.85	96.69	36.38	95.44	N/A	66,250	42,049
100,000 TO 149,999	1	57.29	57.29	57.29	00.00	100.00	57.29	57.29	N/A	114,500	65,594
150,000 TO 249,999	3	95.95	96.06	95.97	00.94	100.09	94.77	97.47	N/A	209,867	201,403
250,000 TO 499,999	5	77.47	78.35	80.60	22.46	97.21	39.73	105.44	N/A	378,158	304,794
500,000 TO 999,999	1	94.50	94.50	94.50	00.00	100.00	94.50	94.50	N/A	500,000	472,475
1,000,000 +											
<u>ALL</u>	21	94.77	92.98	84.35	26.81	110.23	36.38	270.69	73.89 to 97.47	167,438	141,228

11 Burt
COMMERCIAL

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

Date Range: 10/1/2016 To 9/30/2019 Posted on: 1/31/2020

Number of Sales : 21
Total Sales Price : 3,516,191
Total Adj. Sales Price : 3,516,191
Total Assessed Value : 2,965,781
Avg. Adj. Sales Price : 167,438
Avg. Assessed Value : 141,228

MEDIAN : 95
WGT. MEAN : 84
MEAN : 93
COD : 26.81
PRD : 110.23

COV : 50.69
STD : 47.13
Avg. Abs. Dev : 25.41
MAX Sales Ratio : 270.69
MIN Sales Ratio : 36.38

95% Median C.I. : 73.89 to 97.47
95% Wgt. Mean C.I. : 72.79 to 95.90
95% Mean C.I. : 71.53 to 114.43

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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
157	1	98.29	98.29	98.29	00.00	100.00	98.29	98.29	N/A	14,000	13,760
344	3	97.47	149.80	102.43	64.79	146.25	81.25	270.69	N/A	70,433	72,148
352	2	100.44	100.44	103.80	04.98	96.76	95.44	105.44	N/A	244,500	253,794
353	1	133.33	133.33	133.33	00.00	100.00	133.33	133.33	N/A	30,000	40,000
386	2	67.25	67.25	65.19	40.92	103.16	39.73	94.77	N/A	269,800	175,889
406	2	66.77	66.77	38.19	45.51	174.84	36.38	97.15	N/A	33,500	12,794
419	1	77.47	77.47	77.47	00.00	100.00	77.47	77.47	N/A	345,000	267,269
426	1	87.92	87.92	87.92	00.00	100.00	87.92	87.92	N/A	47,000	41,321
442	1	57.29	57.29	57.29	00.00	100.00	57.29	57.29	N/A	114,500	65,594
494	4	84.20	78.63	84.69	19.71	92.84	50.17	95.95	N/A	297,500	251,950
531	1	95.20	95.20	95.20	00.00	100.00	95.20	95.20	N/A	396,791	377,729
555	1	106.83	106.83	106.83	00.00	100.00	106.83	106.83	N/A	12,000	12,820
999	1	63.49	63.49	63.49	00.00	100.00	63.49	63.49	N/A	60,000	38,095
<u>ALL</u>	<u>21</u>	94.77	92.98	84.35	26.81	110.23	36.38	270.69	73.89 to 97.47	167,438	141,228

11 Burt
AGRICULTURAL LAND

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

Date Range: 10/1/2016 To 9/30/2019 Posted on: 1/31/2020

Number of Sales : 81
Total Sales Price : 62,696,540
Total Adj. Sales Price : 62,696,540
Total Assessed Value : 43,673,222
Avg. Adj. Sales Price : 774,031
Avg. Assessed Value : 539,176

MEDIAN : 72
WGT. MEAN : 70
MEAN : 74
COD : 17.77
PRD : 105.80

COV : 23.53
STD : 17.34
Avg. Abs. Dev : 12.74
MAX Sales Ratio : 129.84
MIN Sales Ratio : 37.51

95% Median C.I. : 69.73 to 76.20
95% Wgt. Mean C.I. : 66.14 to 73.17
95% Mean C.I. : 69.92 to 77.48

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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-16 To 31-DEC-16	5	75.95	79.68	79.81	12.13	99.84	68.23	102.27	N/A	708,321	565,324
01-JAN-17 To 31-MAR-17	6	59.47	72.83	60.77	36.27	119.85	42.03	121.13	42.03 to 121.13	845,918	514,052
01-APR-17 To 30-JUN-17	6	69.72	63.16	65.52	12.32	96.40	37.51	73.07	37.51 to 73.07	904,553	592,618
01-JUL-17 To 30-SEP-17	2	71.83	71.83	71.70	05.01	100.18	68.23	75.43	N/A	581,500	416,916
01-OCT-17 To 31-DEC-17	8	69.21	72.32	67.48	12.82	107.17	59.21	94.05	59.21 to 94.05	603,067	406,953
01-JAN-18 To 31-MAR-18	8	79.52	75.63	72.31	17.15	104.59	53.40	101.72	53.40 to 101.72	1,088,133	786,831
01-APR-18 To 30-JUN-18	9	61.13	64.01	62.09	21.25	103.09	44.74	90.59	44.81 to 88.78	576,366	357,877
01-JUL-18 To 30-SEP-18	5	73.33	72.41	70.09	07.57	103.31	64.11	82.04	N/A	843,433	591,147
01-OCT-18 To 31-DEC-18	7	75.96	79.74	78.72	09.52	101.30	70.29	95.87	70.29 to 95.87	787,491	619,935
01-JAN-19 To 31-MAR-19	16	79.07	77.28	69.88	17.78	110.59	38.22	129.84	66.32 to 86.94	566,763	396,028
01-APR-19 To 30-JUN-19	7	76.44	81.52	75.06	15.63	108.61	64.24	120.25	64.24 to 120.25	878,760	659,577
01-JUL-19 To 30-SEP-19	2	62.41	62.41	61.54	11.74	101.41	55.08	69.73	N/A	1,911,554	1,176,411
<u>Study Yrs</u>											
01-OCT-16 To 30-SEP-17	19	69.96	71.47	67.73	19.20	105.52	37.51	121.13	57.22 to 75.95	800,391	542,130
01-OCT-17 To 30-SEP-18	30	69.21	70.73	68.57	17.56	103.15	44.74	101.72	63.50 to 78.68	764,468	524,230
01-OCT-18 To 30-SEP-19	32	76.20	77.82	71.86	16.08	108.29	38.22	129.84	70.18 to 83.98	767,346	551,433
<u>Calendar Yrs</u>											
01-JAN-17 To 31-DEC-17	22	68.60	69.92	65.07	18.03	107.45	37.51	121.13	59.21 to 75.43	749,562	487,703
01-JAN-18 To 31-DEC-18	29	73.33	72.46	71.17	16.50	101.81	44.74	101.72	64.11 to 82.04	814,550	579,683
<u>ALL</u>	81	71.71	73.70	69.66	17.77	105.80	37.51	129.84	69.73 to 76.20	774,031	539,176

AREA (MARKET)										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	45	71.62	73.31	68.54	18.53	106.96	37.51	129.84	64.97 to 78.68	739,043	506,550
2	36	71.73	74.19	70.92	16.83	104.61	38.22	121.13	68.23 to 78.70	817,767	579,957
<u>ALL</u>	81	71.71	73.70	69.66	17.77	105.80	37.51	129.84	69.73 to 76.20	774,031	539,176

11 Burt
AGRICULTURAL LAND

PAD 2020 R&O Statistics (Using 2020 Values)
Qualified
Date Range: 10/1/2016 To 9/30/2019 Posted on: 1/31/2020

Number of Sales : 81
Total Sales Price : 62,696,540
Total Adj. Sales Price : 62,696,540
Total Assessed Value : 43,673,222
Avg. Adj. Sales Price : 774,031
Avg. Assessed Value : 539,176

MEDIAN : 72
WGT. MEAN : 70
MEAN : 74
COD : 17.77
PRD : 105.80

COV : 23.53
STD : 17.34
Avg. Abs. Dev : 12.74
MAX Sales Ratio : 129.84
MIN Sales Ratio : 37.51

95% Median C.I. : 69.73 to 76.20
95% Wgt. Mean C.I. : 66.14 to 73.17
95% Mean C.I. : 69.92 to 77.48

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	6	68.72	71.56	69.31	13.26	103.25	59.21	90.34	59.21 to 90.34	616,771	427,464
1	5	73.33	74.03	71.11	11.06	104.11	64.02	90.34	N/A	627,816	446,457
2	1	59.21	59.21	59.21	00.00	100.00	59.21	59.21	N/A	561,545	332,496
_____Dry_____											
County	40	71.68	74.60	69.08	18.96	107.99	38.22	121.13	68.23 to 78.65	806,510	557,149
1	17	69.59	70.30	64.05	21.04	109.76	42.03	120.25	55.08 to 83.09	709,425	454,385
2	23	75.96	77.78	72.09	16.30	107.89	38.22	121.13	69.96 to 86.57	878,269	633,104
_____Grass_____											
County	1	73.76	73.76	73.76	00.00	100.00	73.76	73.76	N/A	709,800	523,577
1	1	73.76	73.76	73.76	00.00	100.00	73.76	73.76	N/A	709,800	523,577
_____ALL_____	81	71.71	73.70	69.66	17.77	105.80	37.51	129.84	69.73 to 76.20	774,031	539,176

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	12	74.38	73.60	70.55	12.61	104.32	59.21	94.05	63.50 to 81.03	717,838	506,438
1	11	75.43	74.91	71.34	11.61	105.00	61.13	94.05	63.50 to 90.34	732,046	522,251
2	1	59.21	59.21	59.21	00.00	100.00	59.21	59.21	N/A	561,545	332,496
_____Dry_____											
County	49	71.71	75.69	70.12	18.57	107.94	38.22	129.84	69.96 to 78.65	773,650	542,484
1	20	70.48	73.71	65.70	22.74	112.19	42.03	129.84	55.48 to 82.04	643,814	423,007
2	29	73.07	77.06	72.39	15.57	106.45	38.22	121.13	70.18 to 83.98	863,192	624,881
_____Grass_____											
County	1	73.76	73.76	73.76	00.00	100.00	73.76	73.76	N/A	709,800	523,577
1	1	73.76	73.76	73.76	00.00	100.00	73.76	73.76	N/A	709,800	523,577
_____ALL_____	81	71.71	73.70	69.66	17.77	105.80	37.51	129.84	69.73 to 76.20	774,031	539,176

