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DEPARTMENT OF REVENUE

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

NEMAHA 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 Nemaha 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 Nemaha 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: Mallory Lempka, Nemaha County Assessor

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Introduction

Pursuant to [Neb. Rev. Stat. § 77-5027](#), annually, the Property Tax Administrator (PTA) shall prepare and deliver to each county assessor and to the Tax Equalization and Review Commission (Commission) the Reports and Opinions (R&O). The R&O contains statistical and narrative reports informing the Commission of the certified opinion of the PTA regarding the level of value and the quality of assessment of the classes and subclasses of real property in each county. In addition, the PTA may make nonbinding recommendations for class or subclass adjustments for consideration by the Commission.

The statistical and narrative reports in the R&O provide an analysis of the assessment process implemented by each county to reach the levels of value and quality of assessment required by Nebraska law. The PTA's opinion of the level of value and quality of assessment in each county is a conclusion based upon all the data provided by the county assessor and information gathered by the Nebraska Department of Revenue, Property Assessment Division (Division) regarding the assessment activities in the county during the preceding year.

The statistical reports are developed using the statewide sales file that contains all transactions as required by [Neb. Rev. Stat. § 77-1327](#). From this sales file, the Division prepares a statistical analysis comparing assessments to sale prices for arm's-length sales (assessment sales ratio). After analyzing all available information to determine that the sales represent the class or subclass of real property being measured, inferences are drawn regarding the level of assessment and quality of assessment of that class or subclass of real property. The statistical reports contained in the R&O are developed based on standards developed by the International Association of Assessing Officers (IAAO).

The analysis of assessment practices in each county is necessary to give proper context to the statistical inferences from the assessment sales ratio studies and the overall quality of assessment in the county. The assessment practices are evaluated in the county to ensure professionally accepted mass appraisal methods are used and that those methods will generally produce uniform and proportionate valuations.

The PTA considers the statistical reports and the analysis of assessment practices when forming conclusions on both the level of value and quality of assessment. The consideration of both the statistical indicators and assessment processes used to develop valuations is necessary to accurately determine the level of value and quality of assessment. Assessment practices that produce a biased sales file will generally produce a biased statistical indicator, which, on its face, would otherwise appear to be valid. Likewise, statistics produced on small, unrepresentative, or otherwise unreliable samples, may indicate issues with assessment uniformity and assessment level – however, a detailed review of the practices and valuation models may suggest otherwise. For these reasons, the detail of the PTA's analysis is presented and contained within the Residential, Commercial, and Agricultural land correlations of the R&O.

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.

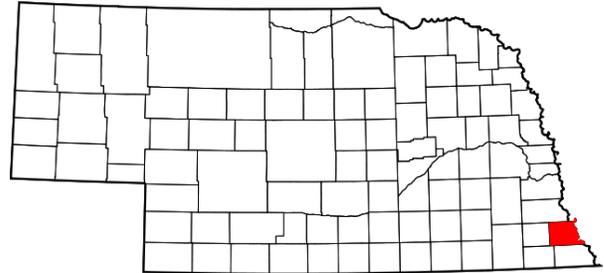
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, if potential issues are identified they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures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

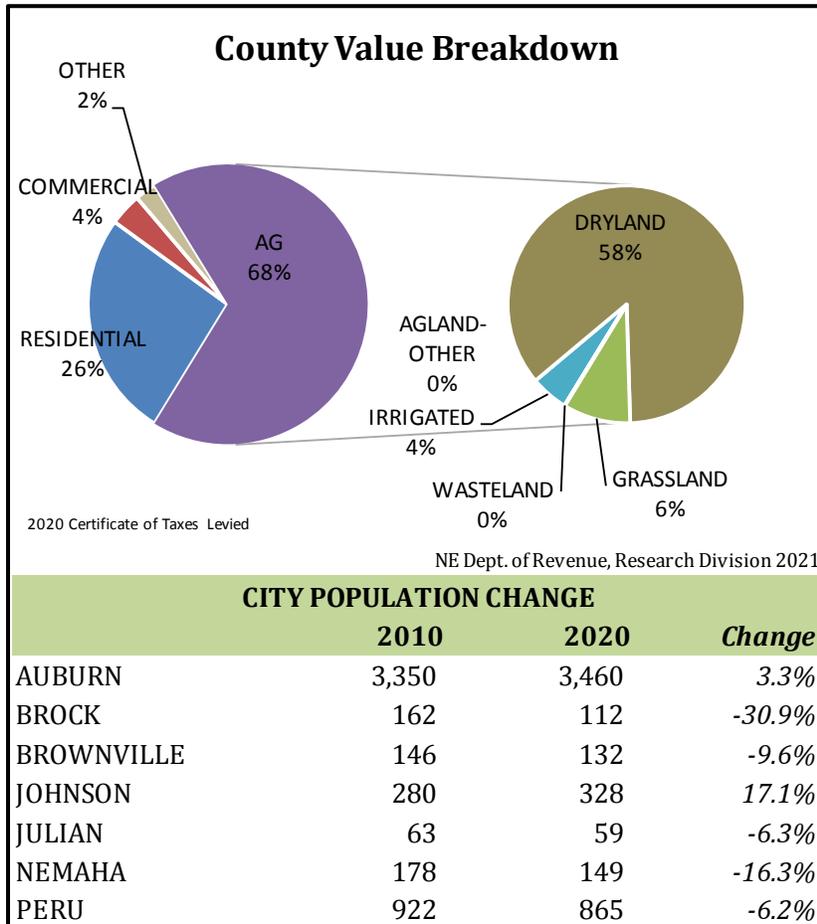
**Further information may be found in Exhibit 94*

County Overview

With a total area of 407 square miles, Nemaha County has 6,972 residents, per the Census Bureau Quick Facts for 2019, a 4% population decline from the 2010 U.S. Census. Reports indicate that 72% of county residents are homeowners and 79% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$94,884 (2020 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Nemaha County are located in and around Auburn, the county seat. According to the latest information available from the U.S. Census Bureau, there are 194 employer establishments with total employment of 1,544, for a 3% decrease in employment.



Agricultural land is the largest factor that contributes to the overall valuation base of the county. Dryland makes up the majority of the land in the county. Nemaha County is included in the Nemaha Natural Resources District (NRD).

2021 Residential Correlation for Nemaha County

Assessment Actions

For the residential class, the small towns of Brock, Johnson, Julian, Peru, Nemaha and Brownville (recreational parcels) were reviewed and inspected as required for the six-year inspection and review cycle and depreciation tables (2020) were updated. For rural residential parcels, the previous economic adjustment was removed and the map level adjustment was increased to increase values due to market activity.

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 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 and maintains acceptable sales verification and qualification practices.

The county assessor recognizes five valuation groups. Valuation Group 1 is the largest town in the county, Valuation Group 2 are smaller villages, Valuation Group 3 is a historic river town, Valuation Group 4 are small towns and Valuation Group 5 are rural parcels. Valuation groups are reviewed to ensure that any economic forces that affect market value are identified.

The required six-year inspection and review cycle is current for the residential class. Lot values are reviewed when reappraisal for each valuations group reviewed during the review cycle.

The county assessor has a written valuation methodology on file explaining the county assessor's assessment practices. The county assessor utilizes the depreciation and cost tables from their Computer-Assisted Mass Appraisal (CAMA) system. Depreciation tables are updated when each valuation group is reappraised with tables dated 2017-2020. The costing tables for all valuation groups is dated 2008.

2021 Residential Correlation for Nemaha County

Description of Analysis

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

Valuation Group	Description
1	Auburn
2	Brock, Julian, Nemaha
3	Brownville
4	Johnson, Peru
5	Rural

For the residential property class, there were 218 qualified sales representing all valuation groups. Review of the overall statistical sample shows that all three levels of central tendency are within the acceptable range and correlate closely, indicating the uniformity of assessed values. Analysis of individual valuation groups demonstrates that all valuation groups have medians within the acceptable range.

Comparison of the 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) supports that the values were uniformly applied to the residential class and reflect the reported assessment actions.

Equalization and Quality of Assessment

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

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	143	98.56	101.96	98.23	08.40	103.80
2	11	100.48	102.60	100.15	04.53	102.45
3	6	99.31	100.33	101.41	02.64	98.94
4	28	100.15	102.48	100.89	04.10	101.58
5	30	94.74	90.63	85.88	07.93	105.53
ALL	218	98.60	100.45	95.58	07.63	105.10

Level of Value

Based on analysis of all available information, the level of value for the residential property in Nemaha County is 99%.

2021 Commercial Correlation for Nemaha County

Assessment Actions

For the commercial class, pick-up work was done accurately and timely.

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 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 at the statewide average and continues to maintain acceptable sales verification and qualification practices.

The county assessor has two valuation groups assigned for the commercial class. A 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. Lot values are reviewed when reappraisal is done during the review cycle. All commercial properties in the county were last reviewed in 2015. The county assessor utilizes drive-by reviews, physical inspections, and aerial imagery to assist in the rural commercial reviews.

The county assessor has a written valuation methodology on file explaining the assessment practices. The county assessor utilizes the depreciation and cost tables from the Computer-Assisted Mass Appraisal (CAMA) system. Depreciation tables are updated when each valuation group is reappraised with depreciation tables dated 2015 and costing tables dated 2008.

Description of Analysis

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

Valuation Group	Description
1	Auburn
2	Remainder of County

Review of the overall sample shows 27 qualified sales representing all valuation groups. Only one of the three measures of central tendency are within the range which is the median. The PRD is slightly above the range and the COD is high. There is large disparity between the low and high sales prices.

2021 Commercial Correlation for Nemaha County

Analysis of the individual valuation groups show that Valuation Group 1 represents the majority of the qualified sales with one of the three measures of central tendency being in the acceptable range, which is the mean. The PRD and COD are high but are heavily impacted by the range of low-to-high dollar sales with ratios of 46%-220%. Analysis of the sales price substrata as shown on the Whatif report in the appendices shows that low dollar sales are inflating the median. If the lowest dollar sale of \$6,000 with a high ratio is removed, all three measures of central tendency are within the range. Valuation Group 2 has a median that is within the recommended range. The commercial properties will be reviewed in 2021 as part of the six-year inspection and review cycle.

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

Equalization and Quality of Assessment

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

VALUATION GROUP RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	21	102.48	100.38	95.05	29.20	105.61
2	6	95.18	103.26	95.87	31.47	107.71
ALL	27	100.46	101.02	95.09	29.86	106.24

Level of Value

Based on analysis of all available information, the level of value for the commercial property in Nemaha County is 100%.

2021 Agricultural Correlation for Nemaha County

Assessment Actions

For the agricultural class, the irrigated upper Land Classification Group (LCGs) were increased and the grassland and Conservation Reserve Program (CRP) values were decreased. For dryland, the county assessor did LCG spot adjustments for soils 8125, 8135, 7695, 7263, 7501 and 7858. For rural residential parcels, the previous economic adjustment was removed and the map level adjustment was increased to increase values due to market activity. In 2019, due to the numerous parcels that were affected by the flooding, the county assessor applied a flood adjustment to the irrigated land, dryland and grassland per acre values. Now that most of these parcels are no longer under water, the flood adjustment has been removed, which contributed to a large increase of values seen on the abstract in irrigated land and dryland.

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 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 at the statewide average and continues to maintain acceptable sales verification and qualification practices.

One market area is currently identified for the agricultural class. The county assessor studies the market 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 carry the same site value. Farm sites carry different value breakdowns for additional acres over the first acre. Agricultural homes and improvements are valued using the same practices as the rural residential homes. Reappraisal of these parcels was last done in 2017.

The required six-year inspection and review cycle is current for the agricultural class. The county assessor utilizes depreciation tables from the Computer-Assisted Mass Appraisal (CAMA) system dated 2017 and costing tables dated 2008.

The county assessor has a written valuation methodology on file explaining the county assessor's assessment practices. The county assessor currently does not have intensive use defined.

2021 Agricultural Correlation for Nemaha County

Description of Analysis

The county assessor has defined one market area for agricultural land analysis. Overall for the agricultural class, all three measures of central tendency are within the acceptable range and show strong support of each other. The COD is also within the acceptable range indicating the data used for measurement appears reliable.

Further analysis was conducted on the sales that have 80% or more of the acres in a single Majority Land Use (MLU) category. In this county, the majority of the sales are dryland sales with 38 qualified sales for the study period used for analysis. For the dryland sales, all three measures of central tendency are within the acceptable range as well as the COD. There were not a sufficient sample of sales in grassland.

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

Equalization and Quality of Assessment

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

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

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
_____ Dry _____						
County	38	70.26	72.71	69.51	17.99	104.60
1	38	70.26	72.71	69.51	17.99	104.60
_____ Grass _____						
County	6	61.59	60.72	61.19	12.29	99.23
1	6	61.59	60.72	61.19	12.29	99.23
_____ ALL _____						
	58	69.54	71.64	69.59	16.05	102.95

Level of Value

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

2021 Opinions of the Property Tax Administrator for Nemaha 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
Residential Real Property	99	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	70	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 7th day of April, 2021.



