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DEPARTMENT OF REVENUE

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

GAGE 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 Gage 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 Gage 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: Patti Milligan, Gage 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.

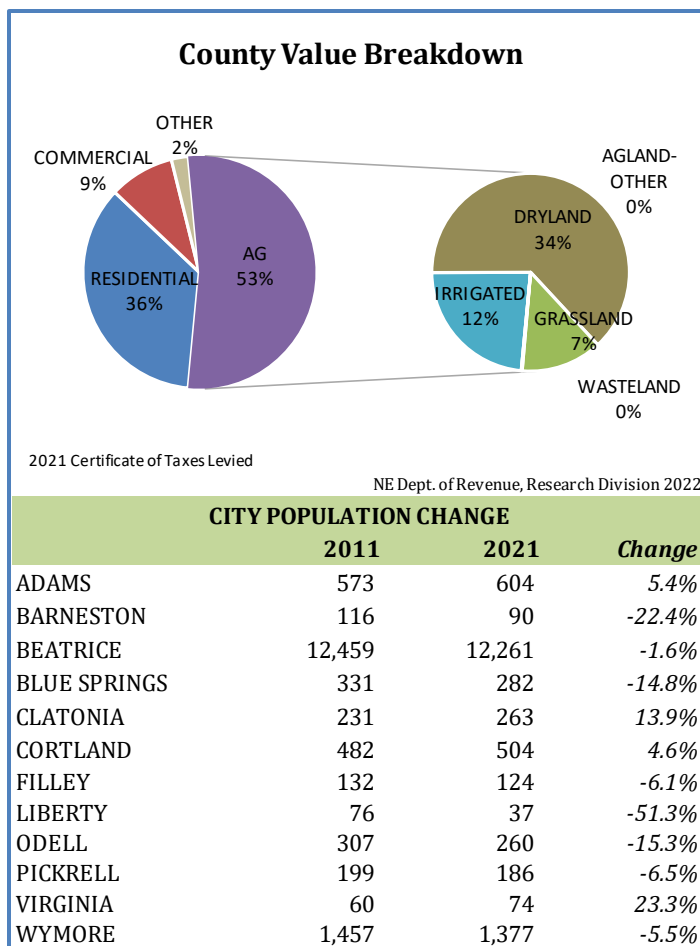
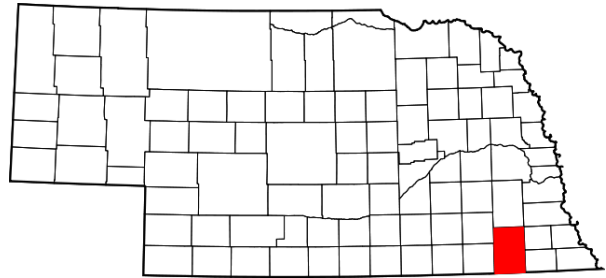
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the review done by Division staff, the Commission, and others. The late, incomplete, 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 851 square miles, Gage County has 21,704 residents, per the Census Bureau Quick Facts for 2020, a 3% population decline from the 2010 U.S. Census. Reports indicate that 70% 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 \$110,124 (2021 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Gage County are located in and around Beatrice, the county seat. Per the information available from the U.S. Census Bureau, there are 655 employer establishments that employ 6,940 residents, a decline of 3%.

Agricultural land accounts for 54% of the total valuation base in the county. Dryland makes up a majority of the land in the county. Gage County is included in both the Lower Big Blue and Nemaha Natural Resources Districts (NRD). When compared against the top crops of the other counties in Nebraska, Gage County ranks third in soybeans for beans. In value of sales by commodity group, Gage County ranks fourth in poultry and eggs (USDA AgCensus).

The ethanol plant located in Adams also contributes to the local agricultural economy.

2022 Residential Correlation for Gage County

Assessment Actions

For 2022 the Gage County Assessor did a market analysis of all residential properties resulting in adjustments and valuation increases of 10% in Valuation Groups 1, 6, 7, and 12 and to the within a two-mile radius of Beatrice. Valuation Group 3 had a 12% adjustment on the improvements. Valuation Group 5 had a physical inspection. Valuation Group 11, 16, and 18 had a 15% adjustment on residential improvements. Valuation Group 15 had a 10% adjustment on improvements. Home sites in the rural area and the first acre was increased from \$15,000 to \$18,000 for 2022.

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.

Sales verification and qualification processes are reviewed. Review of qualified and non-qualified sales rosters supports that all arm's-length sales have been utilized for the measurement of the residential class. Gage county sales usability rate is higher than the state average. The review of the sales rosters along with the comments provided, indicates that all arm's-length transactions have been made available for measurement of the class.

Another practice reviewed involves the examination of valuation groups to ensure that economic differences are adequately identified and grouped. The residential class in Gage County identifies sixteen separate valuation groups. The county assessor has been encouraged to reduce this number.

The land to building ratio reflects that land values have been keep current. The appraisal tables are reviewed to ensure they are current. The county assessor updated costing countywide in keeping with the six-year inspection. Land tables are updated as each valuation group is reviewed and inspected. Currently depreciation tables are studied each year for any adjustments.

Frequency of the six-year inspection and review cycle of the county is also reviewed. The county assessor has kept up the review and inspection of all properties within the required six years. A systematic plan is in place to maintain compliance.

There is a valuation methodology on file.

Description of Analysis

Residential parcels are analyzed using sixteen valuation groups defined to represent market movement for assessment purposes.

2022 Residential Correlation for Gage County

Valuation Group	Description
1	Adams
2	Barneston
3	Beatrice, Beatrice Subdivisions
5	Blue Springs
6	Clatonia
7	Cortland
9	Filley
10	Liberty
11	Odell
12	Pickrell
13	Rockford, Ellis, Lanham, Holmesville
15	Rural Sub South, Rural
16	Rural Sub North
17	Virginia
18	Wymore
19	Doctor's Lake

For the residential property class, there were 724 qualified sales representing all valuation groups. Review of the overall statistical sample shows that all three levels of central tendency are within the acceptable range and correlate closely, indicating the statistics are reliable. The COD is within the IAAO recommended range. The PRD is slightly high. When analyzing the 16 Valuation Groups, only half have a reliable number of sales. Although many valuation groups do not have sufficient sales, the county assessor utilizes adjustments in all valuation group to reflect the market; ensuring that all valuation groups 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) supports that the values were uniformly applied to the residential class.

Equalization and Quality of Assessment.

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

2022 Residential Correlation for Gage County

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	30	93.17	91.34	90.84	10.63	100.55
2	1	79.78	79.78	79.78	00.00	100.00
3	506	94.11	96.90	92.65	22.73	104.59
5	8	87.96	115.02	85.05	61.78	135.24
6	12	91.57	87.85	86.20	13.59	101.91
7	20	93.71	92.65	91.79	07.20	100.94
9	4	86.16	88.03	90.97	13.90	96.77
10	3	102.21	99.04	93.01	10.09	106.48
11	15	96.63	88.30	79.11	17.30	111.62
12	9	94.13	85.68	84.78	15.40	101.06
13	2	98.03	98.03	92.95	27.99	105.47
15	58	95.41	89.48	83.88	18.42	106.68
16	10	94.41	93.16	92.00	09.09	101.26
17	3	42.82	44.22	55.62	41.41	79.50
18	42	98.80	102.59	91.66	19.72	111.92
19	1	90.59	90.59	90.59	00.00	100.00
<u>ALL</u>	<u>724</u>	94.52	95.68	90.88	21.19	105.28

Level of Value

Based on analysis of all available information, the level of value for the residential property in Gage County is 95%.

2022 Commercial Correlation for Gage County

Assessment Actions

For the commercial property class, only routine maintenance was done. All pick-up work was done timely for this year.

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.

A review of the valuation groups show that the commercial class is broken into five valuation groups. Each indicative of their unique characteristics for the commercial class.

Sales verification and qualification practices were reviewed. Gage County is above the statewide average, all arm's-length sales were used for measurement. Valuation Groups have been appropriately delineated.

The county assessor complies with the six-year inspection and review cycle for the commercial class of property. A review of the current appraisal tables show that costing tables are dated 2021 using their Computer-Assisted Mass Appraisal (CAMA) system. The last lot value study was last done in 2021, while depreciation is dated 2019 for all valuation groups.

Vacant land was discussed, based on location, the lot prices vary. The land and building ratio support that lot values have been kept up. Regarding the use of the three approaches to value, the county uses a correlated market, cost and income, weighted towards market and income approaches. Where possible the county gathers income information from the market and during sales verification. Beatrice is the only location where enough contract rents are collected to be useful in analyzing the commercial properties. The county relies more on market information and income, but they do use tables provided by the CAMA vendor. Additional tables are developed for some unique properties based on market information.

The Gage County assessor has a written valuation methodology on file.

2022 Commercial Correlation for Gage County

Description of Analysis

All commercial parcels are analyzed using five unique valuation groups.

Valuation Group	Description
3	Beatrice
10	North Region: Adams, Clatonia, Cortland, Filley, Pickrell
15	South Region: Blue Springs, Holmesville, Liberty, Odell, Virginia
18	Wymore
50	Rural

There are only 45 sales in the commercial class of property, with all three measures of central tendency in the acceptable range, but with a COD and PRD that are higher than the prescribed parameters. Only Valuation Group 3 has a sufficient sample of sales, the median is within the range, but the qualitative measures are high and reflect that a reappraisal is needed. Conversations with the County Assessor reveal that a reappraisal is planned for 2023. Review of the changes in sold properties as compared to the 2022 County Abstract of Assessment for Real Property, Form 45 Compared with the 2021 Certificate of Taxes Levied Report (CTL) indicates that all properties increased uniformly and support the stated actions of the county assessor. They also reveal that a large Tax Increment Financing (TIF), for the ethanol plant, was paid off last year in the Village of Adams, this accounts for most of the increase to the commercial class.

Equalization and Quality of Assessment

Review of the statistics along with the assessment practices demonstrate that the assessment practices are uniform and equalized. The quality of assessment for the commercial class of real property in Gage County is in compliance with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
3	33	93.66	105.11	89.04	33.94	118.05
10	6	84.25	85.61	84.17	22.73	101.71
15	1	34.65	34.65	34.65	00.00	100.00
18	3	129.05	144.31	135.69	28.07	106.35
50	2	99.26	99.26	98.34	01.60	100.94
<u> </u> ALL <u> </u>	45	93.99	103.30	89.95	32.90	114.84

Level of Value

Based on analysis of all available information, the level of value for the commercial property in Gage County is 94%.

