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DEPARTMENT OF REVENUE

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

SARPY COUNTY



Pete Ricketts, Governor

April 9, 2020

Commissioner Hotz:

The Property Tax Administrator has compiled the 2020 Reports and Opinions of the Property Tax Administrator for Sarpy 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 Sarpy 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: Dan Pittman, Sarpy 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.

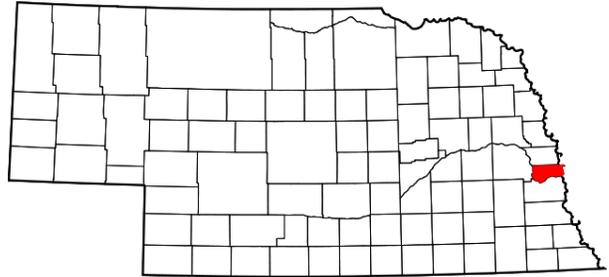
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, potential issues are identified they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures prior 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

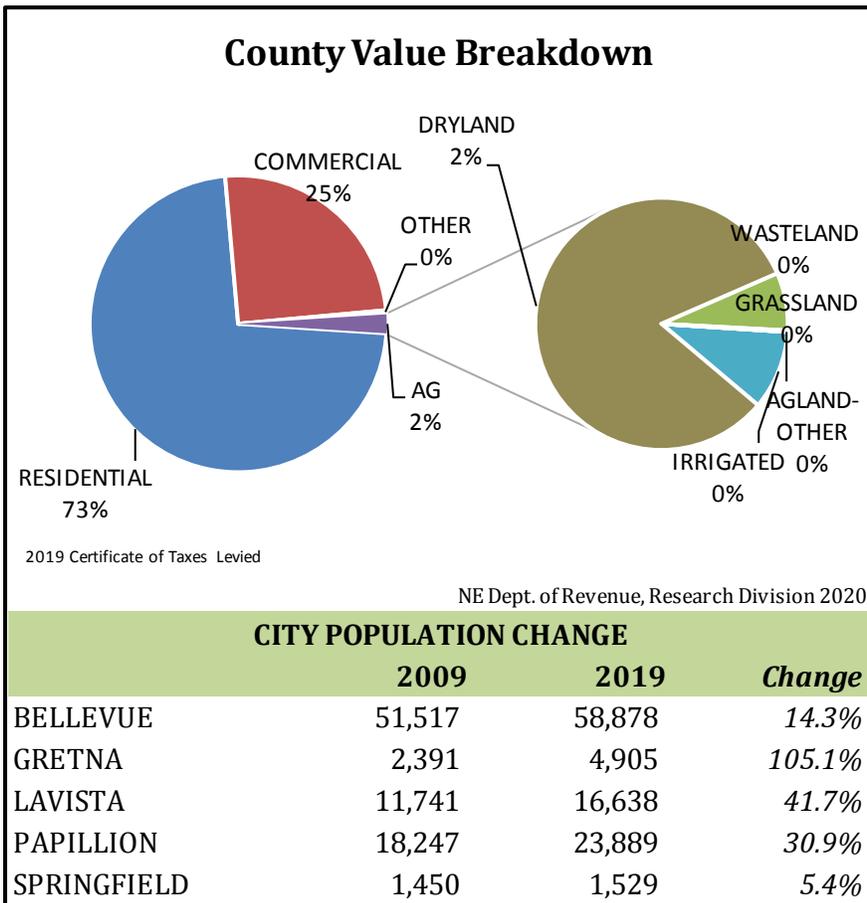
With a total area of 239 square miles, Sarpy County had 184,459 residents, per the Census Bureau Quick Facts for 2018, a 16% population increase over the 2010 U.S. Census. Reports indicated that 69% of county residents were homeowners and 85% of residents occupied the same residence as in the prior year (Census Quick Facts). The average home value is \$210,750 (2019 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Sarpy County are evenly disbursed around the county. According to information available from the U.S. Census Bureau, there were 3,714

employer establishments with total employment of 56,945, a 8% increase in total employment from the prior year.

While the majority of Sarpy County's value comes from sources other than agriculture, an agricultural presence is felt in the county. Dryland makes up the majority of the land in the county. Sarpy County is included in the Papio-Missouri River Natural Resources District (NRD).



2020 Residential Correlation for Sarpy County

Assessment Actions

Within the residential class of Sarpy County, the physical inspection of residential properties is broken up among the inspection and review cycle. For the current assessment year, the county physically inspected properties located within neighborhoods scheduled for review. This systematic review resulted in approximately 3,408 parcels being inspected in Bellevue, 593 in Gretna, 382 in La Vista, 1,082 in Millard, 1,902 in Papillion, 560 in Springfield and 1,284 recreational or lake properties. The county developed a valuation model for each valuation group and assigned new assessed values for all properties in the residential class. A sales study and market analysis was conducted to identify necessary market adjustments. The overall residential class increased in value by 5%, due to the revaluation of existing properties, and increased 2% due to new construction value.

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 county's sales qualification and verification processes. This is conducted to assure that all arm's-length sales are available for measurement. The county reviews all sales by reviewing multiple listing services and realtor websites. Sarpy County usability rates are on par with both Douglas and Lancaster counties. A review of the eight valuation groups identified in the county confirmed that they are appropriate for the measurement of the residential class.

The county has a six-year plan of inspection and review, which is revised as needed. At the conclusion of each assessment year, the county reviews the statistics from the year prior and determines whether any additional areas need to be reviewed for the next assessment year. To help the public determine where the systematic inspections will occur, an interactive map has been created. They can see where work is currently being done as well as what has been completed and where they plan to be.

2020 Residential Correlation for Sarpy County

Description of Analysis

Residential parcels are stratified into eight valuation groups. The three groups that represent Bellevue, Millard and Papillion account for approximately 78% of the sales in the statistical profile.

Valuation Group	Description
1	Bellevue
2	Gretna
3	Millard
5	Papillion
6	Springfield
7	La Vista
8	Recreational/Lake Area
9	Rural Sarpy

There are 7,362 residential sales in the statistical profile. The measures of central tendency for the county as a whole are the same, suggesting very strong support for each other. Both of the qualitative measures, the COD and the PRD are also well within the acceptable range, suggesting that properties are uniformly assessed.

All measures of statistics carry through the majority of the valuation groups in the acceptable range, also indicating that the practices of the county are consistent throughout the residential class of properties. Value Group 8 represents the recreation/lake areas of the county. The sales in this group were impacted by flooding issues that occurred during 2019. The County was challenged with the filings of destroyed property reports as well as access issues to conduct inspections and sales verifications. Numerous properties were substantially changed from the time of sale, and the overall market was also impacted. The quality of assessment, especially the low COD can call into question the assessment actions of a jurisdiction, but for Sarpy County, it is more of an indicator of the homogenous residential property class. The residential market trend is consistent with the other counties in the immediate area, as demonstrated by the movement of the median in the two study years. Sarpy County indicates an active residential market with a nearly equal number of qualified sales in both years of the study period.

2020 Residential Correlation for Sarpy County

Equalization and Quality of Assessment

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

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	2,356	96.15	96.52	96.37	05.54	100.16
2	973	96.27	96.47	96.40	04.38	100.07
3	1,454	96.16	96.42	96.32	04.61	100.10
5	1,968	95.67	95.52	95.38	04.41	100.15
6	83	95.80	95.19	95.27	04.91	99.92
7	448	95.93	96.07	95.99	05.27	100.08
8	41	91.71	92.50	92.07	08.04	100.47
9	39	95.70	97.11	96.03	07.97	101.12
<u> ALL </u>	<u>7,362</u>	96.01	96.16	96.00	04.92	100.17

Level of Value

Based on analysis of all available information, the level of value of the residential class of real property in Sarpy County is 96%.

2020 Commercial Correlation for Sarpy County

Assessment Actions

Typically, within the commercial class of property in Sarpy County, the physical inspection of commercial properties is broken up among the six-year inspection and review cycle. Due to natural disasters as well as staffing issues, a majority of the assessment cycle was dedicated to new construction in the commercial and industrial sectors. This can be seen 6% growth for the commercial industrial property in the county. Market adjustments were applied to specific occupancy codes mini-marts/convenience, multi-family, and industrial warehouses. For the current year, the commercial class of property increased 7% and the industrial property increased 19% both of those increases included growth.

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 county's sales qualification and verification processes. This is evaluated to determine if all arm's-length sales are made available for measurement. Sarpy County usability rates are similar to Douglas and Lancaster counties.

While there is only one valuation group for the commercial class of property, the stratification by occupancy code is used by the county assessor for market modeling. This approach is logical and lends itself to the measurement of the commercial class of properties where the county has patterned the appraisal efforts specifically according to the occupancy codes.

The county has a six-year plan of inspection and review, which is revised as needed. At the conclusion of each assessment year, the county assessor reviews the statistics from the year prior and determines whether any additional areas need to be reviewed for the next assessment year. To help the public determine where the systematic inspections will occur, an interactive map has been created on the county assessor's website. The public can see where work is currently being done as well as what has been completed and what areas will be reviewed.

Description of Analysis

Commercial parcels have not been stratified into typical valuation groups. The county assessor groups parcels together by occupancy code while remaining cognizant of the geographic location within the county. All commercial properties are reported in valuation group ten.

There are 139 sales in the calculated statistical profile of the county. Of the measures of central tendency the median and the mean are within the acceptable range. In looking at the sale price

2020 Commercial Correlation for Sarpy County

range strata, there are 58 sales of over \$1,000,000, with an average sale price of \$4.2 million this represents almost 42% of the commercial sales which impacts the weighted mean.

The stratification by occupancy code identifies the type of business for which the building was constructed. These occupancy codes closely mirror the appraisal schedule of the county assessor. All of the occupancy codes with an adequate sample display a median within the acceptable range. Each of the property type categories are also within the acceptable range.

The market trends for the commercial property within the county is similar to the market change in the other higher-populated areas of the state. The year-to-year trend in the statistical profile is similar to the change in value as seen in the abstract of assessment. This demonstrates that the sold and unsold are treated similarly.

Equalization and Quality of Assessment

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

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
10	139	94.47	93.92	90.80	14.16	103.44
____ALL____	139	94.47	93.92	90.80	14.16	103.44

Level of Value

Based on analysis of all available information, the level of value of the commercial class of real property in Sarpy County is 94%.

2020 Agricultural Correlation for Sarpy County

Assessment Actions

Within the agricultural land class, the physical inspection of agricultural improvements is broken up among the six-year inspection and review cycle by township. The county assessor's staff continued these inspections for the 2020 assessment year. Land use is continually updated for the agricultural class by using aerial imagery as well as utilizing reports available from the Natural Resources and Conservation Service. The county assessor reviewed sales from the state sales file from comparable agricultural market areas. The review included qualified sales to ensure that the sales are not affected by non-agricultural influences or special conditions that would cause a premium to be paid for the land. The county also implemented the most Land Capability Group (LCG) soil conversion. After analyzing sales from comparable uninfluenced areas outside of the county, adjustments implemented for the various classes of agricultural land consisted of decreases to irrigated cropland and dryland and an increase to grassland. Overall agricultural land was a decreased 6%.

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.

Since the county is entirely influenced by non-agricultural uses, the county uses one market area to represent the uninfluenced agricultural values. The county relies on agricultural sales from counties with solely agricultural influences. However, the county continues to review and verify sales in an effort to have the most current information possible attached to each parcel.

For the expanded analysis that the county assessor uses, agricultural sales are verified from the other counties to assure that the data is reliable to use. The county assessor concentrates analysis on sales that are predominately a single land use to aid in arriving at the best representative values.

The county assessor routinely reviews rural outbuildings in conjunction with the overall six-year inspection and review cycle for rural dwellings. The review work includes a review of the primary use of the parcel. Farm site and home site values are the same throughout the county and are routinely analyzed to ensure that they are at market value.

Description of Analysis

The agricultural market trend for eastern Nebraska is a decreasing market. Sarpy County's agricultural market is influenced by economic factors other than pure agricultural uses. To analyze the values utilized by the county assessor to assess agricultural land for its agricultural use, sales from areas with the same general market for agricultural purposes were stratified in a sales analysis.

Agricultural sales from the counties of Burt, Dodge, Saunders, Cass, and Otoe were the basis to create a sales analysis for Sarpy County. Sales from areas of these counties that have no market influence other than agricultural were used in the analysis. The statistics calculated utilizing this

2020 Agricultural Correlation for Sarpy County

sample demonstrates that the assessed values established by the county assessor brought the overall level of value within the acceptable range for the county as a whole and by the subclass of dry cropland. A comparison of the assessed values of the adjoining counties shows that the values established for Sarpy County are consistent with the area and the general movement in the agricultural market.

The 90 sales in the statistical profile for agricultural land in Sarpy County demonstrates that the statutorily required level of value has been achieved in Sarpy County. The land values established by the county reflect typical trends in the area and the values are similar to the values established by comparable counties. All available information supports the values established by the county and that agricultural land is assessed at an acceptable relationship to the market for agricultural land.

Equalization and Quality of Assessment

Review of the statistical sample, comparable counties and assessment practices indicate that Sarpy County has achieved equalized values. Review of agricultural homes and rural residential acreages have all been valued the same with the same depreciation and costing. Agricultural improvements are believed to be equalized and assessed at the statutory level. The quality of assessment in the agricultural land class of property in Sarpy County complies with generally accepted mass appraisal techniques.

<u>80%MLU By Market Area</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
<u> Dry </u>						
County	78	69.16	72.55	70.23	15.12	103.30
1	78	69.16	72.55	70.23	15.12	103.30
<u> Grass </u>						
County	1	70.96	70.96	70.96		100.00
1	1	70.96	70.96	70.96		100.00
<u> ALL </u>						
10/01/2016 To 09/30/2019	90	70.02	73.35	70.75	15.58	103.67

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Sarpy County is 70%.

Special Valuation

Based on a review of all available information, the level of value for Special Valuation of agricultural land in Sarpy County is 70%

2020 Opinions of the Property Tax Administrator for Sarpy County

My opinions and recommendations are stated as a conclusion based on all of the factors known to me regarding the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. § 77-5027 (Reissue 2018). While the median assessment sales ratio from the Qualified Statistical Reports for each class of real property is considered, my opinion of the level of value for a class of real property may be determined from other evidence contained within these Reports and Opinions of the Property Tax Administrator. My opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	96	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	94	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	70	Meets generally accepted mass appraisal techniques.	No recommendation.
Special Valuation of Agricultural Land	70	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 9th day of April, 2020.