Ruth A. Sorensen

Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2021 Commission Summary for Nemaha County

Residential Real Property - Current

Number of Sales	218	Median	98.60
Total Sales Price	\$23,935,500	Mean	100.45
Total Adj. Sales Price	\$23,935,500	Wgt. Mean	95.58
Total Assessed Value	\$22,877,522	Average Assessed Value of the Base	\$77,527
Avg. Adj. Sales Price	\$109,796	Avg. Assessed Value	\$104,943

Confidence Interval - Current

95% Median C.I	97.85 to 99.19
95% Wgt. Mean C.I	92.55 to 98.61
95% Mean C.I	98.54 to 102.36
% of Value of the Class of all Real Property Value in the County	21.47
% of Records Sold in the Study Period	7.08
% of Value Sold in the Study Period	9.58

Residential Real Property - History

Year	Number of Sales	LOV	Median
2020	226	99	98.83
2019	210	94	93.56
2018	179	96	95.85
2017	179	95	95.06

2021 Commission Summary for Nemaha County

Commercial Real Property - Current

Number of Sales	27	Median	100.46
Total Sales Price	\$3,691,500	Mean	101.02
Total Adj. Sales Price	\$3,691,500	Wgt. Mean	95.09
Total Assessed Value	\$3,510,307	Average Assessed Value of the Base	\$85,418
Avg. Adj. Sales Price	\$136,722	Avg. Assessed Value	\$130,011

Confidence Interval - Current

95% Median C.I	76.71 to 112.47
95% Wgt. Mean C.I	83.49 to 106.70
95% Mean C.I	84.77 to 117.27
% of Value of the Class of all Real Property Value in the County	3.55
% of Records Sold in the Study Period	5.84
% of Value Sold in the Study Period	8.90

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2020	27	100	95.74
2019	27	100	98.89
2018	23	100	98.49
2017	15	100	98.66

**64 Nemaha
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 : 218
 Total Sales Price : 23,935,500
 Total Adj. Sales Price : 23,935,500
 Total Assessed Value : 22,877,522
 Avg. Adj. Sales Price : 109,796
 Avg. Assessed Value : 104,943

MEDIAN : 99
 WGT. MEAN : 96
 MEAN : 100
 COD : 07.63
 PRD : 105.10

COV : 14.30
 STD : 14.36
 Avg. Abs. Dev : 07.52
 MAX Sales Ratio : 185.13
 MIN Sales Ratio : 41.07

95% Median C.I. : 97.85 to 99.19
 95% Wgt. Mean C.I. : 92.55 to 98.61
 95% Mean C.I. : 98.54 to 102.36

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qrtrs</u>												
01-OCT-18 To 31-DEC-18	23	98.66	97.22	96.14	03.48	101.12	74.45	105.83	97.16 to 99.98	88,087	84,691	
01-JAN-19 To 31-MAR-19	16	99.29	102.39	96.68	08.74	105.91	87.01	171.39	94.79 to 104.48	127,047	122,833	
01-APR-19 To 30-JUN-19	23	98.97	100.53	99.53	03.37	101.00	95.03	132.99	97.75 to 100.01	90,952	90,528	
01-JUL-19 To 30-SEP-19	40	98.70	100.22	96.57	04.74	103.78	63.06	128.51	97.61 to 100.20	114,838	110,897	
01-OCT-19 To 31-DEC-19	32	99.23	99.75	95.63	07.95	104.31	76.14	144.57	95.79 to 101.37	109,669	104,879	
01-JAN-20 To 31-MAR-20	19	99.80	113.67	103.32	16.83	110.02	92.64	185.13	96.93 to 122.52	102,958	106,380	
01-APR-20 To 30-JUN-20	27	97.77	98.33	86.35	09.50	113.87	41.07	130.16	93.32 to 99.97	119,715	103,372	
01-JUL-20 To 30-SEP-20	38	97.40	97.30	95.20	08.75	102.21	70.58	135.87	92.77 to 100.81	118,249	112,575	
<u>Study Yrs</u>												
01-OCT-18 To 30-SEP-19	102	98.76	99.95	97.09	04.79	102.95	63.06	171.39	97.84 to 99.29	105,335	102,267	
01-OCT-19 To 30-SEP-20	116	98.41	100.90	94.35	10.13	106.94	41.07	185.13	96.93 to 99.80	113,719	107,295	
<u>Calendar Yrs</u>												
01-JAN-19 To 31-DEC-19	111	98.86	100.46	96.83	05.98	103.75	63.06	171.39	97.83 to 99.77	110,158	106,662	
<u>ALL</u>	218	98.60	100.45	95.58	07.63	105.10	41.07	185.13	97.85 to 99.19	109,796	104,943	

VALUATION GROUP											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	143	98.56	101.96	98.23	08.40	103.80	70.58	185.13	97.81 to 99.22	109,367	107,428	
2	11	100.48	102.60	100.15	04.53	102.45	95.91	129.06	96.06 to 105.83	38,727	38,786	
3	6	99.31	100.33	101.41	02.64	98.94	97.06	104.51	97.06 to 104.51	88,025	89,268	
4	28	100.15	102.48	100.89	04.10	101.58	95.21	132.99	99.42 to 100.95	59,029	59,557	
5	30	94.74	90.63	85.88	07.93	105.53	41.07	101.37	89.70 to 97.64	189,633	162,850	
<u>ALL</u>	218	98.60	100.45	95.58	07.63	105.10	41.07	185.13	97.85 to 99.19	109,796	104,943	

PROPERTY TYPE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
01	218	98.60	100.45	95.58	07.63	105.10	41.07	185.13	97.85 to 99.19	109,796	104,943	
06												
07												
<u>ALL</u>	218	98.60	100.45	95.58	07.63	105.10	41.07	185.13	97.85 to 99.19	109,796	104,943	

**64 Nemaha
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 : 218
 Total Sales Price : 23,935,500
 Total Adj. Sales Price : 23,935,500
 Total Assessed Value : 22,877,522
 Avg. Adj. Sales Price : 109,796
 Avg. Assessed Value : 104,943

MEDIAN : 99
 WGT. MEAN : 96
 MEAN : 100
 COD : 07.63
 PRD : 105.10

COV : 14.30
 STD : 14.36
 Avg. Abs. Dev : 07.52
 MAX Sales Ratio : 185.13
 MIN Sales Ratio : 41.07

95% Median C.I. : 97.85 to 99.19
 95% Wgt. Mean C.I. : 92.55 to 98.61
 95% Mean C.I. : 98.54 to 102.36

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000	1	129.06	129.06	129.06	00.00	100.00	129.06	129.06	N/A	3,500	4,517	
Less Than 15,000	4	128.38	121.45	121.52	07.46	99.94	96.06	132.99	N/A	9,625	11,697	
Less Than 30,000	24	114.02	117.34	117.32	13.87	100.02	95.15	171.39	101.33 to 128.51	18,888	22,160	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	217	98.59	100.32	95.57	07.53	104.97	41.07	185.13	97.84 to 99.19	110,286	105,406	
Greater Than 14,999	214	98.58	100.06	95.54	07.31	104.73	41.07	185.13	97.84 to 99.19	111,668	106,686	
Greater Than 29,999	194	98.35	98.37	95.16	06.13	103.37	41.07	185.13	97.66 to 98.90	121,042	115,184	
<u>Incremental Ranges</u>												
0 TO 4,999	1	129.06	129.06	129.06	00.00	100.00	129.06	129.06	N/A	3,500	4,517	
5,000 TO 14,999	3	127.69	118.91	120.77	09.64	98.46	96.06	132.99	N/A	11,667	14,090	
15,000 TO 29,999	20	110.51	116.52	116.93	14.14	99.65	95.15	171.39	101.33 to 127.17	20,740	24,252	
30,000 TO 59,999	46	100.49	103.75	103.38	06.95	100.36	74.27	185.13	99.05 to 101.50	46,480	48,050	
60,000 TO 99,999	56	99.16	100.37	100.58	05.19	99.79	70.58	144.57	98.00 to 100.07	78,630	79,089	
100,000 TO 149,999	42	97.57	96.38	96.35	04.48	100.03	74.45	120.91	96.47 to 98.03	125,548	120,960	
150,000 TO 249,999	34	96.23	94.52	94.77	05.12	99.74	76.14	105.29	91.22 to 98.79	185,347	175,653	
250,000 TO 499,999	15	96.93	92.48	92.24	06.63	100.26	63.06	102.70	89.21 to 98.61	319,200	294,432	
500,000 TO 999,999	1	41.07	41.07	41.07	00.00	100.00	41.07	41.07	N/A	578,000	237,380	
1,000,000 +												
<u>ALL</u>	218	98.60	100.45	95.58	07.63	105.10	41.07	185.13	97.85 to 99.19	109,796	104,943	

64 Nemaha
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 : 27
Total Sales Price : 3,691,500
Total Adj. Sales Price : 3,691,500
Total Assessed Value : 3,510,307
Avg. Adj. Sales Price : 136,722
Avg. Assessed Value : 130,011

MEDIAN : 100
WGT. MEAN : 95
MEAN : 101
COD : 29.86
PRD : 106.24

COV : 40.67
STD : 41.08
Avg. Abs. Dev : 30.00
MAX Sales Ratio : 220.41
MIN Sales Ratio : 46.10

95% Median C.I. : 76.71 to 112.47
95% Wgt. Mean C.I. : 83.49 to 106.70
95% Mean C.I. : 84.77 to 117.27

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-17 To 31-DEC-17	1	102.48	102.48	102.48	00.00	100.00	102.48	102.48	N/A	55,000	56,362
01-JAN-18 To 31-MAR-18	2	95.97	95.97	104.38	36.82	91.94	60.63	131.30	N/A	52,500	54,800
01-APR-18 To 30-JUN-18	1	220.41	220.41	220.41	00.00	100.00	220.41	220.41	N/A	35,000	77,144
01-JUL-18 To 30-SEP-18	3	102.77	98.75	102.45	04.51	96.39	89.79	103.70	N/A	696,167	713,202
01-OCT-18 To 31-DEC-18	3	100.46	96.55	99.23	11.87	97.30	76.71	112.47	N/A	34,833	34,567
01-JAN-19 To 31-MAR-19	1	72.56	72.56	72.56	00.00	100.00	72.56	72.56	N/A	25,000	18,140
01-APR-19 To 30-JUN-19											
01-JUL-19 To 30-SEP-19	2	59.62	59.62	59.24	22.04	100.64	46.48	72.75	N/A	87,500	51,838
01-OCT-19 To 31-DEC-19	3	143.12	135.32	92.80	24.83	145.82	78.13	184.72	N/A	154,333	143,229
01-JAN-20 To 31-MAR-20	2	49.35	49.35	50.43	06.59	97.86	46.10	52.60	N/A	120,000	60,515
01-APR-20 To 30-JUN-20	2	82.15	82.15	76.67	30.02	107.15	57.49	106.81	N/A	45,000	34,504
01-JUL-20 To 30-SEP-20	7	104.84	109.43	90.94	20.54	120.33	77.94	146.47	77.94 to 146.47	44,357	40,337
<u>Study Yrs</u>											
01-OCT-17 To 30-SEP-18	7	102.77	115.87	104.34	28.15	111.05	60.63	220.41	60.63 to 220.41	326,214	340,387
01-OCT-18 To 30-SEP-19	6	74.73	80.24	74.06	21.83	108.34	46.48	112.47	46.48 to 112.47	50,750	37,586
01-OCT-19 To 30-SEP-20	14	97.37	102.50	81.75	33.44	125.38	46.10	184.72	57.49 to 145.00	78,821	64,434
<u>Calendar Yrs</u>											
01-JAN-18 To 31-DEC-18	9	102.77	110.92	104.16	25.98	106.49	60.63	220.41	76.71 to 131.30	259,222	270,006
01-JAN-19 To 31-DEC-19	6	75.44	99.63	83.18	47.32	119.78	46.48	184.72	46.48 to 184.72	110,500	91,917
<u>ALL</u>	27	100.46	101.02	95.09	29.86	106.24	46.10	220.41	76.71 to 112.47	136,722	130,011

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	21	102.48	100.38	95.05	29.20	105.61	46.10	220.41	76.71 to 112.47	167,190	158,917
2	6	95.18	103.26	95.87	31.47	107.71	57.49	184.72	57.49 to 184.72	30,083	28,841
<u>ALL</u>	27	100.46	101.02	95.09	29.86	106.24	46.10	220.41	76.71 to 112.47	136,722	130,011

64 Nemaha
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 : 27
 Total Sales Price : 3,691,500
 Total Adj. Sales Price : 3,691,500
 Total Assessed Value : 3,510,307
 Avg. Adj. Sales Price : 136,722
 Avg. Assessed Value : 130,011

MEDIAN : 100
 WGT. MEAN : 95
 MEAN : 101
 COD : 29.86
 PRD : 106.24

COV : 40.67
 STD : 41.08
 Avg. Abs. Dev : 30.00
 MAX Sales Ratio : 220.41
 MIN Sales Ratio : 46.10