2022 Agricultural Correlation for Gage County

Assessment Actions

Home sites in the rural areas were increased from \$15,000 to \$18,000. No changes to the agricultural land values were made.

The pick-up work for the agricultural property class was completed timely.

Assessment Practice Review

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

Sales verification and qualification processes are aspects that were reviewed. The county assessor utilizes sales verification forms, interviews with buyers or sellers, and consultation with real estate professionals as steps taken to determine the possibility of influencing factors outside of typical indicators representative of true agricultural sales including consideration of the number of acres. Parcels less than 20 acres require more investigative procedures for verification. Additional actions include physical inspection of parcels and determination of land use. Recreational land is not utilized at this time, except for parcels owned by Nebraska Game & Parks.

The usability rate was above what has been typical for the agricultural class across the state. Review of the sales rosters and comments indicate that a majority of sales that were non-qualified were between family members, partial transfers, gifts, same ownership, adjacent ownership land court decrees. The review of the sales rosters along with the comments provided, indicates that all arm's-length transactions have been made available for measurement.

Market areas are also examined. Gage County currently has two agricultural market areas. The county is comprised mainly of dryland. Intensive use was also discussed. The county assessor reviewed agricultural parcels and indicated that there are no intensive use parcels.

Land use inspections were completed in 2021. Farm home sites and rural acreages in the county are valued the same and were increased from \$15,000 to \$18,000. The first acre is assigned a value with remaining building sites valued according to where it is located within the county, the northern half is valued differently than the southern half.

Frequency of the six-year inspection and review cycle was also looked at. The county assessor has recently reviewed land use countywide and physically inspected agricultural improvements as part of the rural review for the 2021 assessment year.

The Gage County Assessor has a valuation methodology on file.

2022 Agricultural Correlation for Gage County

Description of Analysis

The statistical sample for the agricultural class of real property shows that all three measures of central tendency are within the range and are tightly grouped, the COD is are within the recommend ranges to support the use of the statistics as an indicator of the level of value.

There were 101 sales in Gage County. Review of the 80% Majority Land Use (MLU) statistics show that only the dryland subclass has a sufficient number of sales for measurement. Comparison of the county land values to the values of the surrounding comparable counties support that a proportionate level of value has been reached.

Review of the 2022 County Abstract of Assessment for Real Property, Form 45 Compared with the 2021 Certificate of Taxes Levied Report (CTL) matches the reported actions of the county assessor and reflects that no changes were made to agricultural land values this year.

Equalization and Quality of Assessment

Agricultural homes and outbuildings are valued utilizing the same appraisal processes as the rural residential property. The rural acreages are assessed within the acceptable range; therefore, agricultural improvements are equalized and have achieved market value. The quality of assessment of the agricultural class of real property complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	6	74.22	75.89	75.56	12.67	100.44
1	6	74.22	75.89	75.56	12.67	100.44
<u>Dry</u>						
County	55	69.81	71.81	69.89	16.92	102.75
1	49	69.81	72.14	70.12	16.24	102.88
2	6	63.17	69.13	67.63	24.79	102.22
<u>Grass</u>						
County	7	70.98	74.36	79.05	10.54	94.07
1	3	70.98	68.92	70.20	05.48	98.18
2	4	76.50	78.45	85.27	13.28	92.00
<u>ALL</u>	101	70.37	72.50	70.74	15.01	102.49

Level of Value

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

2022 Opinions of the Property Tax Administrator for Gage 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	95	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	94	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	70	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 7th day of April, 2022.



Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2022 Commission Summary for Gage County

Residential Real Property - Current

Number of Sales	724	Median	94.52
Total Sales Price	\$102,390,819	Mean	95.68
Total Adj. Sales Price	\$102,390,819	Wgt. Mean	90.88
Total Assessed Value	\$93,055,135	Average Assessed Value of the Base	\$101,977
Avg. Adj. Sales Price	\$141,424	Avg. Assessed Value	\$128,529

Confidence Interval - Current

95% Median C.I	92.13 to 96.11
95% Wgt. Mean C.I	89.30 to 92.47
95% Mean C.I	93.44 to 97.92
% of Value of the Class of all Real Property Value in the County	31.83
% of Records Sold in the Study Period	7.59
% of Value Sold in the Study Period	9.57

Residential Real Property - History

Year	Number of Sales	LOV	Median
2021	645	94	93.78
2020	582	94	93.87
2019	621	95	95.03
2018	655	93	93.08

2022 Commission Summary for Gage County

Commercial Real Property - Current

Number of Sales	45	Median	93.99
Total Sales Price	\$11,707,722	Mean	103.30
Total Adj. Sales Price	\$11,707,722	Wgt. Mean	89.95
Total Assessed Value	\$10,530,775	Average Assessed Value of the Base	\$247,227
Avg. Adj. Sales Price	\$260,172	Avg. Assessed Value	\$234,017

Confidence Interval - Current

95% Median C.I	85.01 to 99.18
95% Wgt. Mean C.I	81.34 to 98.56
95% Mean C.I	89.66 to 116.94
% of Value of the Class of all Real Property Value in the County	10.00
% of Records Sold in the Study Period	3.64
% of Value Sold in the Study Period	3.45

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2021	50	96	96.09
2020	44	96	96.09
2019	38	99	98.78
2018	34	100	99.66

34 Gage
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 : 724
 Total Sales Price : 102,390,819
 Total Adj. Sales Price : 102,390,819
 Total Assessed Value : 93,055,135
 Avg. Adj. Sales Price : 141,424
 Avg. Assessed Value : 128,529

MEDIAN : 95
 WGT. MEAN : 91
 MEAN : 96
 COD : 21.19
 PRD : 105.28

COV : 32.12
 STD : 30.73
 Avg. Abs. Dev : 20.03
 MAX Sales Ratio : 337.64
 MIN Sales Ratio : 18.33

95% Median C.I. : 92.13 to 96.11
 95% Wgt. Mean C.I. : 89.30 to 92.47
 95% Mean C.I. : 93.44 to 97.92

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qrtrs</u>											
01-OCT-19 To 31-DEC-19	68	103.76	106.81	99.23	18.37	107.64	47.53	215.30	99.49 to 107.38	120,263	119,339
01-JAN-20 To 31-MAR-20	45	100.73	103.82	100.16	18.06	103.65	42.82	235.28	96.72 to 103.54	118,041	118,224
01-APR-20 To 30-JUN-20	106	98.53	97.01	98.16	14.35	98.83	51.14	182.43	94.88 to 100.57	160,577	157,627
01-JUL-20 To 30-SEP-20	105	98.75	104.42	96.62	21.77	108.07	18.33	337.64	96.63 to 102.69	140,565	135,810
01-OCT-20 To 31-DEC-20	111	95.35	98.59	92.30	21.23	106.81	43.78	234.52	91.27 to 100.61	141,089	130,224
01-JAN-21 To 31-MAR-21	69	88.99	95.00	90.47	21.10	105.01	28.14	232.15	83.33 to 97.42	122,419	110,747
01-APR-21 To 30-JUN-21	121	84.07	85.98	82.64	20.67	104.04	32.56	241.82	80.72 to 88.55	152,506	126,028
01-JUL-21 To 30-SEP-21	99	77.64	82.72	77.65	24.97	106.53	33.06	224.57	73.88 to 84.39	147,066	114,199
<u>Study Yrs</u>											
01-OCT-19 To 30-SEP-20	324	99.95	102.41	98.09	18.28	104.40	18.33	337.64	97.72 to 101.75	139,723	137,048
01-OCT-20 To 30-SEP-21	400	87.55	90.23	85.17	22.63	105.94	28.14	241.82	84.09 to 90.05	142,802	121,629
<u>Calendar Yrs</u>											
01-JAN-20 To 31-DEC-20	367	97.78	100.44	96.19	19.10	104.42	18.33	337.64	96.54 to 100.00	143,742	138,266
<u>ALL</u>	724	94.52	95.68	90.88	21.19	105.28	18.33	337.64	92.13 to 96.11	141,424	128,529

34 Gage
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 : 724
 Total Sales Price : 102,390,819
 Total Adj. Sales Price : 102,390,819
 Total Assessed Value : 93,055,135
 Avg. Adj. Sales Price : 141,424
 Avg. Assessed Value : 128,529

MEDIAN : 95
 WGT. MEAN : 91
 MEAN : 96
 COD : 21.19
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COV : 32.12
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 Avg. Abs. Dev : 20.03
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 95% Wgt. Mean C.I. : 89.30 to 92.47
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VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	30	93.17	91.34	90.84	10.63	100.55	53.38	114.32	89.29 to 98.44	178,847	162,465
2	1	79.78	79.78	79.78	00.00	100.00	79.78	79.78	N/A	4,500	3,590
3	506	94.11	96.90	92.65	22.73	104.59	28.14	298.58	91.22 to 96.40	133,066	123,288
5	8	87.96	115.02	85.05	61.78	135.24	46.36	337.64	46.36 to 337.64	71,375	60,703
6	12	91.57	87.85	86.20	13.59	101.91	61.24	126.93	70.08 to 96.80	114,317	98,543
7	20	93.71	92.65	91.79	07.20	100.94	74.55	105.36	86.48 to 99.37	200,960	184,469
9	4	86.16	88.03	90.97	13.90	96.77	75.90	103.89	N/A	93,750	85,281
10	3	102.21	99.04	93.01	10.09	106.48	81.98	112.92	N/A	32,333	30,073
11	15	96.63	88.30	79.11	17.30	111.62	39.48	112.97	68.43 to 105.53	70,155	55,498
12	9	94.13	85.68	84.78	15.40	101.06	64.09	115.37	66.48 to 97.43	159,833	135,502
13	2	98.03	98.03	92.95	27.99	105.47	70.59	125.47	N/A	67,500	62,743
15	58	95.41	89.48	83.88	18.42	106.68	32.56	155.60	86.95 to 101.59	233,107	195,523
16	10	94.41	93.16	92.00	09.09	101.26	75.17	104.59	84.50 to 102.28	423,196	389,342
17	3	42.82	44.22	55.62	41.41	79.50	18.33	71.52	N/A	37,333	20,763
18	42	98.80	102.59	91.66	19.72	111.92	55.14	228.03	91.94 to 103.60	58,699	53,801
19	1	90.59	90.59	90.59	00.00	100.00	90.59	90.59	N/A	300,000	271,780
____ALL____	724	94.52	95.68	90.88	21.19	105.28	18.33	337.64	92.13 to 96.11	141,424	128,529

