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DEPARTMENT OF REVENUE

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

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

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

For the Tax Commissioner

Sincerely,

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

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

cc: Dan Pittman, Sarpy County Assessor

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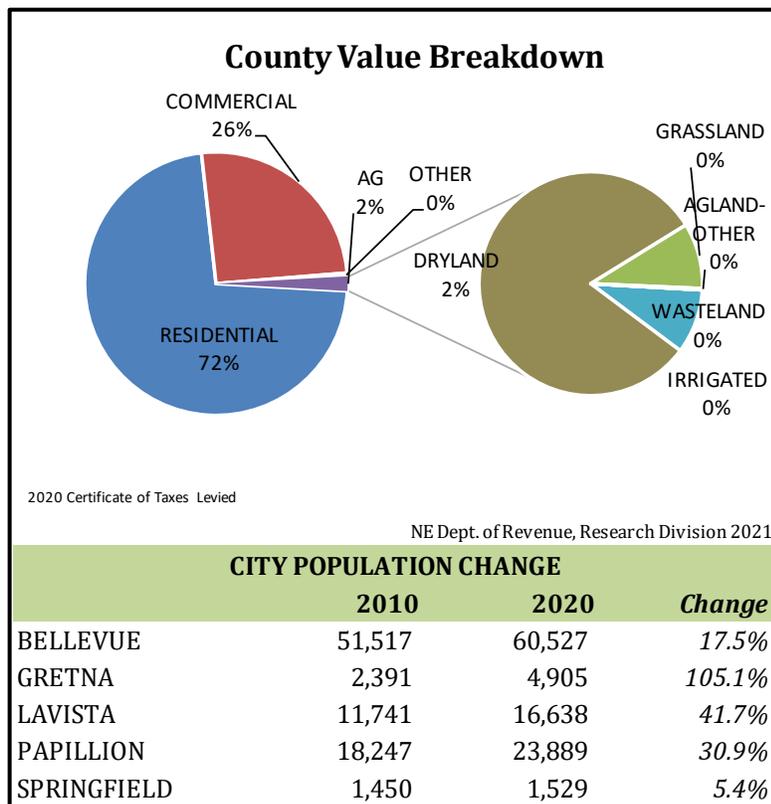
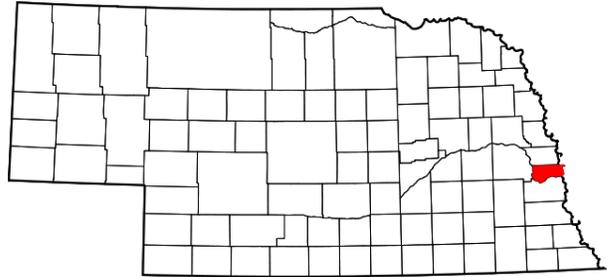
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County Overview

With a total area of 239 square miles, Sarpy County has 187,196 residents, per the Census Bureau Quick Facts for 2019, an 18% population increase over the 2010 U.S. Census. Reports indicate that 69% of county residents are homeowners and 85% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$222,143 (2020 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Sarpy County are evenly disbursed around the county. According to the latest information available from the U.S. Census Bureau, there were 3,755 employer establishments with total employment of 57,817, for a 2% increase in employment.

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

2021 Residential Correlation for Sarpy County

Assessment Actions

Within the residential class of Sarpy County, the physical inspection of residential properties are broken up among the inspection and review cycle. For the current assessment year, the county assessor and staff physically inspected properties located within neighborhoods scheduled for review. This systematic review resulted in approximately 4,305 parcels being inspected in Bellevue, 1,576 in Gretna, 676 in La Vista, 1,554 in Millard, 2,658 in Papillion, and 750 rural parcels. The county developed a valuation model for each valuation group and assigned new assessed values for all properties in the residential class. A sales study and market analysis was conducted to identify necessary market adjustments. The overall residential class increased in value by 5%, due to the revaluation of existing properties, and increased over 2% due to new construction value.

Assessment Practice Review

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

One area of review is the county assessor's sales qualification and verification processes. This is conducted to assure that all arm's-length sales are available for measurement purposes. The county reviews all sales by reviewing multiple listing services and realtor websites. The Sarpy County assessor's sales usability rates are comparable with both Douglas and Lancaster counties. Review of the non-qualified residential sales indicates sufficient reasons for disqualification. A review of the eight valuation groups identified in the county confirmed that they are appropriate for the measurement of the residential class.

The county assessor has a six-year plan of inspection and review, which is revised as needed. A map is available on the county web site that displays the progress of the inspections and the planned areas for the residential on properties. At the conclusion of each assessment year, the county assessor reviews the statistics from the year prior and determines whether any additional areas need to be reviewed for the next assessment year. The web site for the county details assessments by address and neighborhood providing property owners the ability to find comparable properties. Procedures and policies are explained to provide the basis for the valuation of the real property.

Description of Analysis

Residential parcels are stratified into eight valuation groups. The three groups that represent Bellevue, Millard and Papillion account for approximately 91% of the sales in the statistical profile.

2021 Residential Correlation for Sarpy County

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

There are 7,342 residential sales in the statistical profile. The measures of central tendency for the county as a whole are the same, suggesting very strong support for each other. Both of the qualitative measures, the COD and the PRD are within the acceptable range, suggesting that properties are uniformly assessed.

All measures of statistics are consistent through each of the valuation groups. The quality of assessment, especially the low COD can call into question the assessment actions of a jurisdiction, but for Sarpy County, it is more of an indicator of the homogenous residential property class. The residential market trend is consistent with the other counties in the immediate area, as demonstrated by the movement of the median in the two study years. Sarpy County indicates an active residential market with a nearly equal number of qualified sales in both years of the study period.

Property Type 6 displays a median below the acceptable range; the 10 sales are in two valuation groups. The highest and lowest sales assessment ratios are in this group as well, as the lowest adjusted sale prices. The highest COD is also from this property type indicating variability in the sales assessment ratios.

Equalization and Quality of Assessment

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

2021 Residential Correlation for Sarpy County

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	2,340	96.18	96.26	96.15	05.67	100.11
2	951	96.43	96.48	96.22	04.27	100.27
3	1,480	96.18	96.29	96.14	04.67	100.16
5	1,933	95.88	95.63	95.55	04.53	100.08
6	103	96.42	96.60	95.92	05.82	100.71
7	462	95.59	95.76	95.72	04.92	100.04
8	46	92.80	92.93	92.11	09.82	100.89
9	27	95.79	94.00	93.84	08.94	100.17
<u> </u> ALL <u> </u>	7,342	96.09	96.07	95.91	04.98	100.17

Level of Value

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

2021 Commercial Correlation for Sarpy County

Assessment Actions

Typically, within the commercial class of property in Sarpy County, the physical inspection of commercial properties is broken up among the six-year inspection and review cycle. Due to staffing issues, a majority of this assessment cycle was dedicated to new construction in the commercial and industrial sectors. Market adjustments were applied to specific occupancy codes mini-marts/convenience, car washes, service repair garages, sub-groups within the hotel/motel, and industrial warehouses. For the current year, the commercial class of property increased 5% and the industrial property increased 13% both of those increases included growth.

Assessment Practice Review

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

One area of review is the county assessor's sales qualification and verification processes. This is conducted to assure that all arm's-length sales are available for measurement purposes. The county assessor reviews all sales by reviewing multiple listing services and realtor websites. The Sarpy County assessor's usability rates are comparable with both Douglas and Lancaster counties.

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

The county assessor has a six-year plan of inspection and review, which is revised as needed. At the conclusion of each assessment year, the county assessor reviews the statistics from the prior year and determines whether any additional areas need to be reviewed for the next assessment year. The Sarpy County website details assessments by address and neighborhood providing property owners the ability to find comparable properties. The procedures and policies are explained to provide the basis for the valuation of the real property.

Description of Analysis

Commercial parcels have not been stratified into valuation groups. The county assessor groups parcels together by occupancy code while remaining cognizant of the geographic location within the county. All commercial properties are reported in valuation group 10.

There are 144 sales in the calculated statistical profile of the county. Of the measures of central tendency the median and the mean are within the acceptable range. In reviewing the sale price

2021 Commercial Correlation for Sarpy County

range strata, there are 54 sales of over \$1,000,000, with an average sale price of \$4.3 million which represents almost 38% of the commercial sales that impact the weighted mean.

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

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

Analysis of the 2021 County Abstract of Assessment for Real Property, Form 45 Compared to the 2020 Certificate of Taxes Levied Report (CTL) indicates that both the sold properties and the abstract change similarly.

Equalization and Quality of Assessment

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

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
10	144	93.45	92.43	90.12	11.18	102.56
____ALL____	144	93.45	92.43	90.12	11.18	102.56

Level of Value

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

2021 Agricultural Correlation for Sarpy County

Assessment Actions

Within the agricultural land class, the physical inspection of agricultural improvements is broken up among the six-year inspection and review cycle by township. The county assessor's staff continued these inspections for the 2021 assessment year. Land use is continually updated for the agricultural class by using aerial imagery as well as utilizing reports available from the Natural Resources and Conservation Service. Utilizing new imaging aerials the county assessor was able to update land use due to flooding. The county assessor reviewed sales from the state sales file from comparable agricultural market areas. The review included qualified sales to ensure that the sales are not affected by non-agricultural influences or special conditions that would cause a premium to be paid for the land.

Assessment Practice Review

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

Since the county is entirely influenced by non-agricultural uses, the county assessor uses one market area to represent the uninfluenced agricultural values. The county assessor relies on agricultural sales from counties with solely agricultural influences. The county assessor continues to review and verify sales in an effort to have the most current information possible attached to each parcel. Each farm parcel is inspected so that all are reviewed within a six year period with all site improvements documented on the property record file. The land portion of the property record file is inventoried based upon its actual use and soil classification.

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

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

Description of Analysis

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

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

2021 Agricultural Correlation for Sarpy County

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

The 139 sales in the statistical profile for agricultural land in Sarpy County demonstrates that the statutorily required level of value has been achieved in Sarpy County. The land values established by the county assessor reflect typical trends in the area and the values are similar to the values established by comparable counties. All available information supports the values established by the county assessor and that agricultural land is assessed at an acceptable relationship to the market for agricultural land.

Equalization and Quality of Assessment

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

<u>80%MLU By Market Area</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
<u>Irrigated</u>						
County	3	60.05	63.29	61.91	09.26	102.23
1	3	60.05	63.29	61.91	09.26	102.23
<u>Dry</u>						
County	101	71.61	71.97	69.91	16.18	102.95
1	101	71.61	71.97	69.91	16.18	102.95
<u>Grass</u>						
County	1	68.00	68.00	68.00		100.00
1	1	68.00	68.00	68.00		100.00
<u>ALL</u>						
10/01/2017 To 09/30/2020	139	73.22	73.31	71.12	17.45	103.08

Special Valuation

Based on a review of all available information, the level of value for Special Valuation of agricultural land in Sarpy County is 73%.

2021 Opinions of the Property Tax Administrator for Sarpy County

My opinions and recommendations are stated as a conclusion based on all of the factors known to me regarding the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. § 77-5027 (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	96	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	93	Meets generally accepted mass appraisal techniques.	No recommendation.
Special Valuation of 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 Sarpy County

Residential Real Property - Current

Number of Sales	7342	Median	96.09
Total Sales Price	\$1,930,096,644	Mean	96.07
Total Adj. Sales Price	\$1,930,096,644	Wgt. Mean	95.91
Total Assessed Value	\$1,851,180,512	Average Assessed Value of the Base	\$211,600
Avg. Adj. Sales Price	\$262,884	Avg. Assessed Value	\$252,136

Confidence Interval - Current

95% Median C.I	95.98 to 96.20
95% Wgt. Mean C.I	95.77 to 96.06
95% Mean C.I	95.92 to 96.22
% of Value of the Class of all Real Property Value in the County	71.07
% of Records Sold in the Study Period	11.65
% of Value Sold in the Study Period	13.89

Residential Real Property - History

Year	Number of Sales	LOV	Median
2020	7,362	96	96.01
2019	7,328	96	96.05
2018	7,096	96	96.09
2017	6,990	96	96.32

2021 Commission Summary for Sarpy County

Commercial Real Property - Current

Number of Sales	144	Median	93.45
Total Sales Price	\$273,193,065	Mean	92.43
Total Adj. Sales Price	\$273,193,065	Wgt. Mean	90.12
Total Assessed Value	\$246,195,614	Average Assessed Value of the Base	\$1,533,243
Avg. Adj. Sales Price	\$1,897,174	Avg. Assessed Value	\$1,709,692

Confidence Interval - Current

95% Median C.I	91.31 to 95.09
95% Wgt. Mean C.I	86.34 to 93.90
95% Mean C.I	90.18 to 94.68
% of Value of the Class of all Real Property Value in the County	25.63
% of Records Sold in the Study Period	4.59
% of Value Sold in the Study Period	5.12

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2020	139	94	94.47
2019	154	95	94.53
2018	149	94	93.79
2017	116	95	95.27

77 Sarpy
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 : 7,342
 Total Sales Price : 1,930,096,644
 Total Adj. Sales Price : 1,930,096,644
 Total Assessed Value : 1,851,180,512
 Avg. Adj. Sales Price : 262,884
 Avg. Assessed Value : 252,136

MEDIAN : 96
 WGT. MEAN : 96
 MEAN : 96
 COD : 04.98
 PRD : 100.17

COV : 06.90
 STD : 06.63
 Avg. Abs. Dev : 04.79
 MAX Sales Ratio : 160.21
 MIN Sales Ratio : 42.55

95% Median C.I. : 95.98 to 96.20
 95% Wgt. Mean C.I. : 95.77 to 96.06
 95% Mean C.I. : 95.92 to 96.22

