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**DEPARTMENT OF REVENUE**

**2021 REPORTS AND OPINIONS  
OF THE PROPERTY TAX ADMINISTRATOR**

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**BURT COUNTY**



Pete Ricketts, Governor

April 7, 2021

Commissioner Hotz :

The Property Tax Administrator has compiled the 2021 Reports and Opinions of the Property Tax Administrator for Burt County pursuant to [Neb. Rev. Stat. § 77-5027](#). This Report and Opinion will inform the Tax Equalization and Review Commission of the level of value and quality of assessment for real property in Burt County.

The information contained within the County Reports of the Appendices was provided by the county assessor pursuant to [Neb. Rev. Stat. § 77-1514](#).

For the Tax Commissioner

Sincerely,

A handwritten signature in black ink that reads "Ruth A. Sorensen".

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

cc: Joni Renshaw, Burt County Assessor

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## **Introduction**

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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.

### **Statistical Analysis:**

Before relying upon any calculated statistical measures to evaluate a county assessor'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 IAAO utilizes varying upper bounds for the COD range to recognize that sample size, property type, variation of property ages and market conditions directly impact the COD. The Division considers this chart and the analyses of factors impacting the COD to determine whether the calculated COD is within an acceptable range. The reliability of the COD can also 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 assessor'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.

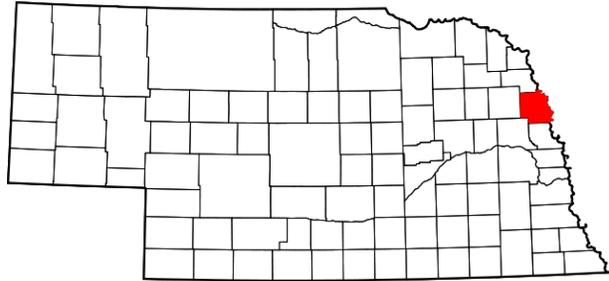
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, if potential issues are identified they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures 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 found 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. Any applicable corrective measures taken by the county assessor to address the inconsistencies or concerns are reported along with the results of those corrective measures.

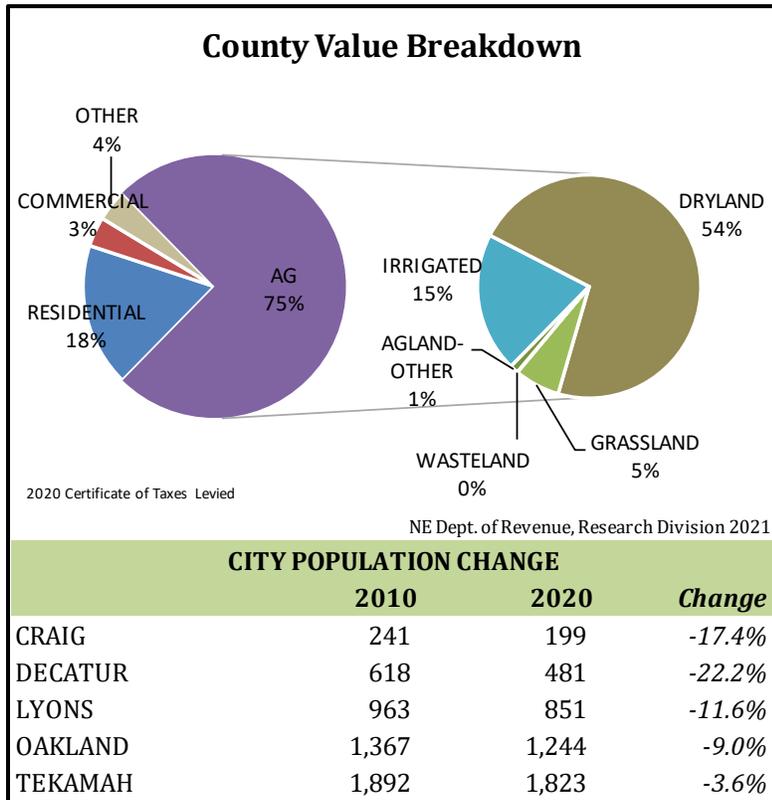
*\*Further information may be found in Exhibit 94*

## County Overview

With a total area of 492 square miles, Burt County has 6,459 residents, per the Census Bureau Quick Facts for 2019, a 6% population decline from the 2010 U.S. Census. Reports indicate that 75% of county residents are homeowners and 88% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$92,351 (2020 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Burt County are located in and around Tekamah, the county seat. According to the latest information available from the U.S. Census Bureau, there are 192 employer establishments with total employment of 1,120.



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

## 2021 Residential Correlation for Burt County

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### *Assessment Actions*

For the residential class, rural residential homes and outbuildings in Craig Village, Bell Creek Township, Quinnebaugh Township and Riverside Township were reviewed as part of the six-year inspection and review cycle. Lot prices were increased in Craig Village, Decatur Village and Lyons. Economic adjustments were applied to increase values in the towns of Lyons (map factor changed from .58 to .64), Oakland (map factor changed from .78 to .80) and Tekamah (map factor changed from .77 to .80).

### *Assessment Practice Review*

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

The timely submission of the county's electronic sales and Real Estate Transfer Statement (Form 521) forms was reviewed and it appears the county is having difficulty submitting both timely. After a discussion with the county assessor, it appears there is an issue with the timing of the conversion of codes transferring from the Computer-Assisted Mass Appraisal (CAMA) system which is causing delays for the county assessor's office to be able to submit the sales timely. The county assessor has been working with the CAMA vendor to remedy the issue so a schedule can be developed to be able to submit electronic sales monthly. The county assessor's office has made an effort to submit Real Estate Transfer Statement (Form 521) forms timely.

The county's sales qualification and verification processes are evaluated to determine if all arm's-length sales are made available for measurement. Analysis of the sales use practices indicates the county assessor utilizes sales above the statewide average.

One area of review is to check assessment actions on the sold properties compared to the unsold properties. Additional analysis of valuation changes to the sold and unsold parcels indicated some patterns of irregularities showing issues of selective appraisal of sold compared to unsold parcels. It was determined that the sold parcels changed at a higher percentage than the unsold, most noticeably in Tekamah, where sold parcels collectively increased 10% and unsold parcels decreased by 12%. These issues were discussed with the Burt County Assessor in October 2020. After discussions with the assessor, it was determined that the inequities and bias that exist are due to over review of the sales data of the sold parcels without the unsold parcels receiving the same level of review. The assessor office staff does extensive sales review by pulling up the Multiple Listing Service (MLS) information when a property sells and using this data to change the property record card. When sales reviews are utilized to update property data without ensuring that the inspection process is similar on the unsold properties, disparities in the assessment of sold and unsold property values begin to emerge. It has become clear that the county's sales review process is causing the bias in assessments.

## 2021 Residential Correlation for Burt County

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The county assessor recognizes six valuation groups. Valuation Group 1 consists of the largest town in the county. Valuation Groups 5 and 10 are similar sized small towns in the county. Valuation Groups 15 and 20 represent towns with a population of less than 400. Valuation Group 25 contains all of the rural parcels. Valuation groups are reviewed to ensure that economic forces that affect market value are identified.

The required six-year inspection and review cycle is current for the residential class however the inspection plan has not been transparent. A discussion was had with the assessor to develop an inspection plan and procedure to ensure compliance. Lot values are reviewed when reappraisal for each subclass is done.

The county assessor has a written valuation methodology on file explaining the assessor's assessment practices. The assessor utilizes depreciation and cost tables from their Computer-Assisted Mass Appraisal (CAMA) system dated 2019.

### *Description of Analysis*

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

<b>Valuation Group</b>	<b>Description</b>
1	Tekamah
5	Oakland
10	Lyons
15	Decatur
20	Craig
25	Rural

Review of the statistical profile indicates that the residential class is within the acceptable range while three of the valuation groups are outside the range. However, due to the sales bias that exists in the sample, these statistics will not be used. The IAAO Standard on Ratio Studies (2013) indicates that "If unsold properties within a properly specified group are not appraised consistently with sold properties within the same group and according to applicable guidelines, unadjusted sales ratio results cannot be used. The oversight agency will have to adjust calculated results or conduct an alternative study."

When sales bias exist in sample, the most pure measure of the level of value is the sales that occurred after the last assessment date. For that reason, in evaluating the preliminary level of value for Burt County in January of 2021, the Property Assessment Division (Division) utilized sales occurring on or after April 1, 2020-September 30, 2020 evaluate the preliminary level of value of

## **2021 Residential Correlation for Burt County**

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Burt County residential property for 2021. This sample indicated a preliminary median of value of 82%, which is seen on the six-month ratio study as referenced on page 25 of this report.

To further test the preliminary level of value, a trended analysis was also conducted in the town of Tekamah to correlate with the six months of sales in the study period used in the R&O analysis from April 1, 2020 to September 30, 2020. This analysis showed the median ratios at 75% and the COD at 16%. While the trended ratio is not a conclusive indicator of the level of value, the correlation between the trended statistics and the six-month ratio study statistics in this report suggested that residential assessments in Burt County were low.

Comparison of the six months of valuation changes of the sold parcels and the residential population as reflected on the 2021 County Abstract of Assessment for Real Property, Form 45 Compared with the 2020 Certificate of Taxes Levied Report (CTL) appears to further support that sold values were disproportionately increased in relation to the unsold. Sold properties changed nearly 20% in the six-month sample, while unsold properties only changed 6%; suggesting that values were not uniformly applied to the residential class. The assessment actions as reported by the county assessor were reflected in the valuation changes as shown on the abstract.

Due to the disparity in assessment between sold and unsold properties, the statistics are not representative of the base. Based on the tests of residential values, the true level of value is likely below the acceptable range. A reappraisal is the only means by which assessments within the residential class can be corrected.

### ***Equalization and Quality of Assessment***

There are valuation concerns regarding treatment of sold and unsold properties in Burt County based on the county's sales review process which is causing bias in assessments. Based on all relevant information, it has been determined that the resulting statistics cannot be relied upon to determine a point estimate for a level of value. The quality of assessment for the residential class of property does not meet generally accepted mass appraisal techniques.

The Division will continue working with the county assessor to ensure compliance with professionally accepted mass appraisal standards in future assessments.

### ***Level of Value***

Based on all available information, the level of value for the residential class of property in Burt County cannot be determined.

## 2021 Commercial Correlation for Burt County

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### *Assessment Actions*

For the commercial class, parcels located on main streets in Oakland and Tekamah were reviewed. Lot values were adjusted in the towns of Oakland and Tekamah to reflect market value.

### *Assessment Practice Review*

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

The timely submission of the county's electronic sales and Real Estate Transfer Statement (Form 521) forms was reviewed and it appears the county is having difficulty submitting both timely. After a discussion with the county assessor, it appears there is an issue with the timing of the conversion of codes transferring from the Computer-Assisted Mass Appraisal (CAMA) system which is causing delays for the county assessor's office to be able to submit the sales timely. The county assessor has been working with the CAMA vendor to remedy the issue so a schedule can be developed to be able to submit electronic sales monthly. The county assessor's office has made an effort to submit Real Estate Transfer Statement (Form 521) forms timely.

The county's sales qualification and verification processes are evaluated to determine if all arm's-length sales are made available for measurement. Analysis of the sales use practices indicates the county assessor utilizes sales at the statewide average.

The county has six valuation groups assigned for the commercial class. Review of the valuation groups is conducted to ensure that the unique characteristics and geographic locations are adequately defined.

The required six-year inspection and review cycle is current for the commercial class; however, the inspection plan has not been transparent. A discussion was had with the county assessor to develop an inspection plan and procedure to ensure compliance. Lot values are reviewed when reappraisal is done during the six-year review cycle with the last lot studies being done in 2017-2020. In 2019, occupancy codes reviewed in all valuation groups were supermarkets, mini mart convenience stores, grain elevators, fertilizer and grain storage facilities, storage units, warehouse storage, industrial and heavy manufacturing. The County Assessor utilizes drive-by reviews, physical inspections and aerial imagery to assist in their rural commercial reviews.

The county assessor has a written valuation methodology on file explaining the assessor's assessment practices. The county utilizes the cost tables in their Computer-Assisted Mass Appraisal (CAMA) system with cost tables dated 2019. Unique economic depreciation tables are developed for each valuation group based on the local market and are dated 2019.

## 2021 Commercial Correlation for Burt County

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### *Description of Analysis*

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

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

Review of the sample shows 21 qualified sales representing all valuation groups. Two of the three measures of central tendency are within the recommended range with the weighted mean below the range. The COD is within the recommended range and the PRD is slightly high, but review of the sales price substrata does not display a clearly regressive pattern.

Comparison of the 2021 County Abstract of Assessment for Real Property, Form 45 Compared to the 2020 Certificate of Taxes Levied Report (CTL) supports that values were applied uniformly to the commercial class and accurately reflect the assessment actions reported by the assessor.

### *Equalization and Quality of Assessment*

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

VALUATION GROUP RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	4	94.38	89.17	81.93	11.22	108.84
5	10	96.86	95.88	74.10	28.66	129.39
10	5	94.70	88.34	78.55	14.58	112.46
25	2	85.21	85.21	80.36	13.28	106.04
____ALL____	21	95.74	91.79	77.52	20.52	118.41

## 2021 Commercial Correlation for Burt County

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### *Level of Value*

Based on analysis of all available information, the level of value for the commercial property in Burt County has achieved the statutory level of value of 96%.

## 2021 Agricultural Correlation for Burt County

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### *Assessment Actions*

The county assessor reclassified soils 7715, 7728, 7729, 7781, 7808, 7826, 7867, 8000 and 8108 previously classified as waste to the appropriate Land Capability Group (LCG) of dryland, grassland or Conservation Reserve Program (CRP). The County Assessor reclassified all feedlots, wineries, hog confinements, and sod farms to an intensive use classification and adjusted values to agricultural values as needed.

### *Assessment Practice Review*

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

The timely submission of the sales and Real Estate Transfer Statement (Form 521) forms were reviewed and the county assessor reports that there is difficulty submitting both timely. After a discussion with the county assessor, it appears there is an issue with the timing of the conversion of codes transferring from the Computer Assisted Mass Appraisal (CAMA) system which is causing delays for the county assessor to be able to submit the sales timely. The county assessor has been working with the CAMA vendor to remedy the issue so a schedule can be developed to be able to submit electronic sales monthly in a timely fashion. The county assessor has made an effort to submit Real Estate Transfer Statement (Form 521) forms timely.

The sales qualification and verification processes are evaluated to determine if all arm's-length sales are made available for measurement purposes. Analysis of the sales use practices indicates the county assessor utilizes sales above the statewide average.

There are two market areas identified for the agricultural class. Market Area 1 is the eastern portion of the county consisting of mainly flat river bottoms bordered by the Missouri River. Market Area 2 is the western portion of the county consisting of hills and valleys. The county assessor studies the market areas each year to determine if additional market areas are needed. Aerial imagery, physical inspections, and drive by reviews are used to keep parcel land use up to date and to pick up new improvements.

Agricultural homes and rural residential homes have been valued the same. Agricultural homes and improvements are valued using the same practices as the rural residential homes. Reappraisal of these parcels is ongoing during the six-year inspection and review cycle.

The required six-year inspection and review cycle is current for the agricultural class. The county assessor utilizes the depreciation and cost tables in the Computer Assisted Mass Appraisal (CAMA) system dated 2019.

The county assessor has a written valuation methodology on file explaining the county assessor's assessment practices. There are 14 special valuation applications on file however the county

## 2021 Agricultural Correlation for Burt County

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assessor currently does not have special value assigned to any parcels. The county assessor has a written special valuation methodology on file. This year the county assessor defined intensive use and did not assign a different value to these parcels after conducting a market study.

### *Description of Analysis*

The county assessor has defined two market areas for agricultural analysis. The majority of the agricultural land in the county is dryland with some minimal irrigated land and grassland. For the agricultural class overall, all three measures of central tendency are within the acceptable range and show strong support of each other. The COD is within the acceptable range recommended by IAAO indicating the data used for measurement appears reliable.

Analysis was conducted on the sales that have 80% or more of the acres in a single Majority Land Use (MLU) category. For irrigated land sales, there were 12 qualified sales in Market Area 1, with all three measures of central tendency within the acceptable range as well as the COD. For dryland, there are 46 total qualified sales in both Market Area 1 and Market Area 2 with all three measures of central tendency within the acceptable range. For grassland, the sample size is too small to use for measurement purposes. The agricultural land classes with a sufficient number of sales all have medians that are within the acceptable ranges.

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

### *Equalization and Quality of Assessment*

Review of agricultural improvements and site acres indicates that these parcels are inspected and valued using the same processes that are used for rural residential and other similar property across the county. Agricultural improvements are equalized and assessed at the statutory level.

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

## 2021 Agricultural Correlation for Burt County

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80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	13	68.62	72.07	69.36	13.52	103.91
1	12	70.85	73.29	70.07	12.87	104.60
2	1	57.47	57.47	57.47	00.00	100.00
<u>Dry</u>						
County	46	71.63	73.94	69.25	16.68	106.77
1	19	71.03	74.48	67.71	21.81	110.00
2	27	72.90	73.55	70.08	12.88	104.95
<u>Grass</u>						
County	2	57.56	57.56	51.56	25.66	111.64
1	2	57.56	57.56	51.56	25.66	111.64
<u>ALL</u>						
	76	71.33	73.47	69.29	19.14	106.03

### *Level of Value*

Based on analysis of all available information, the level of value of agricultural land in Burt County is 71%.

## 2021 Opinions of the Property Tax Administrator for Burt County

My opinions and recommendations are stated as a conclusion based on all of the factors known to me regarding the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. § 77-5027 (R.R.S. 2011). 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
<b>Residential Real Property</b>	*NEI	Does not meet generally accepted mass appraisal techniques.	No recommendation.
<b>Commercial Real Property</b>	96	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Agricultural Land</b>	71	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 7th day of April, 2021.