Ruth A. Sorensen
Property Tax Administrator



APPENDICES

2020 Commission Summary for Sarpy County

Residential Real Property - Current

Number of Sales	7362	Median	96.01
Total Sales Price	\$1,855,072,387	Mean	96.16
Total Adj. Sales Price	\$1,855,072,387	Wgt. Mean	96.00
Total Assessed Value	\$1,780,795,963	Average Assessed Value of the Base	\$200,521
Avg. Adj. Sales Price	\$251,979	Avg. Assessed Value	\$241,890

Confidence Interval - Current

95% Median C.I	95.92 to 96.13
95% Wgt. Mean C.I	95.85 to 96.14
95% Mean C.I	96.01 to 96.31
% of Value of the Class of all Real Property Value in the County	70.62
% of Records Sold in the Study Period	11.94
% of Value Sold in the Study Period	14.41

Residential Real Property - History

Year	Number of Sales	LOV	Median
2019	7,328	96	96.05
2018	7,096	96	96.09
2017	6,990	96	96.32
2016	6,425	96	96.39

2020 Commission Summary for Sarpy County

Commercial Real Property - Current

Number of Sales	139	Median	94.47
Total Sales Price	\$275,974,733	Mean	93.92
Total Adj. Sales Price	\$275,974,733	Wgt. Mean	90.80
Total Assessed Value	\$250,598,522	Average Assessed Value of the Base	\$1,463,940
Avg. Adj. Sales Price	\$1,985,430	Avg. Assessed Value	\$1,802,867

Confidence Interval - Current

95% Median C.I	91.80 to 96.67
95% Wgt. Mean C.I	85.86 to 95.75
95% Mean C.I	90.68 to 97.16
% of Value of the Class of all Real Property Value in the County	25.73
% of Records Sold in the Study Period	4.52
% of Value Sold in the Study Period	5.56

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2019	154	95	94.53
2018	149	94	93.79
2017	116	95	95.27
2016	90	96	96.07

77 Sarpy
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 : 7,362
 Total Sales Price : 1,855,072,387
 Total Adj. Sales Price : 1,855,072,387
 Total Assessed Value : 1,780,795,963
 Avg. Adj. Sales Price : 251,979
 Avg. Assessed Value : 241,890

MEDIAN : 96
 WGT. MEAN : 96
 MEAN : 96
 COD : 04.92
 PRD : 100.17

COV : 06.67
 STD : 06.41
 Avg. Abs. Dev : 04.72
 MAX Sales Ratio : 151.58
 MIN Sales Ratio : 69.02

95% Median C.I. : 95.92 to 96.13
 95% Wgt. Mean C.I. : 95.85 to 96.14
 95% Mean C.I. : 96.01 to 96.31

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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	811	99.61	100.27	99.57	04.88	100.70	73.95	131.52	99.05 to 100.27	239,743	238,705
01-JAN-18 To 31-MAR-18	591	99.07	99.53	99.16	04.46	100.37	83.03	123.56	98.48 to 99.64	243,450	241,402
01-APR-18 To 30-JUN-18	1,165	96.89	97.13	97.02	04.21	100.11	78.86	137.89	96.65 to 97.15	250,919	243,435
01-JUL-18 To 30-SEP-18	1,093	96.27	96.57	96.47	04.36	100.10	70.83	151.58	95.95 to 96.56	250,655	241,807
01-OCT-18 To 31-DEC-18	819	96.09	96.55	96.19	04.50	100.37	73.19	131.92	95.91 to 96.27	251,209	241,633
01-JAN-19 To 31-MAR-19	633	95.28	95.26	95.06	04.42	100.21	74.19	129.29	94.80 to 95.77	249,676	237,347
01-APR-19 To 30-JUN-19	1,079	93.66	93.43	93.71	04.69	99.70	69.02	140.10	93.39 to 94.05	262,698	246,186
01-JUL-19 To 30-SEP-19	1,171	93.06	92.99	93.28	04.94	99.69	70.58	131.78	92.62 to 93.41	258,957	241,562
<u>Study Yrs</u>											
01-OCT-17 To 30-SEP-18	3,660	97.53	98.05	97.74	04.61	100.32	70.83	151.58	97.30 to 97.70	247,158	241,572
01-OCT-18 To 30-SEP-19	3,702	94.43	94.30	94.34	04.82	99.96	69.02	140.10	94.18 to 94.65	256,746	242,205
<u>Calendar Yrs</u>											
01-JAN-18 To 31-DEC-18	3,668	96.73	97.22	97.00	04.45	100.23	70.83	151.58	96.58 to 96.88	249,702	242,220
<u>ALL</u>	7,362	96.01	96.16	96.00	04.92	100.17	69.02	151.58	95.92 to 96.13	251,979	241,890

VALUATION GROUP										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	2,356	96.15	96.52	96.37	05.54	100.16	70.58	140.10	95.93 to 96.35	202,557	195,197
2	973	96.27	96.47	96.40	04.38	100.07	79.02	120.36	95.99 to 96.69	329,953	318,070
3	1,454	96.16	96.42	96.32	04.61	100.10	78.45	126.76	95.91 to 96.39	231,917	223,373
5	1,968	95.67	95.52	95.38	04.41	100.15	69.02	120.88	95.44 to 95.94	290,886	277,449
6	83	95.80	95.19	95.27	04.91	99.92	74.22	114.62	95.10 to 96.27	255,899	243,797
7	448	95.93	96.07	95.99	05.27	100.08	78.98	123.82	95.48 to 96.27	219,628	210,822
8	41	91.71	92.50	92.07	08.04	100.47	73.95	119.58	89.09 to 96.38	287,989	265,156
9	39	95.70	97.11	96.03	07.97	101.12	73.22	151.58	92.21 to 99.11	402,387	386,418
<u>ALL</u>	7,362	96.01	96.16	96.00	04.92	100.17	69.02	151.58	95.92 to 96.13	251,979	241,890

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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 : 7,362
 Total Sales Price : 1,855,072,387
 Total Adj. Sales Price : 1,855,072,387
 Total Assessed Value : 1,780,795,963
 Avg. Adj. Sales Price : 251,979
 Avg. Assessed Value : 241,890

MEDIAN : 96
 WGT. MEAN : 96
 MEAN : 96
 COD : 04.92
 PRD : 100.17

COV : 06.67
 STD : 06.41
 Avg. Abs. Dev : 04.72
 MAX Sales Ratio : 151.58
 MIN Sales Ratio : 69.02

95% Median C.I. : 95.92 to 96.13
 95% Wgt. Mean C.I. : 95.85 to 96.14
 95% Mean C.I. : 96.01 to 96.31

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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	7,353	96.01	96.17	96.00	04.92	100.18	69.02	151.58	95.92 to 96.13	252,248	242,149
06	8	93.96	93.65	94.87	06.91	98.71	84.41	103.15	84.41 to 103.15	35,896	34,055
07	1	94.02	94.02	94.02	00.00	100.00	94.02	94.02	N/A	5,000	4,701
<u>ALL</u>	7,362	96.01	96.16	96.00	04.92	100.17	69.02	151.58	95.92 to 96.13	251,979	241,890

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	90.07	90.07	88.17	04.40	102.15	86.11	94.02	N/A	9,584	8,451
Less Than 30,000	3	86.11	88.18	86.04	03.72	102.49	84.41	94.02	N/A	14,723	12,668
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	7,362	96.01	96.16	96.00	04.92	100.17	69.02	151.58	95.92 to 96.13	251,979	241,890
Greater Than 14,999	7,360	96.01	96.16	96.00	04.92	100.17	69.02	151.58	95.92 to 96.13	252,045	241,954
Greater Than 29,999	7,359	96.01	96.17	96.00	04.92	100.18	69.02	151.58	95.92 to 96.13	252,076	241,984
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	2	90.07	90.07	88.17	04.40	102.15	86.11	94.02	N/A	9,584	8,451
15,000 TO 29,999	1	84.41	84.41	84.41	00.00	100.00	84.41	84.41	N/A	25,000	21,103
30,000 TO 59,999	9	102.29	105.66	107.08	11.10	98.67	85.55	140.10	92.59 to 127.84	45,222	48,423
60,000 TO 99,999	75	101.34	101.69	101.11	08.66	100.57	74.57	130.21	97.35 to 104.23	86,793	87,759
100,000 TO 149,999	688	96.68	97.04	96.98	07.06	100.06	70.83	137.89	95.99 to 97.29	130,267	126,338
150,000 TO 249,999	3,219	95.91	95.91	95.85	04.88	100.06	70.58	151.58	95.71 to 96.05	196,072	187,943
250,000 TO 499,999	3,244	96.07	96.15	96.08	04.34	100.07	69.02	120.36	95.93 to 96.23	325,175	312,420
500,000 TO 999,999	123	94.72	94.36	94.36	04.44	100.00	79.24	111.30	93.54 to 95.50	580,411	547,651
1,000,000 +	1	91.35	91.35	91.35	00.00	100.00	91.35	91.35	N/A	1,075,000	982,044
<u>ALL</u>	7,362	96.01	96.16	96.00	04.92	100.17	69.02	151.58	95.92 to 96.13	251,979	241,890

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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 : 139
 Total Sales Price : 275,974,733
 Total Adj. Sales Price : 275,974,733
 Total Assessed Value : 250,598,522
 Avg. Adj. Sales Price : 1,985,430
 Avg. Assessed Value : 1,802,867

MEDIAN : 94
 WGT. MEAN : 91
 MEAN : 94
 COD : 14.16
 PRD : 103.44

COV : 20.74
 STD : 19.48
 Avg. Abs. Dev : 13.38
 MAX Sales Ratio : 185.18
 MIN Sales Ratio : 54.00

95% Median C.I. : 91.80 to 96.67
 95% Wgt. Mean C.I. : 85.86 to 95.75
 95% Mean C.I. : 90.68 to 97.16

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qtrts</u>												
01-OCT-16 To 31-DEC-16	9	99.01	97.94	99.56	05.35	98.37	79.75	112.28	93.22 to 101.75	1,025,167	1,020,619	
01-JAN-17 To 31-MAR-17	9	100.35	97.33	93.80	08.77	103.76	69.89	122.69	87.11 to 101.91	494,085	463,451	
01-APR-17 To 30-JUN-17	14	93.60	97.60	89.52	11.37	109.03	73.74	133.71	84.00 to 112.53	1,953,610	1,748,923	
01-JUL-17 To 30-SEP-17	9	97.56	92.59	92.54	11.97	100.05	63.89	111.62	69.41 to 106.60	1,940,163	1,795,374	
01-OCT-17 To 31-DEC-17	11	95.09	90.48	75.09	10.56	120.50	61.17	107.97	72.66 to 103.21	2,274,721	1,707,990	
01-JAN-18 To 31-MAR-18	10	92.98	92.17	93.16	09.74	98.94	72.31	112.15	81.27 to 104.80	893,445	832,324	
01-APR-18 To 30-JUN-18	13	87.75	89.85	88.56	10.29	101.46	72.33	115.61	79.20 to 103.95	2,003,154	1,773,957	
01-JUL-18 To 30-SEP-18	10	101.07	99.22	100.47	12.19	98.76	74.91	118.57	84.98 to 115.20	1,059,147	1,064,105	
01-OCT-18 To 31-DEC-18	13	90.00	85.70	90.52	09.70	94.68	63.31	96.45	74.67 to 94.92	3,999,097	3,620,127	
01-JAN-19 To 31-MAR-19	16	96.20	98.55	84.22	22.34	117.01	56.21	172.68	72.39 to 110.32	2,574,062	2,167,804	
01-APR-19 To 30-JUN-19	11	96.67	89.82	98.62	17.48	91.08	56.64	136.18	60.42 to 103.41	1,985,081	1,957,606	
01-JUL-19 To 30-SEP-19	14	91.48	95.86	101.92	24.62	94.05	54.00	185.18	66.86 to 103.59	2,277,961	2,321,772	
<u>Study Yrs</u>												
01-OCT-16 To 30-SEP-17	41	97.56	96.52	92.33	09.98	104.54	63.89	133.71	93.22 to 100.88	1,426,470	1,317,071	
01-OCT-17 To 30-SEP-18	44	92.27	92.66	86.15	11.66	107.56	61.17	118.57	86.63 to 99.67	1,604,292	1,382,128	
01-OCT-18 To 30-SEP-19	54	94.01	92.98	92.43	19.15	100.60	54.00	185.18	81.54 to 96.59	2,720,382	2,514,537	
<u>Calendar Yrs</u>												
01-JAN-17 To 31-DEC-17	43	95.12	94.67	85.62	11.19	110.57	61.17	133.71	91.80 to 100.35	1,727,458	1,479,122	
01-JAN-18 To 31-DEC-18	46	90.77	91.22	91.32	11.36	99.89	63.31	118.57	84.98 to 94.92	2,120,765	1,936,682	
<u>ALL</u>	139	94.47	93.92	90.80	14.16	103.44	54.00	185.18	91.80 to 96.67	1,985,430	1,802,867	

VALUATION GROUP											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
10	139	94.47	93.92	90.80	14.16	103.44	54.00	185.18	91.80 to 96.67	1,985,430	1,802,867	
<u>ALL</u>	139	94.47	93.92	90.80	14.16	103.44	54.00	185.18	91.80 to 96.67	1,985,430	1,802,867	

PROPERTY TYPE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
02	25	93.55	91.67	92.11	10.34	99.52	72.31	112.53	84.52 to 99.67	2,695,740	2,483,100	
03	80	95.03	94.32	92.06	15.24	102.45	54.00	185.18	91.53 to 98.84	1,200,934	1,105,564	
04	34	93.65	94.64	88.95	14.33	106.40	61.17	141.85	84.98 to 100.75	3,309,015	2,943,408	
<u>ALL</u>	139	94.47	93.92	90.80	14.16	103.44	54.00	185.18	91.80 to 96.67	1,985,430	1,802,867	

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PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

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 95% Wgt. Mean C.I. : 85.86 to 95.75
 95% Mean C.I. : 90.68 to 97.16