Burt County 2020 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Burt	1	5004	5200	4650	3632	n/a	3027	3575	2975	4230
Thurston	2	6000	6000	5800	5800	n/a	n/a	4700	4290	5518
Cuming	1	6306	n/a	5846	6300	4884	n/a	5386	4511	5828
Washington	1	6595	n/a	5915	5790	n/a	n/a	3555	2420	5243
Burt	2	6735	6675	6100	5851	n/a	5525	4475	3475	5952
Cuming	4	7877	7891	7412	7771	5184	n/a	6703	4927	7123
Dodge	1	6740	6525	6310	6100	5885	5670	5455	5240	6241
Washington	1	6595	n/a	5915	5790	n/a	n/a	3555	2420	5243

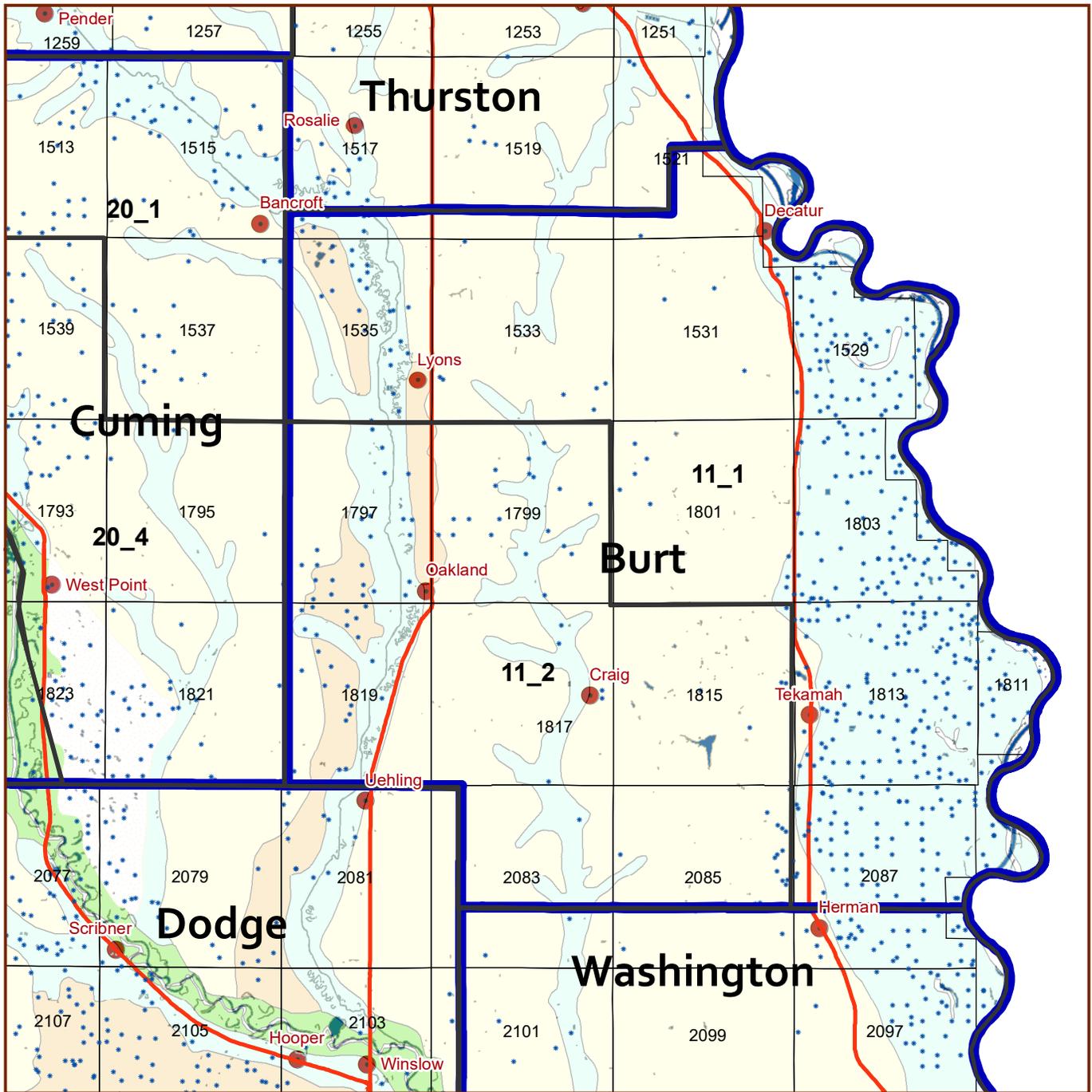
County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Burt	1	5178	5150	4620	n/a	3443	3900	3398	2660	3978
Thurston	2	4700	4700	4100	4100	4000	3900	3500	3400	3900
Cuming	1	5975	5980	5584	3850	4750	5115	4190	4142	5431
Washington	1	6575	6545	5820	n/a	3710	3705	3365	2315	5027
Burt	2	6475	6450	5900	n/a	4505	5375	4300	3305	5702
Cuming	4	7599	7599	7121	7093	4003	6549	5456	4613	7007
Dodge	1	6435	6225	6020	n/a	5595	5340	5190	4980	5940
Washington	1	6575	6545	5820	n/a	3710	3705	3365	2315	5027

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Burt	1	2494	2251	1975	1950	n/a	1830	605	1655	2252
Thurston	2	1800	1800	1600	1500	1400	n/a	n/a	n/a	1739
Cuming	1	2416	2396	1929	2056	n/a	n/a	n/a	n/a	2302
Washington	1	2115	1945	1660	1600	n/a	n/a	1475	n/a	1926
Burt	2	2650	2446	2155	2080	n/a	n/a	n/a	n/a	2448
Cuming	4	2341	2314	1683	1854	n/a	n/a	n/a	n/a	2155
Dodge	1	2460	2460	2355	2355	n/a	n/a	n/a	n/a	2429
Washington	1	2115	1945	1660	1600	n/a	n/a	1475	n/a	1926

County	Mkt Area	CRP	TIMBER	WASTE
Burt	1	3488	n/a	131
Thurston	2	n/a	500	75
Cuming	1	4471	1021	125
Washington	1	3773	n/a	381
Burt	2	3621	n/a	150
Cuming	4	5264	941	309
Dodge	1	3210	n/a	181
Washington	1	3773	n/a	381

Source: 2020 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.

BURT COUNTY



Legend

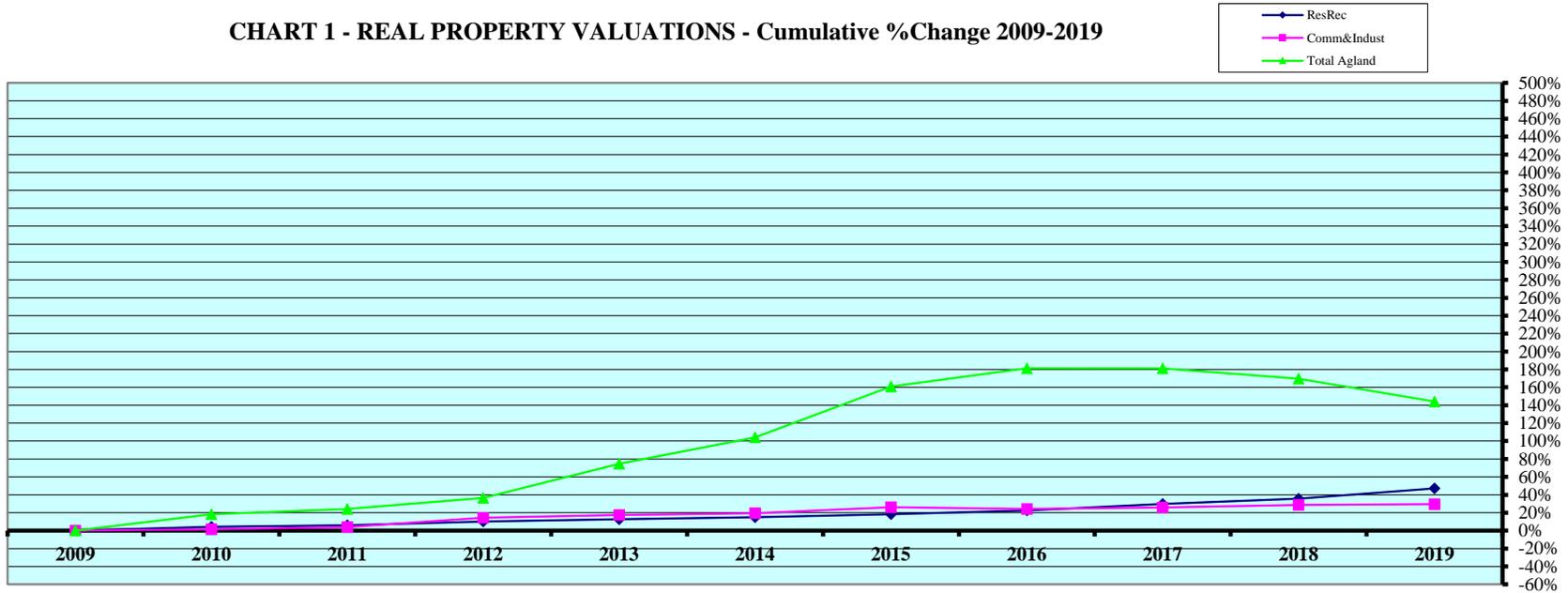
- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

