

NEBRASKA

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DEPARTMENT OF REVENUE

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

OTOE 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 Otoe County pursuant to [Neb. Rev. Stat. § 77-5027](#). This Report and Opinion will inform the Tax Equalization and Review Commission of the level of value and quality of assessment for real property in Otoe County.

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

For the Tax Commissioner

Sincerely,

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

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

cc: Christi Smallfoot, Otoe County Assessor

Table of Contents

2021 Reports and Opinions of the Property Tax Administrator:

- Certification to the Commission
- Introduction
- County Overview
- Residential Correlation
- Commercial Correlation
- Agricultural Land Correlation
- Property Tax Administrator's Opinion

Appendices:

- Commission Summary

Statistical Reports and Displays:

- Residential Statistics
- Commercial Statistics
- Chart of Net Sales Compared to Commercial Assessed Value
- Agricultural Land Statistics
- Table-Average Value of Land Capability Groups
- Special Valuation Statistics (if applicable)

- Market Area Map
- Valuation History Charts

County Reports:

- County Abstract of Assessment for Real Property, Form 45
- County Abstract of Assessment for Real Property Compared to the Prior Year
- Certificate of Taxes Levied (CTL)
- Assessor Survey
- Three-Year Plan of Assessment
- Special Value Methodology (if applicable)
- Ad Hoc Reports Submitted by County (if applicable)

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.

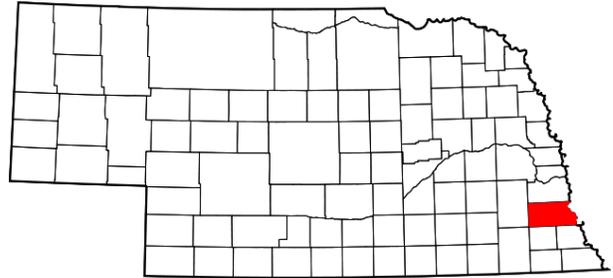
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, if potential issues are identified they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures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

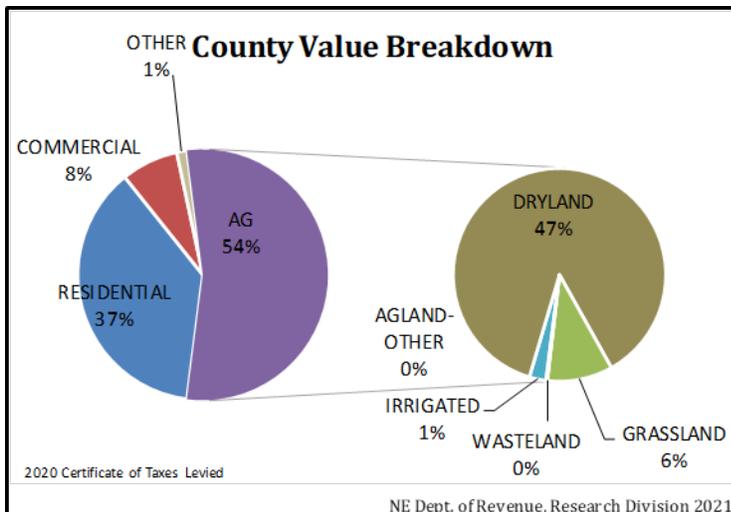
**Further information may be found in Exhibit 94*

County Overview

With a total area of 616 square miles, Otoe County has 16,012 residents, per the Census Bureau Quick Facts for 2019, a 2% population increase over the 2010 U.S. Census. Reports indicate that 72% of county residents are homeowners and 88% of residents occupied the same residence as in the prior year (Census Quick Facts). The average home value is \$119,151 (2020 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Otoe County are located in and around the county seat of Nebraska City, as well as Syracuse, due to the town’s placement directly on Highway 2 and proximity to Lincoln. According to the latest information available from the U.S. Census Bureau, there are 476 employer establishments with total employment of 4,772, for a 1% decrease in employment.



Agricultural land makes up approximately 54% of the county’s valuation base. Dryland makes up the majority of the land in the county. Otoe is included in both the Lower Platte South and Nemaha Natural Resources Districts (NRD). When compared against the top crops of the other counties in Nebraska, Otoe County ranks fourth in soybeans. (USDA AgCensus).

CITY POPULATION CHANGE			
	2010	2020	Change
BURR	66	57	-13.6%
DOUGLAS	231	173	-25.1%
DUNBAR	237	187	-21.1%
LORTON	-	41	
NEBRASKA CITY	7,228	7,289	0.8%
OTOE	217	171	-21.2%
PALMYRA	546	545	-0.2%
SYRACUSE	1,764	1,944	10.2%
TALMAGE	268	233	-13.1%
UNADILLA	342	322	-5.8%

2021 Residential Correlation for Otoe County

Assessment Actions

For the residential class, parcels were reviewed and inspected in the towns of Burr, Douglas, Dunbar, Otoe, Paul, Lorton, Talmage, Palmyra, Unadilla, and neighborhoods in Nebraska City. Rural residential home site values were increased to \$22,000 per acre and an 8% adjustment was applied to dwellings valued in the ranges of \$100,000 to \$125,000 and \$200,000 to \$220,000 to increase values for market value purposes. Adjustments to increase dwelling values were applied in Nebraska City of 10%, Palmyra of 12%, and Unadilla of 18% in several neighborhoods. In Syracuse, lot values were increased and a 10% adjustment was applied to increase improvement values in several neighborhoods. In Timberlake, the depreciation factor was adjusted to increase values.

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 county assessor's 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 equal to the statewide average.

Additional analysis of valuation changes to the sold and unsold parcels indicated some patterns of irregularities within one small town. After discussions with the county assessor, it was determined that additional training was needed, which was provided and any perceived inequities that existed have been corrected.

The county assessor recognizes nine valuation groups. Valuation Group 1 is the largest community in the county, Valuation Group 2 is made up of small villages, Valuation Groups 7 and 9 are small towns, Valuation Groups 12, 13, 14 and 15 are rural parcels, and Valuation Group 20 are recreational 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 of the subclass is done during the review cycle. Cost tables are updated after review of the valuation group. The county assessor utilizes depreciation and cost tables from the Computer-Assisted Mass Appraisal (CAMA) system with cost tables dated 2020 and depreciation tables dated 2015-2017.

The county assessor currently does not have a written valuation methodology on file but is in the process of drafting a valuation methodology explaining the assessment practices.

2021 Residential Correlation for Otoe County

Description of Analysis

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

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

For the residential property class, there were 414 qualified sales representing all valuation groups. Review of the overall statistical sample shows that two of the three levels of central tendency are within the acceptable range and correlate closely, indicating the uniformity of assessed values. The COD and PRD are within the acceptable IAAO range. Analysis of the individual valuation groups is represented by a sample that has seven of the nine valuation groups that all have medians within the acceptable range. The remaining two valuation groups have unreliably small sample sizes.

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

2021 Residential Correlation for Otoe County

Equalization and Quality of Assessment

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

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	187	93.28	95.61	92.83	09.91	102.99
2	27	93.81	99.82	91.82	12.86	108.71
7	40	93.26	94.78	93.12	12.51	101.78
9	69	92.92	92.12	90.88	08.28	101.36
12	9	93.10	93.50	93.63	03.72	99.86
13	6	89.58	88.33	88.43	04.63	99.89
14	4	92.12	91.13	91.28	02.81	99.84
15	70	92.11	89.70	88.36	12.63	101.52
20	2	87.18	87.18	80.53	10.17	108.26
____ ALL ____	414	93.09	93.99	91.09	10.29	103.18

Level of Value

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

2021 Commercial Correlation for Otoe County

Assessment Actions

For the commercial class, all pick-up work was completed timely and building permits were reviewed.

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 maintains acceptable sales verification and qualification practices.

The county assessor has identified two valuation groups assigned for the commercial class. Valuation Group 1 is the largest town in the county and Valuation Group 5 are the remainder towns. 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 of the subclass is done during the review cycle. All commercial properties in the county were last reviewed in 2016-2018. The county assessor utilizes drive-by reviews, review of building permits filed, physical inspections, and aerial imagery to assist in the rural commercial reviews.

The county assessor does not have a written valuation methodology on file but is in the process of drafting a methodology explaining the assessment practices. Depreciation and cost tables from the Computer-Assisted Mass Appraisal (CAMA) system are utilized with cost tables dated 2017 and depreciation tables dated 2016.

Description of Analysis

Commercial parcels are analyzed utilizing two assessor locations in the county.

Valuation Group	Description
1	Nebraska City
5	Remainder of County

2021 Commercial Correlation for Otoe County

Review of the sample shows 48 qualified sales representing all valuation groups. One of the three measures of central tendency are within the range which is the median, and the COD is within the range. The PRD is above the range and is influenced by one high dollar sale with a low ratio. If this sale is removed, the PRD improves to be within the recommended range and the COD is still in the recommended range. Analysis of the individual valuation groups with qualified sales all have medians that are within the recommended range.

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. The increase in total value shown on the abstract is due to routine commercial inspection maintenance done which resulted in the reporting of additional improvements.

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, indicates that assessments within the county are valued within the acceptable parameters, and therefore considered equalized. The quality of assessment of the commercial property in Otoe County complies with generally accepted mass appraisal techniques.

VALUATION GROUP RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	31	93.48	91.38	89.09	12.85	102.57
5	17	93.19	89.82	78.28	21.63	114.74
____ALL____	48	93.47	90.83	84.62	15.94	107.34

Level of Value

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

2021 Agricultural Correlation for Otoe County

Assessment Actions

For the agricultural class, rural residential home site values were increased in both Market Area 1 and 2 to \$22,000 per acre. An 8% adjustment was applied to rural residential home dwellings valued in the ranges of \$100,000 to \$125,000 and \$200,000 to \$220,000 to increase values. In Market Area 2, all irrigated Land Capability Grouping (LCG) values were lowered approximately 2% to 5% and all dryland values were lowered approximately 3% to 10% with no change to grassland values. There were no changes to agricultural land values in Market Area 1.

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 county assessor's 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 equal to the statewide average.

Two market areas are currently identified for the agricultural class in the county. The county assessor studies the market each year to determine if additional areas are needed. Aerial imagery, physical inspections, and drive by reviews are used to keep parcel land use up to date and to pick up new improvements.

Agricultural homes and rural residential homes have the same established value. Agricultural homes and improvements are valued using the same practices as rural residential homes. Reappraisal of these parcels was last done in 2015-2016.

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 2015 and costing tables dated 2020.

The county assessor does not have a written valuation methodology on file but is in the process of drafting a valuation methodology explaining the assessment practices. There are 4,429 special value applications on file however the county assessor does not currently have special value assigned. The county assessor has a written special valuation methodology on file. The county assessor does not currently have intensive use defined.

Description of Analysis

The county assessor has identified two markets for the agricultural land analysis. Overall, all three measures of central tendency are within the acceptable range and show strong support of each other. The COD and PRD are also within the acceptable range indicating the data used for measurement purposes is considered reliable.

2021 Agricultural Correlation for Otoe County

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 52 qualified sales for the study period used for analysis. For the dryland sales, two of the three measures of central tendency are within the acceptable range as well as the COD and PRD. There was not a sufficient sample of sales in either irrigated or grass.

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 believed to be equalized and assessed at the statutory level.

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

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	1	74.96	74.96	74.96	00.00	100.00
2	1	74.96	74.96	74.96	00.00	100.00
<u>Dry</u>						
County	52	72.51	75.65	74.13	12.41	102.05
1	47	72.23	75.29	73.81	12.57	102.01
2	5	81.69	78.99	78.10	07.71	101.14
<u>Grass</u>						
County	2	62.58	62.58	62.29	06.71	100.47
1	1	66.77	66.77	66.77	00.00	100.00
2	1	58.38	58.38	58.38	00.00	100.00
<u>ALL</u>	74	72.51	74.73	73.84	12.37	101.21

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Otoe County is 73%.