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SALE PRICE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	139	94.47	93.92	90.80	14.16	103.44	54.00	185.18	91.80 to 96.67	1,985,430	1,802,867
Greater Than 14,999	139	94.47	93.92	90.80	14.16	103.44	54.00	185.18	91.80 to 96.67	1,985,430	1,802,867
Greater Than 29,999	139	94.47	93.92	90.80	14.16	103.44	54.00	185.18	91.80 to 96.67	1,985,430	1,802,867
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999											
60,000 TO 99,999	5	101.91	102.67	102.92	06.92	99.76	87.75	116.76	N/A	79,586	81,907
100,000 TO 149,999	11	100.00	94.16	93.00	17.18	101.25	56.64	133.71	60.42 to 121.62	126,009	117,189
150,000 TO 249,999	14	100.44	101.73	101.87	10.23	99.86	79.20	150.00	87.11 to 111.52	196,643	200,322
250,000 TO 499,999	26	93.40	90.54	89.56	14.06	101.09	54.00	136.18	87.82 to 96.67	335,254	300,253
500,000 TO 999,999	25	94.31	94.52	93.50	12.53	101.09	67.55	185.18	84.94 to 96.59	731,051	683,540
1,000,000 +	58	93.65	92.50	90.49	14.75	102.22	56.21	172.68	84.98 to 97.34	4,214,566	3,813,798
<u>ALL</u>	139	94.47	93.92	90.80	14.16	103.44	54.00	185.18	91.80 to 96.67	1,985,430	1,802,867

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COMMERCIAL

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

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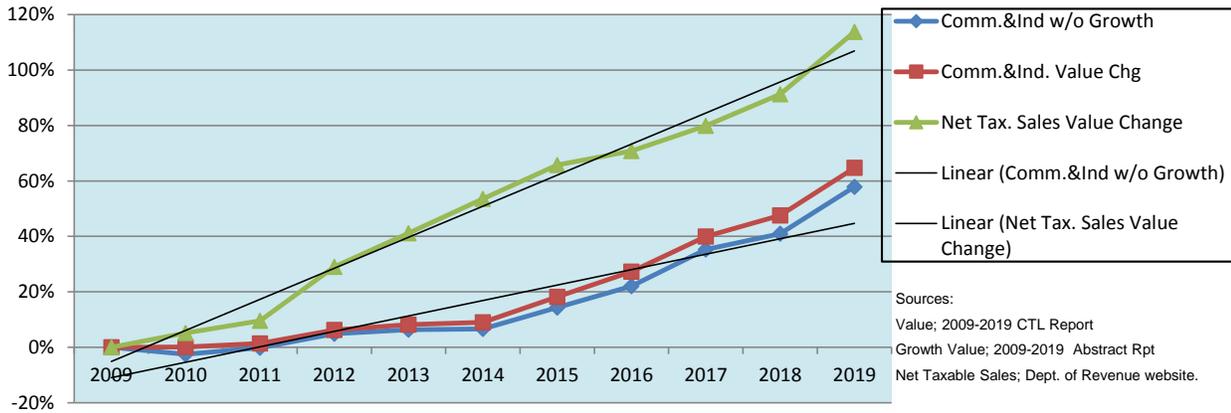
95% Median C.I. : 91.80 to 96.67
 95% Wgt. Mean C.I. : 85.86 to 95.75
 95% Mean C.I. : 90.68 to 97.16

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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
306	1	69.89	69.89	69.89	00.00	100.00	69.89	69.89	N/A	930,000	650,000
313	1	185.18	185.18	185.18	00.00	100.00	185.18	185.18	N/A	558,922	1,035,000
319	1	69.41	69.41	69.41	00.00	100.00	69.41	69.41	N/A	4,610,471	3,200,000
326	2	125.00	125.00	123.81	20.00	100.96	100.00	150.00	N/A	210,000	260,000
341	1	62.84	62.84	62.84	00.00	100.00	62.84	62.84	N/A	275,000	172,800
343	1	102.04	102.04	102.04	00.00	100.00	102.04	102.04	N/A	901,592	920,000
344	29	91.80	90.70	87.93	15.13	103.15	54.00	133.71	79.75 to 98.84	522,639	459,536
350	2	101.32	101.32	101.36	00.43	99.96	100.88	101.75	N/A	256,500	260,000
352	25	93.55	91.67	92.11	10.34	99.52	72.31	112.53	84.52 to 99.67	2,695,740	2,483,100
353	6	94.47	89.07	90.99	08.79	97.89	63.89	100.00	63.89 to 100.00	526,500	479,063
386	3	100.75	108.98	91.81	15.28	118.70	90.00	136.18	N/A	2,595,333	2,382,700
406	11	93.22	96.97	103.24	11.69	93.93	79.61	141.85	84.94 to 111.62	1,907,295	1,969,159
407	4	77.25	80.22	77.92	16.01	102.95	63.31	103.08	N/A	8,261,906	6,437,519
410	1	93.00	93.00	93.00	00.00	100.00	93.00	93.00	N/A	500,000	465,000
412	8	92.37	88.44	85.72	08.75	103.17	73.48	100.00	73.48 to 100.00	921,104	789,563
426	4	98.29	98.28	98.60	03.47	99.68	94.62	101.91	N/A	411,250	405,475
442	1	102.88	102.88	102.88	00.00	100.00	102.88	102.88	N/A	885,000	910,500
453	11	94.46	96.55	99.53	11.70	97.01	79.19	122.69	79.46 to 115.61	1,416,346	1,409,621
470	2	71.23	71.23	71.30	05.17	99.90	67.55	74.91	N/A	662,500	472,349
483	1	99.01	99.01	99.01	00.00	100.00	99.01	99.01	N/A	5,050,000	5,000,000
494	1	112.28	112.28	112.28	00.00	100.00	112.28	112.28	N/A	975,000	1,094,698
496	1	93.36	93.36	93.36	00.00	100.00	93.36	93.36	N/A	23,600,000	22,032,000
497	1	96.45	96.45	96.45	00.00	100.00	96.45	96.45	N/A	4,000,000	3,858,000
528	7	103.11	95.65	68.28	11.15	140.08	61.17	111.52	61.17 to 111.52	1,649,687	1,126,404
531	7	95.81	100.89	98.08	23.81	102.87	56.21	172.68	56.21 to 172.68	2,550,210	2,501,203
594	5	100.00	96.49	92.27	09.01	104.57	73.74	110.32	N/A	5,924,585	5,466,800
999	2	91.02	91.02	91.44	33.62	99.54	60.42	121.62	N/A	146,000	133,500
<u>ALL</u>	<u>139</u>	<u>94.47</u>	<u>93.92</u>	<u>90.80</u>	<u>14.16</u>	<u>103.44</u>	<u>54.00</u>	<u>185.18</u>	<u>91.80 to 96.67</u>	<u>1,985,430</u>	<u>1,802,867</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	\$ 2,329,160,378	\$ 192,891,814		\$ 2,136,268,564	--	\$ 1,047,406,948	--
2009	\$ 2,459,078,067	\$ 123,579,082	5.03%	\$ 2,335,498,985	--	\$ 1,020,721,260	--
2010	\$ 2,462,232,923	\$ 64,985,911	2.64%	\$ 2,397,247,012	-2.51%	\$ 1,073,751,329	5.20%
2011	\$ 2,493,146,998	\$ 39,213,239	1.57%	\$ 2,453,933,759	-0.34%	\$ 1,118,043,437	4.12%
2012	\$ 2,613,727,280	\$ 35,840,888	1.37%	\$ 2,577,886,392	3.40%	\$ 1,316,902,534	17.79%
2013	\$ 2,659,770,921	\$ 44,359,727	1.67%	\$ 2,615,411,194	0.06%	\$ 1,440,611,314	9.39%
2014	\$ 2,681,265,360	\$ 59,860,679	2.23%	\$ 2,621,404,681	-1.44%	\$ 1,566,802,225	8.76%
2015	\$ 2,906,139,280	\$ 94,168,827	3.24%	\$ 2,811,970,453	4.87%	\$ 1,691,615,901	7.97%
2016	\$ 3,128,766,492	\$ 127,302,828	4.07%	\$ 3,001,463,664	3.28%	\$ 1,743,450,920	3.06%
2017	\$ 3,440,327,629	\$ 114,307,546	3.32%	\$ 3,326,020,083	6.30%	\$ 1,835,611,916	5.29%
2018	\$ 3,627,932,524	\$ 161,063,082	4.44%	\$ 3,466,869,442	0.77%	\$ 1,952,317,063	6.36%
2019	\$ 4,049,744,275	\$ 167,810,185	4.14%	\$ 3,881,934,090	7.00%	\$ 2,181,391,182	11.73%
Ann %chg		5.12%		Average	2.14%	7.89%	7.97%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2009	-	-	-
2010	-2.51%	0.13%	5.20%
2011	-0.21%	1.39%	9.53%
2012	4.83%	6.29%	29.02%
2013	6.36%	8.16%	41.14%
2014	6.60%	9.04%	53.50%
2015	14.35%	18.18%	65.73%
2016	22.06%	27.23%	70.81%
2017	35.25%	39.90%	79.83%
2018	40.98%	47.53%	91.27%
2019	57.86%	64.69%	113.71%

County Number	77
County Name	Sarpy

Type : Qualified

Number of Sales :	90	Median :	70	COV :	18.40	95% Median C.I. :	67.39 to 74.72
Total Sales Price :	65,927,190	Wgt. Mean :	71	STD :	13.50	95% Wgt. Mean C.I. :	68.21 to 73.30
Total Adj. Sales Price :	65,927,190	Mean :	73	Avg. Abs.Dev :	10.91	95% Mean C.I. :	70.56 to 76.14
Total Assessed Value :	46,646,336						
Avg. Adj. Sales Price :	732,524	COD :	15.58	MAX Sales Ratio :	105.75		
Avg. Assessed Value :	518,293	PRD :	103.67	MIN Sales Ratio :	50.50		

Printed : 04/01/2020

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2016 To 12/31/2016	10	69.53	71.37	69.67	09.13	102.44	58.45	86.03	64.00 to 80.24	692,917	482,786
01/01/2017 To 03/31/2017	9	69.97	78.06	76.93	16.92	101.47	59.37	103.12	66.93 to 97.71	543,736	418,307
04/01/2017 To 06/30/2017	7	62.02	68.12	62.29	16.27	109.36	54.94	88.05	54.94 to 88.05	938,467	584,556
07/01/2017 To 09/30/2017											
10/01/2017 To 12/31/2017	7	85.26	87.76	87.21	14.34	100.63	54.97	105.75	54.97 to 105.75	849,550	740,855
01/01/2018 To 03/31/2018	11	72.66	72.25	67.50	13.29	107.04	50.50	101.31	56.93 to 82.82	875,726	591,118
04/01/2018 To 06/30/2018	5	78.48	77.75	75.20	12.42	103.39	60.70	92.82	N/A	555,613	417,800
07/01/2018 To 09/30/2018	3	62.91	64.74	59.78	12.32	108.30	54.03	77.27	N/A	917,056	548,188
10/01/2018 To 12/31/2018	15	68.21	68.83	69.03	12.04	99.71	55.77	89.63	59.47 to 78.49	749,046	517,101
01/01/2019 To 03/31/2019	12	69.10	71.56	70.66	12.11	101.27	56.40	91.73	64.10 to 82.19	615,612	434,973
04/01/2019 To 06/30/2019	6	74.66	76.31	74.00	14.87	103.12	58.30	96.90	58.30 to 96.90	597,557	442,204
07/01/2019 To 09/30/2019	5	61.53	73.57	69.01	22.18	106.61	58.27	104.48	N/A	843,538	582,109
<u>Study Yrs</u>											
10/01/2016 To 09/30/2017	26	69.51	72.81	68.97	13.75	105.57	54.94	103.12	65.76 to 77.38	707,387	487,866
10/01/2017 To 09/30/2018	26	75.88	76.62	73.06	16.78	104.87	50.50	105.75	65.69 to 83.72	811,887	593,148
10/01/2018 To 09/30/2019	38	68.34	71.50	70.16	14.38	101.91	55.77	104.48	64.10 to 74.72	695,423	487,894
<u>Calendar Yrs</u>											
01/01/2017 To 12/31/2017	23	76.43	77.99	74.92	19.00	104.10	54.94	105.75	66.93 to 88.05	756,945	567,071
01/01/2018 To 12/31/2018	34	69.45	70.89	68.16	13.92	104.01	50.50	101.31	63.29 to 77.27	776,409	529,188

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1	90	70.02	73.35	70.75	15.58	103.67	50.50	105.75	67.39 to 74.72	732,524	518,293

Type : Qualified

Number of Sales :	90	Median :	70	COV :	18.40	95% Median C.I. :	67.39 to 74.72
Total Sales Price :	65,927,190	Wgt. Mean :	71	STD :	13.50	95% Wgt. Mean C.I. :	68.21 to 73.30
Total Adj. Sales Price :	65,927,190	Mean :	73	Avg. Abs. Dev :	10.91	95% Mean C.I. :	70.56 to 76.14
Total Assessed Value :	46,646,336						
Avg. Adj. Sales Price :	732,524	COD :	15.58	MAX Sales Ratio :	105.75		
Avg. Assessed Value :	518,293	PRD :	103.67	MIN Sales Ratio :	50.50		

Printed : 04/01/2020

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u> Dry </u>											
County	47	65.35	69.67	66.07	15.26	105.45	50.50	104.48	62.02 to 72.39	771,073	509,459
1	47	65.35	69.67	66.07	15.26	105.45	50.50	104.48	62.02 to 72.39	771,073	509,459
<u> Grass </u>											
County	1	70.96	70.96	70.96		100.00	70.96	70.96	N/A	700,000	496,703
1	1	70.96	70.96	70.96		100.00	70.96	70.96	N/A	700,000	496,703
<u> ALL </u>											
10/01/2016 To 09/30/2019	90	70.02	73.35	70.75	15.58	103.67	50.50	105.75	67.39 to 74.72	732,524	518,293

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u> Dry </u>											
County	78	69.16	72.55	70.23	15.12	103.30	50.50	105.75	65.69 to 74.59	756,088	531,014
1	78	69.16	72.55	70.23	15.12	103.30	50.50	105.75	65.69 to 74.59	756,088	531,014
<u> Grass </u>											
County	1	70.96	70.96	70.96		100.00	70.96	70.96	N/A	700,000	496,703
1	1	70.96	70.96	70.96		100.00	70.96	70.96	N/A	700,000	496,703
<u> ALL </u>											
10/01/2016 To 09/30/2019	90	70.02	73.35	70.75	15.58	103.67	50.50	105.75	67.39 to 74.72	732,524	518,293