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 2009-2019



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
2009	163,592,276	--	--	--	43,432,085	--	--	--	545,208,340	--	--	--
2010	170,701,707	7,109,431	4.35%	4.35%	44,017,440	585,355	1.35%	1.35%	645,063,415	99,855,075	18.32%	18.32%
2011	173,130,430	2,428,723	1.42%	5.83%	45,187,885	1,170,445	2.66%	4.04%	677,057,365	31,993,950	4.96%	24.18%
2012	180,294,741	7,164,311	4.14%	10.21%	49,718,216	4,530,331	10.03%	14.47%	744,199,535	67,142,170	9.92%	36.50%
2013	184,301,626	4,006,885	2.22%	12.66%	50,976,261	1,258,045	2.53%	17.37%	952,534,295	208,334,760	27.99%	74.71%
2014	188,208,966	3,907,340	2.12%	15.05%	51,858,135	881,874	1.73%	19.40%	1,112,660,670	160,126,375	16.81%	104.08%
2015	193,307,745	5,098,779	2.71%	18.16%	54,782,525	2,924,390	5.64%	26.13%	1,422,094,890	309,434,220	27.81%	160.84%
2016	200,550,644	7,242,899	3.75%	22.59%	53,961,160	-821,365	-1.50%	24.24%	1,533,479,648	111,384,758	7.83%	181.26%
2017	212,402,487	11,851,843	5.91%	29.84%	54,613,416	652,256	1.21%	25.74%	1,532,936,862	-542,786	-0.04%	181.17%
2018	222,135,975	9,733,488	4.58%	35.79%	55,843,559	1,230,143	2.25%	28.58%	1,469,917,480	-63,019,382	-4.11%	169.61%
2019	240,723,486	18,587,511	8.37%	47.15%	56,276,336	432,777	0.77%	29.57%	1,331,124,066	-138,793,414	-9.44%	144.15%

Rate Annual %chg: Residential & Recreational **3.94%**

Commercial & Industrial **2.62%**

Agricultural Land **9.34%**

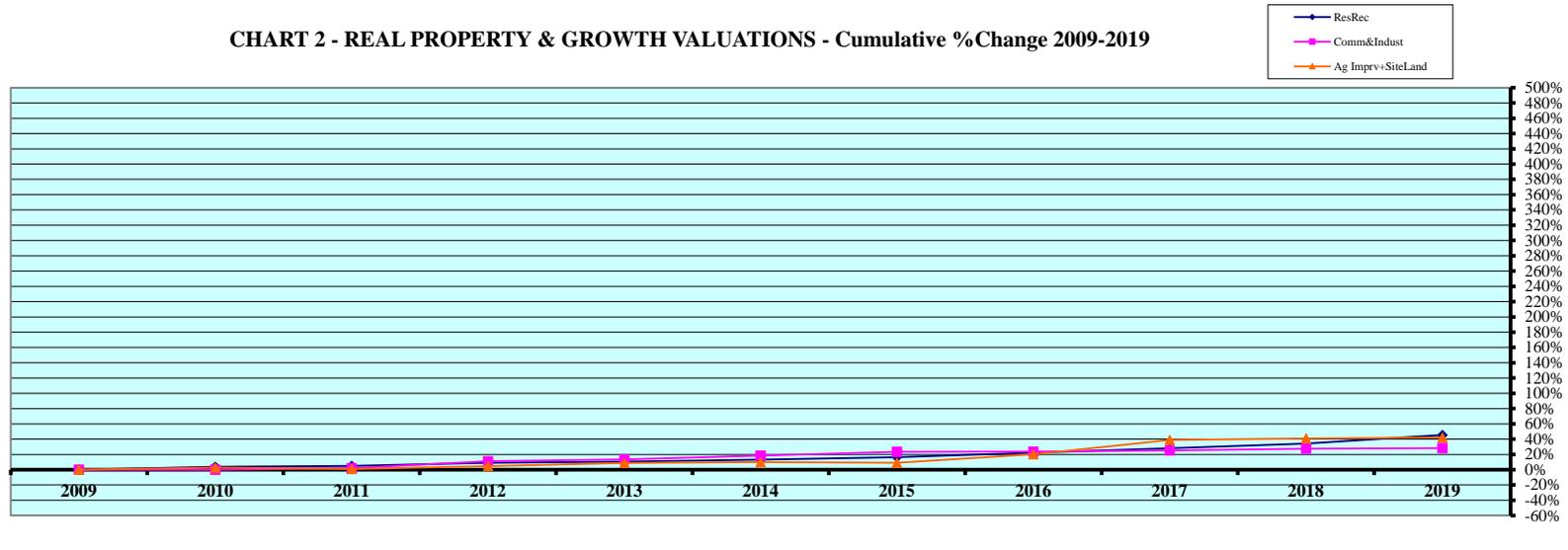
Cnty# **11**
County **BURT**

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: 2009 - 2019 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2020

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2009-2019



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	
2009	163,592,276	993,347	0.61%	162,598,929	--	--	43,432,085	167,110	0.38%	43,264,975	--	--	
2010	170,701,707	876,838	0.51%	169,824,869	3.81%	3.81%	44,017,440	605,386	1.38%	43,412,054	-0.05%	-0.05%	
2011	173,130,430	1,261,254	0.73%	171,869,176	0.68%	5.06%	45,187,885	802,270	1.78%	44,385,615	0.84%	2.20%	
2012	180,294,741	1,996,779	1.11%	178,297,962	2.98%	8.99%	49,718,216	1,404,612	2.83%	48,313,604	6.92%	11.24%	
2013	184,301,626	3,248,098	1.76%	181,053,528	0.42%	10.67%	50,976,261	1,752,059	3.44%	49,224,202	-0.99%	13.34%	
2014	188,208,966	2,923,747	1.55%	185,285,219	0.53%	13.26%	51,858,135	478,583	0.92%	51,379,552	0.79%	18.30%	
2015	193,307,745	3,025,530	1.57%	190,282,215	1.10%	16.31%	54,782,525	1,161,960	2.12%	53,620,565	3.40%	23.46%	
2016	200,550,644	819,422	0.41%	199,731,222	3.32%	22.09%	53,961,160	230,345	0.43%	53,730,815	-1.92%	23.71%	
2017	212,402,487	2,889,313	1.36%	209,513,174	4.47%	28.07%	54,613,416	267,441	0.49%	54,345,975	0.71%	25.13%	
2018	222,135,975	2,817,309	1.27%	219,318,666	3.26%	34.06%	55,843,559	537,943	0.96%	55,305,616	1.27%	27.34%	
2019	240,723,486	2,790,033	1.16%	237,933,453	7.11%	45.44%	56,276,336	584,934	1.04%	55,691,402	-0.27%	28.23%	
Rate Ann%chg	3.94%			2.77%			2.62%			C & I w/o growth			1.07%

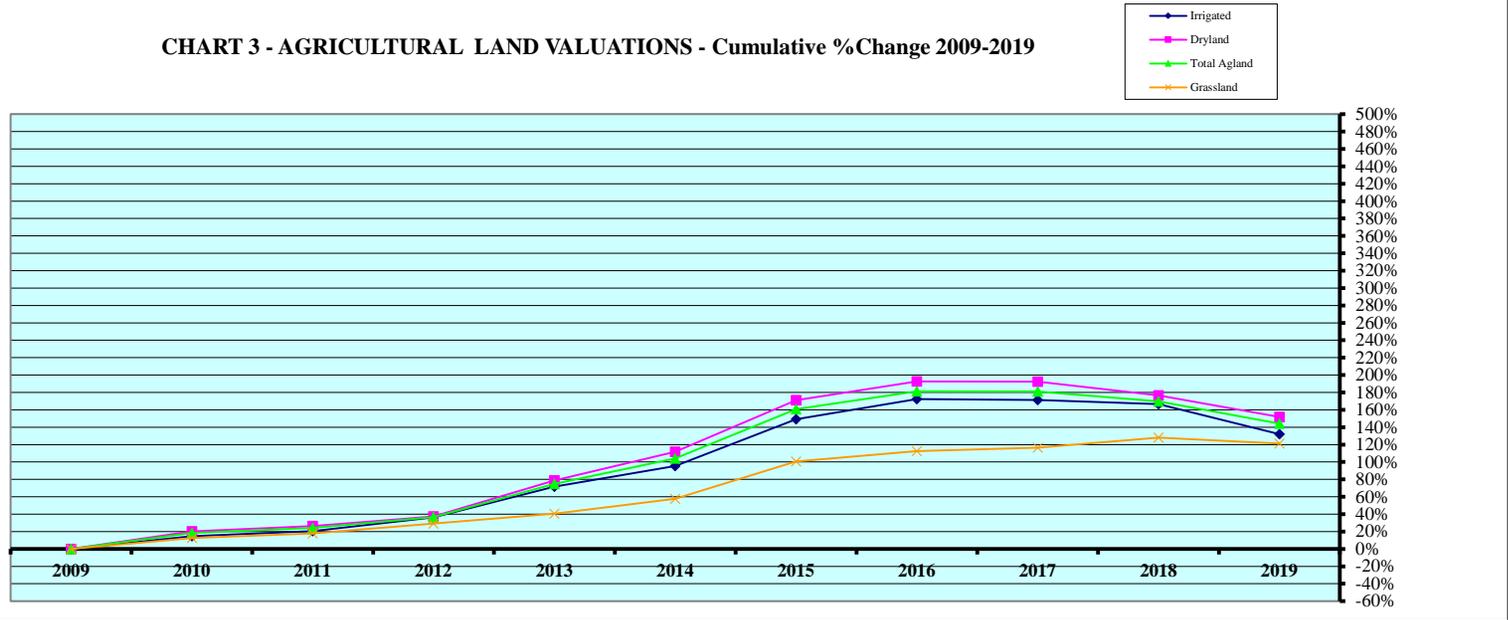
Tax Year	Ag Improvements & Site Land ⁽¹⁾				% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value				
2009	51,557,395	29,087,119	80,644,514	700,580	0.87%	79,943,934	--	--
2010	50,025,910	32,846,564	82,872,474	151,300	0.18%	82,721,174	2.58%	2.58%
2011	50,110,770	32,940,210	83,050,980	1,637,465	1.97%	81,413,515	-1.76%	0.95%
2012	49,502,160	37,150,020	86,652,180	2,235,070	2.58%	84,417,110	1.64%	4.68%
2013	49,832,335	40,296,075	90,128,410	2,392,995	2.66%	87,735,415	1.25%	8.79%
2014	48,657,715	41,243,728	89,901,443	1,229,474	1.37%	88,671,969	-1.62%	9.95%
2015	48,688,555	41,708,141	90,396,696	2,331,326	2.58%	88,065,370	-2.04%	9.20%
2016	49,947,234	54,009,482	103,956,716	7,112,159	6.84%	96,844,557	7.13%	20.09%
2017	53,322,508	61,194,231	114,516,739	2,559,049	2.23%	111,957,690	7.70%	38.83%
2018	53,449,394	62,432,715	115,882,109	2,170,442	1.87%	113,711,667	-0.70%	41.00%
2019	52,404,630	63,537,946	115,942,576	1,397,647	1.21%	114,544,929	-1.15%	42.04%
Rate Ann%chg	0.16%	8.13%	3.70%	Ag Imprv+Site w/o growth			1.30%	

(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; 2009 - 2019 CTL Growth Value; 2009-2019 Abstract of Asmnt Rpt.