2021 Opinions of the Property Tax Administrator for Otoe County

My opinions and recommendations are stated as a conclusion based on all of the factors known to me regarding the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. § 77-5027 (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	93	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	93	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	73	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
Property Tax Administrator

APPENDICES

2021 Commission Summary for Otoe County

Residential Real Property - Current

Number of Sales	414	Median	93.09
Total Sales Price	\$70,770,261	Mean	93.99
Total Adj. Sales Price	\$70,770,261	Wgt. Mean	91.09
Total Assessed Value	\$64,464,250	Average Assessed Value of the Base	\$116,938
Avg. Adj. Sales Price	\$170,943	Avg. Assessed Value	\$155,711

Confidence Interval - Current

95% Median C.I	92.50 to 93.55
95% Wgt. Mean C.I	89.96 to 92.22
95% Mean C.I	92.05 to 95.93
% of Value of the Class of all Real Property Value in the County	35.65
% of Records Sold in the Study Period	5.94
% of Value Sold in the Study Period	7.91

Residential Real Property - History

Year	Number of Sales	LOV	Median
2020	410	93	93.34
2019	440	95	95.40
2018	457	96	95.79
2017	433	95	94.70

2021 Commission Summary for Otoe County

Commercial Real Property - Current

Number of Sales	48	Median	93.47
Total Sales Price	\$15,446,785	Mean	90.83
Total Adj. Sales Price	\$15,446,785	Wgt. Mean	84.62
Total Assessed Value	\$13,071,110	Average Assessed Value of the Base	\$194,489
Avg. Adj. Sales Price	\$321,808	Avg. Assessed Value	\$272,315

Confidence Interval - Current

95% Median C.I	89.23 to 97.69
95% Wgt. Mean C.I	74.98 to 94.26
95% Mean C.I	84.83 to 96.83
% of Value of the Class of all Real Property Value in the County	7.40
% of Records Sold in the Study Period	5.52
% of Value Sold in the Study Period	7.72

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2020	50	94	93.97
2019	53	97	96.54
2018	42	96	96.37
2017	36	99	98.85

66 Otoe
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 : 414
 Total Sales Price : 70,770,261
 Total Adj. Sales Price : 70,770,261
 Total Assessed Value : 64,464,250
 Avg. Adj. Sales Price : 170,943
 Avg. Assessed Value : 155,711

MEDIAN : 93
 WGT. MEAN : 91
 MEAN : 94
 COD : 10.29
 PRD : 103.18

COV : 21.39
 STD : 20.10
 Avg. Abs. Dev : 09.58
 MAX Sales Ratio : 275.52
 MIN Sales Ratio : 33.47

95% Median C.I. : 92.50 to 93.55
 95% Wgt. Mean C.I. : 89.96 to 92.22
 95% Mean C.I. : 92.05 to 95.93

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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	34	94.71	92.20	92.47	05.78	99.71	75.91	104.44	89.10 to 95.69	164,437	152,052	
01-JAN-19 To 31-MAR-19	39	94.27	101.72	95.74	13.44	106.25	73.64	229.69	92.78 to 99.38	169,015	161,818	
01-APR-19 To 30-JUN-19	55	92.42	92.84	90.46	09.82	102.63	68.32	205.40	87.16 to 95.16	168,741	152,641	
01-JUL-19 To 30-SEP-19	60	93.27	96.71	93.38	10.09	103.57	71.78	275.52	91.88 to 94.75	164,593	153,691	
01-OCT-19 To 31-DEC-19	51	93.86	94.30	91.15	11.04	103.46	56.46	185.77	92.85 to 96.04	178,267	162,493	
01-JAN-20 To 31-MAR-20	47	91.26	91.68	90.29	13.51	101.54	33.47	184.96	85.71 to 95.03	184,987	167,020	
01-APR-20 To 30-JUN-20	58	92.41	91.28	89.38	08.67	102.13	41.79	146.00	90.07 to 93.41	160,876	143,797	
01-JUL-20 To 30-SEP-20	70	91.68	92.68	88.43	09.50	104.81	69.18	233.00	89.68 to 93.41	175,923	155,566	
<u>Study Yrs</u>												
01-OCT-18 To 30-SEP-19	188	93.38	95.80	92.85	10.00	103.18	68.32	275.52	92.78 to 94.61	166,696	154,773	
01-OCT-19 To 30-SEP-20	226	92.71	92.48	89.69	10.52	103.11	33.47	233.00	91.26 to 93.41	174,475	156,491	
<u>Calendar Yrs</u>												
01-JAN-19 To 31-DEC-19	205	93.55	96.03	92.47	10.92	103.85	56.46	275.52	92.87 to 94.23	169,949	157,145	
<u>ALL</u>	414	93.09	93.99	91.09	10.29	103.18	33.47	275.52	92.50 to 93.55	170,943	155,711	

VALUATION GROUP											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	187	93.28	95.61	92.83	09.91	102.99	56.46	275.52	92.48 to 93.86	135,208	125,509	
2	27	93.81	99.82	91.82	12.86	108.71	67.38	233.00	90.59 to 96.43	86,843	79,738	
7	40	93.26	94.78	93.12	12.51	101.78	33.47	229.69	90.67 to 95.09	155,121	144,441	
9	69	92.92	92.12	90.88	08.28	101.36	56.87	185.77	90.66 to 93.86	163,124	148,255	
12	9	93.10	93.50	93.63	03.72	99.86	87.28	99.93	89.74 to 99.00	290,756	272,244	
13	6	89.58	88.33	88.43	04.63	99.89	80.32	95.35	80.32 to 95.35	379,879	335,933	
14	4	92.12	91.13	91.28	02.81	99.84	85.57	94.72	N/A	286,613	261,628	
15	70	92.11	89.70	88.36	12.63	101.52	41.79	184.96	86.33 to 94.69	274,839	242,849	
20	2	87.18	87.18	80.53	10.17	108.26	78.31	96.04	N/A	200,000	161,055	
<u>ALL</u>	414	93.09	93.99	91.09	10.29	103.18	33.47	275.52	92.50 to 93.55	170,943	155,711	

66 Otoe
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 : 414
 Total Sales Price : 70,770,261
 Total Adj. Sales Price : 70,770,261
 Total Assessed Value : 64,464,250
 Avg. Adj. Sales Price : 170,943
 Avg. Assessed Value : 155,711

MEDIAN : 93
 WGT. MEAN : 91
 MEAN : 94
 COD : 10.29
 PRD : 103.18

COV : 21.39
 STD : 20.10
 Avg. Abs. Dev : 09.58
 MAX Sales Ratio : 275.52
 MIN Sales Ratio : 33.47

95% Median C.I. : 92.50 to 93.55
 95% Wgt. Mean C.I. : 89.96 to 92.22
 95% Mean C.I. : 92.05 to 95.93

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	411	93.08	94.00	91.14	10.30	103.14	33.47	275.52	92.50 to 93.54	171,132	155,978
06	2	87.18	87.18	80.53	10.17	108.26	78.31	96.04	N/A	200,000	161,055
07	1	100.43	100.43	100.43	00.00	100.00	100.43	100.43	N/A	35,000	35,150
<u>ALL</u>	414	93.09	93.99	91.09	10.29	103.18	33.47	275.52	92.50 to 93.55	170,943	155,711

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	129.50	147.95	133.34	32.09	110.96	99.78	233.00	N/A	8,750	11,668
Less Than 30,000	19	99.39	119.91	115.04	33.67	104.23	33.47	275.52	93.13 to 132.07	20,288	23,339
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	414	93.09	93.99	91.09	10.29	103.18	33.47	275.52	92.50 to 93.55	170,943	155,711
Greater Than 14,999	410	93.06	93.46	91.07	09.82	102.62	33.47	275.52	92.42 to 93.50	172,525	157,116
Greater Than 29,999	395	92.92	92.74	90.96	08.96	101.96	41.79	229.69	92.25 to 93.41	178,189	162,078
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	4	129.50	147.95	133.34	32.09	110.96	99.78	233.00	N/A	8,750	11,668
15,000 TO 29,999	15	97.24	112.44	113.21	30.11	99.32	33.47	275.52	88.90 to 121.20	23,365	26,452
30,000 TO 59,999	25	100.03	114.33	114.24	20.61	100.08	86.98	229.69	96.04 to 104.44	45,646	52,144
60,000 TO 99,999	48	94.40	97.56	97.53	12.40	100.03	56.46	184.96	90.59 to 96.86	79,544	77,577
100,000 TO 149,999	101	92.11	90.25	90.00	08.10	100.28	56.87	132.98	89.65 to 93.27	125,244	112,719
150,000 TO 249,999	147	92.98	90.73	90.91	06.47	99.80	41.79	116.72	92.13 to 93.72	191,570	174,159
250,000 TO 499,999	70	92.30	89.99	89.87	07.23	100.13	68.32	119.03	89.74 to 93.28	319,510	287,149
500,000 TO 999,999	4	86.08	84.48	84.78	05.56	99.65	73.50	92.25	N/A	562,350	476,755
1,000,000 +											
<u>ALL</u>	414	93.09	93.99	91.09	10.29	103.18	33.47	275.52	92.50 to 93.55	170,943	155,711

66 Otoe
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 : 48
 Total Sales Price : 15,446,785
 Total Adj. Sales Price : 15,446,785
 Total Assessed Value : 13,071,110
 Avg. Adj. Sales Price : 321,808
 Avg. Assessed Value : 272,315

MEDIAN : 93
 WGT. MEAN : 85
 MEAN : 91
 COD : 15.94
 PRD : 107.34

COV : 23.35
 STD : 21.21
 Avg. Abs. Dev : 14.90
 MAX Sales Ratio : 144.39
 MIN Sales Ratio : 29.43

95% Median C.I. : 89.23 to 97.69
 95% Wgt. Mean C.I. : 74.98 to 94.26
 95% Mean C.I. : 84.83 to 96.83

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qrtrs</u>											
01-OCT-17 To 31-DEC-17	5	95.40	97.93	94.09	04.98	104.08	91.47	113.20	N/A	86,800	81,674
01-JAN-18 To 31-MAR-18	5	94.14	84.24	88.52	20.57	95.16	29.43	109.97	N/A	727,382	643,886
01-APR-18 To 30-JUN-18	3	98.80	89.51	65.43	15.45	136.80	61.97	107.76	N/A	278,167	182,007
01-JUL-18 To 30-SEP-18	2	113.92	113.92	110.97	18.20	102.66	93.19	134.64	N/A	32,389	35,940
01-OCT-18 To 31-DEC-18	3	99.57	95.40	90.87	14.29	104.99	71.96	114.66	N/A	55,667	50,587
01-JAN-19 To 31-MAR-19	4	88.84	88.76	81.55	06.49	108.84	79.51	97.85	N/A	306,975	250,328
01-APR-19 To 30-JUN-19	4	85.56	86.65	83.67	23.15	103.56	51.80	123.68	N/A	87,750	73,420
01-JUL-19 To 30-SEP-19	3	90.02	83.72	81.40	09.54	102.85	67.69	93.45	N/A	180,000	146,513
01-OCT-19 To 31-DEC-19	4	100.25	109.59	104.05	14.32	105.32	93.48	144.39	N/A	438,675	456,433
01-JAN-20 To 31-MAR-20	8	91.67	84.43	76.34	19.16	110.60	49.68	113.40	49.68 to 113.40	631,250	481,885
01-APR-20 To 30-JUN-20	3	100.00	94.85	97.99	11.73	96.80	74.68	109.88	N/A	250,333	245,300
01-JUL-20 To 30-SEP-20	4	80.11	78.77	82.27	16.12	95.75	61.70	93.16	N/A	158,750	130,603
<u>Study Yrs</u>											
01-OCT-17 To 30-SEP-18	15	95.40	93.82	85.42	14.84	109.83	29.43	134.64	91.47 to 107.76	331,346	283,047
01-OCT-18 To 30-SEP-19	14	89.63	88.50	82.52	14.49	107.25	51.80	123.68	71.96 to 99.57	163,279	134,735
01-OCT-19 To 30-SEP-20	19	93.48	90.18	84.72	17.20	106.44	49.68	144.39	70.01 to 100.00	431,089	365,217
<u>Calendar Yrs</u>											
01-JAN-18 To 31-DEC-18	13	98.80	92.60	84.82	18.08	109.17	29.43	134.64	71.96 to 109.97	361,783	306,853
01-JAN-19 To 31-DEC-19	15	91.20	92.74	91.91	15.11	100.90	51.80	144.39	81.88 to 97.85	258,240	237,351
<u>ALL</u>	48	93.47	90.83	84.62	15.94	107.34	29.43	144.39	89.23 to 97.69	321,808	272,315

VALUATION GROUP										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	31	93.48	91.38	89.09	12.85	102.57	49.68	123.68	86.43 to 97.69	292,397	260,486
5	17	93.19	89.82	78.28	21.63	114.74	29.43	144.39	61.97 to 103.52	375,440	293,885
<u>ALL</u>	48	93.47	90.83	84.62	15.94	107.34	29.43	144.39	89.23 to 97.69	321,808	272,315

66 Otoe
COMMERCIAL

PAD 2021 R&O Statistics (Using 2021 Values)

Qualified

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 Avg. Assessed Value : 272,315

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 MEAN : 91
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COV : 23.35
 STD : 21.21
 Avg. Abs. Dev : 14.90
 MAX Sales Ratio : 144.39
 MIN Sales Ratio : 29.43

95% Median C.I. : 89.23 to 97.69
 95% Wgt. Mean C.I. : 74.98 to 94.26
 95% Mean C.I. : 84.83 to 96.83

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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	1	94.14	94.14	94.14	00.00	100.00	94.14	94.14	N/A	198,500	186,860
03	46	93.47	91.39	89.66	15.88	101.93	29.43	144.39	89.23 to 97.85	270,071	242,155
04	1	61.77	61.77	61.77	00.00	100.00	61.77	61.77	N/A	2,825,000	1,745,110
<u>ALL</u>	<u>48</u>	<u>93.47</u>	<u>90.83</u>	<u>84.62</u>	<u>15.94</u>	<u>107.34</u>	<u>29.43</u>	<u>144.39</u>	<u>89.23 to 97.69</u>	<u>321,808</u>	<u>272,315</u>