Sarpy County 2020 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Sarpy	1	6800	6700	6500	6100	5800	0	4700	3800	6386
Burt	1	5004	5200	4650	3632	n/a	3027	3575	2975	4230
Cass	1	6275	0	4764	5387	4880	4850	4250	4211	4864
Douglas	1	6278	0	5975	5625	0	0	4367	4094	5855
Otoe	1	5500	n/a	5400	5400	4900	4900	4200	4200	5162
Saunders	1	6320	n/a	5837	5466	n/a	4870	3949	3670	4802
Saunders	3	6930	n/a	6427	5901	n/a	5373	4499	4091	5807
Washington	1	6595	n/a	5915	5790	n/a	n/a	3555	2420	5243

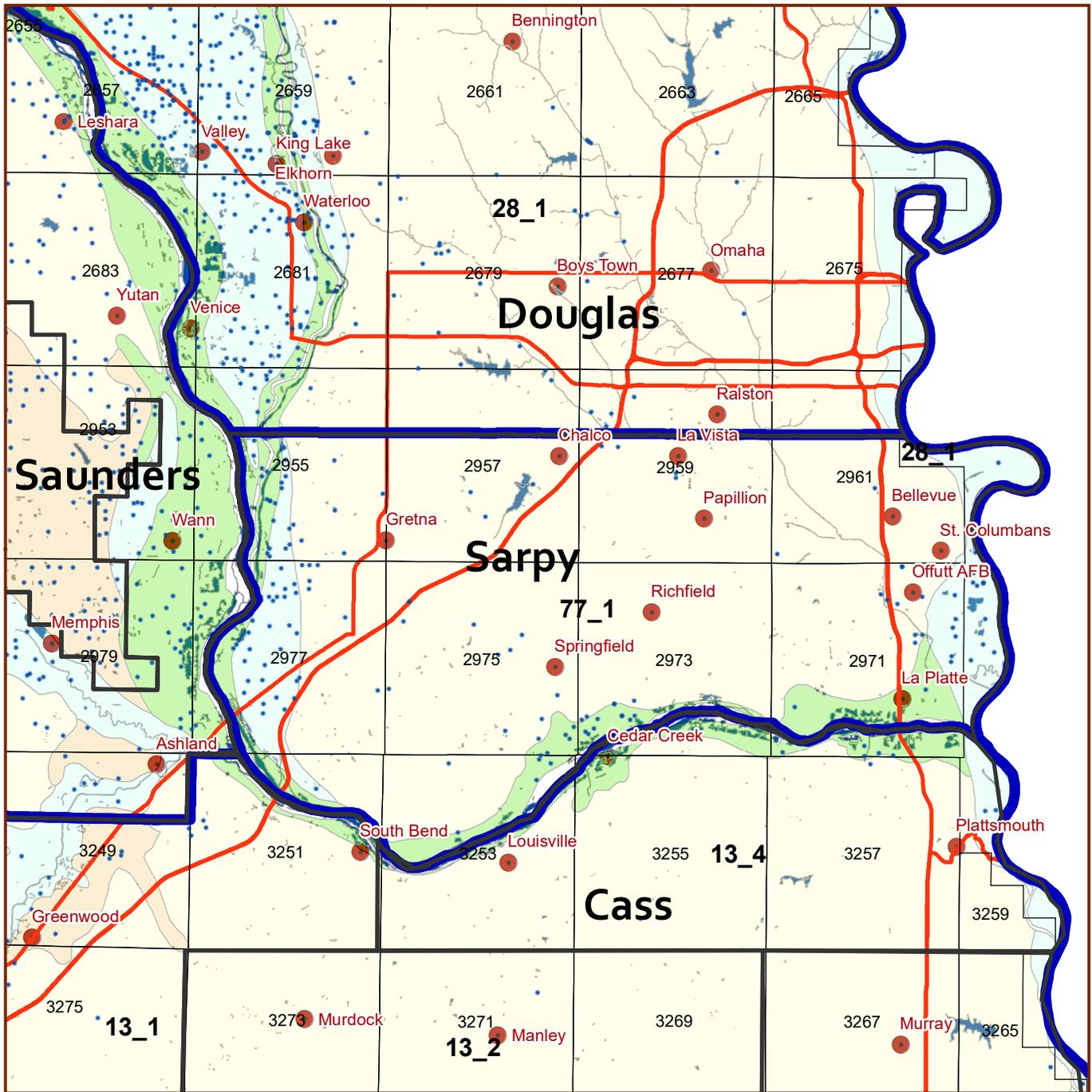
County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Sarpy	1	5600	5500	5100	5100	5000	3700	3600	2900	4929
Burt	1	5178	5150	4620	n/a	3443	3900	3398	2660	3978
Cass	1	5252	5100	4907	4600	4387	4301	40009	3775	4626
Douglas	1	5934	5620	5222	2560	4240	4109	2208	3656	4780
Otoe	1	4400	4400	4099	3980	3900	3850	3300	3000	3957
Saunders	1	5658	5493	5292	n/a	4560	3839	3433	3196	4231
Saunders	3	5357	5176	5060	n/a	4281	3919	3711	3484	4554
Washington	1	6575	6545	5820	n/a	3710	3705	3365	2315	5027

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Sarpy	1	2405	2100	2000	2000	1800	1800	1700	1600	1773
Burt	1	2494	2251	1975	1950	n/a	1830	605	1655	2252
Cass	1	2412	2302	2270	0	2123	0	1887	1648	2282
Douglas	1	2238	1803	1599	1675	884	1781	878	746	1781
Otoe	1	2100	2100	2080	2050	2030	2000	1750	1550	2093
Saunders	1	2507	2508	2257	n/a	n/a	n/a	n/a	2081	2450
Saunders	3	2520	2531	2259	n/a	n/a	2000	n/a	2015	2476
Washington	1	2115	1945	1660	1600	n/a	n/a	1475	n/a	1926

County	Mkt Area	CRP	TIMBER	WASTE
Sarpy	1	2556	619	100
Burt	1	3488	n/a	131
Cass	1	2450	2192	599
Douglas	1	0	0	150
Otoe	1	3280	1110	100
Saunders	1	2967	719	177
Saunders	3	2970	642	159
Washington	1	3773	n/a	381

Source: 2020 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.
 CRP and TIMBER values are weighted averages from Schedule XIII, line 104 and 113.

SARPY COUNTY



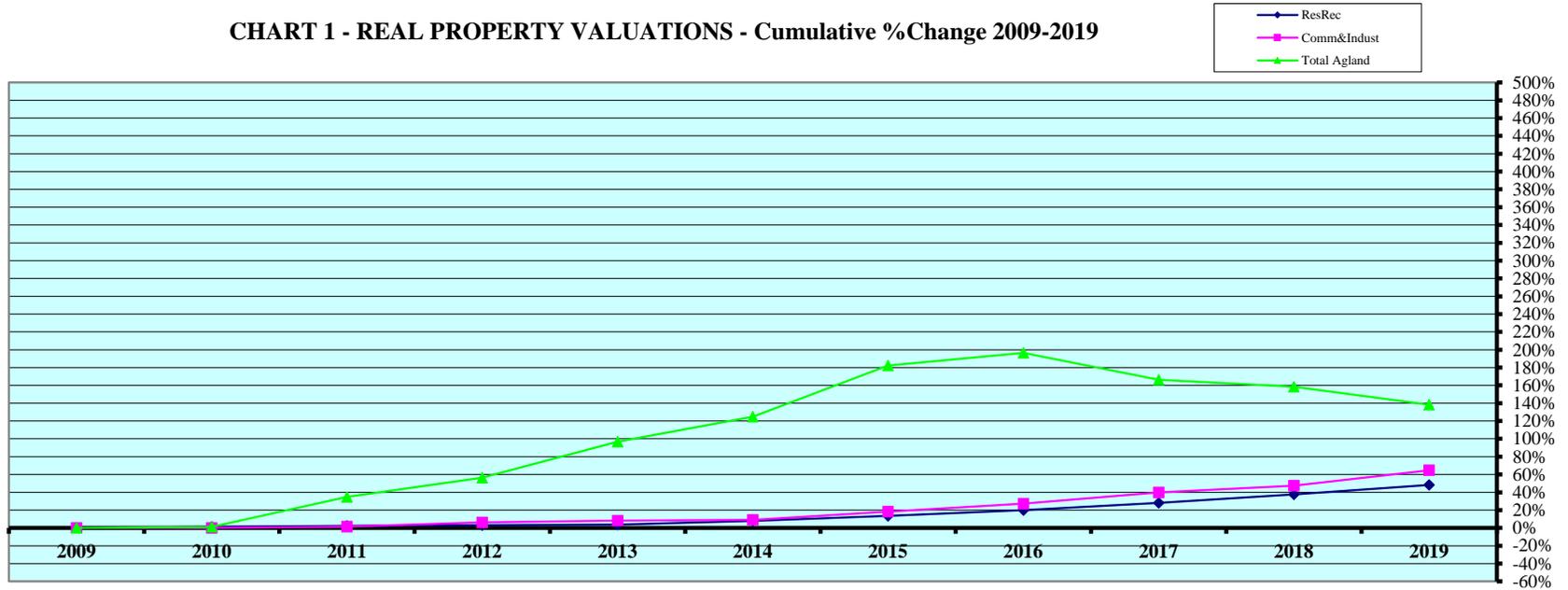
Legend

- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

Soils CLASS

- Excessive drained sandy soils formed in alluvium in valleys and eolian sand on uplands in sandhills
- Excessively drained sandy soils formed in eolian sands on uplands in sandhills
- Moderately well drained silty soils on uplands and in depressions formed in loess
- Well drained silty soils formed in loess on uplands
- Well drained silty soils formed in loess and alluvium on stream terraces
- Well to somewhat excessively drained loamy soils formed in weathered sandstone and eolian material on uplands
- Somewhat poorly drained soils formed in alluvium on bottom lands
- Moderately well drained silty soils with clay subsoils on uplands
- Lakes

CHART 1 - REAL PROPERTY VALUATIONS - Cumulative %Change 2009-2019



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2009	7,787,339,559	--	--	--	2,459,078,067	--	--	--	139,469,115	--	--	--
2010	7,873,412,894	86,073,335	1.11%	1.11%	2,462,232,923	3,154,856	0.13%	0.13%	141,193,520	1,724,405	1.24%	1.24%
2011	7,969,265,775	95,852,881	1.22%	2.34%	2,493,146,998	30,914,075	1.26%	1.39%	188,021,499	46,827,979	33.17%	34.81%
2012	8,028,648,157	59,382,382	0.75%	3.10%	2,613,727,280	120,580,282	4.84%	6.29%	218,007,575	29,986,076	15.95%	56.31%
2013	8,078,097,700	49,449,543	0.62%	3.73%	2,659,770,921	46,043,641	1.76%	8.16%	274,278,197	56,270,622	25.81%	96.66%
2014	8,397,346,693	319,248,993	3.95%	7.83%	2,681,265,360	21,494,439	0.81%	9.04%	313,572,688	39,294,491	14.33%	124.83%
2015	8,840,328,734	442,982,041	5.28%	13.52%	2,906,139,280	224,873,920	8.39%	18.18%	393,525,850	79,953,162	25.50%	182.16%
2016	9,339,896,340	499,567,606	5.65%	19.94%	3,128,766,492	222,627,212	7.66%	27.23%	413,475,449	19,949,599	5.07%	196.46%
2017	9,967,061,475	627,165,135	6.71%	27.99%	3,440,327,629	311,561,137	9.96%	39.90%	371,318,498	-42,156,951	-10.20%	166.24%
2018	10,717,403,599	750,342,124	7.53%	37.63%	3,627,932,524	187,604,895	5.45%	47.53%	360,553,352	-10,765,146	-2.90%	158.52%
2019	11,545,635,682	828,232,083	7.73%	48.26%	4,049,744,275	421,811,751	11.63%	64.69%	332,368,669	-28,184,683	-7.82%	138.31%

Rate Annual %chg: Residential & Recreational **4.02%** Commercial & Industrial **5.12%** Agricultural Land **9.07%**

