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DEPARTMENT OF REVENUE

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

OTOE 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 Otoe 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 Otoe 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: Christi Smallfoot, Otoe 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.

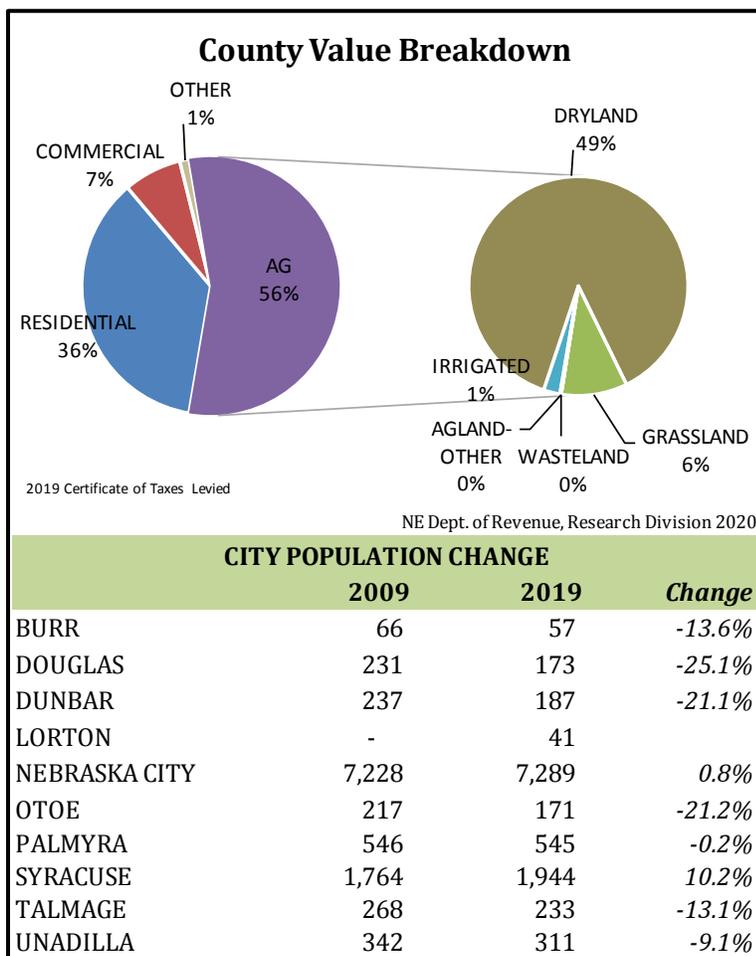
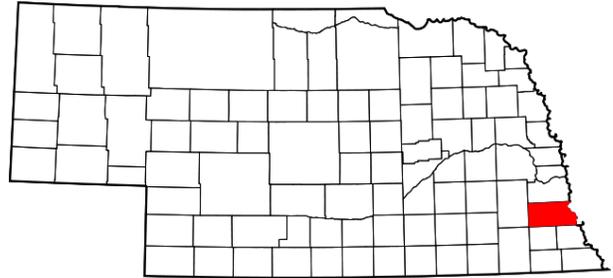
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, potential issues are identified they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures prior 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 616 square miles, Otoe County had 15,985 residents, per the Census Bureau Quick Facts for 2018, a 2% population increase over the 2010 U.S. Census. Reports indicated that 78% of county residents were homeowners and 89% of residents occupied the same residence as in the prior year (Census Quick Facts). The average home value is \$115,566 (2019 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Otoe County are located in and around the county seat of Nebraska City, as well as Syracuse, due to the town's placement directly on Highway 2 and proximity to Lincoln. Information available from the U.S. Census Bureau reports there were 467 employer establishments with total employment of 5,031.

Agricultural land makes up approximately 57% of the county's valuation base. Dryland makes up the majority of the land in the county. Otoe is included in both the Lower Platte South and Nemaha Natural Resources Districts (NRD). When compared against the top crops of the other counties in Nebraska, Otoe County ranks fourth in soybeans. (USDA AgCensus).

2020 Residential Correlation for Otoe County

Assessment Actions

The Otoe County Assessor inspected and reviewed the community of Syracuse to meet the mandatory six-year review cycle. Lot values in the villages of Palmyra and Unadilla were adjusted based on vacant lot sales. The county assessor also completed a market analysis of all residential properties and it was determined that rural residential improvements built between 1890 and 1999 needed increased by 10%.

A percentage increase was applied to all residential improvements due to updating the cost table index within the county's Computer-Assisted Mass Appraisal (CAMA) system.

All pick-up and permits were completed and placed on the assessment roll.

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.

One area of review is the sales qualification and verification processes. This is evaluated to determine if all arm's-length sales are made available for measurement purposes. Currently there are nine valuation groups recognized by the county assessor.

The Otoe County Assessor is current with the required six-year physical inspection and review cycle. The county assessor has a plan and tracking file in place to physically inspect and review each parcel.

Lot values are reviewed during the six-year inspection and review cycle when the subclass of property is being reviewed. Cost tables are updated after the review of the valuation groups and the assessor arrives at final value by utilizing the CAMA software system's cost tables and a market-derived depreciation model.

The county assessor does not have a valuation methodology written for Otoe County.

2020 Residential Correlation for Otoe County

Description of Analysis

The residential parcels are analyzed utilizing eight valuation groups that are based on assessor locations in the county.

Valuation Group	Description
1	Nebraska City
2	Burr, Douglas, Dunbar, Otoe, Talmage, Lorton, Paul
7	Palmyra, Unadilla
9	Syracuse
12	Timber Lake
13	Woodland Hills 1
14	Woodland Hills 2
15	Rural Residential, Rural 8000
20	Recreational

The residential property class has a statistical profile of 410 residential sales representing the valuation groups. All valuation groups with a sufficient number of sales are within the acceptable ranges. All three measures of central tendency for the residential class of property are within the acceptable range, as well as the qualitative measures.

The changes to the 2020 County Abstract of Assessment for Real Property, Form 45 Compared with the 2019 Certificate of Taxes Levied Report CTL) indicates that the population changed in the areas addressed by the county assessor in the 2020 assessment actions.

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 Otoe County complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	192	93.25	93.29	91.51	10.47	101.95
2	27	92.51	91.40	87.93	19.73	103.95
7	31	92.91	92.06	88.47	11.98	104.06
9	62	93.37	92.80	90.62	08.40	102.41
12	16	94.01	92.54	92.26	05.15	100.30
13	6	95.58	98.22	97.76	06.99	100.47
14	4	93.72	92.85	92.87	03.96	99.98
15	72	93.97	92.06	91.55	09.09	100.56
<u>ALL</u>	<u>410</u>	<u>93.34</u>	<u>92.82</u>	<u>91.42</u>	<u>10.35</u>	<u>101.53</u>

2020 Residential Correlation for Otoe County

Level of Value

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

2020 Commercial Correlation for Otoe County

Assessment Actions

The Otoe County Assessor reviewed the commercial properties in downtown Syracuse; an adjustment was made to the depreciation table within the county's Computer-Assisted Mass Appraisal (CAMA) software. The county assessor also reviewed and equalized the commercial lot values in Nebraska City in the South 11th Street area. The three mobile home parks within the county were adjusted with an increase on the mobile home sites. The county assessor updated the costing index to 2019 for all commercial properties. All pick-up and permit work was completed and placed on the assessment roll.

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 to ensure that all sales that are non-qualified have been properly documented as a non-arm's-length sale. The Otoe County Assessor has a usability rate that is comparable to the statewide average.

Based on the economic areas and geographic locations within Otoe County, the county assessor has assigned two valuation groups for the commercial class. The county seat of Nebraska City and then the rest of the county divide the valuation groups.

The Otoe County Assessor has an established six-year inspection plan and is current in their review process. All of their commercial properties are current and were reviewed in 2016 or 2018. Lot values are current and were inspected and reviewed in 2016 and were done by analyzing vacant lot sales. The depreciation index is 2016 and costing table index being utilized for the commercial properties is 2017.

The Otoe County Assessor does have an outline valuation methodology for commercial properties.

Description of Analysis

Commercial parcels are analyzed utilizing two valuation groups with the majority of the sales occurring in Nebraska City.

Valuation Group	Description
1	Nebraska City
2	Remainder of the County

2020 Commercial Correlation for Otoe County

The commercial statistical profile reveals 50 qualified sales with both valuation groups represented. Only one of the three measures of central tendency are within the acceptable range. Both the weighted mean and mean are out of the range with the mean being four percentage points from the acceptable range. When extreme outliers are individually removed from each side of the ratio array, the median does not change. This review which gives confidence that the median is a stable indicator of the level of value. The PRD is above the range but can be attributed to high-valued properties that are under assessed. The high dollar properties include two fast-food franchises and three mobile home parks.

The historical review of assessment practices and valuation changes supports that the county assessor has kept the costing and depreciation tables updated, inspects, and reviews the commercial class within the six-year inspection and review cycle.

The statistical sample and the 2020 County Abstract of Assessment, Form 45 compared with the 2019 Certificate of Taxes Levied Report (CTL) indicate that the population changed in a similar manner to the sales.

Equalization and Quality of Assessment

The valuation group substratum indicates that all valuation groups are within the acceptable range. The assessment practices of the county assessor and evaluation of the general movement of assessed values relative to the market indicate that the values are uniform for the commercial class of property. The Otoe County Assessor complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	33	94.14	86.23	67.74	18.28	127.30
5	17	93.19	91.65	83.44	20.57	109.84
____ ALL ____	50	93.97	88.07	69.64	19.04	126.46

Level of Value

Based on analysis of all available information, the level of value for the commercial property in Otoe County is 94%.

2020 Agricultural Correlation for Otoe County

Assessment Actions

The Otoe County Assessor implemented the Land Capability Group (LCG) conversion. Following the LCG conversion, the county assessor conducted a market study of agricultural land. In the past, the practice was to adjust subclasses by similar percentages. Due to the conversion, this was not feasible for this year. Valuation changes were based on the movement of the acres within the subclass. These adjustments resulted in an aggregated increase of 8% to irrigated land, 6% to grassland while there was a decrease of 2% to dryland countywide. The county assessor completed the pick-up work and permits for the agricultural improvements.

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.

Sales verification and qualification processes are discussed. Sales verification letters are utilized with a high percentage rate of return. Review of the qualified and nonqualified sales rosters indicate that sales are adequately qualified. The usability rate is similar to counties statewide, further supporting that all arm's-length transactions are available for measurement.

The county assessor keeps land use up to date by aerial imagery comparisons with property records and information from the public.

Agricultural improvements are inspected and reviewed within the six-year cycle. The county's Computer-Assisted Mass Appraisal (CAMA) costing index is current with a 2019 date and the depreciation index is a 2015 table. Home sites are valued at \$12,000 for the first acre, and farm sites are valued at \$3,000 per acre. These are the same for both agricultural and rural residential dwellings.

Description of Analysis

The agricultural statistical sample consists of 68 agricultural sales. All three measures of central tendency are within the acceptable range with a spread of one percentage point between all three demonstrating moderate support of each other.

Review of the Majority Land Use (MLU) of the irrigated, dry, and grass with sufficient representation are within the acceptable range.

2020 Agricultural Correlation for Otoe County

Equalization and Quality of Assessment

Agricultural homes and outbuildings have been valued using the same valuation process as the rural residential acreages. Agricultural improvements are believed to be equalized and assessed at the same statutory level.

A comparison of the Otoe County values with adjoining counties indicates that all values are comparable. The quality of the assessment of agricultural land in Otoe 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	1	78.47	78.47	78.47	00.00	100.00
2	1	78.47	78.47	78.47	00.00	100.00
<u>Dry</u>						
County	41	73.86	77.11	74.67	14.76	103.27
1	38	73.64	76.76	74.44	15.01	103.12
2	3	74.67	81.55	78.45	11.64	103.95
<u>Grass</u>						
County	3	70.57	72.74	75.25	09.22	96.66
1	2	77.09	77.09	79.38	08.46	97.12
2	1	64.06	64.06	64.06	00.00	100.00
<u>ALL</u>	68	73.64	75.38	73.94	14.19	101.95

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Otoe County is 74%.