*Ruth A. Sorensen*

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Ruth A. Sorensen  
Property Tax Administrator

## APPENDICES

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## 2021 Commission Summary for Burt County

### Residential Real Property - Current

Number of Sales	190	Median	97.80
Total Sales Price	\$22,228,995	Mean	102.08
Total Adj. Sales Price	\$22,228,995	Wgt. Mean	91.72
Total Assessed Value	\$20,389,242	Average Assessed Value of the Base	\$79,983
Avg. Adj. Sales Price	\$116,995	Avg. Assessed Value	\$107,312

### Confidence Interval - Current

95% Median C.I	95.66 to 101.17
95% Wgt. Mean C.I	85.26 to 98.19
95% Mean C.I	98.13 to 106.03
% of Value of the Class of all Real Property Value in the County	15.53
% of Records Sold in the Study Period	5.75
% of Value Sold in the Study Period	7.72

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2020	190	96	95.64
2019	201	98	97.97
2018	185	95	94.67
2017	183	96	95.93

## 2021 Commission Summary for Burt County

### Commercial Real Property - Current

Number of Sales	21	Median	95.74
Total Sales Price	\$2,822,060	Mean	91.79
Total Adj. Sales Price	\$2,822,060	Wgt. Mean	77.52
Total Assessed Value	\$2,187,556	Average Assessed Value of the Base	\$163,111
Avg. Adj. Sales Price	\$134,384	Avg. Assessed Value	\$104,169

### Confidence Interval - Current

95% Median C.I	78.13 to 102.67
95% Wgt. Mean C.I	55.22 to 99.81
95% Mean C.I	76.82 to 106.76
% of Value of the Class of all Real Property Value in the County	3.93
% of Records Sold in the Study Period	5.12
% of Value Sold in the Study Period	3.27

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2020	21	100	94.77
2019	22	100	94.99
2018	22	100	95.32
2017	21	97	96.69

**11 Burt**  
**RESIDENTIAL**

**PAD 2021 R&O Statistics (Using 2021 Values)**

Qualified

Date Range: 10/1/2018 To 9/30/2020 Posted on: 1/31/2021

Number of Sales : 190  
 Total Sales Price : 22,228,995  
 Total Adj. Sales Price : 22,228,995  
 Total Assessed Value : 20,389,242  
 Avg. Adj. Sales Price : 116,995  
 Avg. Assessed Value : 107,312

MEDIAN : 98  
 WGT. MEAN : 92  
 MEAN : 102  
 COD : 18.51  
 PRD : 111.30

COV : 27.18  
 STD : 27.75  
 Avg. Abs. Dev : 18.10  
 MAX Sales Ratio : 225.67  
 MIN Sales Ratio : 23.58

95% Median C.I. : 95.66 to 101.17  
 95% Wgt. Mean C.I. : 85.26 to 98.19  
 95% Mean C.I. : 98.13 to 106.03

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-18 To 31-DEC-18	18	101.08	106.59	105.93	15.48	100.62	76.66	145.77	96.80 to 120.04	129,906	137,606
01-JAN-19 To 31-MAR-19	22	97.28	105.04	71.90	32.80	146.09	23.58	209.79	87.19 to 124.18	124,886	89,796
01-APR-19 To 30-JUN-19	31	95.66	101.52	91.58	19.16	110.85	61.09	225.67	87.82 to 101.11	118,356	108,386
01-JUL-19 To 30-SEP-19	21	102.06	100.41	93.71	15.27	107.15	50.36	172.83	87.15 to 104.44	101,395	95,022
01-OCT-19 To 31-DEC-19	21	96.60	95.49	92.29	13.19	103.47	60.60	127.10	89.41 to 104.25	116,043	107,095
01-JAN-20 To 31-MAR-20	19	96.80	105.31	94.11	20.93	111.90	66.80	184.34	91.13 to 108.07	116,616	109,743
01-APR-20 To 30-JUN-20	29	102.70	102.58	92.91	16.47	110.41	60.80	173.17	92.35 to 109.67	119,552	111,079
01-JUL-20 To 30-SEP-20	29	96.41	101.03	93.82	13.09	107.68	57.64	160.26	93.20 to 102.01	111,215	104,345
<u>Study Yrs</u>											
01-OCT-18 To 30-SEP-19	92	97.84	103.10	90.11	21.15	114.42	23.58	225.67	95.66 to 102.06	118,306	106,607
01-OCT-19 To 30-SEP-20	98	97.45	101.13	93.27	16.07	108.43	57.64	184.34	94.58 to 102.32	115,764	107,973
<u>Calendar Yrs</u>											
01-JAN-19 To 31-DEC-19	95	97.02	100.76	87.23	20.40	115.51	23.58	225.67	94.49 to 101.95	115,608	100,841
<u>ALL</u>	190	97.80	102.08	91.72	18.51	111.30	23.58	225.67	95.66 to 101.17	116,995	107,312

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	56	97.80	101.65	96.76	14.79	105.05	23.58	202.66	95.84 to 100.18	109,329	105,791
5	48	101.97	103.42	100.06	13.89	103.36	60.80	162.66	95.52 to 104.44	103,967	104,024
10	31	102.79	105.43	98.00	14.43	107.58	73.91	158.58	93.61 to 112.76	75,602	74,088
15	13	81.98	108.10	80.13	48.82	134.91	50.36	225.67	65.16 to 145.77	69,846	55,967
20	4	92.22	88.83	85.00	14.73	104.51	68.11	102.75	N/A	111,500	94,775
25	38	92.62	97.65	81.80	24.48	119.38	27.04	209.79	84.23 to 104.25	195,224	159,694
<u>ALL</u>	190	97.80	102.08	91.72	18.51	111.30	23.58	225.67	95.66 to 101.17	116,995	107,312

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	190	97.80	102.08	91.72	18.51	111.30	23.58	225.67	95.66 to 101.17	116,995	107,312
06											
07											
<u>ALL</u>	190	97.80	102.08	91.72	18.51	111.30	23.58	225.67	95.66 to 101.17	116,995	107,312

**11 Burt**  
**RESIDENTIAL**

**PAD 2021 R&O Statistics (Using 2021 Values)**

Qualified

Date Range: 10/1/2018 To 9/30/2020 Posted on: 1/31/2021

Number of Sales : 190  
 Total Sales Price : 22,228,995  
 Total Adj. Sales Price : 22,228,995  
 Total Assessed Value : 20,389,242  
 Avg. Adj. Sales Price : 116,995  
 Avg. Assessed Value : 107,312

MEDIAN : 98  
 WGT. MEAN : 92  
 MEAN : 102  
 COD : 18.51  
 PRD : 111.30

COV : 27.18  
 STD : 27.75  
 Avg. Abs. Dev : 18.10  
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 MIN Sales Ratio : 23.58

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 95% Wgt. Mean C.I. : 85.26 to 98.19  
 95% Mean C.I. : 98.13 to 106.03

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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	1	119.25	119.25	119.25	00.00	100.00	119.25	119.25	N/A	2,000	2,385
Less Than 15,000	5	149.35	152.79	149.58	19.14	102.15	116.60	225.67	N/A	8,500	12,715
Less Than 30,000	18	134.85	142.75	137.62	17.73	103.73	108.07	225.67	116.60 to 158.58	18,544	25,521
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	189	97.78	101.99	91.72	18.49	111.20	23.58	225.67	95.66 to 101.11	117,603	107,867
Greater Than 14,999	185	97.36	100.71	91.61	17.56	109.93	23.58	209.79	95.52 to 100.46	119,927	109,868
Greater Than 29,999	172	96.77	97.83	91.02	15.73	107.48	23.58	209.79	94.61 to 99.25	127,298	115,871
<u>Incremental Ranges</u>											
0 TO 4,999	1	119.25	119.25	119.25	00.00	100.00	119.25	119.25	N/A	2,000	2,385
5,000 TO 14,999	4	151.23	161.18	151.08	18.65	106.69	116.60	225.67	N/A	10,125	15,297
15,000 TO 29,999	13	132.98	138.88	135.87	15.68	102.22	108.07	184.34	114.50 to 172.83	22,408	30,446
30,000 TO 59,999	35	102.79	110.12	109.48	18.33	100.58	65.92	209.79	97.18 to 110.30	42,181	46,181
60,000 TO 99,999	39	97.02	103.12	101.63	18.24	101.47	60.60	202.66	92.99 to 104.49	78,924	80,209
100,000 TO 149,999	50	97.41	94.46	94.58	12.36	99.87	23.58	141.26	93.37 to 101.11	122,206	115,585
150,000 TO 249,999	31	90.07	89.89	89.81	10.56	100.09	63.02	112.39	82.38 to 95.66	178,226	160,065
250,000 TO 499,999	16	93.90	88.37	88.80	12.48	99.52	57.64	120.04	75.20 to 97.78	293,594	260,720
500,000 TO 999,999											
1,000,000 +	1	27.04	27.04	27.04	00.00	100.00	27.04	27.04	N/A	1,008,000	272,609
<u>ALL</u>	190	97.80	102.08	91.72	18.51	111.30	23.58	225.67	95.66 to 101.17	116,995	107,312

RESIDENTIAL IMPROVED

Type : Qualified

Date Range : 04/01/2020 to 09/30/2020 Posted Before : 01/31/2021

Number of Sales :	59	Median :	82	COV :	31.21	95% Median C.I. :	78.47 to 88.32
Total Sales Price :	6,830,245	Wgt. Mean :	78	STD :	27.45	95% Wgt. Mean C.I. :	71.51 to 83.90
Total Adj. Sales Price :	6,830,245	Mean :	88	Avg.Abs.Dev :	19.43	95% Mean C.I. :	80.96 to 94.96
Total Assessed Value :	5,307,361						
Avg. Adj. Sales Price :	115,767	COD :	23.64	MAX Sales Ratio :	158.44		
Avg. Assessed Value :	89,955	PRD :	113.20	MIN Sales Ratio :	35.41		

Printed : 03/31/2021

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>											
04/01/2020 To 06/30/2020	29	83.94	91.37	77.32	27.02	118.17	49.74	157.83	69.40 to 104.49	119,552	92,433
07/01/2020 To 09/30/2020	30	80.36	84.67	78.10	19.75	108.41	35.41	158.44	77.55 to 86.46	112,108	87,560
<u>ALL</u>											
04/01/2020 To 09/30/2020	59	82.18	87.96	77.70	23.64	113.20	35.41	158.44	78.47 to 88.32	115,767	89,955

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1	21	79.51	77.78	77.61	11.80	100.22	53.22	101.60	69.92 to 88.24	128,988	100,111
5	13	83.82	93.57	83.88	24.47	111.55	49.74	156.54	75.56 to 113.45	99,423	83,399
10	7	79.50	93.92	81.47	35.06	115.28	51.15	139.28	51.15 to 139.28	51,643	42,074
15	3	113.31	114.87	115.94	05.36	99.08	106.55	124.76	N/A	23,833	27,633
20	1	83.94	83.94	83.94		100.00	83.94	83.94	N/A	36,000	30,220
25	14	84.32	89.57	72.59	31.26	123.39	35.41	158.44	60.69 to 107.06	168,571	122,372
<u>ALL</u>											
04/01/2020 To 09/30/2020	59	82.18	87.96	77.70	23.64	113.20	35.41	158.44	78.47 to 88.32	115,767	89,955

PROPERTY TYPE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
01	59	82.18	87.96	77.70	23.64	113.20	35.41	158.44	78.47 to 88.32	115,767	89,955
06											
07											
<u>ALL</u>											
04/01/2020 To 09/30/2020	59	82.18	87.96	77.70	23.64	113.20	35.41	158.44	78.47 to 88.32	115,767	89,955

RESIDENTIAL IMPROVED

Type : Qualified

Date Range : 04/01/2020 to 09/30/2020 Posted Before : 01/31/2021

Number of Sales :	59	Median :	82	COV :	31.21	95% Median C.I. :	78.47 to 88.32
Total Sales Price :	6,830,245	Wgt. Mean :	78	STD :	27.45	95% Wgt. Mean C.I. :	71.51 to 83.90
Total Adj. Sales Price :	6,830,245	Mean :	88	Avg.Abs.Dev :	19.43	95% Mean C.I. :	80.96 to 94.96
Total Assessed Value :	5,307,361						
Avg. Adj. Sales Price :	115,767	COD :	23.64	MAX Sales Ratio :	158.44		
Avg. Assessed Value :	89,955	PRD :	113.20	MIN Sales Ratio :	35.41		

Printed : 03/31/2021

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	2	109.55	109.55	109.44	02.74	100.10	106.55	112.54	N/A	14,000	15,322
Less Than 30,000	7	124.76	127.70	128.49	14.16	99.39	103.64	157.83	103.64 to 157.83	19,143	24,596
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	59	82.18	87.96	77.70	23.64	113.20	35.41	158.44	78.47 to 88.32	115,767	89,955
Greater Than 14,999	57	80.93	87.21	77.57	23.64	112.43	35.41	158.44	77.55 to 88.24	119,338	92,574
Greater Than 29,999	52	80.15	82.61	76.69	19.63	107.72	35.41	158.44	74.46 to 83.86	128,774	98,754
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	2	109.55	109.55	109.44	02.74	100.10	106.55	112.54	N/A	14,000	15,322
15,000 TO 29,999	5	134.70	134.96	133.52	12.37	101.08	103.64	157.83	N/A	21,200	28,306
30,000 TO 59,999	10	83.88	96.75	97.63	29.27	99.10	51.15	156.54	66.39 to 139.28	41,450	40,466
60,000 TO 99,999	10	92.14	96.46	96.74	16.12	99.71	69.92	158.44	77.55 to 104.49	80,175	77,558
100,000 TO 149,999	15	70.33	73.16	72.79	15.87	100.51	49.74	107.06	62.70 to 82.70	122,000	88,804
150,000 TO 249,999	11	80.56	81.36	81.53	07.99	99.79	69.86	93.56	72.14 to 92.16	170,909	139,350
250,000 TO 499,999	6	61.19	61.92	61.58	20.46	100.55	35.41	83.18	35.41 to 83.18	295,000	181,673
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>											
04/01/2020 To 09/30/2020	59	82.18	87.96	77.70	23.64	113.20	35.41	158.44	78.47 to 88.32	115,767	89,955

RESIDENTIAL IMPROVED

Type : Qualified

Date Range : 04/01/2020 to 09/30/2020 Posted Before : 01/31/2021

Number of Sales :	58	Median :	99	COV :	22.04	95% Median C.I. :	94.16 to 102.46
Total Sales Price :	6,692,245	Wgt. Mean :	93	STD :	22.44	95% Wgt. Mean C.I. :	88.08 to 98.62
Total Adj. Sales Price :	6,692,245	Mean :	102	Avg.Abs.Dev :	15.14	95% Mean C.I. :	96.02 to 107.58
Total Assessed Value :	6,247,294						
Avg. Adj. Sales Price :	115,384	COD :	15.26	MAX Sales Ratio :	173.17		
Avg. Assessed Value :	107,712	PRD :	109.05	MIN Sales Ratio :	57.64		

Printed : 03/28/2021

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>											
04/01/2020 To 06/30/2020	29	102.70	102.58	92.91	16.47	110.41	60.80	173.17	92.35 to 109.67	119,552	111,079
07/01/2020 To 09/30/2020	29	96.41	101.03	93.82	13.09	107.68	57.64	160.26	93.20 to 102.01	111,215	104,345
<u>ALL</u>											
04/01/2020 To 09/30/2020	58	99.22	101.80	93.35	15.26	109.05	57.64	173.17	94.16 to 102.46	115,384	107,712

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1	20	98.74	98.32	97.90	06.90	100.43	73.00	116.48	93.37 to 102.46	128,537	125,833
5	13	98.50	99.32	92.41	18.03	107.48	60.80	160.26	77.36 to 115.72	99,423	91,876
10	7	95.54	103.38	96.24	13.75	107.42	82.11	146.10	82.11 to 146.10	51,643	49,700
15	3	132.98	135.30	131.17	08.34	103.15	119.83	153.10	N/A	23,833	31,263
20	1	102.75	102.75	102.75		100.00	102.75	102.75	N/A	36,000	36,989
25	14	95.30	101.03	87.18	22.41	115.89	57.64	173.17	75.20 to 113.96	168,571	146,969
<u>ALL</u>											
04/01/2020 To 09/30/2020	58	99.22	101.80	93.35	15.26	109.05	57.64	173.17	94.16 to 102.46	115,384	107,712

PROPERTY TYPE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
01	58	99.22	101.80	93.35	15.26	109.05	57.64	173.17	94.16 to 102.46	115,384	107,712
06											
07											
<u>ALL</u>											
04/01/2020 To 09/30/2020	58	99.22	101.80	93.35	15.26	109.05	57.64	173.17	94.16 to 102.46	115,384	107,712

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Total Assessed Value :	6,247,294						
Avg. Adj. Sales Price :	115,384	COD :	15.26	MAX Sales Ratio :	173.17		
Avg. Assessed Value :	107,712	PRD :	109.05	MIN Sales Ratio :	57.64		

Printed : 03/28/2021

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	2	134.85	134.85	135.50	13.53	99.52	116.60	153.10	N/A	14,000	18,970
Less Than 30,000	7	132.98	137.85	136.13	12.11	101.26	113.96	173.17	113.96 to 173.17	19,143	26,060
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	58	99.22	101.80	93.35	15.26	109.05	57.64	173.17	94.16 to 102.46	115,384	107,712
Greater Than 14,999	56	98.02	100.62	93.17	14.67	108.00	57.64	173.17	94.01 to 102.32	119,004	110,881
Greater Than 29,999	51	96.41	96.85	92.48	12.13	104.73	57.64	160.26	93.37 to 101.17	128,593	118,919
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	2	134.85	134.85	135.50	13.53	99.52	116.60	153.10	N/A	14,000	18,970
15,000 TO 29,999	5	132.98	139.05	136.30	11.47	102.02	113.96	173.17	N/A	21,200	28,896
30,000 TO 59,999	10	102.36	104.42	104.62	15.47	99.81	67.88	160.26	82.11 to 119.83	41,450	43,366
60,000 TO 99,999	10	101.42	106.17	106.00	10.24	100.16	93.20	150.02	94.16 to 116.48	80,175	84,985
100,000 TO 149,999	14	96.98	93.69	93.09	09.36	100.64	60.80	110.39	86.68 to 103.53	120,857	112,504
150,000 TO 249,999	11	91.51	93.46	93.42	07.65	100.04	77.36	108.09	82.18 to 102.32	170,909	159,667
250,000 TO 499,999	6	82.93	82.32	81.92	17.01	100.49	57.64	104.61	57.64 to 104.61	295,000	241,662
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>											
04/01/2020 To 09/30/2020	58	99.22	101.80	93.35	15.26	109.05	57.64	173.17	94.16 to 102.46	115,384	107,712

**11 Burt**  
**COMMERCIAL**

**PAD 2021 R&O Statistics (Using 2021 Values)**

Qualified

Date Range: 10/1/2017 To 9/30/2020 Posted on: 1/31/2021

Number of Sales : 21  
Total Sales Price : 2,822,060  
Total Adj. Sales Price : 2,822,060  
Total Assessed Value : 2,187,556  
Avg. Adj. Sales Price : 134,384  
Avg. Assessed Value : 104,169

MEDIAN : 96  
WGT. MEAN : 78  
MEAN : 92  
COD : 20.52  
PRD : 118.41

COV : 35.83  
STD : 32.89  
Avg. Abs. Dev : 19.65  
MAX Sales Ratio : 192.69  
MIN Sales Ratio : 24.57

95% Median C.I. : 78.13 to 102.67  
95% Wgt. Mean C.I. : 55.22 to 99.81  
95% Mean C.I. : 76.82 to 106.76