95% Median C.I. : 76.71 to 112.47
 95% Wgt. Mean C.I. : 83.49 to 106.70
 95% Mean C.I. : 84.77 to 117.27

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02	2	78.04	78.04	78.07	00.13	99.96	77.94	78.13	N/A	267,500	208,847
03	24	101.47	102.86	89.69	31.33	114.68	46.10	220.41	72.75 to 114.44	48,188	43,220
04	1	102.77	102.77	102.77	00.00	100.00	102.77	102.77	N/A	2,000,000	2,055,344
<u>ALL</u>	<u>27</u>	100.46	101.02	95.09	29.86	106.24	46.10	220.41	76.71 to 112.47	136,722	130,011

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	4	124.92	124.19	123.02	17.24	100.95	100.46	146.47	N/A	7,000	8,611
Less Than 30,000	7	104.84	120.56	115.49	29.06	104.39	72.56	184.72	72.56 to 184.72	12,286	14,188
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	27	100.46	101.02	95.09	29.86	106.24	46.10	220.41	76.71 to 112.47	136,722	130,011
Greater Than 14,999	23	89.79	96.99	94.88	33.09	102.22	46.10	220.41	72.75 to 106.81	159,283	151,124
Greater Than 29,999	20	88.60	94.18	94.61	32.22	99.55	46.10	220.41	72.75 to 106.81	180,275	170,549
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	4	124.92	124.19	123.02	17.24	100.95	100.46	146.47	N/A	7,000	8,611
15,000 TO 29,999	3	89.89	115.72	111.85	41.60	103.46	72.56	184.72	N/A	19,333	21,624
30,000 TO 59,999	9	89.79	100.60	96.99	31.08	103.72	57.49	220.41	60.63 to 106.81	43,389	42,082
60,000 TO 99,999	7	112.47	95.24	91.36	28.39	104.25	46.10	143.12	46.10 to 143.12	74,286	67,865
100,000 TO 149,999											
150,000 TO 249,999	2	65.27	65.27	65.46	19.41	99.71	52.60	77.94	N/A	162,500	106,375
250,000 TO 499,999	1	78.13	78.13	78.13	00.00	100.00	78.13	78.13	N/A	370,000	289,098
500,000 TO 999,999											
1,000,000 +	1	102.77	102.77	102.77	00.00	100.00	102.77	102.77	N/A	2,000,000	2,055,344
<u>ALL</u>	<u>27</u>	100.46	101.02	95.09	29.86	106.24	46.10	220.41	76.71 to 112.47	136,722	130,011

**64 Nemaha
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 : 27
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 Total Assessed Value : 3,510,307
 Avg. Adj. Sales Price : 136,722
 Avg. Assessed Value : 130,011

MEDIAN : 100
 WGT. MEAN : 95
 MEAN : 101
 COD : 29.86
 PRD : 106.24

COV : 40.67
 STD : 41.08
 Avg. Abs. Dev : 30.00
 MAX Sales Ratio : 220.41
 MIN Sales Ratio : 46.10

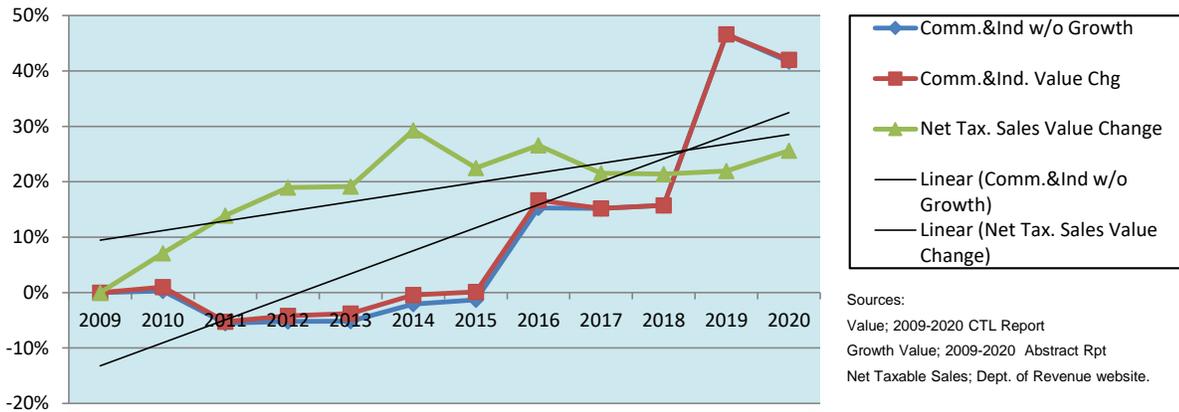
95% Median C.I. : 76.71 to 112.47
 95% Wgt. Mean C.I. : 83.49 to 106.70
 95% Mean C.I. : 84.77 to 117.27

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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
152	1	145.00	145.00	145.00	00.00	100.00	145.00	145.00	N/A	7,000	10,150
344	2	98.30	98.30	96.48	08.66	101.89	89.79	106.81	N/A	44,500	42,936
349	2	87.62	87.62	84.43	16.97	103.78	72.75	102.48	N/A	70,000	59,101
352	5	77.94	85.85	83.30	23.40	103.06	57.49	143.12	N/A	138,000	114,959
353	4	75.26	105.88	79.61	65.47	133.00	52.60	220.41	N/A	62,500	49,758
384	2	66.75	66.75	60.96	30.94	109.50	46.10	87.40	N/A	62,500	38,103
406	4	102.65	99.56	59.58	25.42	167.10	46.48	146.47	N/A	27,750	16,533
410	1	76.71	76.71	76.71	00.00	100.00	76.71	76.71	N/A	37,000	28,383
434	1	184.72	184.72	184.72	00.00	100.00	184.72	184.72	N/A	18,000	33,250
442	2	109.07	109.07	110.62	04.92	98.60	103.70	114.44	N/A	48,500	53,652
494	1	102.77	102.77	102.77	00.00	100.00	102.77	102.77	N/A	2,000,000	2,055,344
530	1	131.30	131.30	131.30	00.00	100.00	131.30	131.30	N/A	65,000	85,347
851	1	112.47	112.47	112.47	00.00	100.00	112.47	112.47	N/A	62,500	70,294
<u>ALL</u>	<u>27</u>	100.46	101.02	95.09	29.86	106.24	46.10	220.41	76.71 to 112.47	136,722	130,011

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	\$ 28,018,010	\$ 509,215		\$ 27,508,795	--	\$ 33,094,241	--
2009	\$ 28,034,850	\$ 151,920	0.54%	\$ 27,882,930	--	\$ 30,572,024	--
2010	\$ 28,313,170	\$ 191,795	0.68%	\$ 28,121,375	0.31%	\$ 32,739,367	7.09%
2011	\$ 26,563,740	\$ 76,445	0.29%	\$ 26,487,295	-6.45%	\$ 34,826,264	6.37%
2012	\$ 26,856,815	\$ 286,530	1.07%	\$ 26,570,285	0.02%	\$ 36,370,273	4.43%
2013	\$ 26,975,655	\$ 392,985	1.46%	\$ 26,582,670	-1.02%	\$ 36,419,279	0.13%
2014	\$ 27,909,905	\$ 454,500	1.63%	\$ 27,455,405	1.78%	\$ 39,524,838	8.53%
2015	\$ 28,068,105	\$ 393,865	1.40%	\$ 27,674,240	-0.84%	\$ 37,444,650	-5.26%
2016	\$ 32,706,651	\$ 393,865	1.20%	\$ 32,312,786	15.12%	\$ 38,695,015	3.34%
2017	\$ 32,293,864	\$ -	0.00%	\$ 32,293,864	-1.26%	\$ 37,148,982	-4.00%
2018	\$ 32,446,825	\$ -	0.00%	\$ 32,446,825	0.47%	\$ 37,112,227	-0.10%
2019	\$ 41,095,695	\$ -	0.00%	\$ 41,095,695	26.66%	\$ 37,276,844	0.44%
2020	\$ 39,816,555	\$ 96,651	0.24%	\$ 39,719,904	-3.35%	\$ 38,398,129	3.01%
Ann %chg	3.90%			Average	3.48%	2.00%	2.10%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2009	-	-	-
2010	0.31%	0.99%	7.09%
2011	-5.52%	-5.25%	13.92%
2012	-5.22%	-4.20%	18.97%
2013	-5.18%	-3.78%	19.13%
2014	-2.07%	-0.45%	29.28%
2015	-1.29%	0.12%	22.48%
2016	15.26%	16.66%	26.57%
2017	15.19%	15.19%	21.51%
2018	15.74%	15.74%	21.39%
2019	46.59%	46.59%	21.93%
2020	41.68%	42.03%	25.60%

County Number	64
County Name	Nemaha

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	21	Median :	102	COV :	40.98	95% Median C.I. :	76.71 to 112.47
Total Sales Price :	3,511,000	Wgt. Mean :	95	STD :	41.14	95% Wgt. Mean C.I. :	82.70 to 107.40
Total Adj. Sales Price :	3,511,000	Mean :	100	Avg. Abs. Dev :	29.92	95% Mean C.I. :	81.65 to 119.11
Total Assessed Value :	3,337,263						
Avg. Adj. Sales Price :	167,190	COD :	29.20	MAX Sales Ratio :	220.41		
Avg. Assessed Value :	158,917	PRD :	105.61	MIN Sales Ratio :	46.10		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2017 To 12/31/2017	1	102.48	102.48	102.48		100.00	102.48	102.48	N/A	55,000	56,362
01/01/2018 To 03/31/2018	2	95.97	95.97	104.38	36.82	91.94	60.63	131.30	N/A	52,500	54,800
04/01/2018 To 06/30/2018	1	220.41	220.41	220.41		100.00	220.41	220.41	N/A	35,000	77,144
07/01/2018 To 09/30/2018	3	102.77	98.75	102.45	04.51	96.39	89.79	103.70	N/A	696,167	713,202
10/01/2018 To 12/31/2018	2	94.59	94.59	99.17	18.90	95.38	76.71	112.47	N/A	49,750	49,339
01/01/2019 To 03/31/2019											
04/01/2019 To 06/30/2019											
07/01/2019 To 09/30/2019	2	59.62	59.62	59.24	22.04	100.64	46.48	72.75	N/A	87,500	51,838
10/01/2019 To 12/31/2019	2	110.63	110.63	89.09	29.38	124.18	78.13	143.12	N/A	222,500	198,218
01/01/2020 To 03/31/2020	2	49.35	49.35	50.43	06.59	97.86	46.10	52.60	N/A	120,000	60,515
04/01/2020 To 06/30/2020	1	106.81	106.81	106.81		100.00	106.81	106.81	N/A	35,000	37,385
07/01/2020 To 09/30/2020	5	104.84	112.33	84.70	24.07	132.62	77.94	146.47	N/A	46,600	39,469
<u>Study Yrs</u>											
10/01/2017 To 09/30/2018	7	102.77	115.87	104.34	28.15	111.05	60.63	220.41	60.63 to 220.41	326,214	340,387
10/01/2018 To 09/30/2019	4	74.73	77.10	73.72	23.40	104.58	46.48	112.47	N/A	68,625	50,588
10/01/2019 To 09/30/2020	10	96.12	98.84	78.93	31.64	125.22	46.10	146.47	52.60 to 145.00	95,300	75,220
<u>Calendar Yrs</u>											
01/01/2018 To 12/31/2018	8	103.24	112.22	104.17	28.82	107.73	60.63	220.41	60.63 to 220.41	291,000	303,128
01/01/2019 To 12/31/2019	4	75.44	85.12	80.66	33.81	105.53	46.48	143.12	N/A	155,000	125,028

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	21	Median :	102	COV :	40.98	95% Median C.I. :	76.71 to 112.47
Total Sales Price :	3,511,000	Wgt. Mean :	95	STD :	41.14	95% Wgt. Mean C.I. :	82.70 to 107.40
Total Adj. Sales Price :	3,511,000	Mean :	100	Avg. Abs. Dev :	29.92	95% Mean C.I. :	81.65 to 119.11
Total Assessed Value :	3,337,263						
Avg. Adj. Sales Price :	167,190	COD :	29.20	MAX Sales Ratio :	220.41		
Avg. Assessed Value :	158,917	PRD :	105.61	MIN Sales Ratio :	46.10		

What IF

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	21	102.48	100.38	95.05	29.20	105.61	46.10	220.41	76.71 to 112.47	167,190	158,917

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
02	2	78.04	78.04	78.07	00.13	99.96	77.94	78.13	N/A	267,500	208,847
03	18	103.09	102.73	88.55	31.22	116.01	46.10	220.41	72.75 to 131.30	54,222	48,013
04	1	102.77	102.77	102.77		100.00	102.77	102.77	N/A	2,000,000	2,055,344

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	21	Median :	102	COV :	40.98	95% Median C.I. :	76.71 to 112.47
Total Sales Price :	3,511,000	Wgt. Mean :	95	STD :	41.14	95% Wgt. Mean C.I. :	82.70 to 107.40
Total Adj. Sales Price :	3,511,000	Mean :	100	Avg. Abs. Dev :	29.92	95% Mean C.I. :	81.65 to 119.11
Total Assessed Value :	3,337,263						
Avg. Adj. Sales Price :	167,190	COD :	29.20	MAX Sales Ratio :	220.41		
Avg. Assessed Value :	158,917	PRD :	105.61	MIN Sales Ratio :	46.10		

