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DEPARTMENT OF REVENUE

**2022 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

BURT COUNTY



Pete Ricketts, Governor

April 7, 2022

Commissioner Keetle :

The Property Tax Administrator has compiled the 2022 Reports and Opinions of the Property Tax Administrator for Burt County pursuant to [Neb. Rev. Stat. § 77-5027](#). This Report and Opinion will inform the Tax Equalization and Review Commission of the level of value and quality of assessment for real property in Burt County.

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

For the Tax Commissioner

Sincerely,

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

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

cc: Katie Hart, Burt County Assessor

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Introduction

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

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

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

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

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

Statistical Analysis:

Before relying upon any calculated statistical measures to evaluate the assessment performance of the county assessor, the Division staff must evaluate whether the statistical sample is both representative of the population and statistically reliable.

A statistically sufficient reliable sample of sales is one in which the features of the sample contain information necessary to compute an estimate of the population. To determine whether the sample of sales is sufficient in size to evaluate the class of real property, measures of reliability are considered, such as the coefficient of dispersion (COD) or the width of the confidence interval. Generally, the broader the qualitative measures, the more sales will be needed to have reliability in the ratio study.

A representative sample is a group of sales from a larger population of parcels, such that statistical indicators calculated from the sample can be expected to reflect the characteristics of the sold and unsold population being studied. The accuracy of statistics as estimators of the population depends on the degree to which the sample represents the population.

Since multiple factors affect whether a sample is statistically sufficient, reliable, and representative, single test thresholds cannot be used to make determinations regarding sample reliability or representativeness.

For the analysis in determining a point estimate of the level of value, the PTA considers three measures as indicators of the central tendency of assessment: the median ratio, weighted mean ratio, and mean ratio. The use and reliability of each measure is based on inherent strengths and weaknesses which are the quantity and quality of the information from which it was calculated and the defined scope of the analysis.

The median ratio is considered the most appropriate statistical measure to determine a level of value for direct equalization, which is the process of adjusting the values of classes or subclasses of property in response to an unacceptable required level of value. Since the median ratio is considered neutral in relationship to either assessed value or selling price, adjusting the class or subclass of properties based upon the median measure will not change the relationships between assessed value and level of value already present in the class of property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers, which can skew the outcome in the other measures.

The weighted mean ratio best reflects a comparison of the fully assessable valuation of a jurisdiction, by measuring the total assessed values against the total of selling prices. The weighted mean ratio can be heavily influenced by sales of large-dollar property with extreme ratios.

The mean ratio is used as a basis for other statistical calculations, such as the Price Related Differential (PRD) and Coefficient of Variation (COV). As a simple average of the ratios, the mean ratio has limited application in the analysis of the level of value because it assumes a normal

distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

The quality of assessment relies in part on statistical indicators as well. If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the mean ratio, it may be an indication of disproportionate assessments. Assessments are disproportionate when properties within a class are assessed at noticeably different levels of market value. The coefficient produced by this calculation is referred to as the PRD and measures the assessment level of lower-priced properties relative to the assessment level of higher-priced properties.

The Coefficient of Dispersion (COD) is a measure also used in the evaluation of assessment quality. The COD measures the average absolute deviation calculated about the median and is expressed as a percentage of the median. A COD of 15% indicates that half of the assessment ratios are expected to fall within 15% of the median. The closer the ratios are grouped around the median the more equitable the property assessments tend to be.

The confidence interval is another measure used to evaluate the reliability of the statistical indicators. The PTA primarily relies upon the median confidence interval, although the mean and weighted mean confidence intervals are calculated as well. While there are no formal standards regarding the acceptable width of such measure, the range established is often useful in determining the range in which the true level of value is expected to exist. Pursuant to [Neb. Rev. Stat. §77-5023](#), the acceptable range is 69% to 75% of actual value for agricultural land and 92% to 100% for all other classes of real property.

Nebraska law does not provide for a range of acceptability for the COD or PRD; however, the IAAO Standard on Ratio Studies establishes the following range of acceptability for the COD:

General Property Class	Jurisdiction Size/Profile/Market Activity	COD Range
Residential improved (single family dwellings, condominiums, manuf. housing, 2-4 family units)	Very large jurisdictions/densely populated/newer properties/active markets	5.0 to 10.0
	Large to mid-sized jurisdictions/older & newer properties/less active markets	5.0 to 15.0
	Rural or small jurisdictions/older properties/depressed market areas	5.0 to 20.0
Income-producing properties (commercial, industrial, apartments,)	Very large jurisdictions/densely populated/newer properties/active markets	5.0 to 15.0
	Large to mid-sized jurisdictions/older & newer properties/less active markets	5.0 to 20.0
	Rural or small jurisdictions/older properties/depressed market areas	5.0 to 25.0
Residential vacant land	Very large jurisdictions/rapid development/active markets	5.0 to 15.0
	Large to mid-sized jurisdictions/slower development/less active markets	5.0 to 20.0
	Rural or small jurisdictions/little development/depressed markets	5.0 to 25.0
Other (non-agricultural) vacant land	Very large jurisdictions/rapid development/active markets	5.0 to 20.0
	Large to mid-sized jurisdictions/slower development/less active markets	5.0 to 25.0
	Rural or small jurisdictions/little development/depressed markets	5.0 to 30.0

A COD under 5% indicates that the properties in the sample are either unusually homogenous, or possibly indicative of a non-representative sample due to the selective reappraisal of sold parcels. The IAAO utilizes varying upper bounds for the COD range to recognize that sample size, property type, variation of property ages and market conditions directly impact the COD. This chart and the analyses of factors impacting the COD are considered to determine whether the calculated COD is within an acceptable range. The reliability of the COD can also be directly affected by extreme ratios.

The PRD range stated in IAAO standards is 98% to 103%. A perfect match in assessment level between the low-dollar properties and high-dollar properties indicates a PRD of 100%. The reason for the extended range on the high end is IAAO's recognition of the inherent bias in assessment. The IAAO Standard on Ratio Studies notes that the PRD is sensitive to sales with higher prices even if the ratio on higher priced sales do not appear unusual relative to other sales, and that small samples, samples with high dispersion, or extreme ratios may not provide an accurate indication of assessment regressivity or progressivity, appraisal biases that occur when high-value properties are appraised higher or lower than low-value properties in relation to market values.

Analysis of Assessment Practices:

A review of the assessment practices that ultimately affect the valuation of real property in each county is completed. This review is done to ensure the reliability of the statistical analysis and to ensure generally accepted mass appraisal techniques are used to establish uniform and proportionate valuations. The review of assessment practices is based on information provided by the county assessors in Assessment Surveys and Assessed Value Updates (AVU), along with observed assessment practices in the county.

To ensure county assessors are submitting all Real Estate Transfer Statements, required for the development of the state sales file pursuant to [Neb. Rev. Stat. §77-1327](#), a random sample from the county registers of deeds' records is audited to confirm that the required sales have been submitted and reflect accurate information. The timeliness of the submission is also reviewed to ensure the sales file allows analysis of up-to-date information. The sales verification and qualification procedures used by the county assessors are reviewed to ensure that sales are properly considered arm's-length transactions unless determined to be otherwise through the verification process. Proper sales verification practices ensure the statistical analysis is based on an unbiased sample of sales.

Comparison of valuation changes on sold and unsold properties is conducted to ensure that there is no bias in the assessment of sold parcels and that the sales file adequately represents the population of parcels in the county.

Valuation groups and market areas are also examined to identify whether the groups and areas being measured truly represent economic areas within the county. The measurement of economic areas is the method by which the PTA ensures intra-county equalization exists. The progress of the county assessor's six-year inspection and review cycle is documented to ensure compliance with [Neb. Rev. Stat. § 77-1311.03](#) and also to confirm that all property is being uniformly listed and described for valuation purposes.

Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with generally accepted mass appraisal techniques. Methods and sales used to develop lot values, agricultural outbuildings, and agricultural site values are also reviewed to ensure the land component of the valuation process is based on the local market and economic area.

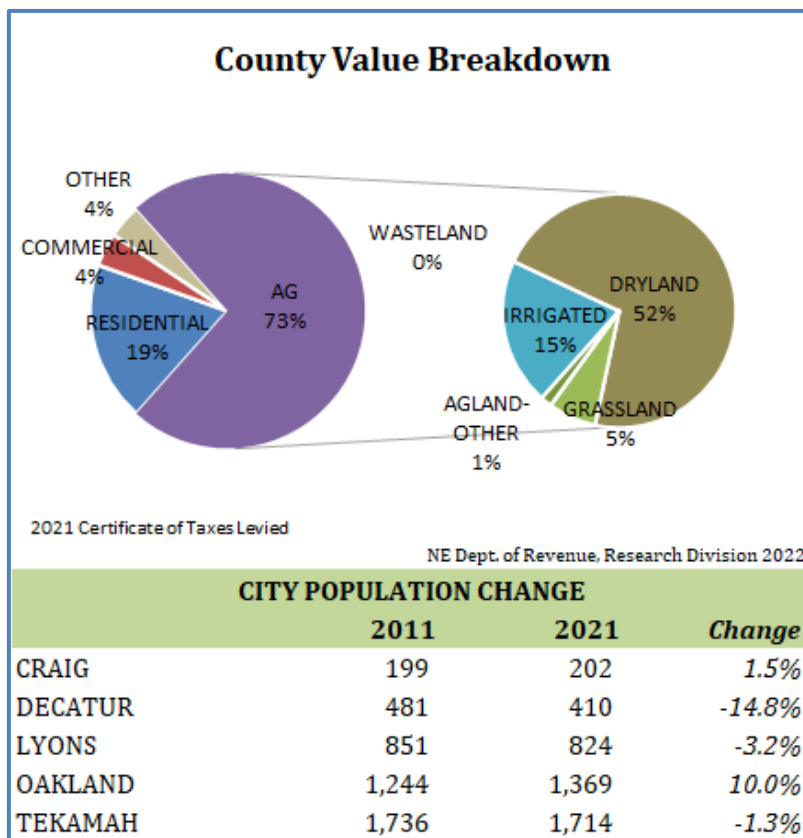
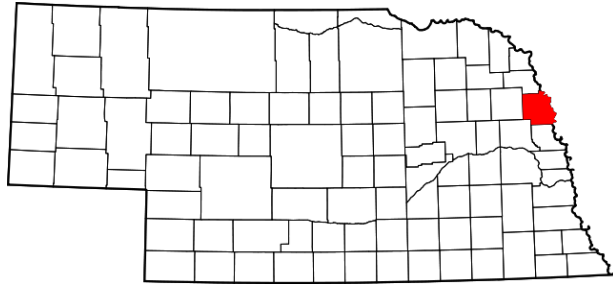
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the review done by Division staff, the Commission, and others. The late, incomplete, or excessive errors in statutory reporting highlights potential issues in other areas of the assessment process. Public trust in the assessment process demands transparency, and assessment practices are reviewed to ensure taxpayers are served with such transparency.

Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, if potential issues are identified, they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures prior to establishing assessed values. The PTA's conclusion that assessment quality either meets or does not meet generally accepted mass appraisal techniques is based on the totality of the assessment practices in the county.

**Further information may be found in Exhibit 94*

County Overview

With a total area of 492 square miles, Burt County has 6,722 residents, per the Census Bureau Quick Facts for 2020, a 2% population decline from the 2010 U.S. Census. Reports indicate that 77% of county residents are homeowners and 89% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$98,192 (2021 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Burt County are located in and around Tekamah, the county seat. According to the latest information available from the U.S. Census Bureau, there are 197 employer establishments with total employment of 1,090, a decrease of 3%.

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

2022 Residential Correlation for Burt County

Assessment Actions

For the residential class, rural residential parcels and outbuildings located in the Townships of Arizona, Decatur Marina, Harbor 671, Ivy Lanes Riverfront, Pershing and Westside 665 were reviewed and reappraised. Parcels located in the town of Decatur were reviewed and reappraised as part of the six-year review and inspection cycle. Depreciation tables were updated to 2021. Residential lot values were adjusted in all towns. Economic adjustments were applied to adjust values to parcels due to market conditions.

Assessment Practice Review

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

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

The sales verification and qualification processes were reviewed. The usability rate for the residential class is typical when compared to the statewide average. This, along with review of the sales, support that all arm's-length transactions have been made available for measurement purposes.

One area of review is to analyze assessment actions on the sold properties compared to the unsold properties. Additional analysis of valuation changes to the sold and unsold parcels indicated patterns of irregularities showing issues of selective appraisal of sold compared to unsold parcels. It was determined that the sold parcels changed at a higher percentage than the unsold, most noticeably in Tekamah, where sold parcels collectively increased 20% and unsold parcels increased by 5%. These issues were discussed with the Burt County Assessor beginning in October 2020 and continued through June 2021. After discussions with the assessor, it was determined that the inequities and bias that existed were due to over review of the sales data of the sold parcels without the unsold parcels receiving the same level of review. The assessor office staff does extensive sales review by pulling up the Multiple Listing Service (MLS) information when a property sells and using this data to change the property record card. When sales reviews are utilized to update property data without ensuring that the inspection process is similar on the unsold properties, disparities in the assessment of sold and unsold property values begin to emerge. It became clear that the county's sales review process is causing the bias in assessments.

2022 Residential Correlation for Burt County

There are six valuation groups in the residential class. Valuation Group 1 represents the largest town in the county. Valuation Groups 5, 10, 15 and 20 represent small towns in the county. Valuation Group 25 contains all rural parcels. Review of the valuation groups was conducted to ensure that the unique characteristics and geographic locations are adequately defined.

A discussion was had with the county assessor to develop an inspection plan and procedure to ensure compliance. The appraisal tables were reviewed to ensure they are current. Depreciation tables utilized from the CAMA system are dated 2021 and costing tables are dated 2008. The county assessor has a written valuation methodology.

An Initial Report on the Review of Assessment Practices and Procedures of Burt County was issued on January 6, 2022 outlining the assessment practices issues identified in the county after a thorough review of the assessment practices and audit of property records. On January 28, 2022, the previous County Assessor left office, and new County Assessor, Katie Hart, was appointed on February 9, 2022. The new County Assessor has been working diligently with the office staff to create office procedures and practices to improve assessment practices in the county.

Description of Analysis

In reviewing property valuations, it was determined that selective reappraisal issues exist in the county. When selective reappraisal of sold properties occurs, the calculated statistics are not an accurate representation of the level of value because the sample is distorted and unable to be used for measurement.

Based on the work the new county assessor completed since taking office, several improvements have been made in regard to residential valuations. The adjustments made to values for this year are more equalized than adjustments made in the past and the work done to equalize land values was the first step toward completing a revaluation for next year

However, the difference between new and old year sales displayed on the sales date substrata is more than one year's movement of the market, indicative how the past sales bias impacted the sample. With the residential real estate market still rising, it is difficult to determine the actual impact of the past practices on the market. The county assessor increased values this year to reflect the general movement of the market.

A desk review of the town of Tekamah was done in 2021 to review the parcel data. While the desk review improved the overall data quality and improved equalization of parcel grades, there is still some improvement to be made to equalize condition.

2022 Residential Correlation for Burt County

Equalization and Quality of Assessment

Based on the known assessment practice issues, and the data quality issues, the statistics are unreliable and should not be used for measurement. The Property Assessment Division (Division) staff will continue to work with the Burt County Assessor and the office staff to improve assessment procedures and processes. The quality of assessment for the residential class of property does not meet generally accepted mass appraisal techniques.

Level of Value

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

2022 Commercial Correlation for Burt County

Assessment Actions

For the commercial class, all commercial parcels have been reviewed and lot values were increased in the towns of Craig, Decatur, Oakland, Tekamah and Rural. Depreciation tables were updated to 2021. Rural commercial land values were increased with first acre values at \$15,000; 2 to 5 acres went to \$5,000; the next five acres are \$2,500; and all additional acres are \$1,000.

Assessment Practice Review

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

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

In reviewing property data, it was discovered that commercial lot values were dis-equalized throughout the county. A discussion was had with the assessor to do a lot study to address the dis-equalization.

Another area of the review is to analyze assessment actions on the sold properties compared to the unsold properties. Additional analysis of valuation changes to the sold and unsold parcels indicated some patterns of irregularities showing issues of selective appraisal of sold compared to unsold parcels. After discussions with the county assessor, it was determined that the inequities and bias that existed were due to over review of the sales data of the sold parcels without the unsold parcels receiving the same level of review.