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-17 To 31-DEC-17	2	71.55	71.55	89.22	32.08	80.20	48.60	94.50	N/A	282,500	252,034
01-JAN-18 To 31-MAR-18	2	86.94	86.94	82.07	10.13	105.93	78.13	95.74	N/A	73,750	60,524
01-APR-18 To 30-JUN-18											
01-JUL-18 To 30-SEP-18	2	88.56	88.56	74.78	16.57	118.43	73.89	103.23	N/A	232,000	173,486
01-OCT-18 To 31-DEC-18	1	119.83	119.83	119.83	00.00	100.00	119.83	119.83	N/A	6,500	7,789
01-JAN-19 To 31-MAR-19	3	93.53	78.17	76.73	18.55	101.88	44.46	96.52	N/A	271,667	208,452
01-APR-19 To 30-JUN-19	1	105.05	105.05	105.05	00.00	100.00	105.05	105.05	N/A	30,000	31,516
01-JUL-19 To 30-SEP-19											
01-OCT-19 To 31-DEC-19	4	100.84	122.27	119.49	26.25	102.33	94.70	192.69	N/A	30,814	36,820
01-JAN-20 To 31-MAR-20	2	102.65	102.65	102.65	00.03	100.00	102.62	102.67	N/A	62,500	64,155
01-APR-20 To 30-JUN-20											
01-JUL-20 To 30-SEP-20	4	78.58	69.93	50.42	31.80	138.69	24.57	97.97	N/A	136,451	68,804
<u>Study Yrs</u>											
01-OCT-17 To 30-SEP-18	6	86.32	82.35	82.63	17.93	99.66	48.60	103.23	48.60 to 103.23	196,083	162,015
01-OCT-18 To 30-SEP-19	5	96.52	91.88	78.06	18.01	117.70	44.46	119.83	N/A	170,300	132,932
01-OCT-19 To 30-SEP-20	10	97.43	97.41	69.37	23.34	140.42	24.57	192.69	65.30 to 104.79	79,406	55,081
<u>Calendar Yrs</u>											
01-JAN-18 To 31-DEC-18	5	95.74	94.16	76.99	14.84	122.30	73.89	119.83	N/A	123,600	95,162
01-JAN-19 To 31-DEC-19	8	96.71	103.58	83.05	22.00	124.72	44.46	192.69	44.46 to 192.69	121,032	100,519
<u>ALL</u>	21	95.74	91.79	77.52	20.52	118.41	24.57	192.69	78.13 to 102.67	134,384	104,169

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	4	94.38	89.17	81.93	11.22	108.84	65.30	102.62	N/A	58,125	47,620
5	10	96.86	95.88	74.10	28.66	129.39	24.57	192.69	48.60 to 119.83	108,631	80,491
10	5	94.70	88.34	78.55	14.58	112.46	44.46	104.79	N/A	174,651	137,182
25	2	85.21	85.21	80.36	13.28	106.04	73.89	96.52	N/A	315,000	253,128
<u>ALL</u>	21	95.74	91.79	77.52	20.52	118.41	24.57	192.69	78.13 to 102.67	134,384	104,169

**11 Burt**  
**COMMERCIAL**

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Qualified

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Avg. Abs. Dev : 19.65  
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95% Wgt. Mean C.I. : 55.22 to 99.81  
95% Mean C.I. : 76.82 to 106.76

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**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	19	96.52	92.59	73.85	21.21	125.38	24.57	192.69	78.13 to 103.23	98,529	72,766
04	2	84.20	84.20	84.74	12.24	99.36	73.89	94.50	N/A	475,000	402,498
<u>ALL</u>	21	95.74	91.79	77.52	20.52	118.41	24.57	192.69	78.13 to 102.67	134,384	104,169

**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	111.53	111.53	108.49	07.44	102.80	103.23	119.83	N/A	10,250	11,121
Less Than 30,000	5	103.23	121.47	123.76	23.43	98.15	94.70	192.69	N/A	19,900	24,629
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	21	95.74	91.79	77.52	20.52	118.41	24.57	192.69	78.13 to 102.67	134,384	104,169
Greater Than 14,999	19	94.70	89.71	77.29	21.13	116.07	24.57	192.69	73.89 to 102.62	147,451	113,964
Greater Than 29,999	16	94.02	82.51	75.83	18.58	108.81	24.57	105.05	65.30 to 102.62	170,160	129,026
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	2	111.53	111.53	108.49	07.44	102.80	103.23	119.83	N/A	10,250	11,121
15,000 TO 29,999	3	96.89	128.09	127.73	33.71	100.28	94.70	192.69	N/A	26,333	33,635
30,000 TO 59,999	5	102.62	100.01	100.06	04.34	99.95	91.86	105.05	N/A	39,851	39,875
60,000 TO 99,999	3	97.97	83.08	85.62	18.39	97.03	48.60	102.67	N/A	77,102	66,016
100,000 TO 149,999	2	71.72	71.72	71.77	08.95	99.93	65.30	78.13	N/A	113,500	81,459
150,000 TO 249,999	1	96.52	96.52	96.52	00.00	100.00	96.52	96.52	N/A	180,000	173,735
250,000 TO 499,999	4	59.18	59.11	61.94	41.57	95.43	24.57	93.53	N/A	346,250	214,465
500,000 TO 999,999	1	94.50	94.50	94.50	00.00	100.00	94.50	94.50	N/A	500,000	472,475
1,000,000 +											
<u>ALL</u>	21	95.74	91.79	77.52	20.52	118.41	24.57	192.69	78.13 to 102.67	134,384	104,169

**11 Burt**  
**COMMERCIAL**

**PAD 2021 R&O Statistics (Using 2021 Values)**

Qualified

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 MEAN : 92  
 COD : 20.52  
 PRD : 118.41

COV : 35.83  
 STD : 32.89  
 Avg. Abs. Dev : 19.65  
 MAX Sales Ratio : 192.69  
 MIN Sales Ratio : 24.57

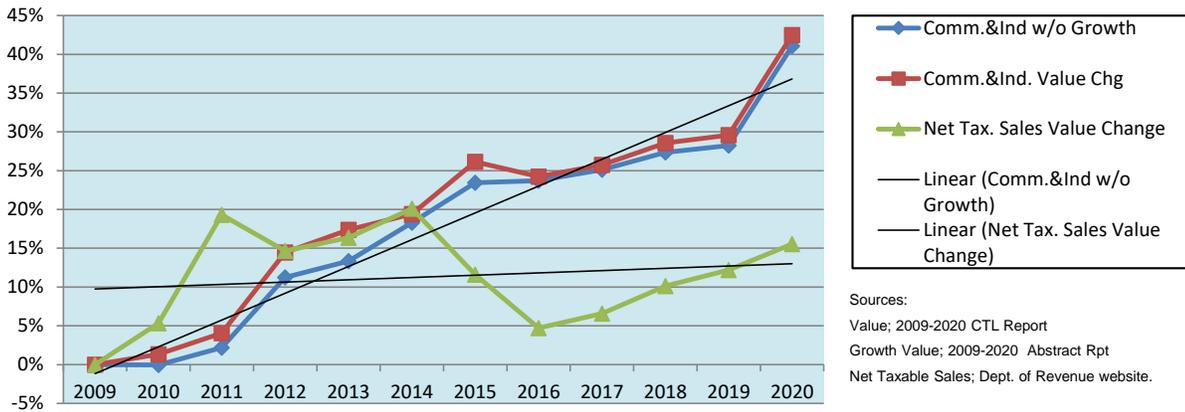
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 95% Mean C.I. : 76.82 to 106.76

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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
341	1	192.69	192.69	192.69	00.00	100.00	192.69	192.69	N/A	26,000	50,100
344	2	112.31	112.31	106.72	06.70	105.24	104.79	119.83	N/A	25,378	27,083
352	1	91.86	91.86	91.86	00.00	100.00	91.86	91.86	N/A	42,000	38,581
353	4	98.69	91.93	84.81	12.09	108.40	65.30	105.05	N/A	60,625	51,414
386	1	44.46	44.46	44.46	00.00	100.00	44.46	44.46	N/A	290,000	128,930
390	1	24.57	24.57	24.57	00.00	100.00	24.57	24.57	N/A	300,000	73,718
406	3	95.74	82.32	77.36	18.81	106.41	48.60	102.62	N/A	49,333	38,165
419	1	93.53	93.53	93.53	00.00	100.00	93.53	93.53	N/A	345,000	322,691
494	3	96.52	95.97	95.10	00.83	100.91	94.50	96.89	N/A	236,000	224,446
521	1	73.89	73.89	73.89	00.00	100.00	73.89	73.89	N/A	450,000	332,520
530	2	88.05	88.05	86.93	11.27	101.29	78.13	97.97	N/A	102,903	89,455
555	1	103.23	103.23	103.23	00.00	100.00	103.23	103.23	N/A	14,000	14,452
<u>ALL</u>	21	95.74	91.79	77.52	20.52	118.41	24.57	192.69	78.13 to 102.67	134,384	104,169

### 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	\$ 42,220,920	\$ 7,280,590		\$ 34,940,330	--	\$ 35,994,976	--
2009	\$ 43,432,085	\$ 167,110	0.38%	\$ 43,264,975	--	\$ 38,372,952	--
2010	\$ 44,017,440	\$ 605,386	1.38%	\$ 43,412,054	-0.05%	\$ 40,417,387	5.33%
2011	\$ 45,187,885	\$ 802,270	1.78%	\$ 44,385,615	0.84%	\$ 45,783,065	13.28%
2012	\$ 49,718,216	\$ 1,404,612	2.83%	\$ 48,313,604	6.92%	\$ 43,993,493	-3.91%
2013	\$ 50,976,261	\$ 1,752,059	3.44%	\$ 49,224,202	-0.99%	\$ 44,648,323	1.49%
2014	\$ 51,858,135	\$ 478,583	0.92%	\$ 51,379,552	0.79%	\$ 46,087,513	3.22%
2015	\$ 54,782,525	\$ 1,161,960	2.12%	\$ 53,620,565	3.40%	\$ 42,829,266	-7.07%
2016	\$ 53,961,160	\$ 230,345	0.43%	\$ 53,730,815	-1.92%	\$ 40,180,341	-6.18%
2017	\$ 54,613,416	\$ 267,441	0.49%	\$ 54,345,975	0.71%	\$ 40,895,190	1.78%
2018	\$ 55,843,559	\$ 537,943	0.96%	\$ 55,305,616	1.27%	\$ 42,255,810	3.33%
2019	\$ 56,276,336	\$ 584,934	1.04%	\$ 55,691,402	-0.27%	\$ 43,056,019	1.89%
2020	\$ 61,879,292	\$ 616,599	1.00%	\$ 61,262,693	8.86%	\$ 44,336,210	2.97%
<b>Ann %chg</b>	2.62%			<b>Average</b>	<b>1.07%</b>	1.16%	<b>1.32%</b>

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2009	-	-	-
2010	-0.05%	1.35%	5.33%
2011	2.20%	4.04%	19.31%
2012	11.24%	14.47%	14.65%
2013	13.34%	17.37%	16.35%
2014	18.30%	19.40%	20.10%
2015	23.46%	26.13%	11.61%
2016	23.71%	24.24%	4.71%
2017	25.13%	25.74%	6.57%
2018	27.34%	28.58%	10.12%
2019	28.23%	29.57%	12.20%
2020	41.05%	42.47%	15.54%

County Number	11
County Name	Burt

**11 Burt**  
**AGRICULTURAL LAND**

**PAD 2021 R&O Statistics (Using 2021 Values)**

Qualified

Date Range: 10/1/2017 To 9/30/2020 Posted on: 1/31/2021

Number of Sales : 76  
Total Sales Price : 58,171,858  
Total Adj. Sales Price : 58,171,858  
Total Assessed Value : 40,305,839  
Avg. Adj. Sales Price : 765,419  
Avg. Assessed Value : 530,340

MEDIAN : 71  
WGT. MEAN : 69  
MEAN : 73  
COD : 19.14  
PRD : 106.03

COV : 29.24  
STD : 21.48  
Avg. Abs. Dev : 13.65  
MAX Sales Ratio : 187.02  
MIN Sales Ratio : 23.76

95% Median C.I. : 67.54 to 75.41  
95% Wgt. Mean C.I. : 65.67 to 72.91  
95% Mean C.I. : 68.64 to 78.30

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<b>DATE OF SALE *</b>										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	8	67.81	71.58	66.87	13.77	107.04	57.47	94.05	57.47 to 94.05	603,067	403,286
01-JAN-18 To 31-MAR-18	8	78.55	74.31	72.02	18.06	103.18	49.49	100.32	49.49 to 100.32	1,034,205	744,816
01-APR-18 To 30-JUN-18	11	61.12	60.14	62.27	24.33	96.58	23.76	88.06	43.53 to 86.90	838,430	522,074
01-JUL-18 To 30-SEP-18	5	73.07	71.18	68.48	07.51	103.94	63.60	82.04	N/A	843,433	577,594
01-OCT-18 To 31-DEC-18	7	72.90	72.51	71.98	14.94	100.74	42.79	91.94	42.79 to 91.94	787,491	566,837
01-JAN-19 To 31-MAR-19	15	75.41	74.55	67.63	17.80	110.23	36.74	128.03	66.29 to 83.09	590,099	399,107
01-APR-19 To 30-JUN-19	7	73.49	80.06	74.33	16.08	107.71	64.85	120.14	64.85 to 120.14	878,760	653,180
01-JUL-19 To 30-SEP-19	1	54.07	54.07	54.07	00.00	100.00	54.07	54.07	N/A	2,136,000	1,155,025
01-OCT-19 To 31-DEC-19	4	83.76	85.05	79.69	17.98	106.73	64.26	108.42	N/A	567,831	452,504
01-JAN-20 To 31-MAR-20	3	71.63	69.29	69.71	03.91	99.40	63.91	72.32	N/A	717,500	500,189
01-APR-20 To 30-JUN-20	6	68.97	70.57	69.79	07.15	101.12	63.89	87.20	63.89 to 87.20	714,787	498,830
01-JUL-20 To 30-SEP-20	1	187.02	187.02	187.02	00.00	100.00	187.02	187.02	N/A	270,000	504,946
<u>Study Yrs</u>											
01-OCT-17 To 30-SEP-18	32	67.76	68.27	67.13	19.32	101.70	23.76	100.32	61.12 to 78.41	829,315	556,737
01-OCT-18 To 30-SEP-19	30	73.20	74.68	69.23	17.40	107.87	36.74	128.03	67.72 to 80.54	755,041	522,725
01-OCT-19 To 30-SEP-20	14	70.80	82.75	75.80	23.18	109.17	63.89	187.02	64.26 to 91.79	641,611	486,322
<u>Calendar Yrs</u>											
01-JAN-18 To 31-DEC-18	31	70.93	68.37	68.16	19.22	100.31	23.76	100.32	61.12 to 78.68	878,257	598,618
01-JAN-19 To 31-DEC-19	27	75.19	76.78	69.67	18.14	110.21	36.74	128.03	67.27 to 83.09	718,894	500,885
<u>ALL</u>	76	71.33	73.47	69.29	19.14	106.03	23.76	187.02	67.54 to 75.41	765,419	530,340

<b>AREA (MARKET)</b>										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	45	71.03	75.01	69.75	22.08	107.54	23.76	187.02	64.85 to 78.41	770,309	537,294
2	31	71.63	71.23	68.60	14.91	103.83	36.74	108.42	64.59 to 75.73	758,321	520,246
<u>ALL</u>	76	71.33	73.47	69.29	19.14	106.03	23.76	187.02	67.54 to 75.41	765,419	530,340

**11 Burt**  
**AGRICULTURAL LAND**

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**95%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>Irrigated</b>											
County	8	66.44	69.95	68.20	11.50	102.57	57.47	90.34	57.47 to 90.34	697,850	475,947
1	7	68.62	71.73	69.40	10.41	103.36	63.42	90.34	63.42 to 90.34	717,322	497,838
2	1	57.47	57.47	57.47	00.00	100.00	57.47	57.47	N/A	561,545	322,707
<b>Dry</b>											
County	40	71.33	71.75	68.22	15.17	105.17	36.74	120.14	66.29 to 75.19	739,405	504,421
1	17	69.31	71.08	66.19	19.35	107.39	47.75	120.14	54.07 to 82.89	660,027	436,875
2	23	72.90	72.25	69.46	11.92	104.02	36.74	91.94	64.59 to 75.73	798,075	554,347
<b>Grass</b>											
County	1	72.32	72.32	72.32	00.00	100.00	72.32	72.32	N/A	300,000	216,960
1	1	72.32	72.32	72.32	00.00	100.00	72.32	72.32	N/A	300,000	216,960
<b>ALL</b>	<b>76</b>	<b>71.33</b>	<b>73.47</b>	<b>69.29</b>	<b>19.14</b>	<b>106.03</b>	<b>23.76</b>	<b>187.02</b>	<b>67.54 to 75.41</b>	<b>765,419</b>	<b>530,340</b>

**80%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>Irrigated</b>											
County	13	68.62	72.07	69.36	13.52	103.91	57.47	94.05	63.42 to 80.27	764,325	530,118
1	12	70.85	73.29	70.07	12.87	104.60	61.12	94.05	63.50 to 80.27	781,224	547,403
2	1	57.47	57.47	57.47	00.00	100.00	57.47	57.47	N/A	561,545	322,707
<b>Dry</b>											
County	46	71.63	73.94	69.25	16.68	106.77	36.74	128.03	67.54 to 75.73	719,482	498,208
1	19	71.03	74.48	67.71	21.81	110.00	47.75	128.03	54.19 to 82.89	614,553	416,116
2	27	72.90	73.55	70.08	12.88	104.95	36.74	108.42	67.27 to 80.54	793,320	555,977
<b>Grass</b>											
County	2	57.56	57.56	51.56	25.66	111.64	42.79	72.32	N/A	504,900	260,326
1	2	57.56	57.56	51.56	25.66	111.64	42.79	72.32	N/A	504,900	260,326
<b>ALL</b>	<b>76</b>	<b>71.33</b>	<b>73.47</b>	<b>69.29</b>	<b>19.14</b>	<b>106.03</b>	<b>23.76</b>	<b>187.02</b>	<b>67.54 to 75.41</b>	<b>765,419</b>	<b>530,340</b>

## Burt County 2021 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Burt	1	4965	5200	4649	3633	n/a	3027	3575	2975	<b>4221</b>
Thurston	2	6000	6000	5800	5800	5599	n/a	4700	4290	<b>5514</b>
Cuming	1	6351	n/a	5962	6343	4466	n/a	5451	4651	<b>5912</b>
Washington	1	6595	6560	5915	5791	n/a	n/a	3555	2420	<b>5242</b>
Burt	2	6535	6475	5925	5682	n/a	5375	4350	3475	<b>5781</b>
Cuming	4	7195	6884	6766	7088	4784	n/a	6127	4997	<b>6539</b>
Dodge	1	6202	6005	5803	5609	5415	5215	5455	4821	<b>5755</b>
Washington	1	6595	6560	5915	5791	n/a	n/a	3555	2420	<b>5242</b>