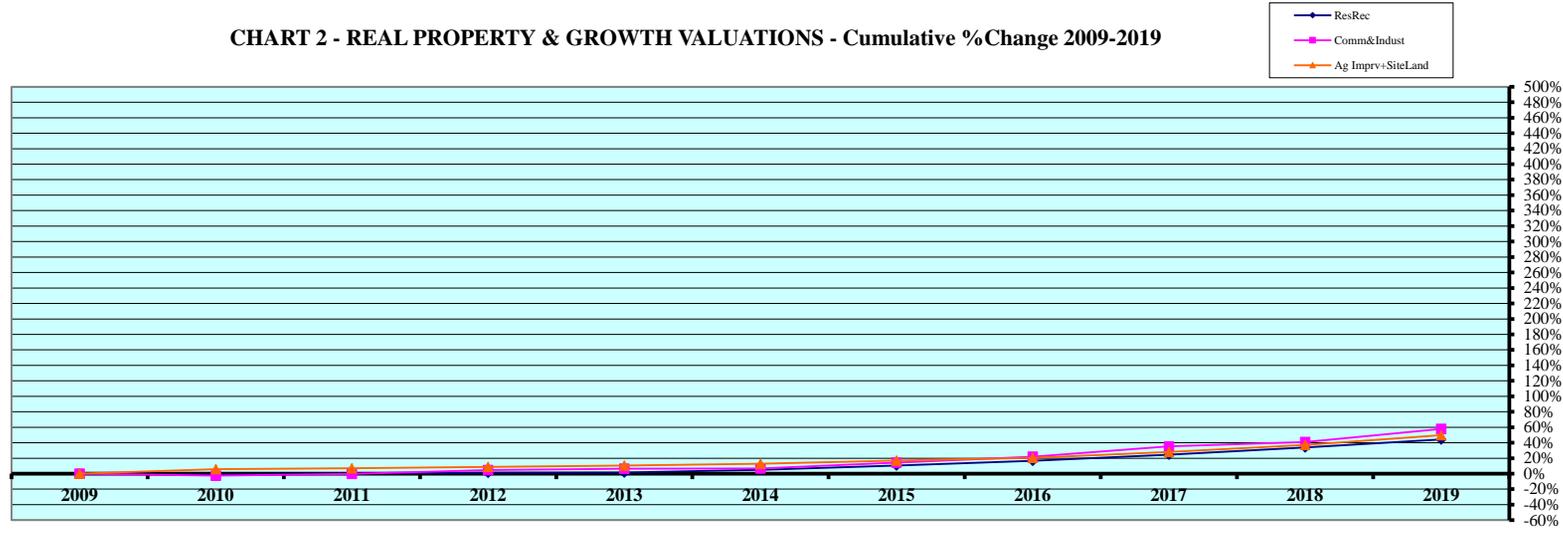
Cnty# **77**
County **SARPY**

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	7,787,339,559	184,697,247	2.37%	7,602,642,312	--	--	2,459,078,067	123,579,082	5.03%	2,335,498,985	--	--	
2010	7,873,412,894	178,277,097	2.26%	7,695,135,797	-1.18%	-1.18%	2,462,232,923	64,985,911	2.64%	2,397,247,012	-2.51%	-2.51%	
2011	7,969,265,775	169,444,635	2.13%	7,799,821,140	-0.93%	0.16%	2,493,146,998	39,213,239	1.57%	2,453,933,759	-0.34%	-0.21%	
2012	8,028,648,157	153,388,564	1.91%	7,875,259,593	-1.18%	1.13%	2,613,727,280	35,840,888	1.37%	2,577,886,392	3.40%	4.83%	
2013	8,078,097,700	177,382,524	2.20%	7,900,715,176	-1.59%	1.46%	2,659,770,921	44,359,727	1.67%	2,615,411,194	0.06%	6.36%	
2014	8,397,346,693	229,970,674	2.74%	8,167,376,019	1.11%	4.88%	2,681,265,360	59,860,679	2.23%	2,621,404,681	-1.44%	6.60%	
2015	8,840,328,734	239,632,508	2.71%	8,600,696,226	2.42%	10.44%	2,906,139,280	94,168,827	3.24%	2,811,970,453	4.87%	14.35%	
2016	9,339,896,340	253,905,995	2.72%	9,085,990,345	2.78%	16.68%	3,128,766,492	127,302,828	4.07%	3,001,463,664	3.28%	22.06%	
2017	9,967,061,475	262,988,131	2.64%	9,704,073,344	3.90%	24.61%	3,440,327,629	114,307,546	3.32%	3,326,020,083	6.30%	35.25%	
2018	10,717,403,599	300,180,511	2.80%	10,417,223,088	4.52%	33.77%	3,627,932,524	161,063,082	4.44%	3,466,869,442	0.77%	40.98%	
2019	11,545,635,682	311,622,494	2.70%	11,234,013,188	4.82%	44.26%	4,049,744,275	167,810,185	4.14%	3,881,934,090	7.00%	57.86%	
Rate Ann%chg	4.02%					1.46%	5.12%					C & I w/o growth	2.14%

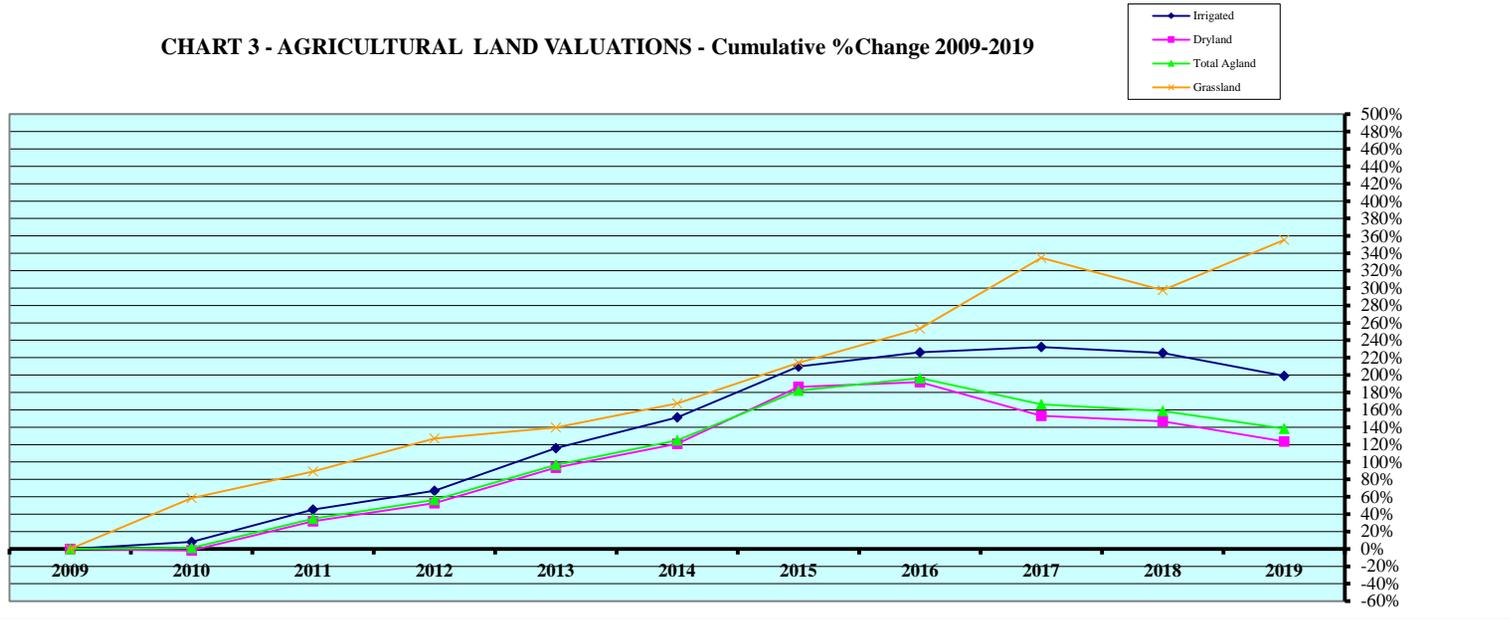
Tax Year	Ag Improvements & Site Land ⁽¹⁾				Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value						
2009	132,244,864	66,062,266	198,307,130	6,746,576	3.40%	191,560,554	--	--	
2010	131,275,048	82,429,585	213,704,633	4,038,418	1.89%	209,666,215	5.73%	5.73%	
2011	137,201,413	79,927,245	217,128,658	4,904,898	2.26%	212,223,760	-0.69%	7.02%	
2012	140,042,187	82,019,519	222,061,706	6,345,786	2.86%	215,715,920	-0.65%	8.78%	
2013	140,691,543	81,873,581	222,565,124	3,567,282	1.60%	218,997,842	-1.38%	10.43%	
2014	189,117,341	40,011,471	229,128,812	5,173,049	2.26%	223,955,763	0.62%	12.93%	
2015	201,044,072	42,784,033	243,828,105	12,130,612	4.98%	231,697,493	1.12%	16.84%	
2016	194,123,487	51,529,858	245,653,345	7,045,555	2.87%	238,607,790	-2.14%	20.32%	
2017	205,619,810	53,916,910	259,536,720	5,680,646	2.19%	253,856,074	3.34%	28.01%	
2018	240,700,956	61,408,023	302,108,979	30,450,756	10.08%	271,658,223	4.67%	36.99%	
2019	235,680,092	71,208,444	306,888,536	9,806,643	3.20%	297,081,893	-1.66%	49.81%	
Rate Ann%chg	5.95%	0.75%	4.46%	Ag Imprv+Site w/o growth			0.90%		

(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# 77
County SARPY

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	11,260,246	--	--	--	122,383,340	--	--	--	5,394,831	--	--	--
2010	12,160,414	900,168	7.99%	7.99%	120,247,372	-2,135,968	-1.75%	-1.75%	8,553,169	3,158,338	58.54%	58.54%
2011	16,357,989	4,197,575	34.52%	45.27%	161,230,776	40,983,404	34.08%	31.74%	10,198,214	1,645,045	19.23%	89.04%
2012	18,804,970	2,446,981	14.96%	67.00%	186,721,951	25,491,175	15.81%	52.57%	12,250,963	2,052,749	20.13%	127.09%
2013	24,325,303	5,520,333	29.36%	116.03%	236,744,227	50,022,276	26.79%	93.44%	12,925,791	674,828	5.51%	139.60%
2014	28,289,408	3,964,105	16.30%	151.23%	270,501,966	33,757,739	14.26%	121.03%	14,416,318	1,490,527	11.53%	167.22%
2015	34,879,581	6,590,173	23.30%	209.76%	350,251,289	79,749,323	29.48%	186.19%	16,935,953	2,519,635	17.48%	213.93%
2016	36,717,610	1,838,029	5.27%	226.08%	357,150,905	6,899,616	1.97%	191.83%	19,062,223	2,126,270	12.55%	253.34%
2017	37,403,421	685,811	1.87%	232.17%	309,907,712	-47,243,193	-13.23%	153.23%	23,457,867	4,395,644	23.06%	334.82%
2018	36,634,127	-769,294	-2.06%	225.34%	301,921,118	-7,986,594	-2.58%	146.70%	21,443,959	-2,013,908	-8.59%	297.49%
2019	33,661,997	-2,972,130	-8.11%	198.95%	273,530,072	-28,391,046	-9.40%	123.50%	24,563,201	3,119,242	14.55%	355.31%

Rate Ann.%chg: Irrigated **11.57%** Dryland **8.37%** Grassland **16.37%**

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	429,767	--	--	--	931	--	--	--	139,469,115	--	--	--
2010	232,078	-197,689	-46.00%	-46.00%	487	-444	-47.69%	-47.69%	141,193,520	1,724,405	1.24%	1.24%
2011	232,772	694	0.30%	-45.84%	1,748	1,261	258.93%	87.76%	188,021,499	46,827,979	33.17%	34.81%
2012	228,037	-4,735	-2.03%	-46.94%	1,654	-94	-5.38%	77.66%	218,007,575	29,986,076	15.95%	56.31%
2013	281,436	53,399	23.42%	-34.51%	1,440	-214	-12.94%	54.67%	274,278,197	56,270,622	25.81%	96.66%
2014	362,254	80,818	28.72%	-15.71%	2,742	1,302	90.42%	194.52%	313,572,688	39,294,491	14.33%	124.83%
2015	441,923	79,669	21.99%	2.83%	(8,982,896)	-8,985,638	-327703.79%	-964965.31%	393,525,850	79,953,162	25.50%	182.16%
2016	560,186	118,263	26.76%	30.35%	(15,475)	8,967,421		-1762.19%	413,475,449	19,949,599	5.07%	196.46%
2017	547,717	-12,469	-2.23%	27.45%	1,781	17,256		91.30%	371,318,498	-42,156,951	-10.20%	166.24%
2018	570,497	22,780	4.16%	32.75%	(16,349)	-18,130	-1017.97%	-1856.07%	360,553,352	-10,765,146	-2.90%	158.52%
2019	612,227	41,730	7.31%	42.46%	1,172	17,521		25.89%	332,368,669	-28,184,683	-7.82%	138.31%

Cnty# **77**
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Rate Ann.%chg: Total Agric Land **9.07%**

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	10,884,184	5,654	1,925			123,710,671	71,432	1,732			4,138,785	5,052	819		
2010	12,163,083	6,199	1,962	1.93%	1.93%	120,454,355	66,915	1,800	3.94%	3.94%	6,601,210	7,200	917	11.91%	11.91%
2011	16,096,181	6,225	2,586	31.78%	34.32%	161,822,610	66,365	2,438	35.46%	40.79%	7,656,121	7,084	1,081	17.88%	31.92%
2012	19,101,517	6,365	3,001	16.05%	55.88%	186,903,468	66,047	2,830	16.06%	63.40%	9,284,153	7,169	1,295	19.83%	58.08%
2013	24,610,506	6,218	3,958	31.90%	105.61%	237,499,823	65,864	3,606	27.42%	108.21%	9,791,799	7,204	1,359	4.95%	65.91%
2014	28,579,366	6,205	4,606	16.36%	139.24%	270,556,847	65,343	4,141	14.83%	139.08%	10,712,421	7,076	1,514	11.38%	84.79%
2015	34,872,071	6,205	5,620	22.02%	191.93%	352,713,171	64,867	5,438	31.32%	213.97%	13,007,275	7,105	1,831	20.93%	123.47%
2016	37,866,157	6,325	5,987	6.53%	211.00%	368,135,968	63,899	5,761	5.95%	232.66%	19,117,920	12,402	1,541	-15.80%	88.16%
2017	37,403,421	6,374	5,868	-1.99%	204.82%	313,351,946	62,299	5,030	-12.70%	190.43%	23,416,944	12,947	1,809	17.34%	120.78%
2018	36,959,456	6,288	5,878	0.16%	205.32%	303,375,929	60,293	5,032	0.04%	190.54%	21,519,386	12,747	1,688	-6.66%	106.07%
2019	37,522,999	6,394	5,869	-0.16%	204.85%	281,434,665	58,891	4,779	-5.02%	175.94%	20,942,577	12,356	1,695	0.40%	106.90%

Rate Annual %chg Average Value/Acre: 11.79%

10.68%

7.54%

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	407,760	5,105	80			1,191,126	4,031	295			140,332,526	91,274	1,537		
2010	215,420	2,693	80	0.16%	0.16%	2,067,799	6,666	310	4.98%	4.98%	141,501,867	89,672	1,578	2.63%	2.63%
2011	222,083	2,725	81	1.87%	2.03%	2,448,525	6,635	369	18.97%	24.90%	188,245,520	89,034	2,114	33.99%	37.52%
2012	229,787	2,819	82	0.03%	2.06%	2,928,203	6,642	441	19.46%	49.20%	218,447,128	89,043	2,453	16.03%	59.56%
2013	281,959	2,777	102	24.56%	27.12%	3,098,465	6,725	461	4.51%	55.93%	275,282,552	88,788	3,100	26.38%	101.66%
2014	353,000	2,906	121	19.63%	52.07%	3,616,350	6,364	568	23.34%	92.33%	313,817,984	87,894	3,570	15.16%	132.22%
2015	443,642	2,926	152	24.81%	89.80%	3,891,598	6,486	600	5.58%	103.06%	404,927,757	87,589	4,623	29.48%	200.69%
2016	439,706	2,887	152	0.47%	90.69%	111,048	1,107	100	-83.28%	-66.05%	425,670,799	86,620	4,914	6.30%	219.63%
2017	537,157	3,544	152	-0.50%	89.74%	1,675	384	4	-95.65%	-98.52%	374,711,143	85,548	4,380	-10.87%	184.89%
2018	538,277	3,548	152	0.10%	89.92%	1,675	538	3	-28.67%	-98.95%	362,394,723	83,415	4,344	-0.81%	182.57%
2019	513,441	3,368	152	0.50%	90.88%	2,638	446	6	90.00%	-98.00%	340,416,320	81,454	4,179	-3.80%	171.82%

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Rate Annual %chg Average Value/Acre: 10.52%