The sales verification and qualification processes were reviewed. The usability rate for the commercial class is typical when compared to the statewide average. Review of the non-qualified sales showed adequate comments notating the reasons for non-use of sales. Thus, it appears that all arm's-length sales have been made available for measurement purposes.

There are six valuation groups in the commercial class. Review of the valuation groups was conducted to ensure that the unique characteristics and geographic locations are adequately defined.

2022 Commercial Correlation for Burt County

It was discovered through discussions with the county assessor that the commercial six-year inspection and review cycle is not current for the commercial class. A discussion was had with the assessor to develop an inspection plan and procedure to ensure compliance.

The appraisal tables are reviewed to ensure they are current. Depreciation tables utilized from the CAMA system are dated 2021 and costing tables are dated 2008. The County Assessor has a written valuation methodology on file explaining the assessment practices.

An Initial Report on the Review of Assessment Practices and Procedures of Burt County was issued on January 6, 2022 outlining the assessment practices issues identified in the county after a thorough review of the assessment practices and audit of property records. This report outlined in detail the issues that extended to the commercial class of property.

Description of Analysis

It was determined that selective reappraisal exists in the county and when selective reappraisal occurs, the calculated statistics are not an accurate representation of the level of value because the sample is distorted.

Commercial land values discovered in 2021 to be dis-equalized have now been equalized this year with adjustments made to all land values except Craig.

All commercial parcels except the town of Lyons were reviewed and revalued, suggesting that the statistics may be a reliable representation of the level of value; however, there was inadequate time to fully review commercial values. The Property Assessment Division (Division) will be working with the newly appointed county assessor to review commercial values, and to ensure equalization going forward.

Equalization and Quality of Assessment

Based on the known assessment practice issues, and the data quality issues, the statistics are unreliable and should not be used for measurement. The Division staff will continue to work with the Burt County Assessor and the office staff to improve assessment procedures and processes.

The reliability of the data has not been confirmed, and Lyons commercial property still needs to be reviewed and revalued, therefore, the quality of assessment of the commercial class of property does not comply with generally accepted mass appraisal techniques.

Level of Value

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

2022 Agricultural Correlation for Burt County

Assessment Actions

In Market Area 1, the values for irrigated land, dryland, grassland and Conservation Reserve Program (CRP) were increased approximately 8%, and waste value was increased from \$165 to \$180 per acre. Agricultural homes and outbuildings located in the Townships of Arizona, Decatur, Decatur Marina, Harbor 671, Ivy Lanes Riverfront, Pershing and Westside 665 were reviewed and reappraised. Economic adjustments were applied to adjust values due to market conditions. There were no agricultural land value changes to Market Area 2.

Assessment Practice Review

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

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

The sales verification and qualification processes were reviewed. The usability rate for the agricultural class is typical when compared to the statewide average. This, along with review of the sales, support that all arm's-length transactions have been made available for measurement purposes.

There are two market areas currently identified. Market Area 1 is the eastern portion of the county consisting of mainly flat river bottoms bordered by the Missouri River. Market Area 2 is the western portion of the county consisting of hills and valleys. The county assessor reviews the market to determine if additional market areas are needed. Aerial imagery was updated in 2020. The required six-year inspection and review cycle is current for the agricultural class.

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

Depreciation tables utilized from the CAMA system are dated 2021 and costing tables are dated 2008.

The county assessor has a written valuation methodology on file explaining the assessor's assessment practices. Intensive use in the county has been identified but assigned no different

2022 Agricultural Correlation for Burt County

value. There are special valuation applications on file however the county does not have special value assigned to any parcels.

On January 6, 2022, an Initial Report on the Review of Assessment Practices and Procedures was issued in Burt County that outlined assessment practices issues; although this initial report was issued, the relevant issues related to agricultural land did not impact the Property Assessment Division's ability to determine a level of value for the agricultural land.

Description of Analysis

The county has two market areas defined for the agricultural class. The majority of the agricultural land in the county is dryland. Overall, there are 64 total qualified sales with two of the three measures of central tendency being within the acceptable range, and the COD is within the range, indicating the data used for measurement appears reliable.

Further analysis was conducted on the sales that have 80% or more of the acres in a single Majority Land Use (MLU) category. The dryland subclass has 46 total qualified sales with all three measures of central tendency being within the acceptable range. Review of dryland sales for both market areas show that both medians are within the acceptable range. The remaining market areas MLU subclasses have unreliable small sample sizes.

The average acre comparison chart displays that the values assigned by the County Assessor are comparable to the adjoining counties suggesting that values are equalized.

Comparison of the valuation changes of the sold parcels and the residential population as reflected on the 2022 County Abstract of Assessment for Real Property, Form 45 Compared with the 2021 Certificate of Taxes Levied Report (CTL) support that the values were uniformly applied to the residential class and reflect the reported assessment actions.

Burt County contains a school bond subject to a reduced level of value pursuant to LB2. A 2022 School Bond Valuation Ratio study can be found in the addendum of this report, the statistical profile indicates that 19 qualified sales occurred within the impacted school district and supports a level of value within the acceptable range.

Equalization and Quality of Assessment

Based on the known assessment practice issues with residential and commercial property, it is uncertain that agricultural improvements are equalized. Property Assessment Division staff are actively working with the county assessor to achieve equalization for future assessment years.

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

2022 Agricultural Correlation for Burt County

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	3	69.37	66.98	67.15	07.97	99.75
1	3	69.37	66.98	67.15	07.97	99.75
<u>Dry</u>						
County	46	71.43	73.84	69.15	16.76	106.78
1	20	69.00	72.54	64.23	25.83	112.94
2	26	71.45	74.84	72.89	10.45	102.68
<u>Grass</u>						
County	1	78.07	78.07	78.07	00.00	100.00
1	1	78.07	78.07	78.07	00.00	100.00
<u>ALL</u>						
	64	72.27	75.92	68.65	20.11	110.59

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Burt County is 72%.

Level of Value of School Bond Valuation – LB 2 (Operative January 1, 2022)

A review of agricultural land value in Burt County in school districts that levy taxes to pay the principal or interest on bonds approved by a vote of the people, indicates that the assessed values used were proportionately reduced from all other agricultural land values in the county by a factor of 35%. Therefore, it is the opinion of the Property Tax Administrator that the level of value of agricultural land for school bond valuation in Burt County is 47%.

2022 Opinions of the Property Tax Administrator for Burt County

My opinions and recommendations are stated as a conclusion based on all of the factors known to me regarding the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. § 77-5027 (R.R.S. 2011). While the median assessment sales ratio from the Qualified Statistical Reports for each class of real property is considered, my opinion of the level of value for a class of real property may be determined from other evidence contained within these Reports and Opinions of the Property Tax Administrator. My opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	*NEI	Does not meet generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	*NEI	Does not meet generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	72	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, 2022.



Ruth A. Sorensen

Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2022 Commission Summary for Burt County

Residential Real Property - Current

Number of Sales	188	Median	94.50
Total Sales Price	\$24,297,445	Mean	94.68
Total Adj. Sales Price	\$24,297,445	Wgt. Mean	86.88
Total Assessed Value	\$21,109,597	Average Assessed Value of the Base	\$86,593
Avg. Adj. Sales Price	\$129,242	Avg. Assessed Value	\$112,285

Confidence Interval - Current

95% Median C.I	91.55 to 96.14
95% Wgt. Mean C.I	83.74 to 90.02
95% Mean C.I	90.74 to 98.62
% of Value of the Class of all Real Property Value in the County	16.21
% of Records Sold in the Study Period	5.65
% of Value Sold in the Study Period	7.33

Residential Real Property - History

Year	Number of Sales	LOV	Median
2021	190	0	97.80
2020	190	96	95.64
2019	201	98	97.97
2018	185	95	94.67

2022 Commission Summary for Burt County

Commercial Real Property - Current

Number of Sales	22	Median	95.00
Total Sales Price	\$1,869,600	Mean	100.82
Total Adj. Sales Price	\$1,869,600	Wgt. Mean	77.72
Total Assessed Value	\$1,453,045	Average Assessed Value of the Base	\$140,772
Avg. Adj. Sales Price	\$84,982	Avg. Assessed Value	\$66,048

Confidence Interval - Current

95% Median C.I	71.77 to 117.09
95% Wgt. Mean C.I	56.92 to 98.52
95% Mean C.I	79.38 to 122.26
% of Value of the Class of all Real Property Value in the County	3.26
% of Records Sold in the Study Period	5.35
% of Value Sold in the Study Period	2.51

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2021	21	96	95.74
2020	21	100	94.77
2019	22	100	94.99
2018	22	100	95.32

11 Burt
RESIDENTIAL

PAD 2022 R&O Statistics (Using 2022 Values)

Qualified

Date Range: 10/1/2019 To 9/30/2021 Posted on: 1/31/2022

Number of Sales : 188
 Total Sales Price : 24,297,445
 Total Adj. Sales Price : 24,297,445
 Total Assessed Value : 21,109,597
 Avg. Adj. Sales Price : 129,242
 Avg. Assessed Value : 112,285

MEDIAN : 95
 WGT. MEAN : 87
 MEAN : 95
 COD : 20.62
 PRD : 108.98

COV : 29.10
 STD : 27.55
 Avg. Abs. Dev : 19.49
 MAX Sales Ratio : 215.30
 MIN Sales Ratio : 35.40

95% Median C.I. : 91.55 to 96.14
 95% Wgt. Mean C.I. : 83.74 to 90.02
 95% Mean C.I. : 90.74 to 98.62

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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-19 To 31-DEC-19	18	94.53	102.74	94.46	19.62	108.77	63.33	191.02	83.89 to 103.57	124,439	117,545	
01-JAN-20 To 31-MAR-20	18	99.41	106.53	97.41	17.15	109.36	72.77	173.90	94.23 to 107.50	119,261	116,177	
01-APR-20 To 30-JUN-20	27	101.64	104.61	95.64	17.21	109.38	65.58	215.30	95.68 to 111.47	116,741	111,648	
01-JUL-20 To 30-SEP-20	29	101.47	102.71	97.05	12.40	105.83	62.21	162.76	94.34 to 105.54	112,439	109,124	
01-OCT-20 To 31-DEC-20	24	86.57	95.39	86.29	18.62	110.55	63.81	162.18	82.53 to 103.20	144,875	125,020	
01-JAN-21 To 31-MAR-21	13	92.33	102.19	91.66	22.29	111.49	64.97	160.07	82.46 to 141.97	130,808	119,895	
01-APR-21 To 30-JUN-21	26	85.23	84.82	77.27	25.97	109.77	44.18	148.08	62.21 to 97.60	124,846	96,474	
01-JUL-21 To 30-SEP-21	33	73.50	72.95	72.05	19.14	101.25	35.40	120.69	62.34 to 78.12	153,776	110,790	
<u>Study Yrs</u>												
01-OCT-19 To 30-SEP-20	92	99.66	104.02	96.17	16.46	108.16	62.21	215.30	95.86 to 103.46	117,384	112,892	
01-OCT-20 To 30-SEP-21	96	83.49	85.73	79.44	23.01	107.92	35.40	162.18	77.86 to 88.94	140,605	111,703	
<u>Calendar Yrs</u>												
01-JAN-20 To 31-DEC-20	98	99.18	102.14	93.64	16.41	109.08	62.21	215.30	95.58 to 103.20	122,821	115,008	
<u>ALL</u>	188	94.50	94.68	86.88	20.62	108.98	35.40	215.30	91.55 to 96.14	129,242	112,285	

VALUATION GROUP											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	69	95.12	93.77	90.39	17.98	103.74	46.22	173.90	87.00 to 101.65	122,315	110,563	
5	44	94.01	94.21	86.72	20.56	108.64	52.83	187.77	80.91 to 99.37	117,061	101,512	
10	28	95.78	96.35	84.16	22.61	114.48	45.85	191.02	84.02 to 103.20	74,482	62,686	
15	8	95.18	94.04	85.25	11.33	110.31	78.18	124.64	78.18 to 124.64	85,750	73,105	
20	5	95.48	93.93	79.84	31.26	117.65	35.40	160.07	N/A	92,000	73,448	
25	34	90.26	96.04	84.37	25.03	113.83	44.18	215.30	81.65 to 99.95	219,868	185,498	
<u>ALL</u>	188	94.50	94.68	86.88	20.62	108.98	35.40	215.30	91.55 to 96.14	129,242	112,285	

PROPERTY TYPE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
01	188	94.50	94.68	86.88	20.62	108.98	35.40	215.30	91.55 to 96.14	129,242	112,285	
06												
07												
<u>ALL</u>	188	94.50	94.68	86.88	20.62	108.98	35.40	215.30	91.55 to 96.14	129,242	112,285	

11 Burt
RESIDENTIAL

PAD 2022 R&O Statistics (Using 2022 Values)

Qualified

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Avg. Assessed Value : 112,285

MEDIAN : 95
WGT. MEAN : 87
MEAN : 95
COD : 20.62
PRD : 108.98

COV : 29.10
STD : 27.55
Avg. Abs. Dev : 19.49
MAX Sales Ratio : 215.30
MIN Sales Ratio : 35.40

95% Median C.I. : 91.55 to 96.14
95% Wgt. Mean C.I. : 83.74 to 90.02
95% Mean C.I. : 90.74 to 98.62

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000												
Less Than 15,000	1	98.93	98.93	98.93	00.00	100.00	98.93	98.93	N/A	13,500	13,356	
Less Than 30,000	16	125.12	135.69	132.18	23.30	102.66	82.31	215.30	98.93 to 162.18	21,813	28,831	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	188	94.50	94.68	86.88	20.62	108.98	35.40	215.30	91.55 to 96.14	129,242	112,285	
Greater Than 14,999	187	94.34	94.66	86.87	20.74	108.97	35.40	215.30	90.32 to 96.14	129,861	112,814	
Greater Than 29,999	172	93.12	90.87	86.22	18.56	105.39	35.40	187.77	86.08 to 95.49	139,235	120,048	
<u>Incremental Ranges</u>												
0 TO 4,999												
5,000 TO 14,999	1	98.93	98.93	98.93	00.00	100.00	98.93	98.93	N/A	13,500	13,356	
15,000 TO 29,999	15	125.28	138.14	133.51	23.42	103.47	82.31	215.30	107.71 to 162.18	22,367	29,862	
30,000 TO 59,999	29	101.64	109.74	108.57	23.28	101.08	58.94	187.77	94.23 to 131.12	43,076	46,769	
60,000 TO 99,999	36	96.52	95.09	95.38	14.01	99.70	46.22	162.76	91.55 to 101.72	76,907	73,355	
100,000 TO 149,999	51	86.06	85.96	85.78	19.21	100.21	35.40	117.52	77.08 to 96.11	122,247	104,863	
150,000 TO 249,999	32	83.04	82.54	81.57	18.41	101.19	44.18	109.05	72.69 to 93.87	185,063	150,949	
250,000 TO 499,999	22	83.82	83.33	83.31	14.15	100.02	51.24	111.47	78.09 to 95.68	295,409	246,091	
500,000 TO 999,999	2	82.59	82.59	83.04	15.62	99.46	69.69	95.49	N/A	637,500	529,408	
1,000,000 +												
<u>ALL</u>	188	94.50	94.68	86.88	20.62	108.98	35.40	215.30	91.55 to 96.14	129,242	112,285	

11 Burt
COMMERCIAL

PAD 2022 R&O Statistics (Using 2022 Values)

Qualified

Date Range: 10/1/2018 To 9/30/2021 Posted on: 1/31/2022

Number of Sales : 22
Total Sales Price : 1,869,600
Total Adj. Sales Price : 1,869,600
Total Assessed Value : 1,453,045
Avg. Adj. Sales Price : 84,982
Avg. Assessed Value : 66,048

MEDIAN : 95
WGT. MEAN : 78
MEAN : 101
COD : 30.86
PRD : 129.72

COV : 47.95
STD : 48.34
Avg. Abs. Dev : 29.32
MAX Sales Ratio : 278.09
MIN Sales Ratio : 44.41