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	724	94.52	95.68	90.88	21.19	105.28	18.33	337.64	92.13 to 96.11	141,424	128,529
06											
07											
____ALL____	724	94.52	95.68	90.88	21.19	105.28	18.33	337.64	92.13 to 96.11	141,424	128,529

34 Gage
RESIDENTIAL

PAD 2022 R&O Statistics (Using 2022 Values)

Qualified

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

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 Avg. Assessed Value : 128,529

MEDIAN : 95
 WGT. MEAN : 91
 MEAN : 96
 COD : 21.19
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COV : 32.12
 STD : 30.73
 Avg. Abs. Dev : 20.03
 MAX Sales Ratio : 337.64
 MIN Sales Ratio : 18.33

95% Median C.I. : 92.13 to 96.11
 95% Wgt. Mean C.I. : 89.30 to 92.47
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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000	2	103.23	103.23	103.22	22.72	100.01	79.78	126.67	N/A	4,500	4,645
Less Than 15,000	15	122.50	145.04	160.64	36.43	90.29	79.78	337.64	101.75 to 151.69	8,880	14,265
Less Than 30,000	53	119.93	133.61	129.07	38.32	103.52	18.33	337.64	104.49 to 141.08	18,291	23,608
Ranges Excl. Low \$											
Greater Than 4,999	722	94.52	95.66	90.88	21.18	105.26	18.33	337.64	92.13 to 96.11	141,803	128,872
Greater Than 14,999	709	93.89	94.63	90.79	20.59	104.23	18.33	242.40	91.59 to 95.55	144,228	130,947
Greater Than 29,999	671	92.91	92.68	90.52	18.72	102.39	28.14	242.40	90.98 to 95.16	151,150	136,817
Incremental Ranges											
0 TO 4,999	2	103.23	103.23	103.22	22.72	100.01	79.78	126.67	N/A	4,500	4,645
5,000 TO 14,999	13	122.50	151.48	164.80	39.09	91.92	91.94	337.64	101.75 to 168.36	9,554	15,745
15,000 TO 29,999	38	119.28	129.10	124.04	38.92	104.08	18.33	241.82	102.86 to 150.12	22,005	27,296
30,000 TO 59,999	102	100.70	103.41	101.25	26.23	102.13	28.14	242.40	95.11 to 104.73	43,161	43,702
60,000 TO 99,999	132	90.43	90.68	90.08	24.12	100.67	33.06	185.79	81.48 to 96.93	79,722	71,815
100,000 TO 149,999	147	91.85	92.36	92.34	15.88	100.02	39.48	155.60	88.36 to 95.35	125,597	115,981
150,000 TO 249,999	199	92.72	91.49	91.59	13.88	99.89	47.79	163.52	88.79 to 95.04	191,317	175,219
250,000 TO 499,999	87	91.59	86.75	86.72	15.57	100.03	32.56	140.34	83.51 to 96.39	319,275	276,874
500,000 TO 999,999	4	86.66	85.41	85.20	06.14	100.25	75.69	92.64	N/A	546,000	465,218
1,000,000 +											
ALL	724	94.52	95.68	90.88	21.19	105.28	18.33	337.64	92.13 to 96.11	141,424	128,529

34 Gage
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 : 45
Total Sales Price : 11,707,722
Total Adj. Sales Price : 11,707,722
Total Assessed Value : 10,530,775
Avg. Adj. Sales Price : 260,172
Avg. Assessed Value : 234,017

MEDIAN : 94
WGT. MEAN : 90
MEAN : 103
COD : 32.90
PRD : 114.84

COV : 45.18
STD : 46.67
Avg. Abs. Dev : 30.92
MAX Sales Ratio : 267.11
MIN Sales Ratio : 34.65

95% Median C.I. : 85.01 to 99.18
95% Wgt. Mean C.I. : 81.34 to 98.56
95% Mean C.I. : 89.66 to 116.94

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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	4	113.91	147.41	123.80	44.30	119.07	94.72	267.11	N/A	63,750	78,921
01-JAN-19 To 31-MAR-19	1	90.93	90.93	90.93	00.00	100.00	90.93	90.93	N/A	50,000	45,465
01-APR-19 To 30-JUN-19	8	85.56	89.28	87.20	35.38	102.39	34.65	183.35	34.65 to 183.35	294,434	256,748
01-JUL-19 To 30-SEP-19	4	91.46	98.14	90.99	14.36	107.86	79.98	129.65	N/A	164,375	149,560
01-OCT-19 To 31-DEC-19	1	129.05	129.05	129.05	00.00	100.00	129.05	129.05	N/A	65,000	83,885
01-JAN-20 To 31-MAR-20	1	61.04	61.04	61.04	00.00	100.00	61.04	61.04	N/A	218,000	133,075
01-APR-20 To 30-JUN-20	3	85.01	110.15	89.44	38.16	123.16	74.06	171.37	N/A	1,360,250	1,216,582
01-JUL-20 To 30-SEP-20	3	94.04	116.69	94.54	34.67	123.43	79.12	176.91	N/A	247,667	234,138
01-OCT-20 To 31-DEC-20	2	115.04	115.04	114.23	12.33	100.71	100.85	129.22	N/A	175,000	199,898
01-JAN-21 To 31-MAR-21	9	97.59	109.16	87.23	47.36	125.14	38.40	206.28	44.70 to 178.41	121,889	106,324
01-APR-21 To 30-JUN-21	4	78.47	73.69	62.36	15.47	118.17	45.53	92.28	N/A	86,500	53,938
01-JUL-21 To 30-SEP-21	5	98.48	96.68	92.34	11.81	104.70	75.86	117.45	N/A	298,000	275,164
<u>Study Yrs</u>											
01-OCT-18 To 30-SEP-19	17	93.99	105.14	90.82	32.14	115.77	34.65	267.11	77.13 to 128.63	195,175	177,257
01-OCT-19 To 30-SEP-20	8	89.53	108.83	89.47	38.00	121.64	61.04	176.91	61.04 to 176.91	638,344	571,140
01-OCT-20 To 30-SEP-21	20	95.63	99.53	89.80	31.66	110.84	38.40	206.28	77.56 to 104.07	164,150	147,414
<u>Calendar Yrs</u>											
01-JAN-19 To 31-DEC-19	14	91.91	94.77	88.93	25.86	106.57	34.65	183.35	65.44 to 129.05	223,427	198,684
01-JAN-20 To 31-DEC-20	9	94.04	107.96	90.60	32.98	119.16	61.04	176.91	74.06 to 171.37	599,083	542,781
<u>ALL</u>	45	93.99	103.30	89.95	32.90	114.84	34.65	267.11	85.01 to 99.18	260,172	234,017

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
3	33	93.66	105.11	89.04	33.94	118.05	38.40	267.11	79.98 to 103.19	309,686	275,735
10	6	84.25	85.61	84.17	22.73	101.71	44.70	128.63	44.70 to 128.63	76,250	64,178
15	1	34.65	34.65	34.65	00.00	100.00	34.65	34.65	N/A	21,500	7,450
18	3	129.05	144.31	135.69	28.07	106.35	97.59	206.28	N/A	41,667	56,537
50	2	99.26	99.26	98.34	01.60	100.94	97.67	100.85	N/A	442,036	434,695
<u>ALL</u>	45	93.99	103.30	89.95	32.90	114.84	34.65	267.11	85.01 to 99.18	260,172	234,017

34 Gage
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 : 45
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Avg. Adj. Sales Price : 260,172
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MEDIAN : 94
WGT. MEAN : 90
MEAN : 103
COD : 32.90
PRD : 114.84

COV : 45.18
STD : 46.67
Avg. Abs. Dev : 30.92
MAX Sales Ratio : 267.11
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95% Median C.I. : 85.01 to 99.18
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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	3	45.53	49.79	47.47	19.79	104.89	38.40	65.44	N/A	126,300	59,955
03	42	94.38	107.12	91.37	31.75	117.24	34.65	267.11	90.03 to 100.85	269,734	246,450
04											
<u>ALL</u>	<u>45</u>	<u>93.99</u>	<u>103.30</u>	<u>89.95</u>	<u>32.90</u>	<u>114.84</u>	<u>34.65</u>	<u>267.11</u>	<u>85.01 to 99.18</u>	<u>260,172</u>	<u>234,017</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											
Less Than 30,000	4	149.28	150.08	150.65	58.03	99.62	34.65	267.11	N/A	23,375	35,214
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	45	93.99	103.30	89.95	32.90	114.84	34.65	267.11	85.01 to 99.18	260,172	234,017
Greater Than 14,999	45	93.99	103.30	89.95	32.90	114.84	34.65	267.11	85.01 to 99.18	260,172	234,017
Greater Than 29,999	41	93.99	98.74	89.46	27.11	110.37	38.40	183.35	79.98 to 99.18	283,274	253,413
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	4	149.28	150.08	150.65	58.03	99.62	34.65	267.11	N/A	23,375	35,214
30,000 TO 59,999	8	96.16	115.76	113.59	28.73	101.91	79.37	178.41	79.37 to 178.41	46,313	52,605
60,000 TO 99,999	11	92.89	92.83	92.40	17.61	100.47	65.44	129.05	74.06 to 128.63	79,786	73,722
100,000 TO 149,999	3	44.70	86.67	85.93	103.29	100.86	38.40	176.91	N/A	109,333	93,947
150,000 TO 249,999	10	99.67	106.28	107.43	34.28	98.93	45.53	183.35	57.65 to 171.37	201,700	216,677
250,000 TO 499,999	4	93.83	95.44	95.36	03.83	100.08	90.03	104.07	N/A	346,250	330,175
500,000 TO 999,999	4	77.49	77.86	76.18	13.59	102.21	58.80	97.67	N/A	715,268	544,901
1,000,000 TO 1,999,999											
2,000,000 TO 4,999,999	1	85.01	85.01	85.01	00.00	100.00	85.01	85.01	N/A	3,775,000	3,209,220
5,000,000 TO 9,999,999											
10,000,000 +											
<u>ALL</u>	<u>45</u>	<u>93.99</u>	<u>103.30</u>	<u>89.95</u>	<u>32.90</u>	<u>114.84</u>	<u>34.65</u>	<u>267.11</u>	<u>85.01 to 99.18</u>	<u>260,172</u>	<u>234,017</u>