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	1	98.80	98.80	98.80	00.00	100.00	98.80	98.80	N/A	10,000	9,880
Less Than 30,000	4	97.10	104.52	107.79	12.56	96.97	89.23	134.64	N/A	19,944	21,498
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	48	93.47	90.83	84.62	15.94	107.34	29.43	144.39	89.23 to 97.69	321,808	272,315
Greater Than 14,999	47	93.45	90.66	84.61	16.16	107.15	29.43	144.39	89.23 to 96.98	328,442	277,899
Greater Than 29,999	44	93.32	89.58	84.50	16.14	106.01	29.43	144.39	86.43 to 97.69	349,250	295,116
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	1	98.80	98.80	98.80	00.00	100.00	98.80	98.80	N/A	10,000	9,880
15,000 TO 29,999	3	95.40	106.42	109.08	15.87	97.56	89.23	134.64	N/A	23,259	25,370
30,000 TO 59,999	12	97.42	92.53	92.52	17.37	100.01	29.43	123.68	86.43 to 113.20	43,750	40,476
60,000 TO 99,999	9	91.20	87.89	87.86	11.49	100.03	69.61	109.88	71.96 to 99.97	80,989	71,159
100,000 TO 149,999	5	90.20	92.64	91.46	24.30	101.29	61.70	144.39	N/A	123,440	112,896
150,000 TO 249,999	6	85.95	82.23	81.11	18.39	101.38	49.68	109.97	49.68 to 109.97	214,917	174,315
250,000 TO 499,999	5	93.48	98.69	100.41	06.58	98.29	91.47	113.40	N/A	327,700	329,040
500,000 TO 999,999	2	80.99	80.99	78.65	23.48	102.98	61.97	100.00	N/A	685,250	538,935
1,000,000 +	5	85.72	85.64	81.82	13.99	104.67	61.77	103.52	N/A	1,839,482	1,505,108
<u>ALL</u>	<u>48</u>	<u>93.47</u>	<u>90.83</u>	<u>84.62</u>	<u>15.94</u>	<u>107.34</u>	<u>29.43</u>	<u>144.39</u>	<u>89.23 to 97.69</u>	<u>321,808</u>	<u>272,315</u>

66 Otoe
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 : 48
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MEDIAN : 93
 WGT. MEAN : 85
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 COD : 15.94
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 Avg. Abs. Dev : 14.90
 MAX Sales Ratio : 144.39
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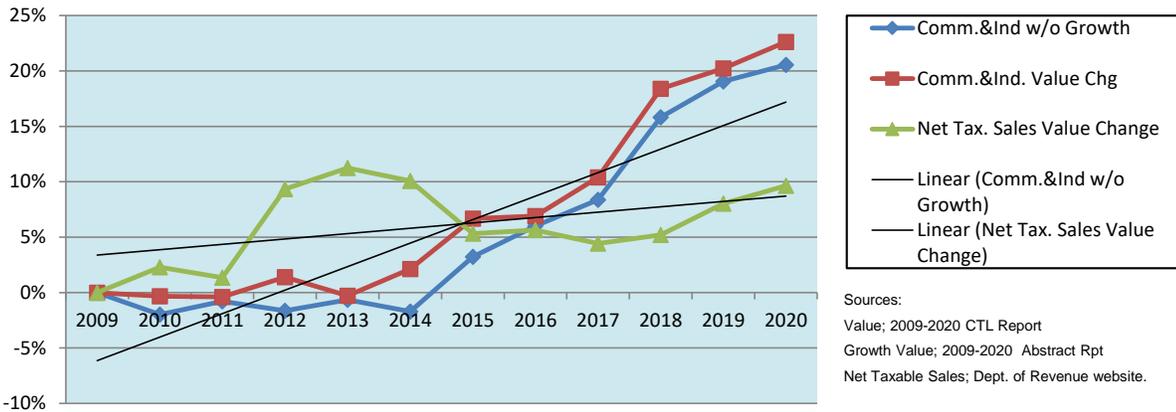
95% Median C.I. : 89.23 to 97.69
 95% Wgt. Mean C.I. : 74.98 to 94.26
 95% Mean C.I. : 84.83 to 96.83

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
300	1	70.01	70.01	70.01	00.00	100.00	70.01	70.01	N/A	145,000	101,520
311	1	61.97	61.97	61.97	00.00	100.00	61.97	61.97	N/A	769,500	476,870
326	1	51.80	51.80	51.80	00.00	100.00	51.80	51.80	N/A	54,000	27,970
344	7	93.79	85.34	81.05	16.73	105.29	49.68	107.76	49.68 to 107.76	290,000	235,053
350	2	92.33	92.33	98.48	19.12	93.76	74.68	109.97	N/A	130,500	128,515
351	1	71.96	71.96	71.96	00.00	100.00	71.96	71.96	N/A	75,000	53,970
352	3	93.48	92.94	93.37	01.05	99.54	91.20	94.14	N/A	197,667	184,570
353	12	97.77	95.02	100.09	12.45	94.93	29.43	123.68	93.19 to 109.88	183,917	184,078
391	1	95.40	95.40	95.40	00.00	100.00	95.40	95.40	N/A	20,000	19,080
406	3	89.23	91.54	100.17	08.08	91.38	81.88	103.52	N/A	515,667	516,527
418	1	95.80	95.80	95.80	00.00	100.00	95.80	95.80	N/A	49,000	46,940
420	1	134.64	134.64	134.64	00.00	100.00	134.64	134.64	N/A	27,777	37,400
426	2	107.32	107.32	104.40	06.85	102.80	99.97	114.66	N/A	68,000	70,990
442	2	88.34	88.34	88.75	02.11	99.54	86.48	90.20	N/A	114,950	102,015
455	2	117.21	117.21	106.35	23.20	110.21	90.02	144.39	N/A	175,100	186,220
458	1	100.00	100.00	100.00	00.00	100.00	100.00	100.00	N/A	601,000	601,000
470	2	92.32	92.32	92.32	00.92	100.00	91.47	93.16	N/A	250,000	230,790
472	1	61.70	61.70	61.70	00.00	100.00	61.70	61.70	N/A	100,000	61,700
495	1	61.77	61.77	61.77	00.00	100.00	61.77	61.77	N/A	2,825,000	1,745,110
554	1	69.61	69.61	69.61	00.00	100.00	69.61	69.61	N/A	74,000	51,510
851	2	99.46	99.46	86.01	13.81	115.64	85.72	113.20	N/A	1,426,204	1,226,695
<u>ALL</u>	48	93.47	90.83	84.62	15.94	107.34	29.43	144.39	89.23 to 97.69	321,808	272,315

Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2008	\$ 131,680,050	\$ 1,649,530		\$ 130,030,520	--	\$ 135,188,203	--
2009	\$ 134,611,840	\$ 1,061,940	0.79%	\$ 133,549,900	--	\$ 128,732,764	--
2010	\$ 134,152,410	\$ 2,210,620	1.65%	\$ 131,941,790	-1.98%	\$ 131,674,917	2.29%
2011	\$ 134,087,990	\$ 550,000	0.41%	\$ 133,537,990	-0.46%	\$ 130,470,217	-0.91%
2012	\$ 136,485,510	\$ 4,068,490	2.98%	\$ 132,417,020	-1.25%	\$ 140,768,467	7.89%
2013	\$ 134,220,410	\$ 483,790	0.36%	\$ 133,736,620	-2.01%	\$ 143,202,449	1.73%
2014	\$ 137,485,370	\$ 5,163,570	3.76%	\$ 132,321,800	-1.41%	\$ 141,698,925	-1.05%
2015	\$ 143,604,450	\$ 4,646,730	3.24%	\$ 138,957,720	1.07%	\$ 135,586,181	-4.31%
2016	\$ 143,902,470	\$ 1,200,070	0.83%	\$ 142,702,400	-0.63%	\$ 136,006,548	0.31%
2017	\$ 148,596,750	\$ 2,710,220	1.82%	\$ 145,886,530	1.38%	\$ 134,421,086	-1.17%
2018	\$ 159,371,480	\$ 3,465,010	2.17%	\$ 155,906,470	4.92%	\$ 135,431,757	0.75%
2019	\$ 161,834,030	\$ 1,579,410	0.98%	\$ 160,254,620	0.55%	\$ 139,056,056	2.68%
2020	\$ 165,059,990	\$ 2,794,530	1.69%	\$ 162,265,460	0.27%	\$ 141,137,938	1.50%
Ann %chg	1.86%			Average	0.02%	0.77%	0.82%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2009	-	-	-
2010	-1.98%	-0.34%	2.29%
2011	-0.80%	-0.39%	1.35%
2012	-1.63%	1.39%	9.35%
2013	-0.65%	-0.29%	11.24%
2014	-1.70%	2.13%	10.07%
2015	3.23%	6.68%	5.32%
2016	6.01%	6.90%	5.65%
2017	8.38%	10.39%	4.42%
2018	15.82%	18.39%	5.20%
2019	19.05%	20.22%	8.02%
2020	20.54%	22.62%	9.64%

County Number	66
County Name	Otoe

66 Otoe

PAD 2021 R&O Statistics (Using 2021 Values)

AGRICULTURAL LAND

Qualified

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

Number of Sales : 74
 Total Sales Price : 42,306,478
 Total Adj. Sales Price : 42,306,478
 Total Assessed Value : 31,238,040
 Avg. Adj. Sales Price : 571,709
 Avg. Assessed Value : 422,136

MEDIAN : 73
 WGT. MEAN : 74
 MEAN : 75
 COD : 12.37
 PRD : 101.21

COV : 16.66
 STD : 12.45
 Avg. Abs. Dev : 08.97
 MAX Sales Ratio : 125.92
 MIN Sales Ratio : 50.20

95% Median C.I. : 69.44 to 75.91
 95% Wgt. Mean C.I. : 71.40 to 76.27
 95% Mean C.I. : 71.89 to 77.57

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qrtrs</u>												
01-OCT-17 To 31-DEC-17	12	74.32	75.12	76.29	10.35	98.47	61.40	91.39	65.96 to 86.87	482,793	368,339	
01-JAN-18 To 31-MAR-18	8	70.88	71.54	69.00	11.13	103.68	56.34	87.80	56.34 to 87.80	574,078	396,131	
01-APR-18 To 30-JUN-18	6	67.77	69.16	67.82	08.16	101.98	60.56	79.52	60.56 to 79.52	418,713	283,968	
01-JUL-18 To 30-SEP-18												
01-OCT-18 To 31-DEC-18	5	69.39	66.95	66.53	07.88	100.63	53.58	76.91	N/A	747,730	497,460	
01-JAN-19 To 31-MAR-19	6	79.68	77.14	76.79	13.33	100.46	58.38	89.72	58.38 to 89.72	532,502	408,910	
01-APR-19 To 30-JUN-19	4	87.84	87.93	78.66	19.75	111.78	63.10	112.95	N/A	626,604	492,875	
01-JUL-19 To 30-SEP-19	3	69.49	73.84	75.00	10.03	98.45	65.55	86.47	N/A	407,792	305,863	
01-OCT-19 To 31-DEC-19	10	77.68	80.18	79.30	12.62	101.11	65.52	125.92	67.14 to 82.66	477,152	378,389	
01-JAN-20 To 31-MAR-20	6	73.86	75.83	76.35	12.73	99.32	62.35	99.92	62.35 to 99.92	724,857	553,457	
01-APR-20 To 30-JUN-20	6	71.44	74.20	73.68	07.15	100.71	68.08	91.10	68.08 to 91.10	674,279	496,805	
01-JUL-20 To 30-SEP-20	8	71.20	71.03	72.24	10.04	98.33	50.20	82.98	50.20 to 82.98	697,284	503,725	
<u>Study Yrs</u>												
01-OCT-17 To 30-SEP-18	26	71.76	72.64	72.05	10.66	100.82	56.34	91.39	66.77 to 75.91	496,093	357,420	
01-OCT-18 To 30-SEP-19	18	72.23	76.16	73.43	16.13	103.72	53.58	112.95	65.55 to 86.47	592,414	434,992	
01-OCT-19 To 30-SEP-20	30	73.41	75.67	75.30	11.57	100.49	50.20	125.92	69.35 to 78.30	624,820	470,509	
<u>Calendar Yrs</u>												
01-JAN-18 To 31-DEC-18	19	69.39	69.58	67.88	09.48	102.50	53.58	87.80	63.58 to 75.78	570,713	387,377	
01-JAN-19 To 31-DEC-19	23	78.06	79.91	78.03	14.51	102.41	58.38	125.92	68.14 to 84.40	508,536	396,802	
<u>ALL</u>	74	72.51	74.73	73.84	12.37	101.21	50.20	125.92	69.44 to 75.91	571,709	422,136	

AREA (MARKET)											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	65	72.23	74.95	73.73	12.29	101.65	53.58	125.92	69.39 to 75.91	586,096	432,119	
2	9	74.96	73.07	74.82	12.41	97.66	50.20	89.72	58.38 to 82.66	467,805	350,034	
<u>ALL</u>	74	72.51	74.73	73.84	12.37	101.21	50.20	125.92	69.44 to 75.91	571,709	422,136	

66 Otoe
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

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 Avg. Abs. Dev : 08.97
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 MIN Sales Ratio : 50.20

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 95% Wgt. Mean C.I. : 71.40 to 76.27
 95% Mean C.I. : 71.89 to 77.57

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Dry_____											
County	13	73.86	73.96	71.74	11.44	103.09	60.56	89.16	63.10 to 86.47	583,499	418,575
1	13	73.86	73.96	71.74	11.44	103.09	60.56	89.16	63.10 to 86.47	583,499	418,575
_____Grass_____											
County	2	62.58	62.58	62.29	06.71	100.47	58.38	66.77	N/A	197,000	122,720
1	1	66.77	66.77	66.77	00.00	100.00	66.77	66.77	N/A	184,000	122,850
2	1	58.38	58.38	58.38	00.00	100.00	58.38	58.38	N/A	210,000	122,590
_____ALL_____	74	72.51	74.73	73.84	12.37	101.21	50.20	125.92	69.44 to 75.91	571,709	422,136