95% Median C.I. : 71.77 to 117.09
95% Wgt. Mean C.I. : 56.92 to 98.52
95% Mean C.I. : 79.38 to 122.26

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-18 To 31-DEC-18	1	278.09	278.09	278.09	00.00	100.00	278.09	278.09	N/A	6,500	18,076
01-JAN-19 To 31-MAR-19	3	56.63	65.43	60.82	29.93	107.58	44.41	95.26	N/A	271,667	165,215
01-APR-19 To 30-JUN-19	1	85.52	85.52	85.52	00.00	100.00	85.52	85.52	N/A	30,000	25,657
01-JUL-19 To 30-SEP-19											
01-OCT-19 To 31-DEC-19	4	126.63	129.68	133.25	11.47	97.32	109.99	155.47	N/A	30,814	41,060
01-JAN-20 To 31-MAR-20	2	94.43	94.43	89.90	24.00	105.04	71.77	117.09	N/A	62,500	56,189
01-APR-20 To 30-JUN-20											
01-JUL-20 To 30-SEP-20	3	80.68	87.24	86.37	16.73	101.01	70.28	110.77	N/A	67,768	58,533
01-OCT-20 To 31-DEC-20	2	83.43	83.43	79.14	13.02	105.42	72.57	94.28	N/A	53,750	42,536
01-JAN-21 To 31-MAR-21	2	97.19	97.19	97.35	01.38	99.84	95.85	98.53	N/A	96,145	93,595
01-APR-21 To 30-JUN-21											
01-JUL-21 To 30-SEP-21	4	82.81	81.88	70.92	29.10	115.45	44.67	117.23	N/A	66,688	47,297
<u>Study Yrs</u>											
01-OCT-18 To 30-SEP-19	5	85.52	111.98	63.34	63.68	176.79	44.41	278.09	N/A	170,300	107,876
01-OCT-19 To 30-SEP-20	9	110.77	107.70	100.15	19.36	107.54	70.28	155.47	71.77 to 132.95	50,173	50,246
01-OCT-20 To 30-SEP-21	8	94.51	86.09	81.45	16.39	105.70	44.67	117.23	44.67 to 117.23	70,818	57,681
<u>Calendar Yrs</u>											
01-JAN-19 To 31-DEC-19	8	102.63	100.07	70.80	28.85	141.34	44.41	155.47	44.41 to 155.47	121,032	85,693
01-JAN-20 To 31-DEC-20	7	80.68	88.21	85.60	19.04	103.05	70.28	117.09	70.28 to 117.09	62,258	53,293
<u>ALL</u>	22	95.00	100.82	77.72	30.86	129.72	44.41	278.09	71.77 to 117.09	84,982	66,048

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	7	95.85	88.48	82.64	19.03	107.07	44.67	117.09	44.67 to 117.09	72,184	59,651
5	9	94.73	113.11	76.86	41.62	147.16	56.63	278.09	70.28 to 132.95	81,673	62,772
10	4	95.60	97.77	64.41	41.97	151.79	44.41	155.47	N/A	104,189	67,109
15	1	94.28	94.28	94.28	00.00	100.00	94.28	94.28	N/A	32,500	30,641
25	1	95.26	95.26	95.26	00.00	100.00	95.26	95.26	N/A	180,000	171,463
<u>ALL</u>	22	95.00	100.82	77.72	30.86	129.72	44.41	278.09	71.77 to 117.09	84,982	66,048

11 Burt
COMMERCIAL

PAD 2022 R&O Statistics (Using 2022 Values)

Qualified

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MEDIAN : 95
WGT. MEAN : 78
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COD : 30.86
PRD : 129.72

COV : 47.95
STD : 48.34
Avg. Abs. Dev : 29.32
MAX Sales Ratio : 278.09
MIN Sales Ratio : 44.41

95% Median C.I. : 71.77 to 117.09
95% Wgt. Mean C.I. : 56.92 to 98.52
95% Mean C.I. : 79.38 to 122.26

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	22	95.00	100.82	77.72	30.86	129.72	44.41	278.09	71.77 to 117.09	84,982	66,048
04											
<u>ALL</u>	<u>22</u>	<u>95.00</u>	<u>100.82</u>	<u>77.72</u>	<u>30.86</u>	<u>129.72</u>	<u>44.41</u>	<u>278.09</u>	<u>71.77 to 117.09</u>	<u>84,982</u>	<u>66,048</u>

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	1	278.09	278.09	278.09	00.00	100.00	278.09	278.09	N/A	6,500	18,076
Less Than 30,000	4	126.63	160.33	132.76	35.69	120.77	109.99	278.09	N/A	21,375	28,378
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	22	95.00	100.82	77.72	30.86	129.72	44.41	278.09	71.77 to 117.09	84,982	66,048
Greater Than 14,999	21	94.73	92.37	77.02	23.21	119.93	44.41	155.47	71.77 to 110.77	88,719	68,332
Greater Than 29,999	18	89.90	87.59	75.08	23.59	116.66	44.41	155.47	70.89 to 98.53	99,117	74,418
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	1	278.09	278.09	278.09	00.00	100.00	278.09	278.09	N/A	6,500	18,076
15,000 TO 29,999	3	120.30	121.08	120.81	06.36	100.22	109.99	132.95	N/A	26,333	31,812
30,000 TO 59,999	8	94.51	101.99	101.87	20.25	100.12	70.89	155.47	70.89 to 155.47	43,438	44,252
60,000 TO 99,999	5	72.57	84.25	83.63	17.79	100.74	70.28	110.77	N/A	79,261	66,290
100,000 TO 149,999	2	71.60	71.60	70.32	37.61	101.82	44.67	98.53	N/A	112,645	79,210
150,000 TO 249,999	1	95.26	95.26	95.26	00.00	100.00	95.26	95.26	N/A	180,000	171,463
250,000 TO 499,999	2	50.52	50.52	51.05	12.09	98.96	44.41	56.63	N/A	317,500	162,091
500,000 TO 999,999											
1,000,000 TO 1,999,999											
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											
<u>ALL</u>	<u>22</u>	<u>95.00</u>	<u>100.82</u>	<u>77.72</u>	<u>30.86</u>	<u>129.72</u>	<u>44.41</u>	<u>278.09</u>	<u>71.77 to 117.09</u>	<u>84,982</u>	<u>66,048</u>

11 Burt
COMMERCIAL

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COV : 47.95
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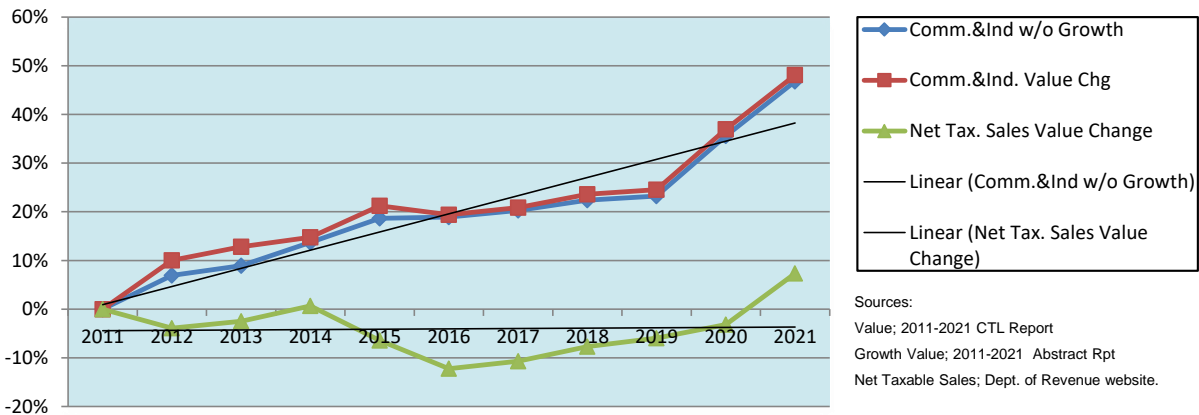
95% Median C.I. : 71.77 to 117.09
 95% Wgt. Mean C.I. : 56.92 to 98.52
 95% Mean C.I. : 79.38 to 122.26

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
344	5	132.95	146.76	110.65	40.05	132.63	72.57	278.09	N/A	40,351	44,648
353	5	95.85	98.13	93.42	16.74	105.04	71.77	120.30	N/A	51,250	47,879
386	1	44.41	44.41	44.41	00.00	100.00	44.41	44.41	N/A	290,000	128,798
390	1	110.77	110.77	110.77	00.00	100.00	110.77	110.77	N/A	70,000	77,541
406	2	113.54	113.54	114.54	03.13	99.13	109.99	117.09	N/A	39,000	44,672
410	2	82.59	82.59	79.33	14.17	104.11	70.89	94.28	N/A	45,000	35,700
419	1	56.63	56.63	56.63	00.00	100.00	56.63	56.63	N/A	345,000	195,384
442	1	44.67	44.67	44.67	00.00	100.00	44.67	44.67	N/A	118,000	52,705
443	1	80.68	80.68	80.68	00.00	100.00	80.68	80.68	N/A	42,000	33,887
494	1	95.26	95.26	95.26	00.00	100.00	95.26	95.26	N/A	180,000	171,463
530	2	84.41	84.41	85.54	16.74	98.68	70.28	98.53	N/A	99,298	84,943
<u>ALL</u>	<u>22</u>	95.00	100.82	77.72	30.86	129.72	44.41	278.09	71.77 to 117.09	84,982	66,048

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
2011	\$ 45,187,885	\$ 802,270	1.78%	\$ 44,385,615		\$ 45,783,065	
2012	\$ 49,718,216	\$ 1,404,612	2.83%	\$ 48,313,604	6.92%	\$ 43,993,493	-3.91%
2013	\$ 50,976,261	\$ 1,752,059	3.44%	\$ 49,224,202	-0.99%	\$ 44,648,323	1.49%
2014	\$ 51,858,135	\$ 478,583	0.92%	\$ 51,379,552	0.79%	\$ 46,087,513	3.22%
2015	\$ 54,782,525	\$ 1,161,960	2.12%	\$ 53,620,565	3.40%	\$ 42,829,266	-7.07%
2016	\$ 53,961,160	\$ 230,345	0.43%	\$ 53,730,815	-1.92%	\$ 40,180,341	-6.18%
2017	\$ 54,613,416	\$ 267,441	0.49%	\$ 54,345,975	0.71%	\$ 40,895,190	1.78%
2018	\$ 55,843,559	\$ 537,943	0.96%	\$ 55,305,616	1.27%	\$ 42,255,810	3.33%
2019	\$ 56,276,336	\$ 584,934	1.04%	\$ 55,691,402	-0.27%	\$ 43,056,019	1.89%
2020	\$ 61,879,292	\$ 616,599	1.00%	\$ 61,262,693	8.86%	\$ 44,336,210	2.97%
2021	\$ 66,916,570	\$ 578,869	0.87%	\$ 66,337,701	7.21%	\$ 49,140,841	10.84%
Ann %chg	4.00%			Average	2.60%	0.71%	0.84%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2011	-	-	-
2012	6.92%	10.03%	-3.91%
2013	8.93%	12.81%	-2.48%
2014	13.70%	14.76%	0.66%
2015	18.66%	21.23%	-6.45%
2016	18.91%	19.42%	-12.24%
2017	20.27%	20.86%	-10.68%
2018	22.39%	23.58%	-7.70%
2019	23.24%	24.54%	-5.96%
2020	35.57%	36.94%	-3.16%
2021	46.80%	48.09%	7.33%

County Number	11
County Name	Burt

11 Burt
AGRICULTURAL LAND

PAD 2022 R&O Statistics (Using 2022 Values)

Qualified

Date Range: 10/1/2018 To 9/30/2021 Posted on: 1/31/2022

Number of Sales : 64
Total Sales Price : 52,296,968
Total Adj. Sales Price : 52,296,968
Total Assessed Value : 35,903,091
Avg. Adj. Sales Price : 817,140
Avg. Assessed Value : 560,986

MEDIAN : 72
WGT. MEAN : 69
MEAN : 76
COD : 20.11
PRD : 110.59

COV : 32.11
STD : 24.38
Avg. Abs. Dev : 14.53
MAX Sales Ratio : 201.96
MIN Sales Ratio : 37.26

95% Median C.I. : 67.94 to 75.67
95% Wgt. Mean C.I. : 64.24 to 73.06
95% Mean C.I. : 69.95 to 81.89

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-18 To 31-DEC-18	6	76.72	77.47	76.29	10.02	101.55	67.72	91.94	67.72 to 91.94	800,439	610,694
01-JAN-19 To 31-MAR-19	14	77.91	81.20	76.28	15.40	106.45	51.58	138.30	67.27 to 89.55	539,677	411,692
01-APR-19 To 30-JUN-19	6	75.23	85.75	79.15	19.71	108.34	67.54	129.81	67.54 to 129.81	917,220	725,982
01-JUL-19 To 30-SEP-19	1	58.42	58.42	58.42	00.00	100.00	58.42	58.42	N/A	2,136,000	1,247,792
01-OCT-19 To 31-DEC-19	4	87.43	88.16	82.67	17.85	106.64	69.37	108.42	N/A	567,831	469,431
01-JAN-20 To 31-MAR-20	3	71.63	71.20	70.51	06.59	100.98	63.91	78.07	N/A	717,500	505,935
01-APR-20 To 30-JUN-20	5	69.97	71.91	71.63	09.43	100.39	63.89	87.20	N/A	723,597	518,312
01-JUL-20 To 30-SEP-20	1	201.96	201.96	201.96	00.00	100.00	201.96	201.96	N/A	270,000	545,304
01-OCT-20 To 31-DEC-20	5	69.82	70.11	68.58	03.80	102.23	65.80	75.72	N/A	924,322	633,943
01-JAN-21 To 31-MAR-21	14	59.60	64.40	59.10	22.40	108.97	37.26	121.09	51.67 to 75.32	1,043,165	616,549
01-APR-21 To 30-JUN-21	5	55.52	60.86	53.29	24.82	114.21	44.47	83.18	N/A	952,361	507,554
01-JUL-21 To 30-SEP-21											
<u>Study Yrs</u>											
01-OCT-18 To 30-SEP-19	27	75.41	80.54	75.17	15.95	107.14	51.58	138.30	70.02 to 84.24	740,646	556,723
01-OCT-19 To 30-SEP-20	13	74.09	86.75	78.59	25.67	110.38	63.89	201.96	64.42 to 99.13	639,370	502,492
01-OCT-20 To 30-SEP-21	24	66.05	64.85	59.78	18.80	108.48	37.26	121.09	54.91 to 73.12	999,488	597,465
<u>Calendar Yrs</u>											
01-JAN-19 To 31-DEC-19	25	75.73	82.49	75.83	18.04	108.78	51.58	138.30	71.60 to 89.09	698,645	529,804
01-JAN-20 To 31-DEC-20	14	70.62	80.41	73.39	19.64	109.57	63.89	201.96	64.42 to 78.07	761,578	558,884
<u>ALL</u>	64	72.27	75.92	68.65	20.11	110.59	37.26	201.96	67.94 to 75.67	817,140	560,986

AREA (MARKET)										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	34	72.36	76.86	65.38	28.92	117.56	37.26	201.96	58.42 to 78.17	872,347	570,326
2	30	72.27	74.85	72.94	10.05	102.62	63.89	108.42	67.94 to 75.73	754,572	550,401
<u>ALL</u>	64	72.27	75.92	68.65	20.11	110.59	37.26	201.96	67.94 to 75.67	817,140	560,986

11 Burt
AGRICULTURAL LAND

PAD 2022 R&O Statistics (Using 2022 Values)

Qualified

Date Range: 10/1/2018 To 9/30/2021 Posted on: 1/31/2022

Number of Sales : 64
 Total Sales Price : 52,296,968
 Total Adj. Sales Price : 52,296,968
 Total Assessed Value : 35,903,091
 Avg. Adj. Sales Price : 817,140
 Avg. Assessed Value : 560,986

MEDIAN : 72
 WGT. MEAN : 69
 MEAN : 76
 COD : 20.11
 PRD : 110.59

COV : 32.11
 STD : 24.38
 Avg. Abs. Dev : 14.53
 MAX Sales Ratio : 201.96
 MIN Sales Ratio : 37.26