34 Gage
COMMERCIAL

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Qualified

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COD : 32.90
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COV : 45.18
STD : 46.67
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MAX Sales Ratio : 267.11
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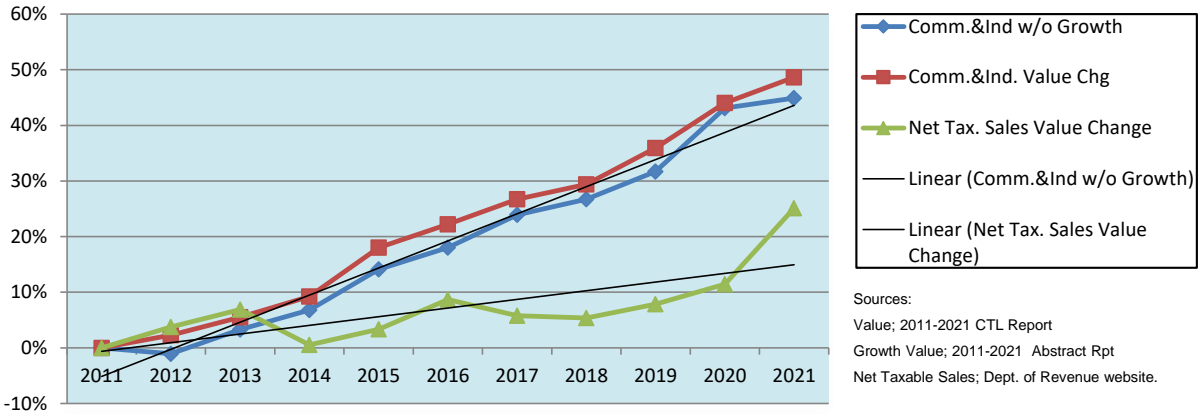
95% Median C.I. : 85.01 to 99.18
95% Wgt. Mean C.I. : 81.34 to 98.56
95% Mean C.I. : 89.66 to 116.94

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
300	2	89.07	89.07	98.49	16.85	90.44	74.06	104.07	N/A	230,375	226,890
303	1	85.01	85.01	85.01	00.00	100.00	85.01	85.01	N/A	3,775,000	3,209,220
308	1	129.65	129.65	129.65	00.00	100.00	129.65	129.65	N/A	30,000	38,895
343	1	206.28	206.28	206.28	00.00	100.00	206.28	206.28	N/A	25,000	51,570
344	6	113.52	112.53	98.56	42.97	114.17	34.65	183.35	34.65 to 183.35	299,417	295,101
350	1	176.91	176.91	176.91	00.00	100.00	176.91	176.91	N/A	108,000	191,060
352	6	55.49	64.82	70.70	39.54	91.68	38.40	100.85	38.40 to 100.85	152,317	107,685
353	11	94.72	119.99	101.53	32.27	118.18	77.56	267.11	90.03 to 167.90	125,409	127,325
384	1	92.89	92.89	92.89	00.00	100.00	92.89	92.89	N/A	95,000	88,245
386	2	66.76	66.76	71.68	13.65	93.14	57.65	75.86	N/A	413,500	296,380
391	1	79.37	79.37	79.37	00.00	100.00	79.37	79.37	N/A	57,500	45,640
406	5	97.67	119.27	105.41	23.63	113.15	94.04	178.41	N/A	189,214	199,456
423	1	61.04	61.04	61.04	00.00	100.00	61.04	61.04	N/A	218,000	133,075
446	1	79.12	79.12	79.12	00.00	100.00	79.12	79.12	N/A	575,000	454,930
472	1	98.48	98.48	98.48	00.00	100.00	98.48	98.48	N/A	220,000	216,660
528	4	83.75	86.96	85.69	10.03	101.48	77.13	103.19	N/A	70,125	60,091
<u>ALL</u>	45	93.99	103.30	89.95	32.90	114.84	34.65	267.11	85.01 to 99.18	260,172	234,017

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	\$ 176,697,130	\$ 9,534,805	5.40%	\$ 167,162,325		\$ 193,466,036	
2012	\$ 180,773,775	\$ 5,945,995	3.29%	\$ 174,827,780	-1.06%	\$ 200,705,970	3.74%
2013	\$ 186,416,445	\$ 3,886,860	2.09%	\$ 182,529,585	0.97%	\$ 206,830,388	3.05%
2014	\$ 192,999,075	\$ 4,329,150	2.24%	\$ 188,669,925	1.21%	\$ 194,466,645	-5.98%
2015	\$ 208,522,095	\$ 6,854,035	3.29%	\$ 201,668,060	4.49%	\$ 199,964,153	2.83%
2016	\$ 215,967,950	\$ 7,382,670	3.42%	\$ 208,585,280	0.03%	\$ 210,231,530	5.13%
2017	\$ 223,948,820	\$ 4,996,915	2.23%	\$ 218,951,905	1.38%	\$ 204,628,435	-2.67%
2018	\$ 228,650,060	\$ 4,696,245	2.05%	\$ 223,953,815	0.00%	\$ 203,849,437	-0.38%
2019	\$ 240,181,480	\$ 7,510,425	3.13%	\$ 232,671,055	1.76%	\$ 208,629,154	2.34%
2020	\$ 254,532,105	\$ 1,693,820	0.67%	\$ 252,838,285	5.27%	\$ 215,641,904	3.36%
2021	\$ 262,645,730	\$ 6,601,665	2.51%	\$ 256,044,065	0.59%	\$ 242,031,092	12.24%
Ann %chg	4.04%			Average	1.47%	2.26%	2.37%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2011	-	-	-
2012	-1.06%	2.31%	3.74%
2013	3.30%	5.50%	6.91%
2014	6.78%	9.23%	0.52%
2015	14.13%	18.01%	3.36%
2016	18.05%	22.22%	8.67%
2017	23.91%	26.74%	5.77%
2018	26.74%	29.40%	5.37%
2019	31.68%	35.93%	7.84%
2020	43.09%	44.05%	11.46%
2021	44.91%	48.64%	25.10%

County Number	34
County Name	Gage

34 Gage

PAD 2022 R&O Statistics (Using 2022 Values)

AGRICULTURAL LAND

Qualified

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

Number of Sales : 101
 Total Sales Price : 53,557,251
 Total Adj. Sales Price : 53,557,251
 Total Assessed Value : 37,885,335
 Avg. Adj. Sales Price : 530,270
 Avg. Assessed Value : 375,102

MEDIAN : 70
 WGT. MEAN : 71
 MEAN : 73
 COD : 15.01
 PRD : 102.49

COV : 20.65
 STD : 14.97
 Avg. Abs. Dev : 10.56
 MAX Sales Ratio : 129.84
 MIN Sales Ratio : 43.74

95% Median C.I. : 68.30 to 72.51
 95% Wgt. Mean C.I. : 67.83 to 73.65
 95% Mean C.I. : 69.58 to 75.42

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qrtrs</u>												
01-OCT-18 To 31-DEC-18	10	68.13	74.67	69.04	21.15	108.15	52.12	102.48	57.86 to 100.60	511,057	352,839	
01-JAN-19 To 31-MAR-19	12	72.75	76.70	78.58	14.89	97.61	56.15	111.67	65.93 to 87.29	436,651	343,109	
01-APR-19 To 30-JUN-19	5	83.29	77.94	81.05	12.88	96.16	57.72	90.11	N/A	561,494	455,092	
01-JUL-19 To 30-SEP-19	1	67.92	67.92	67.92	00.00	100.00	67.92	67.92	N/A	325,000	220,755	
01-OCT-19 To 31-DEC-19	14	66.83	68.41	67.50	11.87	101.35	51.65	97.58	60.49 to 75.15	533,595	360,197	
01-JAN-20 To 31-MAR-20	10	71.05	72.54	71.73	07.95	101.13	58.71	83.62	67.10 to 81.73	518,837	372,166	
01-APR-20 To 30-JUN-20	9	74.14	77.54	80.77	13.49	96.00	63.09	112.88	64.15 to 93.59	409,944	331,118	
01-JUL-20 To 30-SEP-20	4	74.50	82.73	75.46	13.84	109.63	70.98	110.94	N/A	790,000	596,163	
01-OCT-20 To 31-DEC-20	16	69.99	71.87	68.40	16.17	105.07	55.83	129.84	59.15 to 78.69	482,621	330,092	
01-JAN-21 To 31-MAR-21	4	69.27	68.27	67.87	06.70	100.59	60.06	74.49	N/A	655,497	444,861	
01-APR-21 To 30-JUN-21	11	67.43	71.77	71.09	15.19	100.96	50.02	102.70	60.82 to 90.46	554,299	394,040	
01-JUL-21 To 30-SEP-21	5	52.12	54.67	53.79	15.85	101.64	43.74	77.83	N/A	825,000	443,790	
<u>Study Yrs</u>												
01-OCT-18 To 30-SEP-19	28	71.09	75.88	75.22	17.37	100.88	52.12	111.67	65.93 to 84.27	481,530	362,211	
01-OCT-19 To 30-SEP-20	37	71.73	73.30	72.43	11.65	101.20	51.65	112.88	69.36 to 74.83	527,248	381,868	
01-OCT-20 To 30-SEP-21	36	67.32	69.05	66.20	16.58	104.31	43.74	129.84	60.82 to 73.92	571,284	378,175	
<u>Calendar Yrs</u>												
01-JAN-19 To 31-DEC-19	32	70.98	73.00	73.58	13.83	99.21	51.65	111.67	63.90 to 75.20	495,081	364,259	
01-JAN-20 To 31-DEC-20	39	71.42	74.47	72.71	13.60	102.42	55.83	129.84	69.36 to 75.56	506,662	368,406	
<u>ALL</u>	101	70.37	72.50	70.74	15.01	102.49	43.74	129.84	68.30 to 72.51	530,270	375,102	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	87	70.41	72.63	70.53	14.74	102.98	43.74	129.84	67.92 to 73.86	550,365	388,198	
2	14	69.78	71.72	72.45	16.74	98.99	52.12	111.67	56.15 to 83.63	405,391	293,721	
<u>ALL</u>	101	70.37	72.50	70.74	15.01	102.49	43.74	129.84	68.30 to 72.51	530,270	375,102	

34 Gage
AGRICULTURAL LAND

PAD 2022 R&O Statistics (Using 2022 Values)

Qualified

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WGT. MEAN : 71
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PRD : 102.49

COV : 20.65
STD : 14.97
Avg. Abs. Dev : 10.56
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MIN Sales Ratio : 43.74

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95% Wgt. Mean C.I. : 67.83 to 73.65
95% Mean C.I. : 69.58 to 75.42