(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

Total Real Property Sum Lines 17, 25, & 30	Records : 66,650	Value : 17,504,891,168	Growth 522,372,019	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	669	25,750,190	3,867	111,727,726	1,689	47,766,594	6,225	185,244,510	
02. Res Improve Land	32,037	978,142,858	12,306	571,348,249	10,372	510,535,479	54,715	2,060,026,586	
03. Res Improvements	32,290	0	12,355	0	10,388	0	55,033	10,096,242,253	
04. Res Total	32,959	1,003,893,048	16,222	683,075,975	12,077	558,302,073	61,258	12,341,513,349	273,218,148
% of Res Total	53.80	8.13	26.48	5.53	19.71	4.52	91.91	70.50	52.30
05. Com UnImp Land	328	93,728,791	177	53,699,370	45	12,349,945	550	159,778,106	
06. Com Improve Land	1,261	385,365,872	117	55,666,657	140	62,098,148	1,518	503,130,677	
07. Com Improvements	1,271	1,658,891,830	125	367,910,381	143	190,615,247	1,539	2,217,417,458	
08. Com Total	1,599	2,137,986,493	302	477,276,408	188	265,063,340	2,089	2,880,326,241	90,947,602
% of Com Total	76.54	74.23	14.46	16.57	9.00	9.20	3.13	16.45	17.41
09. Ind UnImp Land	107	18,181,813	92	20,414,706	17	2,069,748	216	40,666,267	
10. Ind Improve Land	401	126,174,937	255	114,733,826	113	26,354,688	769	267,263,451	
11. Ind Improvements	402	717,388,810	256	519,004,199	114	79,893,817	772	1,316,286,826	
12. Ind Total	509	861,745,560	348	654,152,731	131	108,318,253	988	1,624,216,544	147,174,183
% of Ind Total	51.52	53.06	35.22	40.27	13.26	6.67	1.48	9.28	28.17
13. Rec UnImp Land	0	0	5	630,176	89	5,363,692	94	5,993,868	
14. Rec Improve Land	0	0	13	1,494,468	30	2,765,462	43	4,259,930	
15. Rec Improvements	0	0	13	525,864	285	9,851,790	298	10,377,654	
16. Rec Total	0	0	18	2,650,508	374	17,980,944	392	20,631,452	447,452
% of Rec Total	0.00	0.00	4.59	12.85	95.41	87.15	0.59	0.12	0.09
Res & Rec Total	32,959	1,003,893,048	16,240	685,726,483	12,451	576,283,017	61,650	12,362,144,801	273,665,600
% of Res & Rec Total	53.46	8.12	26.34	5.55	20.20	4.66	92.50	70.62	52.39
Com & Ind Total	2,108	2,999,732,053	650	1,131,429,139	319	373,381,593	3,077	4,504,542,785	238,121,785
% of Com & Ind Total	68.51	66.59	21.12	25.12	10.37	8.29	4.62	25.73	45.58
17. Taxable Total	35,067	4,003,625,101	16,890	1,817,155,622	12,770	949,664,610	64,727	16,866,687,586	511,787,385
% of Taxable Total	54.18	23.74	26.09	10.77	19.73	5.63	97.11	96.35	97.97

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	22	9,613,611	130,728,091	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	22	9,613,611	130,728,091
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				22	9,613,611	130,728,091

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
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	1,135	799	625	2,559

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	1	23,790	501	80,753,245	474	98,140,998	976	178,918,033
28. Ag-Improved Land	0	0	399	96,105,166	535	128,057,622	934	224,162,788
29. Ag Improvements	0	0	400	94,596,089	547	140,526,672	947	235,122,761

30. Ag Total					1,923	638,203,582
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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	4	2.08	70,439	
32. HomeSite Improv Land	0	0.00	0	321	428.84	20,679,124	
33. HomeSite Improvements	0	0.00	0	332	426.00	81,990,636	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	48	74.63	843,429	
36. FarmSite Improv Land	0	0.00	0	347	716.98	14,736,448	
37. FarmSite Improvements	0	0.00	0	323	0.00	12,605,453	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	1.53	0	
40. Other- Non Ag Use	0	0.00	0	0	3.56	155,074	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	10	53.35	394,426	14	55.43	464,865	
32. HomeSite Improv Land	455	628.57	29,666,780	776	1,057.41	50,345,904	
33. HomeSite Improvements	468	621.49	119,791,292	800	1,047.49	201,781,928	10,584,634
34. HomeSite Total				814	1,112.84	252,592,697	
35. FarmSite UnImp Land	75	608.76	3,135,186	123	683.39	3,978,615	
36. FarmSite Improv Land	483	1,265.24	20,005,283	830	1,982.22	34,741,731	
37. FarmSite Improvements	466	0.00	20,735,380	789	0.00	33,340,833	0
38. FarmSite Total				912	2,665.61	72,061,179	
39. Road & Ditches	0	0.00	0	0	1.53	0	
40. Other- Non Ag Use	0	0.00	0	0	3.56	155,074	
41. Total Section VI				1,726	3,783.54	324,808,950	10,584,634

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	1	0.00	2,940	1	0.00	2,940

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	1	5.62	23,790	900	34,681.87	139,323,524
44. Market Value	1	5.62	134,880	900	34,681.87	455,785,217
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	1,005	45,171.93	172,765,669	1,906	79,859.42	312,112,983
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	76.88	1.54%	505,487	1.75%	6,575.01
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	3,058.28	61.38%	18,472,007	64.05%	6,040.00
48. 2A	1,045.10	20.98%	6,155,646	21.34%	5,890.01
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	45.71	0.92%	227,410	0.79%	4,975.06
51. 4A1	622.99	12.50%	2,896,910	10.04%	4,650.01
52. 4A	133.54	2.68%	584,241	2.03%	4,375.03
53. Total	4,982.50	100.00%	28,841,701	100.00%	5,788.60
Dry					
54. 1D1	390.81	0.71%	2,149,455	0.86%	5,500.00
55. 1D	16,991.83	30.90%	90,566,549	36.04%	5,330.01
56. 2D1	6,629.77	12.06%	33,182,006	13.21%	5,005.00
57. 2D	302.73	0.55%	1,468,324	0.58%	4,850.28
58. 3D1	356.39	0.65%	1,669,687	0.66%	4,685.00
59. 3D	23,777.21	43.24%	98,437,668	39.18%	4,140.00
60. 4D1	2.44	0.00%	9,409	0.00%	3,856.15
61. 4D	6,532.66	11.88%	23,778,898	9.46%	3,640.00
62. Total	54,983.84	100.00%	251,261,996	100.00%	4,569.74
Grass					
63. 1G1	13,711.68	86.86%	28,819,853	88.17%	2,101.85
64. 1G	53.56	0.34%	94,920	0.29%	1,772.22
65. 2G1	6.76	0.04%	13,457	0.04%	1,990.68
66. 2G	244.85	1.55%	539,994	1.65%	2,205.41
67. 3G1	627.77	3.98%	1,306,687	4.00%	2,081.47
68. 3G	445.03	2.82%	652,063	1.99%	1,465.21
69. 4G1	610.51	3.87%	1,107,541	3.39%	1,814.12
70. 4G	86.22	0.55%	153,435	0.47%	1,779.58
71. Total	15,786.38	100.00%	32,687,950	100.00%	2,070.64
Irrigated Total					
	4,982.50	6.21%	28,841,701	9.20%	5,788.60
Dry Total					
	54,983.84	68.57%	251,261,996	80.17%	4,569.74
Grass Total					
	15,786.38	19.69%	32,687,950	10.43%	2,070.64
72. Waste	3,651.80	4.55%	555,984	0.18%	152.25
73. Other	778.12	0.97%	47,001	0.01%	60.40
74. Exempt	847.90	1.06%	0	0.00%	0.00
75. Market Area Total	80,182.64	100.00%	313,394,632	100.00%	3,908.51

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	707.41	3,832,673	4,275.09	25,009,028	4,982.50	28,841,701
77. Dry Land	5.62	23,790	27,171.33	124,785,907	27,806.89	126,452,299	54,983.84	251,261,996
78. Grass	0.00	0	5,355.38	11,519,329	10,431.00	21,168,621	15,786.38	32,687,950
79. Waste	0.00	0	1,508.92	234,254	2,142.88	321,730	3,651.80	555,984
80. Other	0.00	0	203.78	1,734	574.34	45,267	778.12	47,001
81. Exempt	0.00	0	557.68	0	290.22	0	847.90	0
82. Total	5.62	23,790	34,946.82	140,373,897	45,230.20	172,996,945	80,182.64	313,394,632

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	4,982.50	6.21%	28,841,701	9.20%	5,788.60
Dry Land	54,983.84	68.57%	251,261,996	80.17%	4,569.74
Grass	15,786.38	19.69%	32,687,950	10.43%	2,070.64
Waste	3,651.80	4.55%	555,984	0.18%	152.25
Other	778.12	0.97%	47,001	0.01%	60.40
Exempt	847.90	1.06%	0	0.00%	0.00
Total	80,182.64	100.00%	313,394,632	100.00%	3,908.51

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 Bellevue Area	1,704	40,706,405	18,940	564,405,749	19,176	2,827,258,267	20,880	3,432,370,421	44,047,084
83.2 Gretna Area	1,769	55,217,028	5,843	310,356,887	5,843	1,451,816,305	7,612	1,817,390,220	92,418,780
83.3 La Vista Area	20	6,669,550	4,806	155,162,395	4,806	817,478,591	4,826	979,310,536	2,500,801
83.4 Millard Area	236	3,626,358	9,005	305,139,486	9,005	1,632,125,406	9,241	1,940,891,250	42,502,504
83.5 Papillion Area	2,130	57,447,193	13,882	548,265,826	13,930	2,915,007,464	16,060	3,520,720,483	79,164,675
83.6 Rec Lake Area	224	11,571,576	759	67,361,039	1,025	139,373,895	1,249	218,306,510	2,521,203
83.7 Rural Area	102	11,811,032	713	82,097,880	716	176,483,104	818	270,392,016	3,513,024
83.8 Sarpy County	1	3,549	1	843,887	1	4,825	2	852,261	0
83.9 Springfield Area	133	4,185,687	809	30,653,367	829	147,072,050	962	181,911,104	6,997,529
84 Residential Total	6,319	191,238,378	54,758	2,064,286,516	55,331	10,106,619,907	61,650	12,362,144,801	273,665,600

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	Bellevue Area	148	22,519,005	722	147,559,026	730	789,089,288	878	959,167,319	8,277,507
85.2	Gretna Area	77	11,510,104	208	38,793,868	209	140,556,261	286	190,860,233	15,045,448
85.3	La Vista Area	105	39,081,784	276	134,722,145	277	695,508,753	382	869,312,682	19,426,268
85.4	Millard Area	18	7,842,971	9	10,397,145	9	18,324,726	27	36,564,842	3,714,377
85.5	Papillion Area	114	28,076,043	370	158,926,355	373	559,080,265	487	746,082,663	43,127,049
85.6	Rural Area	8	1,528,116	3	1,370,779	3	1,462,564	11	4,361,459	0
85.7	Sarpy County	241	67,859,216	590	239,873,547	601	1,061,333,771	842	1,369,066,534	25,244,735
85.8	Springfield Area	55	22,027,134	109	38,751,263	109	268,348,656	164	329,127,053	123,286,401
86	Commercial Total	766	200,444,373	2,287	770,394,128	2,311	3,533,704,284	3,077	4,504,542,785	238,121,785

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	8,032.94	82.72%	19,319,251	84.98%	2,405.00
88. 1G	19.75	0.20%	46,906	0.21%	2,374.99
89. 2G1	4.83	0.05%	11,084	0.05%	2,294.82
90. 2G	243.95	2.51%	539,135	2.37%	2,210.02
91. 3G1	612.22	6.30%	1,291,785	5.68%	2,110.00
92. 3G	164.74	1.70%	342,661	1.51%	2,080.01
93. 4G1	549.67	5.66%	1,033,380	4.55%	1,880.00
94. 4G	82.97	0.85%	150,178	0.66%	1,810.03
95. Total	9,711.07	100.00%	22,734,380	100.00%	2,341.08
CRP					
96. 1C1	931.58	98.46%	3,595,904	98.74%	3,860.01
97. 1C	2.88	0.30%	10,757	0.30%	3,735.07
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	11.48	1.21%	34,785	0.96%	3,030.05
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.19	0.02%	508	0.01%	2,673.68
104. Total	946.13	100.00%	3,641,954	100.00%	3,849.32
Timber					
105. 1T1	4,747.16	92.55%	5,904,698	93.55%	1,243.84
106. 1T	30.93	0.60%	37,257	0.59%	1,204.56
107. 2T1	1.93	0.04%	2,373	0.04%	1,229.53
108. 2T	0.90	0.02%	859	0.01%	954.44
109. 3T1	15.55	0.30%	14,902	0.24%	958.33
110. 3T	268.81	5.24%	274,617	4.35%	1,021.60
111. 4T1	60.84	1.19%	74,161	1.17%	1,218.95
112. 4T	3.06	0.06%	2,749	0.04%	898.37
113. Total	5,129.18	100.00%	6,311,616	100.00%	1,230.53
<hr/>					
Grass Total	9,711.07	61.52%	22,734,380	69.55%	2,341.08
CRP Total	946.13	5.99%	3,641,954	11.14%	3,849.32
Timber Total	5,129.18	32.49%	6,311,616	19.31%	1,230.53
<hr/>					
114. Market Area Total	15,786.38	100.00%	32,687,950	100.00%	2,070.64

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

77 Sarpy

	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	11,524,864,319	12,341,513,349	816,649,030	7.09%	273,218,148	4.72%
02. Recreational	20,771,363	20,631,452	-139,911	-0.67%	447,452	-2.83%
03. Ag-Homesite Land, Ag-Res Dwelling	235,680,092	252,592,697	16,912,605	7.18%	10,584,634	2.68%
04. Total Residential (sum lines 1-3)	11,781,315,774	12,614,737,498	833,421,724	7.07%	284,250,234	4.66%
05. Commercial	2,684,471,259	2,880,326,241	195,854,982	7.30%	90,947,602	3.91%
06. Industrial	1,365,273,016	1,624,216,544	258,943,528	18.97%	147,174,183	8.19%
07. Total Commercial (sum lines 5-6)	4,049,744,275	4,504,542,785	454,798,510	11.23%	238,121,785	5.35%
08. Ag-Farmsite Land, Outbuildings	71,039,576	72,061,179	1,021,603	1.44%	0	1.44%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	168,868	155,074	-13,794	-8.17%		
11. Total Non-Agland (sum lines 8-10)	71,208,444	72,216,253	1,007,809	1.42%	0	1.42%
12. Irrigated	33,661,997	28,841,701	-4,820,296	-14.32%		
13. Dryland	273,530,072	251,261,996	-22,268,076	-8.14%		
14. Grassland	24,563,201	32,687,950	8,124,749	33.08%		
15. Wasteland	612,227	555,984	-56,243	-9.19%		
16. Other Agland	1,172	47,001	45,829	3,910.32%		
17. Total Agricultural Land	332,368,669	313,394,632	-18,974,037	-5.71%		
18. Total Value of all Real Property (Locally Assessed)	16,234,637,162	17,504,891,168	1,270,254,006	7.82%	522,372,019	4.61%