95% Median C.I. : 67.94 to 75.67
 95% Wgt. Mean C.I. : 64.24 to 73.06
 95% Mean C.I. : 69.95 to 81.89

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	2	71.73	71.73	72.28	03.29	99.24	69.37	74.09	N/A	941,088	680,230
1	2	71.73	71.73	72.28	03.29	99.24	69.37	74.09	N/A	941,088	680,230
_____Dry_____											
County	40	70.62	71.27	67.93	14.80	104.92	44.47	129.81	66.40 to 75.19	809,143	549,629
1	18	63.49	68.29	62.24	23.44	109.72	44.47	129.81	54.91 to 75.72	823,463	512,554
2	22	71.45	73.71	72.73	08.94	101.35	63.89	91.94	67.56 to 75.73	797,428	579,963
_____Grass_____											
County	1	78.07	78.07	78.07	00.00	100.00	78.07	78.07	N/A	300,000	234,200
1	1	78.07	78.07	78.07	00.00	100.00	78.07	78.07	N/A	300,000	234,200
_____ALL_____	64	72.27	75.92	68.65	20.11	110.59	37.26	201.96	67.94 to 75.67	817,140	560,986

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	3	69.37	66.98	67.15	07.97	99.75	57.49	74.09	N/A	960,725	645,114
1	3	69.37	66.98	67.15	07.97	99.75	57.49	74.09	N/A	960,725	645,114
_____Dry_____											
County	46	71.43	73.84	69.15	16.76	106.78	44.47	138.30	67.54 to 75.67	788,561	545,289
1	20	69.00	72.54	64.23	25.83	112.94	44.47	138.30	55.52 to 78.17	783,325	503,135
2	26	71.45	74.84	72.89	10.45	102.68	63.89	108.42	67.72 to 75.73	792,590	577,715
_____Grass_____											
County	1	78.07	78.07	78.07	00.00	100.00	78.07	78.07	N/A	300,000	234,200
1	1	78.07	78.07	78.07	00.00	100.00	78.07	78.07	N/A	300,000	234,200
_____ALL_____	64	72.27	75.92	68.65	20.11	110.59	37.26	201.96	67.94 to 75.67	817,140	560,986

Burt County 2022 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Burt	1	5,365	5,615	5,017	3,919	n/a	3,258	3,860	3,215	4,555
Thurston	2	6,000	6,000	5,800	5,800	5,599	n/a	4,700	4,290	5,514
Cuming	1	6,352	n/a	5,969	6,345	4,466	n/a	5,452	4,651	5,916
Washington	1	6,595	6,560	5,915	5,791	n/a	n/a	3,555	2,420	5,242
Burt	2	6,535	6,475	5,925	5,682	n/a	5,375	4,350	3,475	5,781
Cuming	4	6,919	6,760	6,508	6,825	4,600	n/a	5,901	4,812	6,299
Dodge	1	6,200	6,005	5,805	5,610	n/a	5,215	5,455	4,820	5,757
Washington	1	6,595	6,560	5,915	5,791	n/a	n/a	3,555	2,420	5,242

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Burt	1	5,545	5,400	5,009	n/a	3,715	4,215	3,651	2,886	4,263
Thurston	2	4,700	4,700	4,100	4,100	4,000	3,900	3,500	3,400	3,900
Cuming	1	6,019	6,024	5,654	3,500	4,800	5,175	4,310	4,304	5,497
Washington	1	6,583	6,545	5,821	5,610	3,710	3,705	3,365	2,315	5,028
Burt	2	6,225	6,150	5,675	n/a	4,407	5,175	4,175	3,200	5,469
Cuming	4	6,639	6,635	6,227	6,157	3,582	5,719	4,765	4,527	6,148
Dodge	1	5,918	5,725	5,536	n/a	5,150	4,915	5,190	4,980	5,504
Washington	1	6,583	6,545	5,821	5,610	3,710	3,705	3,365	2,315	5,028

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Burt	1	2,562	2,351	2,105	2,080	n/a	1,975	670	1,790	2,325
Thurston	2	1,800	1,800	1,600	1,500	1,400	n/a	n/a	n/a	1,726
Cuming	1	2,427	2,406	1,999	2,076	n/a	n/a	n/a	n/a	2,328
Washington	1	2,125	1,964	1,663	1,600	n/a	1,520	1,475	1,365	1,935
Burt	2	2,524	2,346	2,100	2,080	n/a	n/a	n/a	1,770	2,333
Cuming	4	2,348	2,312	1,765	1,997	n/a	n/a	n/a	n/a	2,190
Dodge	1	2,460	2,460	2,355	2,355	n/a	n/a	n/a	2,140	2,427
Washington	1	2,125	1,964	1,663	1,600	n/a	1,520	1,475	1,365	1,935

County	Mkt Area	CRP	TIMBER	WASTE
Burt	1	3,740	n/a	128
Thurston	2	n/a	n/a	75
Cuming	1	4,588	n/a	125
Washington	1	3,712	n/a	389
Burt	2	3,611	n/a	150
Cuming	4	4,668	n/a	259
Dodge	1	3,210	n/a	179
Washington	1	3,712	n/a	389

Source: 2022 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.

AGRICULTURAL

Type : Qualified

Number of Sales :	19	Median :	47	COV :	32.20	95% Median C.I. :	35.80 to 54.86
Total Sales Price :	13,763,535	Wgt. Mean :	43	STD :	15.48	95% Wgt. Mean C.I. :	28.49 to 57.54
Total Adj. Sales Price :	13,763,535	Mean :	48	Avg. Abs. Dev :	11.45	95% Mean C.I. :	40.61 to 55.53
Total Assessed Value :	5,920,462						
Avg. Adj. Sales Price :	724,397	COD :	24.15	MAX Sales Ratio :	82.91		
Avg. Assessed Value :	311,603	PRD :	111.74	MIN Sales Ratio :	28.78		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2018 To 12/31/2018											
01/01/2019 To 03/31/2019	6	51.09	53.12	47.67	22.92	111.43	33.45	82.91	33.45 to 82.91	602,882	287,421
04/01/2019 To 06/30/2019	3	54.86	61.89	64.47	20.47	96.00	48.55	82.25	N/A	470,034	303,047
07/01/2019 To 09/30/2019											
10/01/2019 To 12/31/2019	1	63.82	63.82	63.82		100.00	63.82	63.82	N/A	420,000	268,045
01/01/2020 To 03/31/2020	1	49.75	49.75	49.75		100.00	49.75	49.75	N/A	300,000	149,254
04/01/2020 To 06/30/2020	1	41.53	41.53	41.53		100.00	41.53	41.53	N/A	665,984	276,571
07/01/2020 To 09/30/2020											
10/01/2020 To 12/31/2020											
01/01/2021 To 03/31/2021	5	37.91	37.84	36.80	11.76	102.83	29.02	47.42	N/A	1,081,255	397,853
04/01/2021 To 06/30/2021	2	32.29	32.29	31.05	10.87	103.99	28.78	35.80	N/A	971,941	301,833
07/01/2021 To 09/30/2021											
<u>Study Yrs</u>											
10/01/2018 To 09/30/2019	9	54.15	56.04	52.39	21.48	106.97	33.45	82.91	42.77 to 82.25	558,599	292,629
10/01/2019 To 09/30/2020	3	49.75	51.70	50.06	14.93	103.28	41.53	63.82	N/A	461,995	231,290
10/01/2020 To 09/30/2021	7	35.80	36.25	35.28	12.54	102.75	28.78	47.42	28.78 to 47.42	1,050,023	370,418
<u>Calendar Yrs</u>											
01/01/2019 To 12/31/2019	10	54.51	56.82	53.27	20.97	106.66	33.45	82.91	42.77 to 82.25	544,739	290,171
01/01/2020 To 12/31/2020	2	45.64	45.64	44.08	09.01	103.54	41.53	49.75	N/A	482,992	212,913

PAD 2022 School Bond Valuation

AGRICULTURAL

Type : Qualified

Number of Sales :	19	Median :	47	COV :	32.20	95% Median C.I. :	35.80 to 54.86
Total Sales Price :	13,763,535	Wgt. Mean :	43	STD :	15.48	95% Wgt. Mean C.I. :	28.49 to 57.54
Total Adj. Sales Price :	13,763,535	Mean :	48	Avg. Abs. Dev :	11.45	95% Mean C.I. :	40.61 to 55.53
Total Assessed Value :	5,920,462						
Avg. Adj. Sales Price :	724,397	COD :	24.15	MAX Sales Ratio :	82.91		
Avg. Assessed Value :	311,603	PRD :	111.74	MIN Sales Ratio :	28.78		

What IF

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	17	47.42	48.09	42.25	25.43	113.82	28.78	82.91	35.48 to 57.43	715,847	302,427
2	2	47.84	47.84	48.88	13.19	97.87	41.53	54.15	N/A	797,071	389,603

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
110001											
110014											
110020	19	47.42	48.07	43.02	24.15	111.74	28.78	82.91	35.80 to 54.86	724,397	311,603
200020											
270594											

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u> Dry </u>											
County	14	40.45	43.81	40.67	23.63	107.72	28.78	82.25	33.45 to 54.15	854,798	347,636
1	12	38.64	43.14	39.41	25.21	109.46	28.78	82.25	33.45 to 48.03	864,420	340,641
2	2	47.84	47.84	48.88	13.19	97.87	41.53	54.15	N/A	797,071	389,603
<u> Grass </u>											
County	1	49.75	49.75	49.75		100.00	49.75	49.75	N/A	300,000	149,254
1	1	49.75	49.75	49.75		100.00	49.75	49.75	N/A	300,000	149,254
<u> ALL </u>											
10/01/2018 To 09/30/2021	19	47.42	48.07	43.02	24.15	111.74	28.78	82.91	35.80 to 54.86	724,397	311,603

PAD 2022 School Bond Valuation

AGRICULTURAL

Type : Qualified

Number of Sales :	19	Median :	47	COV :	32.20	95% Median C.I. :	35.80 to 54.86
Total Sales Price :	13,763,535	Wgt. Mean :	43	STD :	15.48	95% Wgt. Mean C.I. :	28.49 to 57.54
Total Adj. Sales Price :	13,763,535	Mean :	48	Avg. Abs. Dev :	11.45	95% Mean C.I. :	40.61 to 55.53
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Avg. Assessed Value :	311,603	PRD :	111.74	MIN Sales Ratio :	28.78		

What IF

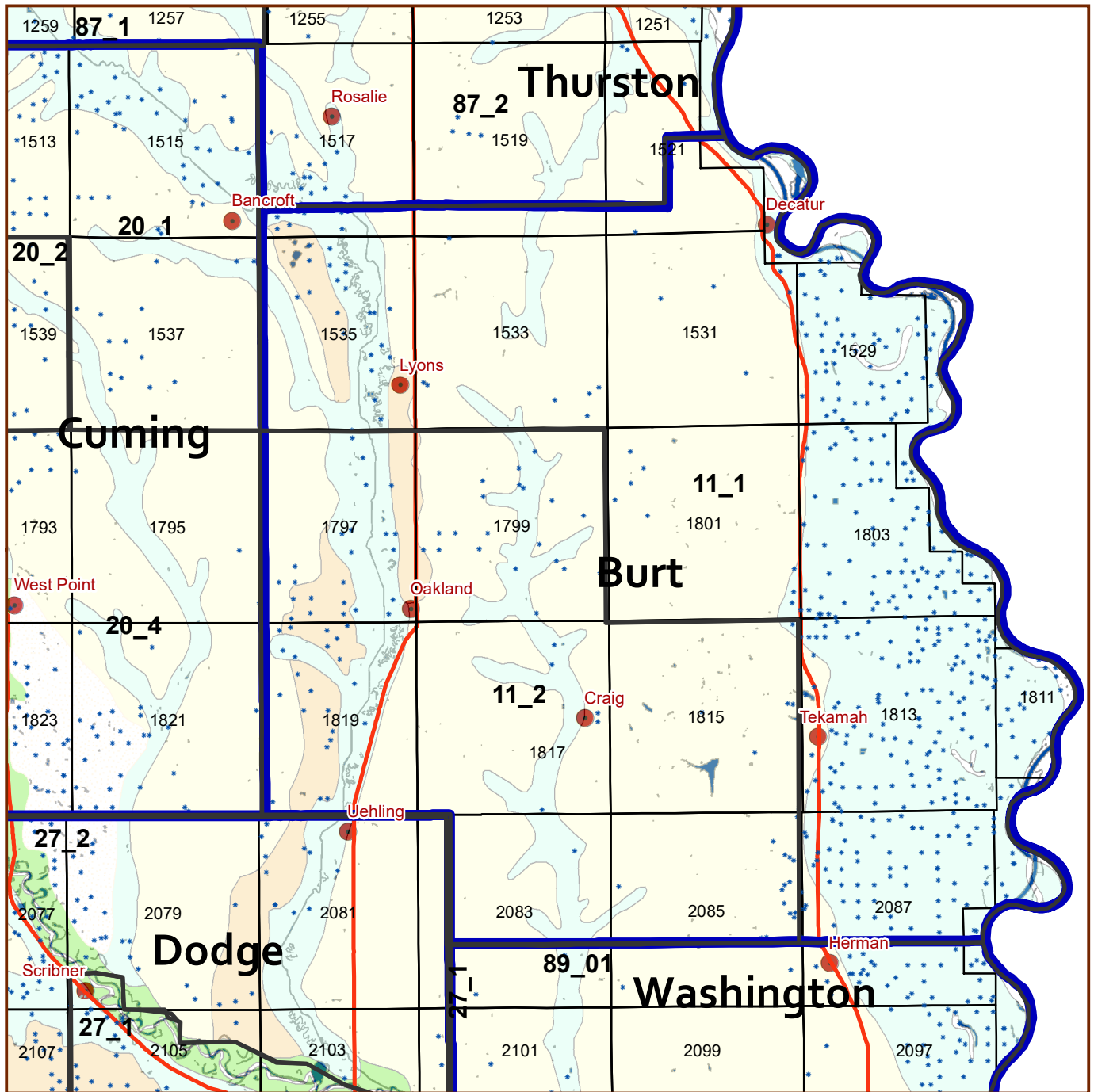
80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u> Dry </u>											
County	15	41.53	46.42	41.51	28.12	111.83	28.78	82.91	35.48 to 54.15	814,089	337,955
1	13	39.37	46.20	40.41	31.34	114.33	28.78	82.91	33.45 to 57.43	816,707	330,009
2	2	47.84	47.84	48.88	13.19	97.87	41.53	54.15	N/A	797,071	389,603
<u> Grass </u>											
County	1	49.75	49.75	49.75		100.00	49.75	49.75	N/A	300,000	149,254
1	1	49.75	49.75	49.75		100.00	49.75	49.75	N/A	300,000	149,254
<u> ALL </u>											
10/01/2018 To 09/30/2021	19	47.42	48.07	43.02	24.15	111.74	28.78	82.91	35.80 to 54.86	724,397	311,603