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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	807	99.64	100.36	99.54	04.79	100.82	78.10	132.53	99.04 to 99.96	251,500	250,345
01-JAN-19 To 31-MAR-19	631	98.75	99.21	98.69	04.47	100.53	80.73	127.95	97.98 to 99.25	250,175	246,895
01-APR-19 To 30-JUN-19	1,072	96.97	97.15	97.08	04.15	100.07	74.47	144.49	96.77 to 97.25	263,106	255,425
01-JUL-19 To 30-SEP-19	1,178	96.54	96.60	96.56	04.32	100.04	73.96	127.81	96.22 to 96.81	260,921	251,938
01-OCT-19 To 31-DEC-19	869	96.37	96.81	96.60	04.59	100.22	70.07	160.21	96.07 to 96.74	254,606	245,958
01-JAN-20 To 31-MAR-20	652	95.44	95.31	95.35	04.52	99.96	42.55	139.07	94.97 to 95.83	264,122	251,835
01-APR-20 To 30-JUN-20	1,029	93.84	93.65	93.88	04.62	99.76	68.12	126.76	93.46 to 94.38	276,087	259,180
01-JUL-20 To 30-SEP-20	1,104	91.91	91.68	92.00	05.28	99.65	58.49	131.88	91.41 to 92.36	273,829	251,931
<u>Study Yrs</u>											
01-OCT-18 To 30-SEP-19	3,688	97.50	98.03	97.70	04.53	100.34	73.96	144.49	97.33 to 97.69	257,656	251,740
01-OCT-19 To 30-SEP-20	3,654	94.37	94.10	94.17	05.03	99.93	42.55	160.21	94.14 to 94.58	268,161	252,535
<u>Calendar Yrs</u>											
01-JAN-19 To 31-DEC-19	3,750	96.86	97.24	97.07	04.41	100.18	70.07	160.21	96.74 to 97.02	258,274	250,701
<u>ALL</u>	7,342	96.09	96.07	95.91	04.98	100.17	42.55	160.21	95.98 to 96.20	262,884	252,136

VALUATION GROUP										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	2,340	96.18	96.26	96.15	05.67	100.11	68.12	144.49	95.99 to 96.44	214,392	206,147
2	951	96.43	96.48	96.22	04.27	100.27	70.31	126.21	96.08 to 96.77	346,466	333,362
3	1,480	96.18	96.29	96.14	04.67	100.16	78.47	125.46	95.86 to 96.44	243,546	234,148
5	1,933	95.88	95.63	95.55	04.53	100.08	74.13	131.88	95.62 to 96.13	299,622	286,278
6	103	96.42	96.60	95.92	05.82	100.71	71.39	139.07	94.83 to 97.32	271,268	260,210
7	462	95.59	95.76	95.72	04.92	100.04	78.67	117.50	94.98 to 96.18	232,179	222,234
8	46	92.80	92.93	92.11	09.82	100.89	42.55	160.21	89.78 to 95.76	298,161	274,634
9	27	95.79	94.00	93.84	08.94	100.17	67.20	117.83	88.83 to 99.76	384,746	361,036
<u>ALL</u>	7,342	96.09	96.07	95.91	04.98	100.17	42.55	160.21	95.98 to 96.20	262,884	252,136

77 Sarpy
RESIDENTIAL

PAD 2021 R&O Statistics (Using 2021 Values)

Qualified

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 Total Adj. Sales Price : 1,930,096,644
 Total Assessed Value : 1,851,180,512
 Avg. Adj. Sales Price : 262,884
 Avg. Assessed Value : 252,136

MEDIAN : 96
 WGT. MEAN : 96
 MEAN : 96
 COD : 04.98
 PRD : 100.17

COV : 06.90
 STD : 06.63
 Avg. Abs. Dev : 04.79
 MAX Sales Ratio : 160.21
 MIN Sales Ratio : 42.55

95% Median C.I. : 95.98 to 96.20
 95% Wgt. Mean C.I. : 95.77 to 96.06
 95% Mean C.I. : 95.92 to 96.22

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	7,332	96.09	96.08	95.91	04.96	100.18	67.20	144.49	95.98 to 96.20	263,164	252,413
06	10	91.35	90.07	84.29	21.23	106.86	42.55	160.21	58.49 to 101.21	57,567	48,523
07											
<u>ALL</u>	<u>7,342</u>	<u>96.09</u>	<u>96.07</u>	<u>95.91</u>	<u>04.98</u>	<u>100.17</u>	<u>42.55</u>	<u>160.21</u>	<u>95.98 to 96.20</u>	<u>262,884</u>	<u>252,136</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	2	117.77	117.77	114.25	36.04	103.08	75.32	160.21	N/A	13,084	14,949
Less Than 30,000	2	117.77	117.77	114.25	36.04	103.08	75.32	160.21	N/A	13,084	14,949
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	7,342	96.09	96.07	95.91	04.98	100.17	42.55	160.21	95.98 to 96.20	262,884	252,136
Greater Than 14,999	7,340	96.09	96.07	95.91	04.97	100.17	42.55	144.49	95.98 to 96.20	262,952	252,200
Greater Than 29,999	7,340	96.09	96.07	95.91	04.97	100.17	42.55	144.49	95.98 to 96.20	262,952	252,200
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	2	117.77	117.77	114.25	36.04	103.08	75.32	160.21	N/A	13,084	14,949
15,000 TO 29,999											
30,000 TO 59,999	9	101.21	104.97	106.23	23.55	98.81	42.55	144.49	86.74 to 139.07	51,778	55,002
60,000 TO 99,999	50	101.52	102.86	102.52	08.55	100.33	58.49	127.65	97.86 to 106.48	87,401	89,605
100,000 TO 149,999	507	97.18	97.30	97.22	07.60	100.08	68.12	137.61	96.55 to 97.88	129,463	125,862
150,000 TO 249,999	3,145	95.88	95.74	95.64	05.21	100.10	67.20	126.45	95.70 to 96.10	198,765	190,097
250,000 TO 499,999	3,481	96.18	96.17	96.17	04.22	100.00	74.47	126.21	96.04 to 96.34	328,702	316,114
500,000 TO 999,999	145	94.27	93.53	93.31	04.85	100.24	72.92	113.29	92.97 to 95.26	598,777	558,724
1,000,000 +	3	97.64	91.57	89.99	07.74	101.76	77.19	99.88	N/A	1,148,333	1,033,434
<u>ALL</u>	<u>7,342</u>	<u>96.09</u>	<u>96.07</u>	<u>95.91</u>	<u>04.98</u>	<u>100.17</u>	<u>42.55</u>	<u>160.21</u>	<u>95.98 to 96.20</u>	<u>262,884</u>	<u>252,136</u>

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	10	Median :	91	COV :	34.43	95% Median C.I. :	58.49 to 101.21
Total Sales Price :	575,668	Wgt. Mean :	84	STD :	31.01	95% Wgt. Mean C.I. :	68.18 to 100.40
Total Adj. Sales Price :	575,668	Mean :	90	Avg. Abs. Dev :	19.39	95% Mean C.I. :	67.89 to 112.25
Total Assessed Value :	485,231						
Avg. Adj. Sales Price :	57,567	COD :	21.23	MAX Sales Ratio :	160.21		
Avg. Assessed Value :	48,523	PRD :	106.86	MIN Sales Ratio :	42.55		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Qrtrs</u>											
10/01/2018 To 12/31/2018											
01/01/2019 To 03/31/2019											
04/01/2019 To 06/30/2019											
07/01/2019 To 09/30/2019	2	83.85	83.85	88.23	10.17	95.04	75.32	92.38	N/A	29,084	25,660
10/01/2019 To 12/31/2019	3	92.84	114.45	95.40	25.10	119.97	90.31	160.21	N/A	62,333	59,468
01/01/2020 To 03/31/2020	2	71.88	71.88	67.25	40.80	106.88	42.55	101.21	N/A	47,500	31,943
04/01/2020 To 06/30/2020	1	86.74	86.74	86.74		100.00	86.74	86.74	N/A	53,500	46,407
07/01/2020 To 09/30/2020	2	79.56	79.56	79.79	26.48	99.71	58.49	100.63	N/A	91,000	72,607
<u>Study Yrs</u>											
10/01/2018 To 09/30/2019	2	83.85	83.85	88.23	10.17	95.04	75.32	92.38	N/A	29,084	25,660
10/01/2019 To 09/30/2020	8	91.58	91.62	83.85	24.13	109.27	42.55	160.21	42.55 to 160.21	64,688	54,239
<u>Calendar Yrs</u>											
01/01/2019 To 12/31/2019	5	92.38	102.21	93.70	18.92	109.08	75.32	160.21	N/A	49,034	45,945

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
8	9	90.31	89.81	83.62	23.60	107.40	42.55	160.21	58.49 to 101.21	59,074	49,398
9	1	92.38	92.38	92.38		100.00	92.38	92.38	N/A	44,000	40,647

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	10	Median :	91	COV :	34.43	95% Median C.I. :	58.49 to 101.21
Total Sales Price :	575,668	Wgt. Mean :	84	STD :	31.01	95% Wgt. Mean C.I. :	68.18 to 100.40
Total Adj. Sales Price :	575,668	Mean :	90	Avg. Abs. Dev :	19.39	95% Mean C.I. :	67.89 to 112.25
Total Assessed Value :	485,231						
Avg. Adj. Sales Price :	57,567	COD :	21.23	MAX Sales Ratio :	160.21		
Avg. Assessed Value :	48,523	PRD :	106.86	MIN Sales Ratio :	42.55		

What IF

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
01											
06	10	91.35	90.07	84.29	21.23	106.86	42.55	160.21	58.49 to 101.21	57,567	48,523
07											

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
Less Than 5,000											
Less Than 15,000	2	117.77	117.77	114.25	36.04	103.08	75.32	160.21	N/A	13,084	14,949
Less Than 30,000	2	117.77	117.77	114.25	36.04	103.08	75.32	160.21	N/A	13,084	14,949
__Ranges Excl. Low \$__											
Greater Than 4,999	10	91.35	90.07	84.29	21.23	106.86	42.55	160.21	58.49 to 101.21	57,567	48,523
Greater Than 15,000	8	91.35	83.14	82.86	14.91	100.34	42.55	101.21	42.55 to 101.21	68,688	56,917
Greater Than 30,000	8	91.35	83.14	82.86	14.91	100.34	42.55	101.21	42.55 to 101.21	68,688	56,917
__Incremental Ranges__											
0 TO 4,999											
5,000 TO 14,999	2	117.77	117.77	114.25	36.04	103.08	75.32	160.21	N/A	13,084	14,949
15,000 TO 29,999											
30,000 TO 59,999	5	92.38	83.14	81.14	14.02	102.46	42.55	101.21	N/A	47,500	38,544
60,000 TO 99,999	2	79.56	79.56	79.79	26.48	99.71	58.49	100.63	N/A	91,000	72,607
100,000 TO 149,999	1	90.31	90.31	90.31		100.00	90.31	90.31	N/A	130,000	117,401
150,000 TO 249,999											
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
PROPERTY TYPE *	06	Total	Increase	0%

What IF

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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 : 7,342
 Total Sales Price : 1,930,096,644
 Total Adj. Sales Price : 1,930,096,644
 Total Assessed Value : 1,851,180,512
 Avg. Adj. Sales Price : 262,884
 Avg. Assessed Value : 252,136

MEDIAN : 96
 WGT. MEAN : 96
 MEAN : 96
 COD : 04.98
 PRD : 100.17

COV : 06.90
 STD : 06.63
 Avg. Abs. Dev : 04.79
 MAX Sales Ratio : 160.21
 MIN Sales Ratio : 42.55

95% Median C.I. : 95.98 to 96.20
 95% Wgt. Mean C.I. : 95.77 to 96.06
 95% Mean C.I. : 95.92 to 96.22

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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	807	99.64	100.36	99.54	04.79	100.82	78.10	132.53	99.04 to 99.96	251,500	250,345	
01-JAN-19 To 31-MAR-19	631	98.75	99.21	98.69	04.47	100.53	80.73	127.95	97.98 to 99.25	250,175	246,895	
01-APR-19 To 30-JUN-19	1,072	96.97	97.15	97.08	04.15	100.07	74.47	144.49	96.77 to 97.25	263,106	255,425	
01-JUL-19 To 30-SEP-19	1,178	96.54	96.60	96.56	04.32	100.04	73.96	127.81	96.22 to 96.81	260,921	251,938	
01-OCT-19 To 31-DEC-19	869	96.37	96.81	96.60	04.59	100.22	70.07	160.21	96.07 to 96.74	254,606	245,958	
01-JAN-20 To 31-MAR-20	652	95.44	95.31	95.35	04.52	99.96	42.55	139.07	94.97 to 95.83	264,122	251,835	
01-APR-20 To 30-JUN-20	1,029	93.84	93.65	93.88	04.62	99.76	68.12	126.76	93.46 to 94.38	276,087	259,180	
01-JUL-20 To 30-SEP-20	1,104	91.91	91.68	92.00	05.28	99.65	58.49	131.88	91.41 to 92.36	273,829	251,931	
<u>Study Yrs</u>												
01-OCT-18 To 30-SEP-19	3,688	97.50	98.03	97.70	04.53	100.34	73.96	144.49	97.33 to 97.69	257,656	251,740	
01-OCT-19 To 30-SEP-20	3,654	94.37	94.10	94.17	05.03	99.93	42.55	160.21	94.14 to 94.58	268,161	252,535	
<u>Calendar Yrs</u>												
01-JAN-19 To 31-DEC-19	3,750	96.86	97.24	97.07	04.41	100.18	70.07	160.21	96.74 to 97.02	258,274	250,701	
<u>ALL</u>	7,342	96.09	96.07	95.91	04.98	100.17	42.55	160.21	95.98 to 96.20	262,884	252,136	