What IF

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Less Than 5,000											
Less Than 15,000	3	145.00	132.10	127.92	09.57	103.27	104.84	146.47	N/A	7,667	9,807
Less Than 30,000	3	145.00	132.10	127.92	09.57	103.27	104.84	146.47	N/A	7,667	9,807
<u>__ Ranges Excl. Low \$__</u>											
Greater Than 4,999	21	102.48	100.38	95.05	29.20	105.61	46.10	220.41	76.71 to 112.47	167,190	158,917
Greater Than 15,000	18	88.60	95.09	94.83	32.23	100.27	46.10	220.41	72.75 to 106.81	193,778	183,769
Greater Than 30,000	18	88.60	95.09	94.83	32.23	100.27	46.10	220.41	72.75 to 106.81	193,778	183,769
<u>__ Incremental Ranges__</u>											
0 TO 4,999											
5,000 TO 14,999	3	145.00	132.10	127.92	09.57	103.27	104.84	146.47	N/A	7,667	9,807
15,000 TO 29,999											
30,000 TO 59,999	8	96.14	105.99	103.46	28.46	102.45	60.63	220.41	60.63 to 220.41	41,938	43,390
60,000 TO 99,999	6	92.61	92.04	88.20	39.88	104.35	46.10	143.12	46.10 to 143.12	76,250	67,255
100,000 TO 149,999											
150,000 TO 249,999	2	65.27	65.27	65.46	19.41	99.71	52.60	77.94	N/A	162,500	106,375
250,000 TO 499,999	1	78.13	78.13	78.13		100.00	78.13	78.13	N/A	370,000	289,098
500,000 TO 999,999											
1,000,000 +	1	102.77	102.77	102.77		100.00	102.77	102.77	N/A	2,000,000	2,055,344

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	21	Median :	102	COV :	40.98	95% Median C.I. :	76.71 to 112.47
Total Sales Price :	3,511,000	Wgt. Mean :	95	STD :	41.14	95% Wgt. Mean C.I. :	82.70 to 107.40
Total Adj. Sales Price :	3,511,000	Mean :	100	Avg. Abs. Dev :	29.92	95% Mean C.I. :	81.65 to 119.11
Total Assessed Value :	3,337,263						
Avg. Adj. Sales Price :	167,190	COD :	29.20	MAX Sales Ratio :	220.41		
Avg. Assessed Value :	158,917	PRD :	105.61	MIN Sales Ratio :	46.10		

What IF

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
152	1	145.00	145.00	145.00		100.00	145.00	145.00	N/A	7,000	10,150
344	2	98.30	98.30	96.48	08.66	101.89	89.79	106.81	N/A	44,500	42,936
349	2	87.62	87.62	84.43	16.97	103.78	72.75	102.48	N/A	70,000	59,101
352	3	78.13	99.73	86.07	27.81	115.87	77.94	143.12	N/A	203,333	175,011
353	3	60.63	111.21	78.96	92.26	140.84	52.60	220.41	N/A	78,333	61,850
384	2	66.75	66.75	60.96	30.94	109.50	46.10	87.40	N/A	62,500	38,103
406	3	104.84	99.26	57.65	31.79	172.18	46.48	146.47	N/A	35,333	20,369
410	1	76.71	76.71	76.71		100.00	76.71	76.71	N/A	37,000	28,383
442	1	103.70	103.70	103.70		100.00	103.70	103.70	N/A	34,500	35,777
494	1	102.77	102.77	102.77		100.00	102.77	102.77	N/A	2,000,000	2,055,344
530	1	131.30	131.30	131.30		100.00	131.30	131.30	N/A	65,000	85,347
851	1	112.47	112.47	112.47		100.00	112.47	112.47	N/A	62,500	70,294

COMMERCIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	1	Total	Increase	0%

What IF

64 Nemaha
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 : 58
Total Sales Price : 28,604,819
Total Adj. Sales Price : 28,604,819
Total Assessed Value : 19,906,065
Avg. Adj. Sales Price : 493,187
Avg. Assessed Value : 343,208

MEDIAN : 70
WGT. MEAN : 70
MEAN : 72
COD : 16.05
PRD : 102.95

COV : 20.13
STD : 14.42
Avg. Abs. Dev : 11.16
MAX Sales Ratio : 115.72
MIN Sales Ratio : 48.58

95% Median C.I. : 65.57 to 72.58
95% Wgt. Mean C.I. : 64.37 to 74.81
95% Mean C.I. : 67.93 to 75.35

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-17 To 31-DEC-17	10	66.80	70.84	66.44	14.18	106.62	55.21	95.68	55.34 to 83.93	564,607	375,106
01-JAN-18 To 31-MAR-18	8	61.08	71.07	71.96	19.88	98.76	57.61	115.72	57.61 to 115.72	411,186	295,883
01-APR-18 To 30-JUN-18											
01-JUL-18 To 30-SEP-18	5	77.83	77.93	77.39	08.04	100.70	69.04	90.57	N/A	473,025	366,072
01-OCT-18 To 31-DEC-18	1	84.85	84.85	84.85	00.00	100.00	84.85	84.85	N/A	284,000	240,965
01-JAN-19 To 31-MAR-19	14	70.54	69.46	68.59	12.04	101.27	48.58	92.79	57.55 to 77.74	551,381	378,179
01-APR-19 To 30-JUN-19	3	81.91	73.25	77.97	12.75	93.95	53.26	84.58	N/A	265,241	206,801
01-JUL-19 To 30-SEP-19	1	68.92	68.92	68.92	00.00	100.00	68.92	68.92	N/A	350,000	241,211
01-OCT-19 To 31-DEC-19	1	58.81	58.81	58.81	00.00	100.00	58.81	58.81	N/A	310,000	182,320
01-JAN-20 To 31-MAR-20	10	67.41	71.02	67.38	17.86	105.40	49.55	109.15	52.27 to 85.76	511,658	344,779
01-APR-20 To 30-JUN-20	2	70.53	70.53	64.69	18.40	109.03	57.55	83.50	N/A	772,500	499,696
01-JUL-20 To 30-SEP-20	3	76.96	77.44	78.66	16.79	98.45	58.31	97.06	N/A	394,500	310,332
<u>Study Yrs</u>											
01-OCT-17 To 30-SEP-18	23	67.17	72.46	70.34	16.79	103.01	55.21	115.72	61.84 to 81.01	491,334	345,586
01-OCT-18 To 30-SEP-19	19	70.70	70.84	69.92	13.20	101.32	48.58	92.79	58.95 to 81.91	481,529	336,688
01-OCT-19 To 30-SEP-20	16	67.41	71.40	68.18	18.84	104.72	49.55	109.15	58.31 to 83.50	509,693	347,531
<u>Calendar Yrs</u>											
01-JAN-18 To 31-DEC-18	14	70.13	74.50	74.74	18.19	99.68	57.61	115.72	59.65 to 89.64	424,187	317,028
01-JAN-19 To 31-DEC-19	19	70.37	69.47	69.08	13.07	100.56	48.58	92.79	58.81 to 77.74	482,897	333,602
<u>ALL</u>	58	69.54	71.64	69.59	16.05	102.95	48.58	115.72	65.57 to 72.58	493,187	343,208

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	58	69.54	71.64	69.59	16.05	102.95	48.58	115.72	65.57 to 72.58	493,187	343,208
<u>ALL</u>	58	69.54	71.64	69.59	16.05	102.95	48.58	115.72	65.57 to 72.58	493,187	343,208

64 Nemaha
AGRICULTURAL LAND

PAD 2021 R&O Statistics (Using 2021 Values)

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 WGT. MEAN : 70
 MEAN : 72
 COD : 16.05
 PRD : 102.95

COV : 20.13
 STD : 14.42
 Avg. Abs. Dev : 11.16
 MAX Sales Ratio : 115.72
 MIN Sales Ratio : 48.58

95% Median C.I. : 65.57 to 72.58
 95% Wgt. Mean C.I. : 64.37 to 74.81
 95% Mean C.I. : 67.93 to 75.35

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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
<u> Dry </u>											
County	19	69.25	71.97	67.91	17.11	105.98	55.34	109.15	58.95 to 81.91	578,702	393,006
1	19	69.25	71.97	67.91	17.11	105.98	55.34	109.15	58.95 to 81.91	578,702	393,006
<u> Grass </u>											
County	4	67.25	64.53	65.76	07.61	98.13	53.26	70.37	N/A	233,834	153,770
1	4	67.25	64.53	65.76	07.61	98.13	53.26	70.37	N/A	233,834	153,770
<u> ALL </u>	58	69.54	71.64	69.59	16.05	102.95	48.58	115.72	65.57 to 72.58	493,187	343,208

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
<u> Dry </u>											
County	38	70.26	72.71	69.51	17.99	104.60	49.55	115.72	61.84 to 79.13	548,051	380,966
1	38	70.26	72.71	69.51	17.99	104.60	49.55	115.72	61.84 to 79.13	548,051	380,966
<u> Grass </u>											
County	6	61.59	60.72	61.19	12.29	99.23	48.58	70.37	48.58 to 70.37	245,556	150,259
1	6	61.59	60.72	61.19	12.29	99.23	48.58	70.37	48.58 to 70.37	245,556	150,259
<u> ALL </u>	58	69.54	71.64	69.59	16.05	102.95	48.58	115.72	65.57 to 72.58	493,187	343,208

Nemaha County 2021 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Nemaha	1	5475	n/a	4950	4850	n/a	4650	3850	3750	4803
Johnson	1	6850	n/a	6100	5390	3600	3578	3300	2820	5237
Otoe	1	5500	n/a	5212	5383	4900	4900	4200	4200	5067
Pawnee	1	4250	4200	3860	3860	3360	2910	2760	2760	3526
Richardson	44	4485	4380	3990	3985	n/a	3795	2720	2625	3910
Richardson	50	5450	5325	4855	4845	n/a	4615	3305	3195	4712

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Nemaha	1	4530	4369	3819	3581	3658	3629	2770	2520	3723
Johnson	1	4450	4000	3650	3300	2900	2599	2400	1950	3106
Otoe	1	4400	4400	4068	3980	3747	3850	3300	2999	3949
Pawnee	1	3540	3500	3220	3220	2800	2425	2300	2300	2803
Richardson	44	3850	3770	3540	3465	3125	2795	2055	2055	3034
Richardson	50	4680	4585	4305	4210	3800	3400	2500	2500	3746

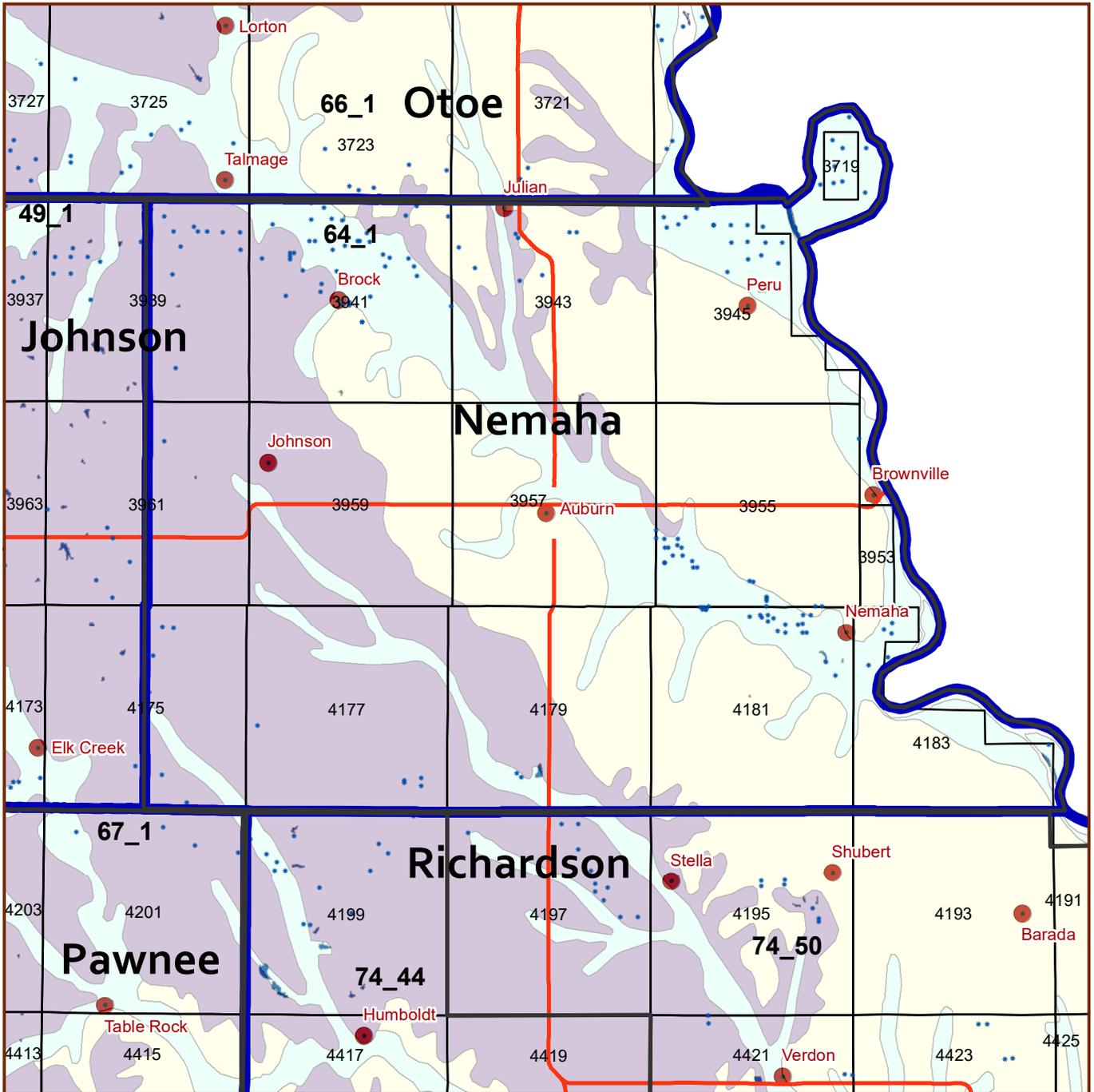
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Nemaha	1	1600	1600	1600	n/a	1400	1400	n/a	n/a	1571
Johnson	1	2169	1870	1671	n/a	1600	n/a	1600	1600	2026
Otoe	1	1999	1998	1900	1900	1800	1789	1750	1550	1988
Pawnee	1	1813	1811	1793	n/a	1733	1683	n/a	1575	1800
Richardson	44	1755	1550	1710	n/a	1656	1450	n/a	1400	1726
Richardson	50	1873	1641	1825	n/a	1875	1775	n/a	1500	1863