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
What IF				

BURT COUNTY



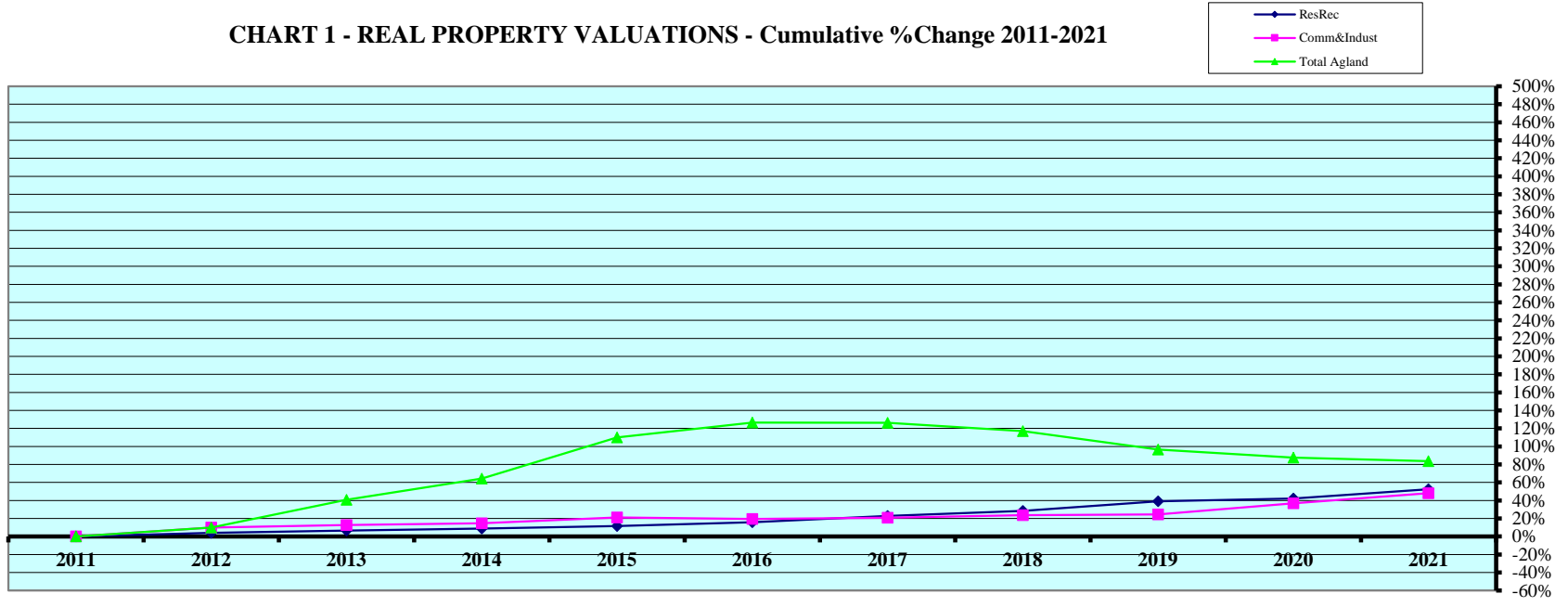
Legend

- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

Soils
CLASS

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

CHART 1 - REAL PROPERTY VALUATIONS - Cumulative %Change 2011-2021



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
2011	173,130,430	-	-	-	45,187,885	-	-	-	677,057,365	-	-	-
2012	180,294,741	7,164,311	4.14%	4.14%	49,718,216	4,530,331	10.03%	10.03%	744,199,535	67,142,170	9.92%	9.92%
2013	184,301,626	4,006,885	2.22%	6.45%	50,976,261	1,258,045	2.53%	12.81%	952,534,295	208,334,760	27.99%	40.69%
2014	188,208,966	3,907,340	2.12%	8.71%	51,858,135	881,874	1.73%	14.76%	1,112,660,670	160,126,375	16.81%	64.34%
2015	193,307,745	5,098,779	2.71%	11.65%	54,782,525	2,924,390	5.64%	21.23%	1,422,094,890	309,434,220	27.81%	110.04%
2016	200,550,644	7,242,899	3.75%	15.84%	53,961,160	-821,365	-1.50%	19.42%	1,533,479,648	111,384,758	7.83%	126.49%
2017	212,402,487	11,851,843	5.91%	22.68%	54,613,416	652,256	1.21%	20.86%	1,532,936,862	-542,786	-0.04%	126.41%
2018	222,135,975	9,733,488	4.58%	28.31%	55,843,559	1,230,143	2.25%	23.58%	1,469,917,480	-63,019,382	-4.11%	117.10%
2019	240,723,486	18,587,511	8.37%	39.04%	56,276,336	432,777	0.77%	24.54%	1,331,124,066	-138,793,414	-9.44%	96.60%
2020	246,020,302	5,296,816	2.20%	42.10%	61,879,292	5,602,956	9.96%	36.94%	1,270,458,528	-60,665,538	-4.56%	87.64%
2021	263,933,190	17,912,888	7.28%	52.45%	66,916,570	5,037,278	8.14%	48.09%	1,242,819,324	-27,639,204	-2.18%	83.56%

Rate Annual %chg: Residential & Recreational **4.31%**

Commercial & Industrial **4.00%**

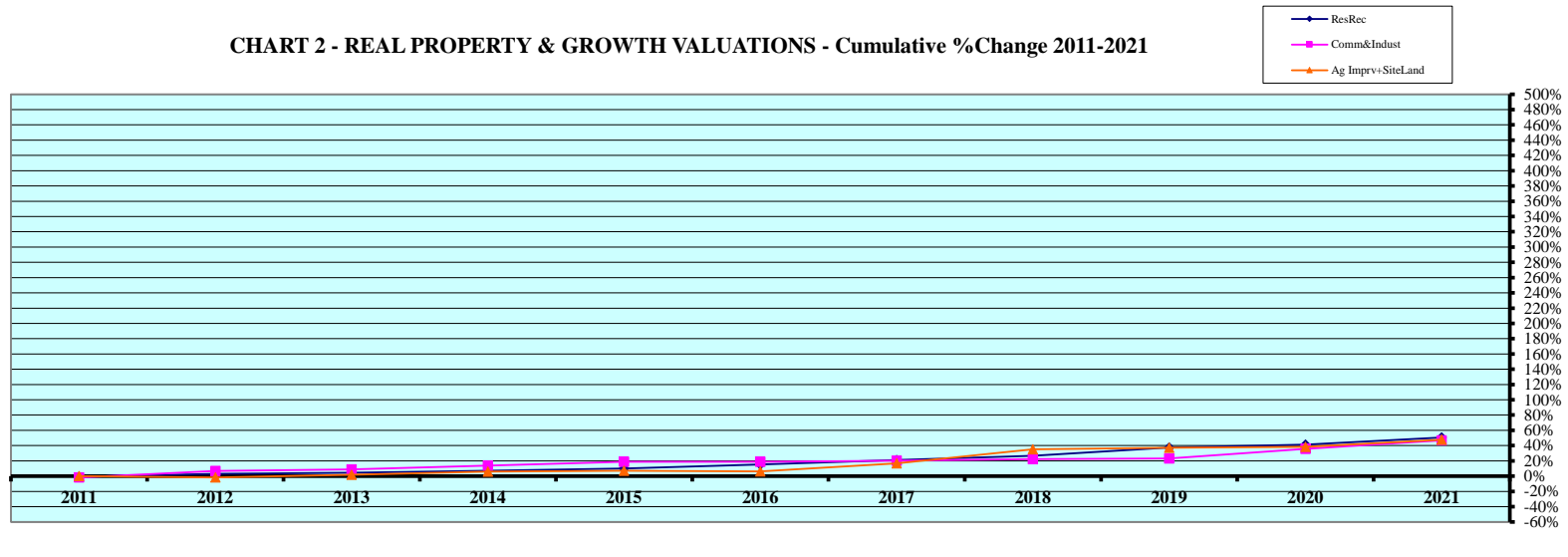
Agricultural Land **6.26%**

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

CHART 1

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

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2011-2021



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
2011	173,130,430	1,261,254	0.73%	171,869,176	-	-0.73%	45,187,885	802,270	1.78%	44,385,615	-	-1.78%
2012	180,294,741	1,996,779	1.11%	178,297,962	2.98%	2.98%	49,718,216	1,404,612	2.83%	48,313,604	6.92%	6.92%
2013	184,301,626	3,248,098	1.76%	181,053,528	0.42%	4.58%	50,976,261	1,752,059	3.44%	49,224,202	-0.99%	8.93%
2014	188,208,966	2,923,747	1.55%	185,285,219	0.53%	7.02%	51,858,135	478,583	0.92%	51,379,552	0.79%	13.70%
2015	193,307,745	3,025,530	1.57%	190,282,215	1.10%	9.91%	54,782,525	1,161,960	2.12%	53,620,565	3.40%	18.66%
2016	200,550,644	819,422	0.41%	199,731,222	3.32%	15.36%	53,961,160	230,345	0.43%	53,730,815	-1.92%	18.91%
2017	212,402,487	2,889,313	1.36%	209,513,174	4.47%	21.01%	54,613,416	267,441	0.49%	54,345,975	0.71%	20.27%
2018	222,135,975	2,817,309	1.27%	219,318,666	3.26%	26.68%	55,843,559	537,943	0.96%	55,305,616	1.27%	22.39%
2019	240,723,486	2,790,033	1.16%	237,933,453	7.11%	37.43%	56,276,336	584,934	1.04%	55,691,402	-0.27%	23.24%
2020	246,020,302	1,605,926	0.65%	244,414,376	1.53%	41.17%	61,879,292	616,599	1.00%	61,262,693	8.86%	35.57%
2021	263,933,190	3,223,758	1.22%	260,709,432	5.97%	50.59%	66,916,570	578,869	0.87%	66,337,701	7.21%	46.80%
Rate Ann%chg	4.31%			Resid & Recreat w/o growth 3.07%			4.00%			C & I w/o growth 2.60%		

Tax Year	Ag Improvements & Site Land ⁽¹⁾							
	Agric. Dwelling & Homesite Value	Ag Outbldg & 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
2011	50,025,910	32,846,564	82,872,474	151,300	0.18%	82,721,174	-	-
2012	50,110,770	32,940,210	83,050,980	1,637,465	1.97%	81,413,515	-1.76%	-1.76%
2013	49,502,160	37,150,020	86,652,180	2,235,070	2.58%	84,417,110	1.64%	1.86%
2014	49,832,335	40,296,075	90,128,410	2,392,995	2.66%	87,735,415	1.25%	5.87%
2015	48,657,715	41,243,728	89,901,443	1,229,474	1.37%	88,671,969	-1.62%	7.00%
2016	48,688,555	41,708,141	90,396,696	2,331,326	2.58%	88,065,370	-2.04%	6.27%
2017	49,947,234	54,009,482	103,956,716	7,112,159	6.84%	96,844,557	7.13%	16.86%
2018	53,322,508	61,194,231	114,516,739	2,559,049	2.23%	111,957,690	7.70%	35.10%
2019	53,449,394	62,432,715	115,882,109	2,170,442	1.87%	113,711,667	-0.70%	37.21%
2020	52,404,630	63,537,946	115,942,576	1,397,647	1.21%	114,544,929	-1.15%	38.22%
2021	55,256,106	67,827,399	123,083,505	673,596	0.55%	122,409,909	5.58%	47.71%
Rate Ann%chg	1.00%	7.52%	4.03%	Ag Imprv+Site w/o growth			1.60%	

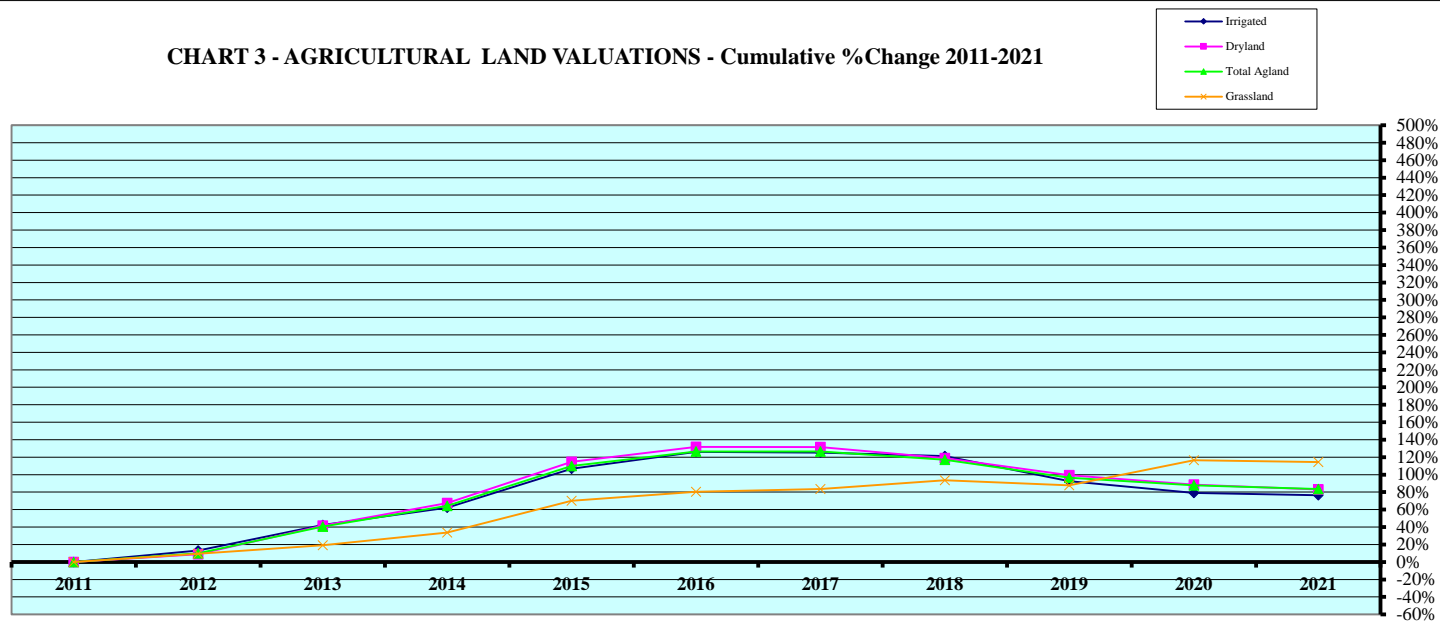
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property. Sources: Value; 2011 - 2021 CTL Growth Value; 2011-2021 Abstract of Asmnt Rpt.

Cnty# 11
County BURT

CHART 2

NE Dept. of Revenue, Property Assessment Division

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative %Change 2011-2021



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
2011	143,745,215	-	-	-	484,593,485	-	-	-	38,736,920	-	-	-
2012	162,638,110	18,892,895	13.14%	13.14%	527,364,590	42,771,105	8.83%	8.83%	42,438,585	3,701,665	9.56%	9.56%
2013	204,846,145	42,208,035	25.95%	42.51%	686,303,500	158,938,910	30.14%	41.62%	46,192,920	3,754,335	8.85%	19.25%
2014	233,108,795	28,262,650	13.80%	62.17%	812,122,900	125,819,400	18.33%	67.59%	51,808,090	5,615,170	12.16%	33.74%
2015	297,301,985	64,193,190	27.54%	106.83%	1,039,941,480	227,818,580	28.05%	114.60%	65,926,305	14,118,215	27.25%	70.19%
2016	324,948,888	27,646,903	9.30%	126.06%	1,123,102,750	83,161,270	8.00%	131.76%	69,839,642	3,913,337	5.94%	80.29%
2017	323,852,677	-1,096,211	-0.34%	125.30%	1,122,280,513	-822,237	-0.07%	131.59%	71,147,880	1,308,238	1.87%	83.67%
2018	318,007,739	-5,844,938	-1.80%	121.23%	1,061,272,274	-61,008,239	-5.44%	119.00%	74,937,842	3,789,962	5.33%	93.45%
2019	276,746,879	-41,260,860	-12.97%	92.53%	965,933,505	-95,338,769	-8.98%	99.33%	72,695,649	-2,242,193	-2.99%	87.67%
2020	257,281,326	-19,465,553	-7.03%	78.98%	913,428,571	-52,504,934	-5.44%	88.49%	83,864,573	11,168,924	15.36%	116.50%
2021	253,635,964	-3,645,362	-1.42%	76.45%	886,860,390	-26,568,181	-2.91%	83.01%	83,005,554	-859,019	-1.02%	114.28%

Rate Ann.%chg: Irrigated **5.84%** Dryland **6.23%** Grassland **7.92%**

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
2011	285,950	-	-	-	9,695,795	-	-	-	677,057,365	-	-	-
2012	309,510	23,560	8.24%	8.24%	11,448,740	1,752,945	18.08%	18.08%	744,199,535	67,142,170	9.92%	9.92%
2013	610,055	300,545	97.10%	113.34%	14,581,675	3,132,935	27.36%	50.39%	952,534,295	208,334,760	27.99%	40.69%
2014	593,450	-16,605	-2.72%	107.54%	15,027,435	445,760	3.06%	54.99%	1,112,660,670	160,126,375	16.81%	64.34%
2015	711,290	117,840	19.86%	148.75%	18,213,830	3,186,395	21.20%	87.85%	1,422,094,890	309,434,220	27.81%	110.04%
2016	481,095	-230,195	-32.36%	68.24%	15,107,273	-3,106,557	-17.06%	55.81%	1,533,479,648	111,384,758	7.83%	126.49%
2017	480,627	-468	-0.10%	68.08%	15,175,165	67,892	0.45%	56.51%	1,532,936,862	-542,786	-0.04%	126.41%
2018	466,962	-13,665	-2.84%	63.30%	15,232,663	57,498	0.38%	57.11%	1,469,917,480	-63,019,382	-4.11%	117.10%
2019	461,003	-5,959	-1.28%	61.22%	15,287,030	54,367	0.36%	57.67%	1,331,124,066	-138,793,414	-9.44%	96.60%
2020	603,545	142,542	30.92%	111.07%	15,280,513	-6,517	-0.04%	57.60%	1,270,458,528	-60,665,538	-4.56%	87.64%
2021	479,386	-124,159	-20.57%	67.65%	18,838,030	3,557,517	23.28%	94.29%	1,242,819,324	-27,639,204	-2.18%	83.56%