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	1	74.96	74.96	74.96	00.00	100.00	74.96	74.96	N/A	824,000	617,670
2	1	74.96	74.96	74.96	00.00	100.00	74.96	74.96	N/A	824,000	617,670
_____Dry_____											
County	52	72.51	75.65	74.13	12.41	102.05	53.58	125.92	69.45 to 76.84	602,882	446,946
1	47	72.23	75.29	73.81	12.57	102.01	53.58	125.92	69.39 to 76.23	616,952	455,391
2	5	81.69	78.99	78.10	07.71	101.14	68.57	89.72	N/A	470,624	367,562
_____Grass_____											
County	2	62.58	62.58	62.29	06.71	100.47	58.38	66.77	N/A	197,000	122,720
1	1	66.77	66.77	66.77	00.00	100.00	66.77	66.77	N/A	184,000	122,850
2	1	58.38	58.38	58.38	00.00	100.00	58.38	58.38	N/A	210,000	122,590
_____ALL_____	74	72.51	74.73	73.84	12.37	101.21	50.20	125.92	69.44 to 75.91	571,709	422,136

Otoe County 2021 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Otoe	1	5500	n/a	5212	5383	4900	4900	4200	4200	5067
Cass	1	6275	n/a	5545	5510	4880	4850	4250	4215	5176
Gage	1	5306	n/a	5062	5078	4393	n/a	3981	3980	4771
Johnson	1	6850	n/a	6100	5390	3600	3578	3300	2820	5237
Lancaster	1	6975	6188	5771	5400	4987	4789	4573	4387	5302
Nemaha	1	5475	n/a	4950	4850	n/a	4650	3850	3750	4803
Otoe	2	4700	n/a	4300	4200	n/a	4000	3800	3800	4166
Gage	1	5306	n/a	5062	5078	4393	n/a	3981	3980	4771
Johnson	1	6850	n/a	6100	5390	3600	3578	3300	2820	5237
Lancaster	1	6975	6188	5771	5400	4987	4789	4573	4387	5302

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Otoe	1	4400	4400	4068	3980	3747	3850	3300	2999	3949
Cass	1	5252	5100	4792	4599	4358	4301	4009	3775	4617
Gage	1	4000	4000	3720	3720	3040	n/a	2490	2490	3230
Johnson	1	4450	4000	3650	3300	2900	2599	2400	1950	3106
Lancaster	1	5400	4869	4495	4193	4006	3524	3297	3185	4065
Nemaha	1	4530	4369	3819	3581	3658	3629	2770	2520	3723
Otoe	2	3900	3830	3680	3580	3400	3200	3000	2850	3443
Gage	1	4000	4000	3720	3720	3040	n/a	2490	2490	3230
Johnson	1	4450	4000	3650	3300	2900	2599	2400	1950	3106
Lancaster	1	5400	4869	4495	4193	4006	3524	3297	3185	4065

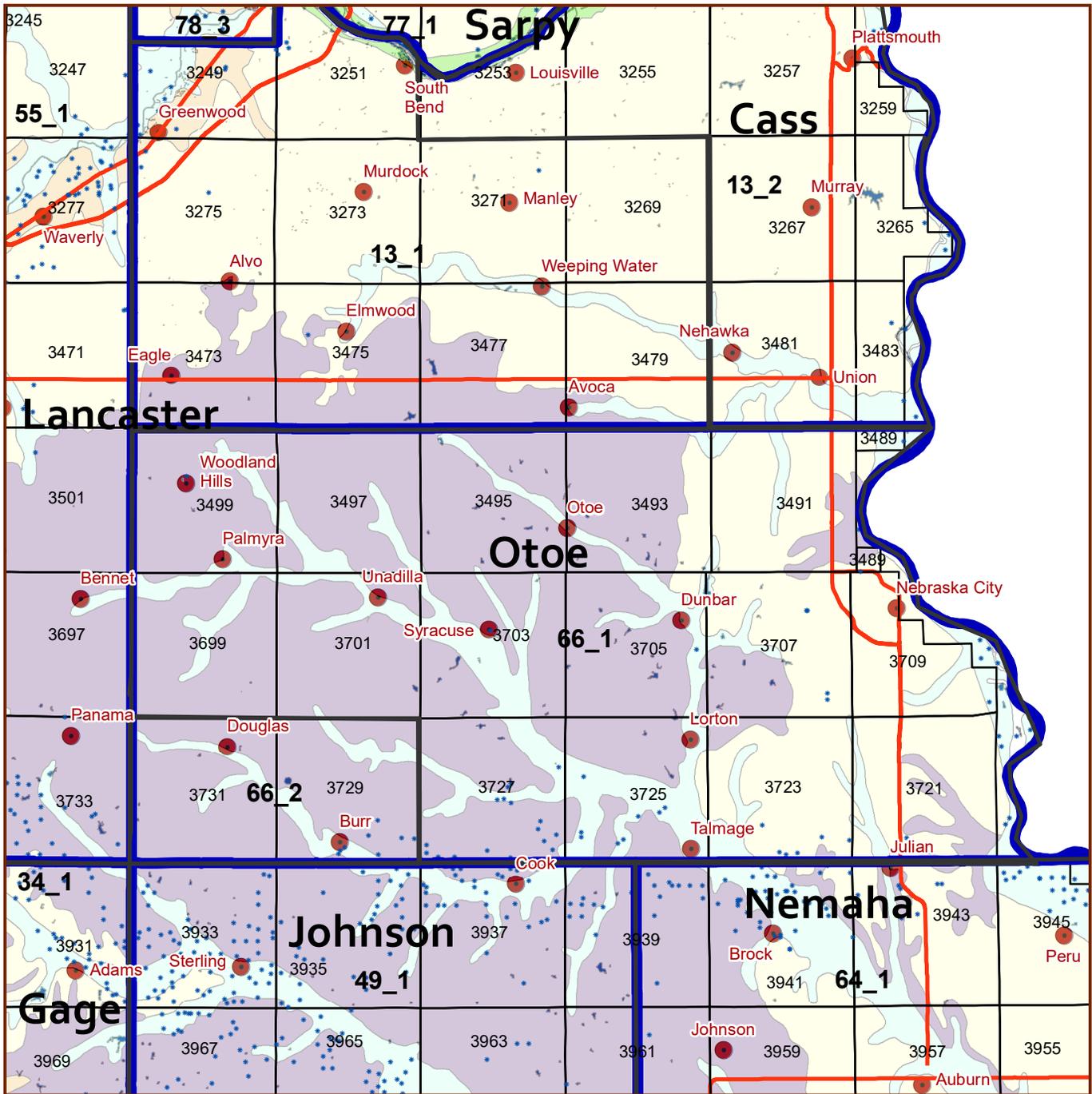
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Otoe	1	1999	1998	1900	1900	1800	1789	1750	1550	1988
Cass	1	1648	1616	1645	n/a	1650	n/a	1650	1650	1648
Gage	1	1915	1915	1915	1915	1915	1915	n/a	1915	1915
Johnson	1	2169	1870	1671	n/a	1600	n/a	1600	1600	2026
Lancaster	1	2156	2147	2101	n/a	2072	2007	2099	1957	2138
Nemaha	1	1600	1600	1600	n/a	1400	1400	n/a	n/a	1571
Otoe	2	1900	1900	1800	n/a	n/a	n/a	1400	1200	1884
Gage	1	1915	1915	1915	1915	1915	1915	n/a	1915	1915
Johnson	1	2169	1870	1671	n/a	1600	n/a	1600	1600	2026
Lancaster	1	2156	2147	2101	n/a	2072	2007	2099	1957	2138

County	Mkt Area	CRP	TIMBER	WASTE
Otoe	1	2988	1103	100
Cass	1	1650	1649	682
Gage	1	2784	1000	200
Johnson	1	2495	1374	130
Lancaster	1	n/a	n/a	748
Nemaha	1	2478	900	99
Otoe	2	2794	1128	100
Gage	1	2784	1000	200
Johnson	1	2495	1374	130
Lancaster	1	n/a	n/a	748

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.

OTOE COUNTY



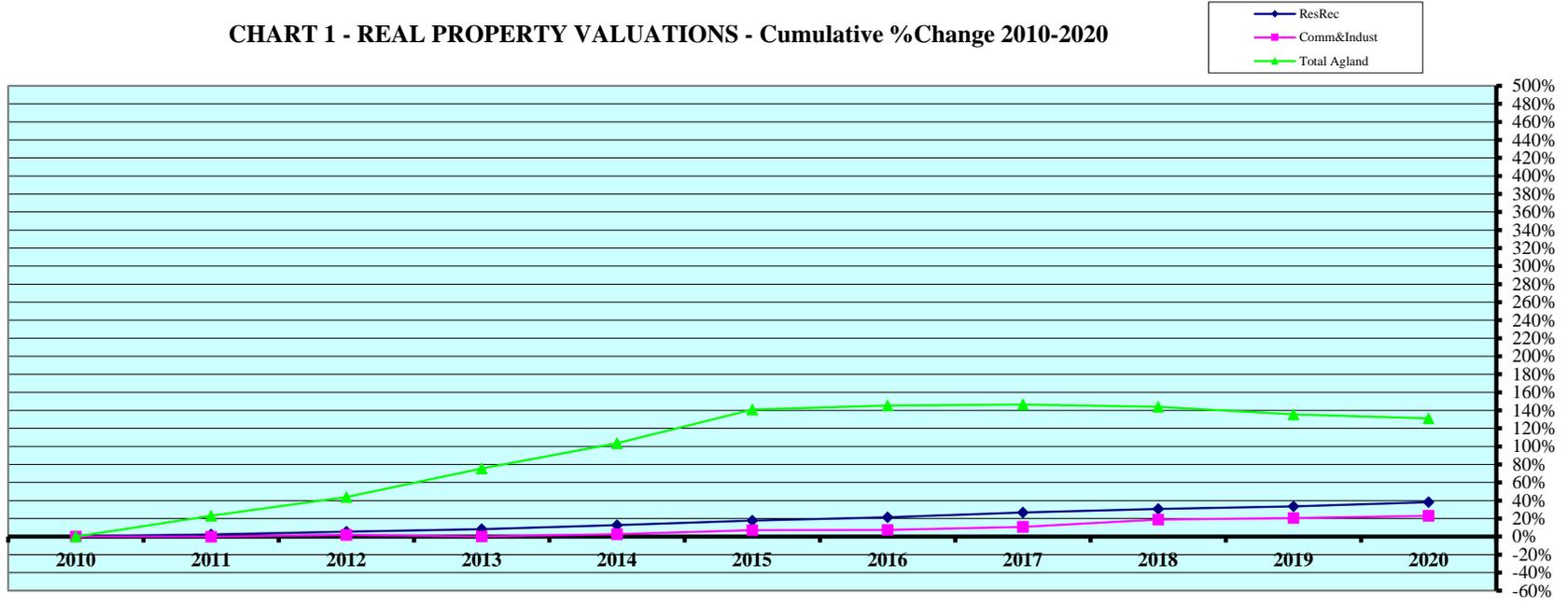
Legend

- 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	555,055,530	--	--	--	134,152,410	--	--	--	521,796,500	--	--	--
2011	567,678,650	12,623,120	2.27%	2.27%	134,087,990	-64,420	-0.05%	-0.05%	642,735,230	120,938,730	23.18%	23.18%
2012	585,226,070	17,547,420	3.09%	5.44%	136,485,510	2,397,520	1.79%	1.74%	750,598,380	107,863,150	16.78%	43.85%
2013	601,238,750	16,012,680	2.74%	8.32%	134,220,410	-2,265,100	-1.66%	0.05%	915,454,130	164,855,750	21.96%	75.44%
2014	625,422,100	24,183,350	4.02%	12.68%	137,485,370	3,264,960	2.43%	2.48%	1,062,773,670	147,319,540	16.09%	103.68%
2015	653,058,490	27,636,390	4.42%	17.66%	143,604,450	6,119,080	4.45%	7.05%	1,256,477,910	193,704,240	18.23%	140.80%
2016	673,133,660	20,075,170	3.07%	21.27%	143,902,470	298,020	0.21%	7.27%	1,280,712,770	24,234,860	1.93%	145.44%
2017	703,163,840	30,030,180	4.46%	26.68%	148,596,750	4,694,280	3.26%	10.77%	1,285,775,870	5,063,100	0.40%	146.41%
2018	724,551,010	21,387,170	3.04%	30.54%	159,371,480	10,774,730	7.25%	18.80%	1,273,241,360	-12,534,510	-0.97%	144.01%
2019	740,536,950	15,985,940	2.21%	33.42%	161,834,030	2,462,550	1.55%	20.63%	1,228,441,640	-44,799,720	-3.52%	135.43%
2020	767,030,620	26,493,670	3.58%	38.19%	165,059,990	3,225,960	1.99%	23.04%	1,205,735,090	-22,706,550	-1.85%	131.07%