Cnty# 11
County BURT

CHART 2

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative %Change 2009-2019



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
2009	119,323,355	--	--	--	383,792,450	--	--	--	32,864,035	--	--	--
2010	136,804,405	17,481,050	14.65%	14.65%	461,834,970	78,042,520	20.33%	20.33%	37,014,725	4,150,690	12.63%	12.63%
2011	143,745,215	6,940,810	5.07%	20.47%	484,593,485	22,758,515	4.93%	26.26%	38,736,920	1,722,195	4.65%	17.87%
2012	162,638,110	18,892,895	13.14%	36.30%	527,364,590	42,771,105	8.83%	37.41%	42,438,585	3,701,665	9.56%	29.13%
2013	204,846,145	42,208,035	25.95%	71.67%	686,303,500	158,938,910	30.14%	78.82%	46,192,920	3,754,335	8.85%	40.56%
2014	233,108,795	28,262,650	13.80%	95.36%	812,122,900	125,819,400	18.33%	111.60%	51,808,090	5,615,170	12.16%	57.64%
2015	297,301,985	64,193,190	27.54%	149.16%	1,039,941,480	227,818,580	28.05%	170.96%	65,926,305	14,118,215	27.25%	100.60%
2016	324,948,888	27,646,903	9.30%	172.33%	1,123,102,750	83,161,270	8.00%	192.63%	69,839,642	3,913,337	5.94%	112.51%
2017	323,852,677	-1,096,211	-0.34%	171.41%	1,122,280,513	-822,237	-0.07%	192.42%	71,147,880	1,308,238	1.87%	116.49%
2018	318,007,739	-5,844,938	-1.80%	166.51%	1,061,272,274	-61,008,239	-5.44%	176.52%	74,937,842	3,789,962	5.33%	128.02%
2019	276,746,879	-41,260,860	-12.97%	131.93%	965,933,505	-95,338,769	-8.98%	151.68%	72,695,649	-2,242,193	-2.99%	121.20%

Rate Ann.%chg: Irrigated **8.78%** Dryland **9.67%** Grassland **8.26%**

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
2009	238,940	--	--	--	8,989,560	--	--	--	545,208,340	--	--	--
2010	265,955	27,015	11.31%	11.31%	9,143,360	153,800	1.71%	1.71%	645,063,415	99,855,075	18.32%	18.32%
2011	285,950	19,995	7.52%	19.67%	9,695,795	552,435	6.04%	7.86%	677,057,365	31,993,950	4.96%	24.18%
2012	309,510	23,560	8.24%	29.53%	11,448,740	1,752,945	18.08%	27.36%	744,199,535	67,142,170	9.92%	36.50%
2013	610,055	300,545	97.10%	155.32%	14,581,675	3,132,935	27.36%	62.21%	952,534,295	208,334,760	27.99%	74.71%
2014	593,450	-16,605	-2.72%	148.37%	15,027,435	445,760	3.06%	67.17%	1,112,660,670	160,126,375	16.81%	104.08%
2015	711,290	117,840	19.86%	197.69%	18,213,830	3,186,395	21.20%	102.61%	1,422,094,890	309,434,220	27.81%	160.84%
2016	481,095	-230,195	-32.36%	101.35%	15,107,273	-3,106,557	-17.06%	68.05%	1,533,479,648	111,384,758	7.83%	181.26%
2017	480,627	-468	-0.10%	101.15%	15,175,165	67,892	0.45%	68.81%	1,532,936,862	-542,786	-0.04%	181.17%
2018	466,962	-13,665	-2.84%	95.43%	15,232,663	57,498	0.38%	69.45%	1,469,917,480	-63,019,382	-4.11%	169.61%
2019	461,003	-5,959	-1.28%	92.94%	15,287,030	54,367	0.36%	70.05%	1,331,124,066	-138,793,414	-9.44%	144.15%

Cnty# **11**
 County **BURT**

Rate Ann.%chg: Total Agric Land **9.34%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2009-2019 (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
2009	119,324,990	56,496	2,112			383,885,550	185,405	2,071			32,818,475	34,847	942		
2010	136,631,230	56,743	2,408	14.00%	14.00%	462,370,640	185,149	2,497	20.61%	20.61%	37,035,950	34,730	1,066	13.23%	13.23%
2011	144,283,020	56,705	2,544	5.67%	20.47%	484,182,735	184,863	2,619	4.88%	26.50%	38,960,420	34,745	1,121	5.15%	19.06%
2012	165,217,495	56,044	2,948	15.86%	39.58%	529,550,960	184,573	2,869	9.54%	38.57%	42,865,310	34,183	1,254	11.83%	33.15%
2013	205,853,635	55,734	3,693	25.29%	74.87%	686,704,615	188,565	3,642	26.93%	75.88%	45,586,130	29,634	1,538	22.67%	63.34%
2014	232,255,085	55,365	4,195	13.58%	98.62%	812,869,900	188,893	4,303	18.17%	107.84%	51,909,765	29,588	1,754	14.05%	86.29%
2015	296,865,880	54,708	5,426	29.35%	156.92%	1,042,398,800	190,380	5,475	27.24%	164.44%	65,909,610	29,458	2,237	27.53%	137.57%
2016	325,126,424	57,024	5,702	5.07%	169.95%	1,120,606,945	188,038	5,959	8.84%	187.82%	70,890,493	29,350	2,415	7.95%	156.46%
2017	324,936,301	56,932	5,707	0.10%	170.23%	1,122,518,493	188,344	5,960	0.01%	187.85%	70,588,229	29,178	2,419	0.16%	156.87%
2018	317,319,608	56,436	5,623	-1.49%	166.21%	1,066,500,808	188,432	5,660	-5.03%	173.35%	72,172,260	29,536	2,444	1.00%	159.45%
2019	276,918,159	56,476	4,903	-12.79%	132.15%	966,243,555	187,476	5,154	-8.94%	148.92%	72,707,231	30,209	2,407	-1.50%	155.55%

Rate Annual %chg Average Value/Acre: 8.79%

9.55%

9.84%

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
2009	238,050	3,170	75			8,994,810	12,804	702			545,261,875	292,722	1,863		
2010	269,970	3,173	85	13.28%	13.28%	9,003,525	12,828	702	-0.09%	-0.09%	645,311,315	292,623	2,205	18.39%	18.39%
2011	281,385	3,126	90	5.80%	19.86%	9,581,420	13,165	728	3.69%	3.60%	677,288,980	292,604	2,315	4.96%	24.26%
2012	404,010	4,147	97	8.22%	29.71%	11,528,040	13,664	844	15.93%	20.10%	749,565,815	292,612	2,562	10.67%	37.52%
2013	614,880	4,959	124	27.28%	65.10%	13,691,730	13,620	1,005	19.16%	43.10%	952,450,990	292,512	3,256	27.11%	74.80%
2014	600,220	4,842	124	-0.02%	65.07%	14,872,830	14,922	997	-0.85%	41.88%	1,112,507,800	293,610	3,789	16.37%	103.41%
2015	683,865	4,239	161	30.13%	114.80%	18,113,980	14,996	1,208	21.19%	71.95%	1,423,972,135	293,781	4,847	27.92%	160.21%
2016	481,095	3,022	159	-1.31%	111.98%	15,114,235	9,450	1,599	32.41%	127.67%	1,532,219,192	286,884	5,341	10.19%	186.72%
2017	480,627	3,019	159	0.00%	111.98%	15,166,585	9,484	1,599	-0.01%	127.64%	1,533,690,235	286,957	5,345	0.07%	186.93%
2018	467,349	3,588	130	-18.18%	73.44%	15,233,853	9,472	1,608	0.57%	128.94%	1,471,693,878	287,465	5,120	-4.21%	174.84%
2019	461,998	3,572	129	-0.69%	72.25%	15,266,206	9,496	1,608	-0.04%	128.86%	1,331,597,149	287,229	4,636	-9.45%	148.88%

11
BURT

Rate Annual %chg Average Value/Acre: 9.55%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2009 - 2019 County Abstract Reports
Aglnd Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2020

CHART 4

Total Real Property Sum Lines 17, 25, & 30	Records : 6,959	Value : 1,701,311,457	Growth 3,030,409	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	390	3,089,523	12	179,769	55	2,069,814	457	5,339,106	
02. Res Improve Land	2,047	15,565,278	65	2,617,392	494	22,027,074	2,606	40,209,744	
03. Res Improvements	2,087	131,292,264	65	7,593,610	564	58,674,779	2,716	197,560,653	
04. Res Total	2,477	149,947,065	77	10,390,771	619	82,771,667	3,173	243,109,503	1,605,926
% of Res Total	78.06	61.68	2.43	4.27	19.51	34.05	45.60	14.29	52.99
05. Com UnImp Land	39	180,170	5	50,875	4	83,320	48	314,365	
06. Com Improve Land	315	2,272,317	18	609,373	19	216,105	352	3,097,795	
07. Com Improvements	319	24,009,001	18	2,651,528	25	6,901,033	362	33,561,562	
08. Com Total	358	26,461,488	23	3,311,776	29	7,200,458	410	36,973,722	616,599
% of Com Total	87.32	71.57	5.61	8.96	7.07	19.47	5.89	2.17	20.35
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	4	87,685	0	0	2	497,505	6	585,190	
11. Ind Improvements	4	2,800,304	0	0	2	21,383,949	6	24,184,253	
12. Ind Total	4	2,887,989	0	0	2	21,881,454	6	24,769,443	0
% of Ind Total	66.67	11.66	0.00	0.00	33.33	88.34	0.09	1.46	0.00
13. Rec UnImp Land	0	0	0	0	2	34,000	2	34,000	
14. Rec Improve Land	0	0	0	0	6	112,000	6	112,000	
15. Rec Improvements	22	379,802	10	254,683	81	1,704,341	113	2,338,826	
16. Rec Total	22	379,802	10	254,683	83	1,850,341	115	2,484,826	134,288
% of Rec Total	19.13	15.28	8.70	10.25	72.17	74.47	1.65	0.15	4.43
Res & Rec Total	2,499	150,326,867	87	10,645,454	702	84,622,008	3,288	245,594,329	1,740,214
% of Res & Rec Total	76.00	61.21	2.65	4.33	21.35	34.46	47.25	14.44	57.43
Com & Ind Total	362	29,349,477	23	3,311,776	31	29,081,912	416	61,743,165	616,599
% of Com & Ind Total	87.02	47.53	5.53	5.36	7.45	47.10	5.98	3.63	20.35
17. Taxable Total	2,861	179,676,344	110	13,957,230	733	113,703,920	3,704	307,337,494	2,356,813
% of Taxable Total	77.24	58.46	2.97	4.54	19.79	37.00	53.23	18.06	77.77