2020 Opinions of the Property Tax Administrator for Otoe 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	93	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	94	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	74	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

Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2020 Commission Summary for Otoe County

Residential Real Property - Current

Number of Sales	410	Median	93.34
Total Sales Price	\$68,312,968	Mean	92.82
Total Adj. Sales Price	\$68,312,968	Wgt. Mean	91.42
Total Assessed Value	\$62,455,040	Average Assessed Value of the Base	\$110,652
Avg. Adj. Sales Price	\$166,617	Avg. Assessed Value	\$152,329

Confidence Interval - Current

95% Median C.I	92.70 to 94.58
95% Wgt. Mean C.I	90.23 to 92.62
95% Mean C.I	91.27 to 94.37
% of Value of the Class of all Real Property Value in the County	34.26
% of Records Sold in the Study Period	5.91
% of Value Sold in the Study Period	8.13

Residential Real Property - History

Year	Number of Sales	LOV	Median
2019	440	95	95.40
2018	457	96	95.79
2017	433	95	94.70
2016	413	96	95.64

2020 Commission Summary for Otoe County

Commercial Real Property - Current

Number of Sales	50	Median	93.97
Total Sales Price	\$15,427,337	Mean	88.07
Total Adj. Sales Price	\$15,427,337	Wgt. Mean	69.64
Total Assessed Value	\$10,743,210	Average Assessed Value of the Base	\$195,803
Avg. Adj. Sales Price	\$308,547	Avg. Assessed Value	\$214,864

Confidence Interval - Current

95% Median C.I	86.39 to 97.85
95% Wgt. Mean C.I	52.85 to 86.43
95% Mean C.I	80.97 to 95.17
% of Value of the Class of all Real Property Value in the County	7.44
% of Records Sold in the Study Period	5.87
% of Value Sold in the Study Period	6.44

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2019	53	97	96.54
2018	42	96	96.37
2017	36	99	98.85
2016	36	99	99.20

66 Otoe
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 : 410
 Total Sales Price : 68,312,968
 Total Adj. Sales Price : 68,312,968
 Total Assessed Value : 62,455,040
 Avg. Adj. Sales Price : 166,617
 Avg. Assessed Value : 152,329

MEDIAN : 93
 WGT. MEAN : 91
 MEAN : 93
 COD : 10.35
 PRD : 101.53

COV : 17.29
 STD : 16.05
 Avg. Abs. Dev : 09.66
 MAX Sales Ratio : 228.48
 MIN Sales Ratio : 46.71

95% Median C.I. : 92.70 to 94.58
 95% Wgt. Mean C.I. : 90.23 to 92.62
 95% Mean C.I. : 91.27 to 94.37

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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-17 To 31-DEC-17	36	96.72	99.17	98.45	07.90	100.73	79.62	173.26	94.79 to 98.63	163,594	161,061	
01-JAN-18 To 31-MAR-18	41	96.14	94.52	95.28	08.33	99.20	46.71	121.54	91.98 to 98.46	161,113	153,513	
01-APR-18 To 30-JUN-18	82	95.84	95.80	93.87	07.54	102.06	73.51	149.33	93.85 to 97.53	178,506	167,557	
01-JUL-18 To 30-SEP-18	50	95.24	96.10	94.66	06.47	101.52	65.72	157.84	93.47 to 96.71	170,041	160,959	
01-OCT-18 To 31-DEC-18	37	89.93	87.27	88.28	10.94	98.86	52.92	110.92	85.21 to 94.72	163,023	143,918	
01-JAN-19 To 31-MAR-19	42	91.96	99.65	91.85	16.13	108.49	65.21	228.48	87.26 to 94.41	164,585	151,165	
01-APR-19 To 30-JUN-19	57	83.87	85.17	83.81	12.73	101.62	48.17	113.00	78.28 to 90.69	162,232	135,965	
01-JUL-19 To 30-SEP-19	65	91.13	87.39	87.26	10.63	100.15	49.99	114.72	88.16 to 92.98	161,335	140,789	
<u>Study Yrs</u>												
01-OCT-17 To 30-SEP-18	209	96.11	96.20	95.08	07.50	101.18	46.71	173.26	94.92 to 96.72	170,500	162,105	
01-OCT-18 To 30-SEP-19	201	90.18	89.30	87.44	12.54	102.13	48.17	228.48	87.74 to 91.88	162,579	142,165	
<u>Calendar Yrs</u>												
01-JAN-18 To 31-DEC-18	210	95.32	94.12	93.37	08.14	100.80	46.71	157.84	93.95 to 96.14	170,367	159,079	
<u>ALL</u>	410	93.34	92.82	91.42	10.35	101.53	46.71	228.48	92.70 to 94.58	166,617	152,329	

VALUATION GROUP											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	192	93.25	93.29	91.51	10.47	101.95	46.71	228.48	91.48 to 94.90	135,851	124,323	
2	27	92.51	91.40	87.93	19.73	103.95	56.10	157.84	76.43 to 99.21	70,689	62,154	
7	31	92.91	92.06	88.47	11.98	104.06	48.17	123.00	87.34 to 98.51	120,812	106,885	
9	62	93.37	92.80	90.62	08.40	102.41	68.16	121.54	91.07 to 95.52	137,349	124,467	
12	16	94.01	92.54	92.26	05.15	100.30	77.90	99.43	89.35 to 97.37	273,637	252,463	
13	6	95.58	98.22	97.76	06.99	100.47	83.87	114.92	83.87 to 114.92	380,042	371,533	
14	4	93.72	92.85	92.87	03.96	99.98	85.57	98.39	N/A	291,488	270,718	
15	72	93.97	92.06	91.55	09.09	100.56	60.12	119.03	91.92 to 97.07	281,052	257,293	
<u>ALL</u>	410	93.34	92.82	91.42	10.35	101.53	46.71	228.48	92.70 to 94.58	166,617	152,329	

66 Otoe
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 : 410
 Total Sales Price : 68,312,968
 Total Adj. Sales Price : 68,312,968
 Total Assessed Value : 62,455,040
 Avg. Adj. Sales Price : 166,617
 Avg. Assessed Value : 152,329

MEDIAN : 93
 WGT. MEAN : 91
 MEAN : 93
 COD : 10.35
 PRD : 101.53

COV : 17.29
 STD : 16.05
 Avg. Abs. Dev : 09.66
 MAX Sales Ratio : 228.48
 MIN Sales Ratio : 46.71

95% Median C.I. : 92.70 to 94.58
 95% Wgt. Mean C.I. : 90.23 to 92.62
 95% Mean C.I. : 91.27 to 94.37

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	409	93.30	92.80	91.42	10.35	101.51	46.71	228.48	92.70 to 94.44	166,939	152,616
06											
07	1	100.43	100.43	100.43	00.00	100.00	100.43	100.43	N/A	35,000	35,150
<u>ALL</u>	410	93.34	92.82	91.42	10.35	101.53	46.71	228.48	92.70 to 94.58	166,617	152,329

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	3	121.54	121.81	120.56	04.90	101.04	113.00	130.89	N/A	12,000	14,467
Less Than 30,000	16	108.13	115.17	110.02	18.90	104.68	56.10	228.48	97.70 to 123.00	19,623	21,590
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	410	93.34	92.82	91.42	10.35	101.53	46.71	228.48	92.70 to 94.58	166,617	152,329
Greater Than 14,999	407	93.27	92.60	91.41	10.21	101.30	46.71	228.48	92.67 to 94.41	167,757	153,346
Greater Than 29,999	394	93.17	91.91	91.34	09.63	100.62	46.71	188.96	92.35 to 94.13	172,586	157,639
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	3	121.54	121.81	120.56	04.90	101.04	113.00	130.89	N/A	12,000	14,467
15,000 TO 29,999	13	106.65	113.64	108.66	20.50	104.58	56.10	228.48	96.67 to 123.00	21,383	23,234
30,000 TO 59,999	44	98.91	102.40	102.62	16.53	99.79	60.25	188.96	92.98 to 103.93	44,981	46,161
60,000 TO 99,999	56	95.91	92.41	92.34	09.62	100.08	46.71	114.72	93.49 to 98.41	79,715	73,606
100,000 TO 149,999	86	90.51	88.24	88.13	09.34	100.12	48.17	114.85	87.33 to 93.16	123,446	108,796
150,000 TO 249,999	132	92.00	90.35	90.58	07.28	99.75	59.30	115.22	90.43 to 93.38	195,294	176,890
250,000 TO 499,999	71	94.15	92.22	92.18	08.20	100.04	60.12	119.03	91.40 to 95.42	312,473	288,040
500,000 TO 999,999	5	96.92	94.03	94.11	06.57	99.91	84.83	101.40	N/A	595,000	559,956
1,000,000 +											
<u>ALL</u>	410	93.34	92.82	91.42	10.35	101.53	46.71	228.48	92.70 to 94.58	166,617	152,329

66 Otoe
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 : 50
Total Sales Price : 15,427,337
Total Adj. Sales Price : 15,427,337
Total Assessed Value : 10,743,210
Avg. Adj. Sales Price : 308,547
Avg. Assessed Value : 214,864

MEDIAN : 94
WGT. MEAN : 70
MEAN : 88
COD : 19.04
PRD : 126.46

COV : 29.07
STD : 25.60
Avg. Abs. Dev : 17.89
MAX Sales Ratio : 154.58
MIN Sales Ratio : 26.62

95% Median C.I. : 86.39 to 97.85
95% Wgt. Mean C.I. : 52.85 to 86.43
95% Mean C.I. : 80.97 to 95.17

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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	3	77.88	71.11	60.73	09.22	117.09	56.96	78.50	N/A	511,301	310,507
01-JAN-17 To 31-MAR-17	3	85.74	82.77	88.42	10.42	93.61	67.88	94.68	N/A	76,667	67,790
01-APR-17 To 30-JUN-17	3	86.58	80.35	43.55	27.48	184.50	41.55	112.93	N/A	554,500	241,463
01-JUL-17 To 30-SEP-17	8	98.40	98.20	99.09	04.80	99.10	81.99	106.86	81.99 to 106.86	398,281	394,664
01-OCT-17 To 31-DEC-17	7	95.40	88.28	54.31	14.79	162.55	26.62	113.20	26.62 to 113.20	209,143	113,591
01-JAN-18 To 31-MAR-18	5	94.14	74.31	49.98	31.11	148.68	29.43	109.97	N/A	727,382	363,518
01-APR-18 To 30-JUN-18	3	98.80	93.91	77.50	10.99	121.17	75.17	107.76	N/A	290,000	224,760
01-JUL-18 To 30-SEP-18	2	111.36	111.36	108.77	16.32	102.38	93.19	129.53	N/A	32,389	35,230
01-OCT-18 To 31-DEC-18	2	107.12	107.12	106.29	07.05	100.78	99.57	114.66	N/A	46,000	48,895
01-JAN-19 To 31-MAR-19	6	88.80	90.16	82.36	27.47	109.47	31.41	154.58	31.41 to 154.58	217,500	179,127
01-APR-19 To 30-JUN-19	4	85.56	86.65	83.67	23.15	103.56	51.80	123.68	N/A	87,750	73,420
01-JUL-19 To 30-SEP-19	4	78.86	79.88	87.66	18.75	91.12	62.49	99.31	N/A	257,500	225,730
<u>Study Yrs</u>											
01-OCT-16 To 30-SEP-17	17	94.68	87.55	75.85	14.88	115.43	41.55	112.93	77.88 to 101.80	389,038	295,094
01-OCT-17 To 30-SEP-18	17	95.40	87.88	55.63	19.65	157.97	26.62	129.53	75.17 to 107.76	355,040	197,498
01-OCT-18 To 30-SEP-19	16	89.63	88.83	85.28	22.35	104.16	31.41	154.58	67.69 to 99.57	173,625	148,072
<u>Calendar Yrs</u>											
01-JAN-17 To 31-DEC-17	21	95.80	90.14	74.58	13.20	120.86	26.62	113.20	86.58 to 101.65	311,607	232,391
01-JAN-18 To 31-DEC-18	12	99.19	90.85	57.04	19.88	159.27	29.43	129.53	75.17 to 109.97	388,640	221,677
<u>ALL</u>	50	93.97	88.07	69.64	19.04	126.46	26.62	154.58	86.39 to 97.85	308,547	214,864

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	33	94.14	86.23	67.74	18.28	127.30	26.62	123.68	81.99 to 99.04	411,002	278,412
5	17	93.19	91.65	83.44	20.57	109.84	29.43	154.58	75.17 to 104.00	109,663	91,507
<u>ALL</u>	50	93.97	88.07	69.64	19.04	126.46	26.62	154.58	86.39 to 97.85	308,547	214,864

66 Otoe
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 : 50
 Total Sales Price : 15,427,337
 Total Adj. Sales Price : 15,427,337
 Total Assessed Value : 10,743,210
 Avg. Adj. Sales Price : 308,547
 Avg. Assessed Value : 214,864

MEDIAN : 94
 WGT. MEAN : 70
 MEAN : 88
 COD : 19.04
 PRD : 126.46

COV : 29.07
 STD : 25.60
 Avg. Abs. Dev : 17.89
 MAX Sales Ratio : 154.58
 MIN Sales Ratio : 26.62

95% Median C.I. : 86.39 to 97.85
 95% Wgt. Mean C.I. : 52.85 to 86.43
 95% Mean C.I. : 80.97 to 95.17

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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	2	89.94	89.94	91.14	04.67	98.68	85.74	94.14	N/A	154,250	140,585
03	48	94.24	87.99	69.20	19.59	127.15	26.62	154.58	86.39 to 98.80	314,976	217,959
04											
<u>ALL</u>	50	93.97	88.07	69.64	19.04	126.46	26.62	154.58	86.39 to 97.85	308,547	214,864

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	2	101.40	101.40	101.33	02.56	100.07	98.80	104.00	N/A	9,750	9,880
Less Than 30,000	7	98.80	99.68	101.36	13.58	98.34	67.88	129.53	67.88 to 129.53	17,325	17,561
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	50	93.97	88.07	69.64	19.04	126.46	26.62	154.58	86.39 to 97.85	308,547	214,864
Greater Than 14,999	48	93.49	87.52	69.60	19.60	125.75	26.62	154.58	85.74 to 97.75	320,997	223,405
Greater Than 29,999	43	93.19	86.18	69.39	19.77	124.20	26.62	154.58	81.99 to 97.75	355,955	246,983
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	2	101.40	101.40	101.33	02.56	100.07	98.80	104.00	N/A	9,750	9,880
15,000 TO 29,999	5	95.40	98.99	101.37	17.89	97.65	67.88	129.53	N/A	20,355	20,634
30,000 TO 59,999	16	96.83	91.36	91.22	23.53	100.15	29.43	154.58	78.50 to 113.20	45,859	41,833
60,000 TO 99,999	5	91.20	86.20	86.97	09.22	99.11	62.49	97.13	N/A	85,700	74,536
100,000 TO 149,999	2	90.21	90.21	90.06	04.96	100.17	85.74	94.68	N/A	106,500	95,915
150,000 TO 249,999	7	90.02	89.03	87.66	12.43	101.56	67.69	109.97	67.69 to 109.97	205,643	180,257
250,000 TO 499,999	6	98.53	99.07	99.29	03.69	99.78	91.47	106.86	91.47 to 106.86	361,417	358,845
500,000 TO 999,999	2	50.90	50.90	49.82	47.70	102.17	26.62	75.17	N/A	842,500	419,710
1,000,000 +	5	56.96	62.62	59.42	35.45	105.39	36.05	99.04	N/A	1,727,562	1,026,432
<u>ALL</u>	50	93.97	88.07	69.64	19.04	126.46	26.62	154.58	86.39 to 97.85	308,547	214,864