Rate Annual %chg: Residential & Recreational **3.29%**

Commercial & Industrial **2.09%**

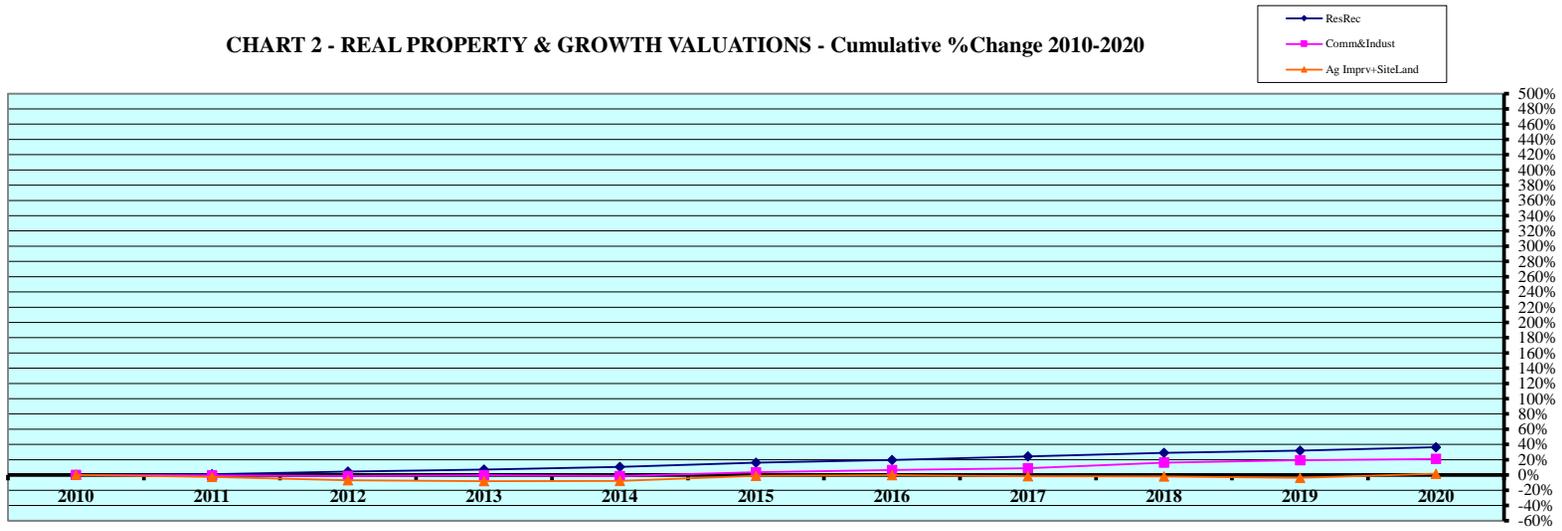
Agricultural Land **8.74%**

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

CHART 1

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

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	555,055,530	6,977,710	1.26%	548,077,820	--	--	134,152,410	2,210,620	1.65%	131,941,790	--	--	
2011	567,678,650	8,184,460	1.44%	559,494,190	0.80%	0.80%	134,087,990	550,000	0.41%	133,537,990	-0.46%	-0.46%	
2012	585,226,070	5,023,210	0.86%	580,202,860	2.21%	4.53%	136,485,510	4,068,490	2.98%	132,417,020	-1.25%	-1.29%	
2013	601,238,750	7,594,800	1.26%	593,643,950	1.44%	6.95%	134,220,410	483,790	0.36%	133,736,620	-2.01%	-0.31%	
2014	625,422,100	12,211,000	1.95%	613,211,100	1.99%	10.48%	137,485,370	5,163,570	3.76%	132,321,800	-1.41%	-1.36%	
2015	653,058,490	7,873,855	1.21%	645,184,635	3.16%	16.24%	143,604,450	4,646,730	3.24%	138,957,720	1.07%	3.58%	
2016	673,133,660	9,119,800	1.35%	664,013,860	1.68%	19.63%	143,902,470	1,200,070	0.83%	142,702,400	-0.63%	6.37%	
2017	703,163,840	13,759,110	1.96%	689,404,730	2.42%	24.20%	148,596,750	2,710,220	1.82%	145,886,530	1.38%	8.75%	
2018	724,551,010	8,454,590	1.17%	716,096,420	1.84%	29.01%	159,371,480	3,465,010	2.17%	155,906,470	4.92%	16.22%	
2019	740,536,950	7,538,040	1.02%	732,998,910	1.17%	32.06%	161,834,030	1,579,410	0.98%	160,254,620	0.55%	19.46%	
2020	767,030,620	9,805,785	1.28%	757,224,835	2.25%	36.42%	165,059,990	2,794,530	1.69%	162,265,460	0.27%	20.96%	
Rate Ann%chg	3.29%			Resid & Recreat w/o growth			2.09%			C & I w/o growth			0.24%

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	66,076,990	23,370,720	89,447,710	2,245,680	2.51%	87,202,030	--	--
2011	65,073,330	24,848,450	89,921,780	2,787,160	3.10%	87,134,620	-2.59%	-2.59%
2012	60,894,550	25,022,350	85,916,900	2,664,470	3.10%	83,252,430	-7.42%	-6.93%
2013	58,879,680	24,483,240	83,362,920	1,210,095	1.45%	82,152,825	-4.38%	-8.16%
2014	59,433,190	27,202,780	86,635,970	4,263,550	4.92%	82,372,420	-1.19%	-7.91%
2015	61,103,340	28,151,160	89,254,500	728,090	0.82%	88,526,410	2.18%	-1.03%
2016	62,381,900	28,438,800	90,820,700	1,492,090	1.64%	89,328,610	0.08%	-0.13%
2017	61,716,410	32,807,670	94,524,080	6,589,430	6.97%	87,934,650	-3.18%	-1.69%
2018	62,361,010	27,626,160	89,987,170	2,390,010	2.66%	87,597,160	-7.33%	-2.07%
2019	61,183,370	26,247,740	87,431,110	1,233,360	1.41%	86,197,750	-4.21%	-3.63%
2020	63,046,880	29,283,570	92,330,450	1,413,555	1.53%	90,916,895	3.99%	1.64%
Rate Ann%chg	-0.47%	2.28%	0.32%	Ag Imprv+Site w/o growth			-2.40%	

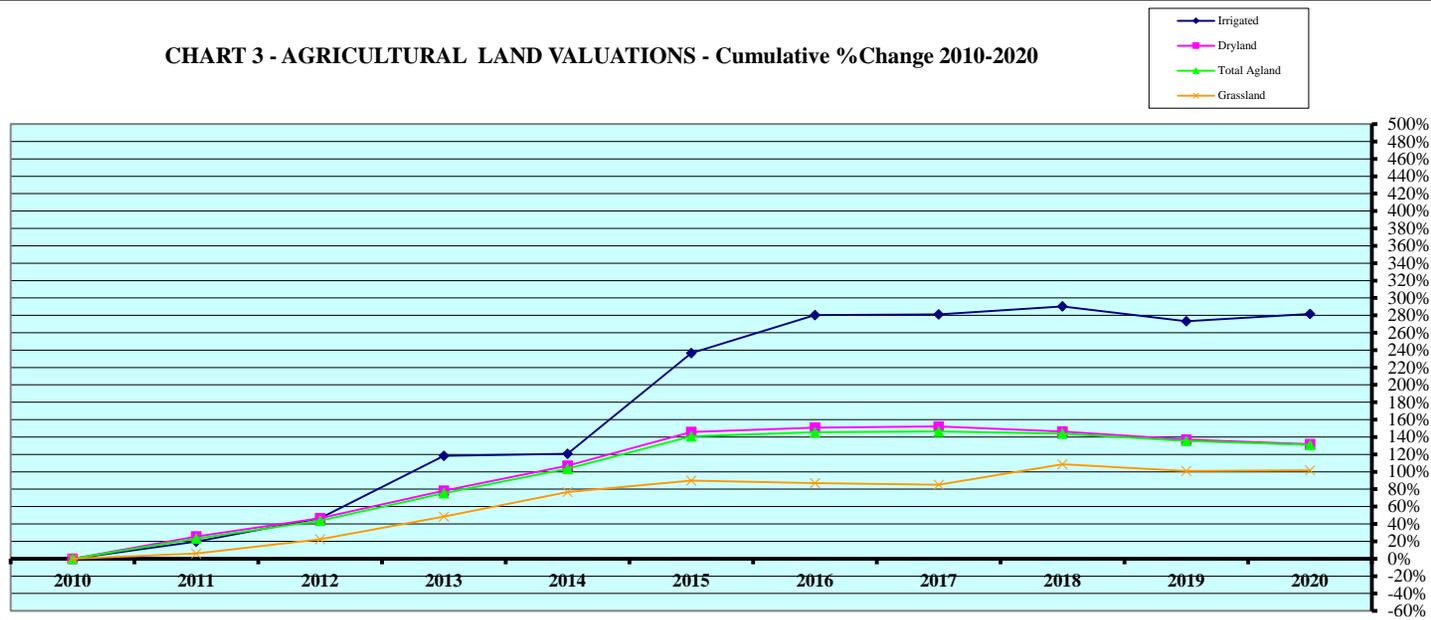
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and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

Cnty# 66
County OTOE

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	8,068,600	--	--	--	453,823,910	--	--	--	59,550,670	--	--	--
2011	9,653,100	1,584,500	19.64%	19.64%	569,586,620	115,762,710	25.51%	25.51%	63,150,600	3,599,930	6.05%	6.05%
2012	11,829,700	2,176,600	22.55%	46.61%	665,489,280	95,902,660	16.84%	46.64%	72,919,220	9,768,620	15.47%	22.45%
2013	17,629,320	5,799,620	49.03%	118.49%	809,112,860	143,623,580	21.58%	78.29%	88,422,400	15,503,180	21.26%	48.48%
2014	17,805,250	175,930	1.00%	120.67%	939,433,210	130,320,350	16.11%	107.00%	105,261,260	16,838,860	19.04%	76.76%
2015	27,163,020	9,357,770	52.56%	236.65%	1,116,038,670	176,605,460	18.80%	145.92%	113,022,770	7,761,510	7.37%	89.79%
2016	30,684,370	3,521,350	12.96%	280.29%	1,138,488,900	22,450,230	2.01%	150.87%	111,308,500	-1,714,270	-1.52%	86.91%
2017	30,759,600	75,230	0.25%	281.23%	1,144,612,360	6,123,460	0.54%	152.22%	110,199,500	-1,109,000	-1.00%	85.05%
2018	31,487,360	727,760	2.37%	290.25%	1,117,279,640	-27,332,720	-2.39%	146.19%	124,268,930	14,069,430	12.77%	108.68%
2019	30,109,860	-1,377,500	-4.37%	273.17%	1,076,468,240	-40,811,400	-3.65%	137.20%	119,705,550	-4,563,380	-3.67%	101.01%
2020	30,796,470	686,610	2.28%	281.68%	1,052,574,910	-23,893,330	-2.22%	131.93%	120,124,200	418,650	0.35%	101.72%

Rate Ann.%chg: Irrigated **14.33%** Dryland **8.78%** Grassland **7.27%**

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	353,320	--	--	--	0	--	--	--	521,796,500	--	--	--
2011	344,910	-8,410	-2.38%	-2.38%	0	0	--	--	642,735,230	120,938,730	23.18%	23.18%
2012	360,180	15,270	4.43%	1.94%	0	0	--	--	750,598,380	107,863,150	16.78%	43.85%
2013	289,550	-70,630	-19.61%	-18.05%	0	0	--	--	915,454,130	164,855,750	21.96%	75.44%
2014	273,950	-15,600	-5.39%	-22.46%	0	0	--	--	1,062,773,670	147,319,540	16.09%	103.68%
2015	253,450	-20,500	-7.48%	-28.27%	0	0	--	--	1,256,477,910	193,704,240	18.23%	140.80%
2016	231,000	-22,450	-8.86%	-34.62%	0	0	--	--	1,280,712,770	24,234,860	1.93%	145.44%
2017	204,410	-26,590	-11.51%	-42.15%	0	0	--	--	1,285,775,870	5,063,100	0.40%	146.41%
2018	205,430	1,020	0.50%	-41.86%	0	0	--	--	1,273,241,360	-12,534,510	-0.97%	144.01%
2019	201,690	-3,740	-1.82%	-42.92%	1,956,300	1,956,300	--	--	1,228,441,640	-44,799,720	-3.52%	135.43%
2020	200,690	-1,000	-0.50%	-43.20%	2,038,820	82,520	4.22%	--	1,205,735,090	-22,706,550	-1.85%	131.07%

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

Rate Ann.%chg: Total Agric Land **8.74%**

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	8,505,360	4,623	1,840			461,764,060	280,513	1,646			81,700,995	133,333	613		
2011	9,653,090	4,315	2,237	21.58%	21.58%	570,538,820	279,692	2,040	23.92%	23.92%	89,688,965	135,300	663	8.18%	9.46%
2012	11,829,700	4,251	2,783	24.41%	51.25%	666,779,440	275,777	2,418	18.53%	46.88%	89,574,800	130,628	686	3.44%	13.24%
2013	16,217,070	4,385	3,699	32.91%	101.02%	811,381,880	275,767	2,942	21.69%	78.74%	97,239,960	127,646	762	11.09%	25.80%
2014	18,060,350	4,728	3,820	3.28%	107.60%	939,870,550	275,038	3,417	16.14%	107.59%	128,539,130	127,483	1,008	32.36%	66.50%
2015	27,163,060	5,344	5,083	33.08%	176.27%	1,116,802,340	274,342	4,071	19.13%	147.30%	149,636,865	127,257	1,176	16.62%	94.17%
2016	30,950,180	6,093	5,080	-0.06%	176.10%	1,138,283,630	273,565	4,161	2.21%	152.77%	164,929,515	127,713	1,291	9.83%	113.25%
2017	30,759,600	6,044	5,089	0.18%	176.59%	1,145,095,300	273,482	4,187	0.63%	154.36%	174,353,050	127,360	1,369	6.01%	126.06%
2018	31,487,360	6,186	5,090	0.01%	176.63%	1,117,884,430	269,865	4,142	-1.07%	151.64%	167,960,980	130,138	1,291	-5.72%	113.13%
2019	32,649,620	6,414	5,090	0.01%	176.67%	1,082,126,430	269,512	4,015	-3.07%	143.91%	167,183,410	129,675	1,289	-0.11%	112.90%
2020	32,499,320	6,447	5,041	-0.97%	173.99%	1,055,282,510	269,188	3,920	-2.36%	138.15%	126,350,930	70,273	1,798	39.46%	193.43%