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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	89.91	89.91	89.91	00.02	100.00	89.89	89.92	N/A	792,593	712,595
1	2	89.91	89.91	89.91	00.02	100.00	89.89	89.92	N/A	792,593	712,595
Dry											
County	25	69.81	70.77	67.93	15.10	104.18	43.74	102.48	61.21 to 74.78	510,088	346,504
1	24	69.99	71.38	68.23	14.89	104.62	43.74	102.48	61.21 to 75.13	518,008	353,455
2	1	56.15	56.15	56.15	00.00	100.00	56.15	56.15	N/A	320,000	179,665
Grass											
County	5	69.36	73.19	80.61	10.97	90.80	62.05	93.59	N/A	403,019	324,888
1	2	67.89	67.89	69.53	08.60	97.64	62.05	73.73	N/A	312,500	217,268
2	3	69.36	76.72	85.60	12.67	89.63	67.21	93.59	N/A	463,365	396,635
ALL	101	70.37	72.50	70.74	15.01	102.49	43.74	129.84	68.30 to 72.51	530,270	375,102

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	6	74.22	75.89	75.56	12.67	100.44	63.09	89.92	63.09 to 89.92	828,009	625,643
1	6	74.22	75.89	75.56	12.67	100.44	63.09	89.92	63.09 to 89.92	828,009	625,643
Dry											
County	55	69.81	71.81	69.89	16.92	102.75	43.74	129.84	63.57 to 72.51	528,757	369,552
1	49	69.81	72.14	70.12	16.24	102.88	43.74	129.84	63.90 to 72.68	539,087	378,002
2	6	63.17	69.13	67.63	24.79	102.22	52.12	111.67	52.12 to 111.67	444,396	300,542
Grass											
County	7	70.98	74.36	79.05	10.54	94.07	62.05	93.59	62.05 to 93.59	405,014	320,181
1	3	70.98	68.92	70.20	05.48	98.18	62.05	73.73	N/A	390,000	273,793
2	4	76.50	78.45	85.27	13.28	92.00	67.21	93.59	N/A	416,274	354,973
ALL	101	70.37	72.50	70.74	15.01	102.49	43.74	129.84	68.30 to 72.51	530,270	375,102

Gage County 2022 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Gage	1	5,306	n/a	5,062	5,078	4,393	n/a	3,981	3,980	4,769
Jefferson	1	4,430	6,514	6,214	4,102	4,095	n/a	4,241	2,546	5,279
Jefferson	2	4,397	5,679	5,279	3,896	3,883	n/a	2,875	2,545	4,531
Jefferson	3	4,364	4,936	4,779	3,943	2,660	2,660	2,688	2,660	4,052
Johnson	1	6,550	n/a	5,800	5,100	3,600	3,600	3,300	2,820	5,016
Lancaster	1	6,975	6,194	5,790	5,408	5,000	4,800	4,581	4,389	5,315
Otoe	2	4,700	n/a	4,300	4,200	n/a	4,000	3,800	3,800	4,166
Pawnee	1	4,460	4,410	4,056	4,056	3,528	3,054	2,898	2,898	3,703
Saline	1	4,700	4,700	3,847	3,850	3,800	3,800	3,650	3,650	4,074
Saline	2	5,697	5,699	5,596	5,499	5,100	4,900	4,498	4,300	5,465
Gage	2	4,180	n/a	3,750	3,504	3,135	n/a	2,796	2,854	3,219
Johnson	1	6,550	n/a	5,800	5,100	3,600	3,600	3,300	2,820	5,016
Pawnee	1	4,460	4,410	4,056	4,056	3,528	3,054	2,898	2,898	3,703

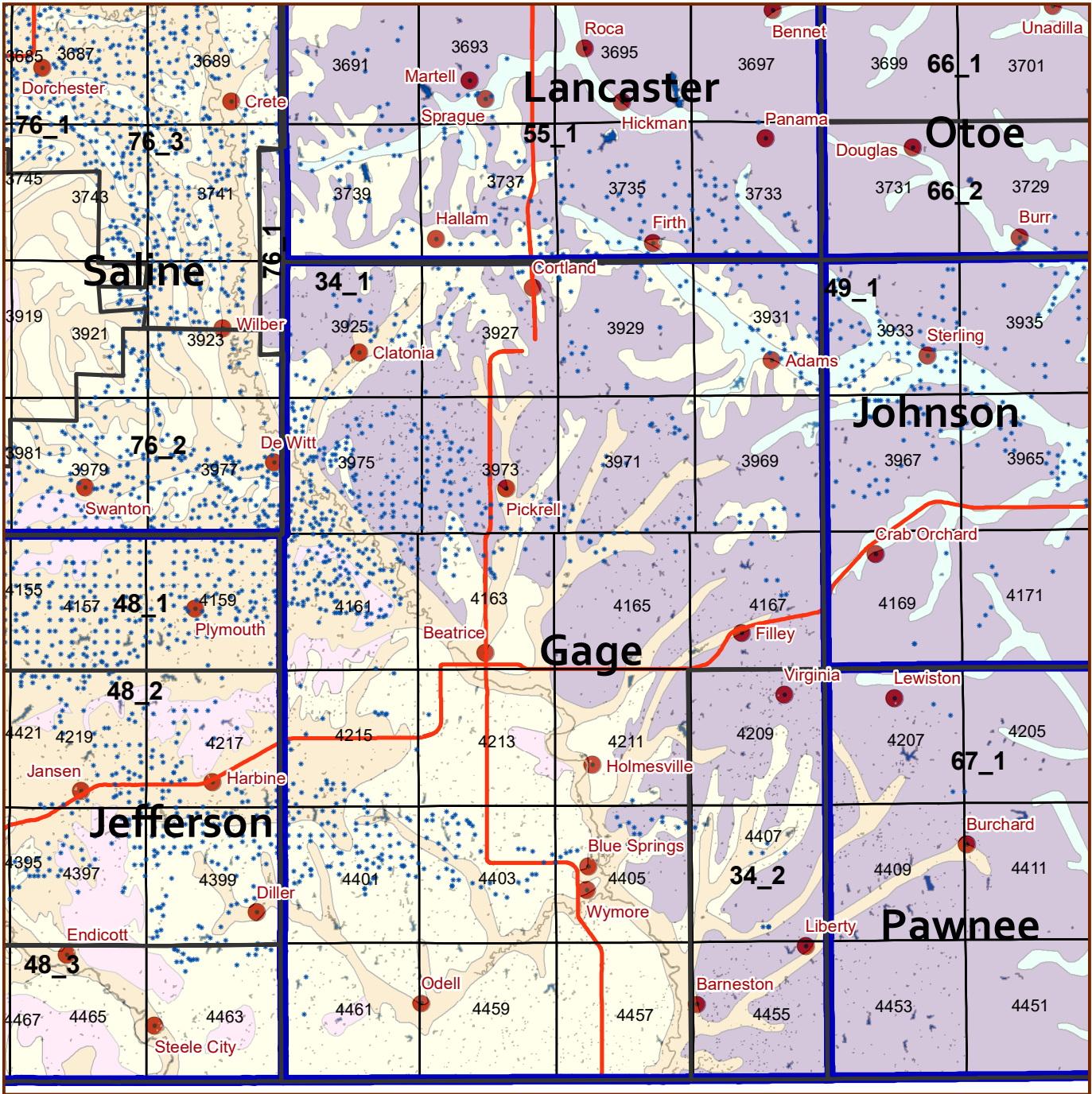
County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Gage	1	4,000	4,000	3,720	3,720	3,040	n/a	2,490	2,490	3,230
Jefferson	1	3,245	4,759	4,649	2,620	n/a	2,620	2,730	1,626	3,530
Jefferson	2	3,214	4,071	3,817	2,485	1,650	2,434	1,776	1,625	3,132
Jefferson	3	3,231	3,570	3,318	2,542	1,810	1,813	1,797	1,806	2,735
Johnson	1	4,450	4,000	3,650	3,300	2,900	2,600	2,400	1,950	3,107
Lancaster	1	5,402	4,896	4,523	4,212	4,021	3,538	3,515	3,220	4,085
Otoe	2	3,900	3,700	3,580	3,460	3,300	3,080	2,880	2,760	3,326
Pawnee	1	3,715	3,675	3,380	3,380	2,940	2,545	2,415	2,415	2,942
Saline	1	3,498	3,499	3,398	3,399	3,295	3,273	3,089	3,082	3,377
Saline	2	3,699	3,598	3,548	3,447	3,300	3,200	3,199	3,150	3,495
Gage	2	3,400	3,400	3,215	3,215	n/a	2,525	2,100	2,100	2,710
Johnson	1	4,450	4,000	3,650	3,300	2,900	2,600	2,400	1,950	3,107
Pawnee	1	3,715	3,675	3,380	3,380	2,940	2,545	2,415	2,415	2,942

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Gage	1	1,915	1,915	1,915	1,915	1,915	1,915	n/a	1,915	1,915
Jefferson	1	1,580	1,567	1,600	1,600	n/a	n/a	n/a	1,600	1,587
Jefferson	2	1,608	1,610	1,612	1,625	1,625	1,610	2,485	1,610	1,613
Jefferson	3	1,810	1,810	1,808	1,781	n/a	1,765	n/a	1,765	1,801
Johnson	1	2,360	2,020	1,900	n/a	1,900	n/a	1,891	1,900	2,220
Lancaster	1	2,163	2,155	2,151	-	2,134	2,122	2,152	2,095	2,156
Otoe	2	1,900	1,900	1,800	n/a	n/a	n/a	1,400	1,200	1,882
Pawnee	1	1,814	1,811	1,793	n/a	1,734	1,684	n/a	1,575	1,801
Saline	1	1,808	1,814	1,795	n/a	n/a	n/a	n/a	1,425	1,801
Saline	2	1,818	1,815	1,795	n/a	n/a	n/a	n/a	1,425	1,804
Gage	2	1,795	1,795	1,795	n/a	1,795	n/a	n/a	1,795	1,795
Johnson	1	2,360	2,020	1,900	n/a	1,900	n/a	1,891	1,900	2,220
Pawnee	1	1,814	1,811	1,793	n/a	1,734	1,684	n/a	1,575	1,801

County	Mkt Area	CRP	TIMBER	WASTE
Gage	1	2,784	n/a	200
Jefferson	1	n/a	n/a	200
Jefferson	2	n/a	n/a	200
Jefferson	3	n/a	n/a	200
Johnson	1	2,508	0	130
Lancaster	1	2,156	n/a	898
Otoe	2	2,794	0	100
Pawnee	1	2,476	n/a	900
Saline	1	1,802	n/a	100
Saline	2	1,801	n/a	100

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.