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Burt	1	5130	5000	4636	n/a	3440	3900	3378	2673	<b>3947</b>
Thurston	2	4700	4700	4100	4100	4000	3900	3500	3400	<b>3900</b>
Cuming	1	6019	6025	5654	3500	4803	5175	4310	4304	<b>5499</b>
Washington	1	6583	6545	5821	5610	3710	3705	3365	2315	<b>5027</b>
Burt	2	6225	6150	5675	n/a	4407	5175	4175	3200	<b>5469</b>
Cuming	4	6914	6910	6484	6414	3740	5959	4964	4722	<b>6404</b>
Dodge	1	5884	5725	5519	n/a	5134	4915	5189	4977	<b>5474</b>
Washington	1	6583	6545	5821	5610	3710	3705	3365	2315	<b>5027</b>

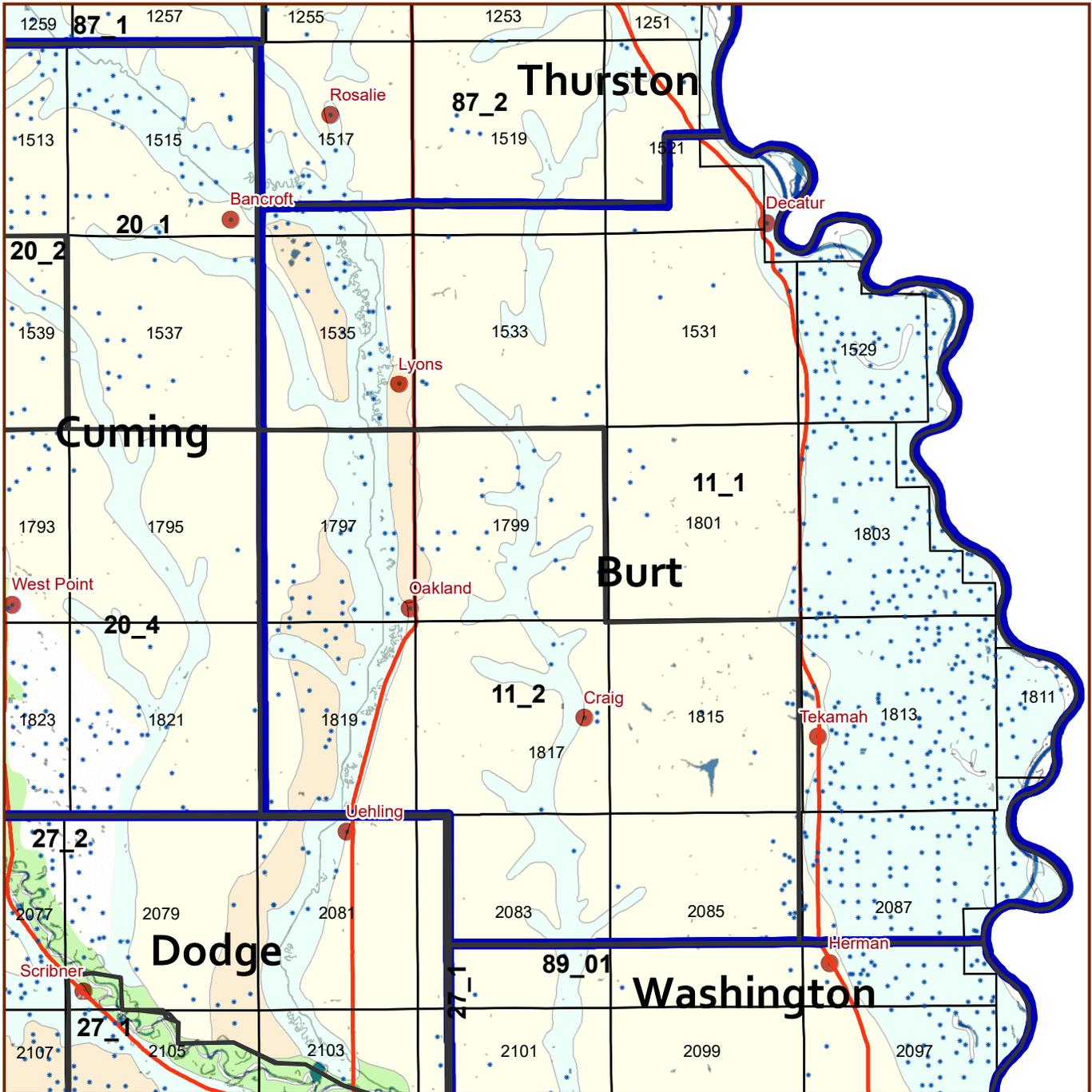
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Burt	1	2370	2177	1950	1925	n/a	1830	605	1655	<b>2152</b>
Thurston	2	1800	1800	1600	1500	1400	n/a	n/a	n/a	<b>1726</b>
Cuming	1	2421	2398	1997	2093	n/a	n/a	n/a	n/a	<b>2324</b>
Washington	1	2125	1964	1661	1600	n/a	1520	1475	1365	<b>1934</b>
Burt	2	2524	2346	2100	2080	n/a	n/a	n/a	1770	<b>2333</b>
Cuming	4	2339	2314	1767	2002	n/a	n/a	n/a	n/a	<b>2189</b>
Dodge	1	2451	2459	2352	2333	n/a	n/a	n/a	n/a	<b>2422</b>
Washington	1	2125	1964	1661	1600	n/a	1520	1475	1365	<b>1934</b>

County	Mkt Area	CRP	TIMBER	WASTE
Burt	1	3463	n/a	117
Thurston	2	n/a	500	75
Cuming	1	4609	1134	125
Washington	1	3740	n/a	386
Burt	2	3611	n/a	150
Cuming	4	4797	1094	393
Dodge	1	3210	n/a	181
Washington	1	3740	n/a	386

Source: 2021 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.

CRP and TIMBER values are weighted averages from Schedule XIII, line 104 and 113.

# BURT COUNTY



**Legend**

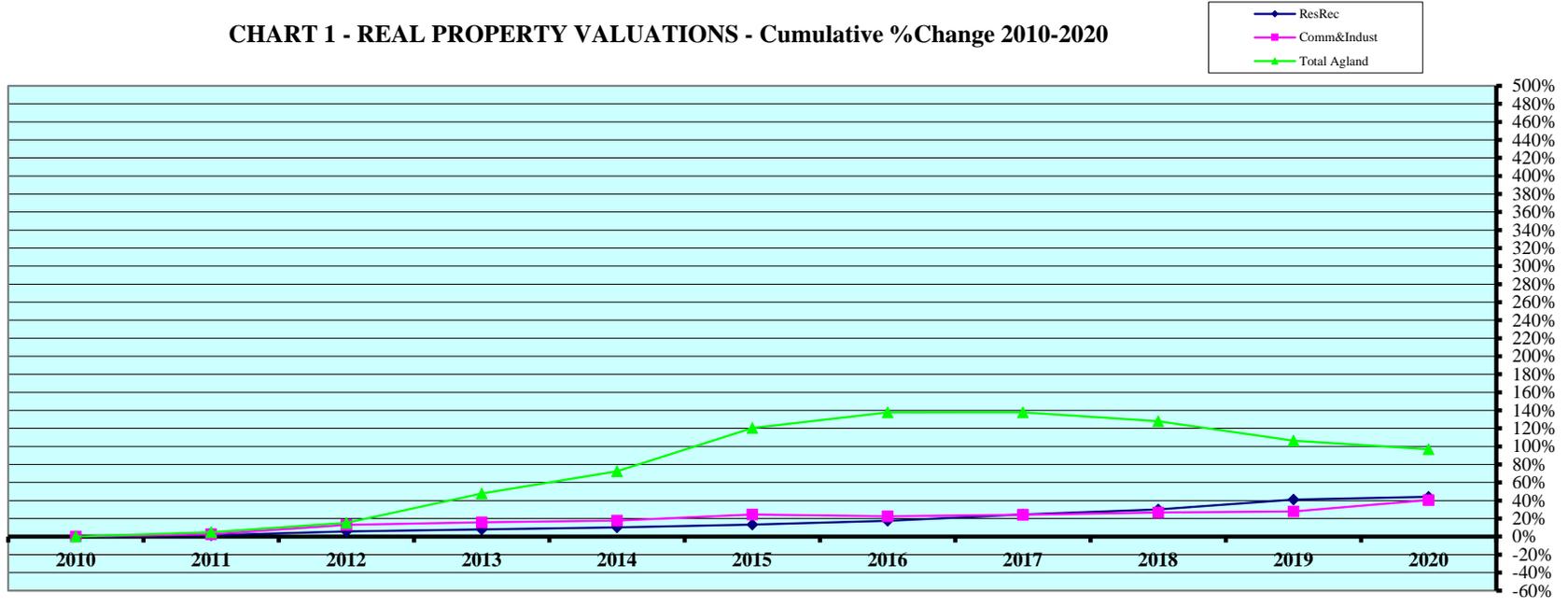
- Market\_Area
- County
- Registered\_WellsDNR
- geocode
- Federal Roads

**Soils**

**CLASS**

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

**CHART 1 - REAL PROPERTY VALUATIONS - Cumulative %Change 2010-2020**



Tax Year	Residential & Recreational <sup>(1)</sup>				Commercial & Industrial <sup>(1)</sup>				Total Agricultural Land <sup>(1)</sup>			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2010	170,701,707	--	--	--	44,017,440	--	--	--	645,063,415	--	--	--
2011	173,130,430	2,428,723	1.42%	1.42%	45,187,885	1,170,445	2.66%	2.66%	677,057,365	31,993,950	4.96%	4.96%
2012	180,294,741	7,164,311	4.14%	5.62%	49,718,216	4,530,331	10.03%	12.95%	744,199,535	67,142,170	9.92%	15.37%
2013	184,301,626	4,006,885	2.22%	7.97%	50,976,261	1,258,045	2.53%	15.81%	952,534,295	208,334,760	27.99%	47.67%
2014	188,208,966	3,907,340	2.12%	10.26%	51,858,135	881,874	1.73%	17.81%	1,112,660,670	160,126,375	16.81%	72.49%
2015	193,307,745	5,098,779	2.71%	13.24%	54,782,525	2,924,390	5.64%	24.46%	1,422,094,890	309,434,220	27.81%	120.46%
2016	200,550,644	7,242,899	3.75%	17.49%	53,961,160	-821,365	-1.50%	22.59%	1,533,479,648	111,384,758	7.83%	137.73%
2017	212,402,487	11,851,843	5.91%	24.43%	54,613,416	652,256	1.21%	24.07%	1,532,936,862	-542,786	-0.04%	137.64%
2018	222,135,975	9,733,488	4.58%	30.13%	55,843,559	1,230,143	2.25%	26.87%	1,469,917,480	-63,019,382	-4.11%	127.87%
2019	240,723,486	18,587,511	8.37%	41.02%	56,276,336	432,777	0.77%	27.85%	1,331,124,066	-138,793,414	-9.44%	106.36%
2020	246,020,302	5,296,816	2.20%	44.12%	61,879,292	5,602,956	9.96%	40.58%	1,270,458,528	-60,665,538	-4.56%	96.95%

Rate Annual %chg: Residential & Recreational **3.72%**

Commercial & Industrial **3.46%**

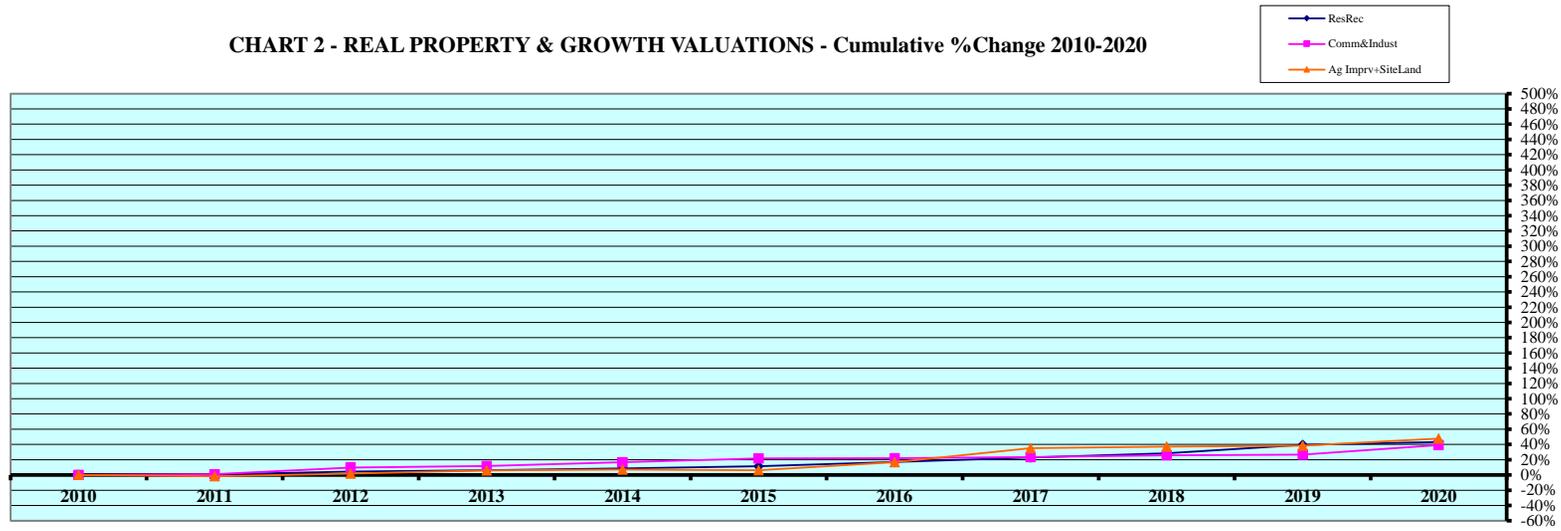
Agricultural Land **7.01%**

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

**CHART 1**

(1) Residential & Recreational excludes Agric. dwelling & farm home site land. Commercial & Industrial excludes minerals. Agricultural land includes irrigated, dry, grass, waste, & other agland, excludes farm site land.

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2010-2020



Tax Year	Residential & Recreational <sup>(1)</sup>						Commercial & Industrial <sup>(1)</sup>											
	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						
2010	170,701,707	876,838	0.51%	169,824,869	--	--	44,017,440	605,386	1.38%	43,412,054	--	--						
2011	173,130,430	1,261,254	0.73%	171,869,176	0.68%	0.68%	45,187,885	802,270	1.78%	44,385,615	0.84%	0.84%						
2012	180,294,741	1,996,779	1.11%	178,297,962	2.98%	4.45%	49,718,216	1,404,612	2.83%	48,313,604	6.92%	9.76%						
2013	184,301,626	3,248,098	1.76%	181,053,528	0.42%	6.06%	50,976,261	1,752,059	3.44%	49,224,202	-0.99%	11.83%						
2014	188,208,966	2,923,747	1.55%	185,285,219	0.53%	8.54%	51,858,135	478,583	0.92%	51,379,552	0.79%	16.73%						
2015	193,307,745	3,025,530	1.57%	190,282,215	1.10%	11.47%	54,782,525	1,161,960	2.12%	53,620,565	3.40%	21.82%						
2016	200,550,644	819,422	0.41%	199,731,222	3.32%	17.01%	53,961,160	230,345	0.43%	53,730,815	-1.92%	22.07%						
2017	212,402,487	2,889,313	1.36%	209,513,174	4.47%	22.74%	54,613,416	267,441	0.49%	54,345,975	0.71%	23.46%						
2018	222,135,975	2,817,309	1.27%	219,318,666	3.26%	28.48%	55,843,559	537,943	0.96%	55,305,616	1.27%	25.64%						
2019	240,723,486	2,790,033	1.16%	237,933,453	7.11%	39.39%	56,276,336	584,934	1.04%	55,691,402	-0.27%	26.52%						
2020	246,020,302	1,605,926	0.65%	244,414,376	1.53%	43.18%	61,879,292	616,599	1.00%	61,262,693	8.86%	39.18%						
Rate Ann%chg	3.72%			Resid & Recreat w/o growth			2.54%			3.46%			C & I w/o growth			1.96%		

Tax Year	Ag Improvements & Site Land <sup>(1)</sup>					Ann.%chg w/o grwth	Cmltv%chg w/o grwth			
	Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value					
2010	50,025,910	32,846,564	82,872,474	151,300	0.18%	82,721,174	--			
2011	50,110,770	32,940,210	83,050,980	1,637,465	1.97%	81,413,515	-1.76%			
2012	49,502,160	37,150,020	86,652,180	2,235,070	2.58%	84,417,110	1.64%			
2013	49,832,335	40,296,075	90,128,410	2,392,995	2.66%	87,735,415	1.25%			
2014	48,657,715	41,243,728	89,901,443	1,229,474	1.37%	88,671,969	-1.62%			
2015	48,688,555	41,708,141	90,396,696	2,331,326	2.58%	88,065,370	-2.04%			
2016	49,947,234	54,009,482	103,956,716	7,112,159	6.84%	96,844,557	7.13%			
2017	53,322,508	61,194,231	114,516,739	2,559,049	2.23%	111,957,690	7.70%			
2018	53,449,394	62,432,715	115,882,109	2,170,442	1.87%	113,711,667	-0.70%			
2019	52,404,630	63,537,946	115,942,576	1,397,647	1.21%	114,544,929	-1.15%			
2020	55,256,106	67,827,399	123,083,505	673,596	0.55%	122,409,909	5.58%			
Rate Ann%chg	1.00%		7.52%		4.03%		Ag Imprv+Site w/o growth		1.60%	

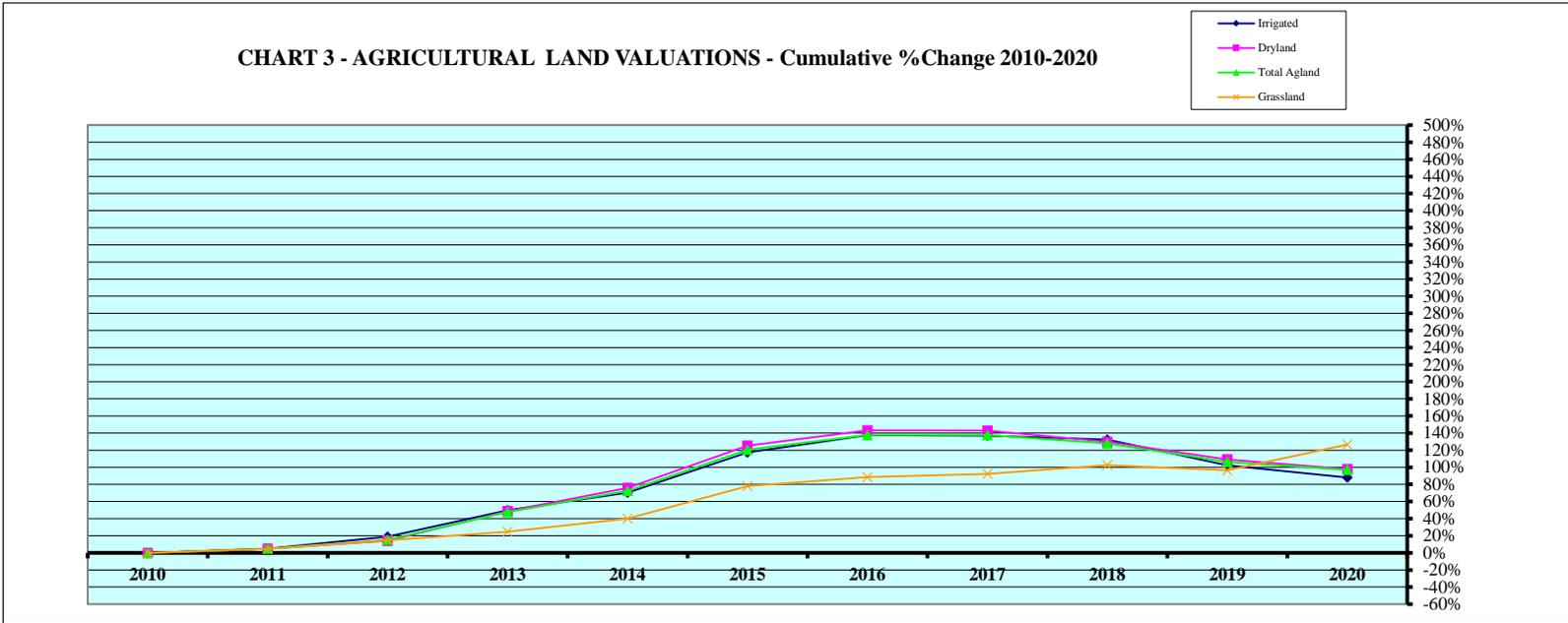
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property. Sources: Value; 2010 - 2020 CTL Growth Value; 2010-2020 Abstract of Asmnt Rpt.