2020 Assessment Survey for Sarpy County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	One
2.	Appraiser(s) on staff:
	9 full time
3.	Other full-time employees:
	8 administrative;2 data collectors
4.	Other part-time employees:
	No part-time employees
5.	Number of shared employees:
	No shared employees
6.	Assessor's requested budget for current fiscal year:
	\$1,732,194
7.	Adopted budget, or granted budget if different from above:
	1,637,196
8.	Amount of the total assessor's budget set aside for appraisal work:
	Not segregated in our operating budget
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	Not segregated in our operating budget
10.	Part of the assessor's budget that is dedicated to the computer system:
	Software: \$77,000; Equipment: \$10,400
11.	Amount of the assessor's budget set aside for education/workshops:
	\$12,000
12.	Other miscellaneous funds:
	None
13.	Amount of last year's assessor's budget not used:
	All funds were used

B. Computer, Automation Information and GIS

1.	Administrative software:
	Terra-Scan
2.	CAMA software:
	Terra-Scan
3.	Are cadastral maps currently being used?
	Digital maps are provided through the GIS system
4.	If so, who maintains the Cadastral Maps?
	County Assessor, in coordination with the GIS mapping staff
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	www.sarpy.com
7.	Who maintains the GIS software and maps?
	Information Systems Department of Sarpy County
8.	What type of aerial imagery is used in the cyclical review of properties?
	Ortho photography and oblique images. Some areas are covered by change detection technology.
9.	When was the aerial imagery last updated?
	2019 aerial for flood damage. Entire county will be flown in 2020
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?
	Papillion, La Vista, Bellevue, Gretna, Springfield, and Sarpy County are all zoned.
4.	When was zoning implemented?
	Unknown

D. Contracted Services

1.	Appraisal Services:
	All appraisal functions are performed with Sarpy County Assessor’s appraisal staff.
2.	GIS Services:
	In-house
3.	Other services:
	Printing of preliminary valuation notices, personal property notices, valuation change notices, and informational post cards

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Yes, we have. But, not for 2019.
2.	If so, is the appraisal or listing service performed under contract?
	Yes, we have used contract appraisers in two previous years for commercial (six-year) data collection.
3.	What appraisal certifications or qualifications does the County require?
	Certified General Appraisers
4.	Have the existing contracts been approved by the PTA?
	Yes, all contracts for services or CAMA systems go to the PTA for approval.
5.	Does the appraisal or listing service providers establish assessed values for the county?
	No, when contractors are used the county assessor establishes the assessed values.

2020 Residential Assessment Survey for Sarpy County

1.	Valuation data collection done by:																				
	Staff Appraisers, Data Collectors																				
2.	List the valuation group recognized by the County and describe the unique characteristics of each:																				
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Bellevue Area - Community in the eastern portion of the county serving Offutt Air Force Base.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Gretna Area - Located in the western portion of the county north of Interstate 80.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Millard Area - A Douglas/Sarpy County suburb with shared fire and school districts</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Papillion Area – Centrally located and the seat of county government.</td> </tr> <tr> <td style="text-align: center;">6</td> <td>Springfield Area - Located in the south central portion of the county.</td> </tr> <tr> <td style="text-align: center;">7</td> <td>La Vista Area – A city located to the north of Papillion along the Sarpy/Douglas county line.</td> </tr> <tr> <td style="text-align: center;">8</td> <td>Recreational/Lake Area - Recreational/Lake Area - All around the county's river perimeter; IOLL; includes sand pits and flood areas.</td> </tr> <tr> <td style="text-align: center;">9</td> <td>Rural Sarpy - Located throughout the county, outside extraterritorial zoning jurisdictions.</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Agricultural outbuildings and improvements</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Bellevue Area - Community in the eastern portion of the county serving Offutt Air Force Base.	2	Gretna Area - Located in the western portion of the county north of Interstate 80.	3	Millard Area - A Douglas/Sarpy County suburb with shared fire and school districts	5	Papillion Area – Centrally located and the seat of county government.	6	Springfield Area - Located in the south central portion of the county.	7	La Vista Area – A city located to the north of Papillion along the Sarpy/Douglas county line.	8	Recreational/Lake Area - Recreational/Lake Area - All around the county's river perimeter; IOLL; includes sand pits and flood areas.	9	Rural Sarpy - Located throughout the county, outside extraterritorial zoning jurisdictions.	AG	Agricultural outbuildings and improvements
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3.	List and describe the approach(es) used to estimate the market value of residential properties.																				
	Cost approach to value with market transactions used to adjust depreciation tables and market influences.																				
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?																				
	Depreciation tables are based on local market information.																				
5.	Are individual depreciation tables developed for each valuation group?																				
	No, depreciation tables are developed for the entire County as environmental and physical factors equally affect the entire county. The economic depreciation is developed by neighborhood.																				
6.	Describe the methodology used to determine the residential lot values?																				
	Sales comparison, allocation, and/or abstraction.																				
7.	How are rural residential site values developed?																				
	The site values are developed using sales of similar properties and attributes.																				
8.	Are there form 191 applications on file?																				

	Yes																																																		
9.	Describe the methodology used to determine value for vacant lots being held for sale or resale?																																																		
	If property owners submit the form 191, the county assessor will then value the lots using the discounted cash flow methodology. The assessors office has supplied this standard operating procedure to the department.																																																		
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	Typically, valuation groups are created by looking for similar characteristics like proximity, size, age, and amenities. Because of its size, this county has the ability to create their valuation groups along city and ETJ boundaries, or school districts. Neighborhoods within the valuation groups are reviewed at different times based on the appraisal areas.																																																		

2020 Commercial Assessment Survey for Sarpy County

1.	Valuation data collection done by:													
	Staff Appraisers. Contract appraiser have been used to a limited degree in the past two years.													
2.	List the valuation group recognized in the County and describe the unique characteristics of each:													
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">10</td> <td>All commercial property in Sarpy County falls within Valuation Group 10.</td> </tr> </tbody> </table>				<u>Valuation Group</u>	<u>Description of unique characteristics</u>	10	All commercial property in Sarpy County falls within Valuation Group 10.						
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10	All commercial property in Sarpy County falls within Valuation Group 10.													
3.	List and describe the approach(es) used to estimate the market value of commercial properties.													
	The income and cost approaches, with more emphasis on the income approach.													
3a.	Describe the process used to determine the value of unique commercial properties.													
	Same as above with the addition of the sales comparison approach, using comparable sales from a broad area outside of the County.													
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?													
	Depreciation tables are based on tables in the CAMA system, which comes from Marshall & Swift. A contract appraisal firm used in years past determined depreciation based on the local market for the subject occupancy groups.													
5.	Are individual depreciation tables developed for each valuation grouping?													
	CAMA Depreciation tables are used as established in the commercial cost table.													
6.	Describe the methodology used to determine the commercial lot values.													
	Sales comparison approach.													
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10	2009-2017	2009-2017	2012	2009-2017										
	Within their one valuation group, the county separates parcels as detailed in the Marshall & Swift occupancy code. Examples include regional shopping center, service garage, and storage warehouses this is typically how the county reviews the commercial by occupancy. This is why there is a range of years in the chart for valuation groups. There was a complete land study completed in 2012 but they do adjust values when the market dictates.													

2020 Agricultural Assessment Survey for Sarpy County

1.	Valuation data collection done by:																								
	Staff Appraiser																								
2.	List each market area, and describe the location and the specific characteristics that make each unique.																								
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FRMO	Agricultural parcels in the 012 market area	2017																							
	Sarpy county has 7 different market areas for land valuation purposes valuation purposes. All land in Sarpy County is influenced by development for non-agricultural purposes and all agricultural parcels are valued using agricultural sales from counties without any non-agricultural influence.																								
3.	Describe the process used to determine and monitor market areas.																								
	The County analyzes sales and market conditions. Title 350, Chapter 50-001.18																								
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.																								
	Parcel use is identified per state statutes and regulations.																								
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?																								
	Annual analysis of the rural residential home sites and the farm home sites indicates that there is no value difference between the two.																								
6.	What separate market analysis has been conducted where intensive use is identified in the county?																								
	Sarpy County uses sales of similar properties when available.																								
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.																								
	The market value for the location in which the parcel resides, is applied to the subject property.																								
	<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?																								

	1,924
8b.	What process was used to determine if non-agricultural influences exist in the county?
	Through sales verification.
	<i><u>If your county recognizes a special value, please answer the following</u></i>
8c.	Describe the non-agricultural influences recognized within the county.
	Development of areas along major corridors and effective taxing jurisdictions, growth of residential and commercial is spreading rapidly.
8d.	Where is the influenced area located within the county?
	The entire county is influenced.
8e.	Describe in detail how the special values were arrived at in the influenced area(s).
	Use of agricultural market sales from comparable, uninfluenced counties are analyzed to arrive at the special values.

**Three Year Plan of Assessment for Sarpy County
July 2019**

Introduction

77-1311.02. Plan of assessment; preparation. 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 31 each year.

Source: Laws 2005, LB 263, § 9; Laws 2007, LB334, § 64.

Duties of the County Assessor

The duties of the county assessor are stated in the Nebraska State Statutes, 77-1311. Along with the general supervision and the direction of the assessment of all taxable property in the county, the assessor is responsible for the following:

- Annually revise the real property assessments for the correction of errors and equitably portion valuations.
- Obey all rules and regulations made under Chapter 77 and the instructions and orders sent by the Property Tax Administrator and the Tax Equalization and Review Commission.
- Examine records from the offices of the register of deeds, county clerk, county judge, and the clerk of the district court for proper ownership of property.
- Prepare the assessment roll.
- Provide public access to records.
- Submit a plan of assessment to the county board and the division of property assessment.

Real Property Assessment Requirements

77-201. Property taxable; valuation; classification.

(1) Except as provided in subsections (2) through (4) of this section, all real property in this state, not expressly exempt therefrom, shall be subject to taxation and shall be valued at its actual value.

(2) Agricultural land and horticultural land as defined in section 77-1359 shall constitute a separate and distinct class of property for purposes of property taxation, shall be subject to taxation, unless expressly exempt from taxation, and shall be valued at seventy-five percent of its actual value.

(3) Agricultural land and horticultural land actively devoted to agricultural or horticultural purposes which has value for purposes other than agricultural or horticultural uses and which meets the qualifications for special valuation under section 77-1344 shall constitute a separate and distinct class of property for purposes of property taxation, shall be subject to taxation, and shall be valued for taxation at seventy-five percent of its special value as defined in section 77-1343.

(4) Historically significant real property which meets the qualifications for historic rehabilitation valuation under sections 77-1385 to 77-1394 shall be valued for taxation as provided in such sections.

General Description of Real Property in Sarpy County

	<u>Parcels</u>	<u>% of total parcels</u>
Residential	60,430	92
Commercial	2,049	3
Industrial	985	1.5
Recreational	412	.5
Agricultural	<u>1,939</u>	<u>3</u>
Total	65,815	100%

Current Resources

The Sarpy County Assessor's office is currently staffed as follows:

- (1) Elected County Assessor
 - (1) Chief Deputy Assessor
 - (6) Residential Real Estate Appraisers
 - (2) Commercial/Industrial Real Estate Appraisers
 - (1) Rural/Agricultural Appraiser
 - (2) Real Property Data Collectors
 - (8) Administrative Staff
- 21 Total

Cadastral Mapping

Cadastral mapping is accomplished through our Geographic Information System. Technical support is provided by the Sarpy County Information Systems Department. Maps are provided to the public via the internet. The I.A.A.O. recommends keeping printed quarter sheets on hand. Our quarter sheets are kept in the office of the register of deeds and are available for public viewing. Our office has one staff member with a formal education in GIS that performs necessary mapping tasks.

Computer Assisted Mass Appraisal (CAMA)

Thomson Reuters provides the Terra Scan CAMA Software Package along with updates to Terra Scan and the Marshall-Swift Cost Data. The sketching section of Terra Scan is not adequate for our needs and is not used. Sketching is accomplished through a separate Apex software program. CAMA data populates the parcel look-up section of the county website.

Sarpy County has failed at two attempts to replace our unsupported CAMA software platform. As of This date we are seeking a third vendor to satisfy our assessment and tax collections needs.

Geographic Information System

The GIS system is controlled by our Information Systems Department with the assessor having use of Arc Viewer and Arc Reader. This provides our appraisers with tools for plotting sales, permits, identify areas for reappraisal, etc. Maps are helpful for explaining assessment practices to property owners and county board members. Oblique imagery is available to use through Pictometry and is useful for verification of a number of property characteristics. We are now using 2018 imagery and have purchased an aerial change detection capability which is now in use in our rural areas.

Internet Access to County Information

Data from assessment files can be viewed on the internet in the form of free public information at the county website. The data available has been expanded as we no longer offer a custom data package. Custom reports can be produced by request. The property look-up area of the county website offers a greater amount of assessment data and property record files used in TERC appeals by taxpayers. The public use of the website (www.sarpy.com) increases each year along with more assessment information being added. Nebraska Personal Property Schedules are on-line along with information regarding important filing dates.

Current Assessment Procedures for Real Property

Sarpy County recognizes the state statutes, regulations, and directives as the authority in the valuation and assessment of real and personal property for the purpose of the property tax. The Sarpy County Assessor's Standard Operating Procedures (SOP's) are written and frequently updated with the purpose of complying with state mandates. The assessor relies on the Property Assessment and Taxation Calendar issued annually by the Nebraska Department of Revenue, Property Assessment Division as a reliable source for filing dates and important assessment events.

The assessor recognizes the International Association of Assessing Officers (IAAO) as the expert authority on mass appraisal technical standards. An IAAO publications library is maintained in the assessor's office as a supplement to formal instruction funded by the assessor and attended annually by staff appraisers. The assessor funds testing for the Nebraska Assessor's Certificate for staff appraisers along with the continuing education to maintain the certification and for maintaining appraisers licenses.