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	1	13,415	571,825	0	0	0
20. Industrial	0	0	0	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	0	0	0
19. Commercial	0	0	0	1	13,415	571,825
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				1	13,415	571,825

Schedule III : Mineral Interest Records

Mineral Interest	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
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	0	0	0	0

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	10	685,505	150	44,544,944	2,216	844,715,237	2,376	889,945,686
28. Ag-Improved Land	0	0	50	20,717,581	799	393,730,735	849	414,448,316
29. Ag Improvements	1	1,000	50	5,858,386	828	83,720,575	879	89,579,961

30. Ag Total					3,255	1,393,973,963
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	31	34.88	732,480	
33. HomeSite Improvements	0	0.00	0	32	0.00	3,849,696	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	2	0.87	5,220	
36. FarmSite Improv Land	0	0.00	0	49	167.77	1,006,620	
37. FarmSite Improvements	1	0.00	1,000	49	0.00	2,008,690	
38. FarmSite Total							
39. Road & Ditches	0	0.91	0	0	220.05	0	
40. Other- Non Ag Use	0	0.00	0	0	230.03	167,922	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	4	5.00	105,000	4	5.00	105,000	
32. HomeSite Improv Land	421	442.95	9,301,950	452	477.83	10,034,430	
33. HomeSite Improvements	428	0.00	41,454,252	460	0.00	45,303,948	147,713
34. HomeSite Total				464	482.83	55,443,378	
35. FarmSite UnImp Land	50	63.94	383,640	52	64.81	388,860	
36. FarmSite Improv Land	785	3,003.51	18,021,060	834	3,171.28	19,027,680	
37. FarmSite Improvements	793	0.00	42,266,323	843	0.00	44,276,013	525,883
38. FarmSite Total				895	3,236.09	63,692,553	
39. Road & Ditches	0	5,218.70	0	0	5,439.66	0	
40. Other- Non Ag Use	0	5,667.75	4,126,510	0	5,897.78	4,294,432	
41. Total Section VI				1,359	15,056.36	123,430,363	673,596

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	0	0.00	0	0	0.00	0

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Market Value	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Market Value	0	0	0	0	0	0

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	10,968.14	24.15%	54,885,080	28.57%	5,004.05
46. 1A	295.50	0.65%	1,536,600	0.80%	5,200.00
47. 2A1	11,954.65	26.32%	55,592,436	28.94%	4,650.28
48. 2A	20,785.12	45.77%	75,498,077	39.30%	3,632.31
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	665.27	1.46%	2,013,863	1.05%	3,027.14
51. 4A1	594.36	1.31%	2,124,849	1.11%	3,575.02
52. 4A	152.52	0.34%	453,750	0.24%	2,975.02
53. Total	45,415.56	100.00%	192,104,655	100.00%	4,229.93
Dry					
54. 1D1	7,823.86	8.65%	40,513,789	11.25%	5,178.24
55. 1D	18,290.95	20.21%	94,198,471	26.17%	5,150.00
56. 2D1	14,053.94	15.53%	64,923,990	18.03%	4,619.63
57. 2D	0.00	0.00%	0	0.00%	0.00
58. 3D1	13,696.21	15.13%	47,156,846	13.10%	3,443.06
59. 3D	12,464.33	13.77%	48,610,887	13.50%	3,900.00
60. 4D1	433.64	0.48%	1,473,488	0.41%	3,397.95
61. 4D	23,737.83	26.23%	63,132,025	17.54%	2,659.55
62. Total	90,500.76	100.00%	360,009,496	100.00%	3,977.97
Grass					
63. 1G1	7,131.64	41.89%	21,160,246	44.90%	2,967.09
64. 1G	4,391.30	25.80%	11,963,836	25.39%	2,724.44
65. 2G1	5,307.60	31.18%	13,806,389	29.29%	2,601.25
66. 2G	39.31	0.23%	76,655	0.16%	1,950.01
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	4.00	0.02%	7,320	0.02%	1,830.00
69. 4G1	145.20	0.85%	108,465	0.23%	747.00
70. 4G	3.90	0.02%	6,455	0.01%	1,655.13
71. Total	17,022.95	100.00%	47,129,366	100.00%	2,768.58
Irrigated Total					
Irrigated Total	45,415.56	27.89%	192,104,655	31.45%	4,229.93
Dry Total					
Dry Total	90,500.76	55.58%	360,009,496	58.93%	3,977.97
Grass Total					
Grass Total	17,022.95	10.45%	47,129,366	7.71%	2,768.58
72. Waste	2,951.80	1.81%	387,961	0.06%	131.43
73. Other	6,948.51	4.27%	11,259,044	1.84%	1,620.35
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	162,839.58	100.00%	610,890,522	100.00%	3,751.49

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	2,961.81	27.05%	19,947,808	30.60%	6,735.01
46. 1A	303.47	2.77%	2,025,666	3.11%	6,675.01
47. 2A1	3,145.94	28.73%	19,190,234	29.44%	6,100.00
48. 2A	2,715.73	24.80%	15,889,819	24.38%	5,851.03
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	78.63	0.72%	434,431	0.67%	5,525.00
51. 4A1	1,628.56	14.87%	7,287,838	11.18%	4,475.02
52. 4A	116.44	1.06%	404,632	0.62%	3,475.03
53. Total	10,950.58	100.00%	65,180,428	100.00%	5,952.24
Dry					
54. 1D1	7,994.96	8.24%	51,767,465	9.35%	6,475.01
55. 1D	35,465.81	36.54%	228,754,601	41.33%	6,450.00
56. 2D1	13,287.76	13.69%	78,397,784	14.16%	5,900.00
57. 2D	0.00	0.00%	0	0.00%	0.00
58. 3D1	575.15	0.59%	2,591,188	0.47%	4,505.24
59. 3D	29,206.91	30.09%	156,987,720	28.36%	5,375.02
60. 4D1	133.56	0.14%	574,308	0.10%	4,300.00
61. 4D	10,405.57	10.72%	34,390,616	6.21%	3,305.02
62. Total	97,069.72	100.00%	553,463,682	100.00%	5,701.71
Grass					
63. 1G1	5,695.05	45.60%	17,695,257	48.07%	3,107.13
64. 1G	2,656.60	21.27%	7,566,726	20.56%	2,848.27
65. 2G1	3,925.50	31.43%	11,107,954	30.18%	2,829.69
66. 2G	210.73	1.69%	439,604	1.19%	2,086.10
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	0.00	0.00%	0	0.00%	0.00
71. Total	12,487.88	100.00%	36,809,541	100.00%	2,947.62
Irrigated Total					
	10,950.58	8.80%	65,180,428	9.88%	5,952.24
Dry Total					
	97,069.72	78.04%	553,463,682	83.90%	5,701.71
Grass Total					
	12,487.88	10.04%	36,809,541	5.58%	2,947.62
72. Waste	1,317.40	1.06%	197,511	0.03%	149.92
73. Other	2,565.33	2.06%	4,001,916	0.61%	1,560.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	124,390.91	100.00%	659,653,078	100.00%	5,303.06

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	1,942.63	8,928,405	54,423.51	248,356,678	56,366.14	257,285,083
77. Dry Land	140.39	671,807	9,658.24	48,869,519	177,771.85	863,931,852	187,570.48	913,473,178
78. Grass	2.31	4,562	1,582.05	4,834,333	27,926.47	79,100,012	29,510.83	83,938,907
79. Waste	2.17	358	317.64	49,175	3,949.39	535,939	4,269.20	585,472
80. Other	5.32	8,778	411.90	668,851	9,096.62	14,583,331	9,513.84	15,260,960
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	150.19	685,505	13,912.46	63,350,283	273,167.84	1,206,507,812	287,230.49	1,270,543,600

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	56,366.14	19.62%	257,285,083	20.25%	4,564.53
Dry Land	187,570.48	65.30%	913,473,178	71.90%	4,870.03
Grass	29,510.83	10.27%	83,938,907	6.61%	2,844.34
Waste	4,269.20	1.49%	585,472	0.05%	137.14
Other	9,513.84	3.31%	15,260,960	1.20%	1,604.08
Exempt	0.00	0.00%	0	0.00%	0.00
Total	287,230.49	100.00%	1,270,543,600	100.00%	4,423.43