Rate Annual %chg Average Value/Acre:

10.60%

9.06%

11.37%

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	350,030	6,997	50			0	0				529,746,740	355,904	1,488		
2011	344,820	6,893	50	0.00%	0.00%	80	2	48			643,624,000	354,671	1,815	21.92%	21.92%
2012	342,000	3,412	100	100.37%	100.37%	1,000	10	100	110.00%		751,573,200	351,766	2,137	17.74%	43.54%
2013	270,890	2,701	100	0.06%	100.49%	1,990	20	101	1.02%		751,573,200	351,186	2,609	22.09%	75.25%
2014	274,260	2,732	100	0.09%	100.68%	1,710	17	101	-0.13%		1,063,568,640	349,864	3,040	16.54%	104.24%
2015	255,290	2,543	100	0.01%	100.71%	60	1	102	0.80%		1,256,995,730	349,395	3,598	18.35%	141.70%
2016	230,250	2,292	100	0.04%	100.78%	60	1	102	0.00%		1,280,798,120	348,550	3,675	2.14%	146.88%
2017	204,710	2,046	100	-0.37%	100.05%	0	0				1,285,690,970	347,557	3,699	0.67%	148.53%
2018	205,420	2,052	100	0.02%	100.08%	0	0				1,273,998,900	347,758	3,663	-0.97%	146.13%
2019	201,680	2,015	100	0.01%	100.11%	0	0				1,235,010,920	347,684	3,552	-3.04%	138.64%
2020	199,090	1,989	100	-0.02%	100.07%	2,009,780	2,467	815			1,216,341,630	350,365	3,472	-2.27%	133.24%

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OTOE

Rate Annual %chg Average Value/Acre:

8.84%

(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
15,740	OTOE	85,963,777	43,725,913	29,789,431	742,199,920	145,463,770	19,596,220	24,830,700	1,205,735,090	63,046,880	29,283,570	0	2,389,635,271
cnty sectorvalue % of total value:		3.60%	1.83%	1.25%	31.06%	6.09%	0.82%	1.04%	50.46%	2.64%	1.23%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
57	BURR	96,143	35,709	1,687	1,463,010	915,040	0	0	0	0	0	0	2,511,589
0.36%	%sector of county sector	0.11%	0.08%	0.01%	0.20%	0.63%							0.11%
	%sector of municipality	3.83%	1.42%	0.07%	58.25%	36.43%							100.00%
173	DOUGLAS	3,737	67,544	3,192	5,342,180	424,910	0	0	41,350	0	0	0	5,882,913
1.10%	%sector of county sector	0.00%	0.15%	0.01%	0.72%	0.29%			0.00%				0.25%
	%sector of municipality	0.06%	1.15%	0.05%	90.81%	7.22%			0.70%				100.00%
187	DUNBAR	97,111	65,032	3,073	4,464,540	351,510	0	0	3,720	0	0	0	4,984,986
1.19%	%sector of county sector	0.11%	0.15%	0.01%	0.60%	0.24%			0.00%				0.21%
	%sector of municipality	1.95%	1.30%	0.06%	89.56%	7.05%			0.07%				100.00%
41	LORTON	6,154	0	0	693,760	180,300	0	0	0	0	0	0	880,214
0.26%	%sector of county sector	0.01%			0.09%	0.12%							0.04%
	%sector of municipality	0.70%			78.82%	20.48%							100.00%
7,289	NEBRASKA CITY	23,615,943	2,269,755	3,310,589	251,561,810	84,096,690	6,951,500	0	229,360	0	3,900	0	372,039,547
46.31%	%sector of county sector	27.47%	5.19%	11.11%	33.89%	57.81%	35.47%		0.02%		0.01%		15.57%
	%sector of municipality	6.35%	0.61%	0.89%	67.62%	22.60%	1.87%		0.06%		0.00%		100.00%
171	OTOE	46,024	38,937	1,840	2,425,400	147,640	0	0	0	0	0	0	2,659,841
1.09%	%sector of county sector	0.05%	0.09%	0.01%	0.33%	0.10%							0.11%
	%sector of municipality	1.73%	1.46%	0.07%	91.19%	5.55%							100.00%
545	PALMYRA	309,808	319,657	31,214	23,785,510	2,478,890	0	0	0	0	0	0	26,925,079
3.46%	%sector of county sector	0.36%	0.73%	0.10%	3.20%	1.70%							18.51%
	%sector of municipality	1.15%	1.19%	0.12%	88.34%	9.21%							100.00%
1,944	SYRACUSE	3,415,838	243,339	13,944	89,286,740	20,288,040	1,683,310	0	458,440	310,770	6,210	0	115,706,631
12.35%	%sector of county sector	3.97%	0.56%	0.05%	12.03%	13.95%	8.59%		2.34%	1.59%	0.03%		590.45%
	%sector of municipality	2.95%	0.21%	0.01%	77.17%	17.53%	1.45%		0.40%	0.27%	0.01%		100.00%
233	TALMAGE	105,834	73,040	3,451	3,807,770	3,373,820	0	0	0	0	0	0	7,363,915
1.48%	%sector of county sector	0.12%	0.17%	0.01%	0.51%	2.32%							0.61%
	%sector of municipality	1.44%	0.99%	0.05%	51.71%	45.82%							100.00%
311	UNADILLA	252,154	79,081	3,737	12,702,690	1,303,410	0	0	85,570	0	0	0	14,426,642
1.98%	%sector of county sector	0.29%	0.18%	0.01%	1.71%	0.90%			0.01%				0.60%
	%sector of municipality	1.75%	0.55%	0.03%	88.06%	9.03%			0.59%				100.00%
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
10,951	Total Municipalities	27,948,746	3,192,094	3,372,727	395,533,410	113,560,250	8,634,810	0	818,440	310,770	10,110	0	553,381,357
69.57%	%all municip.sectors of cnty	32.51%	7.30%	11.32%	53.29%	78.07%	44.06%		0.07%	0.49%	0.03%		23.16%

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

CHART 5

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

Total Real Property Sum Lines 17, 25, & 30	Records : 11,692	Value : 2,286,631,580	Growth 10,860,795	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	660	4,262,720	71	2,283,760	178	10,190,330	909	16,736,810	
02. Res Improve Land	4,215	39,686,180	267	14,414,580	1,301	78,164,750	5,783	132,265,510	
03. Res Improvements	4,368	366,932,170	268	42,648,130	1,303	230,673,720	5,939	640,254,020	
04. Res Total	5,028	410,881,070	339	59,346,470	1,481	319,028,800	6,848	789,256,340	7,286,505
% of Res Total	73.42	52.06	4.95	7.52	21.63	40.42	58.57	34.52	67.09
05. Com UnImp Land	153	2,683,080	17	341,990	25	1,472,600	195	4,497,670	
06. Com Improve Land	567	14,580,310	38	2,705,450	30	2,496,770	635	19,782,530	
07. Com Improvements	580	95,424,220	38	11,001,600	31	18,903,570	649	125,329,390	
08. Com Total	733	112,687,610	55	14,049,040	56	22,872,940	844	149,609,590	1,975,030
% of Com Total	86.85	75.32	6.52	9.39	6.64	15.29	7.22	6.54	18.18
09. Ind UnImp Land	4	29,830	4	43,270	0	0	8	73,100	
10. Ind Improve Land	8	337,960	9	650,310	1	39,420	18	1,027,690	
11. Ind Improvements	8	8,267,020	9	10,094,990	1	133,420	18	18,495,430	
12. Ind Total	12	8,634,810	13	10,788,570	1	172,840	26	19,596,220	0
% of Ind Total	46.15	44.06	50.00	55.05	3.85	0.88	0.22	0.86	0.00
13. Rec UnImp Land	0	0	4	577,080	54	6,667,280	58	7,244,360	
14. Rec Improve Land	0	0	4	903,710	48	11,419,880	52	12,323,590	
15. Rec Improvements	0	0	5	254,390	61	6,211,600	66	6,465,990	
16. Rec Total	0	0	9	1,735,180	115	24,298,760	124	26,033,940	2,000
% of Rec Total	0.00	0.00	7.26	6.67	92.74	93.33	1.06	1.14	0.02
Res & Rec Total	5,028	410,881,070	348	61,081,650	1,596	343,327,560	6,972	815,290,280	7,288,505
% of Res & Rec Total	72.12	50.40	4.99	7.49	22.89	42.11	59.63	35.65	67.11
Com & Ind Total	745	121,322,420	68	24,837,610	57	23,045,780	870	169,205,810	1,975,030
% of Com & Ind Total	85.63	71.70	7.82	14.68	6.55	13.62	7.44	7.40	18.18
17. Taxable Total	5,773	532,203,490	416	85,919,260	1,653	366,373,340	7,842	984,496,090	9,263,535
% of Taxable Total	73.62	54.06	5.30	8.73	21.08	37.21	67.07	43.05	85.29

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	6	707,090	3,771,260	4	11,860	3,872,830
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	10	718,950	7,644,090
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				10	718,950	7,644,090

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	589	95	338	1,022

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	4	201,380	308	78,409,860	2,371	713,953,860	2,683	792,565,100
28. Ag-Improved Land	0	0	128	44,777,450	996	385,187,530	1,124	429,964,980
29. Ag Improvements	0	0	128	9,625,050	1,039	69,980,360	1,167	79,605,410

30. Ag Total					3,850	1,302,135,490
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	61	62.00	1,364,000	
33. HomeSite Improvements	0	0.00	0	59	58.00	7,543,830	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	4	11.38	44,740	
36. FarmSite Improv Land	0	0.00	0	113	189.83	511,400	
37. FarmSite Improvements	0	0.00	0	125	0.00	2,081,220	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	538.14	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	4	4.00	94,000	4	4.00	94,000	
32. HomeSite Improv Land	552	560.00	12,307,000	613	622.00	13,671,000	
33. HomeSite Improvements	548	521.00	49,509,720	607	579.00	57,053,550	1,597,260
34. HomeSite Total				611	626.00	70,818,550	
35. FarmSite UnImp Land	48	1,315.18	1,476,460	52	1,326.56	1,521,200	
36. FarmSite Improv Land	911	1,486.26	4,529,890	1,024	1,676.09	5,041,290	
37. FarmSite Improvements	1,010	0.00	20,470,640	1,135	0.00	22,551,860	0
38. FarmSite Total				1,187	3,002.65	29,114,350	
39. Road & Ditches	0	6,032.18	0	0	6,570.32	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				1,798	10,198.97	99,932,900	1,597,260

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	2	77.00	128,100	2	77.00	128,100

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	273	24,082.89	81,797,620
44. Market Value	0	0.00	0	273	24,082.89	81,797,620
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	2,314	230,962.44	782,082,190	2,587	255,045.33	863,879,810
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	133.01	2.47%	731,580	2.68%	5,500.19
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	2,519.11	46.82%	13,130,370	48.17%	5,212.31
48. 2A	1,469.77	27.32%	7,911,500	29.02%	5,382.81
49. 3A1	135.49	2.52%	663,900	2.44%	4,899.99
50. 3A	152.32	2.83%	746,380	2.74%	4,900.08
51. 4A1	917.80	17.06%	3,854,730	14.14%	4,199.97
52. 4A	52.85	0.98%	221,950	0.81%	4,199.62
53. Total	5,380.35	100.00%	27,260,410	100.00%	5,066.66
Dry					
54. 1D1	4,033.15	1.69%	17,745,860	1.88%	4,400.00
55. 1D	24,689.96	10.32%	108,636,260	11.49%	4,400.02
56. 2D1	41,200.37	17.22%	167,594,200	17.73%	4,067.78
57. 2D	87,400.59	36.52%	347,854,670	36.80%	3,980.00
58. 3D1	3,239.55	1.35%	12,139,130	1.28%	3,747.17
59. 3D	60,342.92	25.21%	232,320,960	24.58%	3,850.01
60. 4D1	12,192.28	5.09%	40,235,030	4.26%	3,300.04
61. 4D	6,225.76	2.60%	18,672,360	1.98%	2,999.21
62. Total	239,324.58	100.00%	945,198,470	100.00%	3,949.44
Grass					
63. 1G1	32,708.69	54.95%	66,945,300	65.68%	2,046.71
64. 1G	4,126.11	6.93%	8,306,490	8.15%	2,013.15
65. 2G1	9,540.04	16.03%	12,583,600	12.35%	1,319.03
66. 2G	1,048.28	1.76%	1,251,840	1.23%	1,194.18
67. 3G1	2,874.42	4.83%	3,282,950	3.22%	1,142.13
68. 3G	1,514.23	2.54%	1,834,900	1.80%	1,211.77
69. 4G1	2,599.04	4.37%	2,772,210	2.72%	1,066.63
70. 4G	5,118.72	8.60%	4,952,450	4.86%	967.52
71. Total	59,529.53	100.00%	101,929,740	100.00%	1,712.26
Irrigated Total					
Irrigated Total	5,380.35	1.75%	27,260,410	2.53%	5,066.66
Dry Total					
Dry Total	239,324.58	77.65%	945,198,470	87.81%	3,949.44
Grass Total					
Grass Total	59,529.53	19.31%	101,929,740	9.47%	1,712.26
72. Waste	1,824.04	0.59%	182,600	0.02%	100.11
73. Other	2,156.45	0.70%	1,781,550	0.17%	826.15
74. Exempt	39.08	0.01%	0	0.00%	0.00
75. Market Area Total	308,214.95	100.00%	1,076,352,770	100.00%	3,492.21