GAGE COUNTY



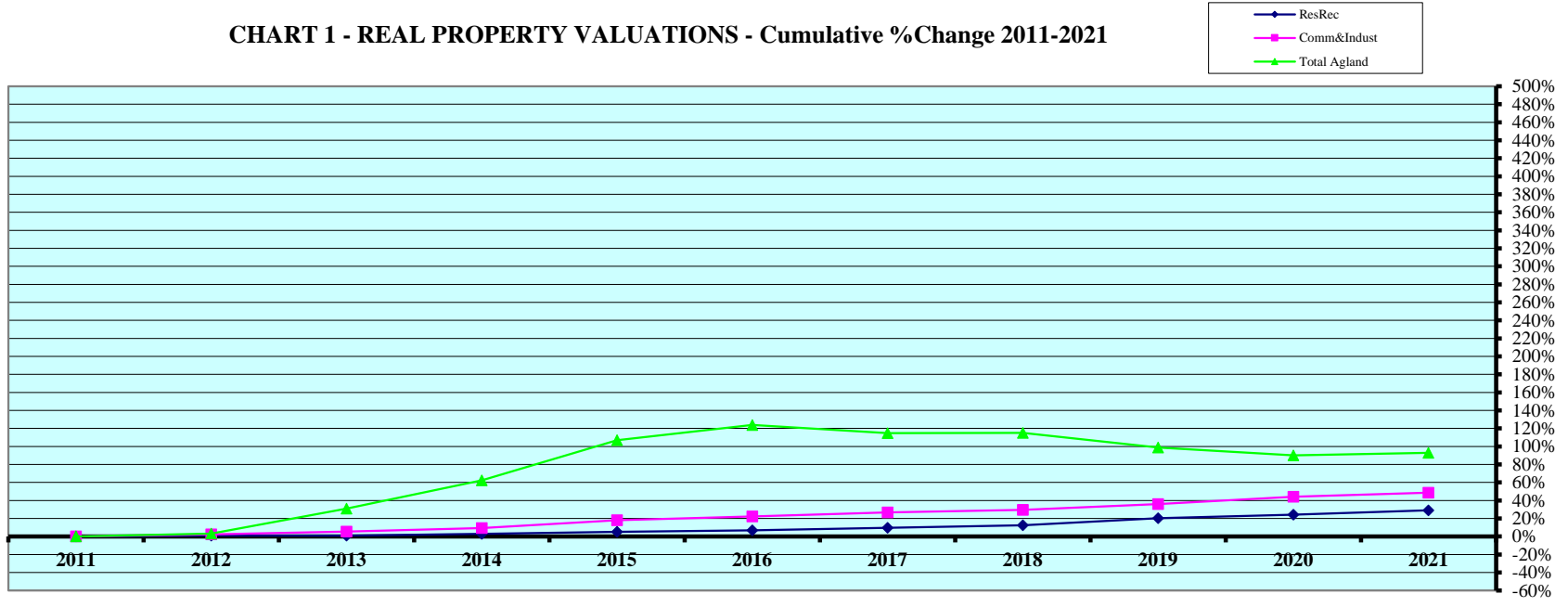
Legend

- 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	681,698,855	-	-	-	176,697,130	-	-	-	795,329,425	-	-	-
2012	688,136,595	6,437,740	0.94%	0.94%	180,773,775	4,076,645	2.31%	2.31%	819,713,145	24,383,720	3.07%	3.07%
2013	687,159,655	-976,940	-0.14%	0.80%	186,416,445	5,642,670	3.12%	5.50%	1,042,296,895	222,583,750	27.15%	31.05%
2014	702,193,175	15,033,520	2.19%	3.01%	192,999,075	6,582,630	3.53%	9.23%	1,290,138,190	247,841,295	23.78%	62.21%
2015	717,180,630	14,987,455	2.13%	5.20%	208,522,095	15,523,020	8.04%	18.01%	1,645,237,625	355,099,435	27.52%	106.86%
2016	729,171,205	11,990,575	1.67%	6.96%	215,967,950	7,445,855	3.57%	22.22%	1,780,617,015	135,379,390	8.23%	123.88%
2017	747,102,100	17,930,895	2.46%	9.59%	223,948,820	7,980,870	3.70%	26.74%	1,707,634,175	-72,982,840	-4.10%	114.71%
2018	766,217,030	19,114,930	2.56%	12.40%	228,650,060	4,701,240	2.10%	29.40%	1,711,043,345	3,409,170	0.20%	115.14%
2019	819,634,220	53,417,190	6.97%	20.23%	240,181,480	11,531,420	5.04%	35.93%	1,580,537,065	-130,506,280	-7.63%	98.73%
2020	845,915,950	26,281,730	3.21%	24.09%	254,532,105	14,350,625	5.97%	44.05%	1,511,174,460	-69,362,605	-4.39%	90.01%
2021	879,907,805	33,991,855	4.02%	29.08%	262,645,730	8,113,625	3.19%	48.64%	1,535,067,285	23,892,825	1.58%	93.01%

Rate Annual %chg: Residential & Recreational **2.59%**

Commercial & Industrial **4.04%**

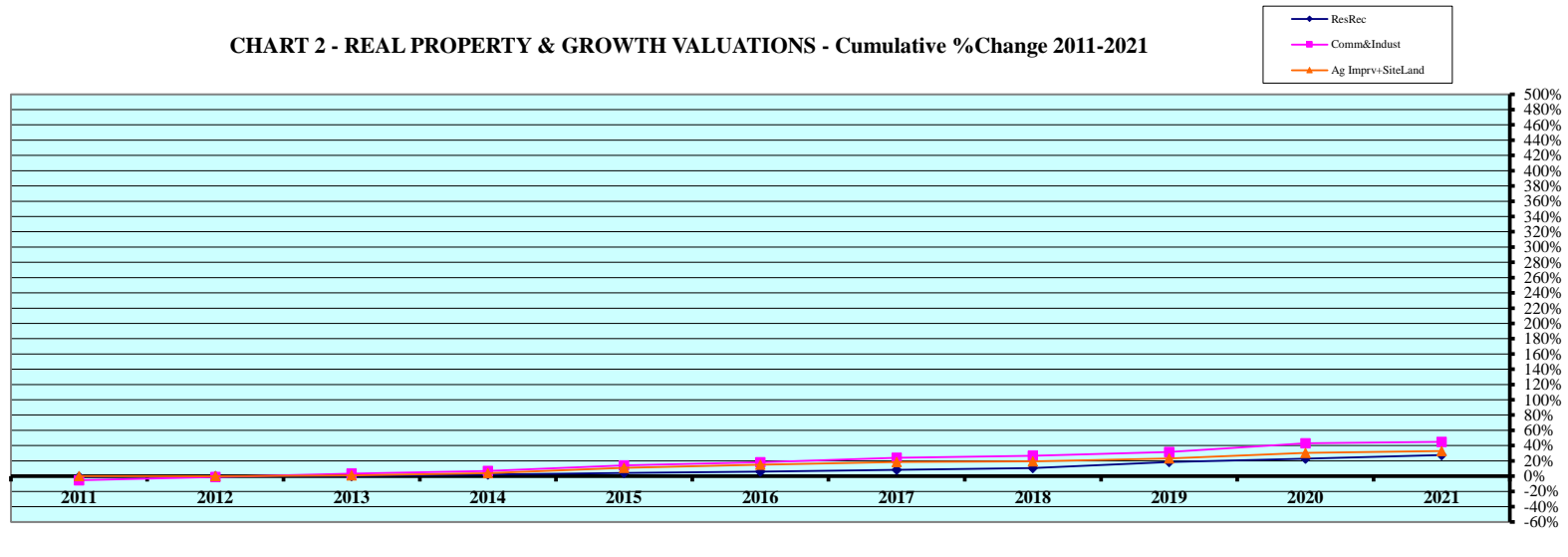
Agricultural Land **6.80%**

Cnty# **34**
County **GAGE**

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	681,698,855	6,477,970	0.95%	675,220,885	-	-0.95%	176,697,130	9,534,805	5.40%	167,162,325	-	-5.40%
2012	688,136,595	5,391,280	0.78%	682,745,315	0.15%	0.15%	180,773,775	5,945,995	3.29%	174,827,780	-1.06%	-1.06%
2013	687,159,655	5,421,380	0.79%	681,738,275	-0.93%	0.01%	186,416,445	3,886,860	2.09%	182,529,585	0.97%	3.30%
2014	702,193,175	5,449,355	0.78%	696,743,820	1.39%	2.21%	192,999,075	4,329,150	2.24%	188,669,925	1.21%	6.78%
2015	717,180,630	7,043,860	0.98%	710,136,770	1.13%	4.17%	208,522,095	6,854,035	3.29%	201,668,060	4.49%	14.13%
2016	729,171,205	7,305,350	1.00%	721,865,855	0.65%	5.89%	215,967,950	7,382,670	3.42%	208,585,280	0.03%	18.05%
2017	747,102,100	9,598,796	1.28%	737,503,304	1.14%	8.19%	223,948,820	4,996,915	2.23%	218,951,905	1.38%	23.91%
2018	766,217,030	12,252,700	1.60%	753,964,330	0.92%	10.60%	228,650,060	4,696,245	2.05%	223,953,815	0.00%	26.74%
2019	819,634,220	12,297,250	1.50%	807,336,970	5.37%	18.43%	240,181,480	7,510,425	3.13%	232,671,055	1.76%	31.68%
2020	845,915,950	8,874,475	1.05%	837,041,475	2.12%	22.79%	254,532,105	1,693,820	0.67%	252,838,285	5.27%	43.09%
2021	879,907,805	9,887,110	1.12%	870,020,695	2.85%	27.63%	262,645,730	6,601,665	2.51%	256,044,065	0.59%	44.91%
Rate Ann%chg	2.59%		Resid & Recreat w/o growth			1.48%	4.04%		C & I w/o growth			1.47%

Tax Year	Ag Improvements & Site Land ⁽¹⁾							
	Agric. Dwelling & Homesite Value	Ag Outblgd & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2011	121,129,165	32,179,485	153,308,650	3,381,530	2.21%	149,927,120	-	-
2012	122,334,475	33,634,485	155,968,960	2,798,125	1.79%	153,170,835	-0.09%	-0.09%
2013	123,177,080	37,258,500	160,435,580	5,546,725	3.46%	154,888,855	-0.69%	1.03%
2014	125,750,215	39,878,405	165,628,620	6,199,075	3.74%	159,429,545	-0.63%	3.99%
2015	129,822,380	45,298,650	175,121,030	5,165,760	2.95%	169,955,270	2.61%	10.86%
2016	133,710,050	47,476,835	181,186,885	4,985,055	2.75%	176,201,830	0.62%	14.93%
2017	134,417,575	49,712,675	184,130,250	2,602,745	1.41%	181,527,505	0.19%	18.41%
2018	136,861,425	51,535,345	188,396,770	5,330,575	2.83%	183,066,195	-0.58%	19.41%
2019	140,483,135	54,271,765	194,754,900	5,808,585	2.98%	188,946,315	0.29%	23.25%
2020	146,806,180	59,896,785	206,702,965	6,608,555	3.20%	200,094,410	2.74%	30.52%
2021	147,760,880	62,752,835	210,513,715	6,783,955	3.22%	203,729,760	-1.44%	32.89%
Rate Ann%chg	2.01%	6.91%	3.22%	Ag Imprv+Site w/o growth		0.30%		