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 Craig	31	183,714	107	343,862	108	3,297,314	139	3,824,890	0
83.2 Decatur	107	810,345	265	1,497,275	315	12,227,216	422	14,534,836	143,185
83.3 Lyons	64	316,461	413	1,372,096	413	22,420,442	477	24,108,999	175,021
83.4 Oakland	50	291,633	516	4,385,031	516	37,581,492	566	42,258,156	191,284
83.5 R-arizona	26	433,115	143	4,287,112	237	13,209,418	263	17,929,645	382,784
83.6 R-bell Creek	3	56,519	45	2,214,997	49	5,861,289	52	8,132,805	0
83.7 R-craig Rural	3	51,671	50	2,735,690	51	5,641,885	54	8,429,246	0
83.8 R-decatur Rural	5	115,478	32	1,358,804	43	4,144,345	48	5,618,627	22,961
83.9 R-everett	3	126,069	24	1,122,420	28	3,678,157	31	4,926,646	0
83.10 R-logan	2	2,045	65	3,650,782	70	8,256,748	72	11,909,575	227,984
83.11 R-oakland Rural	3	6,960	24	1,139,899	27	2,865,045	30	4,011,904	0
83.12 R-pershing	4	482,189	24	1,182,924	26	2,661,700	30	4,326,813	53,509
83.13 R-quinnebaugh	5	51,723	18	486,393	20	1,900,603	25	2,438,719	178,602
83.14 R-riverside	8	84,763	23	570,362	45	3,023,981	53	3,679,106	0
83.15 R-silver Creek	3	111,514	27	1,457,714	31	4,498,596	34	6,067,824	163,715
83.16 R-summit	5	762,102	90	4,549,369	93	12,485,646	98	17,797,117	36,692
83.17 Tekamah	137	1,486,805	746	7,967,014	757	56,145,602	894	65,599,421	164,477
84 Residential Total	459	5,373,106	2,612	40,321,744	2,829	199,899,479	3,288	245,594,329	1,740,214

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u> <u>I</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1 Craig	7	17,340	15	23,305	15	107,250	22	147,895	0
85.2 Decatur	8	24,652	28	133,039	29	2,012,138	37	2,169,829	5,233
85.3 Lyons	10	37,050	69	271,400	69	5,502,365	79	5,810,815	0
85.4 Oakland	9	43,428	95	478,605	96	8,330,764	105	8,852,797	0
85.5 R-arizona	1	30,850	12	307,160	14	2,416,644	15	2,754,654	0
85.6 R-bell Creek	0	0	1	59,000	1	2,005,736	1	2,064,736	0
85.7 R-craig Rural	1	3,920	1	5,660	1	7,330	2	16,910	0
85.8 R-decatur Rural	1	2,610	4	20,330	5	3,470,798	6	3,493,738	0
85.9 R-everett	2	14,245	1	9,560	1	226,910	3	250,715	0
85.10 R-logan	2	47,145	3	40,800	3	215,806	5	303,751	0
85.11 R-oakland Rural	1	32,300	5	745,510	5	21,794,763	6	22,572,573	0
85.12 R-pershing	0	0	4	15,250	5	438,028	5	453,278	0
85.13 R-quinnebaugh	1	3,125	1	610	1	2,590	2	6,325	0
85.14 R-riverside	0	0	5	55,470	5	140,995	5	196,465	0
85.15 R-silver Creek	0	0	0	0	1	1,000	1	1,000	0
85.16 R-summit	0	0	2	63,633	3	215,910	3	279,543	0
85.17 Tekamah	5	57,700	112	1,453,653	114	10,856,788	119	12,368,141	611,366
86 Commercial Total	48	314,365	358	3,682,985	368	57,745,815	416	61,743,165	616,599

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	4,102.22	41.40%	10,232,583	45.87%	2,494.40
88. 1G	2,611.22	26.35%	5,877,871	26.35%	2,251.01
89. 2G1	3,069.35	30.98%	6,062,045	27.17%	1,975.03
90. 2G	39.31	0.40%	76,655	0.34%	1,950.01
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	4.00	0.04%	7,320	0.03%	1,830.00
93. 4G1	78.05	0.79%	47,188	0.21%	604.59
94. 4G	3.90	0.04%	6,455	0.03%	1,655.13
95. Total	9,908.05	100.00%	22,310,117	100.00%	2,251.72
CRP					
96. 1C1	3,029.42	42.58%	10,927,663	44.03%	3,607.18
97. 1C	1,780.08	25.02%	6,085,965	24.52%	3,418.93
98. 2C1	2,238.25	31.46%	7,744,344	31.20%	3,460.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	67.15	0.94%	61,277	0.25%	912.54
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	7,114.90	100.00%	24,819,249	100.00%	3,488.35
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
Grass Total					
Grass Total	9,908.05	58.20%	22,310,117	47.34%	2,251.72
CRP Total					
CRP Total	7,114.90	41.80%	24,819,249	52.66%	3,488.35
Timber Total					
Timber Total	0.00	0.00%	0	0.00%	0.00
114. Market Area Total	17,022.95	100.00%	47,129,366	100.00%	2,768.58

Schedule XIII : Agricultural Records : Grass Land Detail By Market Area

Market Area 2

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	3,245.25	45.26%	8,599,936	48.99%	2,650.01
88. 1G	1,761.61	24.57%	4,308,964	24.55%	2,446.04
89. 2G1	1,953.05	27.24%	4,208,861	23.98%	2,155.02
90. 2G	209.73	2.93%	436,239	2.49%	2,080.00
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	0.00	0.00%	0	0.00%	0.00
95. Total	7,169.64	100.00%	17,554,000	100.00%	2,448.38
CRP					
96. 1C1	2,449.80	46.06%	9,095,321	47.23%	3,712.68
97. 1C	894.99	16.83%	3,257,762	16.92%	3,640.00
98. 2C1	1,972.45	37.09%	6,899,093	35.83%	3,497.73
99. 2C	1.00	0.02%	3,365	0.02%	3,365.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	5,318.24	100.00%	19,255,541	100.00%	3,620.66
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	7,169.64	57.41%	17,554,000	47.69%	2,448.38
CRP Total	5,318.24	42.59%	19,255,541	52.31%	3,620.66
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	12,487.88	100.00%	36,809,541	100.00%	2,947.62

**2020 County Abstract of Assessment for Real Property, Form 45
Compared with the 2019 Certificate of Taxes Levied Report (CTL)**

11 Burt

	2019 CTL County Total	2020 Form 45 County Total	Value Difference (2020 form 45 - 2019 CTL)	Percent Change	2020 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	238,523,054	243,109,503	4,586,449	1.92%	1,605,926	1.25%
02. Recreational	2,200,432	2,484,826	284,394	12.92%	134,288	6.82%
03. Ag-Homesite Land, Ag-Res Dwelling	52,404,630	55,443,378	3,038,748	5.80%	147,713	5.52%
04. Total Residential (sum lines 1-3)	293,128,116	301,037,707	7,909,591	2.70%	1,887,927	2.05%
05. Commercial	35,139,397	36,973,722	1,834,325	5.22%	616,599	3.47%
06. Industrial	21,136,939	24,769,443	3,632,504	17.19%	0	17.19%
07. Total Commercial (sum lines 5-6)	56,276,336	61,743,165	5,466,829	9.71%	616,599	8.62%
08. Ag-Farmsite Land, Outbuildings	59,254,048	63,692,553	4,438,505	7.49%	525,883	6.60%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	4,283,898	4,294,432	10,534	0.25%		
11. Total Non-Agland (sum lines 8-10)	63,537,946	67,986,985	4,449,039	7.00%	525,883	6.17%
12. Irrigated	276,746,879	257,285,083	-19,461,796	-7.03%		
13. Dryland	965,933,505	913,473,178	-52,460,327	-5.43%		
14. Grassland	72,695,649	83,938,907	11,243,258	15.47%		
15. Wasteland	461,003	585,472	124,469	27.00%		
16. Other Agland	15,287,030	15,260,960	-26,070	-0.17%		
17. Total Agricultural Land	1,331,124,066	1,270,543,600	-60,580,466	-4.55%		
18. Total Value of all Real Property (Locally Assessed)	1,744,066,464	1,701,311,457	-42,755,007	-2.45%	3,030,409	-2.63%

2020 Assessment Survey for Burt County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	1 PT (for commercial)
3.	Other full-time employees:
	4
4.	Other part-time employees:
	2
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$329,807
7.	Adopted budget, or granted budget if different from above:
	\$329,807
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$0
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	N/A
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$47,000 (this amount includes gWorks, ESRI, and Vanguard)
11.	Amount of the assessor's budget set aside for education/workshops:
	\$1,000
12.	Other miscellaneous funds:
	\$0
13.	Amount of last year's assessor's budget not used:
	\$10,000

B. Computer, Automation Information and GIS

1.	Administrative software:
	Vanguard
2.	CAMA software:
	Vanguard
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	Assessor/staff
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes - http://burt.gworks.com
7.	Who maintains the GIS software and maps?
	gWorks
8.	What type of aerial imagery is used in the cyclical review of properties?
	Obliques
9.	When was the aerial imagery last updated?
	2015
10.	Personal Property software:
	Vanguard

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?
	Decatur, Lyons, Oakland, Tekamah
4.	When was zoning implemented?
	2000

D. Contracted Services

1.	Appraisal Services:
	None
2.	GIS Services:
	gWorks
3.	Other services:
	N/A

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	No
2.	If so, is the appraisal or listing service performed under contract?
	N/A
3.	What appraisal certifications or qualifications does the County require?
	None
4.	Have the existing contracts been approved by the PTA?
	N/A
5.	Does the appraisal or listing service providers establish assessed values for the county?
	N/A