VALUATION GROUP											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	2,340	96.18	96.26	96.15	05.67	100.11	68.12	144.49	95.99 to 96.44	214,392	206,147	
2	951	96.43	96.48	96.22	04.27	100.27	70.31	126.21	96.08 to 96.77	346,466	333,362	
3	1,480	96.18	96.29	96.14	04.67	100.16	78.47	125.46	95.86 to 96.44	243,546	234,148	
5	1,933	95.88	95.63	95.55	04.53	100.08	74.13	131.88	95.62 to 96.13	299,622	286,278	
6	103	96.42	96.60	95.92	05.82	100.71	71.39	139.07	94.83 to 97.32	271,268	260,210	
7	462	95.59	95.76	95.72	04.92	100.04	78.67	117.50	94.98 to 96.18	232,179	222,234	
8	46	92.80	92.93	92.11	09.82	100.89	42.55	160.21	89.78 to 95.76	298,161	274,634	
9	27	95.79	94.00	93.84	08.94	100.17	67.20	117.83	88.83 to 99.76	384,746	361,036	
<u>ALL</u>	7,342	96.09	96.07	95.91	04.98	100.17	42.55	160.21	95.98 to 96.20	262,884	252,136	

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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 : 7,342
 Total Sales Price : 1,930,096,644
 Total Adj. Sales Price : 1,930,096,644
 Total Assessed Value : 1,851,180,512
 Avg. Adj. Sales Price : 262,884
 Avg. Assessed Value : 252,136

MEDIAN : 96
 WGT. MEAN : 96
 MEAN : 96
 COD : 04.98
 PRD : 100.17

COV : 06.90
 STD : 06.63
 Avg. Abs. Dev : 04.79
 MAX Sales Ratio : 160.21
 MIN Sales Ratio : 42.55

95% Median C.I. : 95.98 to 96.20
 95% Wgt. Mean C.I. : 95.77 to 96.06
 95% Mean C.I. : 95.92 to 96.22

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	7,332	96.09	96.08	95.91	04.96	100.18	67.20	144.49	95.98 to 96.20	263,164	252,413
06	10	91.35	90.07	84.29	21.23	106.86	42.55	160.21	58.49 to 101.21	57,567	48,523
07											
<u>ALL</u>	<u>7,342</u>	<u>96.09</u>	<u>96.07</u>	<u>95.91</u>	<u>04.98</u>	<u>100.17</u>	<u>42.55</u>	<u>160.21</u>	<u>95.98 to 96.20</u>	<u>262,884</u>	<u>252,136</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	2	117.77	117.77	114.25	36.04	103.08	75.32	160.21	N/A	13,084	14,949
Less Than 30,000	2	117.77	117.77	114.25	36.04	103.08	75.32	160.21	N/A	13,084	14,949
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	7,342	96.09	96.07	95.91	04.98	100.17	42.55	160.21	95.98 to 96.20	262,884	252,136
Greater Than 14,999	7,340	96.09	96.07	95.91	04.97	100.17	42.55	144.49	95.98 to 96.20	262,952	252,200
Greater Than 29,999	7,340	96.09	96.07	95.91	04.97	100.17	42.55	144.49	95.98 to 96.20	262,952	252,200
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	2	117.77	117.77	114.25	36.04	103.08	75.32	160.21	N/A	13,084	14,949
15,000 TO 29,999											
30,000 TO 59,999	9	101.21	104.97	106.23	23.55	98.81	42.55	144.49	86.74 to 139.07	51,778	55,002
60,000 TO 99,999	50	101.52	102.86	102.52	08.55	100.33	58.49	127.65	97.86 to 106.48	87,401	89,605
100,000 TO 149,999	507	97.18	97.30	97.22	07.60	100.08	68.12	137.61	96.55 to 97.88	129,463	125,862
150,000 TO 249,999	3,145	95.88	95.74	95.64	05.21	100.10	67.20	126.45	95.70 to 96.10	198,765	190,097
250,000 TO 499,999	3,481	96.18	96.17	96.17	04.22	100.00	74.47	126.21	96.04 to 96.34	328,702	316,114
500,000 TO 999,999	145	94.27	93.53	93.31	04.85	100.24	72.92	113.29	92.97 to 95.26	598,777	558,724
1,000,000 +	3	97.64	91.57	89.99	07.74	101.76	77.19	99.88	N/A	1,148,333	1,033,434
<u>ALL</u>	<u>7,342</u>	<u>96.09</u>	<u>96.07</u>	<u>95.91</u>	<u>04.98</u>	<u>100.17</u>	<u>42.55</u>	<u>160.21</u>	<u>95.98 to 96.20</u>	<u>262,884</u>	<u>252,136</u>

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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 : 144
 Total Sales Price : 273,193,065
 Total Adj. Sales Price : 273,193,065
 Total Assessed Value : 246,195,614
 Avg. Adj. Sales Price : 1,897,174
 Avg. Assessed Value : 1,709,692

MEDIAN : 93
 WGT. MEAN : 90
 MEAN : 92
 COD : 11.18
 PRD : 102.56

COV : 14.91
 STD : 13.78
 Avg. Abs. Dev : 10.45
 MAX Sales Ratio : 132.69
 MIN Sales Ratio : 45.33

95% Median C.I. : 91.31 to 95.09
 95% Wgt. Mean C.I. : 86.34 to 93.90
 95% Mean C.I. : 90.18 to 94.68

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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	10	98.32	96.29	86.44	08.32	111.40	72.66	107.11	82.75 to 107.08	1,562,193	1,350,420
01-JAN-18 To 31-MAR-18	10	92.98	94.39	95.66	09.60	98.67	77.62	115.28	81.52 to 112.15	893,445	854,633
01-APR-18 To 30-JUN-18	12	94.16	91.35	83.48	10.37	109.43	72.33	104.00	79.20 to 103.92	1,785,500	1,490,597
01-JUL-18 To 30-SEP-18	10	98.16	100.64	98.85	09.83	101.81	82.64	124.42	87.99 to 118.57	1,059,147	1,047,010
01-OCT-18 To 31-DEC-18	13	91.43	89.70	90.38	06.73	99.25	74.67	103.91	83.38 to 94.92	3,999,097	3,614,500
01-JAN-19 To 31-MAR-19	13	94.52	93.64	87.41	07.93	107.13	78.62	109.06	81.90 to 102.88	2,912,384	2,545,733
01-APR-19 To 30-JUN-19	9	89.08	87.87	92.09	08.83	95.42	70.69	100.20	74.57 to 96.67	2,369,544	2,182,181
01-JUL-19 To 30-SEP-19	13	93.52	93.91	99.47	11.13	94.41	75.27	132.69	79.61 to 101.91	2,410,195	2,397,340
01-OCT-19 To 31-DEC-19	18	89.26	87.68	84.26	14.75	104.06	45.33	123.36	76.71 to 99.07	2,808,343	2,366,280
01-JAN-20 To 31-MAR-20	20	95.19	92.30	95.48	17.39	96.67	54.29	123.18	77.02 to 108.11	692,600	661,305
01-APR-20 To 30-JUN-20	6	99.11	96.24	94.25	07.62	102.11	78.99	111.24	78.99 to 111.24	594,333	560,187
01-JUL-20 To 30-SEP-20	10	91.39	90.29	93.10	08.39	96.98	68.46	105.90	80.40 to 102.17	614,336	571,950
<u>Study Yrs</u>											
01-OCT-17 To 30-SEP-18	42	95.22	95.46	89.10	09.87	107.14	72.33	124.42	93.00 to 100.00	1,346,996	1,200,185
01-OCT-18 To 30-SEP-19	48	93.29	91.57	91.85	08.74	99.70	70.69	132.69	87.94 to 94.77	2,968,910	2,726,835
01-OCT-19 To 30-SEP-20	54	92.17	90.83	87.57	14.20	103.72	45.33	123.36	86.46 to 98.52	1,372,436	1,201,847
<u>Calendar Yrs</u>											
01-JAN-18 To 31-DEC-18	45	93.48	93.62	90.26	09.36	103.72	72.33	124.42	88.89 to 96.45	2,065,337	1,864,269
01-JAN-19 To 31-DEC-19	53	92.03	90.70	89.67	11.30	101.15	45.33	132.69	87.21 to 94.77	2,661,690	2,386,653
<u>ALL</u>	144	93.45	92.43	90.12	11.18	102.56	45.33	132.69	91.31 to 95.09	1,897,174	1,709,692

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
10	144	93.45	92.43	90.12	11.18	102.56	45.33	132.69	91.31 to 95.09	1,897,174	1,709,692
<u>ALL</u>	144	93.45	92.43	90.12	11.18	102.56	45.33	132.69	91.31 to 95.09	1,897,174	1,709,692

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
02	30	93.29	92.94	87.30	12.13	106.46	67.80	123.18	84.69 to 99.67	2,435,933	2,126,609
03	75	93.42	91.21	90.25	10.30	101.06	45.33	124.42	90.46 to 95.09	1,249,613	1,127,812
04	39	93.48	94.37	91.93	12.18	102.65	68.46	132.69	87.40 to 102.17	2,728,054	2,507,986
<u>ALL</u>	144	93.45	92.43	90.12	11.18	102.56	45.33	132.69	91.31 to 95.09	1,897,174	1,709,692

77 Sarpy
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 : 144
 Total Sales Price : 273,193,065
 Total Adj. Sales Price : 273,193,065
 Total Assessed Value : 246,195,614
 Avg. Adj. Sales Price : 1,897,174
 Avg. Assessed Value : 1,709,692

MEDIAN : 93
 WGT. MEAN : 90
 MEAN : 92
 COD : 11.18
 PRD : 102.56

COV : 14.91
 STD : 13.78
 Avg. Abs. Dev : 10.45
 MAX Sales Ratio : 132.69
 MIN Sales Ratio : 45.33

95% Median C.I. : 91.31 to 95.09
 95% Wgt. Mean C.I. : 86.34 to 93.90
 95% Mean C.I. : 90.18 to 94.68

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
___Low \$ Ranges___												
Less Than 5,000												
Less Than 15,000												
Less Than 30,000												
___Ranges Excl. Low \$___												
Greater Than 4,999	144	93.45	92.43	90.12	11.18	102.56	45.33	132.69	91.31 to 95.09	1,897,174	1,709,692	
Greater Than 14,999	144	93.45	92.43	90.12	11.18	102.56	45.33	132.69	91.31 to 95.09	1,897,174	1,709,692	
Greater Than 29,999	144	93.45	92.43	90.12	11.18	102.56	45.33	132.69	91.31 to 95.09	1,897,174	1,709,692	
___Incremental Ranges___												
0 TO 4,999												
5,000 TO 14,999												
15,000 TO 29,999												
30,000 TO 59,999	1	123.36	123.36	123.36	00.00	100.00	123.36	123.36	N/A	55,000	67,850	
60,000 TO 99,999	4	100.17	100.34	100.59	04.66	99.75	92.93	108.11	N/A	75,945	76,394	
100,000 TO 149,999	7	98.77	96.49	95.96	07.14	100.55	74.57	111.24	74.57 to 111.24	131,157	125,859	
150,000 TO 249,999	16	94.23	92.41	92.32	17.12	100.10	45.33	124.42	77.02 to 109.97	189,522	174,969	
250,000 TO 499,999	31	91.53	88.99	88.95	12.15	100.04	54.29	113.13	82.75 to 99.44	314,977	280,165	
500,000 TO 999,999	29	93.00	91.92	92.12	10.86	99.78	68.46	123.18	81.54 to 96.59	755,736	696,217	
1,000,000 +	56	93.29	92.97	89.91	09.36	103.40	71.56	132.69	89.08 to 96.45	4,235,771	3,808,326	
___ALL___	144	93.45	92.43	90.12	11.18	102.56	45.33	132.69	91.31 to 95.09	1,897,174	1,709,692	

77 Sarpy
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 : 144
 Total Sales Price : 273,193,065
 Total Adj. Sales Price : 273,193,065
 Total Assessed Value : 246,195,614
 Avg. Adj. Sales Price : 1,897,174
 Avg. Assessed Value : 1,709,692

MEDIAN : 93
 WGT. MEAN : 90
 MEAN : 92
 COD : 11.18
 PRD : 102.56

COV : 14.91
 STD : 13.78
 Avg. Abs. Dev : 10.45
 MAX Sales Ratio : 132.69
 MIN Sales Ratio : 45.33

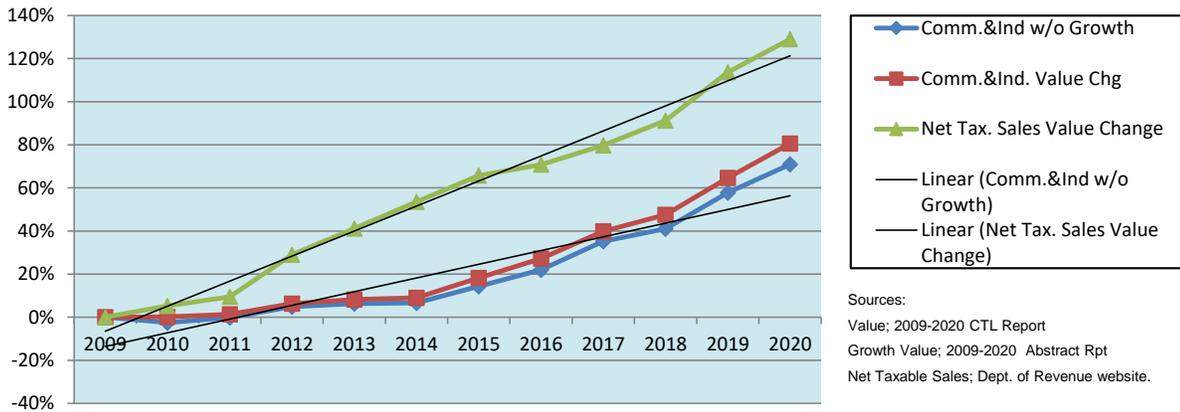
95% Median C.I. : 91.31 to 95.09
 95% Wgt. Mean C.I. : 86.34 to 93.90
 95% Mean C.I. : 90.18 to 94.68