Cnty# 11  
County BURT

CHART 2

NE Dept. of Revenue, Property Assessment Division

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2010-2020



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
2010	136,804,405	--	--	--	461,834,970	--	--	--	37,014,725	--	--	--
2011	143,745,215	6,940,810	5.07%	5.07%	484,593,485	22,758,515	4.93%	4.93%	38,736,920	1,722,195	4.65%	4.65%
2012	162,638,110	18,892,895	13.14%	18.88%	527,364,590	42,771,105	8.83%	14.19%	42,438,585	3,701,665	9.56%	14.65%
2013	204,846,145	42,208,035	25.95%	49.74%	686,303,500	158,938,910	30.14%	48.60%	46,192,920	3,754,335	8.85%	24.80%
2014	233,108,795	28,262,650	13.80%	70.40%	812,122,900	125,819,400	18.33%	75.85%	51,808,090	5,615,170	12.16%	39.97%
2015	297,301,985	64,193,190	27.54%	117.32%	1,039,941,480	227,818,580	28.05%	125.18%	65,926,305	14,118,215	27.25%	78.11%
2016	324,948,888	27,646,903	9.30%	137.53%	1,123,102,750	83,161,270	8.00%	143.18%	69,839,642	3,913,337	5.94%	88.68%
2017	323,852,677	-1,096,211	-0.34%	136.73%	1,122,280,513	-822,237	-0.07%	143.00%	71,147,880	1,308,238	1.87%	92.22%
2018	318,007,739	-5,844,938	-1.80%	132.45%	1,061,272,274	-61,008,239	-5.44%	129.79%	74,937,842	3,789,962	5.33%	102.45%
2019	276,746,879	-41,260,860	-12.97%	102.29%	965,933,505	-95,338,769	-8.98%	109.15%	72,695,649	-2,242,193	-2.99%	96.40%
2020	257,281,326	-19,465,553	-7.03%	88.07%	913,428,571	-52,504,934	-5.44%	97.78%	83,864,573	11,168,924	15.36%	126.57%

Rate Ann.%chg: Irrigated **6.52%** Dryland **7.06%** Grassland **8.52%**

Tax Year	Waste Land <sup>(1)</sup>				Other Agland <sup>(1)</sup>				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2010	265,955	--	--	--	9,143,360	--	--	--	645,063,415	--	--	--
2011	285,950	19,995	7.52%	7.52%	9,695,795	552,435	6.04%	6.04%	677,057,365	31,993,950	4.96%	4.96%
2012	309,510	23,560	8.24%	16.38%	11,448,740	1,752,945	18.08%	25.21%	744,199,535	67,142,170	9.92%	15.37%
2013	610,055	300,545	97.10%	129.38%	14,581,675	3,132,935	27.36%	59.48%	952,534,295	208,334,760	27.99%	47.67%
2014	593,450	-16,605	-2.72%	123.14%	15,027,435	445,760	3.06%	64.35%	1,112,660,670	160,126,375	16.81%	72.49%
2015	711,290	117,840	19.86%	167.45%	18,213,830	3,186,395	21.20%	99.20%	1,422,094,890	309,434,220	27.81%	120.46%
2016	481,095	-230,195	-32.36%	80.89%	15,107,273	-3,106,557	-17.06%	65.23%	1,533,479,648	111,384,758	7.83%	137.73%
2017	480,627	-468	-0.10%	80.72%	15,175,165	67,892	0.45%	65.97%	1,532,936,862	-542,786	-0.04%	137.64%
2018	466,962	-13,665	-2.84%	75.58%	15,232,663	57,498	0.38%	66.60%	1,469,917,480	-63,019,382	-4.11%	127.87%
2019	461,003	-5,959	-1.28%	73.34%	15,287,030	54,367	0.36%	67.19%	1,331,124,066	-138,793,414	-9.44%	106.36%
2020	603,545	142,542	30.92%	126.94%	15,280,513	-6,517	-0.04%	67.12%	1,270,458,528	-60,665,538	-4.56%	96.95%

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

Rate Ann.%chg: Total Agric Land **7.01%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2010-2020 (from County Abstract Reports)<sup>(1)</sup>

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
2010	136,631,230	56,743	2,408			462,370,640	185,149	2,497			81,700,995	133,333	613		
2011	144,283,020	56,705	2,544	5.67%	5.67%	484,182,735	184,863	2,619	4.88%	4.88%	89,688,965	135,300	663	8.18%	9.46%
2012	165,217,495	56,044	2,948	15.86%	22.43%	529,550,960	184,573	2,869	9.54%	14.89%	89,574,800	130,628	686	3.44%	13.24%
2013	205,853,635	55,734	3,693	25.29%	53.39%	686,704,615	188,565	3,642	26.93%	45.83%	97,239,960	127,646	762	11.09%	25.80%
2014	232,255,085	55,365	4,195	13.58%	74.22%	812,869,900	188,893	4,303	18.17%	72.32%	128,539,130	127,483	1,008	32.36%	66.50%
2015	296,865,880	54,708	5,426	29.35%	125.36%	1,042,398,800	190,380	5,475	27.24%	119.25%	149,636,865	127,257	1,176	16.62%	94.17%
2016	325,126,424	57,024	5,702	5.07%	136.79%	1,120,606,945	188,038	5,959	8.84%	138.64%	164,929,515	127,713	1,291	9.83%	113.25%
2017	324,936,301	56,932	5,707	0.10%	137.03%	1,122,518,493	188,344	5,960	0.01%	138.66%	174,353,050	127,360	1,369	6.01%	126.06%
2018	317,319,608	56,436	5,623	-1.49%	133.51%	1,066,500,808	188,432	5,660	-5.03%	126.64%	167,960,980	130,138	1,291	-5.72%	113.13%
2019	276,918,159	56,476	4,903	-12.79%	103.63%	966,243,555	187,476	5,154	-8.94%	106.38%	167,183,410	129,675	1,289	-0.11%	112.90%
2020	257,285,083	56,366	4,565	-6.91%	89.57%	913,473,178	187,570	4,870	-5.51%	95.01%	83,938,907	29,511	2,844	120.62%	364.19%

Rate Annual %chg Average Value/Acre:

6.60%

6.91%

16.59%

Tax Year	WASTE LAND <sup>(2)</sup>					OTHER AGLAND <sup>(2)</sup>					TOTAL AGRICULTURAL LAND <sup>(1)</sup>				
	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
2010	269,970	3,173	85			9,003,525	12,828	702			645,311,315	292,623	2,205		
2011	281,385	3,126	90	5.80%	5.80%	9,581,420	13,165	728	3.69%	3.69%	677,288,980	292,604	2,315	4.96%	4.96%
2012	404,010	4,147	97	8.22%	14.50%	11,528,040	13,664	844	15.93%	20.20%	749,565,815	292,612	2,562	10.67%	16.16%
2013	614,880	4,959	124	27.28%	45.74%	13,691,730	13,620	1,005	19.16%	43.23%	952,450,990	292,512	3,256	27.11%	47.65%
2014	600,220	4,842	124	-0.02%	45.71%	14,872,830	14,922	997	-0.85%	42.01%	1,112,507,800	293,610	3,789	16.37%	71.82%
2015	683,865	4,239	161	30.13%	89.61%	18,113,980	14,996	1,208	21.19%	72.10%	1,423,972,135	293,781	4,847	27.92%	119.79%
2016	481,095	3,022	159	-1.31%	87.13%	15,114,235	9,450	1,599	32.41%	127.87%	1,532,219,192	286,884	5,341	10.19%	142.19%
2017	480,627	3,019	159	0.00%	87.12%	15,166,585	9,484	1,599	-0.01%	127.84%	1,533,690,235	286,957	5,345	0.07%	142.36%
2018	467,349	3,588	130	-18.18%	53.10%	15,233,853	9,472	1,608	0.57%	129.14%	1,471,693,878	287,465	5,120	-4.21%	132.15%
2019	461,998	3,572	129	-0.69%	52.05%	15,266,206	9,496	1,608	-0.04%	129.06%	1,331,597,149	287,229	4,636	-9.45%	110.22%
2020	585,472	4,269	137	6.02%	61.20%	15,260,960	9,514	1,604	-0.23%	128.54%	1,270,543,600	287,230	4,423	-4.59%	100.58%

11  
BURT

Rate Annual %chg Average Value/Acre:

7.21%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2010 - 2020 County Abstract Reports  
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2021

CHART 4

CHART 5 - 2020 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
6,858	BURT	52,797,150	13,092,290	17,059,162	243,504,003	37,109,849	24,769,443	2,516,299	1,270,458,528	55,256,106	67,827,399	0	1,784,390,229
cnty sectorvalue % of total value:		2.96%	0.73%	0.96%	13.65%	2.08%	1.39%	0.14%	71.20%	3.10%	3.80%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
199	CRAIG	241,648	97,611	13,268	3,824,890	147,895	0	0	30,359	0	0	0	4,355,671
2.90%	%sector of county sector	0.46%	0.75%	0.08%	1.57%	0.40%			0.00%				0.24%
	%sector of municipality	5.55%	2.24%	0.30%	87.81%	3.40%			0.70%				100.00%
481	DECATUR	445,105	513,904	170,999	14,187,709	2,144,965	0	379,802	611,373	0	0	0	18,453,857
7.01%	%sector of county sector	0.84%	3.93%	1.00%	5.63%	5.78%		15.09%	0.05%				1.03%
	%sector of municipality	2.41%	2.78%	0.93%	76.88%	11.62%		2.06%	3.31%				100.00%
851	LYONS	1,582,636	560,109	875,440	24,117,446	3,397,271	2,455,294	0	22,278	0	1,000	0	33,011,474
12.41%	%sector of county sector	3.00%	4.28%	5.13%	9.90%	9.15%	9.91%		0.00%		0.00%		1.85%
	%sector of municipality	4.79%	1.70%	2.65%	73.06%	10.29%	7.44%		0.07%		0.00%		100.00%
1,244	OAKLAND	2,670,116	696,692	890,905	42,323,247	9,254,700	174,935	0	123,227	0	0	0	56,133,822
18.14%	%sector of county sector	5.06%	5.32%	5.22%	17.38%	24.94%	0.71%		0.01%				3.15%
	%sector of municipality	4.76%	1.24%	1.59%	75.40%	16.49%	0.31%		0.22%				100.00%
1,823	TEKAMAH	3,101,243	985,122	231,866	65,943,046	12,477,798	257,760	0	268,890	0	0	0	83,265,725
26.58%	%sector of county sector	5.87%	7.52%	1.36%	27.08%	33.62%	1.04%		0.02%				4.67%
	%sector of municipality	3.72%	1.18%	0.28%	79.20%	14.99%	0.31%		0.32%				100.00%
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
4,598	Total Municipalities	8,040,748	2,853,438	2,182,478	150,396,338	27,422,629	2,887,989	379,802	1,056,127	0	1,000	0	195,220,549
67.05%	%all municip.sectors of cnty	15.23%	21.79%	12.79%	61.76%	73.90%	11.66%	15.09%	0.08%		0.00%		10.94%

11 BURT

Sources: 2020 Certificate of Taxes Levied CTL, 2010 US Census; Dec. 2020 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2021

CHART 5

Source: 2010 - 2020 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2021

<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 6,974</b>	<b>Value : 1,700,085,279</b>	<b>Growth 5,422,350</b>	<b>Sum Lines 17, 25, &amp; 41</b>
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	383	3,616,470	12	179,457	61	2,176,051	456	5,971,978	
<b>02. Res Improve Land</b>	2,059	18,428,749	65	2,609,671	495	22,339,646	2,619	43,378,066	
<b>03. Res Improvements</b>	2,101	140,824,591	65	8,183,522	565	63,153,281	2,731	212,161,394	
<b>04. Res Total</b>	2,484	162,869,810	77	10,972,650	626	87,668,978	3,187	261,511,438	3,203,160
<b>% of Res Total</b>	77.94	62.28	2.42	4.20	19.64	33.52	45.70	15.38	59.07
<b>05. Com UnImp Land</b>	39	172,203	5	50,875	4	83,320	48	306,398	
<b>06. Com Improve Land</b>	309	2,610,908	18	623,552	19	216,105	346	3,450,565	
<b>07. Com Improvements</b>	313	28,101,348	18	2,584,546	25	6,580,468	356	37,266,362	
<b>08. Com Total</b>	352	30,884,459	23	3,258,973	29	6,879,893	404	41,023,325	578,869
<b>% of Com Total</b>	87.13	75.29	5.69	7.94	7.18	16.77	5.79	2.41	10.68
<b>09. Ind UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>10. Ind Improve Land</b>	4	153,386	0	0	2	546,564	6	699,950	
<b>11. Ind Improvements</b>	4	3,180,100	0	0	2	21,972,083	6	25,152,183	
<b>12. Ind Total</b>	4	3,333,486	0	0	2	22,518,647	6	25,852,133	0
<b>% of Ind Total</b>	66.67	12.89	0.00	0.00	33.33	87.11	0.09	1.52	0.00
<b>13. Rec UnImp Land</b>	0	0	0	0	2	34,000	2	34,000	
<b>14. Rec Improve Land</b>	0	0	0	0	6	112,000	6	112,000	
<b>15. Rec Improvements</b>	22	378,802	10	248,325	81	1,819,146	113	2,446,273	
<b>16. Rec Total</b>	22	378,802	10	248,325	83	1,965,146	115	2,592,273	20,598
<b>% of Rec Total</b>	19.13	14.61	8.70	9.58	72.17	75.81	1.65	0.15	0.38
<b>Res &amp; Rec Total</b>	2,506	163,248,612	87	11,220,975	709	89,634,124	3,302	264,103,711	3,223,758
<b>% of Res &amp; Rec Total</b>	75.89	61.81	2.63	4.25	21.47	33.94	47.35	15.53	59.45
<b>Com &amp; Ind Total</b>	356	34,217,945	23	3,258,973	31	29,398,540	410	66,875,458	578,869
<b>% of Com &amp; Ind Total</b>	86.83	51.17	5.61	4.87	7.56	43.96	5.88	3.93	10.68
<b>17. Taxable Total</b>	2,862	197,466,557	110	14,479,948	740	119,032,664	3,712	330,979,169	3,802,627
<b>% of Taxable Total</b>	77.10	59.66	2.96	4.37	19.94	35.96	53.23	19.47	70.13

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	1	13,415	784,571	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	1	13,415	784,571
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				1	13,415	784,571

Schedule III : Mineral Interest Records

Mineral Interest	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
23. Producing	0	0	0	0	0	0	0	0	0
24. Non-Producing	0	0	0	0	0	0	0	0	0
25. Total	0	0	0	0	0	0	0	0	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	0	0	0	0

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	9	666,457	150	42,885,144	2,236	833,184,472	2,395	876,736,073
28. Ag-Improved Land	0	0	49	20,276,025	789	378,390,621	838	398,666,646
29. Ag Improvements	1	1,000	49	5,950,505	817	87,751,886	867	93,703,391

30. Ag Total				3,262	1,369,106,110
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	30	33.88	711,480	
33. HomeSite Improvements	0	0.00	0	31	0.00	3,813,518	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	3	1.63	9,780	
36. FarmSite Improv Land	0	0.00	0	48	168.01	1,008,060	
37. FarmSite Improvements	1	0.00	1,000	48	0.00	2,136,987	
38. FarmSite Total							
39. Road & Ditches	0	0.91	0	0	217.80	0	
40. Other- Non Ag Use	0	0.00	0	0	230.03	167,922	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	4	5.00	105,000	4	5.00	105,000	
32. HomeSite Improv Land	413	434.95	9,133,950	443	468.83	9,845,430	
33. HomeSite Improvements	420	0.00	43,251,181	451	0.00	47,064,699	576,789
34. HomeSite Total				<b>455</b>	<b>473.83</b>	<b>57,015,129</b>	
35. FarmSite UnImp Land	51	65.27	391,620	54	66.90	401,400	
36. FarmSite Improv Land	775	2,817.05	16,902,300	823	2,985.06	17,910,360	
37. FarmSite Improvements	785	0.00	44,500,705	834	0.00	46,638,692	1,042,934
38. FarmSite Total				<b>888</b>	<b>3,051.96</b>	<b>64,950,452</b>	
39. Road & Ditches	0	5,222.69	0	0	5,441.40	0	
40. Other- Non Ag Use	0	5,667.75	4,126,510	0	5,897.78	4,294,432	
41. Total Section VI				<b>1,343</b>	<b>14,864.97</b>	<b>126,260,013</b>	<b>1,619,723</b>