County	Mkt Area	CRP	TIMBER	WASTE
Nemaha	1	2478	900	99
Johnson	1	2495	1374	130
Otoe	1	2988	1103	100
Pawnee	1	2476	1101	900
Richardson	44	2644	783	100
Richardson	50	2774	828	100

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.

NEMAHA COUNTY



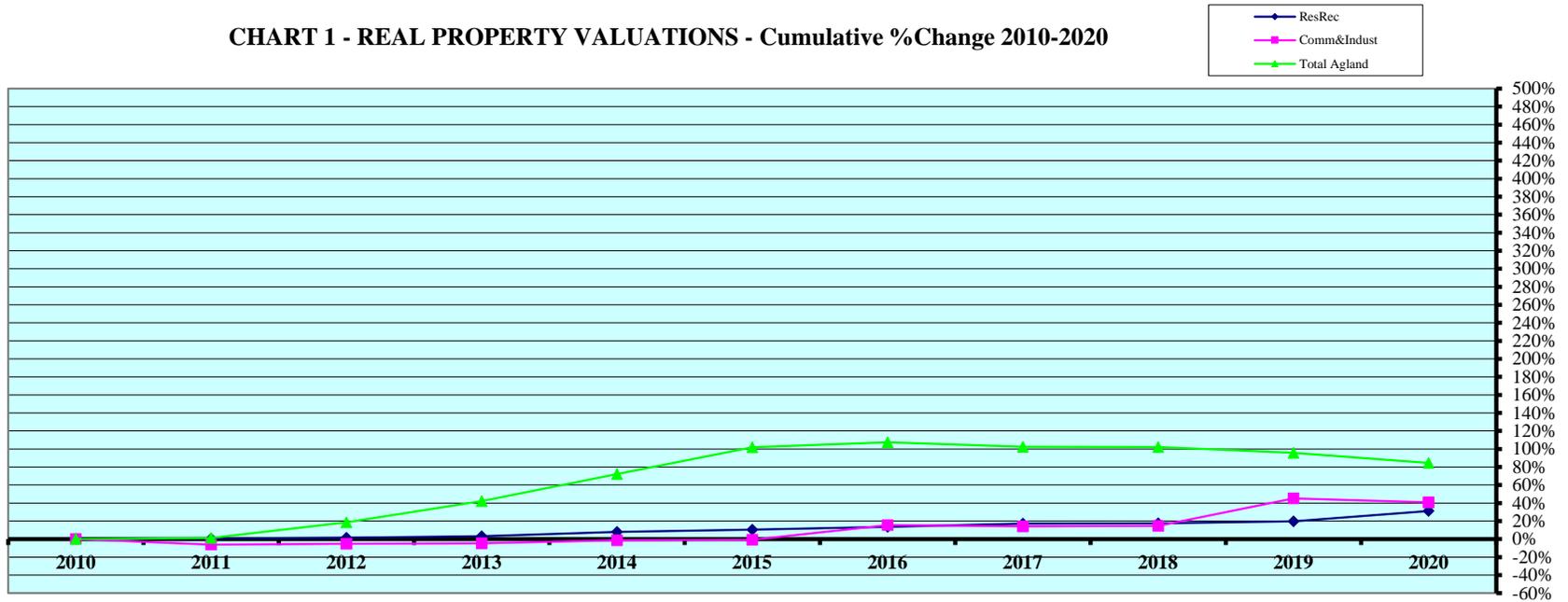
Legend

- 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 ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2010	178,100,445	--	--	--	28,313,170	--	--	--	388,748,440	--	--	--
2011	178,713,840	613,395	0.34%	0.34%	26,563,740	-1,749,430	-6.18%	-6.18%	393,465,705	4,717,265	1.21%	1.21%
2012	180,883,130	2,169,290	1.21%	1.56%	26,856,815	293,075	1.10%	-5.14%	461,261,700	67,795,995	17.23%	18.65%
2013	183,621,625	2,738,495	1.51%	3.10%	26,975,655	118,840	0.44%	-4.72%	552,215,055	90,953,355	19.72%	42.05%
2014	192,104,890	8,483,265	4.62%	7.86%	27,909,905	934,250	3.46%	-1.42%	668,898,125	116,683,070	21.13%	72.06%
2015	196,831,550	4,726,660	2.46%	10.52%	28,068,105	158,200	0.57%	-0.87%	784,976,115	116,077,990	17.35%	101.92%
2016	202,084,734	5,253,184	2.67%	13.47%	32,706,651	4,638,546	16.53%	15.52%	806,438,197	21,462,082	2.73%	107.44%
2017	208,950,991	6,866,257	3.40%	17.32%	32,293,864	-412,787	-1.26%	14.06%	786,985,695	-19,452,502	-2.41%	102.44%
2018	209,076,009	125,018	0.06%	17.39%	32,446,825	152,961	0.47%	14.60%	786,441,512	-544,183	-0.07%	102.30%
2019	213,297,389	4,221,380	2.02%	19.76%	41,095,695	8,648,870	26.66%	45.15%	760,672,225	-25,769,287	-3.28%	95.67%
2020	233,635,182	20,337,793	9.53%	31.18%	39,816,555	-1,279,140	-3.11%	40.63%	717,325,121	-43,347,104	-5.70%	84.52%

Rate Annual %chg: Residential & Recreational **2.75%**

Commercial & Industrial **3.47%**

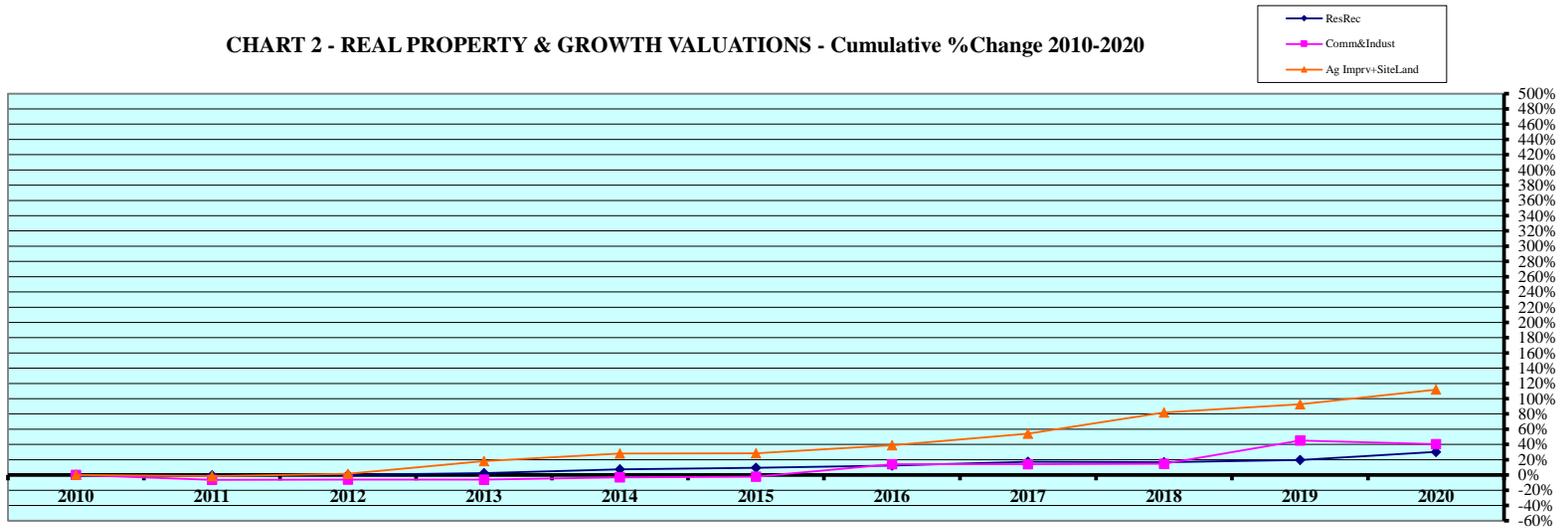
Agricultural Land **6.32%**

Cnty# **64**
County **NEMAHA**

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 ⁽¹⁾						Commercial & Industrial ⁽¹⁾					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2010	178,100,445	2,132,690	1.20%	175,967,755	--	--	28,313,170	191,795	0.68%	28,121,375	--	--
2011	178,713,840	1,350,485	0.76%	177,363,355	-0.41%	-0.41%	26,563,740	76,445	0.29%	26,487,295	-6.45%	-6.45%
2012	180,883,130	2,460,250	1.36%	178,422,880	-0.16%	0.18%	26,856,815	286,530	1.07%	26,570,285	0.02%	-6.16%
2013	183,621,625	1,417,155	0.77%	182,204,470	0.73%	2.30%	26,975,655	392,985	1.46%	26,582,670	-1.02%	-6.11%
2014	192,104,890	1,024,177	0.53%	191,080,713	4.06%	7.29%	27,909,905	454,500	1.63%	27,455,405	1.78%	-3.03%
2015	196,831,550	1,858,478	0.94%	194,973,072	1.49%	9.47%	28,068,105	393,865	1.40%	27,674,240	-0.84%	-2.26%
2016	202,084,734	1,858,478	0.92%	200,226,256	1.72%	12.42%	32,706,651	393,865	1.20%	32,312,786	15.12%	14.13%
2017	208,950,991	0	0.00%	208,950,991	3.40%	17.32%	32,293,864	0	0.00%	32,293,864	-1.26%	14.06%
2018	209,076,009	1,287,573	0.62%	207,788,436	-0.56%	16.67%	32,446,825	0	0.00%	32,446,825	0.47%	14.60%
2019	213,297,389	85,637	0.04%	213,211,752	1.98%	19.71%	41,095,695	0	0.00%	41,095,695	26.66%	45.15%
2020	233,635,182	1,602,582	0.69%	232,032,600	8.78%	30.28%	39,816,555	96,651	0.24%	39,719,904	-3.35%	40.29%
Rate Ann%chg	2.75%		Resid & Recreat w/o growth			2.10%	3.47%		C & I w/o growth			3.11%

Tax Year	Ag Improvements & Site Land ⁽¹⁾							
	Agric. Dwelling & Homesite Value	Ag Outblgd & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2010	22,738,235	9,617,885	32,356,120	636,360	1.97%	31,719,760	--	--
2011	23,097,370	9,822,450	32,919,820	1,068,220	3.24%	31,851,600	-1.56%	-1.56%
2012	23,309,110	10,356,190	33,665,300	862,075	2.56%	32,803,225	-0.35%	1.38%
2013	27,292,160	13,192,450	40,484,610	2,284,580	5.64%	38,200,030	13.47%	18.06%
2014	26,918,115	14,532,330	41,450,445	0	0.00%	41,450,445	2.39%	28.11%
2015	26,679,910	14,831,540	41,511,450	0	0.00%	41,511,450	0.15%	28.30%
2016	29,875,763	15,072,282	44,948,045	0	0.00%	44,948,045	8.28%	38.92%
2017	31,186,376	18,705,499	49,891,875	0	0.00%	49,891,875	11.00%	54.20%
2018	37,375,902	22,364,567	59,740,469	890,139	1.49%	58,850,330	17.96%	81.88%
2019	40,256,052	22,616,282	62,872,334	527,418	0.84%	62,344,916	4.36%	92.68%
2020	45,360,870	26,139,466	71,500,336	2,950,769	4.13%	68,549,567	9.03%	111.86%
Rate Ann%chg	7.15%	10.52%	8.25%	Ag Imprv+Site w/o growth		6.47%		