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

Rate Ann.%chg: Total Agric Land **6.26%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2011-2021 (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
2011	136,631,230	56,743	2,408			462,370,640	185,149	2,497			81,700,995	133,333	613		
2012	144,283,020	56,705	2,544	5.67%	5.67%	484,182,735	184,863	2,619	4.88%	4.88%	89,688,965	135,300	663	8.18%	9.46%
2013	165,217,495	56,044	2,948	15.86%	22.43%	529,550,960	184,573	2,869	9.54%	14.89%	89,574,800	130,628	686	3.44%	13.24%
2014	205,853,635	55,734	3,693	25.29%	53.39%	686,704,615	188,565	3,642	26.93%	45.83%	97,239,960	127,646	762	11.09%	25.80%
2015	232,255,085	55,365	4,195	13.58%	74.22%	812,869,900	188,893	4,303	18.17%	72.32%	128,539,130	127,483	1,008	32.36%	66.50%
2016	296,865,880	54,708	5,426	29.35%	125.36%	1,042,398,800	190,380	5,475	27.24%	119.25%	149,636,865	127,257	1,176	16.62%	94.17%
2017	325,126,424	57,024	5,702	5.07%	136.79%	1,120,606,945	188,038	5,959	8.84%	138.64%	164,929,515	127,713	1,291	9.83%	113.25%
2018	324,936,301	56,932	5,707	0.10%	137.03%	1,122,518,493	188,344	5,960	0.01%	138.66%	174,353,050	127,360	1,369	6.01%	126.06%
2019	317,319,608	56,436	5,623	-1.49%	133.51%	1,066,500,808	188,432	5,660	-5.03%	126.64%	167,960,980	130,138	1,291	-5.72%	113.13%
2020	276,918,159	56,476	4,903	-12.79%	103.63%	966,243,555	187,476	5,154	-8.94%	106.38%	167,183,410	129,675	1,289	-0.11%	112.90%
2021	257,285,083	56,366	4,565	-6.91%	89.57%	913,473,178	187,570	4,870	-5.51%	95.01%	83,938,907	29,511	2,844	120.62%	364.19%

Rate Annual %chg Average Value/Acre: **6.60%**

6.91%

16.59%

Tax Year	WASTE LAND ⁽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
2011	269,970	3,173	85			9,003,525	12,828	702			645,311,315	292,623	2,205		
2012	281,385	3,126	90	5.80%	5.80%	9,581,420	13,165	728	3.69%	3.69%	677,288,980	292,604	2,315	4.96%	4.96%
2013	404,010	4,147	97	8.22%	14.50%	11,528,040	13,664	844	15.93%	20.20%	749,565,815	292,612	2,562	10.67%	16.16%
2014	614,880	4,959	124	27.28%	45.74%	13,691,730	13,620	1,005	19.16%	43.23%	749,565,815	292,512	3,256	27.11%	47.65%
2015	600,220	4,842	124	-0.02%	45.71%	14,872,830	14,922	997	-0.85%	42.01%	1,112,507,800	293,610	3,789	16.37%	71.82%
2016	683,865	4,239	161	30.13%	89.61%	18,113,980	14,996	1,208	21.19%	72.10%	1,423,972,135	293,781	4,847	27.92%	119.79%
2017	481,095	3,022	159	-1.31%	87.13%	15,114,235	9,450	1,599	32.41%	127.87%	1,532,219,192	286,884	5,341	10.19%	142.19%
2018	480,627	3,019	159	0.00%	87.12%	15,166,585	9,484	1,599	-0.01%	127.84%	1,533,690,235	286,957	5,345	0.07%	142.36%
2019	467,349	3,588	130	-18.18%	53.10%	15,233,853	9,472	1,608	0.57%	129.14%	1,471,693,878	287,465	5,120	-4.21%	132.15%
2020	461,998	3,572	129	-0.69%	52.05%	15,266,206	9,496	1,608	-0.04%	129.06%	1,331,597,149	287,229	4,636	-9.45%	110.22%
2021	585,472	4,269	137	6.02%	61.20%	15,260,960	9,514	1,604	-0.23%	128.54%	1,270,543,600	287,230	4,423	-4.59%	100.58%

11
BURT

Rate Annual %chg Average Value/Acre: **7.21%**

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2011 - 2021 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2022

CHART 4

CHART 5 - 2021 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
6,722	BURT	56,358,442	15,198,352	17,910,915	261,340,917	41,320,066	25,596,504	2,592,273	1,242,819,324	56,765,997	69,201,458	0	1,789,104,248
cnty sectorvalue % of total value:		3.15%	0.85%	1.00%	14.61%	2.31%	1.43%	0.14%	69.47%	3.17%	3.87%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
199	CRAIG	227,320	107,593	13,829	4,721,582	138,474	0	0	20,234	0	0	0	5,229,032
2.96%	%sector of county sector	0.40%	0.71%	0.08%	1.81%	0.34%			0.00%				0.29%
	%sector of municipality	4.35%	2.06%	0.26%	90.30%	2.65%			0.39%				100.00%
481	DECATUR	303,040	464,571	171,626	15,753,452	2,149,973	0	378,802	606,927	0	0	0	19,828,391
7.16%	%sector of county sector	0.54%	3.06%	0.96%	6.03%	5.20%		14.61%	0.05%				1.11%
	%sector of municipality	1.53%	2.34%	0.87%	79.45%	10.84%		1.91%	3.06%				100.00%
851	LYONS	1,446,612	938,594	1,007,325	27,622,032	3,456,043	2,455,294	0	32,724	0	1,000	0	36,959,624
12.66%	%sector of county sector	2.57%	6.18%	5.62%	10.57%	8.36%	9.59%		0.00%		0.00%		2.07%
	%sector of municipality	3.91%	2.54%	2.73%	74.74%	9.35%	6.64%		0.09%		0.00%		100.00%
1,244	OAKLAND	3,704,455	764,974	909,870	43,701,122	11,400,922	287,517	0	117,829	0	0	0	60,886,689
18.51%	%sector of county sector	6.57%	5.03%	5.08%	16.72%	27.59%	1.12%		0.01%				3.40%
	%sector of municipality	6.08%	1.26%	1.49%	71.77%	18.72%	0.47%		0.19%				100.00%
1,823	TEKAMAH	3,283,297	1,037,940	238,046	70,812,714	14,171,407	335,046	0	266,238	0	0	0	90,144,688
27.12%	%sector of county sector	5.83%	6.83%	1.33%	27.10%	34.30%	1.31%		0.02%				5.04%
	%sector of municipality	3.64%	1.15%	0.26%	78.55%	15.72%	0.37%		0.30%				100.00%
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
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0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
4,598	Total Municipalities	8,964,724	3,313,672	2,340,696	162,610,902	31,316,819	3,077,857	378,802	1,043,952	0	1,000	0	213,048,424
68.40%	%all municip.sectors of cnty	15.91%	21.80%	13.07%	62.22%	75.79%	12.02%	14.61%	0.08%		0.00%		11.91%

11 BURT

Sources: 2021 Certificate of Taxes Levied CTL, 2020 US Census; Dec. 2021 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2022

CHART 5

Total Real Property Sum Lines 17, 25, & 30	Records : 7,019	Value : 1,777,277,340	Growth 8,735,946
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Sum Lines 17, 25, & 41

Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	379	4,949,122	12	177,568	61	2,151,493	452	7,278,183	
02. Res Improve Land	2,064	26,185,457	66	2,671,127	502	23,038,603	2,632	51,895,187	
03. Res Improvements	2,118	139,672,625	66	10,526,045	573	75,448,592	2,757	225,647,262	
04. Res Total	2,497	170,807,204	78	13,374,740	634	100,638,688	3,209	284,820,632	3,758,628
% of Res Total	77.81	59.97	2.43	4.70	19.76	35.33	45.72	16.03	43.02
05. Com UnImp Land	41	297,661	4	133,618	3	72,805	48	504,084	
06. Com Improve Land	307	5,458,210	17	740,840	20	506,815	344	6,705,865	
07. Com Improvements	311	21,626,008	18	2,946,764	27	5,415,298	356	29,988,070	
08. Com Total	352	27,381,879	22	3,821,222	30	5,994,918	404	37,198,019	764,611
% of Com Total	87.13	73.61	5.45	10.27	7.43	16.12	5.76	2.09	8.75
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	4	265,234	0	0	2	650,141	6	915,375	
11. Ind Improvements	4	2,495,287	0	0	3	17,248,658	7	19,743,945	
12. Ind Total	4	2,760,521	0	0	3	17,898,799	7	20,659,320	335,523
% of Ind Total	57.14	13.36	0.00	0.00	42.86	86.64	0.10	1.16	3.84
13. Rec UnImp Land	0	0	0	0	2	41,000	2	41,000	
14. Rec Improve Land	0	0	0	0	7	144,250	7	144,250	
15. Rec Improvements	21	359,447	10	264,322	85	2,466,187	116	3,089,956	
16. Rec Total	21	359,447	10	264,322	87	2,651,437	118	3,275,206	60,865
% of Rec Total	17.80	10.97	8.47	8.07	73.73	80.95	1.68	0.18	0.70
Res & Rec Total	2,518	171,166,651	88	13,639,062	721	103,290,125	3,327	288,095,838	3,819,493
% of Res & Rec Total	75.68	59.41	2.65	4.73	21.67	35.85	47.40	16.21	43.72
Com & Ind Total	356	30,142,400	22	3,821,222	33	23,893,717	411	57,857,339	1,100,134
% of Com & Ind Total	86.62	52.10	5.35	6.60	8.03	41.30	5.86	3.26	12.59
17. Taxable Total	2,874	201,309,051	110	17,460,284	754	127,183,842	3,738	345,953,177	4,919,627
% of Taxable Total	76.89	58.19	2.94	5.05	20.17	36.76	53.26	19.47	56.31

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	1	13,415	601,582	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	1	13,415	601,582
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				1	13,415	601,582

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	261	31	157	449

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	10	727,565	153	45,175,008	2,254	873,589,521	2,417	919,492,094
28. Ag-Improved Land	5	41,160	46	20,093,980	785	384,005,059	836	404,140,199
29. Ag Improvements	6	698,658	46	6,474,384	812	100,518,828	864	107,691,870

30. Ag Total				3,281	1,431,324,163
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	27	30.88	648,480	
33. HomeSite Improvements	0	0.00	0	29	0.00	4,460,116	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	3	1.63	9,780	
36. FarmSite Improv Land	5	6.86	41,160	45	162.46	974,760	
37. FarmSite Improvements	6	0.00	698,658	46	0.00	2,014,268	
38. FarmSite Total							
39. Road & Ditches	0	0.91	0	0	217.60	0	
40. Other- Non Ag Use	0	0.00	0	0	230.03	167,922	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	4	5.00	105,000	4	5.00	105,000	
32. HomeSite Improv Land	406	426.95	8,965,950	433	457.83	9,614,430	
33. HomeSite Improvements	419	0.00	49,725,970	448	0.00	54,186,086	1,782,108
34. HomeSite Total				452	462.83	63,905,516	
35. FarmSite UnImp Land	50	78.27	469,620	53	79.90	479,400	
36. FarmSite Improv Land	770	2,821.94	16,931,640	820	2,991.26	17,947,560	
37. FarmSite Improvements	781	0.00	50,792,858	833	0.00	53,505,784	2,034,211
38. FarmSite Total				886	3,071.16	71,932,744	
39. Road & Ditches	0	5,211.93	0	0	5,430.44	0	
40. Other- Non Ag Use	0	5,667.75	4,126,510	0	5,897.78	4,294,432	
41. Total Section VI				1,338	14,862.21	140,132,692	3,816,319

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

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

Schedule VIII : Agricultural Records : Special Value

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	10,956.89	24.29%	58,783,309	28.61%	5,364.96
46. 1A	295.50	0.66%	1,659,235	0.81%	5,615.01
47. 2A1	11,788.08	26.13%	59,136,413	28.78%	5,016.63
48. 2A	20,655.92	45.79%	80,959,508	39.40%	3,919.43
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	665.27	1.47%	2,167,522	1.05%	3,258.11
51. 4A1	594.36	1.32%	2,294,231	1.12%	3,860.00
52. 4A	152.52	0.34%	490,355	0.24%	3,215.02
53. Total	45,108.54	100.00%	205,490,573	100.00%	4,555.47
Dry					
54. 1D1	7,799.41	8.61%	43,244,755	11.20%	5,544.62
55. 1D	18,327.36	20.23%	98,967,744	25.62%	5,400.00
56. 2D1	13,966.50	15.41%	69,958,316	18.11%	5,009.01
57. 2D	0.00	0.00%	0	0.00%	0.00
58. 3D1	13,687.13	15.10%	50,851,505	13.16%	3,715.28
59. 3D	12,501.13	13.80%	52,692,509	13.64%	4,215.02
60. 4D1	433.14	0.48%	1,581,282	0.41%	3,650.74
61. 4D	23,898.91	26.37%	68,966,861	17.85%	2,885.77
62. Total	90,613.58	100.00%	386,262,972	100.00%	4,262.75
Grass					
63. 1G1	6,938.34	40.40%	21,720,993	43.52%	3,130.57
64. 1G	4,371.22	25.45%	12,627,036	25.30%	2,888.68
65. 2G1	5,149.18	29.98%	14,247,885	28.55%	2,767.02
66. 2G	134.42	0.78%	300,090	0.60%	2,232.48
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	4.00	0.02%	7,900	0.02%	1,975.00
69. 4G1	146.20	0.85%	117,573	0.24%	804.19
70. 4G	429.54	2.50%	885,518	1.77%	2,061.55
71. Total	17,172.90	100.00%	49,906,995	100.00%	2,906.15
Irrigated Total					
Irrigated Total	45,108.54	27.71%	205,490,573	31.36%	4,555.47
Dry Total					
Dry Total	90,613.58	55.66%	386,262,972	58.94%	4,262.75
Grass Total					
Grass Total	17,172.90	10.55%	49,906,995	7.62%	2,906.15
72. Waste	2,763.63	1.70%	352,552	0.05%	127.57
73. Other	7,129.60	4.38%	13,350,637	2.04%	1,872.56
74. Exempt	2.61	0.00%	0	0.00%	0.00
75. Market Area Total	162,788.25	100.00%	655,363,729	100.00%	4,025.87