Printed:4/2/2021 11:06:43AM

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
319	1	99.96	99.96	99.96	00.00	100.00	99.96	99.96	N/A	4,026,420	4,025,000
326	1	100.32	100.32	100.32	00.00	100.00	100.32	100.32	N/A	200,000	200,645
341	1	70.69	70.69	70.69	00.00	100.00	70.69	70.69	N/A	275,000	194,400
342	1	101.56	101.56	101.56	00.00	100.00	101.56	101.56	N/A	975,000	990,180
343	1	96.48	96.48	96.48	00.00	100.00	96.48	96.48	N/A	901,592	869,819
344	24	92.42	91.04	88.94	12.43	102.36	72.33	124.42	78.62 to 100.13	541,245	481,400
349	1	54.29	54.29	54.29	00.00	100.00	54.29	54.29	N/A	350,000	190,000
352	30	93.29	92.94	87.30	12.13	106.46	67.80	123.18	84.69 to 99.67	2,435,933	2,126,609
353	5	94.52	91.53	92.64	17.69	98.80	45.33	123.36	N/A	543,000	503,045
386	2	93.72	93.72	92.41	03.97	101.42	90.00	97.44	N/A	5,475,000	5,059,500
406	17	93.48	95.69	94.53	12.62	101.23	68.46	132.69	80.49 to 111.24	1,517,338	1,434,406
407	3	83.38	86.27	84.00	04.64	102.70	81.90	93.52	N/A	8,849,208	7,432,905
410	1	93.00	93.00	93.00	00.00	100.00	93.00	93.00	N/A	500,000	465,000
412	7	93.42	90.26	88.12	06.11	102.43	80.49	100.00	80.49 to 100.00	3,151,262	2,776,920
426	2	94.29	94.29	94.08	00.35	100.22	93.96	94.62	N/A	717,500	675,000
442	4	96.19	95.06	98.27	06.34	96.73	84.99	102.88	N/A	380,000	373,431
444	2	79.91	79.91	75.64	18.20	105.65	65.37	94.44	N/A	191,000	144,480
446	1	86.46	86.46	86.46	00.00	100.00	86.46	86.46	N/A	1,400,000	1,210,500
453	12	95.25	95.95	97.19	11.01	98.72	78.99	112.15	86.52 to 107.08	1,471,354	1,429,954
470	4	81.48	87.48	89.80	13.24	97.42	73.07	113.88	N/A	593,750	533,175
471	1	74.31	74.31	74.31	00.00	100.00	74.31	74.31	N/A	650,000	482,993
496	1	93.36	93.36	93.36	00.00	100.00	93.36	93.36	N/A	23,600,000	22,032,000
497	1	96.45	96.45	96.45	00.00	100.00	96.45	96.45	N/A	4,000,000	3,858,000
528	8	100.07	95.77	93.56	11.52	102.36	66.32	109.97	66.32 to 109.97	203,482	190,373
531	5	97.81	96.25	94.28	03.21	102.09	90.65	101.07	N/A	2,920,294	2,753,218
594	4	88.86	91.67	87.89	05.93	104.30	84.17	104.80	N/A	5,446,098	4,786,587
999	4	93.48	90.67	88.70	06.32	102.22	77.20	98.52	N/A	199,750	177,177
<u>ALL</u>	<u>144</u>	<u>93.45</u>	<u>92.43</u>	<u>90.12</u>	<u>11.18</u>	<u>102.56</u>	<u>45.33</u>	<u>132.69</u>	<u>91.31 to 95.09</u>	<u>1,897,174</u>	<u>1,709,692</u>

Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2008	\$ 2,329,160,378	\$ 192,891,814		\$ 2,136,268,564	--	\$ 1,047,406,948	--
2009	\$ 2,459,078,067	\$ 123,579,082	5.03%	\$ 2,335,498,985	--	\$ 1,020,721,260	--
2010	\$ 2,462,232,923	\$ 64,985,911	2.64%	\$ 2,397,247,012	-2.51%	\$ 1,073,751,329	5.20%
2011	\$ 2,493,146,998	\$ 39,213,239	1.57%	\$ 2,453,933,759	-0.34%	\$ 1,118,043,437	4.12%
2012	\$ 2,613,727,280	\$ 35,840,888	1.37%	\$ 2,577,886,392	3.40%	\$ 1,316,902,534	17.79%
2013	\$ 2,659,770,921	\$ 44,359,727	1.67%	\$ 2,615,411,194	0.06%	\$ 1,440,611,314	9.39%
2014	\$ 2,681,265,360	\$ 59,860,679	2.23%	\$ 2,621,404,681	-1.44%	\$ 1,566,802,225	8.76%
2015	\$ 2,906,139,280	\$ 94,168,827	3.24%	\$ 2,811,970,453	4.87%	\$ 1,691,615,901	7.97%
2016	\$ 3,128,766,492	\$ 127,302,828	4.07%	\$ 3,001,463,664	3.28%	\$ 1,743,450,920	3.06%
2017	\$ 3,440,327,629	\$ 114,307,546	3.32%	\$ 3,326,020,083	6.30%	\$ 1,835,611,916	5.29%
2018	\$ 3,627,932,524	\$ 161,063,082	4.44%	\$ 3,466,869,442	0.77%	\$ 1,952,317,063	6.36%
2019	\$ 4,049,744,275	\$ 167,810,185	4.14%	\$ 3,881,934,090	7.00%	\$ 2,181,391,182	11.73%
2020	\$ 4,441,003,462	\$ 238,121,785	5.36%	\$ 4,202,881,677	3.78%	\$ 2,337,485,593	7.16%
Ann %chg	5.12%			Average	2.14%	7.89%	7.97%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2009	-	-	-
2010	-2.51%	0.13%	5.20%
2011	-0.21%	1.39%	9.53%
2012	4.83%	6.29%	29.02%
2013	6.36%	8.16%	41.14%
2014	6.60%	9.04%	53.50%
2015	14.35%	18.18%	65.73%
2016	22.06%	27.23%	70.81%
2017	35.25%	39.90%	79.83%
2018	40.98%	47.53%	91.27%
2019	57.86%	64.69%	113.71%
2020	70.91%	80.60%	129.00%

County Number	77
County Name	Sarpy

Type : Qualified

Number of Sales :	139	Median :	73	COV :	22.58	95% Median C.I. :	69.25 to 75.99
Total Sales Price :	98,533,294	Wgt. Mean :	71	STD :	16.55	95% Wgt. Mean C.I. :	68.67 to 73.56
Total Adj. Sales Price :	98,533,294	Mean :	73	Avg. Abs. Dev :	12.78	95% Mean C.I. :	70.56 to 76.06
Total Assessed Value :	70,073,353						
Avg. Adj. Sales Price :	708,873	COD :	17.45	MAX Sales Ratio :	145.68		
Avg. Assessed Value :	504,125	PRD :	103.08	MIN Sales Ratio :	28.89		

Printed : 03/01/2021

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Qrtrs</u>											
10/01/2017 To 12/31/2017	10	81.70	82.67	83.58	13.35	98.91	54.11	103.88	71.82 to 99.38	734,284	613,711
01/01/2018 To 03/31/2018	14	70.35	69.19	64.84	16.11	106.71	45.66	99.89	55.90 to 81.87	826,547	535,955
04/01/2018 To 06/30/2018	10	59.42	61.32	59.93	27.57	102.32	28.89	90.97	29.34 to 84.94	583,503	349,710
07/01/2018 To 09/30/2018	3	61.65	63.44	58.58	12.31	108.30	52.95	75.71	N/A	917,056	537,199
10/01/2018 To 12/31/2018	14	65.12	67.06	67.44	12.65	99.44	54.64	88.23	56.76 to 78.80	768,263	518,134
01/01/2019 To 03/31/2019	17	70.83	68.76	65.64	12.99	104.75	31.82	89.64	62.81 to 77.53	626,946	411,530
04/01/2019 To 06/30/2019	7	75.41	76.24	75.82	16.92	100.55	57.10	94.95	57.10 to 94.95	603,934	457,906
07/01/2019 To 09/30/2019	7	77.36	76.70	71.91	19.43	106.66	57.11	102.65	57.11 to 102.65	733,010	527,133
10/01/2019 To 12/31/2019	12	77.35	78.24	73.25	12.70	106.81	52.85	100.50	68.41 to 89.76	814,816	596,840
01/01/2020 To 03/31/2020	19	74.56	76.99	74.39	15.88	103.50	58.29	109.15	64.81 to 86.07	680,208	506,017
04/01/2020 To 06/30/2020	16	71.54	71.54	71.02	16.93	100.73	51.55	107.55	57.37 to 83.72	557,592	396,019
07/01/2020 To 09/30/2020	10	85.46	86.66	81.81	16.42	105.93	58.31	145.68	61.42 to 93.72	863,703	706,630
<u>Study Yrs</u>											
10/01/2017 To 09/30/2018	37	71.82	70.24	68.18	19.77	103.02	28.89	103.88	61.65 to 77.07	743,262	506,735
10/01/2018 To 09/30/2019	45	67.45	70.63	68.71	16.19	102.79	31.82	102.65	63.17 to 75.41	683,830	469,893
10/01/2019 To 09/30/2020	57	75.46	77.42	74.96	16.86	103.28	51.55	145.68	71.08 to 83.72	706,320	529,456
<u>Calendar Yrs</u>											
01/01/2018 To 12/31/2018	41	65.22	66.12	64.26	18.11	102.89	28.89	99.89	59.34 to 73.02	753,989	484,535
01/01/2019 To 12/31/2019	43	74.20	73.91	70.66	15.19	104.60	31.82	102.65	65.21 to 78.69	692,895	489,613

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	139	73.22	73.31	71.12	17.45	103.08	28.89	145.68	69.25 to 75.99	708,873	504,125

Type : Qualified

Number of Sales :	139	Median :	73	COV :	22.58	95% Median C.I. :	69.25 to 75.99
Total Sales Price :	98,533,294	Wgt. Mean :	71	STD :	16.55	95% Wgt. Mean C.I. :	68.67 to 73.56
Total Adj. Sales Price :	98,533,294	Mean :	73	Avg. Abs. Dev :	12.78	95% Mean C.I. :	70.56 to 76.06
Total Assessed Value :	70,073,353						
Avg. Adj. Sales Price :	708,873	COD :	17.45	MAX Sales Ratio :	145.68		
Avg. Assessed Value :	504,125	PRD :	103.08	MIN Sales Ratio :	28.89		

Printed : 03/01/2021

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u> Dry </u>											
County	61	65.21	67.83	64.95	16.22	104.43	31.82	102.65	60.48 to 72.17	747,573	485,512
1	61	65.21	67.83	64.95	16.22	104.43	31.82	102.65	60.48 to 72.17	747,573	485,512
<u> Grass </u>											
County	1	68.00	68.00	68.00		100.00	68.00	68.00	N/A	322,000	218,952
1	1	68.00	68.00	68.00		100.00	68.00	68.00	N/A	322,000	218,952
<u> ALL </u>											
10/01/2017 To 09/30/2020	139	73.22	73.31	71.12	17.45	103.08	28.89	145.68	69.25 to 75.99	708,873	504,125

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u> Irrigated </u>											
County	3	60.05	63.29	61.91	09.26	102.23	56.58	73.25	N/A	955,840	591,742
1	3	60.05	63.29	61.91	09.26	102.23	56.58	73.25	N/A	955,840	591,742
<u> Dry </u>											
County	101	71.61	71.97	69.91	16.18	102.95	31.82	107.55	67.08 to 75.71	735,118	513,924
1	101	71.61	71.97	69.91	16.18	102.95	31.82	107.55	67.08 to 75.71	735,118	513,924
<u> Grass </u>											
County	1	68.00	68.00	68.00		100.00	68.00	68.00	N/A	322,000	218,952
1	1	68.00	68.00	68.00		100.00	68.00	68.00	N/A	322,000	218,952
<u> ALL </u>											
10/01/2017 To 09/30/2020	139	73.22	73.31	71.12	17.45	103.08	28.89	145.68	69.25 to 75.99	708,873	504,125

Sarpy County 2021 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Sarpy	1	6380	n/a	5860	5715	n/a	4825	4510	4245	5662
Cass	1	6275	n/a	5545	5510	4880	4850	4250	4215	5176
Douglas	1	6275	n/a	5975	5625	5225	4725	4375	4100	5852
Saunders	1	6320	n/a	5830	5450	n/a	4870	3910	3670	4784
Saunders	3	6930	n/a	6427	5892	n/a	5373	4470	4060	5790

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Sarpy	1	5390	5225	4905	4755	4590	4055	3776	3565	4501
Cass	1	5252	5100	4792	4599	4358	4301	4009	3775	4617
Douglas	1	6000	5485	5081	4900	4675	4175	3875	3534	4706
Saunders	1	5370	5025	5016	n/a	4330	3797	3260	3030	4016
Saunders	3	5055	4885	4789	n/a	3993	3856	3515	3295	4368