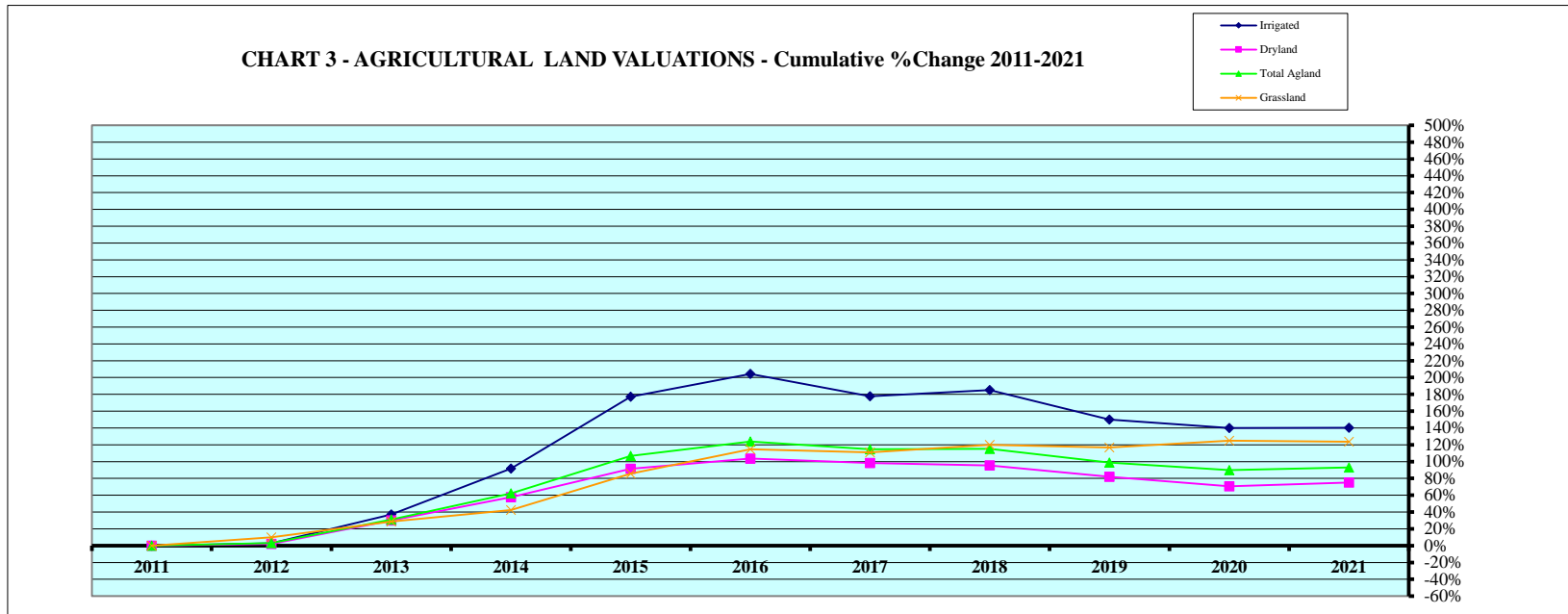
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 34
County GAGE

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	149,794,110	-	-	-	553,505,170	-	-	-	90,999,050	-	-	-
2012	154,004,830	4,210,720	2.81%	2.81%	564,603,305	11,098,135	2.01%	2.01%	100,020,540	9,021,490	9.91%	9.91%
2013	205,225,385	51,220,555	33.26%	37.00%	718,905,450	154,302,145	27.33%	29.88%	117,074,645	17,054,105	17.05%	28.65%
2014	287,136,785	81,911,400	39.91%	91.69%	872,267,555	153,362,105	21.33%	57.59%	129,640,605	12,565,960	10.73%	42.46%
2015	415,146,970	128,010,185	44.58%	177.15%	1,060,056,010	187,788,455	21.53%	91.52%	168,930,795	39,290,190	30.31%	85.64%
2016	455,784,760	40,637,790	9.79%	204.27%	1,127,252,935	67,196,925	6.34%	103.66%	195,356,700	26,425,905	15.64%	114.68%
2017	416,050,200	-39,734,560	-8.72%	177.75%	1,097,314,810	-29,938,125	-2.66%	98.25%	192,040,265	-3,316,435	-1.70%	111.04%
2018	426,908,550	10,858,350	2.61%	185.00%	1,081,813,560	-15,501,250	-1.41%	95.45%	200,060,430	8,020,165	4.18%	119.85%
2019	374,335,240	-52,573,310	-12.31%	149.90%	1,006,646,250	-75,167,310	-6.95%	81.87%	197,293,065	-2,767,365	-1.38%	116.81%
2020	359,584,655	-14,750,585	-3.94%	140.05%	944,661,545	-61,984,705	-6.16%	70.67%	204,660,020	7,366,955	3.73%	124.90%
2021	359,774,240	189,585	0.05%	140.18%	969,449,275	24,787,730	2.62%	75.15%	203,575,555	-1,084,465	-0.53%	123.71%

Rate Ann.%chg: Irrigated **9.16%** Dryland **5.76%** Grassland **8.38%**

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	1,031,095	-	-	-	0	-	-	-	795,329,425	-	-	-
2012	1,084,470	53,375	5.18%	5.18%	0	0	-	-	819,713,145	24,383,720	3.07%	3.07%
2013	1,091,415	6,945	0.64%	5.85%	0	0	-	-	1,042,296,895	222,583,750	27.15%	31.05%
2014	1,093,245	1,830	0.17%	6.03%	0	0	-	-	1,290,138,190	247,841,295	23.78%	62.21%
2015	1,103,850	10,605	0.97%	7.06%	0	0	-	-	1,645,237,625	355,099,435	27.52%	106.86%
2016	2,222,620	1,118,770	101.35%	115.56%	0	0	-	-	1,780,617,015	135,379,390	8.23%	123.88%
2017	2,228,900	6,280	0.28%	116.17%	0	0	-	-	1,707,634,175	-72,982,840	-4.10%	114.71%
2018	2,260,805	31,905	1.43%	119.26%	0	0	-	-	1,711,043,345	3,409,170	0.20%	115.14%
2019	2,262,510	1,705	0.08%	119.43%	0	0	-	-	1,580,537,065	-130,506,280	-7.63%	98.73%
2020	2,268,240	5,730	0.25%	119.98%	0	0	-	-	1,511,174,460	-69,362,605	-4.39%	90.01%
2021	2,268,215	-25	0.00%	119.98%	0	0	-	-	1,535,067,285	23,892,825	1.58%	93.01%

Cnty# **34**
County **GAGE**

Rate Ann.%chg: Total Agric Land **6.80%**

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	127,784,945	54,844	2,330			494,550,205	330,965	1,494			81,700,995	133,333	613		
2012	147,953,730	58,031	2,550	9.42%	9.42%	555,545,175	325,583	1,706	14.19%	14.19%	89,688,965	135,300	663	8.18%	9.46%
2013	153,707,350	59,190	2,597	1.86%	11.45%	564,910,180	323,838	1,744	2.23%	16.74%	89,574,800	130,628	686	3.44%	13.24%
2014	202,723,985	60,144	3,371	29.80%	44.66%	722,216,560	322,718	2,238	28.29%	49.77%	97,239,960	127,646	762	11.09%	25.80%
2015	279,786,120	61,707	4,534	34.52%	94.60%	878,306,670	320,943	2,737	22.28%	83.14%	128,539,130	127,483	1,008	32.36%	66.50%
2016	415,523,505	68,200	6,093	34.38%	161.49%	1,062,389,635	315,348	3,369	23.11%	125.46%	149,636,865	127,257	1,176	16.62%	94.17%
2017	455,233,285	71,537	6,364	4.45%	173.12%	1,128,190,775	312,103	3,615	7.30%	141.91%	164,929,515	127,713	1,291	9.83%	113.25%
2018	416,419,705	72,698	5,728	-9.99%	145.84%	1,097,332,115	311,092	3,527	-2.42%	136.06%	174,353,050	127,360	1,369	6.01%	126.06%
2019	420,940,235	73,504	5,727	-0.02%	145.78%	1,093,553,635	310,009	3,527	0.00%	136.07%	167,960,980	130,138	1,291	-5.72%	113.13%
2020	373,957,410	74,663	5,009	-12.54%	114.96%	1,007,262,870	306,286	3,289	-6.77%	120.08%	167,183,410	129,675	1,289	-0.11%	112.90%
2021	360,579,395	76,130	4,736	-5.44%	103.28%	943,750,085	306,043	3,084	-6.23%	106.37%	225,783,460	113,519	1,989	54.27%	224.59%

Rate Annual %chg Average Value/Acre: **7.35%**

7.51%

12.50%

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	840,100	8,401	100			10,000	1	10,000			712,364,265	506,470	1,407		
2012	1,018,495	10,184	100	0.00%	0.00%	0	0				795,001,665	506,461	1,570	11.60%	11.60%
2013	1,078,605	10,785	100	0.00%	0.00%	0	0				819,733,375	506,415	1,619	3.12%	15.08%
2014	1,086,570	10,865	100	0.00%	0.00%	0	0				819,733,375	506,298	2,057	27.10%	46.27%
2015	1,092,740	10,927	100	0.00%	0.00%	0	0				1,287,854,880	506,193	2,544	23.66%	80.88%
2016	1,092,300	10,922	100	0.00%	0.00%	0	0				1,646,817,845	506,468	3,252	27.80%	131.18%
2017	2,217,480	11,087	200	99.99%	99.99%	0	0				1,780,720,015	507,418	3,509	7.93%	149.51%
2018	2,221,605	11,108	200	0.00%	99.99%	0	0				1,708,032,075	507,316	3,367	-4.06%	139.37%
2019	2,242,860	11,214	200	0.00%	99.99%	0	0				1,709,324,730	507,255	3,370	0.09%	139.58%
2020	2,260,685	11,303	200	0.00%	99.99%	0	0				1,580,790,635	507,181	3,117	-7.51%	121.60%
2021	2,257,910	11,289	200	0.00%	99.99%	24,900	125	200		-98.00%	1,532,395,750	507,106	3,022	-3.05%	114.84%