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	2,961.81	27.05%	19,355,446	30.58%	6,535.01
46. 1A	303.47	2.77%	1,964,972	3.10%	6,475.01
47. 2A1	3,145.94	28.73%	18,639,722	29.45%	5,925.01
48. 2A	2,715.73	24.80%	15,429,498	24.38%	5,681.53
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	77.95	0.71%	418,982	0.66%	5,375.01
51. 4A1	1,628.56	14.87%	7,084,243	11.19%	4,350.00
52. 4A	116.44	1.06%	404,632	0.64%	3,475.03
53. Total	10,949.90	100.00%	63,297,495	100.00%	5,780.65
Dry					
54. 1D1	7,990.64	8.26%	49,741,829	9.40%	6,225.01
55. 1D	35,356.64	36.53%	217,443,465	41.08%	6,150.00
56. 2D1	13,273.49	13.71%	75,327,271	14.23%	5,675.02
57. 2D	0.00	0.00%	0	0.00%	0.00
58. 3D1	575.15	0.59%	2,534,870	0.48%	4,407.32
59. 3D	29,076.45	30.04%	150,471,211	28.43%	5,175.02
60. 4D1	133.56	0.14%	557,618	0.11%	4,175.04
61. 4D	10,383.92	10.73%	33,228,544	6.28%	3,200.00
62. Total	96,789.85	100.00%	529,304,808	100.00%	5,468.60
Grass					
63. 1G1	5,656.90	44.35%	17,183,078	46.94%	3,037.54
64. 1G	2,657.30	20.83%	7,386,855	20.18%	2,779.83
65. 2G1	3,921.81	30.75%	10,992,749	30.03%	2,802.98
66. 2G	245.74	1.93%	512,425	1.40%	2,085.23
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	272.67	2.14%	528,553	1.44%	1,938.43
71. Total	12,754.42	100.00%	36,603,660	100.00%	2,869.88
Irrigated Total					
	10,949.90	8.79%	63,297,495	9.96%	5,780.65
Dry Total					
	96,789.85	77.74%	529,304,808	83.25%	5,468.60
Grass Total					
	12,754.42	10.24%	36,603,660	5.76%	2,869.88
72. Waste	1,040.73	0.84%	156,009	0.02%	149.90
73. Other	2,977.63	2.39%	6,465,770	1.02%	2,171.45
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	124,512.53	100.00%	635,827,742	100.00%	5,106.54

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	1,781.57	8,786,619	54,276.87	260,001,449	56,058.44	268,788,068
77. Dry Land	140.99	707,161	9,461.91	47,923,321	177,800.53	866,937,298	187,403.43	915,567,780
78. Grass	3.31	6,768	1,594.34	4,935,376	28,329.67	81,568,511	29,927.32	86,510,655
79. Waste	9.47	391	299.89	48,981	3,495.00	459,189	3,804.36	508,561
80. Other	7.42	13,245	588.06	1,773,749	9,511.75	18,029,413	10,107.23	19,816,407
81. Exempt	1.05	0	0.00	0	1.56	0	2.61	0
82. Total	161.19	727,565	13,725.77	63,468,046	273,413.82	1,226,995,860	287,300.78	1,291,191,471

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	56,058.44	19.51%	268,788,068	20.82%	4,794.78
Dry Land	187,403.43	65.23%	915,567,780	70.91%	4,885.54
Grass	29,927.32	10.42%	86,510,655	6.70%	2,890.69
Waste	3,804.36	1.32%	508,561	0.04%	133.68
Other	10,107.23	3.52%	19,816,407	1.53%	1,960.62
Exempt	2.61	0.00%	0	0.00%	0.00
Total	287,300.78	100.00%	1,291,191,471	100.00%	4,494.21

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 Craig	32	213,034	109	505,347	110	4,242,769	142	4,961,150	38,923
83.2 Decatur	106	1,296,009	272	3,188,694	332	13,673,378	438	18,158,081	276,653
83.3 Lyons	59	500,119	416	3,179,196	416	23,843,597	475	27,522,912	23,536
83.4 Oakland	51	624,665	516	7,322,612	516	36,490,113	567	44,437,390	74,624
83.5 R-arizona	28	508,130	142	4,643,176	244	19,470,708	272	24,622,014	1,177,988
83.6 R-bell Creek	4	95,325	46	2,233,664	49	8,481,046	53	10,810,035	468,913
83.7 R-craig Rural	3	49,620	54	2,927,351	55	6,087,965	58	9,064,936	16,592
83.8 R-decatur Rural	5	116,611	33	1,435,559	43	4,772,475	48	6,324,645	240,287
83.9 R-everett	4	133,872	26	1,215,595	30	4,637,650	34	5,987,117	10,652
83.10 R-logan	2	2,206	65	3,759,641	69	9,895,109	71	13,656,956	10,441
83.11 R-oakland Rural	3	6,960	26	1,234,207	28	3,241,790	31	4,482,957	115,791
83.12 R-pershing	3	453,527	23	1,160,548	25	4,164,729	28	5,778,804	213,404
83.13 R-quinnebaugh	5	53,427	19	533,265	21	2,683,854	26	3,270,546	54,712
83.14 R-riverside	9	92,567	22	613,004	44	4,447,772	53	5,153,343	155,277
83.15 R-silver Creek	3	118,649	27	1,542,539	31	5,370,424	34	7,031,612	0
83.16 R-summit	5	730,128	91	4,536,097	94	15,448,866	99	20,715,091	41,968
83.17 Tekamah	132	2,324,334	752	12,008,942	766	61,784,973	898	76,118,249	899,732
84 Residential Total	454	7,319,183	2,639	52,039,437	2,873	228,737,218	3,327	288,095,838	3,819,493

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	Craig	6	15,187	13	19,629	13	124,109	19	158,925	0
85.2	Decatur	7	29,068	27	261,321	28	2,548,776	35	2,839,165	0
85.3	Lyons	9	59,190	68	503,517	68	6,293,885	77	6,856,592	0
85.4	Oakland	12	124,374	93	1,316,983	94	6,727,267	106	8,168,624	0
85.5	R-arizona	1	31,580	10	459,764	13	2,837,098	14	3,328,442	148,382
85.6	R-bell Creek	0	0	1	53,933	1	2,286,291	1	2,340,224	0
85.7	R-craig Rural	1	17,500	1	23,125	1	17,901	2	58,526	0
85.8	R-decatur Rural	1	20,000	4	58,847	5	4,491,623	6	4,570,470	335,523
85.9	R-everett	2	37,600	2	38,200	2	340,840	4	416,640	0
85.10	R-logan	0	0	4	162,520	4	536,660	4	699,180	0
85.11	R-oakland Rural	1	78,768	5	829,966	5	13,526,087	6	14,434,821	0
85.12	R-pershing	0	0	4	67,125	5	412,634	5	479,759	0
85.13	R-quinnebaugh	1	20,975	1	7,050	1	2,447	2	30,472	0
85.14	R-riverside	0	0	5	133,450	6	837,353	6	970,803	605,878
85.15	R-silver Creek	0	0	0	0	1	2,990	1	2,990	0
85.16	R-summit	0	0	2	63,816	3	180,499	3	244,315	0
85.17	Tekamah	7	69,842	110	3,621,994	113	8,565,555	120	12,257,391	10,351
86	Commercial Total	48	504,084	350	7,621,240	363	49,732,015	411	57,857,339	1,100,134

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	3,971.11	39.24%	10,172,884	43.23%	2,561.72
88. 1G	2,574.40	25.44%	6,051,213	25.71%	2,350.53
89. 2G1	3,057.93	30.22%	6,437,018	27.35%	2,105.02
90. 2G	120.62	1.19%	250,891	1.07%	2,080.01
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	4.00	0.04%	7,900	0.03%	1,975.00
93. 4G1	79.05	0.78%	52,978	0.23%	670.18
94. 4G	313.29	3.10%	560,790	2.38%	1,790.00
95. Total	10,120.40	100.00%	23,533,674	100.00%	2,325.37
CRP					
96. 1C1	2,967.23	42.07%	11,548,109	43.79%	3,891.88
97. 1C	1,796.82	25.48%	6,575,823	24.93%	3,659.70
98. 2C1	2,091.25	29.65%	7,810,867	29.62%	3,735.02
99. 2C	13.80	0.20%	49,199	0.19%	3,565.14
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	67.15	0.95%	64,595	0.24%	961.95
103. 4C	116.25	1.65%	324,728	1.23%	2,793.36
104. Total	7,052.50	100.00%	26,373,321	100.00%	3,739.57
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	10,120.40	58.93%	23,533,674	47.16%	2,325.37
CRP Total	7,052.50	41.07%	26,373,321	52.84%	3,739.57
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	17,172.90	100.00%	49,906,995	100.00%	2,906.15

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

Market Area 2

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	3,214.19	43.45%	8,114,098	47.03%	2,524.46
88. 1G	1,766.81	23.89%	4,145,473	24.03%	2,346.30
89. 2G1	1,949.36	26.35%	4,093,656	23.73%	2,100.00
90. 2G	244.74	3.31%	509,060	2.95%	2,080.00
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	221.64	3.00%	392,303	2.27%	1,770.00
95. Total	7,396.74	100.00%	17,254,590	100.00%	2,332.73
CRP					
96. 1C1	2,442.71	45.59%	9,068,980	46.87%	3,712.67
97. 1C	890.49	16.62%	3,241,382	16.75%	3,640.00
98. 2C1	1,972.45	36.82%	6,899,093	35.66%	3,497.73
99. 2C	1.00	0.02%	3,365	0.02%	3,365.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	51.03	0.95%	136,250	0.70%	2,670.00
104. Total	5,357.68	100.00%	19,349,070	100.00%	3,611.46
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	7,396.74	57.99%	17,254,590	47.14%	2,332.73
CRP Total	5,357.68	42.01%	19,349,070	52.86%	3,611.46
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	12,754.42	100.00%	36,603,660	100.00%	2,869.88

**2022 County Abstract of Assessment for Real Property, Form 45
Compared with the 2021 Certificate of Taxes Levied Report (CTL)**

11 Burt

	2021 CTL County Total	2022 Form 45 County Total	Value Difference (2022 form 45 - 2021 CTL)	Percent Change	2022 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	261,340,917	284,820,632	23,479,715	8.98%	3,758,628	7.55%
02. Recreational	2,592,273	3,275,206	682,933	26.34%	60,865	24.00%
03. Ag-Homesite Land, Ag-Res Dwelling	56,765,997	63,905,516	7,139,519	12.58%	1,782,108	9.44%
04. Total Residential (sum lines 1-3)	320,699,187	352,001,354	31,302,167	9.76%	5,601,601	8.01%
05. Commercial	41,320,066	37,198,019	-4,122,047	-9.98%	764,611	-11.83%
06. Industrial	25,596,504	20,659,320	-4,937,184	-19.29%	335,523	-20.60%
07. Total Commercial (sum lines 5-6)	66,916,570	57,857,339	-9,059,231	-13.54%	1,100,134	-15.18%
08. Ag-Farmsite Land, Outbuildings	64,907,026	71,932,744	7,025,718	10.82%	2,034,211	7.69%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	4,294,432	4,294,432	0	0.00%		
11. Total Non-Agland (sum lines 8-10)	69,201,458	76,227,176	7,025,718	10.15%	2,034,211	7.21%
12. Irrigated	253,635,964	268,788,068	15,152,104	5.97%		
13. Dryland	886,860,390	915,567,780	28,707,390	3.24%		
14. Grassland	83,005,554	86,510,655	3,505,101	4.22%		
15. Wasteland	479,386	508,561	29,175	6.09%		
16. Other Agland	18,838,030	19,816,407	978,377	5.19%		
17. Total Agricultural Land	1,242,819,324	1,291,191,471	48,372,147	3.89%		
18. Total Value of all Real Property (Locally Assessed)	1,699,636,539	1,777,277,340	77,640,801	4.57%	8,735,946	4.05%

2022 Assessment Survey for Burt County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	2
4.	Other part-time employees:
	3
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$339,510
7.	Adopted budget, or granted budget if different from above:
	N/A
8.	Amount of the total assessor's budget set aside for appraisal work:
	N/A
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	N/A
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$35,000
11.	Amount of the assessor's budget set aside for education/workshops:
	\$2,900
12.	Amount of last year's assessor's budget not used:
	\$0

B. Computer, Automation Information and GIS

1.	Administrative software:
	Vanguard
2.	CAMA software:
	Vanguard
3.	Personal Property software:
	Vanguard
4.	Are cadastral maps currently being used?
	Yes
5.	If so, who maintains the Cadastral Maps?
	Assessor/staff
6.	Does the county have GIS software?
	Yes
7.	Is GIS available to the public? If so, what is the web address?
	Yes - http://burt.gworks.com
8.	Who maintains the GIS software and maps?
	gWorks
9.	What type of aerial imagery is used in the cyclical review of properties?
	Obliques
10.	When was the aerial imagery last updated?
	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?
	Decatur, Lyons, Oakland, Tekamah
4.	When was zoning implemented?
	2000

D. Contracted Services

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

E. Appraisal /Listing Services

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

2022 Residential Assessment Survey for Burt County

1.	Valuation data collection done by:																		
	Assessor and staff.																		
2.	List the valuation group recognized by the County and describe the unique characteristics of each:																		
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Tekamah -- Estimated population is 1,802; located along Highway 75 and Highway 32; county seat, has grade and high school; has grocery store</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Oakland -- Estimated population is 1,556; located at intersection of Highway 77 and Highway 32; has grade and high school; has grocery store</td> </tr> <tr> <td style="text-align: center;">10</td> <td>Lyons -- Estimated population is 818; located along Highway 77; has high school and grocery store</td> </tr> <tr> <td style="text-align: center;">15</td> <td>Decatur -- Estimated population is 377; located at intersection of Highway 75 and Highway 51; located along Missouri River; has grocery store</td> </tr> <tr> <td style="text-align: center;">20</td> <td>Craig -- Estimated population is 166; located 10 miles West of Tekamah; no schools or grocery store</td> </tr> <tr> <td style="text-align: center;">25</td> <td>Rural</td> </tr> <tr> <td style="text-align: center;">AG OB</td> <td>Agricultural Outbuildings</td> </tr> <tr> <td style="text-align: center;">AG DW</td> <td>Agricultural Homes</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Tekamah -- Estimated population is 1,802; located along Highway 75 and Highway 32; county seat, has grade and high school; has grocery store	5	Oakland -- Estimated population is 1,556; located at intersection of Highway 77 and Highway 32; has grade and high school; has grocery store	10	Lyons -- Estimated population is 818; located along Highway 77; has high school and grocery store	15	Decatur -- Estimated population is 377; located at intersection of Highway 75 and Highway 51; located along Missouri River; has grocery store	20	Craig -- Estimated population is 166; located 10 miles West of Tekamah; no schools or grocery store	25	Rural	AG OB	Agricultural Outbuildings	AG DW	Agricultural Homes
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25	Rural																		
AG OB	Agricultural Outbuildings																		
AG DW	Agricultural Homes																		
3.	List and describe the approach(es) used to estimate the market value of residential properties.																		
	Cost approach and sales study to determine market and depreciation analysis.																		
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 provided by the CAMA vendor are used by the county. The depreciation based on our own local market information (economic).																		
5.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.																		
	No, there are not individual depreciation tables set up for each valuation group. Each location is adjusted using different economic factors.																		
6.	Describe the methodology used to determine the residential lot values?																		
	Sales study from the market with adjustments for accessibility, etc.																		
7.	How are rural residential site values developed?																		
	Review small tract sales and consider the cost to add amenities.																		

8.	Are there form 191 applications on file?																																																	
	No.																																																	
9.	Describe the methodology used to determine value for vacant lots being held for sale or resale?																																																	
	N/A																																																	
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AG DW	2021	2008	2021	2016-2019																																														
	The rural residential is an ongoing review by townships.																																																	

2022 Commercial Assessment Survey for Burt County

1.	Valuation data collection done by:	
	Assessor and Staff	
2.	List the valuation group recognized in the County and describe the unique characteristics of each:	
	<u>Valuation Group</u>	<u>Description of unique characteristics</u>
	1	Tekamah -- County seat and the commercial hub of Burt County with full retail; convenience store, dept store, drug store, grocery store
	5	Oakland -- Main street business is active with full retail; grocery store, drug store, convenience store
	10	Lyons -- Main street business is declining, several vacant storefronts; grocery store, convenience store, restaurants
	15	Decatur -- Active commercial, grocery store, restaurants, convenience store
	20	Craig -- Limited retail, bar, no grocery store
	25	Rural -- Limited retail
3.	List and describe the approach(es) used to estimate the market value of commercial properties.	
	The cost approach is the primary method used to estimate value in the commercial class, however, income information and comparable sales are considered when available.	
3a.	Describe the process used to determine the value of unique commercial properties.	
	The County relies on sales of similar property across the state, will search the state sales file for like properties and then adjust those sales to the local market.	
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?	
	Depreciation tables provided by the CAMA vendor are used by the county. The depreciation based on our own local market information (economic).	
5.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.	
	No, there are not individual depreciation tables set up for each valuation group. Locations are adjusted applying different economic factors.	
6.	Describe the methodology used to determine the commercial lot values.	
	All recent vacant lot sales are studied in the county.	