66 Otoe
COMMERCIAL

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

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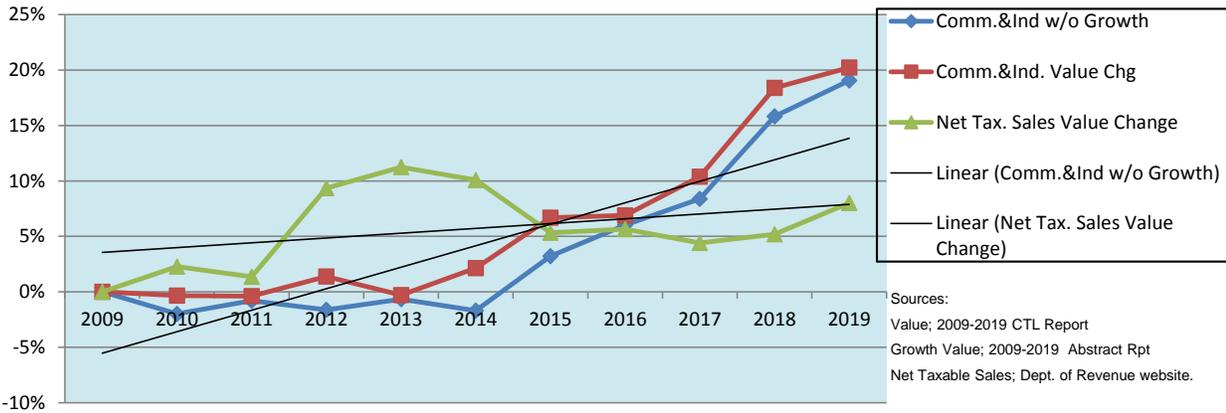
95% Median C.I. : 86.39 to 97.85
 95% Wgt. Mean C.I. : 52.85 to 86.43
 95% Mean C.I. : 80.97 to 95.17

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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
300	1	101.65	101.65	101.65	00.00	100.00	101.65	101.65	N/A	150,000	152,480
311	1	75.17	75.17	75.17	00.00	100.00	75.17	75.17	N/A	805,000	605,130
319	1	97.06	97.06	97.06	00.00	100.00	97.06	97.06	N/A	456,500	443,080
330	1	99.31	99.31	99.31	00.00	100.00	99.31	99.31	N/A	490,000	486,600
336	1	86.58	86.58	86.58	00.00	100.00	86.58	86.58	N/A	50,000	43,290
344	6	97.88	100.88	86.24	21.00	116.98	67.69	154.58	67.69 to 154.58	300,833	259,437
349	2	49.26	49.26	48.34	15.65	101.90	41.55	56.96	N/A	1,428,701	690,605
350	2	103.86	103.86	102.60	05.88	101.23	97.75	109.97	N/A	221,500	227,270
352	5	99.04	99.74	99.10	08.06	100.65	85.74	112.93	N/A	516,300	511,662
353	10	96.27	88.22	86.43	17.20	102.07	29.43	123.68	62.49 to 104.00	47,350	40,924
384	1	77.88	77.88	77.88	00.00	100.00	77.88	77.88	N/A	225,000	175,220
386	1	97.13	97.13	97.13	00.00	100.00	97.13	97.13	N/A	93,500	90,820
391	1	95.40	95.40	95.40	00.00	100.00	95.40	95.40	N/A	20,000	19,080
406	3	89.23	87.44	84.76	03.49	103.16	81.88	91.20	N/A	110,667	93,797
418	2	105.23	105.23	104.39	08.96	100.80	95.80	114.66	N/A	45,000	46,975
420	1	129.53	129.53	129.53	00.00	100.00	129.53	129.53	N/A	27,777	35,980
442	1	86.39	86.39	86.39	00.00	100.00	86.39	86.39	N/A	90,000	77,750
455	1	90.02	90.02	90.02	00.00	100.00	90.02	90.02	N/A	245,000	220,540
459	1	81.99	81.99	81.99	00.00	100.00	81.99	81.99	N/A	56,750	46,530
470	1	91.47	91.47	91.47	00.00	100.00	91.47	91.47	N/A	250,000	228,670
473	1	31.41	31.41	31.41	00.00	100.00	31.41	31.41	N/A	37,000	11,620
499	1	101.80	101.80	101.80	00.00	100.00	101.80	101.80	N/A	45,000	45,810
526	1	67.88	67.88	67.88	00.00	100.00	67.88	67.88	N/A	17,000	11,540
555	1	51.80	51.80	51.80	00.00	100.00	51.80	51.80	N/A	54,000	27,970
851	3	36.05	58.62	34.45	80.06	170.16	26.62	113.20	N/A	1,244,136	428,613
<u>ALL</u>	<u>50</u>	<u>93.97</u>	<u>88.07</u>	<u>69.64</u>	<u>19.04</u>	<u>126.46</u>	<u>26.62</u>	<u>154.58</u>	<u>86.39 to 97.85</u>	<u>308,547</u>	<u>214,864</u>

Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2008	\$ 131,680,050	\$ 1,649,530		\$ 130,030,520	--	\$ 135,188,203	--
2009	\$ 134,611,840	\$ 1,061,940	0.79%	\$ 133,549,900	--	\$ 128,732,764	--
2010	\$ 134,152,410	\$ 2,210,620	1.65%	\$ 131,941,790	-1.98%	\$ 131,674,917	2.29%
2011	\$ 134,087,990	\$ 550,000	0.41%	\$ 133,537,990	-0.46%	\$ 130,470,217	-0.91%
2012	\$ 136,485,510	\$ 4,068,490	2.98%	\$ 132,417,020	-1.25%	\$ 140,768,467	7.89%
2013	\$ 134,220,410	\$ 483,790	0.36%	\$ 133,736,620	-2.01%	\$ 143,202,449	1.73%
2014	\$ 137,485,370	\$ 5,163,570	3.76%	\$ 132,321,800	-1.41%	\$ 141,698,925	-1.05%
2015	\$ 143,604,450	\$ 4,646,730	3.24%	\$ 138,957,720	1.07%	\$ 135,586,181	-4.31%
2016	\$ 143,902,470	\$ 1,200,070	0.83%	\$ 142,702,400	-0.63%	\$ 136,006,548	0.31%
2017	\$ 148,596,750	\$ 2,710,220	1.82%	\$ 145,886,530	1.38%	\$ 134,421,086	-1.17%
2018	\$ 159,371,480	\$ 3,465,010	2.17%	\$ 155,906,470	4.92%	\$ 135,431,757	0.75%
2019	\$ 161,834,030	\$ 1,579,410	0.98%	\$ 160,254,620	0.55%	\$ 139,056,056	2.68%
Ann %chg	1.86%			Average	0.02%	0.77%	0.82%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2009	-	-	-
2010	-1.98%	-0.34%	2.29%
2011	-0.80%	-0.39%	1.35%
2012	-1.63%	1.39%	9.35%
2013	-0.65%	-0.29%	11.24%
2014	-1.70%	2.13%	10.07%
2015	3.23%	6.68%	5.32%
2016	6.01%	6.90%	5.65%
2017	8.38%	10.39%	4.42%
2018	15.82%	18.39%	5.20%
2019	19.05%	20.22%	8.02%

County Number	66
County Name	Otoe

66 Otoe

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

AGRICULTURAL LAND

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

Number of Sales : 68
 Total Sales Price : 34,353,274
 Total Adj. Sales Price : 34,353,274
 Total Assessed Value : 25,399,520
 Avg. Adj. Sales Price : 505,195
 Avg. Assessed Value : 373,522

MEDIAN : 74
 WGT. MEAN : 74
 MEAN : 75
 COD : 14.19
 PRD : 101.95

COV : 18.04
 STD : 13.60
 Avg. Abs. Dev : 10.45
 MAX Sales Ratio : 115.02
 MIN Sales Ratio : 43.76

95% Median C.I. : 69.55 to 77.12
 95% Wgt. Mean C.I. : 71.07 to 76.81
 95% Mean C.I. : 72.15 to 78.61

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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	4	65.98	68.85	69.17	08.73	99.54	61.77	81.68	N/A	624,260	431,798
01-JAN-17 To 31-MAR-17	5	76.21	75.26	74.59	05.03	100.90	66.21	82.93	N/A	451,692	336,904
01-APR-17 To 30-JUN-17	7	82.03	81.83	80.89	16.93	101.16	61.77	98.92	61.77 to 98.92	385,000	311,420
01-JUL-17 To 30-SEP-17	5	71.87	79.81	76.00	24.71	105.01	53.46	115.02	N/A	380,349	289,080
01-OCT-17 To 31-DEC-17	12	74.38	75.59	76.70	09.91	98.55	62.16	91.85	66.07 to 87.03	482,793	370,320
01-JAN-18 To 31-MAR-18	8	71.59	71.96	69.47	11.44	103.58	56.50	87.80	56.50 to 87.80	574,078	398,803
01-APR-18 To 30-JUN-18	6	69.71	70.05	68.27	08.13	102.61	60.65	79.59	60.65 to 79.59	418,713	285,873
01-JUL-18 To 30-SEP-18	2	61.46	61.46	74.26	28.80	82.76	43.76	79.16	N/A	527,580	391,775
01-OCT-18 To 31-DEC-18	5	69.54	67.09	66.66	07.91	100.65	53.62	77.12	N/A	747,730	498,436
01-JAN-19 To 31-MAR-19	6	81.47	80.08	78.74	12.85	101.70	64.06	98.02	64.06 to 98.02	532,502	419,318
01-APR-19 To 30-JUN-19	5	83.60	87.39	79.53	16.77	109.88	63.12	113.97	N/A	578,083	459,724
01-JUL-19 To 30-SEP-19	3	69.55	74.37	75.42	09.29	98.61	67.10	86.47	N/A	407,792	307,570
<u>Study Yrs</u>											
01-OCT-16 To 30-SEP-17	21	74.26	77.31	75.24	16.27	102.75	53.46	115.02	65.73 to 82.93	445,345	335,098
01-OCT-17 To 30-SEP-18	28	72.69	72.36	72.62	11.29	99.64	43.76	91.85	67.57 to 76.99	498,342	361,895
01-OCT-18 To 30-SEP-19	19	77.12	77.68	74.49	15.15	104.28	53.62	113.97	66.30 to 86.47	581,445	433,127
<u>Calendar Yrs</u>											
01-JAN-17 To 31-DEC-17	29	74.90	77.77	77.11	14.05	100.86	53.46	115.02	70.47 to 82.93	436,163	336,334
01-JAN-18 To 31-DEC-18	21	69.58	69.25	68.76	11.14	100.71	43.76	87.80	63.64 to 76.99	566,605	389,590
<u>ALL</u>	68	73.64	75.38	73.94	14.19	101.95	43.76	115.02	69.55 to 77.12	505,195	373,522

AREA (MARKET)	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	61	73.42	75.28	73.74	14.04	102.09	43.76	115.02	69.54 to 77.12	517,301	381,469
2	7	74.67	76.23	76.13	15.29	100.13	53.46	98.02	53.46 to 98.02	399,702	304,277
<u>ALL</u>	68	73.64	75.38	73.94	14.19	101.95	43.76	115.02	69.55 to 77.12	505,195	373,522

66 Otoe
AGRICULTURAL LAND

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

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 95% Wgt. Mean C.I. : 71.07 to 76.81
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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
_____Dry_____											
County	8	79.16	75.85	73.21	14.06	103.61	60.65	89.17	60.65 to 89.17	532,444	389,799
1	8	79.16	75.85	73.21	14.06	103.61	60.65	89.17	60.65 to 89.17	532,444	389,799
_____Grass_____											
County	3	70.57	72.74	75.25	09.22	96.66	64.06	83.60	N/A	259,333	195,140
1	2	77.09	77.09	79.38	08.46	97.12	70.57	83.60	N/A	284,000	225,445
2	1	64.06	64.06	64.06	00.00	100.00	64.06	64.06	N/A	210,000	134,530
_____ALL_____	68	73.64	75.38	73.94	14.19	101.95	43.76	115.02	69.55 to 77.12	505,195	373,522

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	1	78.47	78.47	78.47	00.00	100.00	78.47	78.47	N/A	824,000	646,590
2	1	78.47	78.47	78.47	00.00	100.00	78.47	78.47	N/A	824,000	646,590
_____Dry_____											
County	41	73.86	77.11	74.67	14.76	103.27	53.62	115.02	69.54 to 82.93	548,495	409,569
1	38	73.64	76.76	74.44	15.01	103.12	53.62	115.02	68.85 to 82.93	558,294	415,620
2	3	74.67	81.55	78.45	11.64	103.95	71.95	98.02	N/A	424,373	332,923
_____Grass_____											
County	3	70.57	72.74	75.25	09.22	96.66	64.06	83.60	N/A	259,333	195,140
1	2	77.09	77.09	79.38	08.46	97.12	70.57	83.60	N/A	284,000	225,445
2	1	64.06	64.06	64.06	00.00	100.00	64.06	64.06	N/A	210,000	134,530
_____ALL_____	68	73.64	75.38	73.94	14.19	101.95	43.76	115.02	69.55 to 77.12	505,195	373,522