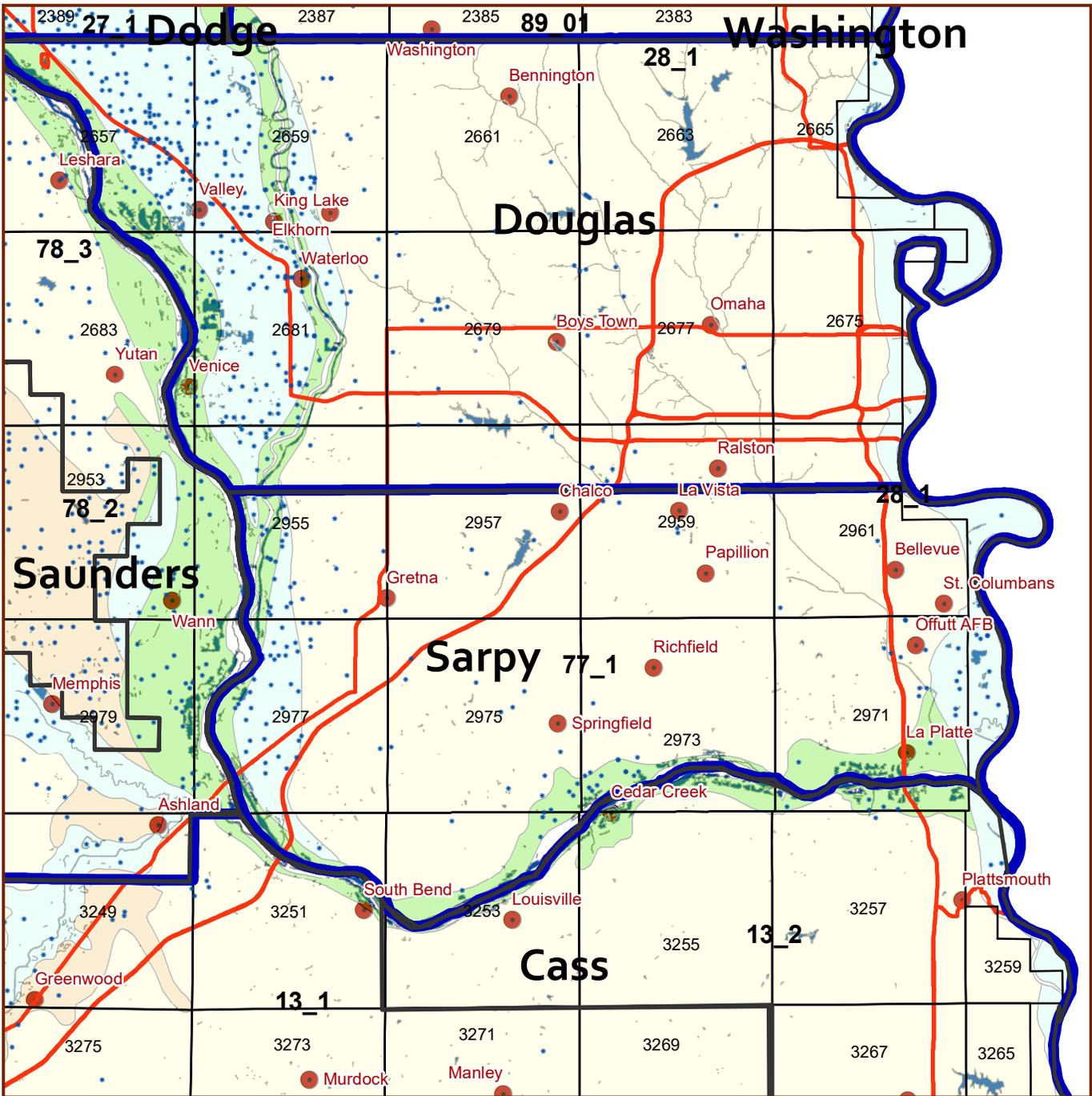
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Sarpy	1	2355	2330	2250	2165	2070	2040	1840	1775	2338
Cass	1	1648	1616	1645	n/a	1650	n/a	1650	1650	1648
Douglas	1	2028	1726	1742	1775	1237	1776	901	1048	1863
Saunders	1	2250	2250	2250	n/a	n/a	n/a	n/a	2000	2249
Saunders	3	2250	2250	2250	n/a	n/a	2000	n/a	2000	2244

County	Mkt Area	CRP	TIMBER	WASTE
Sarpy	1	3695	1205	153
Cass	1	1650	1649	682
Douglas	1	n/a	n/a	150
Saunders	1	2399	600	130
Saunders	3	2398	600	130

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.

SARPY COUNTY



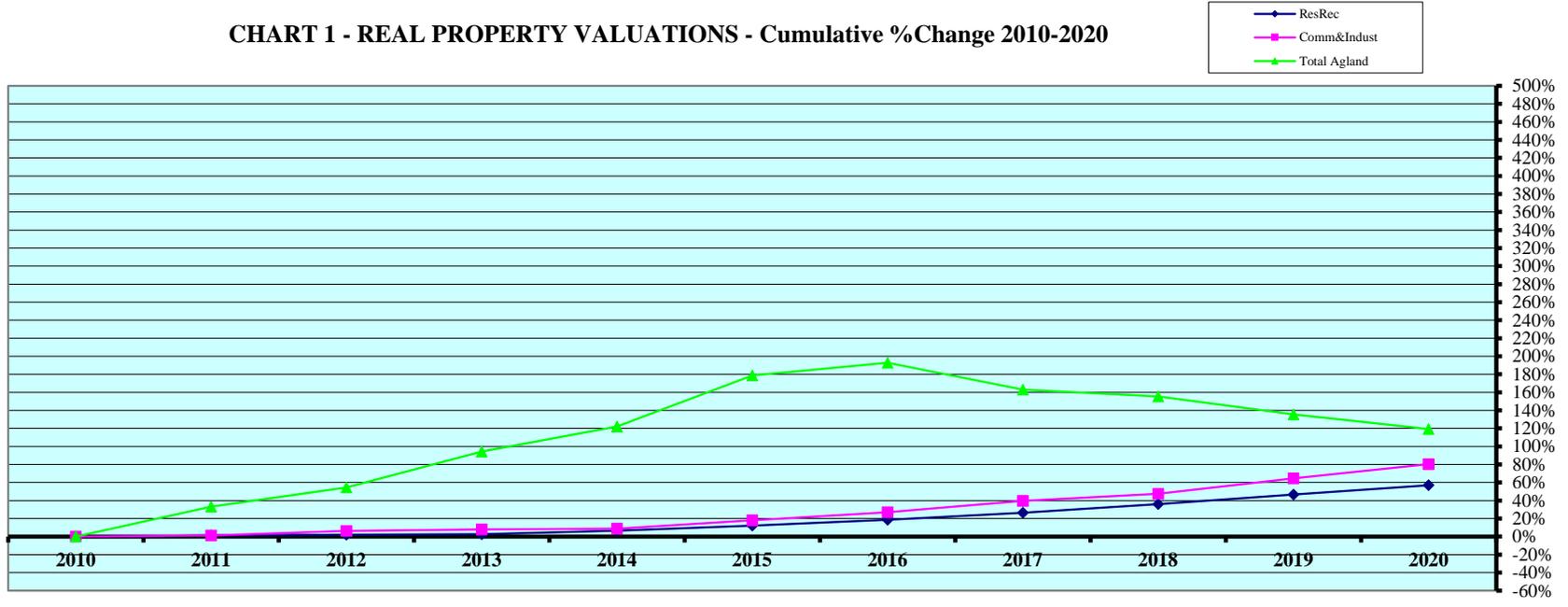
Legend

- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

Soils CLASS

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

CHART 1 - REAL PROPERTY VALUATIONS - Cumulative %Change 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	7,873,412,894	--	--	--	2,462,232,923	--	--	--	141,193,520	--	--	--
2011	7,969,265,775	95,852,881	1.22%	1.22%	2,493,146,998	30,914,075	1.26%	1.26%	188,021,499	46,827,979	33.17%	33.17%
2012	8,028,648,157	59,382,382	0.75%	1.97%	2,613,727,280	120,580,282	4.84%	6.15%	218,007,575	29,986,076	15.95%	54.40%
2013	8,078,097,700	49,449,543	0.62%	2.60%	2,659,770,921	46,043,641	1.76%	8.02%	274,278,197	56,270,622	25.81%	94.26%
2014	8,397,346,693	319,248,993	3.95%	6.65%	2,681,265,360	21,494,439	0.81%	8.90%	313,572,688	39,294,491	14.33%	122.09%
2015	8,840,328,734	442,982,041	5.28%	12.28%	2,906,139,280	224,873,920	8.39%	18.03%	393,525,850	79,953,162	25.50%	178.71%
2016	9,339,896,340	499,567,606	5.65%	18.63%	3,128,766,492	222,627,212	7.66%	27.07%	413,475,449	19,949,599	5.07%	192.84%
2017	9,967,061,475	627,165,135	6.71%	26.59%	3,440,327,629	311,561,137	9.96%	39.72%	371,318,498	-42,156,951	-10.20%	162.99%
2018	10,717,403,599	750,342,124	7.53%	36.12%	3,627,932,524	187,604,895	5.45%	47.34%	360,553,352	-10,765,146	-2.90%	155.36%
2019	11,545,635,682	828,232,083	7.73%	46.64%	4,049,744,275	421,811,751	11.63%	64.47%	332,368,669	-28,184,683	-7.82%	135.40%
2020	12,356,898,145	811,262,463	7.03%	56.94%	4,441,003,462	391,259,187	9.66%	80.36%	309,575,353	-22,793,316	-6.86%	119.26%

Rate Annual %chg: Residential & Recreational **4.61%**

Commercial & Industrial **6.08%**

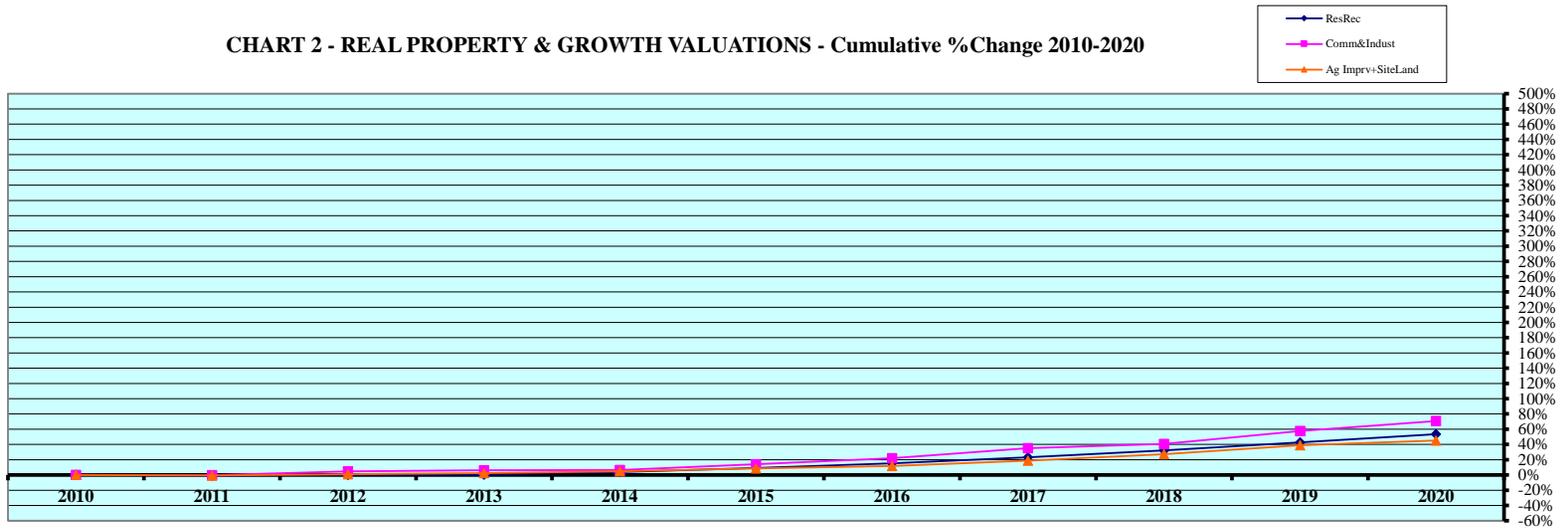
Agricultural Land **8.17%**

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

CHART 1

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

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	7,873,412,894	178,277,097	2.26%	7,695,135,797	--	--	2,462,232,923	64,985,911	2.64%	2,397,247,012	--	--	
2011	7,969,265,775	169,444,635	2.13%	7,799,821,140	-0.93%	-0.93%	2,493,146,998	39,213,239	1.57%	2,453,933,759	-0.34%	-0.34%	
2012	8,028,648,157	153,388,564	1.91%	7,875,259,593	-1.18%	0.02%	2,613,727,280	35,840,888	1.37%	2,577,886,392	3.40%	4.70%	
2013	8,078,097,700	177,382,524	2.20%	7,900,715,176	-1.59%	0.35%	2,659,770,921	44,359,727	1.67%	2,615,411,194	0.06%	6.22%	
2014	8,397,346,693	229,970,674	2.74%	8,167,376,019	1.11%	3.73%	2,681,265,360	59,860,679	2.23%	2,621,404,681	-1.44%	6.46%	
2015	8,840,328,734	239,632,508	2.71%	8,600,696,226	2.42%	9.24%	2,906,139,280	94,168,827	3.24%	2,811,970,453	4.87%	14.20%	
2016	9,339,896,340	253,905,995	2.72%	9,085,990,345	2.78%	15.40%	3,128,766,492	127,302,828	4.07%	3,001,463,664	3.28%	21.90%	
2017	9,967,061,475	262,988,131	2.64%	9,704,073,344	3.90%	23.25%	3,440,327,629	114,307,546	3.32%	3,326,020,083	6.30%	35.08%	
2018	10,717,403,599	300,180,511	2.80%	10,417,223,088	4.52%	32.31%	3,627,932,524	161,063,082	4.44%	3,466,869,442	0.77%	40.80%	
2019	11,545,635,682	311,622,494	2.70%	11,234,013,188	4.82%	42.68%	4,049,744,275	167,810,185	4.14%	3,881,934,090	7.00%	57.66%	
2020	12,356,898,145	273,218,148	2.21%	12,083,679,997	4.66%	53.47%	4,441,003,462	238,121,785	5.36%	4,202,881,677	3.78%	70.69%	
Rate Ann%chg	4.61%			Resid & Recreat w/o growth			6.08%			C & I w/o growth			2.77%