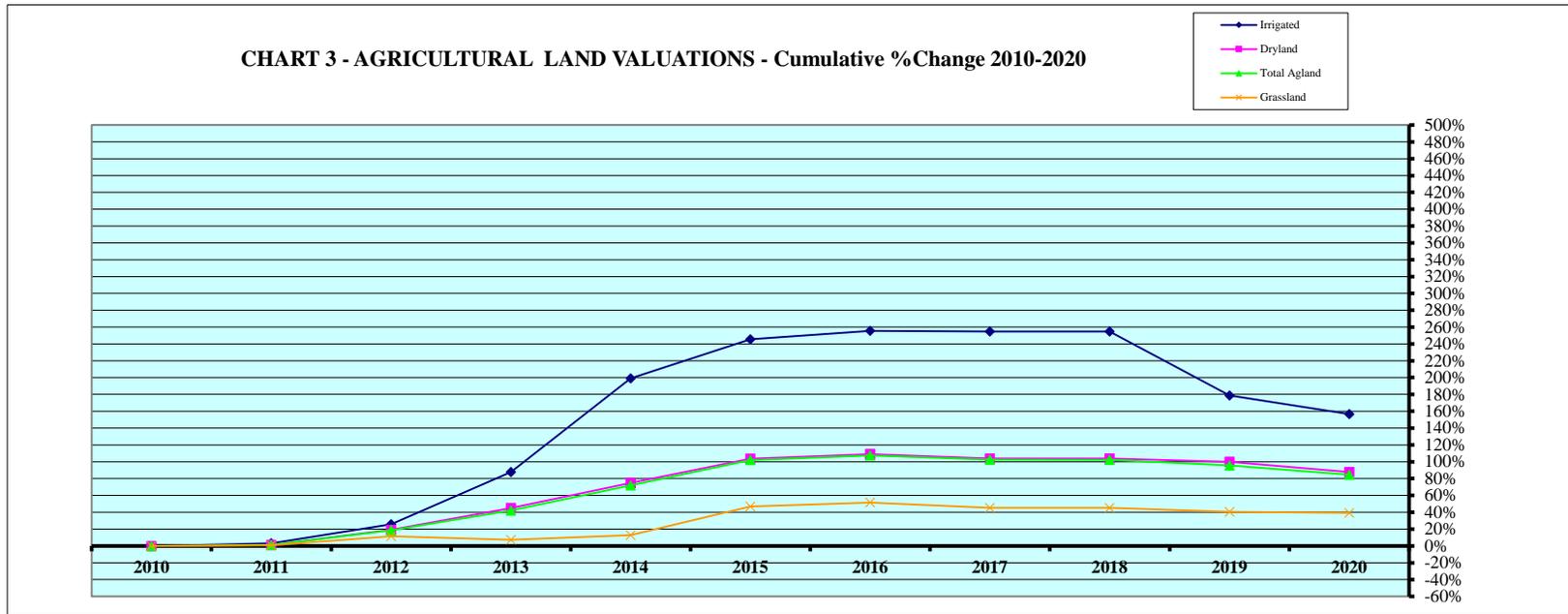
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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.

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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	14,374,105	--	--	--	326,962,960	--	--	--	47,275,210	--	--	--
2011	14,818,015	443,910	3.09%	3.09%	330,944,070	3,981,110	1.22%	1.22%	47,566,685	291,475	0.62%	0.62%
2012	18,093,400	3,275,385	22.10%	25.87%	390,098,855	59,154,785	17.87%	19.31%	52,721,930	5,155,245	10.84%	11.52%
2013	27,003,080	8,909,680	49.24%	87.86%	473,995,090	83,896,235	21.51%	44.97%	50,685,785	-2,036,145	-3.86%	7.21%
2014	43,001,065	15,997,985	59.25%	199.16%	572,062,600	98,067,510	20.69%	74.96%	53,345,040	2,659,255	5.25%	12.84%
2015	49,649,995	6,648,930	15.46%	245.41%	665,385,815	93,323,215	16.31%	103.50%	69,450,145	16,105,105	30.19%	46.91%
2016	51,097,016	1,447,021	2.91%	255.48%	683,381,191	17,995,376	2.70%	109.01%	71,632,430	2,182,285	3.14%	51.52%
2017	51,000,991	-96,025	-0.19%	254.81%	666,935,497	-16,445,694	-2.41%	103.98%	68,714,219	-2,918,211	-4.07%	45.35%
2018	51,000,991	0	0.00%	254.81%	666,447,599	-487,898	-0.07%	103.83%	68,654,040	-60,179	-0.09%	45.22%
2019	40,054,419	-10,946,572	-21.46%	178.66%	653,933,898	-12,513,701	-1.88%	100.00%	66,408,454	-2,245,586	-3.27%	40.47%
2020	36,872,932	-3,181,487	-7.94%	156.52%	614,141,572	-39,792,326	-6.09%	87.83%	65,882,271	-526,183	-0.79%	39.36%

Rate Ann.%chg: Irrigated **9.88%** Dryland **6.51%** Grassland **3.37%**

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2010	120,790	--	--	--	15,375	--	--	--	388,748,440	--	--	--
2011	121,550	760	0.63%	0.63%	15,385	10	0.07%	0.07%	393,465,705	4,717,265	1.21%	1.21%
2012	332,190	210,640	173.29%	175.01%	15,325	-60	-0.39%	-0.33%	461,261,700	67,795,995	17.23%	18.65%
2013	531,100	198,910	59.88%	339.69%	0	-15,325	-100.00%	-100.00%	552,215,055	90,953,355	19.72%	42.05%
2014	489,420	-41,680	-7.85%	305.18%	0	0	-100.00%	-100.00%	668,898,125	116,683,070	21.13%	72.06%
2015	490,160	740	0.15%	305.80%	0	0	-100.00%	-100.00%	784,976,115	116,077,990	17.35%	101.92%
2016	327,560	-162,600	-33.17%	171.18%	0	0	-100.00%	-100.00%	806,438,197	21,462,082	2.73%	107.44%
2017	334,988	7,428	2.27%	177.33%	0	0	-100.00%	-100.00%	786,985,695	-19,452,502	-2.41%	102.44%
2018	338,882	3,894	1.16%	180.55%	0	0	-100.00%	-100.00%	786,441,512	-544,183	-0.07%	102.30%
2019	275,454	-63,428	-18.72%	128.04%	0	0	-100.00%	-100.00%	760,672,225	-25,769,287	-3.28%	95.67%
2020	428,346	152,892	55.51%	254.62%	0	0	-100.00%	-100.00%	717,325,121	-43,347,104	-5.70%	84.52%

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Rate Ann.%chg: Total Agric Land **6.32%**

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

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2010	15,497,590	7,269	2,132			330,444,910	178,327	1,853			81,700,995	133,333	613		
2011	14,789,820	7,563	1,955	-8.29%	-8.29%	331,067,510	181,520	1,824	-1.57%	-1.57%	89,688,965	135,300	663	8.18%	9.46%
2012	18,093,400	7,499	2,413	23.38%	13.16%	391,423,800	181,236	2,160	18.42%	16.55%	89,574,800	130,628	686	3.44%	13.24%
2013	25,703,540	7,545	3,406	41.19%	59.77%	475,620,780	182,243	2,610	20.84%	40.84%	97,239,960	127,646	762	11.09%	25.80%
2014	39,944,350	8,105	4,929	44.68%	131.17%	574,298,850	181,318	3,167	21.36%	70.93%	128,539,130	127,483	1,008	32.36%	66.50%
2015	50,217,315	10,084	4,980	1.04%	133.56%	666,331,450	174,109	3,827	20.83%	106.53%	149,636,865	127,257	1,176	16.62%	94.17%
2016	51,154,819	9,971	5,131	3.03%	140.64%	683,282,421	173,351	3,942	2.99%	112.71%	164,929,515	127,713	1,291	9.83%	113.25%
2017	49,840,036	9,926	5,021	-2.13%	135.50%	667,781,858	173,707	3,844	-2.47%	107.46%	174,353,050	127,360	1,369	6.01%	126.06%
2018	51,000,991	10,154	5,023	0.03%	135.57%	666,532,822	173,408	3,844	-0.01%	107.43%	167,960,980	130,138	1,291	-5.72%	113.13%
2019	51,000,892	10,154	5,023	0.00%	135.57%	667,960,743	173,790	3,843	-0.01%	107.42%	167,183,410	129,675	1,289	-0.11%	112.90%
2020	37,118,396	10,154	3,655	-27.22%	71.45%	618,802,427	173,791	3,561	-7.36%	92.15%	76,429,856	47,921	1,595	23.71%	160.28%

Rate Annual %chg Average Value/Acre:

5.54%

6.75%

10.04%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2010	118,380	2,363	50			29,715	771	39			401,464,115	237,371	1,691		
2011	120,775	2,411	50	0.00%	0.00%	22,860	645	35	-8.00%	-8.00%	393,629,690	237,495	1,657	-2.00%	-2.00%
2012	263,080	2,630	100	99.66%	99.65%	30,320	636	48	34.54%	23.79%	462,628,510	237,163	1,951	17.69%	15.34%
2013	295,330	3,050	97	-3.18%	93.29%	18,935	344	55	15.49%	42.96%	462,628,510	236,987	2,331	19.52%	37.85%
2014	508,170	3,202	159	63.87%	216.75%	15,705	331	47	-13.90%	23.09%	668,170,485	236,786	2,822	21.04%	66.84%
2015	506,630	3,138	161	1.75%	222.28%	14,330	317	45	-4.79%	17.19%	785,604,020	236,564	3,321	17.69%	96.35%
2016	325,949	3,280	99	-38.44%	98.39%	0	0				806,339,805	235,775	3,420	2.98%	102.21%
2017	330,077	3,322	99	-0.02%	98.34%	0	0				786,530,593	235,619	3,338	-2.39%	97.37%
2018	338,436	3,405	99	0.02%	98.37%	0	0				786,540,354	235,614	3,338	0.00%	97.38%
2019	339,265	3,414	99	0.00%	98.38%	0	0				788,234,715	236,169	3,338	-0.02%	97.34%
2020	428,501	4,310	99	0.04%	98.46%	0	0				732,779,180	236,177	3,103	-7.04%	83.45%

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NEMAHA

Rate Annual %chg Average Value/Acre:

6.26%

(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
7,248	NEMAHA	36,534,156	10,246,963	17,919,505	231,956,829	34,580,344	5,236,211	1,678,353	717,325,121	45,360,870	26,139,466	0	1,126,977,818
cnty sectorvalue % of total value:		3.24%	0.91%	1.59%	20.58%	3.07%	0.46%	0.15%	63.65%	4.03%	2.32%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
3,460	AUBURN	7,379,020	1,894,539	773,576	120,699,621	25,624,926	1,932,707	0	95,774	0	0	0	158,400,163
47.74%	%sector of county sector	20.20%	18.49%	4.32%	52.04%	74.10%	36.91%		0.01%				14.06%
	%sector of municipality	4.66%	1.20%	0.49%	76.20%	16.18%	1.22%		0.06%				100.00%
112	BROCK	259,909	75,884	3,586	2,028,033	1,266,253	0	0	160,923	900	0	0	3,795,488
1.55%	%sector of county sector	0.71%	0.74%	0.02%	0.87%	3.66%			0.02%	0.00%			0.34%
	%sector of municipality	6.85%	2.00%	0.09%	53.43%	33.36%			4.24%	0.02%			100.00%
132	BROWNVILLE	84,802	91,301	6,392	6,711,901	826,370	0	0	0	0	0	0	7,720,766
1.82%	%sector of county sector	0.23%	0.89%	0.04%	2.89%	2.39%							0.69%
	%sector of municipality	1.10%	1.18%	0.08%	86.93%	10.70%							100.00%
328	JOHNSON	314,134	224,042	22,249	14,265,010	1,388,091	0	0	0	0	0	0	16,213,526
4.53%	%sector of county sector	0.86%	2.19%	0.12%	6.15%	4.01%							1.44%
	%sector of municipality	1.94%	1.38%	0.14%	87.98%	8.56%							100.00%
59	JULIAN	509	109,794	481,136	1,113,331	33,339	0	0	25,257	0	0	0	1,763,366
0.81%	%sector of county sector	0.00%	1.07%	2.68%	0.48%	0.10%			0.00%				0.16%
	%sector of municipality	0.03%	6.23%	27.29%	63.14%	1.89%			1.43%				100.00%
149	NEMAHA	251,286	62,479	2,952	2,718,863	684,310	0	0	241,755	0	0	0	3,961,645
2.06%	%sector of county sector	0.69%	0.61%	0.02%	1.17%	1.98%			0.03%				0.35%
	%sector of municipality	6.34%	1.58%	0.07%	68.63%	17.27%			6.10%				100.00%
865	PERU	206,231	354,769	33,583	8,882,980	790,583	0	0	15,711	0	0	0	10,283,857
11.93%	%sector of county sector	0.56%	3.46%	0.19%	3.83%	2.29%			0.05%				29.74%
	%sector of municipality	2.01%	3.45%	0.33%	86.38%	7.69%			0.15%				100.00%
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of municipality	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of municipality	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of municipality	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of municipality	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of municipality	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of municipality	0	0	0	0	0	0	0	0	0	0	0	0
5,105	Total Municipalities	8,495,891	2,812,808	1,323,474	156,419,739	30,613,872	1,932,707	0	539,420	900	0	0	202,138,811
70.43%	%all municip.sectors of cnty	23.25%	27.45%	7.39%	67.43%	88.53%	36.91%		0.08%	0.00%			17.94%