Otoe County 2020 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Otoe	2	4800	n/a	4400	4400	n/a	4100	4000	4000	4329
Gage	1	5306	n/a	5065	5083	4393	n/a	3985	3985	4775
Lancaster	1	6975	6187	5770	5400	4987	4787	4573	4385	5302
Johnson	1	6850	n/a	6100	5392	3600	3581	3300	2820	5236
Otoe	1	5500	n/a	5400	5400	4900	4900	4200	4200	5162
Cass	54	6275	n/a	5545	5510	n/a	n/a	4250	4215	5327
Johnson	1	6850	n/a	6100	5392	3600	3581	3300	2820	5236
Nemaha	1	3857	n/a	2975	4387	n/a	4650	3847	3750	3655

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Otoe	2	4000	3950	3800	3700	3580	3580	3100	2950	3628
Gage	1	4000	4000	3610	3610	3040	n/a	2415	2415	3141
Lancaster	1	5400	4875	4496	4199	4009	3524	3299	3185	4069
Johnson	1	4450	4000	3650	3300	2900	2599	2400	1950	3107
Otoe	1	4400	4400	4099	3980	3900	3850	3300	3000	3957
Cass	54	5252	5100	4999	4600	4464	4302	4009	3777	4764
Johnson	1	4450	4000	3650	3300	2900	2599	2400	1950	3107
Nemaha	1	4530	4368	3040	3750	2328	3549	2770	2516	3561

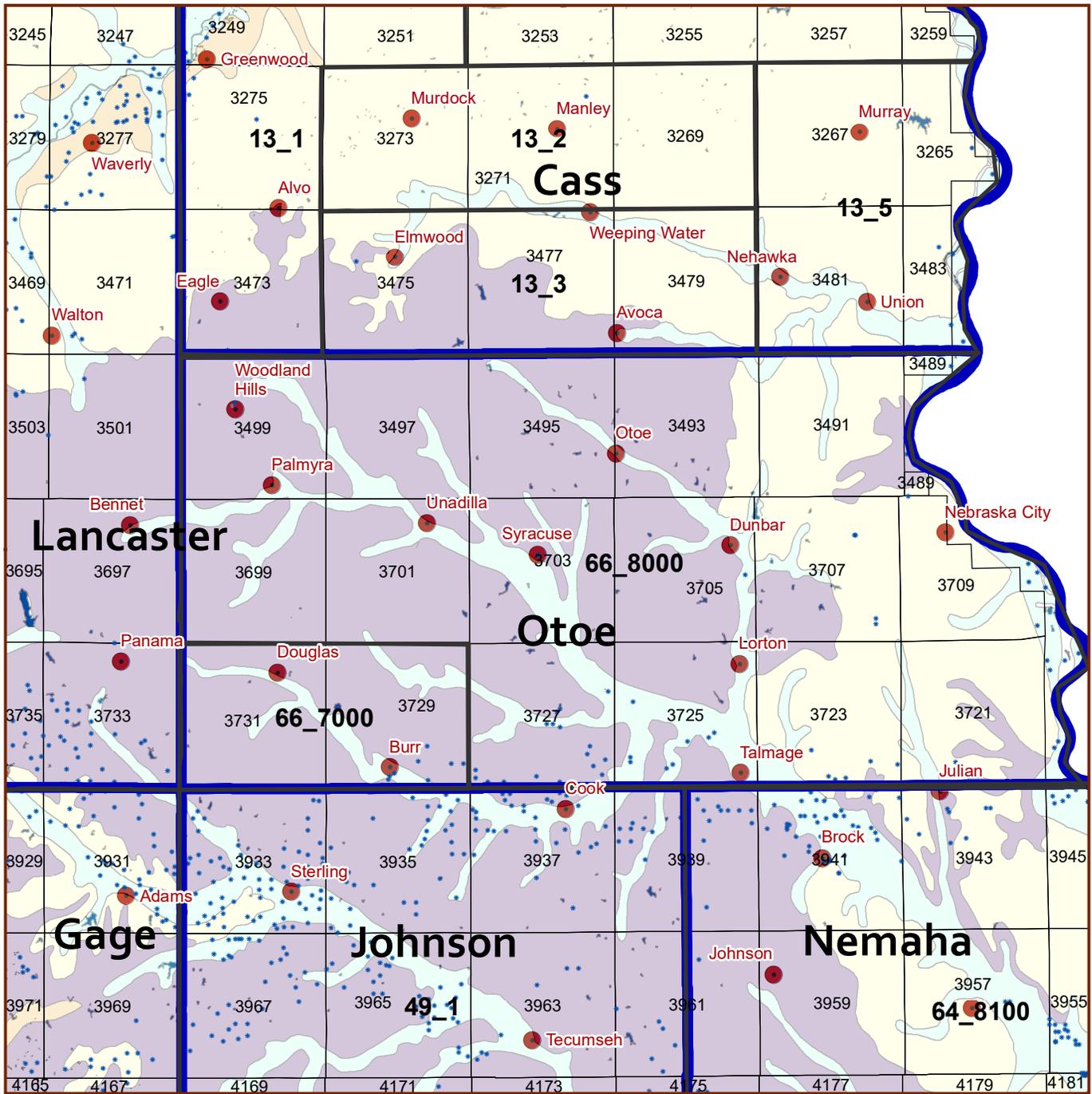
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Otoe	2	2100	2100	2000	n/a	n/a	n/a	1400	1200	2078
Gage	1	2100	2100	2000	2000	1800	1800	n/a	1600	2079
Lancaster	1	2153	2145	2099	n/a	2076	1961	2110	2091	2136
Johnson	1	2169	1870	1671	n/a	1600	n/a	1600	1600	2026
Otoe	1	2100	2100	2080	2050	2030	2000	1750	1550	2093
Cass	54	2418	2368	2277	n/a	2123	n/a	1887	n/a	2302
Johnson	1	2169	1870	1671	n/a	1600	n/a	1600	1600	2026
Nemaha	1	1981	1924	1800	n/a	1600	1600	n/a	n/a	1918

County	Mkt Area	CRP	TIMBER	WASTE
Otoe	2	3034	1127	100
Gage	1	3375	1000	200
Lancaster	1	n/a	n/a	746
Johnson	1	2495	1374	130
Otoe	1	3280	1110	100
Cass	54	2378	2215	125
Johnson	1	2495	1374	130
Nemaha	1	2955	885	99

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.

OTOE COUNTY



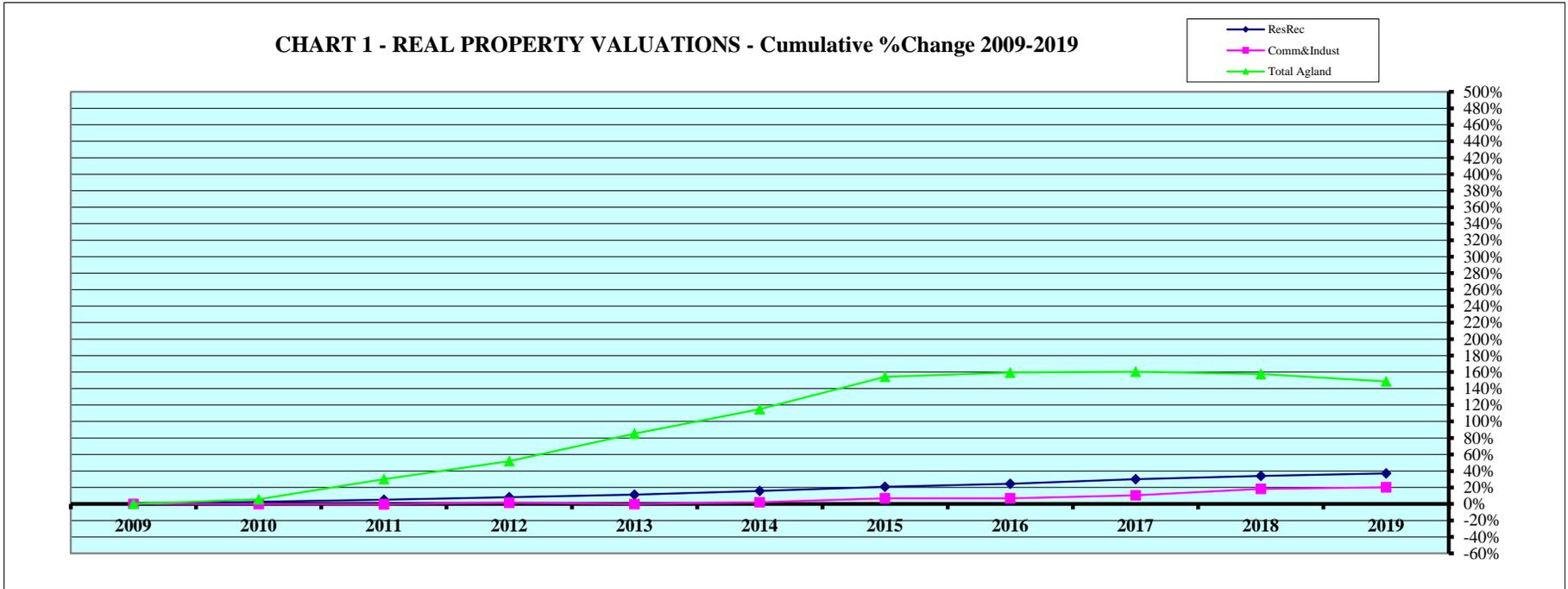
Legend

- Market_Area
- County
- Registered_WellsDNR
- geocode

**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	540,323,300	--	--	--	134,611,840	--	--	--	494,058,020	--	--	--
2010	555,055,530	14,732,230	2.73%	2.73%	134,152,410	-459,430	-0.34%	-0.34%	521,796,500	27,738,480	5.61%	5.61%
2011	567,678,650	12,623,120	2.27%	5.06%	134,087,990	-64,420	-0.05%	-0.39%	642,735,230	120,938,730	23.18%	30.09%
2012	585,226,070	17,547,420	3.09%	8.31%	136,485,510	2,397,520	1.79%	1.39%	750,598,380	107,863,150	16.78%	51.93%
2013	601,238,750	16,012,680	2.74%	11.27%	134,220,410	-2,265,100	-1.66%	-0.29%	915,454,130	164,855,750	21.96%	85.29%
2014	625,422,100	24,183,350	4.02%	15.75%	137,485,370	3,264,960	2.43%	2.13%	1,062,773,670	147,319,540	16.09%	115.11%
2015	653,058,490	27,636,390	4.42%	20.86%	143,604,450	6,119,080	4.45%	6.68%	1,256,477,910	193,704,240	18.23%	154.32%
2016	673,133,660	20,075,170	3.07%	24.58%	143,902,470	298,020	0.21%	6.90%	1,280,712,770	24,234,860	1.93%	159.22%
2017	703,163,840	30,030,180	4.46%	30.14%	148,596,750	4,694,280	3.26%	10.39%	1,285,775,870	5,063,100	0.40%	160.25%
2018	724,551,010	21,387,170	3.04%	34.10%	159,371,480	10,774,730	7.25%	18.39%	1,273,241,360	-12,534,510	-0.97%	157.71%
2019	740,536,950	15,985,940	2.21%	37.05%	161,834,030	2,462,550	1.55%	20.22%	1,228,441,640	-44,799,720	-3.52%	148.64%

Rate Annual %chg: Residential & Recreational **3.20%** Commercial & Industrial **1.86%** Agricultural Land **9.54%**