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	131,275,048	82,429,585	213,704,633	4,038,418	1.89%	209,666,215	--	--	
2011	137,201,413	79,927,245	217,128,658	4,904,898	2.26%	212,223,760	-0.69%	-0.69%	
2012	140,042,187	82,019,519	222,061,706	6,345,786	2.86%	215,715,920	-0.65%	0.94%	
2013	140,691,543	81,873,581	222,565,124	3,567,282	1.60%	218,997,842	-1.38%	2.48%	
2014	189,117,341	40,011,471	229,128,812	5,173,049	2.26%	223,955,763	0.62%	4.80%	
2015	201,044,072	42,784,033	243,828,105	12,130,612	4.98%	231,697,493	1.12%	8.42%	
2016	194,123,487	51,529,858	245,653,345	7,045,555	2.87%	238,607,790	-2.14%	11.65%	
2017	205,619,810	53,916,910	259,536,720	5,680,646	2.19%	253,856,074	3.34%	18.79%	
2018	240,700,956	61,408,023	302,108,979	30,450,756	10.08%	271,658,223	4.67%	27.12%	
2019	235,680,092	71,208,444	306,888,536	9,806,643	3.20%	297,081,893	-1.66%	39.02%	
2020	249,014,179	71,759,162	320,773,341	10,584,634	3.30%	310,188,707	1.08%	45.15%	
Rate Ann%chg	6.61%		-1.38%		4.15%		Ag Imprv+Site w/o growth		0.43%

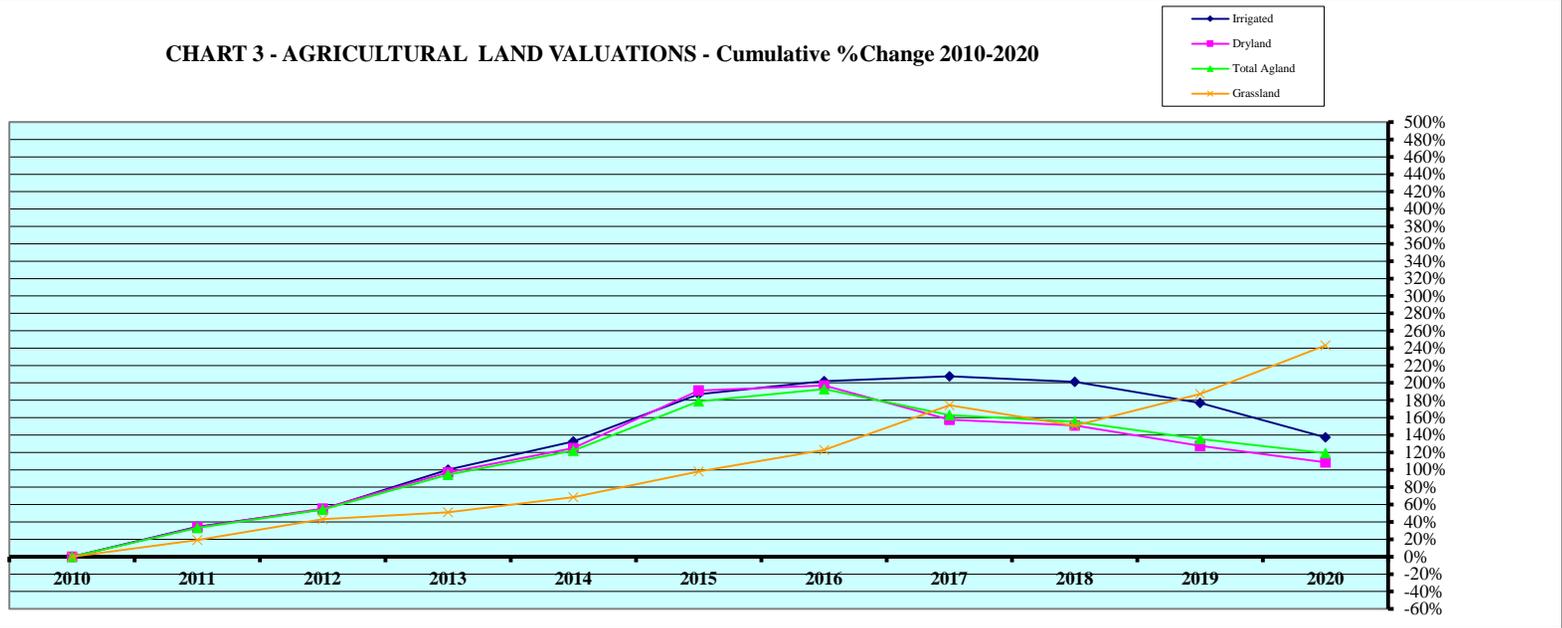
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 77
County SARPY

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	12,160,414	--	--	--	120,247,372	--	--	--	8,553,169	--	--	--
2011	16,357,989	4,197,575	34.52%	34.52%	161,230,776	40,983,404	34.08%	34.08%	10,198,214	1,645,045	19.23%	19.23%
2012	18,804,970	2,446,981	14.96%	54.64%	186,721,951	25,491,175	15.81%	55.28%	12,250,963	2,052,749	20.13%	43.23%
2013	24,325,303	5,520,333	29.36%	100.04%	236,744,227	50,022,276	26.79%	96.88%	12,925,791	674,828	5.51%	51.12%
2014	28,289,408	3,964,105	16.30%	132.64%	270,501,966	33,757,739	14.26%	124.95%	14,416,318	1,490,527	11.53%	68.55%
2015	34,879,581	6,590,173	23.30%	186.83%	350,251,289	79,749,323	29.48%	191.28%	16,935,953	2,519,635	17.48%	98.01%
2016	36,717,610	1,838,029	5.27%	201.94%	357,150,905	6,899,616	1.97%	197.01%	19,062,223	2,126,270	12.55%	122.87%
2017	37,403,421	685,811	1.87%	207.58%	309,907,712	-47,243,193	-13.23%	157.73%	23,457,867	4,395,644	23.06%	174.26%
2018	36,634,127	-769,294	-2.06%	201.26%	301,921,118	-7,986,594	-2.58%	151.08%	21,443,959	-2,013,908	-8.59%	150.71%
2019	33,661,997	-2,972,130	-8.11%	176.82%	273,530,072	-28,391,046	-9.40%	127.47%	24,563,201	3,119,242	14.55%	187.18%
2020	28,849,171	-4,812,826	-14.30%	137.24%	250,769,551	-22,760,521	-8.32%	108.54%	29,346,204	4,783,003	19.47%	243.10%

Rate Ann.%chg: Irrigated Dryland Grassland

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	232,078	--	--	--	487	--	--	--	141,193,520	--	--	--
2011	232,772	694	0.30%	0.30%	1,748	1,261	258.93%	258.93%	188,021,499	46,827,979	33.17%	33.17%
2012	228,037	-4,735	-2.03%	-1.74%	1,654	-94	-5.38%	239.63%	218,007,575	29,986,076	15.95%	54.40%
2013	281,436	53,399	23.42%	21.27%	1,440	-214	-12.94%	195.69%	274,278,197	56,270,622	25.81%	94.26%
2014	362,254	80,818	28.72%	56.09%	2,742	1,302	90.42%	463.04%	313,572,688	39,294,491	14.33%	122.09%
2015	441,923	79,669	21.99%	90.42%	(8,982,896)	-8,985,638	-327703.79%	-1844637.17%	393,525,850	79,953,162	25.50%	178.71%
2016	560,186	118,263	26.76%	141.38%	(15,475)	8,967,421	--	-3277.62%	413,475,449	19,949,599	5.07%	192.84%
2017	547,717	-12,469	-2.23%	136.01%	1,781	17,256	--	265.71%	371,318,498	-42,156,951	-10.20%	162.99%
2018	570,497	22,780	4.16%	145.82%	(16,349)	-18,130	-1017.97%	-3457.08%	360,553,352	-10,765,146	-2.90%	155.36%
2019	612,227	41,730	7.31%	163.80%	1,172	17,521	--	140.66%	332,368,669	-28,184,683	-7.82%	135.40%
2020	608,970	-3,257	-0.53%	162.40%	1,457	285	24.32%	199.18%	309,575,353	-22,793,316	-6.86%	119.26%

Cnty#
County

Rate Ann.%chg: Total Agric Land

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	12,163,083	6,199	1,962			120,454,355	66,915	1,800			81,700,995	133,333	613		
2011	16,096,181	6,225	2,586	31.78%	31.78%	161,822,610	66,365	2,438	35.46%	35.46%	89,688,965	135,300	663	8.18%	9.46%
2012	19,101,517	6,365	3,001	16.05%	52.93%	186,903,468	66,047	2,830	16.06%	57.20%	89,574,800	130,628	686	3.44%	13.24%
2013	24,610,506	6,218	3,958	31.90%	101.72%	237,499,823	65,864	3,606	27.42%	100.31%	97,239,960	127,646	762	11.09%	25.80%
2014	28,579,366	6,205	4,606	16.36%	134.71%	270,556,847	65,343	4,141	14.83%	130.02%	128,539,130	127,483	1,008	32.36%	66.50%
2015	34,872,071	6,205	5,620	22.02%	186.40%	352,713,171	64,867	5,438	31.32%	202.06%	149,636,865	127,257	1,176	16.62%	94.17%
2016	37,866,157	6,325	5,987	6.53%	205.11%	368,135,968	63,899	5,761	5.95%	220.05%	164,929,515	127,713	1,291	9.83%	113.25%
2017	37,403,421	6,374	5,868	-1.99%	199.05%	313,351,946	62,299	5,030	-12.70%	179.41%	174,353,050	127,360	1,369	6.01%	126.06%
2018	36,959,456	6,288	5,878	0.16%	199.54%	303,375,929	60,293	5,032	0.04%	179.52%	167,960,980	130,138	1,291	-5.72%	113.13%
2019	37,522,999	6,394	5,869	-0.16%	199.08%	281,434,665	58,891	4,779	-5.02%	165.48%	167,183,410	129,675	1,289	-0.11%	112.90%
2020	28,841,701	4,983	5,789	-1.36%	195.00%	251,261,996	54,984	4,570	-4.38%	153.86%	32,687,950	15,786	2,071	60.61%	237.92%

Rate Annual %chg Average Value/Acre:

11.42%

9.76%

12.95%

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	215,420	2,693	80			2,067,799	6,666	310			141,501,867	89,672	1,578		
2011	222,083	2,725	81	1.87%	1.87%	2,448,525	6,635	369	18.97%	18.97%	188,245,520	89,034	2,114	33.99%	33.99%
2012	229,787	2,819	82	0.03%	1.90%	2,928,203	6,642	441	19.46%	42.12%	218,447,128	89,043	2,453	16.03%	55.47%
2013	281,959	2,777	102	24.56%	26.92%	3,098,465	6,725	461	4.51%	48.53%	218,447,128	88,788	3,100	26.38%	96.48%
2014	353,000	2,906	121	19.63%	51.83%	3,616,350	6,364	568	23.34%	83.20%	313,817,984	87,894	3,570	15.16%	126.26%
2015	443,642	2,926	152	24.81%	89.50%	3,891,598	6,486	600	5.58%	93.42%	404,927,757	87,589	4,623	29.48%	192.97%
2016	439,706	2,887	152	0.47%	90.38%	111,048	1,107	100	-83.28%	-67.66%	425,670,799	86,620	4,914	6.30%	211.42%
2017	537,157	3,544	152	-0.50%	89.43%	1,675	384	4	-95.65%	-98.59%	374,711,143	85,548	4,380	-10.87%	177.57%
2018	538,277	3,548	152	0.10%	89.62%	1,675	538	3	-28.67%	-99.00%	362,394,723	83,415	4,344	-0.81%	175.32%
2019	513,441	3,368	152	0.50%	90.57%	2,638	446	6	90.00%	-98.09%	340,416,320	81,454	4,179	-3.80%	164.85%
2020	555,984	3,652	152	-0.14%	90.31%	47,001	778	60	921.80%	-80.53%	313,394,632	80,183	3,909	-6.48%	147.69%

77
SARPY

Rate Annual %chg Average Value/Acre:

9.49%

(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
158,840	SARPY	463,598,327	63,239,205	48,185,303	12,336,418,472	2,830,079,479	1,610,923,983	20,479,673	309,575,353	249,014,179	71,759,162	0	18,003,273,136
cnty sectorvalue % of total value:		2.58%	0.35%	0.27%	68.52%	15.72%	8.95%	0.11%	1.72%	1.38%	0.40%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
58,878	BELLEVUE	58,929,478	12,951,419	8,662,644	3,305,387,401	907,018,091	78,322,798	0	0	0	0	0	4,371,271,831
37.07%	%sector of county sector	12.71%	20.48%	17.98%	26.79%	32.05%	4.86%						24.28%
	%sector of municipality	1.35%	0.30%	0.20%	75.62%	20.75%	1.79%						100.00%
4,905	GRETN	20,094,169	1,499,409	590,908	277,724,731	85,271,242	56,047,834	0	23,790	0	0	0	441,252,083
3.09%	%sector of county sector	4.33%	2.37%	1.23%	2.25%	3.01%	3.48%		0.01%				2.45%
	%sector of municipality	4.55%	0.34%	0.13%	62.94%	19.32%	12.70%		0.01%				100.00%
16,638	LA VISTA	68,082,962	7,431,152	1,651,360	818,889,704	530,851,424	327,868,470	0	0	0	0	0	1,754,775,072
10.47%	%sector of county sector	14.69%	11.75%	3.43%	6.64%	18.76%	20.35%						9.75%
	%sector of municipality	3.88%	0.42%	0.09%	46.67%	30.25%	18.68%						100.00%
23,889	PAPILLION	103,015,778	8,128,081	1,415,508	1,562,692,196	566,606,965	376,517,500	0	0	0	0	0	2,618,376,028
15.04%	%sector of county sector	22.22%	12.85%	2.94%	12.67%	20.02%	23.37%						14.54%
	%sector of municipality	3.93%	0.31%	0.05%	59.68%	21.64%	14.38%						100.00%
1,529	SPRINGFIELD	3,987,357	196,651	80,787	86,044,957	13,484,348	11,537,184	0	0	0	0	0	115,331,284
0.96%	%sector of county sector	0.86%	0.31%	0.17%	0.70%	0.48%	0.72%						0.64%
	%sector of municipality	3.46%	0.17%	0.07%	74.61%	11.69%	10.00%						100.00%
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
	%sector of municipality	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
	%sector of municipality	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
	%sector of municipality	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
	%sector of municipality	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
	%sector of municipality	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
	%sector of municipality	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
	%sector of municipality	0	0	0	0	0	0	0	0	0	0	0	0
105,839	Total Municipalities	254,109,744	30,206,712	12,401,207	6,050,738,989	2,103,232,070	850,293,786	0	23,790	0	0	0	9,301,006,298
66.63%	%all municip.sectors of cnty	54.81%	47.77%	25.74%	49.05%	74.32%	52.78%		0.01%				51.66%