Schedule VII : Agricultural Records :Ag Land Detail - Game & Parks

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0

Schedule VIII : Agricultural Records : Special Value

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	10,962.89	24.31%	54,432,357	28.60%	4,965.15
46. 1A	295.50	0.66%	1,536,600	0.81%	5,200.00
47. 2A1	11,789.58	26.14%	54,811,678	28.80%	4,649.16
48. 2A	20,637.32	45.76%	74,965,372	39.39%	3,632.51
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	665.27	1.48%	2,013,863	1.06%	3,027.14
51. 4A1	594.36	1.32%	2,124,849	1.12%	3,575.02
52. 4A	152.52	0.34%	453,750	0.24%	2,975.02
<b>53. Total</b>	<b>45,097.44</b>	<b>100.00%</b>	<b>190,338,469</b>	<b>100.00%</b>	<b>4,220.60</b>
<b>Dry</b>					
54. 1D1	7,803.37	8.61%	40,034,204	11.20%	5,130.37
55. 1D	18,328.43	20.23%	91,642,150	25.63%	5,000.00
56. 2D1	13,975.27	15.43%	64,786,948	18.12%	4,635.83
57. 2D	0.00	0.00%	0	0.00%	0.00
58. 3D1	13,693.63	15.12%	47,104,742	13.18%	3,439.90
59. 3D	12,501.13	13.80%	48,754,407	13.64%	3,900.00
60. 4D1	433.64	0.48%	1,464,773	0.41%	3,377.85
61. 4D	23,850.76	26.33%	63,741,560	17.83%	2,672.52
<b>62. Total</b>	<b>90,586.23</b>	<b>100.00%</b>	<b>357,528,784</b>	<b>100.00%</b>	<b>3,946.83</b>
<b>Grass</b>					
63. 1G1	6,980.50	40.44%	20,211,673	43.56%	2,895.45
64. 1G	4,375.78	25.35%	11,694,785	25.20%	2,672.62
65. 2G1	5,177.68	30.00%	13,264,094	28.58%	2,561.78
66. 2G	134.42	0.78%	277,736	0.60%	2,066.18
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	4.00	0.02%	7,320	0.02%	1,830.00
69. 4G1	145.20	0.84%	106,982	0.23%	736.79
70. 4G	443.14	2.57%	841,794	1.81%	1,899.61
<b>71. Total</b>	<b>17,260.72</b>	<b>100.00%</b>	<b>46,404,384</b>	<b>100.00%</b>	<b>2,688.44</b>
<b>Irrigated Total</b>					
<b>Irrigated Total</b>	<b>45,097.44</b>	<b>27.70%</b>	<b>190,338,469</b>	<b>31.36%</b>	<b>4,220.60</b>
<b>Dry Total</b>					
<b>Dry Total</b>	<b>90,586.23</b>	<b>55.63%</b>	<b>357,528,784</b>	<b>58.90%</b>	<b>3,946.83</b>
<b>Grass Total</b>					
<b>Grass Total</b>	<b>17,260.72</b>	<b>10.60%</b>	<b>46,404,384</b>	<b>7.65%</b>	<b>2,688.44</b>
72. Waste	2,757.33	1.69%	323,377	0.05%	117.28
73. Other	7,130.86	4.38%	12,382,162	2.04%	1,736.42
74. Exempt	0.00	0.00%	0	0.00%	0.00
<b>75. Market Area Total</b>	<b>162,832.58</b>	<b>100.00%</b>	<b>606,977,176</b>	<b>100.00%</b>	<b>3,727.62</b>

## Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	2,961.81	27.05%	19,355,446	30.58%	6,535.01
46. 1A	303.47	2.77%	1,964,972	3.10%	6,475.01
47. 2A1	3,145.94	28.73%	18,639,722	29.45%	5,925.01
48. 2A	2,715.73	24.80%	15,429,498	24.38%	5,681.53
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	77.95	0.71%	418,982	0.66%	5,375.01
51. 4A1	1,628.56	14.87%	7,084,243	11.19%	4,350.00
52. 4A	116.44	1.06%	404,632	0.64%	3,475.03
53. Total	10,949.90	100.00%	63,297,495	100.00%	5,780.65
<b>Dry</b>					
54. 1D1	7,993.73	8.26%	49,761,065	9.40%	6,225.01
55. 1D	35,360.07	36.53%	217,464,558	41.08%	6,150.00
56. 2D1	13,273.49	13.71%	75,327,271	14.23%	5,675.02
57. 2D	0.00	0.00%	0	0.00%	0.00
58. 3D1	575.15	0.59%	2,534,870	0.48%	4,407.32
59. 3D	29,072.09	30.04%	150,448,644	28.42%	5,175.02
60. 4D1	133.56	0.14%	557,618	0.11%	4,175.04
61. 4D	10,384.92	10.73%	33,231,744	6.28%	3,200.00
62. Total	96,793.01	100.00%	529,325,770	100.00%	5,468.64
<b>Grass</b>					
63. 1G1	5,662.90	44.36%	17,198,228	46.95%	3,037.00
64. 1G	2,656.75	20.81%	7,385,562	20.16%	2,779.92
65. 2G1	3,927.81	30.77%	11,005,349	30.04%	2,801.90
66. 2G	245.74	1.92%	512,425	1.40%	2,085.23
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	272.67	2.14%	528,553	1.44%	1,938.43
71. Total	12,765.87	100.00%	36,630,117	100.00%	2,869.38
<b>Irrigated Total</b>					
Irrigated Total	10,949.90	8.79%	63,297,495	9.95%	5,780.65
<b>Dry Total</b>					
Dry Total	96,793.01	77.73%	529,325,770	83.24%	5,468.64
<b>Grass Total</b>					
Grass Total	12,765.87	10.25%	36,630,117	5.76%	2,869.38
72. Waste	1,040.73	0.84%	156,009	0.02%	149.90
73. Other	2,973.63	2.39%	6,459,530	1.02%	2,172.27
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	124,523.14	100.00%	635,868,921	100.00%	5,106.43

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	0.00	0	1,781.57	8,140,037	54,265.77	245,495,927	56,047.34	253,635,964
<b>77. Dry Land</b>	138.69	652,816	9,469.60	46,558,961	177,770.95	839,642,777	187,379.24	886,854,554
<b>78. Grass</b>	2.31	4,505	1,594.34	4,784,085	28,429.94	78,245,911	30,026.59	83,034,501
<b>79. Waste</b>	2.17	358	299.89	46,246	3,496.00	432,782	3,798.06	479,386
<b>80. Other</b>	5.32	8,778	588.06	1,734,598	9,511.11	17,098,316	10,104.49	18,841,692
<b>81. Exempt</b>	0.00	0	0.00	0	0.00	0	0.00	0
<b>82. Total</b>	<b>148.49</b>	<b>666,457</b>	<b>13,733.46</b>	<b>61,263,927</b>	<b>273,473.77</b>	<b>1,180,915,713</b>	<b>287,355.72</b>	<b>1,242,846,097</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	56,047.34	19.50%	253,635,964	20.41%	4,525.39
<b>Dry Land</b>	187,379.24	65.21%	886,854,554	71.36%	4,732.94
<b>Grass</b>	30,026.59	10.45%	83,034,501	6.68%	2,765.37
<b>Waste</b>	3,798.06	1.32%	479,386	0.04%	126.22
<b>Other</b>	10,104.49	3.52%	18,841,692	1.52%	1,864.69
<b>Exempt</b>	0.00	0.00%	0	0.00%	0.00
<b>Total</b>	<b>287,355.72</b>	<b>100.00%</b>	<b>1,242,846,097</b>	<b>100.00%</b>	<b>4,325.11</b>

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 Craig	31	226,329	109	609,606	110	3,877,337	141	4,713,272	17,969
83.2 Decatur	106	1,143,387	268	2,592,518	319	12,570,204	425	16,306,109	271,363
83.3 Lyons	63	511,147	416	2,795,544	416	24,404,426	479	27,711,117	45,439
83.4 Oakland	50	291,204	516	4,405,425	517	38,978,080	567	43,674,709	377,232
83.5 R-arizona	30	497,115	141	4,255,112	236	13,433,776	266	18,186,003	194,986
83.6 R-bell Creek	4	98,756	45	2,224,269	48	7,685,141	52	10,008,166	43,718
83.7 R-craig Rural	3	51,671	51	2,808,150	52	5,728,109	55	8,587,930	0
83.8 R-decatur Rural	5	115,478	32	1,358,279	43	4,222,959	48	5,696,716	164,152
83.9 R-everett	3	126,069	25	1,184,495	29	4,001,551	32	5,312,115	250,446
83.10 R-logan	2	2,045	64	3,643,582	70	8,671,099	72	12,316,726	307,149
83.11 R-oakland Rural	3	6,960	26	1,238,899	28	3,109,858	31	4,355,717	0
83.12 R-pershing	3	472,838	23	1,177,994	25	2,681,338	28	4,332,170	21,115
83.13 R-quinnebaugh	5	51,723	18	486,393	21	2,320,291	26	2,858,407	45,400
83.14 R-riverside	9	84,763	22	603,482	43	3,996,313	52	4,684,558	68,035
83.15 R-silver Creek	3	111,514	27	1,471,868	31	4,646,693	34	6,230,075	118,641
83.16 R-summit	5	762,102	91	4,589,460	94	12,904,272	99	18,255,834	190,258
83.17 Tekamah	133	1,452,877	751	8,044,990	762	61,376,220	895	70,874,087	1,107,855
84 Residential Total	458	6,005,978	2,625	43,490,066	2,844	214,607,667	3,302	264,103,711	3,223,758

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u> <u>I</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1 Craig	7	17,340	13	19,630	13	105,575	20	142,545	0
85.2 Decatur	9	25,452	27	137,247	28	1,987,274	37	2,149,973	0
85.3 Lyons	10	37,050	68	274,463	68	5,610,591	78	5,922,104	103,218
85.4 Oakland	8	52,405	95	722,192	96	11,222,579	104	11,997,176	475,651
85.5 R-arizona	1	30,850	12	307,160	14	2,417,677	15	2,755,687	0
85.6 R-bell Creek	0	0	1	59,000	1	2,005,736	1	2,064,736	0
85.7 R-craig Rural	1	3,920	1	5,660	1	7,330	2	16,910	0
85.8 R-decatur Rural	1	2,610	4	20,330	5	3,150,233	6	3,173,173	0
85.9 R-everett	2	14,245	1	9,560	1	226,910	3	250,715	0
85.10 R-logan	2	47,145	3	40,800	3	215,806	5	303,751	0
85.11 R-oakland Rural	1	32,300	5	794,569	5	22,382,897	6	23,209,766	0
85.12 R-pershing	0	0	4	29,429	5	370,013	5	399,442	0
85.13 R-quinnebaugh	1	3,125	1	610	1	2,590	2	6,325	0
85.14 R-riverside	0	0	5	55,470	5	140,995	5	196,465	0
85.15 R-silver Creek	0	0	0	0	1	1,000	1	1,000	0
85.16 R-summit	0	0	2	63,633	3	215,910	3	279,543	0
85.17 Tekamah	5	39,956	110	1,610,762	112	12,355,429	117	14,006,147	0
86 Commercial Total	48	306,398	352	4,150,515	362	62,418,545	410	66,875,458	578,869

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

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	4,009.98	39.30%	9,502,828	43.28%	2,369.79
88. 1G	2,582.90	25.32%	5,621,880	25.60%	2,176.58
89. 2G1	3,079.93	30.19%	6,005,880	27.35%	1,950.01
90. 2G	120.62	1.18%	232,196	1.06%	1,925.02
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	4.00	0.04%	7,320	0.03%	1,830.00
93. 4G1	78.05	0.77%	47,188	0.21%	604.59
94. 4G	326.89	3.20%	541,012	2.46%	1,655.03
95. Total	10,202.37	100.00%	21,958,304	100.00%	2,152.27
<b>CRP</b>					
96. 1C1	2,970.52	42.09%	10,708,845	43.81%	3,605.04
97. 1C	1,792.88	25.40%	6,072,905	24.84%	3,387.23
98. 2C1	2,097.75	29.72%	7,258,214	29.69%	3,460.00
99. 2C	13.80	0.20%	45,540	0.19%	3,300.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	67.15	0.95%	59,794	0.24%	890.45
103. 4C	116.25	1.65%	300,782	1.23%	2,587.37
104. Total	7,058.35	100.00%	24,446,080	100.00%	3,463.43
<b>Timber</b>					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	10,202.37	59.11%	21,958,304	47.32%	2,152.27
CRP Total	7,058.35	40.89%	24,446,080	52.68%	3,463.43
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	17,260.72	100.00%	46,404,384	100.00%	2,688.44

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

Market Area 2

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	3,220.19	43.47%	8,129,248	47.04%	2,524.46
88. 1G	1,766.26	23.84%	4,144,180	23.98%	2,346.30
89. 2G1	1,955.36	26.39%	4,106,256	23.76%	2,100.00
90. 2G	244.74	3.30%	509,060	2.95%	2,080.00
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	221.64	2.99%	392,303	2.27%	1,770.00
95. Total	7,408.19	100.00%	17,281,047	100.00%	2,332.69
<b>CRP</b>					
96. 1C1	2,442.71	45.59%	9,068,980	46.87%	3,712.67
97. 1C	890.49	16.62%	3,241,382	16.75%	3,640.00
98. 2C1	1,972.45	36.82%	6,899,093	35.66%	3,497.73
99. 2C	1.00	0.02%	3,365	0.02%	3,365.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	51.03	0.95%	136,250	0.70%	2,670.00
104. Total	5,357.68	100.00%	19,349,070	100.00%	3,611.46
<b>Timber</b>					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	7,408.19	58.03%	17,281,047	47.18%	2,332.69
CRP Total	5,357.68	41.97%	19,349,070	52.82%	3,611.46
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	12,765.87	100.00%	36,630,117	100.00%	2,869.38

**2021 County Abstract of Assessment for Real Property, Form 45**  
**Compared with the 2020 Certificate of Taxes Levied Report (CTL)**

**11 Burt**

	<b>2020 CTL County Total</b>	<b>2021 Form 45 County Total</b>	<b>Value Difference (2021 form 45 - 2020 CTL)</b>	<b>Percent Change</b>	<b>2021 Growth (New Construction Value)</b>	<b>Percent Change excl. Growth</b>
01. Residential	243,504,003	261,511,438	18,007,435	7.40%	3,203,160	6.08%
02. Recreational	2,516,299	2,592,273	75,974	3.02%	20,598	2.20%
03. Ag-Homesite Land, Ag-Res Dwelling	55,256,106	57,015,129	1,759,023	3.18%	576,789	2.14%
<b>04. Total Residential (sum lines 1-3)</b>	<b>301,276,408</b>	<b>321,118,840</b>	<b>19,842,432</b>	<b>6.59%</b>	<b>3,800,547</b>	<b>5.32%</b>
05. Commercial	37,109,849	41,023,325	3,913,476	10.55%	578,869	8.99%
06. Industrial	24,769,443	25,852,133	1,082,690	4.37%	0	4.37%
<b>07. Total Commercial (sum lines 5-6)</b>	<b>61,879,292</b>	<b>66,875,458</b>	<b>4,996,166</b>	<b>8.07%</b>	<b>578,869</b>	<b>7.14%</b>
08. Ag-Farmsite Land, Outbuildings	63,532,967	64,950,452	1,417,485	2.23%	1,042,934	0.59%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	4,294,432	4,294,432	0	0.00%		
<b>11. Total Non-Agland (sum lines 8-10)</b>	<b>67,827,399</b>	<b>69,244,884</b>	<b>1,417,485</b>	<b>2.09%</b>	<b>1,042,934</b>	<b>0.55%</b>
12. Irrigated	257,281,326	253,635,964	-3,645,362	-1.42%		
13. Dryland	913,428,571	886,854,554	-26,574,017	-2.91%		
14. Grassland	83,864,573	83,034,501	-830,072	-0.99%		
15. Wasteland	603,545	479,386	-124,159	-20.57%		
16. Other Agland	15,280,513	18,841,692	3,561,179	23.31%		
<b>17. Total Agricultural Land</b>	<b>1,270,458,528</b>	<b>1,242,846,097</b>	<b>-27,612,431</b>	<b>-2.17%</b>		
<b>18. Total Value of all Real Property</b> (Locally Assessed)	<b>1,701,441,627</b>	<b>1,700,085,279</b>	<b>-1,356,348</b>	<b>-0.08%</b>	<b>5,422,350</b>	<b>-0.40%</b>

## 2021 Assessment Survey for Burt County

### A. Staffing and Funding Information

<b>1.</b>	<b>Deputy(ies) on staff:</b>
	1
<b>2.</b>	<b>Appraiser(s) on staff:</b>
	1 PT (for commercial)
<b>3.</b>	<b>Other full-time employees:</b>
	3
<b>4.</b>	<b>Other part-time employees:</b>
	2
<b>5.</b>	<b>Number of shared employees:</b>
	0
<b>6.</b>	<b>Assessor's requested budget for current fiscal year:</b>
	\$339,864
<b>7.</b>	<b>Adopted budget, or granted budget if different from above:</b>
	N/A
<b>8.</b>	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	N/A
<b>9.</b>	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	N/A
<b>10.</b>	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	\$9,000
<b>11.</b>	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$750
<b>12.</b>	<b>Amount of last year's assessor's budget not used:</b>
	\$100

## B. Computer, Automation Information and GIS

1.	<b>Administrative software:</b>
	Vanguard
2.	<b>CAMA software:</b>
	Vanguard
3.	<b>Personal Property software:</b>
	Vanguard
4.	<b>Are cadastral maps currently being used?</b>
	Yes
5.	<b>If so, who maintains the Cadastral Maps?</b>
	Assessor/staff
6.	<b>Does the county have GIS software?</b>
	Yes
7.	<b>Is GIS available to the public? If so, what is the web address?</b>
	Yes - <a href="http://burt.gworks.com">http://burt.gworks.com</a>
8.	<b>Who maintains the GIS software and maps?</b>
	gWorks
9.	<b>What type of aerial imagery is used in the cyclical review of properties?</b>
	Obliques
10.	<b>When was the aerial imagery last updated?</b>
	2021

## C. Zoning Information

1.	<b>Does the county have zoning?</b>
	Yes
2.	<b>If so, is the zoning countywide?</b>
	Yes

<b>3.</b>	<b>What municipalities in the county are zoned?</b>
	Decatur, Lyons, Oakland, Tekamah
<b>4.</b>	<b>When was zoning implemented?</b>
	2000

#### **D. Contracted Services**

<b>1.</b>	<b>Appraisal Services:</b>
	N/A
<b>2.</b>	<b>GIS Services:</b>
	gWorks
<b>3.</b>	<b>Other services:</b>
	N/A

#### **E. Appraisal /Listing Services**

<b>1.</b>	<b>List any outside appraisal or listing services employed by the county for the current assessment year</b>
	N/A
<b>2.</b>	<b>If so, is the appraisal or listing service performed under contract?</b>
	N/A
<b>3.</b>	<b>What appraisal certifications or qualifications does the County require?</b>
	None
<b>4.</b>	<b>Have the existing contracts been approved by the PTA?</b>
	N/A
<b>5.</b>	<b>Does the appraisal or listing service providers establish assessed values for the county?</b>
	N/A

## 2021 Residential Assessment Survey for Burt County

<b>1.</b>	<b>Valuation data collection done by:</b>																
	Assessor and staff.																
<b>2.</b>	<b>List the valuation group recognized by the County and describe the unique characteristics of each:</b>																
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Tekamah -- Estimated population is 1,802; located along Highway 75 and Highway 32; county seat, has grade and high school; has grocery store</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Oakland -- Estimated population is 1,556; located at intersection of Highway 77 and Highway 32; has grade and high school; has grocery store</td> </tr> <tr> <td style="text-align: center;">10</td> <td>Lyons -- Estimated population is 818; located along Highway 77; has high school and grocery store</td> </tr> <tr> <td style="text-align: center;">15</td> <td>Decatur -- Estimated population is 377; located at intersection of Highway 75 and Highway 51; located along Missouri River; has grocery store</td> </tr> <tr> <td style="text-align: center;">20</td> <td>Craig -- Estimated population is 166; located 10 miles West of Tekamah; no schools or grocery store</td> </tr> <tr> <td style="text-align: center;">25</td> <td>Rural</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Agricultural Homes and Outbuildings</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Tekamah -- Estimated population is 1,802; located along Highway 75 and Highway 32; county seat, has grade and high school; has grocery store	5	Oakland -- Estimated population is 1,556; located at intersection of Highway 77 and Highway 32; has grade and high school; has grocery store	10	Lyons -- Estimated population is 818; located along Highway 77; has high school and grocery store	15	Decatur -- Estimated population is 377; located at intersection of Highway 75 and Highway 51; located along Missouri River; has grocery store	20	Craig -- Estimated population is 166; located 10 miles West of Tekamah; no schools or grocery store	25	Rural	AG	Agricultural Homes and Outbuildings
<u>Valuation Group</u>	<u>Description of unique characteristics</u>																
1	Tekamah -- Estimated population is 1,802; located along Highway 75 and Highway 32; county seat, has grade and high school; has grocery store																
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25	Rural																
AG	Agricultural Homes and Outbuildings																
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>																
	Cost approach and sales study to determine market and depreciation analysis.																
<b>4.</b>	<b>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?</b>																
	Costing tables, multipliers, etc. are from the vendor but depreciation is based on local market information and applied as an economic adjustment.																
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation group?</b>																
	Yes, they have different economic depreciations.																
<b>6.</b>	<b>Describe the methodology used to determine the residential lot values?</b>																
	Sales study from the market with adjustments for accessibility, etc.																
<b>7.</b>	<b>How are rural residential site values developed?</b>																
	Review small tract sales and consider the cost to add amenities.																
<b>8.</b>	<b>Are there form 191 applications on file?</b>																
	No.																