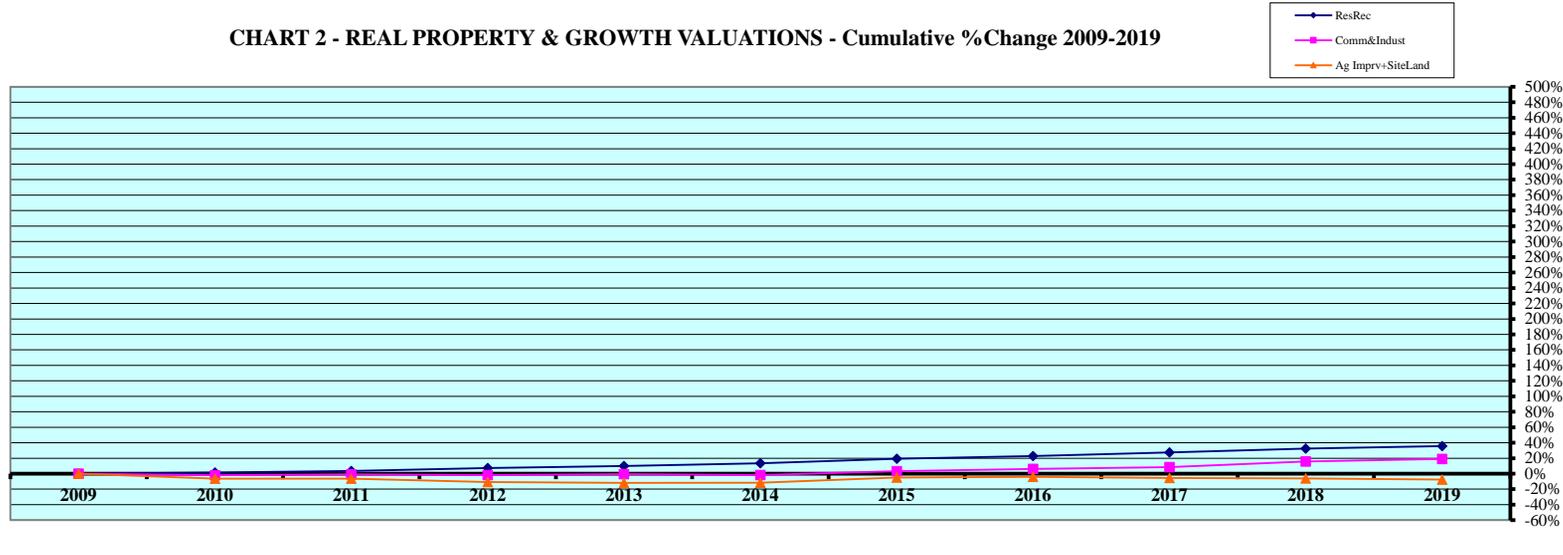
Cnty# **66**
County **OTOE**

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	540,323,300	7,561,000	1.40%	532,762,300	--	--	134,611,840	1,061,940	0.79%	133,549,900	--	--
2010	555,055,530	6,977,710	1.26%	548,077,820	1.44%	1.44%	134,152,410	2,210,620	1.65%	131,941,790	-1.98%	-1.98%
2011	567,678,650	8,184,460	1.44%	559,494,190	0.80%	3.55%	134,087,990	550,000	0.41%	133,537,990	-0.46%	-0.80%
2012	585,226,070	5,023,210	0.86%	580,202,860	2.21%	7.38%	136,485,510	4,068,490	2.98%	132,417,020	-1.25%	-1.63%
2013	601,238,750	7,594,800	1.26%	593,643,950	1.44%	9.87%	134,220,410	483,790	0.36%	133,736,620	-2.01%	-0.65%
2014	625,422,100	12,211,000	1.95%	613,211,100	1.99%	13.49%	137,485,370	5,163,570	3.76%	132,321,800	-1.41%	-1.70%
2015	653,058,490	7,873,855	1.21%	645,184,635	3.16%	19.41%	143,604,450	4,646,730	3.24%	138,957,720	1.07%	3.23%
2016	673,133,660	9,119,800	1.35%	664,013,860	1.68%	22.89%	143,902,470	1,200,070	0.83%	142,702,400	-0.63%	6.01%
2017	703,163,840	13,759,110	1.96%	689,404,730	2.42%	27.59%	148,596,750	2,710,220	1.82%	145,886,530	1.38%	8.38%
2018	724,551,010	8,454,590	1.17%	716,096,420	1.84%	32.53%	159,371,480	3,465,010	2.17%	155,906,470	4.92%	15.82%
2019	740,536,950	7,538,040	1.02%	732,998,910	1.17%	35.66%	161,834,030	1,579,410	0.98%	160,254,620	0.55%	19.05%
Rate Ann%chg	3.20%				1.81%		1.86%			C & I w/o growth	0.02%	

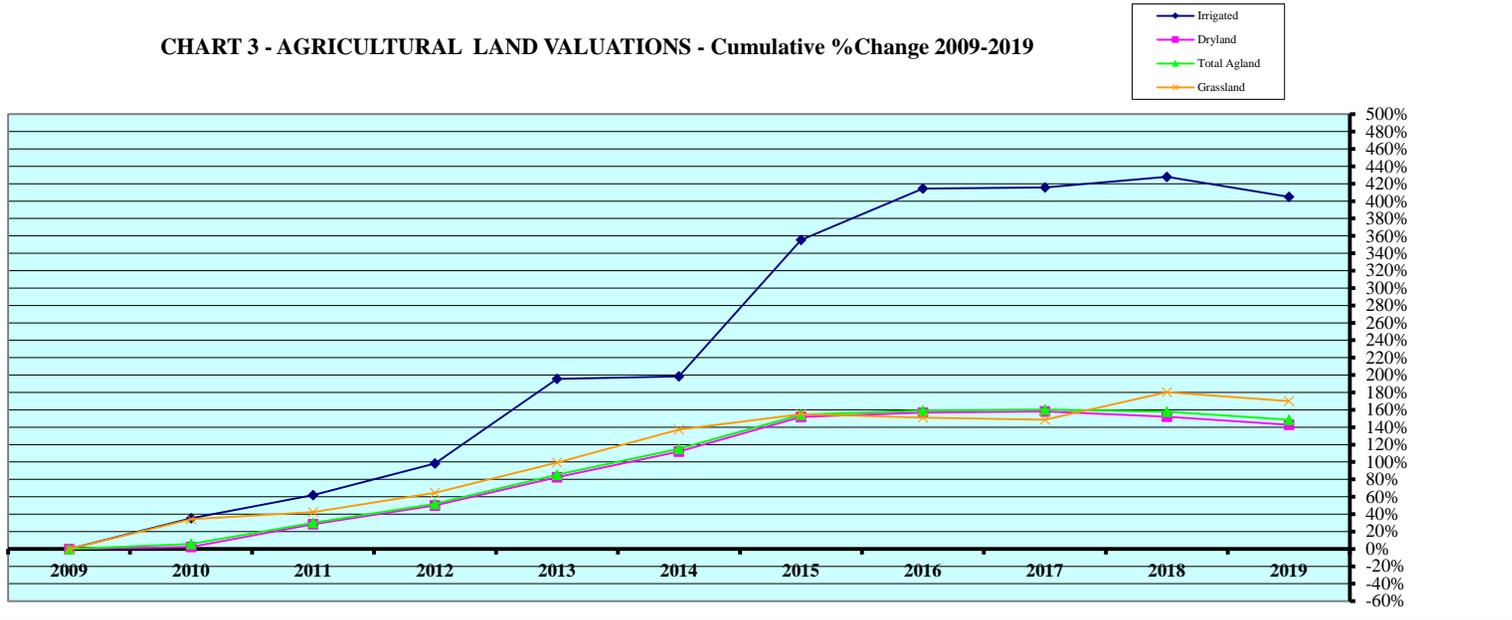
Tax Year	Ag Improvements & Site Land ⁽¹⁾				Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value		
2009	70,740,700	22,485,980	93,226,680	2,600,180	--	--
2010	66,076,990	23,370,720	89,447,710	2,245,680	-6.46%	-6.46%
2011	65,073,330	24,848,450	89,921,780	2,787,160	-2.59%	-6.53%
2012	60,894,550	25,022,350	85,916,900	2,664,470	-7.42%	-10.70%
2013	58,879,680	24,483,240	83,362,920	1,210,095	-4.38%	-11.88%
2014	59,433,190	27,202,780	86,635,970	4,263,550	-1.19%	-11.64%
2015	61,103,340	28,151,160	89,254,500	728,090	2.18%	-5.04%
2016	62,381,900	28,438,800	90,820,700	1,492,090	0.08%	-4.18%
2017	61,716,410	32,807,670	94,524,080	6,589,430	-3.18%	-5.68%
2018	62,361,010	27,626,160	89,987,170	2,390,010	-7.33%	-6.04%
2019	61,183,370	26,247,740	87,431,110	1,233,360	-4.21%	-7.54%
Rate Ann%chg	-1.44%	1.56%	-0.64%		Ag Imprv+Site w/o growth	-3.45%

(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# 66
County OTOE

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	5,964,090	--	--	--	443,392,510	--	--	--	44,346,860	--	--	--
2010	8,068,600	2,104,510	35.29%	35.29%	453,823,910	10,431,400	2.35%	2.35%	59,550,670	15,203,810	34.28%	34.28%
2011	9,653,100	1,584,500	19.64%	61.85%	569,586,620	115,762,710	25.51%	28.46%	63,150,600	3,599,930	6.05%	42.40%
2012	11,829,700	2,176,600	22.55%	98.35%	665,489,280	95,902,660	16.84%	50.09%	72,919,220	9,768,620	15.47%	64.43%
2013	17,629,320	5,799,620	49.03%	195.59%	809,112,860	143,623,580	21.58%	82.48%	88,422,400	15,503,180	21.26%	99.39%
2014	17,805,250	175,930	1.00%	198.54%	939,433,210	130,320,350	16.11%	111.87%	105,261,260	16,838,860	19.04%	137.36%
2015	27,163,020	9,357,770	52.56%	355.44%	1,116,038,670	176,605,460	18.80%	151.70%	113,022,770	7,761,510	7.37%	154.86%
2016	30,684,370	3,521,350	12.96%	414.49%	1,138,488,900	22,450,230	2.01%	156.77%	111,308,500	-1,714,270	-1.52%	151.00%
2017	30,759,600	75,230	0.25%	415.75%	1,144,612,360	6,123,460	0.54%	158.15%	110,199,500	-1,109,000	-1.00%	148.49%
2018	31,487,360	727,760	2.37%	427.95%	1,117,279,640	-27,332,720	-2.39%	151.98%	124,268,930	14,069,430	12.77%	180.22%
2019	30,109,860	-1,377,500	-4.37%	404.85%	1,076,468,240	-40,811,400	-3.65%	142.78%	119,705,550	-4,563,380	-3.67%	169.93%

Rate Ann.%chg: Irrigated **17.58%** Dryland **9.28%** Grassland **10.44%**

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	354,460	--	--	--	100	--	--	--	494,058,020	--	--	--
2010	353,320	-1,140	-0.32%	-0.32%	0	-100	-100.00%	-100.00%	521,796,500	27,738,480	5.61%	5.61%
2011	344,910	-8,410	-2.38%	-2.69%	0	0		-100.00%	642,735,230	120,938,730	23.18%	30.09%
2012	360,180	15,270	4.43%	1.61%	0	0		-100.00%	750,598,380	107,863,150	16.78%	51.93%
2013	289,550	-70,630	-19.61%	-18.31%	0	0		-100.00%	915,454,130	164,855,750	21.96%	85.29%
2014	273,950	-15,600	-5.39%	-22.71%	0	0		-100.00%	1,062,773,670	147,319,540	16.09%	115.11%
2015	253,450	-20,500	-7.48%	-28.50%	0	0		-100.00%	1,256,477,910	193,704,240	18.23%	154.32%
2016	231,000	-22,450	-8.86%	-34.83%	0	0		-100.00%	1,280,712,770	24,234,860	1.93%	159.22%
2017	204,410	-26,590	-11.51%	-42.33%	0	0		-100.00%	1,285,775,870	5,063,100	0.40%	160.25%
2018	205,430	1,020	0.50%	-42.04%	0	0		-100.00%	1,273,241,360	-12,534,510	-0.97%	157.71%
2019	201,690	-3,740	-1.82%	-43.10%	1,956,300	1,956,300		1956200.00%	1,228,441,640	-44,799,720	-3.52%	148.64%

Cnty# **66**
County **OTOE**

Rate Ann.%chg: Total Agric Land **9.54%**

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	5,964,090	3,868	1,542			444,457,640	283,042	1,570			44,512,290	64,965	685		
2010	8,505,360	4,623	1,840	19.33%	19.33%	461,764,060	280,513	1,646	4.83%	4.83%	59,127,290	63,771	927	35.32%	35.32%
2011	9,653,090	4,315	2,237	21.58%	45.07%	570,538,820	279,692	2,040	23.92%	29.90%	63,087,190	63,769	989	6.70%	44.39%
2012	11,829,700	4,251	2,783	24.41%	80.48%	666,779,440	275,777	2,418	18.53%	53.97%	72,621,060	68,316	1,063	7.45%	55.15%
2013	16,217,070	4,385	3,699	32.91%	139.86%	811,381,880	275,767	2,942	21.69%	87.37%	88,205,990	68,314	1,291	21.46%	88.45%
2014	18,060,350	4,728	3,820	3.28%	147.73%	939,870,550	275,038	3,417	16.14%	117.62%	105,361,770	67,348	1,564	21.16%	128.33%
2015	27,163,060	5,344	5,083	33.08%	229.66%	1,116,802,340	274,342	4,071	19.13%	159.24%	112,774,980	67,166	1,679	7.33%	145.05%
2016	30,950,180	6,093	5,080	-0.06%	229.45%	1,138,283,630	273,565	4,161	2.21%	164.98%	111,334,000	66,599	1,672	-0.44%	143.98%
2017	30,759,600	6,044	5,089	0.18%	230.05%	1,145,095,300	273,482	4,187	0.63%	166.65%	109,631,360	65,986	1,661	-0.61%	142.49%
2018	31,487,360	6,186	5,090	0.01%	230.09%	1,117,884,430	269,865	4,142	-1.07%	163.80%	124,421,690	69,654	1,786	7.51%	160.71%
2019	32,649,620	6,414	5,090	0.01%	230.14%	1,082,126,430	269,512	4,015	-3.07%	155.69%	120,033,190	69,743	1,721	-3.65%	151.19%