Review of Assessment Sales Ratio Studies before Assessment Actions

Ratio studies are performed during the year to determine the level of our assessments in individual market areas. This serves as an indicator of possible inspection and re-valuation needs in a specific area. While statistical studies are performed in-house, we work from the preliminary statistics issued by the Property Assessment Division.

Approaches to Value

Residential assessed values are determined by using a cost approach to value adjusted to the market via depreciation tables derived from market transaction (sales) analysis. Our office uses two years' worth of qualified sales as the market data for our statistical analysis and measurement.

We rely on the local real estate market, interviews with local mortgage lenders, real estate appraisers, real estate developers, and national real estate publications to assist us with the income approach to value on commercial properties. However, all three approaches to value are considered.

Agricultural land may receive a special valuation by enrolling in an Agricultural Special Valuation Program (greenbelt) or simply valued at 75% of market value, where applicable. There are specific requirements for receiving special valuation and the assessor closely observes the predominant use of each parcel to be certain of agricultural or horticultural uses. The necessity to value any land adjoining agricultural land, but not considered to be agricultural land, has been studied and valued according to the results of the study. Sales of rural parcels are applied to the valuation models each year to determine any necessary adjustments to the assessed values.

Reconciliation of Final Value and Documentation

Three approaches to value are generally accepted in the performance of mass appraisal. A minimum of two approaches to value are applied to every improved parcel, as appropriate, to determine fair market value.

Review Assessment Sales Ratio Studies after Assessment

Staff appraisers review their own market-area statistics before and after assessment actions. The statistics are discussed with the chief deputy assessor to determine possible actions to be taken by the appraiser.

Notices and Public Relations

Several notices or documents are sent to the property owners with regard to the taxable status of their property:

- On or before January 15th of each year the assessor publishes a preliminary valuation on the county website. Beginning in 2020, the assessor will mail postcards to property owners to remind them to review their preliminary value at www.sarpy.com.
- Change in Valuation Notices are mailed at the end of May. The Sarpy County Website provides property information, important notices, and forms.
- Permissive Exemptions are mailed on November 1st to previous filers.
- Personal Property filing reminders are mailed in April with directions for web access to the previous year's filing.
- Homestead Exemptions are mailed at the end of January to the previous year recipients of the exemption along with those who request that forms be mailed.

Public notification takes place in a newspaper of general circulation and on the Sarpy County website. The website has an assessor's area where frequently asked questions are answered; assessor's sales and statistical reports; and appraiser contact information. Comments and questions via email go straight to the assessor for answer or action. Use of our website is encouraged at every opportunity. In 2018, the county hired a Communication Manager who is very helpful to our office in getting the word out to the public via our website, Twitter, Facebook, Instagram, and the Nextdoor.

Level of Value, Quality and Uniformity for Assessment Year 2018

<u>Property class</u>	<u>Median</u>	<u>COD</u>	<u>PRD</u>
Commercial	95.00	13.69	89.32
Agricultural	70.00	19.55	104.68
Residential	96.00	5.12	100.21

Property Tax Exempt Parcels

It is necessary for the assessor to update the physical characteristics of exempt parcels and update their assessed values, although they may be exempt from paying taxes. We are currently listing exempt parcels through our six-year listing process. Progress is being made as we understand the necessity of maintaining a value for exempt parcels.

Ongoing Priorities

The Sarpy County Assessor's Office has some standing priorities that run through each year. The hierarchy of appraiser priorities is as follows:

1. New Construction Building Permits
2. Verification of Sales
3. Major Building Permits/Action Files
4. Six Year Cycle Inspections

Our office maintains Standard Operating Procedures (SOP) documents. As we see the need for policy or process changes we update the SOP's. If new processes must be implemented we start the drafting process of SOP's. Review of existing SOP's happens naturally as appraisers question the reasoning or validity of such processes.

We encourage and facilitate taking the Nebraska Assessor Certification Examination for all appraisers. Some have appraisal credentials from Nebraska and Iowa. This makes it mandatory for our appraisers to attend annual continuing education classes to maintain their certificates or licenses. The education fees, examination fees, and license renewal is provided for in the assessor's operating budget.

The county assessor will continue efforts to impress upon the county board the need for additional data collection and appraisal staffing to maintain statutory compliance and the quality of our appraisal products.

Assessment Actions Planned for Assessment Year 2020

Residential

Every year we run ratio studies to see how our assessed values compare to the market. In recent years the real estate market has been inflating and we will continue to adjust to what the market dictates. The number of new construction permits have risen over the last four years and will continue to rise as we are seeing new construction building permits to replace the dwellings that were destroyed during the spring flood. All human resources will go to the performance of year end inspections.

Progress has been made in the development of a plan to provide sanitary sewer to the under developed areas of Sarpy County. We are not to the point where residential development will happen in any great amount in the southwest areas of Sarpy County. But, this is very much on our minds and we are looking at methods to help us manage the increased work load. Too few appraisers and data collectors are employed to realize a satisfactory effort in six year inspections.

In late 2018 and early 2019 we experienced an extraordinary amount of inclement weather which reduced our number of days in the field. Record amounts of snowfall and rain have severely restricted inspections to satisfy six year inspection requirements. Each appraiser has more than the recommended amount of parcels per appraiser with continued growth (new stuff) putting us beyond the required human resources to maintain the current appraisal standards. We have communicated our staffing needs to all five county commissioners and have received no funding for an additional residential appraiser and an additional data collector. The commissioners have been made aware of effect this will have on assessment practices and quality of assessments.

Commercial and Industrial

Commercial and Industrial reappraisals efforts will be determined once analysis of sales data has been completed. We appraise this class by occupancy codes which has generally worked well for us. Sarpy County is seeing an increase in commercial development of all types as evidenced in the number of building permits. Sarpy County appears to be ideal for distribution warehouses as Interstate 80 runs through the western portion of our county where raw land is most abundant. Large data centers continue to locate in Sarpy County and we will be pursuing formal education for our staff appraisers in the valuation of data centers.

It is our intent to perform and defend all commercial appraisals with in-house staff as we now have two, full-time staff appraisers. We have used outside contractors to perform a limited amount of commercial and industrial appraisals over the last two years. We hope to avoid the need for contractors in the future as we have concerns with quality control.

TERC cases are increasing largely due to the emergence of private tax representatives taking us to task on behalf of large businesses. Annually, we will hear from tax representatives, with a list of parcel owners that they represent, requesting property files and market data for the purpose of challenging the new value. This will be followed by a request for a meeting to review the value opinions that they have generated. These tax representatives are mostly located in other states and will travel to Sarpy County to share their data and to look for a reduction in the assessed value. While time consuming, the interaction often provides education for our appraisers as the representatives share what they have learned throughout the country in visiting with assessors.

2020 will be a difficult year for commercial revaluation as the spring flood has damaged parcels to such a great extent that our commercial appraisers are being called upon to assist with the inspection valuation of the great amount of the rebuilding of houses, out buildings, and storage buildings. Commercial six year inspection goals will not be met for 2019

Agricultural/Rural

A substantial amount of effort has been applied to updating our land use maps and checking for agricultural use while reviewing greenbelt qualification. The ongoing concern is keeping the improvements to land updated as buildings are razed and/or constructed. The lack of building permit requirements in the rural areas makes it necessary to make frequent sweeps of the rural areas for new construction. Change detection technology will continue to be applied and our enhanced effort to review parcels for greenbelt qualification will continue. We have assisted our lone rural appraiser with a residential appraiser who is taking over some of the lake communities, recreational cabins, and platted subdivisions in the rural areas. The rural land model is built on sales of raw land and aids the assessor in valuing and equalizing rural land that does not meet the definition of agricultural land found in 77-1359. The rural land model has withstood numerous TERC challenges and the assessor will continue to appeal to the TERC any arbitrary or unreasonable actions taken by the county BOE with regard to assessed values.

Assessment Actions Planned for Assessment Year 2021

Residential

We were not provided with the necessary funding in our 2020 operating budget for the manpower essential to remain current on our six-year inspections. We will adhere to our assessment priorities to (1) remain current with new construction permits; (2) keep current on sales verification, and; (3) inspecting and listing major building permits and action file items. Six-year cycle inspections remain fourth on our list of appraiser priorities as the consequences of failing at the first three priorities are too dire. However, the assessor will continue to request sufficient operational funding to perform necessary appraisal tasks.

Commercial and Industrial

We are yet to determine which occupancy codes are to be reviewed for 2021 as catching up with 2019 and 2020 has been very difficult. This will put us in a bad place for data collection as we typically start one year in advance with mailers to property owners. Struggle with commercial and industrial values continue as we are yet to recover from our long-time inability to hire a second appraiser. We now have two, full-time appraisers dedicated to commercial and industrial. They spend a great amount of time preparing for TERC cases and meeting with tax representatives for owners of large commercial property owners. Monetary overtime compensation is not permitted in our operating budget. However, we end up working the overtime

and taking the money from other areas. Compensating with time and one-half is not helpful to our mission as one appraiser has so much vacation accrued that he is losing it.

There has been some indication that the cubic foot method of valuing large, distribution warehouses may be popular as new product stacking methods are developed. The valuation of Convention Centers and Data Centers will be part of our appraiser education efforts. We will be watching the developments in the dark-box valuation trend and Section 42 valuation.

Agricultural/Rural

We will continue to work through the rural areas of Sarpy County with the scheme we adopted several years ago. Past efforts have greatly improved the accuracy of our rural property files with updated physical characteristics and land usage. As mentioned in previous years, we will be relying on aerial imagery to help with the review of rural lands.

The rural land valuation models are calibrated every year to the land sales that we receive. The valuation models work well until the county board gets involved during the board of equalization in July. As long as their valuation determinations continue to ignore county-wide, class equalization we will continue our TERC appeals.

Our inspection efforts continue in a systematic fashion along with our policing of Agricultural Special Valuation. The accuracy and maintenance of rural property records continues to improve to our satisfaction and we have a greater appreciation of how labor-intense this classification can be when properly executed.

Assessment Actions Planned for Assessment Year 2022

Residential

Our appraisal priorities remain in this order of importance:

1. New construction permits
2. Sales Verification
3. Major Building Permits and Action Files
4. Six Year Re-inspection of Improved Parcels.

All efforts are directed at reaching these goals and we will continue to work with what staff we can afford in our operating budget. Residential development in southern Sarpy County should show a significant increase as the marketing efforts of developers have been high-lighting the sewer and water improvements opening up many hundreds of acres for home-site development. Commercial development will follow the roof tops and should show an increase in building permits.

Commercial and Industrial

Past experience with appraisal contractors indicate that in-house appraisers have greater success in valuing commercial parcels and defending the results. There is a significant cost savings over contracting. Administrative resources will have to support the appraisers with TERC preparation as the paperwork is extensive and takes appraisers away from valuation work. TERC appeals for commercial and industrial classes of property will continue to increase. This is largely due to the growing number of tax representatives hired to challenge assessments for large, local building owners. We have had some success in getting appeal matters settled before going to a formal hearing. Efforts will continue to engage those with value concerns before their concern is reduced to a formal protest.

The occupancy codes for commercial/industrial revaluation will be determined by sales/assessment ratio studies and the last date of physical inspection.

Agricultural

Our current method for updating all rural land records has worked well and we plan to maintain our current activities. The cities of Papillion, Gretna, and Springfield are extending their zoning authority which should result in building permit requirements extending to greater numbers of parcels. We rely very much on building permits to help us pick up improvements to land. Past efforts have greatly improved the accuracy of our rural property files with updated physical characteristics and land usage. As mentioned in previous years, we will be relying on aerial imagery to help with the review of rural lands.

The rural land valuation models have withstood numerous formal protests and will continue to be calibrated every year to the land sales that we receive. By this method equalization is served and credibility in the process is preserved.

It is reasonable to anticipate that drone technology may be in use to assist with land usage verification and to discover improvements to land. Perhaps we will see legislation and regulations to guide our activities in this area.

Closing Remarks

There are two areas of concern that we have at present that are having a big influence on our daily operations. Matters that we have not had to deal with, to such a degree, or at all, in years past.

1. The county assessor has been unsuccessful in impressing upon the county board the need for additional operating funds to employ data collection and appraisal staff members necessary to assure compliance with state assessment/valuation requirements.
2. The Sarpy County Board of Equalization, at one time, was an annual county function that operated well as a cooperative operation with the county board, county clerk, county attorney, and the county assessor. Today, the county assessor has little input in this process and it shows in the results approved by the county board chairman. The only avenue for the assessor expressing his/her concern with the BOE actions is to file an appeal to the TERC with the assistance of a private attorney.

SARPY COUNTY ASSESSOR - Standard Operating Procedure

Date: February 3, 2020

SPECIAL VALUATION METHODOLOGY

OBJECTIVE: To establish the policy and method of valuing improved and unimproved farm land.

REFERENCE: NEBRASKA ADMINISTRATIVE CODE TITLE 350
CHAPTER 11 (03/15/2009)
CHAPTER 14 (03/15/2009)

POLICY: Sarpy County is influenced by market forces outside of the typical agricultural market. The influences are residential, commercial and recreational in nature. Therefore, the total of Sarpy County is covered under the Agricultural and Horticultural Special Valuation program.

MARKET AREAS: There is one special valuation agricultural market area within Sarpy County.

METHODOLOGY: Each farm parcel is to have a periodic inspection with all site improvements documented on the property record file. The land portion of the property record file is to be inventoried based upon its actual use and soil classification as documented in Title 350 Ch. 14 of the Nebraska Administrative Code. The identified uses need to be classified as an agricultural purpose or other land uses.

AGRICULTURAL LAND VALUATION: Sarpy County has no sales that are purely for an agricultural purpose. Therefore, Sarpy County relies on sales information received from the Property Assessment Division of the Nebraska Department of Revenue (PAD). For 2020, the PAD selected comparable counties from which to draw land sales that were analyzed to establish the agricultural special valuation, ensuring equalization with comparable and neighboring counties.

OTHER LAND USE VALUATION: The uses that are not agricultural or horticultural land are to be valued at 100% market value. The uses are identified, most typically as residential, commercial or recreational. Once identified, the area values will be arrived at by applying the same policies and practices that are used in valuing their counter parts that are not enrolled in the Special Valuation Program.

A handwritten signature in black ink, appearing to be 'D. L.', is written over the signature line.

APPROVED
DATED: 2/3/2020