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	43.72	4.69%	205,490	5.29%	4,700.14
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	257.79	27.66%	1,108,500	28.55%	4,300.01
48. 2A	408.36	43.82%	1,715,100	44.18%	4,199.97
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	48.48	5.20%	193,920	4.99%	4,000.00
51. 4A1	144.60	15.52%	549,480	14.15%	3,800.00
52. 4A	28.95	3.11%	110,000	2.83%	3,799.65
53. Total	931.90	100.00%	3,882,490	100.00%	4,166.21
Dry					
54. 1D1	240.98	0.80%	939,820	0.90%	3,899.99
55. 1D	1,704.74	5.65%	6,529,230	6.28%	3,830.04
56. 2D1	2,817.12	9.33%	10,367,150	9.98%	3,680.05
57. 2D	14,358.08	47.57%	51,401,990	49.47%	3,580.00
58. 3D1	115.99	0.38%	394,360	0.38%	3,399.95
59. 3D	7,808.23	25.87%	24,986,300	24.05%	3,200.00
60. 4D1	2,322.92	7.70%	6,968,760	6.71%	3,000.00
61. 4D	816.05	2.70%	2,325,780	2.24%	2,850.05
62. Total	30,184.11	100.00%	103,913,390	100.00%	3,442.65
Grass					
63. 1G1	5,764.32	54.95%	11,608,900	65.39%	2,013.92
64. 1G	691.92	6.60%	1,404,090	7.91%	2,029.27
65. 2G1	2,000.45	19.07%	2,590,670	14.59%	1,295.04
66. 2G	231.30	2.20%	261,400	1.47%	1,130.13
67. 3G1	897.13	8.55%	968,770	5.46%	1,079.85
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	531.77	5.07%	544,500	3.07%	1,023.94
70. 4G	373.45	3.56%	375,110	2.11%	1,004.45
71. Total	10,490.34	100.00%	17,753,440	100.00%	1,692.36
Irrigated Total					
Irrigated Total	931.90	2.21%	3,882,490	3.09%	4,166.21
Dry Total					
Dry Total	30,184.11	71.65%	103,913,390	82.57%	3,442.65
Grass Total					
Grass Total	10,490.34	24.90%	17,753,440	14.11%	1,692.36
72. Waste	177.16	0.42%	17,720	0.01%	100.02
73. Other	344.25	0.82%	282,780	0.22%	821.44
74. Exempt	120.00	0.28%	0	0.00%	0.00
75. Market Area Total	42,127.76	100.00%	125,849,820	100.00%	2,987.34

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	728.67	3,540,520	5,583.58	27,602,380	6,312.25	31,142,900
77. Dry Land	51.46	196,780	27,297.26	106,284,140	242,159.97	942,630,940	269,508.69	1,049,111,860
78. Grass	3.88	4,600	6,699.27	11,176,800	63,316.72	108,501,780	70,019.87	119,683,180
79. Waste	0.00	0	411.67	41,200	1,589.53	159,120	2,001.20	200,320
80. Other	0.00	0	175.54	224,510	2,325.16	1,839,820	2,500.70	2,064,330
81. Exempt	0.00	0	10.00	0	149.08	0	159.08	0
82. Total	55.34	201,380	35,312.41	121,267,170	314,974.96	1,080,734,040	350,342.71	1,202,202,590

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	6,312.25	1.80%	31,142,900	2.59%	4,933.72
Dry Land	269,508.69	76.93%	1,049,111,860	87.27%	3,892.68
Grass	70,019.87	19.99%	119,683,180	9.96%	1,709.27
Waste	2,001.20	0.57%	200,320	0.02%	100.10
Other	2,500.70	0.71%	2,064,330	0.17%	825.50
Exempt	159.08	0.05%	0	0.00%	0.00
Total	350,342.71	100.00%	1,202,202,590	100.00%	3,431.50

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 Burr	11	6,880	41	71,790	41	1,603,770	52	1,682,440	790
83.2 Douglas	34	74,250	105	397,850	105	5,157,630	139	5,629,730	20,870
83.3 Dunbar	61	100,540	93	289,400	93	4,501,400	154	4,891,340	71,560
83.4 Lorton	5	4,430	21	24,650	23	520,540	28	549,620	5,690
83.5 Nebraska City	341	2,305,020	2,561	25,926,590	2,704	231,115,930	3,045	259,347,540	932,905
83.6 Otoe	16	13,820	92	118,100	93	2,546,790	109	2,678,710	89,400
83.7 Palmyra	51	466,590	241	3,057,990	242	23,242,600	293	26,767,180	909,940
83.8 Paul	4	6,000	6	16,800	6	44,010	10	66,810	3,480
83.9 Recreational	57	7,220,900	51	11,609,680	65	6,525,940	122	25,356,520	2,000
83.10 Rural 7000	0	0	1	816,000	1	137,260	1	953,260	0
83.11 Rural Res	207	11,520,310	1,387	85,300,640	1,390	227,684,930	1,597	324,505,880	3,641,290
83.12 Syracuse	97	1,113,240	797	8,146,690	801	83,454,250	898	92,714,180	275,500
83.13 Talmage	30	57,110	126	220,420	126	3,647,670	156	3,925,200	4,410
83.14 Timber Lake	1	34,210	66	1,985,810	66	15,882,650	67	17,902,670	202,390
83.15 Unadilla	41	601,490	151	1,748,160	153	13,298,350	194	15,648,000	645,890
83.16 Woodland Hills 1	8	384,110	65	3,754,930	65	20,833,470	73	24,972,510	482,390
83.17 Woodland Hills 2	3	72,270	31	1,103,600	31	6,522,820	34	7,698,690	0
84 Residential Total	967	23,981,170	5,835	144,589,100	6,005	646,720,010	6,972	815,290,280	7,288,505

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	Burr	4	7,030	12	40,200	12	867,810	16	915,040	0
85.2	Douglas	5	3,950	9	19,210	9	386,310	14	409,470	0
85.3	Dunbar	3	5,520	6	10,860	7	335,130	10	351,510	0
85.4	Lorton	1	460	3	5,100	3	174,740	4	180,300	0
85.5	Nebraska City	93	1,561,530	346	12,187,250	355	80,049,370	448	93,798,150	404,210
85.6	Otoe	6	8,580	8	36,200	9	132,140	15	176,920	0
85.7	Palmyra	10	77,940	24	230,270	24	2,208,550	34	2,516,760	0
85.8	Rural 7000	0	0	1	4,000	1	1,690	1	5,690	0
85.9	Rural 8000	36	1,784,990	61	4,888,590	62	36,757,610	98	43,431,190	796,590
85.10	Syracuse	30	1,049,620	133	2,934,430	135	17,574,290	165	21,558,340	774,230
85.11	Talmage	5	6,630	19	35,030	19	3,332,160	24	3,373,820	0
85.12	Timber Lake	2	0	2	173,790	2	68,190	4	241,980	0
85.13	Unadilla	6	19,260	23	93,250	23	1,190,900	29	1,303,410	0
85.14	Woodland Hills 1	2	45,260	4	116,440	4	423,000	6	584,700	0
85.15	Woodland Hills 2	0	0	2	35,600	2	322,930	2	358,530	0
86	Commercial Total	203	4,570,770	653	20,810,220	667	143,824,820	870	169,205,810	1,975,030

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

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	28,730.52	82.27%	57,438,030	82.73%	1,999.20
88. 1G	3,754.39	10.75%	7,499,970	10.80%	1,997.65
89. 2G1	1,447.81	4.15%	2,751,090	3.96%	1,900.17
90. 2G	61.59	0.18%	117,020	0.17%	1,899.98
91. 3G1	183.54	0.53%	330,350	0.48%	1,799.88
92. 3G	312.52	0.89%	559,180	0.81%	1,789.26
93. 4G1	299.07	0.86%	523,450	0.75%	1,750.26
94. 4G	133.54	0.38%	206,990	0.30%	1,550.02
95. Total	34,922.98	100.00%	69,426,080	100.00%	1,987.98
CRP					
96. 1C1	2,507.07	88.21%	7,521,210	88.56%	3,000.00
97. 1C	190.13	6.69%	570,390	6.72%	3,000.00
98. 2C1	84.67	2.98%	245,550	2.89%	2,900.08
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	10.79	0.38%	30,210	0.36%	2,799.81
101. 3C	8.04	0.28%	22,510	0.27%	2,799.75
102. 4C1	30.45	1.07%	77,340	0.91%	2,539.90
103. 4C	10.93	0.38%	25,360	0.30%	2,320.22
104. Total	2,842.08	100.00%	8,492,570	100.00%	2,988.15
Timber					
105. 1T1	1,471.10	6.76%	1,986,060	8.27%	1,350.05
106. 1T	181.59	0.83%	236,130	0.98%	1,300.35
107. 2T1	8,007.56	36.79%	9,586,960	39.93%	1,197.24
108. 2T	986.69	4.53%	1,134,820	4.73%	1,150.13
109. 3T1	2,680.09	12.31%	2,922,390	12.17%	1,090.41
110. 3T	1,193.67	5.48%	1,253,210	5.22%	1,049.88
111. 4T1	2,269.52	10.43%	2,171,420	9.04%	956.78
112. 4T	4,974.25	22.85%	4,720,100	19.66%	948.91
113. Total	21,764.47	100.00%	24,011,090	100.00%	1,103.22
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Grass Total	34,922.98	58.66%	69,426,080	68.11%	1,987.98
CRP Total	2,842.08	4.77%	8,492,570	8.33%	2,988.15
Timber Total	21,764.47	36.56%	24,011,090	23.56%	1,103.22
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114. Market Area Total	59,529.53	100.00%	101,929,740	100.00%	1,712.26

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

Market Area 2

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	4,419.72	82.31%	8,398,040	83.02%	1,900.13
88. 1G	583.71	10.87%	1,109,120	10.96%	1,900.12
89. 2G1	272.17	5.07%	489,850	4.84%	1,799.79
90. 2G	0.00	0.00%	0	0.00%	0.00
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	31.81	0.59%	44,540	0.44%	1,400.19
94. 4G	62.07	1.16%	74,480	0.74%	1,199.94
95. Total	5,369.48	100.00%	10,116,030	100.00%	1,883.99
CRP					
96. 1C1	970.30	86.84%	2,716,810	87.01%	2,799.97
97. 1C	102.92	9.21%	288,190	9.23%	2,800.14
98. 2C1	40.38	3.61%	109,040	3.49%	2,700.35
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	3.80	0.34%	8,400	0.27%	2,210.53
104. Total	1,117.40	100.00%	3,122,440	100.00%	2,794.38
Timber					
105. 1T1	374.30	9.35%	494,050	10.94%	1,319.93
106. 1T	5.29	0.13%	6,780	0.15%	1,281.66
107. 2T1	1,687.90	42.16%	1,991,780	44.12%	1,180.03
108. 2T	231.30	5.78%	261,400	5.79%	1,130.13
109. 3T1	897.13	22.41%	968,770	21.46%	1,079.85
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	499.96	12.49%	499,960	11.07%	1,000.00
112. 4T	307.58	7.68%	292,230	6.47%	950.09
113. Total	4,003.46	100.00%	4,514,970	100.00%	1,127.77
<hr/>					
Grass Total	5,369.48	51.18%	10,116,030	56.98%	1,883.99
CRP Total	1,117.40	10.65%	3,122,440	17.59%	2,794.38
Timber Total	4,003.46	38.16%	4,514,970	25.43%	1,127.77
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114. Market Area Total	10,490.34	100.00%	17,753,440	100.00%	1,692.36

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

66 Otoe

	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	742,199,920	789,256,340	47,056,420	6.34%	7,286,505	5.36%
02. Recreational	24,830,700	26,033,940	1,203,240	4.85%	2,000	4.84%
03. Ag-Homesite Land, Ag-Res Dwelling	63,046,880	70,818,550	7,771,670	12.33%	1,597,260	9.79%
04. Total Residential (sum lines 1-3)	830,077,500	886,108,830	56,031,330	6.75%	8,885,765	5.68%
05. Commercial	145,463,770	149,609,590	4,145,820	2.85%	1,975,030	1.49%
06. Industrial	19,596,220	19,596,220	0	0.00%	0	0.00%
07. Total Commercial (sum lines 5-6)	165,059,990	169,205,810	4,145,820	2.51%	1,975,030	1.32%
08. Ag-Farmsite Land, Outbuildings	29,283,570	29,114,350	-169,220	-0.58%	0	-0.58%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	0	0	0			
11. Total Non-Agland (sum lines 8-10)	29,283,570	29,114,350	-169,220	-0.58%	0	-0.58%
12. Irrigated	30,796,470	31,142,900	346,430	1.12%		
13. Dryland	1,052,574,910	1,049,111,860	-3,463,050	-0.33%		
14. Grassland	120,124,200	119,683,180	-441,020	-0.37%		
15. Wasteland	200,690	200,320	-370	-0.18%		
16. Other Agland	2,038,820	2,064,330	25,510	1.25%		
17. Total Agricultural Land	1,205,735,090	1,202,202,590	-3,532,500	-0.29%		
18. Total Value of all Real Property (Locally Assessed)	2,230,156,150	2,286,631,580	56,475,430	2.53%	10,860,795	2.05%