Rate Annual %chg Average Value/Acre: 12.69%

9.84%

9.65%

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	354,300	7,055	50			2,250	45	50			495,290,570	358,975	1,380		
2010	350,030	6,997	50	-0.38%	-0.38%	0	0			#VALUE!	529,746,740	355,904	1,488	7.88%	7.88%
2011	344,820	6,893	50	0.00%	-0.38%	80	2	48		-4.93%	643,624,000	354,671	1,815	21.92%	31.53%
2012	342,000	3,412	100	100.37%	99.61%	1,000	10	100	110.00%	99.64%	751,573,200	351,766	2,137	17.74%	54.85%
2013	270,890	2,701	100	0.06%	99.73%	1,990	20	101	1.02%	101.67%	916,077,820	351,186	2,609	22.09%	89.06%
2014	274,260	2,732	100	0.09%	99.92%	1,710	17	101	-0.13%	101.41%	1,063,568,640	349,864	3,040	16.54%	120.33%
2015	255,290	2,543	100	0.01%	99.94%	60	1	102	0.80%	103.03%	1,256,995,730	349,395	3,598	18.35%	160.75%
2016	230,250	2,292	100	0.04%	100.02%	60	1	102	0.00%	103.03%	1,280,798,120	348,550	3,675	2.14%	166.33%
2017	204,710	2,046	100	-0.37%	99.29%	0	0				1,285,690,970	347,557	3,699	0.67%	168.11%
2018	205,420	2,052	100	0.02%	99.32%	0	0				1,273,998,900	347,758	3,663	-0.97%	165.52%
2019	201,680	2,015	100	0.01%	99.35%	0	0				1,235,010,920	347,684	3,552	-3.04%	157.45%

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OTOE

Rate Annual %chg Average Value/Acre: 9.92%

(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
Aglan Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2020

CHART 4

CHART 5 - 2019 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
15,740	OTOE	77,659,054	37,266,222	28,465,313	714,879,550	142,388,590	19,445,440	25,657,400	1,228,441,640	61,183,370	26,247,740	0	2,361,634,319
cnty sector/value % of total value:		3.29%	1.58%	1.21%	30.27%	6.03%	0.82%	1.09%	52.02%	2.59%	1.11%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
57	BURR	55,401	35,961	1,923	1,476,320	969,040	0	0	0	0	0	0	2,538,645
0.36%	%sector of county sector	0.07%	0.10%	0.01%	0.21%	0.68%							0.11%
	%sector of municipality	2.18%	1.42%	0.08%	58.15%	38.17%							100.00%
173	DOUGLAS	7,269	68,021	3,638	5,285,700	403,400	0	0	0	0	0	0	5,768,028
1.10%	%sector of county sector	0.01%	0.18%	0.01%	0.74%	0.28%							0.24%
	%sector of municipality	0.13%	1.18%	0.06%	91.64%	6.99%							100.00%
187	DUNBAR	148,638	65,491	3,503	4,323,740	351,510	0	0	3,760	0	0	0	4,896,642
1.19%	%sector of county sector	0.19%	0.18%	0.01%	0.60%	0.25%			0.00%				0.21%
	%sector of municipality	3.04%	1.34%	0.07%	88.30%	7.16%			0.08%				100.00%
41	LORTON	15,032	0	0	702,640	180,300	0	0	0	0	0	0	897,972
0.26%	%sector of county sector	0.02%			0.10%	0.13%							0.04%
	%sector of municipality	1.67%			78.25%	20.08%							100.00%
7,289	NEBRASKA CITY	17,970,013	2,314,502	3,212,621	249,520,500	81,884,390	6,951,500	0	170,660	0	3,900	0	362,028,086
46.31%	%sector of county sector	23.14%	6.21%	11.29%	34.90%	57.51%	35.75%		0.01%		0.01%		15.33%
	%sector of municipality	4.96%	0.64%	0.89%	68.92%	22.62%	1.92%		0.05%		0.00%		100.00%
171	OTOE	56,672	39,212	2,097	2,352,850	154,720	0	0	0	0	0	0	2,605,551
1.09%	%sector of county sector	0.07%	0.11%	0.01%	0.33%	0.11%							0.11%
	%sector of municipality	2.18%	1.50%	0.08%	90.30%	5.94%							100.00%
545	PALMYRA	238,660	272,495	19,340	21,251,000	2,444,130	29,230	0	0	0	0	0	24,254,855
3.46%	%sector of county sector	0.31%	0.73%	0.07%	2.97%	1.72%	0.15%						1.03%
	%sector of municipality	0.98%	1.12%	0.08%	87.62%	10.08%	0.12%						100.00%
1,944	SYRACUSE	3,158,949	244,608	15,609	86,729,830	20,242,020	1,683,310	0	373,620	310,770	4,710	0	112,763,426
12.35%	%sector of county sector	4.07%	0.66%	0.05%	12.13%	14.22%	8.66%		0.03%	0.51%	8.66%	0.02%	4.77%
	%sector of municipality	2.80%	0.22%	0.01%	76.91%	17.95%	1.49%		0.33%	0.28%	0.00%		100.00%
233	TALMAGE	98,092	73,555	3,934	3,811,710	3,368,520	0	0	0	0	0	0	7,355,811
1.48%	%sector of county sector	0.13%	0.20%	0.01%	0.53%	2.37%							0.31%
	%sector of municipality	1.33%	1.00%	0.05%	51.82%	45.79%							100.00%
311	UNADILLA	187,499	79,639	4,259	11,953,060	1,010,680	0	0	0	0	0	0	13,235,137
1.98%	%sector of county sector	0.24%	0.21%	0.01%	1.67%	0.71%							0.56%
	%sector of municipality	1.42%	0.60%	0.03%	90.31%	7.64%							100.00%
10,951	Total Municipalities	21,936,225	3,193,484	3,266,924	387,407,350	111,008,710	8,664,040	0	548,040	310,770	8,610	0	536,344,153
69.57%	%all municip.sectors of cnty	28.25%	8.57%	11.48%	54.19%	77.96%	44.56%		0.04%	0.51%	0.03%		22.71%

Sources: 2019 Certificate of Taxes Levied CTL, 2010 US Census; Dec. 2019 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2020

Total Real Property Sum Lines 17, 25, & 30	Records : 11,625	Value : 2,242,329,940	Growth 14,689,690	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	667	3,839,350	50	1,634,920	180	7,887,190	897	13,361,460	
02. Res Improve Land	4,212	39,164,560	261	11,536,480	1,284	63,201,130	5,757	113,902,170	
03. Res Improvements	4,375	350,998,270	262	41,444,110	1,288	222,850,050	5,925	615,292,430	
04. Res Total	5,042	394,002,180	312	54,615,510	1,468	293,938,370	6,822	742,556,060	9,805,785
% of Res Total	73.91	53.06	4.57	7.36	21.52	39.58	58.68	33.12	66.75
05. Com UnImp Land	150	2,488,010	17	341,990	22	1,495,300	189	4,325,300	
06. Com Improve Land	560	14,083,870	37	2,604,660	28	3,297,700	625	19,986,230	
07. Com Improvements	570	92,355,270	37	10,996,550	29	19,535,060	636	122,886,880	
08. Com Total	720	108,927,150	54	13,943,200	51	24,328,060	825	147,198,410	2,794,530
% of Com Total	87.27	74.00	6.55	9.47	6.18	16.53	7.10	6.56	19.02
09. Ind UnImp Land	4	29,830	4	43,270	0	0	8	73,100	
10. Ind Improve Land	9	338,760	9	650,310	1	39,420	19	1,028,490	
11. Ind Improvements	9	8,295,450	9	10,094,990	1	133,420	19	18,523,860	
12. Ind Total	13	8,664,040	13	10,788,570	1	172,840	27	19,625,450	0
% of Ind Total	48.15	44.15	48.15	54.97	3.70	0.88	0.23	0.88	0.00
13. Rec UnImp Land	0	0	4	414,390	50	6,126,820	54	6,541,210	
14. Rec Improve Land	0	0	4	903,720	49	11,354,060	53	12,257,780	
15. Rec Improvements	0	0	5	254,390	62	6,649,680	67	6,904,070	
16. Rec Total	0	0	9	1,572,500	112	24,130,560	121	25,703,060	675,820
% of Rec Total	0.00	0.00	7.44	6.12	92.56	93.88	1.04	1.15	4.60
Res & Rec Total	5,042	394,002,180	321	56,188,010	1,580	318,068,930	6,943	768,259,120	10,481,605
% of Res & Rec Total	72.62	51.29	4.62	7.31	22.76	41.40	59.72	34.26	71.35
Com & Ind Total	733	117,591,190	67	24,731,770	52	24,500,900	852	166,823,860	2,794,530
% of Com & Ind Total	86.03	70.49	7.86	14.83	6.10	14.69	7.33	7.44	19.02
17. Taxable Total	5,775	511,593,370	388	80,919,780	1,632	342,569,830	7,795	935,082,980	13,276,135
% of Taxable Total	74.09	54.71	4.98	8.65	20.94	36.64	67.05	41.70	90.38

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	5	660,220	3,287,020	4	11,860	3,855,860
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	9	672,080	7,142,880
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				9	672,080	7,142,880

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	597	95	335	1,027

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	4	203,060	304	78,703,310	2,347	715,471,580	2,655	794,377,950
28. Ag-Improved Land	0	0	127	45,575,210	1,003	390,761,370	1,130	436,336,580
29. Ag Improvements	0	0	127	9,350,810	1,048	67,181,620	1,175	76,532,430

30. Ag Total					3,830	1,307,246,960
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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	61	62.00	744,000	
33. HomeSite Improvements	0	0.00	0	59	57.00	7,374,680	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	5	24.89	84,070	
36. FarmSite Improv Land	0	0.00	0	110	186.83	501,500	
37. FarmSite Improvements	0	0.00	0	124	0.00	1,976,130	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	543.08	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	2	2.00	24,000	2	2.00	24,000	
32. HomeSite Improv Land	554	565.00	6,771,000	615	627.00	7,515,000	
33. HomeSite Improvements	549	523.00	46,670,900	608	580.00	54,045,580	1,413,555
34. HomeSite Total				610	629.00	61,584,580	
35. FarmSite UnImp Land	50	1,245.40	1,665,650	55	1,270.29	1,749,720	
36. FarmSite Improv Land	918	1,564.63	4,582,680	1,028	1,751.46	5,084,180	
37. FarmSite Improvements	1,021	0.00	20,510,720	1,145	0.00	22,486,850	0
38. FarmSite Total				1,200	3,021.75	29,320,750	
39. Road & Ditches	0	6,058.62	0	0	6,601.70	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				1,810	10,252.45	90,905,330	1,413,555

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	2	77.00	135,760	2	77.00	135,760

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	273	24,127.50	83,052,150
44. Market Value	0	0.00	0	273	24,127.50	83,052,150
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	2,300	231,193.76	790,670,080	2,573	255,321.26	873,722,230
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	138.98	2.52%	764,420	2.69%	5,500.22
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	2,587.84	46.92%	13,974,310	49.09%	5,399.99
48. 2A	1,488.76	26.99%	8,039,310	28.24%	5,400.00
49. 3A1	135.49	2.46%	663,900	2.33%	4,899.99
50. 3A	193.23	3.50%	946,840	3.33%	4,900.07
51. 4A1	917.80	16.64%	3,854,730	13.54%	4,199.97
52. 4A	52.85	0.96%	221,950	0.78%	4,199.62
53. Total	5,514.95	100.00%	28,465,460	100.00%	5,161.51
Dry					
54. 1D1	4,023.18	1.68%	17,701,980	1.87%	4,400.00
55. 1D	24,653.73	10.31%	108,476,820	11.47%	4,400.02
56. 2D1	41,212.01	17.24%	168,948,320	17.86%	4,099.49
57. 2D	87,436.20	36.58%	347,996,430	36.79%	3,980.00
58. 3D1	3,180.76	1.33%	12,405,010	1.31%	3,900.01
59. 3D	60,123.05	25.15%	231,474,540	24.47%	3,850.01
60. 4D1	12,200.33	5.10%	40,261,600	4.26%	3,300.04
61. 4D	6,190.09	2.59%	18,570,270	1.96%	3,000.00
62. Total	239,019.35	100.00%	945,834,970	100.00%	3,957.15
Grass					
63. 1G1	32,959.94	55.18%	71,185,070	66.42%	2,159.75
64. 1G	4,181.51	7.00%	8,861,060	8.27%	2,119.11
65. 2G1	9,470.17	15.85%	12,806,890	11.95%	1,352.34
66. 2G	1,015.12	1.70%	1,222,960	1.14%	1,204.74
67. 3G1	2,862.28	4.79%	3,347,730	3.12%	1,169.60
68. 3G	1,486.94	2.49%	1,873,760	1.75%	1,260.14
69. 4G1	2,611.39	4.37%	2,887,250	2.69%	1,105.64
70. 4G	5,146.83	8.62%	4,983,960	4.65%	968.36
71. Total	59,734.18	100.00%	107,168,680	100.00%	1,794.09
Irrigated Total					
Irrigated Total	5,514.95	1.79%	28,465,460	2.63%	5,161.51
Dry Total					
Dry Total	239,019.35	77.56%	945,834,970	87.30%	3,957.15
Grass Total					
Grass Total	59,734.18	19.38%	107,168,680	9.89%	1,794.09
72. Waste	1,811.99	0.59%	181,370	0.02%	100.09
73. Other	2,110.84	0.68%	1,726,150	0.16%	817.76
74. Exempt	10.16	0.00%	0	0.00%	0.00
75. Market Area Total	308,191.31	100.00%	1,083,376,630	100.00%	3,515.27