2020 Residential Assessment Survey for Burt County

1.	Valuation data collection done by:																
	Assessor and staff.																
2.	List the valuation group recognized by the County and describe the unique characteristics of each:																
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Tekamah -- Estimated population 1,723 in 2017; located along Hwy 75; county seat, has grade school, high school and grocery store</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Oakland -- Estimated population 1,183 in 2017; located at intersection of Hwy 77 and Hwy 32; has grade school, high school and grocery store</td> </tr> <tr> <td style="text-align: center;">10</td> <td>Lyons -- Estimated population 805 in 2017; located along Hwy 77; has high school and grocery store</td> </tr> <tr> <td style="text-align: center;">15</td> <td>Decatur -- Estimated population 467 in 2017; located at intersection of Hwy 75 and Hwy 51; town located along Missouri River; has grocery store; no school</td> </tr> <tr> <td style="text-align: center;">20</td> <td>Craig -- Estimated population 190 in 2017; located 10 miles West of Tekamah; no schools or grocery stores</td> </tr> <tr> <td style="text-align: center;">25</td> <td>Rural</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Agricultural Homes and Outbuildings</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Tekamah -- Estimated population 1,723 in 2017; located along Hwy 75; county seat, has grade school, high school and grocery store	5	Oakland -- Estimated population 1,183 in 2017; located at intersection of Hwy 77 and Hwy 32; has grade school, high school and grocery store	10	Lyons -- Estimated population 805 in 2017; located along Hwy 77; has high school and grocery store	15	Decatur -- Estimated population 467 in 2017; located at intersection of Hwy 75 and Hwy 51; town located along Missouri River; has grocery store; no school	20	Craig -- Estimated population 190 in 2017; located 10 miles West of Tekamah; no schools or grocery stores	25	Rural	AG	Agricultural Homes and Outbuildings
<u>Valuation Group</u>	<u>Description of unique characteristics</u>																
1	Tekamah -- Estimated population 1,723 in 2017; located along Hwy 75; county seat, has grade school, high school and grocery store																
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10	Lyons -- Estimated population 805 in 2017; located along Hwy 77; has high school and grocery store																
15	Decatur -- Estimated population 467 in 2017; located at intersection of Hwy 75 and Hwy 51; town located along Missouri River; has grocery store; no school																
20	Craig -- Estimated population 190 in 2017; located 10 miles West of Tekamah; no schools or grocery stores																
25	Rural																
AG	Agricultural Homes and Outbuildings																
3.	List and describe the approach(es) used to estimate the market value of residential properties.																
	Cost approach and sales study to determine market and depreciation analysis.																
4.	For the cost approach does the County develop the deprecation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?																
	Costing tables, multipliers, etc. are from the vendor but depreciation is based on local market information and applied as an economic adjustment.																
5.	Are individual depreciation tables developed for each valuation group?																
	Yes, they have different economic depreciations.																
6.	Describe the methodology used to determine the residential lot values?																
	Sales study from the market with adjustments for accessibility, etc.																
7.	How are rural residential site values developed?																
	Review small tract sales and consider the cost to add amenities.																
8.	Are there form 191 applications on file?																
	No.																

9. Describe the methodology used to determine value for vacant lots being held for sale or resale?

There have been no applications in the county.

10.

<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
1	2019	2019	2019	2019
5	2019	2019	2019	2019
10	2019	2019	2017	2017
15	2019	2019	2019	2019
20	2019	2019	2019	2019
25	2019	2019	2017	2017
AG	2019	2019	2017	2014-2019

The valuation groupings reflect the appraisal cycle of the county as much as unique markets. The county reviews these in separate cycles and applies depreciation based on the local market. The rural residential is an ongoing review by townships. Everett and Logan townships were completed for 2017. Summit Township was completed in 2018. Decatur Township was completed in 2019. Homesite values were increased to \$21,000 for the first acre and building site values were increased to \$6,000 per acre in 2019.

2020 Commercial Assessment Survey for Burt County

1.	Valuation data collection done by:	
	Assessor and Staff	
2.	List the valuation group recognized in the County and describe the unique characteristics of each:	
	<u>Valuation Group</u>	<u>Description of unique characteristics</u>
	1	Tekamah -- County seat and the commercial hub of Burt County with full retail; convenience store, dept store, drug store, grocery store
	5	Oakland -- Main street business is active with full retail; grocery store, drug store, convenience store
	10	Lyons -- Main street business is declining, several vacant storefronts; grocery store, convenience store, restaurants
	15	Decatur -- Active commercial, grocery store, restaurants, convenience store
	20	Craig -- Limited retail, bar, no grocery store
	25	Rural -- Limited retail
3.	List and describe the approach(es) used to estimate the market value of commercial properties.	
	The cost approach is the primary method used to estimate value in the commercial class, however, income information and comparable sales are considered when available.	
3a.	Describe the process used to determine the value of unique commercial properties.	
	The County relies on sales of similar property across the state and then adjust those to the local market. The County will search the state sales file and rely on their certified appraiser to make any necessary adjustments.	
4.	For the cost approach does the County develop the deprecation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?	
	Costing tables, multipliers, etc. are from vendor. The depreciation based on our own local market information (economic).	
5.	Are individual depreciation tables developed for each valuation grouping?	
	Yes, each town has its own unique economic depreciation	
6.	Describe the methodology used to determine the commercial lot values.	
	Sales study of the market	

7.	<u>Valuation Group</u>	<u>Date of Depreciation</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1	2019	2019	2017	2017
	5	2019	2019	2017	2017
	10	2019	2019	2017	2017
	15	2019	2019	2017	2017
	20	2019	2019	2017	2017
	25	2019	2019	2017	2017

The valuation groups are based on current assessor locations in the county. Each town has its own unique economic depreciation that is based on reviewing the sales and the local knowledge the assessor and staff have about that town. Tekamah has lost more businesses because it is easier for people to travel to Blair, Fremont, or Omaha. Decatur seems to benefit from travel across the bridge to Iowa. In 2019, occupancy codes reviewed in all valuation groups were supermarkets, mini mart convenience stores, grain elevators, fertilizer and grain storage, storage units, industrial, heavy manufacturing and warehouse storage.

2020 Agricultural Assessment Survey for Burt County

1.	Valuation data collection done by:									
	Assessor and staff.									
2.	List each market area, and describe the location and the specific characteristics that make each unique.									
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Mainly flat river bottom land (North and Eastern GEO codes), Missouri River borders eastern edge, majority dryland and irrigated land</td> <td style="text-align: center;">2014-2017</td> </tr> <tr> <td style="text-align: center;">2</td> <td>More hills and valleys (South and Western GEO codes). Contains Solomon and Luton soils and consists mainly of dryland</td> <td style="text-align: center;">2014-2017</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	Mainly flat river bottom land (North and Eastern GEO codes), Missouri River borders eastern edge, majority dryland and irrigated land	2014-2017	2	More hills and valleys (South and Western GEO codes). Contains Solomon and Luton soils and consists mainly of dryland	2014-2017
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>								
1	Mainly flat river bottom land (North and Eastern GEO codes), Missouri River borders eastern edge, majority dryland and irrigated land	2014-2017								
2	More hills and valleys (South and Western GEO codes). Contains Solomon and Luton soils and consists mainly of dryland	2014-2017								
	Ag improvement and outbuilding costing and depreciation tables used are 2019. The ag improvements in Decatur Township were inspected and re-appraised in 2019.									
3.	Describe the process used to determine and monitor market areas.									
	Market areas are determined through market analysis and are delineated by both topography and market activity. Boundaries currently follow township lines.									
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.									
	Parcels less than 20 acres are checked for current use. It is classified accordingly. Some parcels are mixed use with several acres of residential and additional acres being farmed or grazed. Currently do not have a recreational class.									
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?									
	Yes.									
6.	What separate market analysis has been conducted where intensive use is identified in the county?									
	We do not identify any parcels under intensive use at this time.									
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.									
	We originally checked with Cumming County's sales on Wetland Reserve to have a starting value. Since that time, we have moved them to 100% of market after the Tax Equalization and Review Commission made their ruling. We currently track the sales every year that occur on WRP to see if any adjustments are necessary. All Wetland Reserve Program acres are given their own separate classification (WRP).									
	<i>If your county has special value applications, please answer the following</i>									
8a.	How many parcels have a special valuation application on file?									
	There are 25 applications on file but no parcels have received special value as the County has determined that non-agricultural influences exist at this time.									

8b.	What process was used to determine if non-agricultural influences exist in the county?
	Each sale is reviewed and questionnaires are mailed out to determine the future use of the property or if other influences exist.
	<i><u>If your county recognizes a special value, please answer the following</u></i>
8c.	Describe the non-agricultural influences recognized within the county.
	There are none at this time.
8d.	Where is the influenced area located within the county?
	There are none at this time.
8e.	Describe in detail how the special values were arrived at in the influenced area(s).
	We are not seeing anything but uninfluenced agland sales in Burt County. We study our sales of agland over three years to determine the value of the LCG's.

2019 BURT COUNTY REAL PROPERTY VALUATION METHODOLOGY

Introduction

Burt County is made up of 12 precincts, and according to the U.S. Census Bureau, has a total of 492 square miles. As of the 2010 census, the county had a population of 6,535. The county seat is the town of Tekamah, which has a population of 1,736. The average value of a home is \$84,730 (2018 Average Residential Value, Neb. Rev. Stat. 77-3506.02).

The Burt County Assessor is required by Nebraska State Statute 77-1303, to on or before March 19 of each year, make up an assessment roll of all taxable real property in the county. The mass appraisal of real property is to define actual value (market value) based on the methods generally accepted for mass appraisal including the cost approach, sales comparison approach, and the income approach. The laws, directives and regulations of the state of Nebraska are followed to ensure uniform assessments. The Burt County Assessor is responsible for gathering and maintaining data on over 6,931 real property parcels. This data includes, but is not limited to, ownership information and property characteristics.

Process

The assessment for 2019 is based on the physical characteristics of the real property as of January 1, 2019 and the value established by the abstract date of March 19th. Each year the County Assessor considers the statistical analysis of the preliminary statistical study to review and determine if there are areas out of compliance.

The county receives building permits from all the towns and villages in the county, except Craig Village, for new construction in those areas. For other areas we rely on physical inspections and information from the taxpayer themselves. Review work for 2019 began in late October/early November for the building permits and notes on file. The county currently uses obliques flown by GIS Workshop but hopes to have Pictometry fly new ones in 2020.

Summary of Review

The residential review included Summit Township and Tekamah City for 2019. All of Summit was reviewed for land changes and updating any farm buildings as well. The residential review included studying the statistical data on all the other towns and villages and making necessary adjustments to meet the statutory guidelines of falling between 92-100% of market. This included a 11% increase in Tekamah and a 10% increase in Oakland City. The lot values also had to be increased in Oakland. A complete review of Oakland is being conducted this year for application in 2020 that will include new photos and physical inspection of each parcel. Craig Village will be reviewed if time allows this fall plus Decatur township.

The commercial parcels in all five towns were reviewed by Jeff Quist, part-time employee and certified appraiser, starting with certain occupancy codes rather than by town or map areas for 2019. The main street businesses will be reviewed in all five towns for 2020. Vanguard Appraisal has models set up in their pricing that actually represent our typical downtown storefronts that you see in the Midwest. The commercial sales are limited and make it very difficult to determine a level of value.