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

There have been no applications in the county.

<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
1	2019	2019	2019	2019
5	2019	2019	2019	2019
10	2019	2019	2020	2017
15	2019	2019	2020	2019
20	2019	2019	2020	2019
25	2019	2019	2017-2020	2017-2020
AG	2019	2019	2017/2020	2016-2019

The valuation groupings reflect the appraisal cycle of the county as much as unique markets. Homesite values were increased to \$21,000 for the first acre and building site values were increased to \$6,000 per acre in 2019. The county reviews these in separate cycles and applies depreciation based on the local market. The rural residential is an ongoing review by townships. Everett and Logan Townships were completed for 2017. Summit Township was completed in 2018. Decatur Township was completed in 2019. Bell Creek Township, Quinnebaugh Township, Riverside Township, Craig Village, Decatur Village and Decatur Marina were completed in 2020.

## 2021 Commercial Assessment Survey for Burt County

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

7.	<u>Valuation Group</u>	<u>Date of Depreciation</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1	2019	2019	2020	2019/2020
	5	2019	2019	2020	2019/2020
	10	2019	2019	2017	2017/2019
	15	2019	2019	2017	2017/2019
	20	2019	2019	2017	2017/2019
	25	2019	2019	2017	2020

The valuation groups are based on current assessor locations in the county. Each town has its own unique economic depreciation that is based on reviewing the sales and the local knowledge the assessor and staff have about that town. Tekamah has lost more businesses because it is easier for people to travel to Blair, Fremont, or Omaha. Decatur seems to benefit from travel across the bridge to Iowa.

--In 2019, occupancy codes reviewed in all valuation groups were supermarkets, mini mart convenience stores, grain elevators, fertilizer and grain storage, storage units, industrial, heavy manufacturing and warehouse storage.

--In 2020, main street commercial properties were reviewed in Oakland and Tekamah.

## 2021 Agricultural Assessment Survey for Burt County

<b>1.</b>	<b>Valuation data collection done by:</b>										
	Assessor and staff.										
<b>2.</b>	<b>List each market area, and describe the location and the specific characteristics that make each unique.</b>										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%; text-align: center;"><u>Market Area</u></th> <th style="width: 70%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 20%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Mainly flat river bottom land (North and Eastern GEO codes), Missouri River borders eastern edge, majority dryland and irrigated land</td> <td style="text-align: center;">Annually</td> </tr> <tr> <td style="text-align: center;">2</td> <td>More hills and valleys (South and Western GEO codes). Contains Solomon and Luton soils and consists mainly of dryland</td> <td style="text-align: center;">Annually</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	Mainly flat river bottom land (North and Eastern GEO codes), Missouri River borders eastern edge, majority dryland and irrigated land	Annually	2	More hills and valleys (South and Western GEO codes). Contains Solomon and Luton soils and consists mainly of dryland	Annually
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>									
1	Mainly flat river bottom land (North and Eastern GEO codes), Missouri River borders eastern edge, majority dryland and irrigated land	Annually									
2	More hills and valleys (South and Western GEO codes). Contains Solomon and Luton soils and consists mainly of dryland	Annually									
	Ag improvement and outbuilding costing and depreciation tables used are 2019. In 2020, moved feedlots, wineries, hog confinements and sod farms to intensive use classification.										
<b>3.</b>	<b>Describe the process used to determine and monitor market areas.</b>										
	Market areas are determined through market analysis and are delineated by both topography and market activity. Boundaries currently follow township lines.										
<b>4.</b>	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>										
	Parcels less than 20 acres are checked for current use. It is classified accordingly. Some parcels are mixed use with several acres of residential and additional acres being farmed or grazed. Currently do not have a recreational class.										
<b>5.</b>	<b>Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?</b>										
	Yes.										
<b>6.</b>	<b>What separate market analysis has been conducted where intensive use is identified in the county?</b>										
	This year we moved all feedlots, wineries, hog confinements and sod farms to an intensive use classification. Even though we moved them to their own classification under agricultural, we did not value them any differently after we reviewed the sales and did not find that the sale prices warranted any value differences.										
<b>7.</b>	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>										
	We originally checked with Cuming County's sales on Wetland Reserve to have a starting value. Since that time, we have moved them to 100% of market after the Tax Equalization and Review Commission made their ruling. We currently track the sales every year that occur on WRP to see if any adjustments are necessary. All Wetland Reserve Program acres are given their own separate classification (WRP).										
<b>7a.</b>	<b>Are any other agricultural subclasses used? If yes, please explain.</b>										

	Yes, we currently have assigned a separate value for irrigated LCG values per acre for solomon and lutan soils in both Market areas 1 and 2. Through analysis of our sales, we have found that parcels including these soils sell for less per acre due to the amount of clay in the soil than other irrigated parcels selling within our markets as they are less productive.
	<b><i><u>If your county has special value applications, please answer the following</u></i></b>
<b>8a.</b>	<b>How many parcels have a special valuation application on file?</b>
	There are 14 applications on file however no parcels currently have been assigned special value.
<b>8b.</b>	<b>What process was used to determine if non-agricultural influences exist in the county?</b>
	Each sale is reviewed and questionnaires are mailed out to determine the future use of the property or if other influences exist. After analysis of these agland sales, there are only uninfluenced ag sales currently in Burt County.
	<b><i><u>If your county recognizes a special value, please answer the following</u></i></b>
<b>8c.</b>	<b>Describe the non-agricultural influences recognized within the county.</b>
	N/A
<b>8d.</b>	<b>Where is the influenced area located within the county?</b>
	N/A
<b>8e.</b>	<b>Describe in detail how the special values were arrived at in the influenced area(s).</b>
	N/A

# Burt County's 3 Year Plan of Assessment June 15, 2020

## **PLAN OF ASSESSMENT REQUIREMENTS**

This plan of assessment is required by law, as amended by Neb. Laws 2005, LB 263, Section 9. The former provisions relating to the assessors' 5-year plan of assessment in Neb. Rev. Stat 77-1311(8) were repealed. On or before June 15<sup>th</sup> each year the county assessor shall prepare a plan of assessment and present it to the county board of equalization on or before July 31<sup>st</sup>. The county assessor may amend the plan of assessment, if necessary, after the budget is approved by the county board. The plan shall be updated annually before its adoption. The updates shall examine the level, quality, and uniformity of assessment in the County and shall describe the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete these actions. A copy of the plan and any amendments shall be mailed to the Department of Revenue, Property Assessment Division, on or before October 31<sup>st</sup> each year.

## **REAL PROPERTY ASSESSMENT REQUIREMENTS**

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

Assessment levels required for real property are as follows:

- 1) 100% of actual value for all classes of real property excluding agricultural and horticultural land;
- 2) 75% of actual value for agricultural land and horticultural land; and
- 3) 75% of special value for agricultural and horticultural land which meets the qualifications for special valuation under 77-1344.

Reference: Neb. Rev. Stat. 77-201 (R.S. Supp 2007)

## GENERAL COUNTY DESCRIPTION

Burt County has a total count of 6,959 parcels as reported on the 2020 County Abstract. Per the 2020 County Abstract, Burt County consists of the following real property types:

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	3,173	45.60%	14.29%
Commercial	410	5.89%	2.17%
Industrial	6	.09%	1.45%
Recreational	115	1.65%	.15%
Agricultural	3,255	46.77%	81.94%

Agricultural land – 287,230.49 taxable acres

New Property: For assessment year 2020, an estimated 171 building permits and/or information statements were filed for new property construction/additions to the county.

The county handled 783 personal property schedules for 2020. The office also processed 346 homestead applications. Approximately 60 permissive exemptions are applied for each year through the County Assessor's Office.

The Burt County Assessor has the required assessor certification, several IAAO educational course certifications and numerous assessor workshops of assessment education. She has a continuing education requirement pursuant to Section 77-414 of 40 hours prior to December 31, 2002 and thereafter, 60 hours of continued education as required within the following 4-year period. She has completed the required IAAO Course 101 – Fundamentals of Real Property Appraisal and IAAO Course 300 – Fundamentals of Mass Appraisal.

The County Assessor's Office has a deputy and three full-time clerks to carry out the responsibilities and duties of the office with the assessor. One clerk assists with the review, pickup work, and data entry in the appraisal area. The deputy has the necessary certification to hold the position and will fulfill the continuing education requirement of 60 hours required within the next 4-year period. The county does have a part-time appraiser and one part-time lister/reviewer for "pickup work" and other needed valuation projects being completed to keep Burt County in line with uniform and proportionate valuations. An additional clerk was hired to assist primarily in the appraisal area but has since had to step into the regular office clerk's position who quit because she felt she was not

paid enough. The office has been able to replace that employee with four year's training and experience. We plan on having them work in the appraisal side of the office. They have been doing well, but it will take a couple years to get them trained.

The current 2020-2021 budget for the office is being reviewed by the County Board. For the current budget year, the general budget and appraisal budget, are still combined into one so it is easier for the County Board to understand. The County Board agreed to let the offices include the possibility of a 3% cost of living increase in the salaries. This would mean an increase from last year's total request of \$329,807.00 to \$339,864.00 which includes the Assessor, Deputy, and three clerk's salaries. This will now also include the two part-time appraiser/listers and an occasional high school helper if we need them. This also funds all cadastral map work, appraisal schooling, GIS system, and data service contracts and fees. The GIS yearly maintenance contract amount that had been added to the appraisal budget will now be included in this combined budget. The new WebGIS developed for Burt County by GIS Workshop will move into this total. Maintenance and support costs on this web hosting is \$3,800.00 annually My original budget request for 2019 was \$340,785.75 to include the first year of the Pictometry contract, but I was allowed to get GIS Workshop photos using the \$4,796.93 in credit to be applied on the cost from the sale of my data. We have received our obliques and are currently working on getting them labeled and in the property record cards. They are being reviewed for any changes that need to be applied in 2021 as well.

Our State liaison had visited with the County Board in 2018 about the need to give us the funding and tools to be able to do our job so the State did not have to come in and order a complete reappraisal by an outside appraisal firm. She emphasized that we were doing a good job with the current staff and funding available to us. She visited with them about the importance of reading the three-year plan and knowing what the office was doing in the county each year for revaluing. As a result of this conversation in 2018, I requested an additional \$50,000 so I could hire an additional reviewer and some part-time help to aid in the review of the county. I was allowed \$25,000 for 2018-2019. I did hire an additional person to work in the appraisal area and have made great strides in getting more review done. My budget in 2019-2020 was cut by \$11,000 and I could only pay part of my license to Vanguard at the end of the fiscal year. I will need to pay the rest in July out of the new fiscal year. This may have an impact on keeping the review on schedule as well.

## **PROCEDURES**

A procedures manual is in place with continual updating that describes the procedures and operations of the office. The manual adheres to the statutes, regulations and directives that apply to the Assessor's Office. A copy of this is entered into the record at the County Board of Equalization meetings each year as part of the process of hearing protests.

## **CADASTRAL MAPS**

The cadastral maps are updated on a daily basis as sales and other changes arise. The city maps were completed with all information having been proofed by the Assessor's Office staff over the last 3-4 years. The maps are currently in the process of being revised and updated by a local surveyor to improve the readability. We hope to be able to continue on with the rural maps if we are allowed to budget for them.

## **PROPERTY RECORD CARDS**

Regulation 10-004 requires the assessor to prepare and maintain a property record file for each parcel of real property including improvements on leased land in the county. New property record cards have been made for all residential, commercial, agricultural, exempt, and leased improvements. The new cards will contain all the required information including ownership, legal description, classification codes, and tax districts. Any and all changes to the property record card must be noted along with the date that the change was made and the reason for the change.

## **REPORT GENERATION**

The County Assessor has basic duties and requirements in filing administrative reports with the Property Tax Administrator that may be different than those specified in statute to ensure proper administration of the law. They include the Air Craft Information Reports, County Real Estate Abstract and Assessed Value Update (AVU) due March 19<sup>th</sup>, Amended Homestead Exemption Summary Certificate (Form 458X), Amended Personal Property Tax Loss Summary

Certificate, Personal Property Abstract due July 20<sup>th</sup>, 3 Year Plan of Assessment to be presented to the county board of equalization by July 31<sup>st</sup>, and due with the Department of Revenue, Property Assessment Division, by October 31<sup>st</sup>. The Certification of Values to School Districts and Political Subdivisions due August 20<sup>th</sup>, School District Taxable Value Report due August 25<sup>th</sup>, Average Residential Value for Homestead Exemption by September 1<sup>st</sup>, generate Tax Roll to be given to the County Treasurer by November 22<sup>nd</sup>, and Certificate of Taxes Levied Report due December 1<sup>st</sup>. Taxpayer appeals must be handled during the months of June and July. Regulation 10-002.09 requires tax list corrections created because of undervalued or overvalued real property and omitted real property must be reported to the County Board of Equalization by July 25<sup>th</sup>. Clerical error may be corrected as needed. In 2020, the Assessor will be filing a personal property abstract by July 19<sup>th</sup> and a Tax Loss Summary Certificate, Form 259P, by November 30<sup>th</sup> showing the tax revenue loss due to the new Personal Property Tax Relief Act.

The assessor must do an annual review of all government owned property and if not used for public purpose, send notices of intent to tax, and place on the tax roll. All centrally assessed property valuations must be reviewed after being certified by PAD for railroads and public service entities along with establishing assessment records and tax billing for the tax list. The assessor also manages school district and other entity boundary changes necessary for correct assessment and tax information. This process includes the input and review of all tax rates for the billing process. We prepare and certify the tax lists/books to the county treasurer for real, personal property, and centrally assessed. The assessor prepares all tax list correction documents for county board approval. The assessor must attend all County Board of Equalization meetings for valuation protests where information is assembled and provided. The assessor must prepare information and attend taxpayer appeal hearings before the Tax Equalization and Review Commission where we also defend the valuation. During TERC Statewide Equalization, we attend hearings if applicable to county, defend values and/or implement orders of the TERC.

There are many numerous other deadlines that the assessor must meet throughout the year. All administrative reports are prepared by the County Assessor by their due dates and will continue to be done in a timely fashion as part of Burt County's assessment plan.

### **HOMESTEAD EXEMPTIONS**

Statutes 77-3510 through 77-3528 require the County Assessor to furnish forms for persons desiring to make application for Homestead Exemption. Applications

are furnished and accepted along with an income statement between the dates of February 1<sup>st</sup> and June 30<sup>th</sup> of each year. The County Assessor must approve or disapprove the applications based on conformity to law. Notices shall be sent to rejected applicants by July 31<sup>st</sup> of each year except in the case of change of ownership or occupancy from January 1<sup>st</sup> through August 15<sup>th</sup>. Notice will be sent within a reasonable time. Approved applications will be sent to the Tax Commissioner on or before August 1<sup>st</sup> of each year. The County Assessor and clerical staff will process the applications and place them on the tax roll after their approval by the State based on income.

The County Assessor is now required to print the homestead applications' along with all accompanying instructions and enclosures, which is an additional expense to their budget. Cost of paper and copier expenses was several hundred dollars that was shifted from the State to the county level. Future plans are for the homesteads to be done online, but will probably be additional work for the office, as most older citizens do not use computers. We will have to help them in the office or print up their forms and mail to them as requested.

Per section 77-3506.02, the county assessor is required to certify to the Department of Revenue the average assessed value of single-family residential property in the county and to report the computed exempt amounts pursuant to section 77-3501.01 on or before September 1<sup>st</sup> each year.

## **PERSONAL PROPERTY**

The Burt County Assessor's office will require that all taxable personal property be lawfully assessed throughout the county according to the requirements of the statutes and regulations. All schedules are to be filed by May 1<sup>st</sup> to be considered timely. From May 1 to June 30, all schedules received by the office have a 10% penalty applied. After June 30, a 25% penalty is assessed. Postcards are mailed around February 1 to remind taxpayers that it is the beginning of personal property season. Advertisements are placed in the three county newspapers to remind taxpayers of the deadlines and to alert new personal property owners of the requirements for filing a timely schedule with the appropriate information. The taxpayer's federal income tax depreciation schedule is used as a basis for the personal property schedule. Local accountants are provided with their clients' forms when requested, which they compute and return to our office. Legislation has eliminated the 13AG's and the taxpayer's federal income tax depreciation schedule will be our only source of information in the future. We have been requiring them and have close to 95% compliance. The assessor and staff process Personal Property schedules. The new Personal Property Tax Relief Act took effect in 2016 which required more diligence in making sure schedules were filed timely to qualify for the

exemption which had a maximum of \$10,000. It was also necessary to double check on filing locations.