Total Real Property Sum Lines 17, 25, & 30	Records : 6,206	Value : 1,112,339,625	Growth 2,169,047	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	395	2,483,586	38	186,023	50	161,677	483	2,831,286	
02. Res Improve Land	1,987	24,671,632	112	2,938,880	406	13,351,878	2,505	40,962,390	
03. Res Improvements	2,024	133,076,023	114	12,003,814	417	48,081,154	2,555	193,160,991	
04. Res Total	2,419	160,231,241	152	15,128,717	467	61,594,709	3,038	236,954,667	722,542
% of Res Total	79.62	67.62	5.00	6.38	15.37	25.99	48.95	21.30	33.31
05. Com UnImp Land	67	376,035	3	45,879	0	0	70	421,914	
06. Com Improve Land	346	3,594,533	14	403,525	13	401,280	373	4,399,338	
07. Com Improvements	353	26,250,030	20	1,352,876	14	1,802,601	387	29,405,507	
08. Com Total	420	30,220,598	23	1,802,280	14	2,203,881	457	34,226,759	120,048
% of Com Total	91.90	88.30	5.03	5.27	3.06	6.44	7.36	3.08	5.53
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	1	116,819	4	245,809	0	0	5	362,628	
11. Ind Improvements	1	1,518,923	4	3,354,660	0	0	5	4,873,583	
12. Ind Total	1	1,635,742	4	3,600,469	0	0	5	5,236,211	0
% of Ind Total	20.00	31.24	80.00	68.76	0.00	0.00	0.08	0.47	0.00
13. Rec UnImp Land	0	0	8	459,069	33	1,396,022	41	1,855,091	
14. Rec Improve Land	0	0	1	2,194	1	45,361	2	47,555	
15. Rec Improvements	0	0	1	845	1	3,930	2	4,775	
16. Rec Total	0	0	9	462,108	34	1,445,313	43	1,907,421	0
% of Rec Total	0.00	0.00	20.93	24.23	79.07	75.77	0.69	0.17	0.00
Res & Rec Total	2,419	160,231,241	161	15,590,825	501	63,040,022	3,081	238,862,088	722,542
% of Res & Rec Total	78.51	67.08	5.23	6.53	16.26	26.39	49.65	21.47	33.31
Com & Ind Total	421	31,856,340	27	5,402,749	14	2,203,881	462	39,462,970	120,048
% of Com & Ind Total	91.13	80.72	5.84	13.69	3.03	5.58	7.44	3.55	5.53
17. Taxable Total	2,840	192,087,581	188	20,993,574	515	65,243,903	3,543	278,325,058	842,590
% of Taxable Total	80.16	69.02	5.31	7.54	14.54	23.44	57.09	25.02	38.85

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	705	35,817,077	10,445,943	0	0	0
19. Commercial	224	16,332,342	3,908,777	0	0	0
20. Industrial	1	1,635,742	0	0	0	0
21. Other	72	145,539	18,601	1	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	705	35,817,077	10,445,943
19. Commercial	1	31,912	173	225	16,364,254	3,908,950
20. Industrial	0	0	0	1	1,635,742	0
21. Other	0	0	0	73	145,539	18,601
22. Total Sch II				1,004	53,962,612	14,373,494

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	260	57	112	429

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	67	988,262	153	29,709,568	1,644	472,522,978	1,864	503,220,808
28. Ag-Improved Land	3	227,476	76	19,579,723	703	259,128,904	782	278,936,103
29. Ag Improvements	3	324,152	77	5,265,611	719	46,267,893	799	51,857,656

30. Ag Total					2,663	834,014,567
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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	41	41.99	923,780	
33. HomeSite Improvements	0	0.00	0	45	0.00	4,204,167	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	4	13.15	31,484	
36. FarmSite Improv Land	3	3.19	14,645	54	90.03	735,754	
37. FarmSite Improvements	3	0.00	324,152	69	0.00	1,061,444	
38. FarmSite Total							
39. Road & Ditches	0	5.25	0	0	263.49	0	
40. Other- Non Ag Use	0	0.00	0	0	57.87	14,969	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	10	8.39	184,580	10	8.39	184,580	
32. HomeSite Improv Land	392	396.54	8,723,880	433	438.53	9,647,660	
33. HomeSite Improvements	381	0.00	31,109,283	426	0.00	35,313,450	146,162
34. HomeSite Total				436	446.92	45,145,690	
35. FarmSite UnImp Land	72	588.80	501,160	76	601.95	532,644	
36. FarmSite Improv Land	593	1,113.55	8,841,775	650	1,206.77	9,592,174	
37. FarmSite Improvements	684	0.00	15,158,610	756	0.00	16,544,206	1,180,295
38. FarmSite Total				832	1,808.72	26,669,024	
39. Road & Ditches	0	4,403.59	0	0	4,672.33	0	
40. Other- Non Ag Use	0	211.53	62,723	0	269.40	77,692	
41. Total Section VI				1,268	7,197.37	71,892,406	1,326,457

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	3	272.74	232,789
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	10	728.46	800,817	13	1,001.20	1,033,606

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	485.54	4.95%	2,658,334	5.64%	5,475.01
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	4,638.07	47.27%	22,958,515	48.72%	4,950.01
48. 2A	2,934.18	29.90%	14,230,816	30.20%	4,850.01
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	663.77	6.76%	3,086,544	6.55%	4,650.02
51. 4A1	1,031.35	10.51%	3,970,716	8.43%	3,850.02
52. 4A	59.41	0.61%	222,793	0.47%	3,750.09
53. Total	9,812.32	100.00%	47,127,718	100.00%	4,802.91
Dry					
54. 1D1	2,292.40	1.32%	10,384,590	1.60%	4,530.01
55. 1D	32,734.91	18.80%	143,027,206	22.06%	4,369.26
56. 2D1	28,298.22	16.25%	108,083,949	16.67%	3,819.46
57. 2D	32,820.82	18.85%	117,536,410	18.13%	3,581.15
58. 3D1	5,178.22	2.97%	18,943,552	2.92%	3,658.31
59. 3D	59,106.18	33.94%	214,518,990	33.09%	3,629.38
60. 4D1	5,251.13	3.02%	14,545,646	2.24%	2,770.00
61. 4D	8,444.08	4.85%	21,279,073	3.28%	2,520.00
62. Total	174,125.96	100.00%	648,319,416	100.00%	3,723.28
Grass					
63. 1G1	30,670.50	64.24%	46,398,967	70.04%	1,512.82
64. 1G	7,530.11	15.77%	9,379,818	14.16%	1,245.64
65. 2G1	360.78	0.76%	431,896	0.65%	1,197.12
66. 2G	0.00	0.00%	0	0.00%	0.00
67. 3G1	5,776.20	12.10%	6,029,538	9.10%	1,043.86
68. 3G	3,364.97	7.05%	3,925,347	5.93%	1,166.53
69. 4G1	41.09	0.09%	82,180	0.12%	2,000.00
70. 4G	0.00	0.00%	0	0.00%	0.00
71. Total	47,743.65	100.00%	66,247,746	100.00%	1,387.57
Irrigated Total					
Irrigated Total	9,812.32	4.16%	47,127,718	6.18%	4,802.91
Dry Total					
Dry Total	174,125.96	73.79%	648,319,416	85.07%	3,723.28
Grass Total					
Grass Total	47,743.65	20.23%	66,247,746	8.69%	1,387.57
72. Waste	4,297.65	1.82%	427,281	0.06%	99.42
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	235.96	0.10%	0	0.00%	0.00
75. Market Area Total	235,979.58	100.00%	762,122,161	100.00%	3,229.61

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	610.23	2,941,568	9,202.09	44,186,150	9,812.32	47,127,718
77. Dry Land	307.49	1,149,309	10,815.95	39,995,129	163,002.52	607,174,978	174,125.96	648,319,416
78. Grass	33.50	51,655	3,600.19	4,610,090	44,109.96	61,586,001	47,743.65	66,247,746
79. Waste	1.29	129	366.17	36,517	3,930.19	390,635	4,297.65	427,281
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	0.47	0	8.53	0	226.96	0	235.96	0
82. Total	342.28	1,201,093	15,392.54	47,583,304	220,244.76	713,337,764	235,979.58	762,122,161

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	9,812.32	4.16%	47,127,718	6.18%	4,802.91
Dry Land	174,125.96	73.79%	648,319,416	85.07%	3,723.28
Grass	47,743.65	20.23%	66,247,746	8.69%	1,387.57
Waste	4,297.65	1.82%	427,281	0.06%	99.42
Other	0.00	0.00%	0	0.00%	0.00
Exempt	235.96	0.10%	0	0.00%	0.00
Total	235,979.58	100.00%	762,122,161	100.00%	3,229.61

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 Auburn	118	1,311,119	1,326	20,057,260	1,357	99,262,184	1,475	120,630,563	80,998
83.2 Brock	39	82,523	69	315,747	70	2,533,663	109	2,931,933	0
83.3 Brownville	76	443,551	101	853,585	103	6,305,683	179	7,602,819	242,261
83.4 Johnson	36	315,782	168	2,010,807	168	12,976,689	204	15,303,278	0
83.5 Julian	19	29,092	40	142,576	40	1,186,812	59	1,358,480	9,250
83.6 Nemaha	32	75,752	82	362,554	84	2,636,082	116	3,074,388	56,074
83.7 Peru	75	228,376	200	926,592	201	8,158,562	276	9,313,530	0
83.8 Rural	129	2,200,182	521	16,340,824	534	60,106,091	663	78,647,097	333,959
84 Residential Total	524	4,686,377	2,507	41,009,945	2,557	193,165,766	3,081	238,862,088	722,542

Schedule XII : Commercial 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>	
85.1	Auburn	33	317,996	241	3,469,352	247	23,751,057	280	27,538,405	0
85.2	Brock	5	17,146	18	40,744	18	1,197,100	23	1,254,990	0
85.3	Brownville	9	21,311	15	65,925	15	429,974	24	517,210	0
85.4	Johnson	4	5,544	25	125,349	25	1,257,198	29	1,388,091	0
85.5	Julian	2	817	6	9,953	7	42,593	9	53,363	23,397
85.6	Nemaha	2	1,015	14	22,310	14	663,995	16	687,320	96,651
85.7	Peru	13	19,983	30	41,418	30	692,214	43	753,615	0
85.8	Rural	2	38,102	29	986,915	36	6,244,959	38	7,269,976	0
86	Commercial Total	70	421,914	378	4,761,966	392	34,279,090	462	39,462,970	120,048

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	14,962.77	73.90%	23,940,432	75.27%	1,600.00
88. 1G	2,227.77	11.00%	3,564,432	11.21%	1,600.00
89. 2G1	103.26	0.51%	165,216	0.52%	1,600.00
90. 2G	0.00	0.00%	0	0.00%	0.00
91. 3G1	1,454.61	7.18%	2,036,454	6.40%	1,400.00
92. 3G	1,499.08	7.40%	2,098,712	6.60%	1,400.00
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	0.00	0.00%	0	0.00%	0.00
95. Total	20,247.49	100.00%	31,805,246	100.00%	1,570.82
CRP					
96. 1C1	5,201.47	84.65%	13,003,675	85.40%	2,500.00
97. 1C	652.05	10.61%	1,630,125	10.71%	2,500.00
98. 2C1	21.82	0.36%	54,550	0.36%	2,500.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	94.23	1.53%	188,460	1.24%	2,000.00
101. 3C	133.94	2.18%	267,880	1.76%	2,000.00
102. 4C1	41.09	0.67%	82,180	0.54%	2,000.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	6,144.60	100.00%	15,226,870	100.00%	2,478.09
Timber					
105. 1T1	10,506.26	49.21%	9,454,860	49.20%	899.93
106. 1T	4,650.29	21.78%	4,185,261	21.78%	900.00
107. 2T1	235.70	1.10%	212,130	1.10%	900.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	4,227.36	19.80%	3,804,624	19.80%	900.00
110. 3T	1,731.95	8.11%	1,558,755	8.11%	900.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	21,351.56	100.00%	19,215,630	100.00%	899.96
<hr/>					
Grass Total	20,247.49	42.41%	31,805,246	48.01%	1,570.82
CRP Total	6,144.60	12.87%	15,226,870	22.98%	2,478.09
Timber Total	21,351.56	44.72%	19,215,630	29.01%	899.96
<hr/>					
114. Market Area Total	47,743.65	100.00%	66,247,746	100.00%	1,387.57