The agricultural land use is reviewed using the free imagery that is flown every two (2) years, drive by reviews, and information from the FSA when available. The most recent free imagery was flown in the Summer of 2018; however, we did not receive it until late December or early January of 2019. Therefore, we did not have time to review it for 2019 changes. We will review it this summer/fall and make those changes we find for 2020.

The study period for residential real property is two (2) years, and commercial and agricultural are three (3) years as defined in Directive 12-5. The study period for the 2019 assessment year for residential sales was from 10/1/16 through 9/30/18. The commercial and agricultural study period was from 10/1/15 through 9/30/18. The acceptable range for statistical compliance pursuant to Nebraska State Statute 77-5023 is 92 – 100% for all classes, except agricultural land for which the acceptable range is 69 – 75%.

The 2019 statistics for each class are as follows:

Residential Stats:

11 Burt	PAD 2019 R&O Statistics (Using 2019 Values)		
RESIDENTIAL	Qualified		
	Date Range: 10/1/2016 To 9/30/2018		Posted on: 1/31/2019
Number of Sales : 201	MEDIAN : 98	COV : 27.94	95% Median C.I. : 95.25 to 100.87
Total Sales Price : 18,534,026	WGT. MEAN : 97	STD : 29.16	95% Wgt. Mean C.I. : 93.74 to 100.63
Total Adj. Sales Price : 18,534,026	MEAN : 104	Avg. Abs. Dev : 20.22	95% Mean C.I. : 100.35 to 108.41
Total Assessed Value : 18,012,960			
Avg. Adj. Sales Price : 92,209	COD : 20.64	MAX Sales Ratio : 238.57	
Avg. Assessed Value : 89,617	PRD : 107.40	MIN Sales Ratio : 42.58	Printed:3/21/2019 11:30:47AM

Commercial Stats:

11 Burt	PAD 2019 R&O Statistics (Using 2019 Values)		
COMMERCIAL	Qualified		
	Date Range: 10/1/2015 To 9/30/2018		Posted on: 1/31/2019
Number of Sales : 22	MEDIAN : 95	COV : 27.47	95% Median C.I. : 73.89 to 98.29
Total Sales Price : 3,052,291	WGT. MEAN : 88	STD : 24.87	95% Wgt. Mean C.I. : 78.60 to 96.76
Total Adj. Sales Price : 3,052,291	MEAN : 91	Avg. Abs. Dev : 16.99	95% Mean C.I. : 79.50 to 101.56
Total Assessed Value : 2,676,345			
Avg. Adj. Sales Price : 138,741	COD : 17.89	MAX Sales Ratio : 146.24	
Avg. Assessed Value : 121,652	PRD : 103.25	MIN Sales Ratio : 36.38	Printed:3/21/2019 11:30:48AM

Agricultural Stats:

11 Burt	PAD 2019 R&O Statistics (Using 2019 Values)		
AGRICULTURAL LAND	Qualified		
	Date Range: 10/1/2015 To 9/30/2018		Posted on: 1/31/2019
Number of Sales : 66	MEDIAN : 71	COV : 26.57	95% Median C.I. : 66.71 to 74.53
Total Sales Price : 52,220,108	WGT. MEAN : 71	STD : 19.63	95% Wgt. Mean C.I. : 67.58 to 74.95
Total Adj. Sales Price : 52,220,108	MEAN : 74	Avg. Abs. Dev : 14.41	95% Mean C.I. : 69.14 to 78.62
Total Assessed Value : 37,216,037			
Avg. Adj. Sales Price : 791,214	COD : 20.27	MAX Sales Ratio : 127.73	
Avg. Assessed Value : 563,879	PRD : 103.66	MIN Sales Ratio : 32.08	Printed:3/21/2019 11:30:48AM

Summary of 2019 Assessment Actions

Residential

All residential values are determined using the Cost Approach, except our one Section 42 housing project. This project was valued using the Income Approach, in accordance with Nebraska Revised Statute 77-1333. A review and analysis are done of each valuation group which is based on the five towns and the rural residential. This is done to identify any adjustments that are necessary to properly value that area of residential property. Annually all appraisal maintenance is completed in a timely fashion and the county assessor has a plan in place to accomplish a portion of the required six-year inspection and review process.

The valuation group numbers listed below are used on all the Property Division's reports and statistics when studying Burt County. We are referenced as County 11 as well as Burt County.

Valuation Group	Descriptions
1	Tekamah
5	Oakland
10	Lyons
15	Decatur
20	Craig
25	Rural

After all adjustments in the following areas were made, the Residential Ratio for Burt County was 98%.

Tekamah

The City of Tekamah is the county seat and has the most population in the county. It also has the most residential and commercial properties in the county. A complete revaluation was begun in 2018 with the new Vanguard pricing tables that are 2008. A lot study was completed after having adjusted all lots by a percentage in 2016 to meet the required level of value for residential. All subdivisions along with the main area of Tekamah were put in at a price per square foot. Northridge Estates was also priced per square foot with one price for improved and another for unimproved. Previously, the developer had ranked the lots by size and location and assigned just two different values. Until all the special assessments were paid up, we had not been able to use any of the sales to determine lot prices.

Oakland

The City of Oakland is the next largest in population. It also ranks second for the number of residential and commercial properties. The sales market is very similar to the one in Tekamah and the median ratio was coming in at 86% before any assessment actions for 2019. A complete revaluation is planned for 2020, but to achieve the proper level for 2019, the lot prices were all increased by 50% and all dwellings received a 10% factor to increase the residential median to a 97% level in Oakland.

Lyons

Lyons is the third largest town and was revalued for 2018 and was showing a median assessment level of 99 for 2019 so no assessment actions were necessary. We have been seeing some increase in the market over the last 6-9 months so we may be looking at some changes in 2020.

Decatur Village

Based on the sales in Decatur, no changes were needed for 2019. The level of value was 95% and this town is scheduled of a complete revaluation for 2021.

Craig Village

Our smallest village, with a population of less than 200 and no grocery store or gas station, had only five sales. The median came in at 100% but there really were not sufficient sales in the study. We plan to to a complete revaluation for 2020 so no changes were made for 2019.

Rural

The rural homes came in at a level of 94% after doing our sales study so no action was taken. When we finished our complete revaluation of Summit Township which encompasses residential homes, outbuildings, land use updates, new photos, and implementing the complete Vanguard CAMA system, the rural residential came in at 95% overall.

Commercial

All commercial values are primarily determined using the Cost Approach. We only have one Section 42 housing project located in Tekamah where we use the Income Approach.

These projects are valued using the Income Approach to value, in accordance with Nebraska Revised Statute 77-1333. After all adjustments were made in our commercial locations or map areas, our commercial ratio was considered to be 100%.**

***When reviewing the statistics, there is no valuation group with enough sales to deem the statistics reliable, or enough sales in the occupancy codes to support a reliable sample. However, confidence in the assessment practices of the County Assessor and evaluation of the general movement of assessed values relative to the market indicate that the County Assessor has uniformly valued the commercial class of property. The quality of assessment of Burt County adheres to the generally accepted mass appraisals techniques.*

The Burt County Assessor has valued the commercial property on a regular basis, consistently and uniformly and has achieved the statutory level of value of 100% for the commercial class of property.

Valuation Group	Descriptions
1	Tekamah
5	Oakland
10	Lyons
15	Decatur
20	Craig
25	Rural

We use these market or map areas as we do our market studies, but we have done our revaluation a little different the last couple years by doing the occupancy codes or doing the downtown main street areas as a group. For 2019, we reviewed and updated by some of the main occupancy codes such as grocery stores, storage units, convenience stores and mini marts, industrial and heavy manufacturing, and warehouses. This was inclusive of all towns and rural areas. For 2020, we will visit all the small main street shops in our little down town areas. This will include all five towns in the review.

Agricultural

All land uses are reviewed using GIS imagery as well as physical review, especially when reviewing a particular township(s) as part of the six-year plan. The land use is also reviewed as we drive through the rural area picking up any permit work for the coming year. We are continually checking back with our ag owners of flood damaged acres to see if any progress is happening with their improvement of the damage to their farmable acres. They bring in yield reports and visit with us every 2-3 years.

We usually start our market analysis of the agland sales in late December or early January using land classification groups (LVG's) to determine if any adjustments are needed in either of our two market areas. We also check to see if the map areas continue

to follow the same trend as in previous years. Map area 2 which is primarily the west side of the county had gone down in value in 2018 and Map area 1 stayed the same in 2018. Now in 2019, Map area 2 stayed at 71% so we needed to make no changes. Map area 1 was coming in at a level of 80% before we adjusted our values so that the median was lowered to 71% in that area as well. Values have leveled off some but continue to be a little lower on some of the sales that are coming in the last few months.

With the impact of the flooding and possibly more to come in 2020, we may not be seeing very many sales in our Map area 1. At least not down by the river. And how do you put a value on it when there is no market?

Joni L. Renshaw

Joni L. Renshaw
Burt County Assessor

Burt County Assessor's Office

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email: assessor@burtcounty.org

Joni L. Renshaw **Jeanice Bowers** **Rebeca Varga** **Mary Wortman** **Jeff Quist** **Jay Johnson** **Jan Rasmussen**
County Assessor Deputy Assessor Clerk/Reviewer Clerk/Reviewer Appraiser Reviewer Clerk/Reviewer

January 30, 2020

Dear Ms. Sorensen:

Concerning Burt County being a county needing special valuation procedures. Please see below for our current methodology concerning the few parcels where application has been made for special value.

Burt County Special Valuation Methodology:

- *Due to the application of a few taxpayers, Burt County has implemented a special valuation process.*
- *This is reported on lines 43 and 44 of Form 45 of the County Abstract of Assessment for Real Property.*
- *The market analysis that has been performed over the past years has not demonstrated that there are consistently measurable non-agricultural influences in the Burt County market.*
- *In my opinion, the valuations that have been prepared for the agricultural land in Burt County do not reflect any non-agricultural influence. As a result, the special valuation process that is in place in Burt County has identical values for special value and recapture value.*
- *This is demonstrated in the county's Abstract on lines 43 and 44 of Form 45.*

I hope this explanation of the situation in Burt County and our methodology will suffice. If

you need anything further, please contact me.

Sincerely,

Joni L. Renshaw
Burt County Assessor