2021 Assessment Survey for Otoe County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	4
4.	Other part-time employees:
	1
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$251,868
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:
	\$7,000
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:
	N/A
11.	Amount of the assessor's budget set aside for education/workshops:
	\$3,600
12.	Amount of last year's assessor's budget not used:
	\$5,060

B. Computer, Automation Information and GIS

1.	Administrative software:
	Terra Scan
2.	CAMA software:
	Terra Scan
3.	Personal Property software:
	Terra Scan
4.	Are cadastral maps currently being used?
	Yes
5.	If so, who maintains the Cadastral Maps?
	GIS Specialist and Assessor's Office Staff
6.	Does the county have GIS software?
	Yes
7.	Is GIS available to the public? If so, what is the web address?
	Yes; https://otoe.gworks.com/
8.	Who maintains the GIS software and maps?
	GIS specialist with coordination and assistance from the Assessor.
9.	What type of aerial imagery is used in the cyclical review of properties?
	gWorks and aerial imagery
10.	When was the aerial imagery last updated?
	August 2020

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes

3.	What municipalities in the county are zoned?
	Nebraska City and Syracuse are both zoned.
4.	When was zoning implemented?
	April 2002

D. Contracted Services

1.	Appraisal Services:
	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
	No
2.	If so, is the appraisal or listing service performed under contract?
	N/A
3.	What appraisal certifications or qualifications does the County require?
	Certified General
4.	Have the existing contracts been approved by the PTA?
	N/A
5.	Does the appraisal or listing service providers establish assessed values for the county?
	N/A

2021 Residential Assessment Survey for Otoe County

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

8.	Are there form 191 applications on file?																																																											
	Yes, we have received an application for the 2020 assessment year.																																																											
9.	Describe the methodology used to determine value for vacant lots being held for sale or resale?																																																											
	They are valued at current market value based on comparable sales. The county does not use a discounted cash flow analysis to arrive at market value unless an application for DCF valuation is filed as stated in LB 191.																																																											
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	Ag farm homes and outbuildings are reviewed and inspected over multiple years.																																																											

2021 Commercial Assessment Survey for Otoe County

1.	Valuation data collection done by:																		
	Primarily completed by the appraisal assistants with additional help from the county assessor and office staff.																		
2.	List the valuation group recognized in the County and describe the unique characteristics of each:																		
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1	Nebraska City – county seat and major trade center for the area																		
5	Remainder of the County, consists of smaller communities without a consistent or reliable commercial market																		
3.	List and describe the approach(es) used to estimate the market value of commercial properties.																		
	All three approaches to value are considered. The cost approach is used with a market based depreciation model. Income (if available) is used as a check against the cost approach.																		
3a.	Describe the process used to determine the value of unique commercial properties.																		
	The county compares sales if available from other counties in the state or region and then will make adjustments for local market. The state sales file is utilized to help in gathering sale information.																		
4.	For the cost approach does the County develop the deprecation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?																		
	The County develops depreciation tables using local market information.																		
5.	Are individual depreciation tables developed for each valuation grouping?																		
	Yes, Economic depreciation is applied to arrive at market value for the commercial properties other than those in Nebraska City																		
6.	Describe the methodology used to determine the commercial lot values.																		
	The county relies on the analysis of sales in their local market to determine commercial land values. Typically the square foot method is used.																		
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1	2016	2017	2016	2016-2018															
5	2016	2017	2016	2016-2018															
	Nebraska City is the only consistent commercial market with a large enough sample of sales for a meaningful analysis.																		

2021 Agricultural Assessment Survey for Otoe County

1.	Valuation data collection done by:										
	County Assessor and staff										
2.	List each market area, and describe the location and the specific characteristics that make each unique.										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%; text-align: center;"><u>Market Area</u></th> <th style="width: 70%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 20%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Majority of the county, excluding geo codes 3729 and 3731 in the SW portion of the county. Better overall soil capabilities. (Previously Market Area 8000)</td> <td style="text-align: center;">Annually</td> </tr> <tr> <td style="text-align: center;">2</td> <td>SW portion of the County, consists of the Geo codes of 3729 and 3731, soil structure consists of overall lower productivity. (Previously Market Area 7000)</td> <td style="text-align: center;">Annually</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	Majority of the county, excluding geo codes 3729 and 3731 in the SW portion of the county. Better overall soil capabilities. (Previously Market Area 8000)	Annually	2	SW portion of the County, consists of the Geo codes of 3729 and 3731, soil structure consists of overall lower productivity. (Previously Market Area 7000)	Annually
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>									
1	Majority of the county, excluding geo codes 3729 and 3731 in the SW portion of the county. Better overall soil capabilities. (Previously Market Area 8000)	Annually									
2	SW portion of the County, consists of the Geo codes of 3729 and 3731, soil structure consists of overall lower productivity. (Previously Market Area 7000)	Annually									
3.	Describe the process used to determine and monitor market areas.										
	The county completes a yearly sales analysis; part of the analysis, the assessor uses one set of values for the entire county to see if they can achieve a reasonable level of value with the same relationship to market value throughout the county while maintaining quality of assessment. Sales verification and market analysis are used to identify changes, if needed.										
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.										
	The county determines the highest and best use and compares that with the present and predominant use of the parcel. The county uses sales verification forms and interviews with buyers and sellers to determine if there are influences other than agricultural affecting the sales.										
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?										
	Presently there is a difference between the two based on the market. Market areas are recognized for the sites and improvements based on the sales analysis. The differences that are recognized are site and location factors.										
6.	What separate market analysis has been conducted where intensive use is identified in the county?										
	Intensive use has not been identified in the county.										
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.										
	If available, the county utilizes sales of parcel enrolled in the Wetland Reserve Program. If no sales are available in the county the state sales file is utilized to analyze sales that are enrolled in the program.										
7a.	Are any other agricultural subclasses used? If yes, please explain.										
	At this time there are no other subclasses used.										
	<i><u>If your county has special value applications, please answer the following</u></i>										

8a.	How many parcels have a special valuation application on file?
	4,429
8b.	What process was used to determine if non-agricultural influences exist in the county?
	Sales analysis has not shown influences that have impacted the value of agricultural land in the county.
	<u>If your county recognizes a special value, please answer the following</u>
8c.	Describe the non-agricultural influences recognized within the county.
	The sales analysis has not shown influences that have impacted the value of agricultural land in the county.
8d.	Where is the influenced area located within the county?
	No influences have been noted when sales have been analyzed
8e.	Describe in detail how the special values were arrived at in the influenced area(s).
	There have been no perceived differences in the market areas so they have been analyzed together but kept separately for administrative purposes.



Christina M. Smallfoot
Assessor

Rayna J. Lane
Deputy Assessor

Office of Otoe County Assessor

June 08, 2020

Three Year Plan of Assessment

2021-2022-2023

of Parcels

Residential	6822
Commercial & Industrial	852
Agricultural	3830
Recreational	120
Exempt	1028

PLAN OF ASSESSMENT REQUIREMENTS

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

REAL PROPERTY ASSESSMENT REQUIREMENTS

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

GENERAL COUNTY DESCRIPTION

Otoe County has a total count of 11,625 parcels as reported on the 2020 County Abstract. Per the 2020 County Abstract, Otoe County consists of the following real property types:

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	6,822	58.68%	33.12%
Commercial	825	7.10%	6.56%
Industrial	27	.23%	.87%
Recreational	121	1.04%	1.15%
Agricultural	3830	32.95%	58.30%

Property Review: For assessment year 2020, an estimated 310 building permits were filed for new property construction/additions or improvements in Otoe County. Our office reviewed approximately 950 parcels as part of our pickup work and reviewed over 1,400 parcels to comply with the state mandated six-year review cycle.

Assessment Action Planned for Assessment Year 2021:

Residential – Complete physical review of Nebraska City and begin physical review of Burr, Douglas, Dunbar, Lorton, Otoe, Paul, Palmyra, Talmage, and Unadilla residential parcels. Complete all pickup work and review building permits filed. Update property record cards to reflect any changes. Review all residential sales. Adjust values to reflect market.

Commercial – Review all commercial sales. Complete all pickup work and review building permits filed. Update property record cards to reflect any changes. Adjust values to reflect market.

Agricultural – Review all agricultural land sales. Complete all pickup work and review building permits filed. Update property record cards to reflect any changes. Adjust values to reflect agricultural market after sales studies are completed.

Assessment Action Planned for Assessment Year 2022:

Residential – Physically review approximately 190 parcels at Woodland Hills and Timberlake subdivisions. Begin reviewing approximately 800 rural residential properties (1/2). Complete all pickup work and review building permits filed. Update property record cards to reflect any changes. Adjust value to reflect market. Review all residential sales.

Commercial – Review all commercial sales. Complete all pickup work and review building permits filed. Update property record cards to reflect any changes. Adjust values to reflect market.

Agricultural – As part of the six-year review cycle begin the physical review of 1/2 of the improved agricultural parcels in the county, approximately 560 parcels. Adjust information to reflect current use. Complete all pickup work and review building permits filed. Review all agricultural land sales. Adjust value to reflect agricultural market after sales studies are completed.

Assessment Action Planned for Assessment Year 2023:

Residential – Complete physical review of approximately 800 rural residential parcels (1/2) and all recreational parcels as part of six-year review cycle. Complete all pickup work and review building permits filed. Update property record cards to reflect any changes. Review all residential sales. Adjust values to reflect market.

Commercial – Review all commercial sales. Complete all pickup work and review building permits filed. Update property record cards to reflect any changes. Adjust value to reflect market.

Agricultural – Complete physical review of the remaining 1/2 of improved agricultural parcels in the county, approximately 560 parcels, as part of the six-year review cycle. Adjust information to reflect current land use. Review all agricultural sales. Complete all pickup work and review all building permits. Adjust values to reflect agricultural market after sales studies are completed.

Current Resources

The Otoe County Assessor's Office currently has six full-time employees and one part-time employee. This includes the Assessor, Deputy Assessor, 2 Appraisal Assistants, an Appraisal Assistant trainee, a GIS Specialist and a part-time lister. The total budget for 2019-2020 was \$269,885. There was a total of \$251,135 in the budget for staff salaries, \$5,450 for assessor schooling, workshop fees and association dues, \$10,000 for appraiser fees and \$3,300 for office supplies and equipment. One of our appraisal assistants will be retiring in August of 2020 and at that point we will be back to five full-time employees and one part-time lister. The total proposed budget request for 2020-2021 is \$251,967. There is currently a need to update our Computer Assisted Mass Appraisal software system which would be an additional cost to the county budget. This is all pending budget approval.

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

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

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

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

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

- Maintain all records, paper and electronic
- File abstract with Department of Revenue Property Assessment Division
- Complete an Assessor Survey
- Sales information to PAD including rosters & annual Assessed Value Update w/ Abstract
- Certification of Value to Political Subdivisions
- School District Taxable Value Report
- Homestead Exemption Tax Loss Report
- Certificate of Taxes Levied Report
- Report of current values for properties owned by Board of Education Lands & Funds
- Annual Plan of Assessment Report
- 521's Filed with Department of Revenue
- Annual Level of Value Certification

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

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

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

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

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

Tax Increment Financing: management of record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax. We currently have 6 TIF projects for tax year 2020.

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

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

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

Tax Equalization and Review Commission Appeals: prepare information and attend property owner appeal hearings before TERC, defend valuation.

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

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

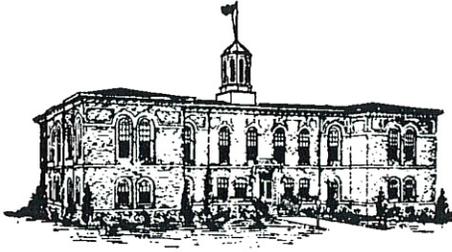
Conclusion:

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

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

Respectfully submitted,

Christina Smallfoot
Otoe County Assessor



Christina M. Smallfoot
Assessor

Rayna J. Lane
Deputy Assessor

Office of Otoe County Assessor

February 25, 2021

Ms. Ruth Sorenson
Property Tax Administrator
Nebraska Department of Revenue/Property Assessment Division
301 Centennial Mall South
P.O. Box 98919
Lincoln, NE 68509

Re: Special Valuation Methodology – 2021

Introduction

From a geographic standpoint, Otoe County is located directly to the south of Cass County, east of Lancaster County, north of Nemaha and Johnson Counties, and west of the Missouri River. Two of the bordering counties, Lancaster and Cass have a high degree of real estate sales activity and have implemented special valuation for their entire county's agriculture base. Neither Nemaha nor Johnson counties have the same degree of activity as Lancaster, Cass, or Otoe counties. Our county has a relatively high degree of activity in the agricultural market.

Market Areas in Otoe County

In 2020, Otoe County has two market areas for the valuation of agricultural land. These market areas were developed to account for the differences in sale price for comparable soil groups and land uses. The market areas are geographically based to determine values and our analysis of sales show that we still have two distinct market areas.

Special Values

The market analysis that has been performed in Otoe County for 2021 shows that our county does not have any measurable "influence" for agricultural land. Otoe County uses the sales comparison approach to set agricultural values. Extensive research is done with the buyer, seller, and any real estate agents involved in the sale to determine if it was influenced by commercial or rural residential factors (i.e. acreage or subdivision development, etc.)

If the determination of the assessor and/or appraiser is that the sale is not influenced by factors other than agricultural use for the land the sale is included in the sales analysis study to help determine agricultural values. This analysis is done on all sales on a countywide basis and is not restricted to a certain market area.

Certification

The previous narrative is a true and accurate representation of the methodology of the special valuation procedures in Otoe County.

Sincerely,



Christina M. Smallfoot
Otoe County Assessor