Total Real Property Sum Lines 17, 25, & 30	Records : 67,932	Value : 18,758,419,730	Growth 560,559,582	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	652	27,014,201	4,393	135,892,277	1,456	71,409,551	6,501	234,316,029	
02. Res Improve Land	32,054	1,025,707,954	13,034	644,524,720	10,695	574,985,548	55,783	2,245,218,222	
03. Res Improvements	32,329	0	13,081	0	10,710	0	56,120	10,830,731,358	
04. Res Total	32,981	1,052,722,155	17,474	780,416,997	12,166	646,395,099	62,621	13,310,265,609	319,210,488
% of Res Total	52.67	7.91	27.90	5.86	19.43	4.86	92.18	70.96	56.94
05. Com UnImp Land	326	86,852,843	181	53,070,862	67	12,227,596	574	152,151,301	
06. Com Improve Land	1,275	399,302,261	127	65,687,060	146	63,942,802	1,548	528,932,123	
07. Com Improvements	1,285	1,717,338,728	134	389,731,748	148	195,536,734	1,567	2,302,607,210	
08. Com Total	1,611	2,203,493,832	315	508,489,670	215	271,707,132	2,141	2,983,690,634	116,849,604
% of Com Total	75.25	73.85	14.71	17.04	10.04	9.11	3.15	15.91	20.85
09. Ind UnImp Land	96	20,520,361	93	18,769,051	17	2,704,925	206	41,994,337	
10. Ind Improve Land	405	133,894,195	267	121,029,940	114	30,089,826	786	285,013,961	
11. Ind Improvements	406	847,857,459	268	565,076,681	115	84,615,816	789	1,497,549,956	
12. Ind Total	502	1,002,272,015	361	704,875,672	132	117,410,567	995	1,824,558,254	117,337,608
% of Ind Total	50.45	54.93	36.28	38.63	13.27	6.44	1.46	9.73	20.93
13. Rec UnImp Land	0	0	5	660,133	90	5,255,091	95	5,915,224	
14. Rec Improve Land	0	0	13	1,516,728	30	2,833,013	43	4,349,741	
15. Rec Improvements	0	0	13	523,016	275	10,612,362	288	11,135,378	
16. Rec Total	0	0	18	2,699,877	365	18,700,466	383	21,400,343	34,514
% of Rec Total	0.00	0.00	4.70	12.62	95.30	87.38	0.56	0.11	0.01
Res & Rec Total	32,981	1,052,722,155	17,492	783,116,874	12,531	665,095,565	63,004	13,331,665,952	319,245,002
% of Res & Rec Total	52.35	7.90	27.76	5.87	19.89	4.99	92.75	71.07	56.95
Com & Ind Total	2,113	3,205,765,847	676	1,213,365,342	347	389,117,699	3,136	4,808,248,888	234,187,212
% of Com & Ind Total	67.38	66.67	21.56	25.24	11.07	8.09	4.62	25.63	41.78
17. Taxable Total	35,094	4,258,488,002	18,168	1,996,482,216	12,878	1,054,213,264	66,140	18,139,914,840	553,432,214
% of Taxable Total	53.06	23.48	27.47	11.01	19.47	5.81	97.36	96.70	98.73

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	26	11,720,188	148,478,130	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	26	11,720,188	148,478,130
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				26	11,720,188	148,478,130

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	1,167	809	650	2,626

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	1	23,304	474	83,868,824	455	97,781,472	930	181,673,600
28. Ag-Improved Land	0	0	359	96,334,283	492	129,334,484	851	225,668,767
29. Ag Improvements	0	0	360	81,095,118	502	130,067,405	862	211,162,523

30. Ag Total					1,792	618,504,890
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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	5	1.30	26,510	
32. HomeSite Improv Land	0	0.00	0	278	380.37	21,081,044	
33. HomeSite Improvements	0	0.00	0	288	376.28	69,230,058	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	54	68.19	731,714	
36. FarmSite Improv Land	0	0.00	0	319	685.33	13,958,592	
37. FarmSite Improvements	0	0.00	0	305	0.00	11,865,060	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	1.48	0	
40. Other- Non Ag Use	0	0.00	0	0	4.10	178,596	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	7	50.52	328,593	12	51.82	355,103	
32. HomeSite Improv Land	410	579.02	32,045,979	688	959.39	53,127,023	
33. HomeSite Improvements	427	574.88	110,025,662	715	951.16	179,255,720	7,127,368
34. HomeSite Total				727	1,011.21	232,737,846	
35. FarmSite UnImp Land	67	544.80	3,171,478	121	612.99	3,903,192	
36. FarmSite Improv Land	447	1,384.12	20,531,105	766	2,069.45	34,489,697	
37. FarmSite Improvements	429	0.00	20,041,743	734	0.00	31,906,803	0
38. FarmSite Total				855	2,682.44	70,299,692	
39. Road & Ditches	0	0.00	0	0	1.48	0	
40. Other- Non Ag Use	0	0.00	0	0	4.10	178,596	
41. Total Section VI				1,582	3,699.23	303,216,134	7,127,368

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	1	0.00	4,080	1	0.00	4,080

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	1	5.62	23,304	835	34,243.67	143,980,584
44. Market Value	1	5.62	134,880	835	34,243.67	441,507,340
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	945	44,326.42	170,830,578	1,781	78,575.71	314,834,466
44. Market Value	0	0	0	0	0	0

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	76.88	1.30%	490,494	1.46%	6,379.99
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	4,020.58	67.78%	23,560,602	70.16%	5,860.00
48. 2A	1,062.45	17.91%	6,071,908	18.08%	5,715.01
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	45.85	0.77%	221,227	0.66%	4,825.02
51. 4A1	594.12	10.02%	2,679,481	7.98%	4,510.00
52. 4A	131.80	2.22%	559,493	1.67%	4,245.02
53. Total	5,931.68	100.00%	33,583,205	100.00%	5,661.67
Dry					
54. 1D1	386.23	0.67%	2,081,780	0.81%	5,390.00
55. 1D	16,716.41	29.18%	87,343,445	33.88%	5,225.01
56. 2D1	9,579.95	16.72%	46,989,685	18.22%	4,905.00
57. 2D	290.33	0.51%	1,380,542	0.54%	4,755.08
58. 3D1	534.88	0.93%	2,455,097	0.95%	4,590.00
59. 3D	23,353.63	40.77%	94,699,036	36.73%	4,055.00
60. 4D1	2.44	0.00%	9,213	0.00%	3,775.82
61. 4D	6,416.57	11.20%	22,875,098	8.87%	3,565.00
62. Total	57,280.44	100.00%	257,833,896	100.00%	4,501.26
Grass					
63. 1G1	11,324.39	94.82%	22,447,030	95.94%	1,982.18
64. 1G	50.25	0.42%	97,087	0.41%	1,932.08
65. 2G1	8.77	0.07%	15,311	0.07%	1,745.84
66. 2G	41.02	0.34%	79,128	0.34%	1,929.01
67. 3G1	45.66	0.38%	70,735	0.30%	1,549.17
68. 3G	352.56	2.95%	481,330	2.06%	1,365.24
69. 4G1	101.14	0.85%	173,915	0.74%	1,719.55
70. 4G	19.51	0.16%	31,805	0.14%	1,630.19
71. Total	11,943.30	100.00%	23,396,341	100.00%	1,958.95
Irrigated Total					
Irrigated Total	5,931.68	7.53%	33,583,205	10.65%	5,661.67
Dry Total					
Dry Total	57,280.44	72.76%	257,833,896	81.78%	4,501.26
Grass Total					
Grass Total	11,943.30	15.17%	23,396,341	7.42%	1,958.95
72. Waste	2,763.80	3.51%	422,722	0.13%	152.95
73. Other	803.53	1.02%	52,592	0.02%	65.45
74. Exempt	736.81	0.94%	0	0.00%	0.00
75. Market Area Total	78,722.75	100.00%	315,288,756	100.00%	4,005.05

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	1,296.52	7,170,362	4,635.16	26,412,843	5,931.68	33,583,205
77. Dry Land	5.62	23,304	28,739.49	130,246,479	28,535.33	127,564,113	57,280.44	257,833,896
78. Grass	0.00	0	3,189.48	6,663,578	8,753.82	16,732,763	11,943.30	23,396,341
79. Waste	0.00	0	883.56	140,407	1,880.24	282,315	2,763.80	422,722
80. Other	0.00	0	228.32	5,825	575.21	46,767	803.53	52,592
81. Exempt	0.00	0	447.37	0	289.44	0	736.81	0
82. Total	5.62	23,304	34,337.37	144,226,651	44,379.76	171,038,801	78,722.75	315,288,756

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	5,931.68	7.53%	33,583,205	10.65%	5,661.67
Dry Land	57,280.44	72.76%	257,833,896	81.78%	4,501.26
Grass	11,943.30	15.17%	23,396,341	7.42%	1,958.95
Waste	2,763.80	3.51%	422,722	0.13%	152.95
Other	803.53	1.02%	52,592	0.02%	65.45
Exempt	736.81	0.94%	0	0.00%	0.00
Total	78,722.75	100.00%	315,288,756	100.00%	4,005.05

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 Bellevue Area	1,574	35,734,256	19,138	597,951,554	19,397	3,029,906,656	20,971	3,663,592,466	56,373,920
83.2 Gretna Area	1,939	83,696,076	6,204	360,593,764	6,204	1,616,520,627	8,143	2,060,810,467	118,911,411
83.3 La Vista Area	14	7,468,725	4,812	158,545,395	4,812	856,037,801	4,826	1,022,051,921	3,550,788
83.4 Millard Area	203	3,168,725	9,070	328,543,316	9,070	1,718,755,539	9,273	2,050,467,580	26,048,679
83.5 Papillion Area	2,432	77,372,878	14,232	593,114,290	14,277	3,117,662,301	16,709	3,788,149,469	99,058,753
83.6 Rec Lake Area	226	11,571,437	763	74,669,976	1,018	152,857,145	1,244	239,098,558	4,551,783
83.7 Rural Area	117	17,581,381	772	100,216,176	775	189,779,126	892	307,576,683	2,259,857
83.8 Springfield Area	90	3,637,775	835	35,933,492	855	160,347,541	945	199,918,808	8,489,811
83.9 [none]	1	0	0	0	0	0	1	0	0
84 Residential Total	6,596	240,231,253	55,826	2,249,567,963	56,408	10,841,866,736	63,004	13,331,665,952	319,245,002

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	Bellevue Area	143	22,321,800	739	157,192,845	747	808,622,601	890	988,137,246	16,318,055
85.2	Gretna Area	102	14,943,038	226	50,125,312	229	169,997,616	331	235,065,966	9,194,141
85.3	La Vista Area	105	35,460,245	299	150,528,189	300	732,425,878	405	918,414,312	23,341,638
85.4	Millard Area	15	7,579,453	6	4,317,285	6	6,002,061	21	17,898,799	725,687
85.5	Papillion Area	130	37,599,967	482	225,129,048	484	852,584,504	614	1,115,313,519	126,749,654
85.6	Rural Area	9	1,544,812	2	387,511	2	392,972	11	2,325,295	0
85.7	Sarpy County	216	52,072,173	475	193,093,672	483	930,356,896	699	1,175,522,741	17,931,310
85.8	Springfield Area	60	22,624,150	105	33,172,222	105	299,774,638	165	355,571,010	39,926,727
86	Commercial Total	780	194,145,638	2,334	813,946,084	2,356	3,800,157,166	3,136	4,808,248,888	234,187,212

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	5,583.33	95.13%	13,148,836	95.83%	2,355.02
88. 1G	18.37	0.31%	42,803	0.31%	2,330.05
89. 2G1	4.56	0.08%	10,262	0.07%	2,250.44
90. 2G	32.42	0.55%	70,190	0.51%	2,165.02
91. 3G1	24.04	0.41%	49,764	0.36%	2,070.05
92. 3G	103.66	1.77%	211,468	1.54%	2,040.02
93. 4G1	86.81	1.48%	159,731	1.16%	1,840.01
94. 4G	16.00	0.27%	28,402	0.21%	1,775.13
95. Total	5,869.19	100.00%	13,721,456	100.00%	2,337.88
CRP					
96. 1C1	931.11	98.46%	3,449,768	98.73%	3,705.01
97. 1C	2.88	0.30%	10,325	0.30%	3,585.07
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	11.48	1.21%	33,407	0.96%	2,910.02
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.19	0.02%	487	0.01%	2,563.16
104. Total	945.66	100.00%	3,493,987	100.00%	3,694.76
Timber					
105. 1T1	4,809.95	93.79%	5,848,426	94.62%	1,215.90
106. 1T	29.00	0.57%	43,959	0.71%	1,515.83
107. 2T1	4.21	0.08%	5,049	0.08%	1,199.29
108. 2T	8.60	0.17%	8,938	0.14%	1,039.30
109. 3T1	21.62	0.42%	20,971	0.34%	969.98
110. 3T	237.42	4.63%	236,455	3.83%	995.94
111. 4T1	14.33	0.28%	14,184	0.23%	989.81
112. 4T	3.32	0.06%	2,916	0.05%	878.31
113. Total	5,128.45	100.00%	6,180,898	100.00%	1,205.22
<hr/>					
Grass Total	5,869.19	49.14%	13,721,456	58.65%	2,337.88
CRP Total	945.66	7.92%	3,493,987	14.93%	3,694.76
Timber Total	5,128.45	42.94%	6,180,898	26.42%	1,205.22
<hr/>					
114. Market Area Total	11,943.30	100.00%	23,396,341	100.00%	1,958.95