## **REAL PROPERTY**

All real property is assessed each year as of January 1, 12:01 a.m. following the statutes. The assessment level of residential and commercial property will be set between 92-100% of actual market value. The agricultural land will be assessed at 69-75% of actual market value. Valuation notices will be sent out on or before June 1<sup>st</sup> of each year to every owner of record in which the assessed valuation changed from the previous year.

Real property is updated annually through maintenance and "pickup work". We plan to finish by the end of February, to allow time for data entry and completion of value generation. We do sales analysis with assistance of our liaison to determine what assessment actions need to be implemented. This is an ongoing study with all data available on spread-sheets in our computers. Information is updated and areas for adjustment are determined along with the information provided from the current rosters.

The mass appraisal process for valuing properties in the county mainly is performed with the cost approach and market approach. We use the costing data supplied through Vanguard Appraisals, Inc. which has been approved by the Property Assessment Division. We do a depreciation study on an annual basis to determine any actions that may need to be taken. The income approach was applied on the contracted commercial reappraisal. Our part-time appraiser will use the income approach on commercial properties as each area is reviewed. The county plans to accomplish a portion of the required six-year inspection process annually and previously was using a system of review that was similar.

Burt County had originally worked with Northeast Data on CAMA and administrative programming. With the death of the owner, we moved to MIPS/County Solutions to fill our needs. After several years, Burt County has signed a contract with Vanguard Appraisals, Inc. to handle our CAMA real estate pricing program and all administrative and report programs. We are currently using their system for all CAMA pricing and administrative reports.

Countywide zoning was adopted by the Burt County Board effective February 4, 2000. The Assessor's Office works with the zoning administrator in locating new improvements. We also let the administrator know about improvements that need to have an accompanying permit application where they have failed to

file one. In 2018, the Assessor's Office worked with the zoning administrator to update and improve the zoning permit with more information that was needed by both departments. Going forward, there may be a penalty for failure to file the necessary permit. We will be working with a new zoning administrator in 2020 and they are still in the learning process of what all this job entails. We are assisting her in any way we can. Hopefully, we will continue to assist each other in making sure all new construction makes it on the county's tax rolls.

The review process in place in Burt County consists of a physical inspection of all properties that are being revalued. If there was any question as to the accuracy of the data, the property was remeasured, confirmed, and/or corrected. Additional information was collected that is necessary for the new CAMA software. The quality and condition of the property are noted as well as any other outstanding facts. A new digital photo was taken of each parcel. With the owner's permission and accompaniment, an interior inspection was performed. If permission was denied or there was no response to our door hanger and follow-up calls, we assumed that the interior condition of the property was the same as the exterior, unless there was evidence otherwise.

REG-50-003 requires the county assessor to determine the portion to be inspected and reviewed each year to assure that all parcels of real property in the county have been inspected and reviewed no less frequently than every six years. This plan is given in more detail below.

LEVEL OF VALUE, QUALITY, AND UNIFORMITY FOR ASSESSMENT YEAR 2020

<u>Property Class</u>	<u>Median</u>
Residential	96.00
Commercial	100.00
Agricultural Land	72.00

The Property Assessment Division no longer includes the COD or PRD statistical measures as part of their Reports & Opinions. (COD means coefficient of dispersion and PRD means price related differential. Also, where there was not enough sales or data to determine a level on commercial it was given 100%.)

On or before June 6, the county assessor must post in the county assessor's office, and mail to a designated newspaper of general circulation and licensed broadcast media in the county, the assessment sales ratios as determined by the Tax Equalization and Review Commission and any other statistical measures.

## ASSESSMENT ACTIONS PLANNED

### RESIDENTIAL

2021 – Bell Creek Township will be reviewed for both residential and farm buildings. It is very populated with homes and farm buildings. We will check the current condition, and as always, watch for any new structures or removal of existing ones. We will also review Quinnebaugh and Riverside Townships for 2021. We continue to check for buildings added to parcels without benefit of building permits and report such to the zoning administrator. The second set of reviewers will be doing the Village of Decatur and the Decatur Marina for 2021 which has about 450 parcels. All parcels will be physically reviewed, photographed, and remeasured if needed. We have sent a questionnaire out to all homeowners for their completion as we anticipate not being able to review interiors in some cases due to the Coronavirus (COVID-19) and the social distancing required. If the owner will allow the interior inspection, we will proceed but wear masks for their safety and ours.

We will continue working on depreciation analysis and effective age studies. The COD and PRD will be examined on an annual basis to see if the quality of assessment is appropriate, and what might be done to improve these numbers on all other mapping areas. Continue to analyze for uniformity and that levels are within the acceptable ranges. We are continuing to see a steady rise in the market on both rural and city residential which may require some more increases in some residential jurisdictions for 2021.

2022 - Oakland and Arizona Townships will be reviewed for both residential and farm buildings. Arizona Township includes four different areas with two different townships and ranges. This also includes several riverfront cabins and recreational areas. All parcels will be physically reviewed, photographed, remeasured if needed, and a possible interior inspection performed if owner available. If not, a questionnaire will be left to be filled out and returned to the office, or to set up an appointment when the reviewers can return to conduct the interior inspection. Our second team of reviewers will start on Lyons City to update all parcels and get the current condition and new photographs in the Vanguard CAMA system. Any updates or buildings that have been removed will be noted as well. We will continue to do our analysis of the sales file to determine the level of value.

2023 - Pershing and Craig Townships will be reviewed for all residential and farm buildings. Craig Township includes two townships and ranges so it is like doing two ordinary townships. It also has quite a number of parcels with improvements so it will take a good deal of time to review, photograph and remeasure where needed. We always try to do interior inspections if the owner is available and will allow it. We started mailing questionnaires prior to our review that helps us with information to be updated on the property record card if we are unable to view the interior. Our second team of reviewers will finish the City of Lyons along with a new lot study to determine if those need updated as well. Any updates or buildings that have been removed will be noted as well. We will continue to do our analysis of the sales file to determine the level of value.

## COMMERCIAL

The commercial class of property had a complete reappraisal done in 2000 by Great Plains Appraisal Company. The pricing program that was applied was 1999 and all data was entered in the new CAMA 2000 system. Market, income, and cost approach were all applied in valuing the commercial class. In 2010, All commercial data was moved to the windows version of CAMA 2000 along with the implementation of newer pricing. Jeff Quist has been assisting the office with an updated sales analysis and depreciation study. The Tekamah commercial was revalued using the new MIPS 2 CAMA system for 2014. The COD and PRD will be examined to address the quality of the assessments and their uniformity for all the towns and rural commercial. MIPS 2 CAMA has been replaced by Vanguard Appraisals and all data has been moved to the new system. Review has begun and is ongoing at this time by the office staff. Jeff Quist, our part-time staff appraiser, has used the new pricing since it was installed in 2016 and has established market factors and depreciation. A lot of the commercial in the towns have been reviewed and are being placed in Vanguard. It was decided for 2018 to implement the reappraisal of the following occupancy codes: grocery stores, convenience stores, storage units, industrial and heavy manufacturing, and warehouse storage. These were some of the larger and more active commercial entities within the county. In 2019, we reviewed grain handling and storage facilities in the entire county.

2021 – We will continue the review of the commercial properties in the county by doing the downtown main streets in all 5 towns. Vanguard has models that actually represent the typical downtown store that you see in the Midwest. We will look closely at our occupancy codes as uses have changed on older buildings on our main streets and throughout our commercial classifications. We

have been changing some over the last few years to residential even as people have bought for personal uses such as storage. We are making similar changes to residential or ag classification in the rural areas as well where commercial is no longer the current use of the property. We will also conduct another study on vacant lots if any sales are available.

2022 - We will continue with the review of the rural commercial and look at all land associated with those commercial properties. Sales information is very scarce on vacant commercial land in the rural area. Sales continue to be limited, making it difficult to establish a level of value on the commercial. We continue to study what we have. Our part-time appraiser also works with several other jurisdictions which helps in finding more commercial sales for additional information to review our sales. The State's review of both our statistics and our assessment practices support that we are within the acceptable parameters and therefore equalized.

2023 - We will continue with the review of some of the commercial properties that lie in the suburban areas. We will continue to study what sales we have and conduct interviews with both buyers and sellers to see what may be affecting the few sales we have.

The county also always completes any and all pick-up and permit work for that year. We will continue to monitor the COD and PRD to see if we are improving our quality of assessments. Our smaller communities have such a wide variance in commercial sales; we may never be able to achieve really tight numbers. Our liaison, along with the Department of Revenue – Property Assessment Division, is working to compile more commercial data that may help the smaller counties have more information to determine our levels of value and be able to compare our sales with other counties. We hope to get some new insight and assistance from Vanguard Appraisal and their appraisal staff as well.

### AGRICULTURAL

Burt County will study the market of the agricultural class on the required 3-year sale period each year. Based on that study, values will be set for land valuation groups to keep the level of assessment at an acceptable level by statute. The new level has been implemented as changed by the Legislature in 2006. Burt County currently has implemented two market areas and will continue to monitor the market activity to be assured that the market areas are needed. Market areas were adjusted in 2006 with Logan and Everett Townships being moved from Area 2 to Area 1 as their sales showed it was needed. We will continue to review and locate sales of Solomon and Luton soils in Map Area 2 as it is becoming a problem on the west side of the county as well as on the east.

We have adjusted both dry and irrigated acres within these soil types. It is classified as 3A1 and 3D1 which falls in with some of the Monona and Moody that are bringing higher prices on the market. We have separated our Solomon and Luton and call them "gumbo" in our current computer pricing program. The problem is in finding enough sales to verify value as it is not very desirable and there are not a lot of sales. The value on these soils is no longer comparable with the Monona and Moody when it comes to sale but has shown an increase in value over the last few years.

We are implementing wetland reserve pricing on the acres that have been converted and verified as such with the Farm Service Agency. We were originally told that there could be as many as 3,000 acres with the wetland reserve easement. With additional acres still being added, we now have over 5,845 acres that have been converted. This land is actually no longer considered ag land once it is implemented and goes on at 100% of market as determined by the Tax Equalization and Review Commission.

In 2010, we implemented the new numeric identifiers from the Natural Resource Conservation Service on our soil surveys. The new numeric system combined several mapping symbols for similar soils, reducing the total number of soils and creating more uniformity across the state. We have reviewed all of our soil maps for any changes, especially along the county's boundaries where changes were made to blend soil types. The Natural Resource Conservation Service did not publish a book this time. We implemented a new GIS system to be able to obtain the 2008 soil maps and to assist in determining acres of each soil type on individual parcels. We started with the areas that had experienced changes in classification first as those changes had to be completed for the 2010 tax year. Completion of the total GIS project was in 2015 with some additional layers to be added. Lower Elkhorn Natural Resource District assisted in the completion of the land use phase as they needed it in determining the number of irrigated acres currently in Burt County. We have had our land maps and administrative information on a website since 2014 and it is being hosted and maintained by GIS Workshop.

Besides continuing the study of all agricultural sales on the required 3- year sale period, we still continue to monitor flood damaged land. We had over 4,300 acres of ag land that was adjusted in 2012 due to the damages incurred during the flood of 2011. Some was lowered to 4A, 4D, 4G, or even down to waste. We will need to keep in contact with the individual landowners or ag producers to see how the land is responding to their efforts to return it to its former productivity. We have requested their most current FSA Farm Summary Reports (Form 578) every few years to see how it compares with the previous years. They will have to let us know of continuing issues with problem areas so we can address them. We have many parcels covered with deep enough sand that

they may never be farmed again. We will also monitor these parcels. We will track any sales that occur on these damaged parcels to see if we can better determine the current market value. We will also physically inspect and review the ag land for changes as we do our annual one-sixth of the county this year. *(The values were not raised in 2017 as the agricultural land fell within the 69% - 75% level of value with the current market. In 2018, Map area 2 was lowered about 9-10% on the higher LVG's to bring it to 69 to 75% of market. Map area 1 was not changed as it was still falling between 69% and 75% of market. For 2019, our studies indicated that Map area 1 needed to be lowered about 16 to 20% while Map area 2 was still at 71%.)* We will continue to monitor the sales to see if the value stays steady or goes up or down.

2021 - With the implementation of Senator Erdman's LB372 IN 2020, we moved from Land Valuation Groups (LVG) to Land Capability Groups (LCG) that shall be Natural Resource Conservation Service specific to the applied use and not all based on dryland farming criteria. We will be reviewing all changes closely to see if there are any problem areas that need an adjustment. Mr. Erdman could not understand why some landowner valuations were subject to change. Some LCG's moved classification from 4G, 4C, 4D up several classifications to 1G, 1G1, 1C, 1C1, 1D, 1D1, etc. This couldn't help but cause change in some situations even with the decrease in agland values in 2020. We avoided issues with the Solomon and Luton soils that we classify as gumbo and value by market. They were increased upward and the market does not reflect this. We may have to look more closely at other individual soils or find other ways to adjust the pasture and CRP for 2021. We will continue to monitor the sales to see if the value stays steady or goes up or down as well as review one-sixth of the county's agland for changes in use.

2022 - Continue to review data from the GIS program now that the land use is complete along with the new and updated aerial maps from 2018. We may still request new farm summary reports from ag land owners if we have any questions that cannot be determined from our GIS system. All those individuals will be contacted about providing us with that information. We need to be watching for land to be removed from CRP with contracts coming up for renewal. We will continue to monitor sales in the northwest corner of the county to see if an additional market area needs to be implemented. We have even considered moving all of the county back into one map area if sales would indicate it was possible. We will be collecting and studying all sales data we can find on wetland reserve acres to establish its current value. We will continue to study the market of the agricultural class on the required 3-year sale period each year. Based on that study, values are set for land valuation groups to keep the level of assessment at an acceptable level by statute.

2023 – Review all information that we have been able to obtain on land in the CRP program. Implement a study on the available sales data to determine how CRP land compares to both dryland and grassland sales. CRP payments were increased in 2015-2016 to try and encourage farmers to put acres into the program. We have been told that new acres have been allocated to CRP as well. We hope to be able to use our new GIS system maps to assist in updating areas that were affected by the flooding and seeing if they are being renovated and put back into full farming capabilities. Continue to study the market of the agricultural class on the required 3-year sale period each year. Based on that study, values are set for land valuation groups to keep the level of assessment at an acceptable level by statute.

All school land was valued according to soil and use for 2020. Current soil survey is dated 2008 and is required by the Nebraska Department of Revenue, Property Assessment Division. All school land was updated with the new soil survey and numeric designations. The school land was updated in 2020 when the new soil survey was implemented on all other agricultural parcels. The LVG's were changed to LCG's per LB372 for 2020. Counties have expressed concerns about the Natural Resources Conservation Service changing soil classifications on a yearly basis even if it may only affect several counties each year. Their website may be showing different soil symbols than what the county is currently using.

New aerial photos were taken of the rural properties by GIS Workshop for use in 2020-2021. They were used to assist in the review of the rural properties as well as a physical inspection of the parcel. Plans have been made to try and review at least two townships a year for the next six years. All outbuildings have been measured again, and their condition verified. Each home has been physically inspected or a detailed questionnaire was left for completion. We will be implementing the Vanguard CAMA software during this review and are monitoring the market activity to ensure that the quality and level of assessment are uniform. We are continuing on with our 6-year review cycle of rural land, residences and outbuildings. We have all parcels in Vanguard, some using market factors to keep them at the same level of market value as townships that are using the latest Vanguard pricing.

Small tracts continue to be a concern in our sales study. Buyers purchase as much as 20-40 acres to build a home in the country. A home may be located on 1-2 acres but the remainder acres are used as farmland. Some are grazing cattle or allowing the nearest neighbor to farm along with his operation. New legislative statute LB 777 clarified the definition of agricultural and horticultural land versus land associated with a building or enclosed structure. This legislation was needed to support our procedure for valuing these properties. We had to raise our home site value from 18,000 to 21,000 and our building site value from 5,000 to 6,000 in 2020 to get the rural residential to 92-100% of market. This may

need to be adjusted again as we see the market on an upswing again in both the rural and city.

## **SALES REVIEW**

Effective January 1, 2009, the prescribed Real Estate Transfer Statement (Form 521) became a single part form, rather than a multi-part form. The register of deeds shall forward the completed statement to the county assessor. The assessor shall process the statement and submit the original single part Real Estate Transfer Statement to the Department of Revenue according to the instructions of the Property Tax Administrator. See *Neb. Rev. Stat. §76-214*.

The County Assessor shall forward the completed "original" single part Form 521 to the Tax Commissioner on or before the fifteenth of the second month following the month the deed was recorded. This data is to be provided to the Property Assessment Division electronically in 2011 and the county is currently doing so. The office makes every effort to file them as timely as possible. Two full-time employees help with the completion of the 521's and filling out of the necessary information online after the review of all transfer statements by the assessor. Verification of all sales is done primarily with a questionnaire that is mailed first to the seller. If no response, the questionnaire is then sent to the buyer. If additional information is needed, we may call whoever might be able to provide that information. All sales are reviewed with the property card out in the field to see if any major improvements or changes have occurred. A new photo is taken at that time. The office maintains sales books for residential, commercial, small tracts, and farms. All agricultural sales are maintained on a spreadsheet to allow for setting value according to market. The sales review process will continue to be a part of the assessment plan with sales being disallowed as non-qualified based on statutes.

## **CONCLUSION**

The office will continue to do studies annually to determine if values are within range and determine what type of revaluations are needed. We hope to be able to complete the above-mentioned projects for better assessment and data control in the office. The end result should create better efficiency and improved assessment and appraisal practices. It is important that we follow these requirements set forth by law and the Department of Revenue, Property Assessment Division, to prove to the State and our taxpayers that the assessment in our county is being done well.

This process will be accomplished with the current requested amount of \*\*\$339864.13 for our combined general and appraisal budget in 2020-2021.

I attest this to be true and accurate to the best of my knowledge and ability.

*Joni L. Renshaw*

Joni L. Renshaw  
Burt County Assessor

7/06/20

*\*\* The budget will not be set until after July 14<sup>th</sup> when discussions begin on budgets. Last year's budget was cut by almost \$11,000 for 2019-2020.*

## Burt County Assessor's Office

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

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February 18, 2021

Dear Ms. Sorensen:

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

### ***Burt County Special Valuation Methodology:***

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

I hope this explanation of the situation in Burt County and our methodology will suffice. If you need anything further, please contact me.

Sincerely,

Joni L. Renshaw  
Burt County Assessor