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

64 Nemaha

	2020 CTL County Total	2021 Form 45 County Total	Value Difference (2021 form 45 - 2020 CTL)	Percent Change	2021 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	231,956,829	236,954,667	4,997,838	2.15%	722,542	1.84%
02. Recreational	1,678,353	1,907,421	229,068	13.65%	0	13.65%
03. Ag-Homesite Land, Ag-Res Dwelling	45,360,870	45,145,690	-215,180	-0.47%	146,162	-0.80%
04. Total Residential (sum lines 1-3)	278,996,052	284,007,778	5,011,726	1.80%	868,704	1.48%
05. Commercial	34,580,344	34,226,759	-353,585	-1.02%	120,048	-1.37%
06. Industrial	5,236,211	5,236,211	0	0.00%	0	0.00%
07. Total Commercial (sum lines 5-6)	39,816,555	39,462,970	-353,585	-0.89%	120,048	-1.19%
08. Ag-Farmsite Land, Outbuildings	26,067,204	26,669,024	601,820	2.31%	1,180,295	-2.22%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	72,262	77,692	5,430	7.51%		
11. Total Non-Agland (sum lines 8-10)	26,139,466	26,746,716	607,250	2.32%	1,180,295	-2.19%
12. Irrigated	36,872,932	47,127,718	10,254,786	27.81%		
13. Dryland	614,141,572	648,319,416	34,177,844	5.57%		
14. Grassland	65,882,271	66,247,746	365,475	0.55%		
15. Wasteland	428,346	427,281	-1,065	-0.25%		
16. Other Agland	0	0	0			
17. Total Agricultural Land	717,325,121	762,122,161	44,797,040	6.25%		
18. Total Value of all Real Property (Locally Assessed)	1,062,277,194	1,112,339,625	50,062,431	4.71%	2,169,047	4.51%

2021 Assessment Survey for Nemaha County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	0
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	2
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$183,547.19
7.	Adopted budget, or granted budget if different from above:
	N/A
8.	Amount of the total assessor's budget set aside for appraisal work:
	N/A
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	N/A
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$18,750.00 CAMA
11.	Amount of the assessor's budget set aside for education/workshops:
	\$500
12.	Amount of last year's assessor's budget not used:
	\$506.13

B. Computer, Automation Information and GIS

1.	Administrative software:
	Vanguard
2.	CAMA software:
	Vanguard
3.	Personal Property software:
	Vanguard
4.	Are cadastral maps currently being used?
	No
5.	If so, who maintains the Cadastral Maps?
	Not being maintained. Just on GIS.
6.	Does the county have GIS software?
	Yes
7.	Is GIS available to the public? If so, what is the web address?
	Yes, https://nemaha.nebraskaassessors.com/
8.	Who maintains the GIS software and maps?
	Assessor
9.	What type of aerial imagery is used in the cyclical review of properties?
	Pictometry
10.	When was the aerial imagery last updated?
	2019

C. Zoning Information

1.	Does the county have zoning?
	No
2.	If so, is the zoning countywide?
	N/A

3.	What municipalities in the county are zoned?
	Auburn
4.	When was zoning implemented?
	Unknown

D. Contracted Services

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

E. Appraisal /Listing Services

1.	List any outside appraisal or listing services employed by the county for the current assessment year
	Not currently. We have in the past.
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	Certified General license.
4.	Have the existing contracts been approved by the PTA?
	Prior contracts were approved.
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Yes

2021 Residential Assessment Survey for Nemaha County

1.	Valuation data collection done by:												
	Assessor & Office Staff												
2.	List the valuation group recognized by the County and describe the unique characteristics of each:												
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Group</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Auburn - County seat and the major trade area of the county.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Villages of Brock, Julian, and Nemaha - Smaller villages with little economic development but located within commuting distance to both Auburn and Nebraska City</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Brownville pop. est 2014 at 130 - Unique as a historical river town that attracts tourism</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Johnson & Peru</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Rural - rural residential</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Auburn - County seat and the major trade area of the county.	2	Villages of Brock, Julian, and Nemaha - Smaller villages with little economic development but located within commuting distance to both Auburn and Nebraska City	3	Brownville pop. est 2014 at 130 - Unique as a historical river town that attracts tourism	4	Johnson & Peru	5	Rural - rural residential
<u>Valuation Group</u>	<u>Description of unique characteristics</u>												
1	Auburn - County seat and the major trade area of the county.												
2	Villages of Brock, Julian, and Nemaha - Smaller villages with little economic development but located within commuting distance to both Auburn and Nebraska City												
3	Brownville pop. est 2014 at 130 - Unique as a historical river town that attracts tourism												
4	Johnson & Peru												
5	Rural - rural residential												
3.	List and describe the approach(es) used to estimate the market value of residential properties.												
	The county uses the cost and sales approaches to estimate market value. If the property is a residential rental property, they will obtain income documentation if it is available to compare the income to the value however they do not set the value using the income approach.												
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?												
	The county uses the depreciation tables provided by their CAMA vendor.												
5.	Are individual depreciation tables developed for each valuation group?												
	Yes												
6.	Describe the methodology used to determine the residential lot values?												
	A review of vacant lot sales and extraction of lot values from improved sales is done during reappraisal of valuation groups.												
7.	How are rural residential site values developed?												
	Review of similar sales is done to value them at current market value.												
8.	Are there form 191 applications on file?												
	No												
9.	Describe the methodology used to determine value for vacant lots being held for sale or resale?												
	Review of similar sales is done to value them at current market value.												

10.

<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
1	2019	2008	2019	2019
2	2020	2008	2020	2020
3	2020	2008	2020	2020
4	2020	2008	2020	2020
5	2017	2008	2017	2017

2021 Commercial Assessment Survey for Nemaha County

1.	Valuation data collection done by:			
	Assessor			
2.	List the valuation group recognized in the County and describe the unique characteristics of each:			
	<u>Valuation Group</u>	<u>Description of unique characteristics</u>		
	1	Auburn - County seat and trade center for the area. Wide variety of occupancies included in sales file. Predominately retail sails and offices.		
	2	Remainder of the assessor locations in the county. The locations outside of Auburn do not have an organized market. Small number of sales, tendency for use changes following sales.		
3.	List and describe the approach(es) used to estimate the market value of commercial properties.			
	The county uses the cost and sales approaches to estimate market value. If the property is a residential rental property, they will obtain income documentation if it is available to compare the income to the value however they do not set the value using the income approach.			
3a.	Describe the process used to determine the value of unique commercial properties.			
	The county relies on researching similar sales from other counties in the state and adjusting to the local market.			
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?			
	The county uses the depreciation tables provided by their CAMA vendor.			
5.	Are individual depreciation tables developed for each valuation grouping?			
	Yes			
6.	Describe the methodology used to determine the commercial lot values.			
	Sales comparison based on local sales. The majority are calculated on a square foot basis while the larger on based on an acre value.			
7.	<u>Valuation Group</u>	<u>Date of Depreciation</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>
	1	2015	2008	2015
	2	2015	2008	2015
	Other than the city of Auburn, generally not an organized market, with limited amount of sales without much consistency within the class. Vanguard current costing manual is 2008.			

2021 Agricultural Assessment Survey for Nemaha County

1.	Valuation data collection done by:						
	Assessor and Office Staff.						
2.	List each market area, and describe the location and the specific characteristics that make each unique.						
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Market Area</u></th> <th style="width: 65%; 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;">01</td> <td>The county assessor considers the entire county as one market area</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>	01	The county assessor considers the entire county as one market area	Annually
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>					
01	The county assessor considers the entire county as one market area	Annually					
	The county conducts a market analysis by reviewing sales in all locations in the county to see if there are any indicators of differing market values for similar types of land. Currently there is no discernable difference, so the entire county is considered as one market area.						
3.	Describe the process used to determine and monitor market areas.						
	The county completes an analysis with all of the sales and also reviews by geo code to determine if different factors attribute to different market values. These studies are done to see if they can achieve a reasonable level of value while maintaining the quality of assessment throughout the county.						
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.						
	The county puts the most weight on the present use of the parcel. The county uses a sales verification system to inquire of any anticipated changes to the parcel and the motivation of the buyers.						
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?						
	Yes they carry the same value.						
6.	What separate market analysis has been conducted where intensive use is identified in the county?						
	None at this time, as we have no sales of intensive use. The buildings are valued at cost less depreciation.						
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.						
	The county uses current sales in the county for similar properties enrolled in the program and also analyzes sales from outside the county.						
7a.	Are any other agricultural subclasses used? If yes, please explain.						
	No						

**2020-2021-2022
PLAN OF ASSESSMENT
FOR
NEMAHA COUNTY, NE**

To: Nemaha County Board of Equalization
Nebraska Department of Revenue--Property Assessment Division

As required by Nebr. Sec. 77-1311.02, R.R.S. as amended by 2007 Neb. Laws LB334, Section 64, the assessor shall prepare a Plan of Assessment on or before June 15 of each year, which shall described the assessment actions the county assessor plans to make for the next assessment year and two years thereafter and submit such plan to the County Board of Equalization on or before July 31 of each year, any may amend the plan, if necessary, after a budget is approved by the County Board, and submit a copy of the plan and any amendments of the Nebraska Department of Revenue, Property Assessment Division on or before October 31 each year. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law and the resources necessary to complete those actions.

The following is a plan of assessment for:

Tax Year 2020:

Residential—

1. Complete review of residential properties in Small Towns (Nemaha, Peru, Julian, Brock, and Johnson). This would include all related buildings associated with the main structure, new photos of property implement, new market analysis and depreciation, implement new replacement cost new, and establish new assessed value for 2021.
2. Pick up new construction and verify removal of buildings.
3. Review preliminary sale statistics developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible subclass percentage adjustment needed to comply with statistical measures as required by law.
4. Continue with review and analysis of sales as they occur.

Commercial/Recreational—

1. Pick up new construction and verify removal of buildings.
2. Review preliminary sale statistics developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible subclass

percentage adjustment needed to comply with statistical measures as required by law.

3. Continue with review and analysis of sales as they occur.

Agricultural/Horticultural Land—

1. New agricultural land study and value will be applied for 2021.
2. Review remaining rural improvements and preliminary sale statistic developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible class/subclass percentage adjustment needed to comply with statistical measures as required by law.
3. Continue with review and analysis of sales as they occur.
4. Continue land use updates when discovered or identified with use of Pictometry/GIS.

Exempt (Time Permitting)---

1. Complete review of exempt properties in the Small Towns. This would include all related buildings associated with the main structure, new photos of property, sketches, and determine use for record.
2. Pick up new construction and removal of buildings.
3. Compare findings to the Permissive Exemption listings.

TAX YEAR 2021:

Residential—

1. Pick up new construction and verify removal of buildings.
2. Review preliminary sale statistics developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible subclass percentage adjustment needed to comply with statistical measures as required by law.
3. Continue with review and analysis of sales as they occur.

Commercial/Recreational—

1. Review all commercial and industrial properties. This would include all related buildings associated with the main structure, new photos of property implement, new market analysis and depreciation, implement new replacement cost new, and establish new assessed values for 2022.
2. Pick up new construction and verify removal of buildings.
3. Review preliminary sale statistics developed in-house and preliminary statistical information received from Nebraska Department of Revenue,

Property Assessment Division, analyze for any possible subclass percentage adjustment needed to comply with statistical measures as required by law.

4. Continue with review and analysis of sales as they occur.

Agricultural/Horticultural Land—

1. New agricultural land study and value will be applied for 2022.
2. Review remaining rural improvements and preliminary sale statistic developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible class/subclass percentage adjustment needed to comply with statistical measures as required by law.
3. Continue with review and analysis of sales as they occur.
4. Continue land use updates when discovered or identified with use of Pictometry/GIS.

TAX YEAR 2022:

Residential—

1. Complete review of agricultural houses and outbuildings in Nemaha County. This would include all related buildings associated with the main structure, new photos of property implement, new market analysis and depreciation, implement new replacement cost new, and establish new assessed value for 2023.
2. Pick up new construction and verify removal of buildings.
3. Review preliminary sale statistics developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible subclass percentage adjustment needed to comply with statistical measures as required by law.
4. Continue with review and analysis of sales as they occur.

Commercial/Recreational—

1. Pick up new construction and verify removal of buildings.
2. Review preliminary sale statistics developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible subclass percentage adjustment needed to comply with statistical measures as required by law.
3. Continue with review and analysis of sales as they occur.

Agricultural/Horticultural Land—

1. New agricultural land study and value will be applied for 2023.

2. Review remaining rural improvements and preliminary sale statistic developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible class/subclass percentage adjustment needed to comply with statistical measures as required by law.
3. Continue with review and analysis of sales as they occur.
4. Continue land use updates when discovered or identified with use of Pictometry/GIS.