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	43.72	4.69%	209,850	5.20%	4,799.86
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	257.79	27.66%	1,134,270	28.12%	4,399.98
48. 2A	408.36	43.82%	1,796,770	44.54%	4,399.97
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	48.48	5.20%	198,770	4.93%	4,100.04
51. 4A1	144.60	15.52%	578,400	14.34%	4,000.00
52. 4A	28.95	3.11%	115,800	2.87%	4,000.00
53. Total	931.90	100.00%	4,033,860	100.00%	4,328.64
Dry					
54. 1D1	240.98	0.80%	963,920	0.88%	4,000.00
55. 1D	1,697.41	5.63%	6,704,780	6.13%	3,950.01
56. 2D1	2,807.99	9.31%	10,670,370	9.75%	3,800.00
57. 2D	14,358.08	47.59%	53,125,020	48.54%	3,700.01
58. 3D1	115.99	0.38%	415,240	0.38%	3,579.96
59. 3D	7,812.29	25.90%	27,967,900	25.55%	3,579.99
60. 4D1	2,322.92	7.70%	7,201,130	6.58%	3,100.03
61. 4D	813.27	2.70%	2,399,180	2.19%	2,950.04
62. Total	30,168.93	100.00%	109,447,540	100.00%	3,627.82
Grass					
63. 1G1	5,813.62	55.16%	12,836,280	66.92%	2,207.97
64. 1G	680.50	6.46%	1,521,540	7.93%	2,235.91
65. 2G1	1,999.18	18.97%	2,659,510	13.86%	1,330.30
66. 2G	231.30	2.19%	261,400	1.36%	1,130.13
67. 3G1	897.08	8.51%	968,720	5.05%	1,079.86
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	526.65	5.00%	539,380	2.81%	1,024.17
70. 4G	390.87	3.71%	395,420	2.06%	1,011.64
71. Total	10,539.20	100.00%	19,182,250	100.00%	1,820.09
Irrigated Total					
	931.90	2.21%	4,033,860	3.03%	4,328.64
Dry Total					
	30,168.93	71.54%	109,447,540	82.31%	3,627.82
Grass Total					
	10,539.20	24.99%	19,182,250	14.43%	1,820.09
72. Waste	177.16	0.42%	17,720	0.01%	100.02
73. Other	356.42	0.85%	283,630	0.21%	795.77
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	42,173.61	100.00%	132,965,000	100.00%	3,152.80

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	728.67	3,579,580	5,718.18	28,919,740	6,446.85	32,499,320
77. Dry Land	51.46	198,380	27,373.98	107,442,830	241,762.84	947,641,300	269,188.28	1,055,282,510
78. Grass	3.88	4,680	6,637.60	11,692,020	63,631.90	114,654,230	70,273.38	126,350,930
79. Waste	0.00	0	406.14	40,650	1,583.01	158,440	1,989.15	199,090
80. Other	0.00	0	160.88	193,870	2,306.38	1,815,910	2,467.26	2,009,780
81. Exempt	0.00	0	10.00	0	0.16	0	10.16	0
82. Total	55.34	203,060	35,307.27	122,948,950	315,002.31	1,093,189,620	350,364.92	1,216,341,630

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	6,446.85	1.84%	32,499,320	2.67%	5,041.12
Dry Land	269,188.28	76.83%	1,055,282,510	86.76%	3,920.24
Grass	70,273.38	20.06%	126,350,930	10.39%	1,797.99
Waste	1,989.15	0.57%	199,090	0.02%	100.09
Other	2,467.26	0.70%	2,009,780	0.17%	814.58
Exempt	10.16	0.00%	0	0.00%	0.00
Total	350,364.92	100.00%	1,216,341,630	100.00%	3,471.64

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 Burr	10	6,600	42	35,080	42	1,421,330	52	1,463,010	0
83.2 Douglas	34	74,250	104	397,200	104	4,870,730	138	5,342,180	120,180
83.3 Dunbar	61	88,330	93	285,330	93	4,090,880	154	4,464,540	91,390
83.4 Lorton	5	4,430	21	24,650	23	470,650	28	499,730	0
83.5 Nebraska City	332	2,121,020	2,561	25,789,230	2,714	223,204,130	3,046	251,114,380	939,205
83.6 Otoe	16	14,280	92	117,810	93	2,293,310	109	2,425,400	82,470
83.7 Palmyra	60	526,940	239	2,995,780	240	20,269,610	300	23,792,330	1,103,120
83.8 Paul	5	8,400	5	14,400	5	40,530	10	63,330	0
83.9 Recreational	53	6,517,750	53	12,320,470	67	7,101,280	120	25,939,500	863,790
83.10 Rural Res	209	8,968,200	1,370	67,750,950	1,375	221,893,690	1,584	298,612,840	5,004,670
83.11 Syracuse	86	689,560	797	7,932,980	801	81,049,360	887	89,671,900	1,580,380
83.12 Talmage	31	61,110	125	216,800	125	3,529,860	156	3,807,770	0
83.13 Timber Lake	1	34,210	66	1,985,810	66	14,150,690	67	16,170,710	322,660
83.14 Unadilla	36	278,310	147	1,487,830	149	10,936,550	185	12,702,690	10,560
83.15 Woodland Hills 1	9	437,010	64	3,702,030	64	20,351,080	73	24,490,120	331,730
83.16 Woodland Hills 2	3	72,270	31	1,103,600	31	6,522,820	34	7,698,690	31,450
84 Residential Total	951	19,902,670	5,810	126,159,950	5,992	622,196,500	6,943	768,259,120	10,481,605

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line# 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	Burr	4	7,030	12	40,200	12	867,810	16	915,040	0
85.2	Douglas	5	3,950	8	18,800	8	402,160	13	424,910	0
85.3	Dunbar	3	5,520	6	10,860	7	335,130	10	351,510	0
85.4	Lorton	1	460	3	5,100	3	174,740	4	180,300	0
85.5	Nebraska City	93	1,557,530	343	11,655,590	349	77,425,950	442	90,639,070	315,330
85.6	Otoe	5	3,650	8	22,860	9	121,130	14	147,640	0
85.7	Palmyra	9	69,590	24	213,030	24	2,196,270	33	2,478,890	0
85.8	Recreational	1	96,390	0	0	0	0	1	96,390	0
85.9	Rural 7000	0	0	3	1,046,100	3	1,418,030	3	2,464,130	0
85.10	Rural 8000	31	1,699,580	56	4,492,900	57	36,023,630	88	42,216,110	1,932,670
85.11	Rural Res	0	0	1	65,450	1	79,080	1	144,530	12,000
85.12	Syracuse	32	878,570	131	2,999,400	133	17,036,370	165	20,914,340	226,140
85.13	Talmage	3	1,930	19	35,030	19	3,332,160	22	3,369,120	0
85.14	Timber Lake	3	11,720	1	162,070	1	61,450	4	235,240	0
85.15	Unadilla	5	17,220	23	95,290	23	1,190,900	28	1,303,410	308,390
85.16	Woodland Hills 1	2	45,260	4	116,440	4	423,000	6	584,700	0
85.17	Woodland Hills 2	0	0	2	35,600	2	322,930	2	358,530	0
86	Commercial Total	197	4,398,400	644	21,014,720	655	141,410,740	852	166,823,860	2,794,530

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	28,948.70	82.21%	60,795,090	82.49%	2,100.10
88. 1G	3,805.20	10.81%	7,991,230	10.84%	2,100.08
89. 2G1	1,457.53	4.14%	3,031,560	4.11%	2,079.93
90. 2G	61.59	0.17%	126,270	0.17%	2,050.17
91. 3G1	191.92	0.54%	389,630	0.53%	2,030.17
92. 3G	312.59	0.89%	625,180	0.85%	2,000.00
93. 4G1	305.18	0.87%	534,130	0.72%	1,750.21
94. 4G	132.48	0.38%	205,350	0.28%	1,550.05
95. Total	35,215.19	100.00%	73,698,440	100.00%	2,092.80
CRP					
96. 1C1	2,551.05	88.39%	8,418,630	88.93%	3,300.06
97. 1C	190.27	6.59%	627,920	6.63%	3,300.15
98. 2C1	84.66	2.93%	261,580	2.76%	3,089.77
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	10.79	0.37%	32,150	0.34%	2,979.61
101. 3C	8.04	0.28%	23,800	0.25%	2,960.20
102. 4C1	30.46	1.06%	77,370	0.82%	2,540.05
103. 4C	10.94	0.38%	25,380	0.27%	2,319.93
104. Total	2,886.21	100.00%	9,466,830	100.00%	3,280.02
Timber					
105. 1T1	1,460.19	6.75%	1,971,350	8.21%	1,350.06
106. 1T	186.04	0.86%	241,910	1.01%	1,300.31
107. 2T1	7,927.98	36.65%	9,513,750	39.63%	1,200.02
108. 2T	953.53	4.41%	1,096,690	4.57%	1,150.14
109. 3T1	2,659.57	12.29%	2,925,950	12.19%	1,100.16
110. 3T	1,166.31	5.39%	1,224,780	5.10%	1,050.13
111. 4T1	2,275.75	10.52%	2,275,750	9.48%	1,000.00
112. 4T	5,003.41	23.13%	4,753,230	19.80%	950.00
113. Total	21,632.78	100.00%	24,003,410	100.00%	1,109.59
<hr/>					
Grass Total	35,215.19	58.95%	73,698,440	68.77%	2,092.80
CRP Total	2,886.21	4.83%	9,466,830	8.83%	3,280.02
Timber Total	21,632.78	36.22%	24,003,410	22.40%	1,109.59
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114. Market Area Total	59,734.18	100.00%	107,168,680	100.00%	1,794.09

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	4,478.18	82.35%	9,404,630	83.22%	2,100.10
88. 1G	572.29	10.52%	1,201,880	10.64%	2,100.12
89. 2G1	278.74	5.13%	557,480	4.93%	2,000.00
90. 2G	0.00	0.00%	0	0.00%	0.00
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	31.81	0.58%	44,540	0.39%	1,400.19
94. 4G	77.11	1.42%	92,530	0.82%	1,199.97
95. Total	5,438.13	100.00%	11,301,060	100.00%	2,078.12
CRP					
96. 1C1	970.30	86.84%	2,949,690	87.00%	3,039.98
97. 1C	102.92	9.21%	312,880	9.23%	3,040.03
98. 2C1	40.38	3.61%	119,510	3.52%	2,959.63
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	0.00	0.00%	0	0.00%	0.00
103. 4C	3.80	0.34%	8,400	0.25%	2,210.53
104. Total	1,117.40	100.00%	3,390,480	100.00%	3,034.26
Timber					
105. 1T1	365.14	9.17%	481,960	10.73%	1,319.93
106. 1T	5.29	0.13%	6,780	0.15%	1,281.66
107. 2T1	1,680.06	42.17%	1,982,520	44.15%	1,180.03
108. 2T	231.30	5.81%	261,400	5.82%	1,130.13
109. 3T1	897.08	22.52%	968,720	21.57%	1,079.86
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	494.84	12.42%	494,840	11.02%	1,000.00
112. 4T	309.96	7.78%	294,490	6.56%	950.09
113. Total	3,983.67	100.00%	4,490,710	100.00%	1,127.28
<hr/>					
Grass Total	5,438.13	51.60%	11,301,060	58.91%	2,078.12
CRP Total	1,117.40	10.60%	3,390,480	17.68%	3,034.26
Timber Total	3,983.67	37.80%	4,490,710	23.41%	1,127.28
<hr/>					
114. Market Area Total	10,539.20	100.00%	19,182,250	100.00%	1,820.09

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

66 Otoe

	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	714,879,550	742,556,060	27,676,510	3.87%	9,805,785	2.50%
02. Recreational	25,657,400	25,703,060	45,660	0.18%	675,820	-2.46%
03. Ag-Homesite Land, Ag-Res Dwelling	61,183,370	61,584,580	401,210	0.66%	1,413,555	-1.65%
04. Total Residential (sum lines 1-3)	801,720,320	829,843,700	28,123,380	3.51%	11,895,160	2.02%
05. Commercial	142,388,590	147,198,410	4,809,820	3.38%	2,794,530	1.42%
06. Industrial	19,445,440	19,625,450	180,010	0.93%	0	0.93%
07. Total Commercial (sum lines 5-6)	161,834,030	166,823,860	4,989,830	3.08%	2,794,530	1.36%
08. Ag-Farmsite Land, Outbuildings	26,247,740	29,320,750	3,073,010	11.71%	0	11.71%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	0	0	0			
11. Total Non-Agland (sum lines 8-10)	26,247,740	29,320,750	3,073,010	11.71%	0	11.71%
12. Irrigated	30,109,860	32,499,320	2,389,460	7.94%		
13. Dryland	1,076,468,240	1,055,282,510	-21,185,730	-1.97%		
14. Grassland	119,705,550	126,350,930	6,645,380	5.55%		
15. Wasteland	201,690	199,090	-2,600	-1.29%		
16. Other Agland	1,956,300	2,009,780	53,480	2.73%		
17. Total Agricultural Land	1,228,441,640	1,216,341,630	-12,100,010	-0.98%		
18. Total Value of all Real Property (Locally Assessed)	2,218,243,730	2,242,329,940	24,086,210	1.09%	14,689,690	0.42%

2020 Assessment Survey for Otoe County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	4
4.	Other part-time employees:
	1
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$269,885
7.	Adopted budget, or granted budget if different from above:
	Same
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$79,096 This covers the appraisal assistant as well as an amount for fees of appraisal assistance if necessary.
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	Same
10.	Part of the assessor's budget that is dedicated to the computer system:
	The computer system is funded out of the county general fund.
11.	Amount of the assessor's budget set aside for education/workshops:
	\$5,450
12.	Other miscellaneous funds:
	\$5,300
13.	Amount of last year's assessor's budget not used:
	\$17,345

B. Computer, Automation Information and GIS

1.	Administrative software:
	Terra Scan
2.	CAMA software:
	Terra Scan
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	GIS specialist and 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. https://otoe.gworks.com/
7.	Who maintains the GIS software and maps?
	GIS specialist with coordination and assistance from the Assessor.
8.	What type of aerial imagery is used in the cyclical review of properties?
	gWorks aerial imagery
9.	When was the aerial imagery last updated?
	August 2018
10.	Personal Property software:
	Terra Scan

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?
	Nebraska City and Syracuse are both zoned.
4.	When was zoning implemented?
	April 2002

D. Contracted Services

1.	Appraisal Services:
	In the past we have contracted with Wayne Kubert from Kubert Appraisal for appraisal work. None contracted at this time.
2.	GIS Services:
	gWorks
3.	Other services:
	Thomsen Reuters/Harris

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Yes, at times for unique properties.
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	Certified General
4.	Have the existing contracts been approved by the PTA?
	We have only contracted for a few individual properties.
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Yes

2020 Residential Assessment Survey for Otoe County

1.	Valuation data collection done by:																							
	Primarily completed by the appraisal assistants with additional help from the county assessor and office staff.																							
2.	List the valuation group recognized by the County and describe the unique characteristics of each:																							
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3.	List and describe the approach(es) used to estimate the market value of residential properties.																							
	The Cost approach and the sales comparison are correlated for a final value. The sales comparison uses a heavier weighting in the correlation.																							
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?																							
	The county uses local market information and completes sales analysis annually to maintain the depreciation tables used in the cost approach to value.																							
5.	Are individual depreciation tables developed for each valuation group?																							
	Yes																							
6.	Describe the methodology used to determine the residential lot values?																							
	The county utilizes a sales comparison method. Primarily vacant lot sales are used.																							
7.	How are rural residential site values developed?																							