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

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	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	12,336,418,472	13,310,265,609	973,847,137	7.89%	319,210,488	5.31%
02. Recreational	20,479,673	21,400,343	920,670	4.50%	34,514	4.33%
03. Ag-Homesite Land, Ag-Res Dwelling	249,014,179	232,737,846	-16,276,333	-6.54%	7,127,368	-9.40%
04. Total Residential (sum lines 1-3)	12,605,912,324	13,564,403,798	958,491,474	7.60%	326,372,370	5.01%
05. Commercial	2,830,079,479	2,983,690,634	153,611,155	5.43%	116,849,604	1.30%
06. Industrial	1,610,923,983	1,824,558,254	213,634,271	13.26%	117,337,608	5.98%
07. Total Commercial (sum lines 5-6)	4,441,003,462	4,808,248,888	367,245,426	8.27%	234,187,212	3.00%
08. Ag-Farmsite Land, Outbuildings	71,604,088	70,299,692	-1,304,396	-1.82%	0	-1.82%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	155,074	178,596	23,522	15.17%		
11. Total Non-Agland (sum lines 8-10)	71,759,162	70,478,288	-1,280,874	-1.78%	0	-1.78%
12. Irrigated	28,849,171	33,583,205	4,734,034	16.41%		
13. Dryland	250,769,551	257,833,896	7,064,345	2.82%		
14. Grassland	29,346,204	23,396,341	-5,949,863	-20.27%		
15. Wasteland	608,970	422,722	-186,248	-30.58%		
16. Other Agland	1,457	52,592	51,135	3,509.61%		
17. Total Agricultural Land	309,575,353	315,288,756	5,713,403	1.85%		
18. Total Value of all Real Property (Locally Assessed)	17,428,250,301	18,758,419,730	1,330,169,429	7.63%	560,559,582	4.42%

2021 Assessment Survey for Sarpy County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	One
2.	Appraiser(s) on staff:
	9 full time
3.	Other full-time employees:
	8 administrative;2 data collectors
4.	Other part-time employees:
	No part-time employees
5.	Number of shared employees:
	No shared employees
6.	Assessor's requested budget for current fiscal year:
	\$1,732,194
7.	Adopted budget, or granted budget if different from above:
	0
8.	Amount of the total assessor's budget set aside for appraisal work:
	Not segregated in our operating budget
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	Not segregated in our operating budget
10.	Part of the assessor's budget that is dedicated to the computer system:
	Software: \$79,900; Equipment: \$6,200
11.	Amount of the assessor's budget set aside for education/workshops:
	\$17,200
12.	Amount of last year's assessor's budget not used:
	All funds were used

B. Computer, Automation Information and GIS

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

D. Contracted Services

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

E. Appraisal /Listing Services

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

2021 Residential Assessment Survey for Sarpy County

1.	Valuation data collection done by:																				
	Staff Appraisers, Data Collectors																				
2.	List the valuation group recognized by the County and describe the unique characteristics of each:																				
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3.	List and describe the approach(es) used to estimate the market value of residential properties.																				
	Cost approach to value with market transactions used to adjust depreciation tables and market influences.																				
4.	For the cost approach does the County develop the deprecation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?																				
	Depreciation tables are based on local market information.																				
5.	Are individual depreciation tables developed for each valuation group?																				
	No, depreciation tables are developed for the entire County as environmental and physical factors equally affect the entire county. The economic depreciation is developed by neighborhood.																				
6.	Describe the methodology used to determine the residential lot values?																				
	Sales comparison, allocation, and/or abstraction.																				
7.	How are rural residential site values developed?																				
	The site values are developed using sales of similar properties and attributes.																				
8.	Are there form 191 applications on file?																				

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

2021 Commercial Assessment Survey for Sarpy County

1.	Valuation data collection done by:													
	Staff Appraisers.													
2.	List the valuation group recognized in the County and describe the unique characteristics of each:													
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3.	List and describe the approach(es) used to estimate the market value of commercial properties.													
	The income and cost approaches, with more emphasis on the income approach.													
3a.	Describe the process used to determine the value of unique commercial properties.													
	Same as above with the addition of the sales comparison approach, using comparable sales from a broad area outside of the County.													
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?													
	Depreciation tables are based on tables in the CAMA system, which comes from Marshall & Swift. A contract appraisal firm used in years past determined depreciation based on the local market for the subject occupancy groups.													
5.	Are individual depreciation tables developed for each valuation grouping?													
	CAMA Depreciation tables are used as established in the commercial cost table.													
6.	Describe the methodology used to determine the commercial lot values.													
	Sales comparison approach.													
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10	2009-2017	2009-2017	2012	2009-2017										
	Within their one valuation group, the county separates parcels as detailed in the Marshall & Swift occupancy code. Examples include regional shopping center, service garage, and storage warehouses this is typically how the county reviews the commercial by occupancy. This is why there is a range of years in the chart for valuation groups. There was a complete land study completed in 2012 but they do adjust values when the market dictates.													

2021 Agricultural Assessment Survey for Sarpy County

1.	Valuation data collection done by:																									
	Staff Appraiser																									
2.	List each market area, and describe the location and the specific characteristics that make each unique.																									
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	Sarpy county has 7 different market areas for land valuation purposes used to establish market value for these areas. All land in Sarpy County is influenced by development for non-agricultural purposes and all agricultural parcels that have applied for special value are valued using agricultural sales from counties without any non-agricultural influence. The special value or uninfluenced value is the same for all areas of the county.																									
3.	Describe the process used to determine and monitor market areas.																									
	The County analyzes sales and market conditions. Title 350, Chapter 50-001.18																									
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.																									
	Parcel use is identified per state statutes and regulations.																									
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?																									
	Annual analysis of the rural residential home sites and the farm home sites indicates that there is no value difference between the two.																									
6.	What separate market analysis has been conducted where intensive use is identified in the county?																									
	Sarpy County uses sales of similar properties when available.																									
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.																									
	The market value for the location in which the parcel resides, is applied to the subject property.																									
7a.	Are any other agricultural subclasses used? If yes, please explain.																									
	No, only those identified in REG 14 and shown on the Abstract of Assessment																									

	<i>If your county has special value applications, please answer the following</i>
8a.	How many parcels have a special valuation application on file?
	1,870
8b.	What process was used to determine if non-agricultural influences exist in the county?
	Through sales verification.
	<i>If your county recognizes a special value, please answer the following</i>
8c.	Describe the non-agricultural influences recognized within the county.
	Development of areas along major corridors and effective taxing jurisdictions, growth of residential and commercial is spreading rapidly.
8d.	Where is the influenced area located within the county?
	The entire county is influenced.
8e.	Describe in detail how the special values were arrived at in the influenced area(s).
	Use of agricultural market sales from comparable, uninfluenced counties are analyzed to arrive at the special values.

**Three Year Plan of Assessment for Sarpy County
July 2020**

Introduction

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

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

Duties of the County Assessor

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

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

Real Property Assessment Requirements

77-201. Property taxable; valuation; classification.

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

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

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

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

General Description of Real Property in Sarpy County

	<u>Parcels</u>	<u>% of total parcels</u>
Residential	61,258	92
Commercial	2,089	3
Industrial	988	1.5
Recreational	392	.5
Agricultural	<u>1,923</u>	<u>3</u>
Total	66,650	100%

Current Resources

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

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

Cadastral Mapping

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

Computer Assisted Mass Appraisal (CAMA)

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

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

Geographic Information System

The GIS system is controlled by our Information Systems Department with the assessor having use of Arc Viewer and Arc Reader. This provides our appraisers with tools for plotting sales, permits, identify areas for reappraisal, etc. Maps are helpful for explaining assessment practices to property owners and county board members. Oblique imagery is available to use through Pictometry and is useful for verification of a number of property characteristics. We are now using 2020 imagery and have purchased an aerial change detection capability which is now in use in our rural areas.

Internet Access to County Information

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

Current Assessment Procedures for Real Property

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

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

Review of Assessment Sales Ratio Studies before Assessment Actions

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

Approaches to Value

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

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

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

Reconciliation of Final Value and Documentation

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

Review Assessment Sales Ratio Studies after Assessment

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

Notices and Public Relations

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

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

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

Level of Value, Quality and Uniformity for Assessment Year 2020

<u>Property class</u>	<u>Median</u>	<u>COD</u>	<u>PRD</u>
Commercial	94.00	14.16	103.44
Agricultural	70.00	15.58	103.67
Residential	96.00	4.92	100.17

Property Tax Exempt Parcels

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

Ongoing Priorities

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

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

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

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

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

Assessment Actions Planned for Assessment Year 2021

Initial comment on this section: Working in this global pandemic climate has increased our resourcefulness and we are realizing and testing new methods to perform our assessment duties. After over 22 years of using the Terra Scan CAMA and assessment software we will be learning a new software product and moving away from Terra Scan. In a rapidly growing county, there is never a good time to undertake a major software change. We will see in the coming months how this goes. Due to the professionalism and diligence of all parties involved in the software selection process I am confident in a successful implementation.

Residential

Every year we run ratio studies to see how our assessed values compare to the market. In recent years the real estate market has been inflating and we will continue to adjust to what the market dictates. The number of new construction permits have risen over the last four years.

Progress has been made in the development of a plan to provide sanitary sewer to the under developed areas of Sarpy County. We are not to the point where residential development will happen in any great amount in the southwest areas of Sarpy County. This is very much on our minds and we are looking at methods to help us manage the increased workload.

In 2020, we experienced an extraordinary event that required personnel to work from home and avoid personal contact with property owners which reduced our number of days in the field. Our adaptation to working remotely has been impressive as we use Pictometry and drive-by viewing to keep busy collecting

the data necessary to property assessments. The global pandemic of COVID 19 will follow us into 2021. As of the date of this report we have several COVID infections and about one-third of our staff in some level of quarantine. Yet, we have confidence in our ability to continue operating and meeting the requirements of the state.

Commercial and Industrial

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

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

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

The year 2021 will be a difficult year for commercial revaluation and building permits due to pandemic concerns which limit human contact. There is a significant increase in the sales of raw land for commercial development and large distribution centers and data processing buildings are planned for Sarpy County.

We are confident in our resourcefulness and will endeavor to meet state requirements for assessment practices.

Agricultural/Rural

A substantial amount of effort has been applied to updating our land use maps and checking for agricultural use while reviewing greenbelt qualification. The new "five-acre, Schedule F" matter will require removing some from Special Valuation and should result in some protests and varied interpretations of the law by all involved. However, a solid effort has gone onto properly executing our responsibilities in this area.

The lack of building permit requirements in the rural areas makes it necessary to make frequent sweeps of the rural areas for new construction. Change detection technology will continue to be applied and our enhanced effort to review parcels for greenbelt qualification will continue. We have assisted our lone rural appraiser with a residential appraiser who is taking over some of the lake communities, recreational cabins, and platted subdivisions in the rural areas.

The rural land model is built on sales of raw land and aids the assessor in valuing and equalizing rural land that does not meet the definition of agricultural land found in 77-1359. The rural land model has withstood numerous TERC challenges, yet the assessor's office continues to experience arbitrary or unreasonable actions taken by the county BOE regarding assessed values. Additionally, the county BOE has begun to classify timbered acres as waste acres for those who protest. It appears that it will require a TERC case to correct this error in judgement.

Assessment Actions Planned for Assessment Year 2022

Residential

By this time, the assessor and treasurer's office should have fully implemented the new software system installed in 2021. It is reasonable to expect that innovations in our office operations will come from exposure to this modern software.

It is assumed that we have come out from under pandemic restrictions and can return to normal business. Our sales/assessment ratios have been reflecting the bidding up of homes sales prices and this will be

reflected in the assessments as dictated by the qualified sales. As new plats continue to be filed, we should continue to see steady new home construction.

Commercial and Industrial

The Nebraska Tax Equalization and Review Commission (TERC) should be returning some opinions on difficult valuation concerns such as Low-Income, Section 42 housing valuation and the "Dark Box" theory of valuing big box retail. Further, I am concerned with the number of TERC cases that are filed after a BOE determination in which no information was supplied by the owner. This can result in a TERC hearing taking place two years after the TERC filing with maybe another year before an opinion. Even when it does not go to hearing there is often a substantial confession of judgement due to income and expense information finally being disclosed to the assessor. I would be pleased to see legislation that requires a commercial protestor to provide income and expense statements at the BOE hearings to reduce appeals and the refunds that often follow.

Agricultural/Rural

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

The rural land valuation models are calibrated every year to the land sales that we receive. Our inspection efforts continue in a systematic fashion along with our policing of Agricultural Special Valuation. The accuracy and maintenance of rural property records continues to improve to our satisfaction and we have a greater appreciation of how labor-intense this classification can be when properly executed.

Assessment Actions Planned for Assessment Year 2023

Residential

Our appraisal priorities remain in this order of importance:

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

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

Commercial and Industrial

I am hopeful that the new CAMA has impressed us to the point that we can make some improvements to our commercial record keeping such as historic operating statements and sales with related analysis that my help us derive some of our capitalization rates. As stated earlier, I am hopeful to have the support of the BOE in insisting that the necessary data from the protestor for an assessor or referee to give a reasonable opinion of value.

Agricultural

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

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

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

Closing Remarks

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

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

SARPY COUNTY ASSESSOR - Standard Operating Procedure

Date: January 19, 2021

SPECIAL VALUATION METHODOLOGY

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

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

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

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

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

AGRICULTURAL LAND VALUATION: Sarpy County has no sales that are purely for an agricultural purpose. Therefore, Sarpy County relies on sales information received from the Property Assessment Division of the Nebraska Department of Revenue (PAD). For 2021, the PAD selected comparable counties from which to draw land sales that were analyzed to establish the agricultural special valuation, ensuring equalization with comparable and neighboring counties.

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



APPROVED
DATED: 1/19/2021