7.	<u>Valuation Group</u>	<u>Date of Depreciation</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1	2021	2008	2021	2021
	5	2021	2008	2021	2021
	10	2021	2008	2021	2017/2019
	15	2021	2008	2021	2021
	20	2021	2008	2021	2021
	25	2021	2008	2021	2021

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

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

2022 Agricultural Assessment Survey for Burt County

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

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

Burt County's 3 Year Plan of Assessment June 15, 2021

PLAN OF ASSESSMENT REQUIREMENTS

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

REAL PROPERTY ASSESSMENT REQUIREMENTS

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

Assessment levels required for real property are as follows:

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

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

GENERAL COUNTY DESCRIPTION

Burt County has a total count of 6,974 parcels as reported on the 2021 County Abstract. Per the 2021 County Abstract, Burt County consists of the following real property types:

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	3,187	45.70%	15.38%
Commercial	404	5.79%	2.42%
Industrial	6	.09%	1.52%
Recreational	115	1.65%	.15%
Agricultural	3,262	46.77%	80.53%

Agricultural land – 287,355.72 taxable acres

New Property: For assessment year 2021, an estimated 175 building permits and/or information statements were filed for new property construction and additions in the county.

The county handled 1,152 personal property schedules for 2021. The office also processed 352 homestead applications. Approximately 61 permissive exemptions are applied for each year through the County Assessor's Office.

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

The County Assessor's Office has a deputy and three full-time clerks to carry out the responsibilities and duties of the office with the assessor. Three clerks assist with the review, pickup work, and data entry in the appraisal area. Two of the three also perform office and clerical duties so only work part-time on appraisal as their schedules allow. They are still learning and it will probably take a couple years to be fully trained. The deputy has the necessary certification to hold the position and will fulfill the continuing education requirement of 60 hours required within the next 4-year period. The county does have a part-time certified appraiser and one part-time lister/reviewer for "pickup work" and other needed valuation projects being completed to keep Burt County in line with uniform and proportionate valuations.

The current 2021-2022 budget for the office is being reviewed by the County Board with a request of \$339,510.00. For the current budget year, the general budget and appraisal budget, are still combined into one so it is easier for the County Board to understand. The County Board agreed to let the offices include the possibility of a 3% cost of living increase in the salaries. This year's request of \$339,510.00 includes the Assessor, Deputy, and three clerk's salaries. This also includes the two part-time appraiser/listers and an occasional high school helper if we need them. This request is down from the prior year's budget of \$339,864.00 even with the allowance for 3% cost of living for all employees. This also funds all cadastral map work, appraisal schooling, GIS system, and data service contracts and fees. The GIS yearly maintenance contract amount that had been added to the appraisal budget will now be included in this combined budget. The new WebGIS developed for Burt County by GIS Workshop will move into this total. Maintenance and support costs on this web hosting is \$3,800.00 annually (My original budget request for 2019 was higher at \$340,785.75 to include the first year of the Pictometry contract which was decided against by the County Board. I was allowed to get GIS Workshop photos using the \$4,796.93 in credit from the sale of my data. We have received our obliques and have them all labeled and in the property record cards. They were reviewed for any changes that needed to be applied in 2021 as well.

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

PROCEDURES

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

CADASTRAL MAPS

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

PROPERTY RECORD CARDS

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

REPORT GENERATION

The County Assessor has basic duties and requirements in filing administrative reports with the Property Tax Administrator that may be different than those specified in statute to ensure proper administration of the law. They include the Air Craft Information Reports, County Real Estate Abstract and Assessed Value Update (AVU) due March 19th, Amended Homestead Exemption Summary Certificate (Form 458X), 3 Year Plan of Assessment to be presented to the county board of equalization by July 31st, and due with the Department of Revenue,

Property Assessment Division, by October 31st, the Certification of Values to School Districts and Political Subdivisions due August 20th, School District Taxable Value Report due August 25th, Average Residential Value for Homestead Exemption by September 1st, generate Tax Roll to be given to the County Treasurer by November 22nd, and Certificate of Taxes Levied Report due December 1st. Taxpayer appeals must be handled during the months of June and July. Regulation 10-002.09 requires tax list corrections created because of undervalued or overvalued real property and omitted real property must be reported to the County Board of Equalization by July 25th. Clerical error may be corrected as needed.

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

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

HOMESTEAD EXEMPTIONS

Statutes 77-3510 through 77-3528 require the County Assessor to furnish forms for persons desiring to make application for Homestead Exemption. Applications are furnished and accepted along with an income statement between the dates of February 1st and June 30th of each year. The County Assessor must approve or disapprove the applications based on conformity to law. Notices shall be sent to rejected applicants by July 31st of each year except in the case of change of ownership or occupancy from January 1st through August 15th.

Notice will be sent within a reasonable time. Approved applications will be sent to the Tax Commissioner on or before August 1st of each year. The County Assessor and clerical staff will process the applications and place them on the tax roll after their approval by the State based on income.

The County Assessor is currently required to print the homestead applications along with all accompanying instructions and enclosures, which is an additional expense to their budget. Cost of paper and copier expenses was several hundred dollars that was shifted from the State to the county level. In 2021, the homesteads were entered online with the Department's new programming. We continue to assist our older citizens with filing their homesteads and go to their homes if needed. We make every effort to call or contact them if their application is not received by the middle of June.

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

PERSONAL PROPERTY

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

REAL PROPERTY

All real property is assessed each year as of January 1, 12:01 a.m. following the statutes. The assessment level of residential and commercial property will be set

between 92-100% of actual market value. The agricultural land will be assessed at 69-75% of actual market value. Valuation notices will be sent out on or before June 1st of each year to every owner of record in which the assessed valuation changed from the previous year.

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

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

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

Countywide zoning was adopted by the Burt County Board effective February 4, 2000. The Assessor's Office works with the zoning administrator in locating new improvements. We also let the administrator know about improvements that need to have an accompanying permit application where they have failed to file one. In 2018, the Assessor's Office worked with the zoning administrator to update and improve the zoning permit with more information that was needed by both departments. Going forward, there may be a penalty for failure to file the necessary permit. We will be working with the fourth new zoning administrator since 2019 and they are still in the learning process of what all this job entails. We are assisting her in any way we can. Hopefully, we will continue to assist each other in making sure all new construction makes it on the county's tax rolls.

The review process in place in Burt County consists of a physical inspection of all properties that are being revalued. If there was any question as to the accuracy of the data, the property was remeasured, confirmed, and/or corrected. Additional information was collected that is necessary for the new CAMA software. The quality and condition of the property are noted as well as any other outstanding facts. A new digital photo was taken of each parcel. With the owner's permission and accompaniment, an interior inspection was performed. If permission was denied or there was no response to our door hanger and follow-up calls, we assumed that the interior condition of the property was the same as the exterior, unless there was evidence otherwise. In 2020, with the Covid-19 pandemic, we sent letters to all areas to be reviewed, asking for the house information. We had almost 75% response to our request, so we did the same for 2021.

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

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

<u>Property Class</u>	<u>Median</u>
Residential	NEI
Commercial	96.00
Agricultural Land	71.00

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

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

ASSESSMENT ACTIONS PLANNED

RESIDENTIAL

2022 - Pershing and Arizona Townships will be reviewed for both residential and farm buildings. Arizona Township includes four different areas with two different townships and ranges. This also includes several riverfront cabins and recreational areas. All parcels will be physically reviewed, photographed, remeasured if needed, and a possible interior inspection performed if owner is available. If not, a questionnaire will be left to be filled out and returned to the office, or an appointment will be set up when the reviewers can return to conduct the interior inspection. The second set of reviewers will continue doing the Village of Decatur and the Decatur Marina for 2022 which has about 450 parcels. All parcels will be physically reviewed, photographed, and remeasured if needed. Any updates or buildings that have been removed will be noted as well. We will continue to do our analysis of the sales file to determine the level of value.

We will continue working on depreciation analysis and effective age studies. The COD and PRD will be examined on an annual basis to see if the quality of assessment is appropriate, and what might be done to improve these numbers on all other mapping areas. Continue to analyze for uniformity and that levels are within the acceptable ranges. We are continuing to see a steady rise in the market on both rural and city residential which may require some more increases in some residential jurisdictions for 2022.

We had planned to start on the City of Lyons but may have to hold off until 2023 as we are going to do a desktop review of Tekamah. We will be checking grades and conditions as our reviewers were newly trained at the time. We want to make sure all properties are equalized.

2023 - Oakland and Craig Townships will be reviewed for all residential and farm buildings. Craig Township includes two townships and ranges so it is like doing two ordinary sized townships. There also are quite a number of parcels with improvements so it will take a good deal of time to review, photograph and remeasure where needed. We always try to do interior inspections if the owner is available and will allow it. We started mailing questionnaires prior to our review that helps us with information to be updated on the property record card if we are unable to view the interior. Our second team of reviewers will start the City of Lyons. A lot study with new values was implemented in 2021. Any

updates or buildings that have been removed will be noted as well. We will continue to do our analysis of the sales file to determine the level of value.

2024 – Logan and Everett Townships will be reviewed for all residential as well as any farm buildings. We always try to do interior inspections if the owner is available and will allow it. We started mailing questionnaires prior to our review that helps us with information to be updated on the property record card if we are unable to view the interior. Our second team of reviewers will be continuing to work on the City of Lyons. If the market continues to increase as in the prior years, we may have to adjust our costing data and map factors again as we did in 2021.

COMMERCIAL

The commercial class of property had a complete reappraisal done in 2000 by Great Plains Appraisal Company. The pricing program that was applied was 1999 and all data was entered in the new CAMA 2000 system. Market, income, and cost approach were all applied in valuing the commercial class. In 2010, all commercial data was moved to the windows version of CAMA 2000 along with the implementation of newer pricing. Jeff Quist has been assisting the office with an updated sales analysis and depreciation study. The Tekamah commercial was revalued using the new MIPS 2 CAMA system for 2014. The COD and PRD will be examined to address the quality of the assessments and their uniformity for all the towns and rural commercial. MIPS 2 CAMA has been replaced by Vanguard Appraisals and all data has been moved to the new system. Review has begun and is ongoing at this time by the office staff. Jeff Quist, our part-time staff appraiser, has used the new pricing since it was installed in 2016 and has established market factors and depreciation. A lot of the commercial in the towns have been reviewed and are being placed in Vanguard. It was decided for 2018 to implement the reappraisal of the following occupancy codes: grocery stores, convenience stores, storage units, industrial and heavy manufacturing, and warehouse storage. These were some of the larger and more active commercial entities within the county. In 2019, we reviewed grain handling and storage facilities in the entire county. In 2021, we continued the review of the commercial properties in the county by doing the downtown main streets in Tekamah and Oakland. Vanguard has models that actually represent the typical downtown store that you see in the Midwest. We will continue to look closely at our occupancy codes as uses have changed on older buildings on our main streets and throughout our commercial classifications. We have been changing some over the last few years to residential as people have bought for personal uses such as storage. We are making similar changes to residential or ag classification in the rural areas as well

where commercial is no longer the current use of the property. We continue to watch for vacant commercial lot sales so we can better establish lot prices.

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

2023 - We will continue with the review of some of the larger commercial and industrial properties that need to be reviewed again. We will continue to study what sales we have and conduct interviews with both buyers and sellers to see what may be affecting the few sales we have.

2024 – Review by occupancy codes: grocery stores, storage units, convenience stores, heavy manufacturing, and warehouses. We will continue to review our costing tables and make adjustments as needed.

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

AGRICULTURAL

Burt County will study the market of the agricultural class on the required 3-year sale period each year. Based on that study, values will be set for land valuation groups to keep the level of assessment at an acceptable level by statute. The new level has been implemented as changed by the Legislature in 2006. Burt County currently has implemented two market areas and will continue to monitor the market activity to be assured that the market areas are needed. Market areas were adjusted in 2006 with Logan and Everett Townships being

moved from Area 2 to Area 1 as their sales showed it was needed. We will continue to review and locate sales of Solomon and Luton soils in Map Area 2 as it is becoming a problem on the west side of the county as well as on the east. We have adjusted both dry and irrigated acres within these soil types. It is classified as 3A1 and 3D1 which falls in with some of the Monona and Moody that are bringing higher prices on the market. We have separated our Solomon and Luton and call them "gumbo" in our current computer pricing program. The problem is in finding enough sales to verify value as it is not very desirable and there are not a lot of sales. The value on these soils is no longer comparable with the Monona and Moody when it comes to sales but has shown an increase in value over the last few years.

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

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

Besides continuing the study of all agricultural sales on the required 3- year sale period, we still continue to monitor flood damaged land. We had over 4,300 acres of ag land that was adjusted in 2012 due to the damages incurred during the flood of 2011. Some was lowered to 4A, 4D, 4G, or even down to waste. We will need to keep in contact with the individual landowners or ag producers to see how the land is responding to their efforts to return it to its former productivity. We have requested their most current FSA Farm Summary Reports

(Form 578) every few years to see how it compares with the previous years. They will have to let us know of continuing issues with problem areas so we can address them. We have many parcels covered with deep enough sand that they may never be farmed again. We will also monitor these parcels. We will track any sales that occur on these damaged parcels to see if we can better determine the current market value. We will also physically inspect and review the ag land for changes as we do our annual one-sixth of the county this year. *(The values were not raised in 2017 as the agricultural land fell within the 69% - 75% level of value with the current market. In 2018, Map area 2 was lowered about 9-10% on the higher LVG's to bring it to 69 to 75% of market. Map area 1 was not changed as it was still falling between 69% and 75% of market. For 2019, our studies indicated that Map area 1 needed to be lowered about 16 to 20% while Map area 2 was still at 71%. Ag land was lowered again in 2021 as indicated by the market.)* We will continue to monitor the sales to see if the value stays steady or goes up or down.

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

We updated and completed our intensive use category. We were charging an appropriate rate when studying the sales but was entered as building site. It is now more correctly classified as agland at 69-75% of market but the value per acre did not need to be updated. We will continue to verify and check for any other possible intensive use in the county.

2022 – Continue to review data from the GIS program now that the land use is complete along with the new and updated aerial maps from 2018. We may still request new farm summary reports from ag land owners if we have any questions that cannot be determined from our GIS system. All those individuals

will be contacted about providing us with that information. We need to be watching for land to be removed from CRP with contracts coming up for renewal. We will continue to monitor sales in the northwest corner of the county to see if an additional market area needs to be implemented. We have even considered moving all of the county back into one map area if sales would indicate it was possible. We will be collecting and studying all sales data we can find on wetland reserve acres to establish its current value. We will continue to study the market of the agricultural class on the required 3-year sale period each year. Based on that study, values are set for land valuation groups to keep the level of assessment at an acceptable level by statute.

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

2024 - All school land was valued according to soil and use for 2021. Current soil survey is dated 2008 and is required by the Nebraska Department of Revenue, Property Assessment Division. All school land was updated with the new soil survey and numeric designations. The school land was updated in 2020 when the new soil survey was implemented on all other agricultural parcels. The LVG's were changed to LCG's per LB372 for 2020. Counties have expressed concerns about the Natural Resources Conservation Service changing soil classifications on a yearly basis even if it may only affect several counties each year. Their website may be showing different soil symbols than what the county is currently using.

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

market factors to keep them at the same level of market value as townships that are using the latest Vanguard pricing.

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

SALES REVIEW

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

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

home flippers, as either a 3 or a 5 so the State can see how they might affect our sales ratios. We will continue to send questionnaires and do our own study.)

CONCLUSION

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

This process will be accomplished with the current requested amount of **\$339,510.00 for our combined general and appraisal budget in 2021-2022.

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

Joni L. Renshaw

Joni L. Renshaw
Burt County Assessor

6/26/21

*** The budget was not set yet and discussions continue at this time.*



BURT COUNTY ASSESSOR'S OFFICE

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KATIE HART – BURT COUNTY ASSESSOR

JEANICE BOWERS – DEPUTY ASSESSOR

JAY JOHNSON – REVIEWER

JAN RASMUSSEN – REVIEWER

MARY WORTMAN – CLERK/REVIEWER

February 28, 2022

Dear Ms. Sorensen:

Please see below for our current methodology concerning the few parcels where application has been made for special value.

Burt County Special Valuation Methodology:

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

Sincerely,

Katie Hart

Burt County Assessor