The county conducts a market analysis of vacant lots to determine the home site value and site acre values.

8. Are there form 191 applications on file?

Yes, we have received an application for the 2020 assessment year.

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

They are valued at current market value based on comparable sales. The county does not use a discounted cash flow analysis to arrive at market value unless an application for DCF valuation is filed as stated in LB 191.

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	2017	2019	2017	2014
2	2017	2019	2017	2014
7	2017	2019	2017	2014
9	2017	2019	2017	2014
12	2017	2019	2017	2014
13	2017	2019	2017	2015
14	2017	2019	2017	2015
15	2017	2019	2015	2015-2016
20	2016	2019	2015-2016	2015-2016
AG	2015	2019	2015-2016	2015-2016

The county feels each have their own unique market by location and amenities as well as how they fit in the valuation sequence in the county as outlined in the 3 year plan. AG farm homes and outbuildings are reviewed and inspected over multiple years. The inspections dates cover the period of review with about half of them completed at the present time. All parcels have been reviewed within the last six years.

2020 Commercial Assessment Survey for Otoe County

1.	Valuation data collection done by:																		
	Primarily completed by the appraisal assistants with additional help from the county assessor and office staff.																		
2.	List the valuation group recognized in the County and describe the unique characteristics of each:																		
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3.	List and describe the approach(es) used to estimate the market value of commercial properties.																		
	All three approaches to value are considered. The cost approach is used with a market based depreciation model. Income (if available) is used as a check against the cost approach.																		
3a.	Describe the process used to determine the value of unique commercial properties.																		
	The county compares sales if available from other counties in the state or region and then will make adjustments for local market. The state sales file is utilized to help in gathering sale information.																		
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?																		
	The County develops depreciation tables using local market information.																		
5.	Are individual depreciation tables developed for each valuation grouping?																		
	Yes, Economic depreciation is applied to arrive at market value for the commercial properties other than those in Nebraska City																		
6.	Describe the methodology used to determine the commercial lot values.																		
	The county relies on the analysis of sales in their local market to determine commercial land values. Typically the square foot method is used.																		
7.	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Group</u></th> <th style="width: 20%;"><u>Date of Depreciation</u></th> <th style="width: 20%;"><u>Date of Costing</u></th> <th style="width: 20%;"><u>Date of Lot Value Study</u></th> <th style="width: 25%;"><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2017</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2016-2018</td> </tr> <tr> <td style="text-align: center;">5</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2017</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2016-2018</td> </tr> </tbody> </table>				<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	2016	2017	2016	2016-2018	5	2016	2017	2016	2016-2018
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1	2016	2017	2016	2016-2018															
5	2016	2017	2016	2016-2018															
	Nebraska City is the only consistent commercial market with a large enough sample of sales for a meaningful analysis.																		

2020 Agricultural Assessment Survey for Otoe County

1.	Valuation data collection done by:									
	County Assessor and staff									
2.	List each market area, and describe the location and the specific characteristics that make each unique.									
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<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>								
7000	SW portion of the County, consists of the Geo codes of 3729 and 3731, soil structure consists of overall lower productivity.	2017								
8000	Majority of the county, excluding geo codes 3729 and 3731 in the SW portion of the county. Better overall soil capabilities.	2017								
3.	Describe the process used to determine and monitor market areas.									
	The county completes a yearly sales analysis; part of the analysis, the assessor uses one set of values for the entire county to see if they can achieve a reasonable level of value with the same relationship to market value throughout the county while maintaining quality of assessment. Sales verification and market analysis are used to identify changes, if needed.									
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.									
	The county determines the highest and best use and compares that with the present and predominant use of the parcel. The county uses sales verification forms and interviews with buyers and sellers to determine if there are influences other than agricultural affecting the sales.									
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?									
	Presently there is a difference between the two based on the market. Market areas are recognized for the sites and improvements based on the sales analysis. The differences that are recognized are site and location factors.									
6.	What separate market analysis has been conducted where intensive use is identified in the county?									
	Intensive use has not been identified in the county.									
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.									
	If available, the county utilizes sales of parcel enrolled in the Wetland Reserve Program. If no sales are available in the county the state sales file is utilized to analyze sales that are enrolled in the program.									
	<i><u>If your county has special value applications, please answer the following</u></i>									
8a.	How many parcels have a special valuation application on file?									
	4,428									
8b.	What process was used to determine if non-agricultural influences exist in the county?									

	Sales analysis has not shown influences that have impacted the value of agricultural land in the county.
	<u>If your county recognizes a special value, please answer the following</u>
8c.	Describe the non-agricultural influences recognized within the county.
	The sales analysis has not shown influences that have impacted the value of agricultural land in the county.
8d.	Where is the influenced area located within the county?
	N/A
8e.	Describe in detail how the special values were arrived at in the influenced area(s).
	There have been no perceived differences in the market areas so they have been analyzed together but kept separately for administrative purposes.



Christina M. Smallfoot
Assessor

Rayna J. Lane
Deputy Assessor

Office of Otoe County Assessor

September 30, 2019

Three Year Plan of Assessment

2020-2022

of Parcels

Residential	6818
Commercial & Industrial	852
Agricultural	3823
Recreational	124
Exempt	1036

PLAN OF ASSESSMENT REQUIREMENTS

This plan of assessment is required by law per Neb. Rev. Stat. 77-1311.02. The county assessor shall, on or before June 15 each year, prepare a plan of assessment which shall describe the assessment actions the county assessor plans to make for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law and the resources necessary to complete those actions. The plan shall be presented to the county board of equalization on or before July 31 each year. The county assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Revenue on or before October 31st each year.

REAL PROPERTY ASSESSMENT REQUIREMENTS

All property in the State of Nebraska is subject to property tax unless expressly exempt by Nebraska Constitution, Article VIII, or is permitted by the constitution and enabling legislation adopted by the legislature. The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by law as “the market value of real property in the ordinary course of trade”, Neb Rev. Stat. 77-112(Reissued 2003).

GENERAL COUNTY DESCRIPTION

Otoe County has a total count of 11,620 parcels as reported on the 2019 County Abstract. Per the 2019 County Abstract, Otoe County consists of the following real property types:

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	6,820	58.69%	32.07%
Commercial	828	7.13%	6.44%
Industrial	26	.22%	.87%
Recreational	125	1.08%	1.20%
Agricultural	3821	32.88%	59.42%

Property Review: For assessment year 2019, an estimated 300 building permits were filed for new property construction/additions or improvements in Otoe County. Our office reviewed approximately 1,000 parcels as part of our pick up work and reviewed over 1,400 parcels to comply with the state mandated six- year review cycle.

Assessment Action Planned for Assessment Year 2020:

Residential – Review Nebraska City and Syracuse residential parcels as part of the six-year review cycle. Update property record cards to reflect any changes. Adjust values to reflect market. Review all residential sales.

Commercial – Review all commercial sales and complete all pick up work for building permits Update property record cards to reflect any changes. Adjust value to reflect market.

Agricultural – Review all agricultural sales. Adjust information to reflect current land use. Adjust values to reflect agricultural market after sales studies are completed.

Assessment Action Planned for Assessment Year 2021:

Residential – Review of Burr, Douglas, Dunbar, Lorton, Otoe, Paul, Palmyra, Talmage, and Unadilla residential parcels. Update property record cards to reflect any changes. Adjust value to reflect market. Review all residential sales.

Commercial – Review all commercial sales. Update property record cards to reflect any changes. Adjust values to reflect market.

Agricultural – Review all agricultural land sales. Update property record cards to reflect any changes. Adjust value to reflect agricultural market after sales studies are completed.

Assessment Action Planned for Assessment Year 2022:

Residential – Review Woodland Hills and Timberlake subdivisions. Begin reviewing rural residential properties (1/2). Update property record cards to reflect any changes. Adjust value to reflect market. Review all residential sales.

Commercial – Review all commercial sales. Update property record cards to reflect any changes.
Adjust values to reflect market.

Agricultural – Begin review of improved agricultural parcels (1/2). Adjust information to reflect current use. Review all ag sales. Adjust value to reflect agricultural market after sales studies are completed.

Current Resources

The Otoe County Assessor's Office currently has five full-time employees. Our current staff includes the Assessor, Deputy Assessor, 2 Appraisal Assistants, and a GIS Specialist. Due to one of our appraisal assistants retiring in August 2020, we will be seeking a sixth employee to begin training as an appraisal assistant. There is a total of \$217,983 (2018-2019 figures) in the budget for staff salaries, \$10,000 for appraiser fees and \$2,500 budgeted for training. The County Board has approved the budget for 2019-2020 which would include the hiring of an additional employee. The budget increased from last year's total request of \$239,183.00 to \$269,885.08. This also funds all assessor and appraisal schooling, appraiser fees, workshop fees and association dues, printing and publishing and office supplies.

The cadastral maps are current in our office and are continuously maintained by the staff. We update our GIS system on a daily basis with new subdivisions, land combinations, land splits and surveys. The GIS specialist verifies and corrects information by using the cadastrals, Terrascan, the GIS system, and physical reviews. The GIS and current sales information is available to the public online.

Physical and electronic property record cards are maintained for all real property parcels in Otoe County. Our office does an annual inventory and update of all physical cards to match the electronic file.

Otoe County continues to physically review all qualified sales in each property class. We attempt to do a sales verification with either a buyer, seller, or real estate agent involved with the sale. After inclusion or exclusion from the sales files, we continually review sales in order to determine if a change in qualification occurs.

Other functions performed by the assessor's office, but not limited to:

Annually prepare and file Assessor's Administrative reports as required by law/regulation:

- Maintain all records, paper and electronic

- File abstract with Department of Revenue Property Assessment Division

- Complete an Assessor Survey

- Sales information to PAD including rosters & annual Assessed Value Update w/ Abstract

- Certification of Value to Political Subdivisions

- School District Taxable Value Report

- Homestead Exemption Tax Loss Report

- Certificate of Taxes Levied Report

- Report of current values for properties owned by Board of Education Lands & Funds

- Annual Plan of Assessment Report

- 521's Filed with Department of Revenue

- Annual Level of Value Certification

Personal Property: administer annual filing of approximately 1325 schedules; prepare subsequent notices for a change in value, incomplete filings, failure to file and/or penalties applied. Review and implement Beginning Farmer Exemptions Form 1027 and apply 259 Personal Property exemptions where applicable.

Permissive Exemptions: administer annual filings of approximately 160 applications for new or continued exempt properties, review and make recommendations to county board of equalization.

Taxable Government Owned Property: annual review of government owned property not used for public purpose, send notices of intent to tax.

Homestead Exemptions: administer approximately 600 annual filings of applications, approval/denial process, taxpayer notifications, and provide taxpayer assistance.

Centrally Assessed Property: Review valuations as certified by PAD for railroads and public service entities. Establish assessment records and tax billing for tax list.

Tax Increment Financing: management of record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax. We currently have 6 TIF projects for tax year 2019.

Tax Districts and Tax Rates: management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.

Tax Lists: prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.

County Board of Equalization: attend county board of equalization meetings for valuation protests – assemble and provide information. Prepare tax list correction documents for county board of equalization approval.

TERC Appeals: prepare information and attend taxpayer appeal hearings before TERC, defend valuation.

TERC Statewide Equalization: attend hearings if applicable to county, defend values, and/or implement orders of the TERC.

Education: Assessor – attend southeast district assessor’s meetings once a month, workshops sponsored by NACO or PAD, and educational classes to obtain required hours for continued education in order to maintain assessor/deputy assessor certification. Have each staff member attend at least one 15 or 30-hour course each year, depending on budget constraints.

Conclusion:

I feel that our office is accomplishing a great deal of work both efficiently and accurately. Our office will continue to strive to do the absolute best job that can be done.

This concludes my three-year plan of assessment at this time.

Respectfully submitted,

Christina Smallfoot
Otoe County Assessor