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GAGE

Rate Annual %chg Average Value/Acre: **7.95%**

(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
21,704	GAGE	176,095,999	115,979,826	47,259,351	879,870,755	200,287,655	62,358,075	37,050	1,535,067,285	149,640,960	67,913,955	0	3,234,510,911
cnty sectorvalue % of total value:		5.44%	3.59%	1.46%	27.20%	6.19%	1.93%	0.00%	47.46%	4.63%	2.10%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
573	ADAMS	33,951,758	976,099	2,421,893	33,032,445	6,801,120	173,315	0	0	0	0	0	77,356,630
2.64%	%sector of county sector	19.28%	0.84%	5.12%	3.75%	3.40%	0.28%						2.39%
	%sector of municipality	43.89%	1.26%	3.13%	42.70%	8.79%	0.22%						100.00%
116	BARNESTON	2,089	181,506	8,364	1,559,095	2,305,075	0	0	0	0	0	0	4,056,129
0.53%	%sector of county sector	0.00%	0.16%	0.02%	0.18%	1.15%							0.13%
	%sector of municipality	0.05%	4.47%	0.21%	38.44%	56.83%							100.00%
12,669	BEATRICE	52,264,734	13,698,977	3,727,006	478,941,500	140,597,685	50,335,865	0	383,390	65,525	0	0	740,014,682
58.37%	%sector of county sector	29.68%	11.81%	7.89%	54.43%	70.20%	80.72%	0.02%	0.04%	0.04%			22.88%
	%sector of municipality	7.06%	1.85%	0.50%	64.72%	19.00%	6.80%		0.05%	0.01%			100.00%
331	BLUE SPRINGS	317,634	369,419	41,648	5,132,045	1,395,115	0	3,685	8,885	0	0	0	7,268,431
1.53%	%sector of county sector	0.18%	0.32%	0.09%	0.58%	0.70%		9.95%	0.00%	0.70%			0.22%
	%sector of municipality	4.37%	5.08%	0.57%	70.61%	19.19%		0.05%	0.12%				100.00%
231	CLATONIA	123,972	271,019	20,345	9,005,490	648,380	0	0	0	0	0	0	10,069,206
1.06%	%sector of county sector	0.07%	0.23%	0.04%	1.02%	0.32%							0.31%
	%sector of municipality	1.23%	2.69%	0.20%	89.44%	6.44%							100.00%
482	CORTLAND	291,881	484,922	38,602	28,380,620	3,167,320	0	0	0	0	0	0	32,363,345
2.22%	%sector of county sector	0.17%	0.42%	0.08%	3.23%	1.58%							1.00%
	%sector of municipality	0.90%	1.50%	0.12%	87.69%	9.79%							100.00%
132	FILLEY	52,328	219,475	10,114	4,653,655	596,220	0	0	0	0	0	0	5,531,792
0.61%	%sector of county sector	0.03%	0.19%	0.02%	0.53%	0.30%							2.76%
	%sector of municipality	0.95%	3.97%	0.18%	84.13%	10.78%							100.00%
76	LIBERTY	1,639	171,307	7,894	1,011,270	108,290	0	0	0	0	0	0	1,300,400
0.35%	%sector of county sector	0.00%	0.15%	0.02%	0.11%	0.05%							2.09%
	%sector of municipality	0.13%	13.17%	0.61%	77.77%	8.33%							100.00%
307	ODELL	775,392	786,676	34,187	6,787,385	1,996,710	0	0	0	0	0	0	10,380,350
1.41%	%sector of county sector	0.44%	0.68%	0.07%	0.77%	1.00%							0.68%
	%sector of municipality	7.47%	7.58%	0.33%	65.39%	19.24%							100.00%
199	PICKRELL	82,399	181,628	8,370	10,291,590	2,569,540	0	0	0	0	0	0	13,133,527
0.92%	%sector of county sector	0.05%	0.16%	0.02%	1.17%	1.28%							0.41%
	%sector of municipality	0.63%	1.38%	0.06%	78.36%	19.56%							100.00%
60	VIRGINIA	27,759	120,206	3,128	975,620	3,120,060	0	0	0	0	0	0	4,246,773
0.28%	%sector of county sector	0.02%	0.10%	0.01%	0.11%	1.56%							0.13%
	%sector of municipality	0.65%	2.83%	0.07%	22.97%	73.47%							100.00%
1457	WYMORE	806,067	1,830,695	548,211	26,121,900	4,513,000	0	0	67,190	0	0	0	33,887,063
6.71%	%sector of county sector	0.46%	1.58%	1.16%	2.97%	2.25%			0.00%				1.05%
	%sector of municipality	2.38%	5.40%	1.62%	77.09%	13.32%			0.20%				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												
16,633	Total Municipalities	88,697,652	19,291,929	6,869,762	605,892,615	167,818,515	50,509,180	3,685	459,465	65,525	0	0	939,608,328
76.64%	%all municip.sectors of cnty	50.37%	16.63%	14.54%	68.86%	83.79%	81.00%	9.95%	0.03%	0.04%			29.05%

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 : 16,571	Value : 3,055,820,960	Growth 23,678,865	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	1,213	6,742,705	73	1,058,630	103	1,719,050	1,389	9,520,385	
02. Res Improve Land	6,716	68,537,890	285	8,087,425	1,063	36,338,800	8,064	112,964,115	
03. Res Improvements	6,767	592,804,760	309	53,062,790	1,068	204,373,275	8,144	850,240,825	
04. Res Total	7,980	668,085,355	382	62,208,845	1,171	242,431,125	9,533	972,725,325	11,701,950
% of Res Total	83.71	68.68	4.01	6.40	12.28	24.92	57.53	31.83	49.42
05. Com UnImp Land	194	2,297,540	11	94,045	10	85,485	215	2,477,070	
06. Com Improve Land	875	21,040,240	24	633,150	33	798,950	932	22,472,340	
07. Com Improvements	897	152,531,280	24	9,251,055	57	23,699,725	978	185,482,060	
08. Com Total	1,091	175,869,060	35	9,978,250	67	24,584,160	1,193	210,431,470	3,018,505
% of Com Total	91.45	83.58	2.93	4.74	5.62	11.68	7.20	6.89	12.75
09. Ind UnImp Land	9	478,545	0	0	0	0	9	478,545	
10. Ind Improve Land	28	2,670,760	0	0	5	1,970,420	33	4,641,180	
11. Ind Improvements	28	80,136,445	1	585,855	5	9,299,665	34	90,021,965	
12. Ind Total	37	83,285,750	1	585,855	5	11,270,085	43	95,141,690	228,635
% of Ind Total	86.05	87.54	2.33	0.62	11.63	11.85	0.26	3.11	0.97
13. Rec UnImp Land	1	3,685	2	28,355	1	1,960	4	34,000	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	2	3,355	2	3,355	
16. Rec Total	1	3,685	2	28,355	3	5,315	6	37,355	0
% of Rec Total	16.67	9.86	33.33	75.91	50.00	14.23	0.04	0.00	0.00
Res & Rec Total	7,981	668,089,040	384	62,237,200	1,174	242,436,440	9,539	972,762,680	11,701,950
% of Res & Rec Total	83.67	68.68	4.03	6.40	12.31	24.92	57.56	31.83	49.42
Com & Ind Total	1,128	259,154,810	36	10,564,105	72	35,854,245	1,236	305,573,160	3,247,140
% of Com & Ind Total	91.26	84.81	2.91	3.46	5.83	11.73	7.46	10.00	13.71
17. Taxable Total	9,109	927,243,850	420	72,801,305	1,246	278,290,685	10,775	1,278,335,840	14,949,090
% of Taxable Total	84.54	72.54	3.90	5.70	11.56	21.77	65.02	41.83	63.13

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	59	1,076,990	9,131,955	0	0	0
19. Commercial	13	2,496,905	13,789,195	0	0	0
20. Industrial	3	1,041,285	14,090,835	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	59	1,076,990	9,131,955
19. Commercial	0	0	0	13	2,496,905	13,789,195
20. Industrial	0	0	0	3	1,041,285	14,090,835
21. Other	0	0	0	0	0	0
22. Total Sch II				75	4,615,180	37,011,985

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	1,065	121	162	1,348

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	6	397,180	535	102,403,475	3,531	1,005,164,240	4,072	1,107,964,895
28. Ag-Improved Land	1	47,135	176	43,393,900	1,435	413,615,640	1,612	457,056,675
29. Ag Improvements	1	50,525	182	21,199,555	1,541	191,213,470	1,724	212,463,550

30. Ag Total				5,796	1,777,485,120
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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	1	1.00	18,000	
32. HomeSite Improv Land	1	1.00	18,000	116	117.00	2,106,000	
33. HomeSite Improvements	1	1.00	50,525	125	117.00	16,934,125	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	7	11.67	44,675	
36. FarmSite Improv Land	0	0.00	0	164	328.13	846,825	
37. FarmSite Improvements	0	0.00	0	167	0.00	4,265,430	
38. FarmSite Total							
39. Road & Ditches	0	1.35	0	0	857.19	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	50	50.00	900,000	51	51.00	918,000	
32. HomeSite Improv Land	914	949.70	16,981,100	1,031	1,067.70	19,105,100	
33. HomeSite Improvements	996	940.70	132,656,375	1,122	1,058.70	149,641,025	8,729,775
34. HomeSite Total				1,173	1,118.70	169,664,125	
35. FarmSite UnImp Land	92	214.75	550,050	99	226.42	594,725	
36. FarmSite Improv Land	1,298	2,993.71	7,692,335	1,462	3,321.84	8,539,160	
37. FarmSite Improvements	1,463	0.00	58,557,095	1,630	0.00	62,822,525	0
38. FarmSite Total				1,729	3,548.26	71,956,410	
39. Road & Ditches	0	10,421.88	0	0	11,280.42	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				2,902	15,947.38	241,620,535	8,729,775

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	6	0.00	574,820	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	6	0.00	574,820

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	520	38,883.66	118,791,240
44. Market Value	0	0.00	0	520	38,883.66	118,791,240
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	3,916	388,099.36	1,153,230,025	4,436	426,983.02	1,272,021,265
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	2,955.48	3.96%	15,680,305	4.41%	5,305.50
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	29,874.33	40.04%	151,217,130	42.50%	5,061.77
48. 2A	20,425.36	27.38%	103,716,265	29.15%	5,077.82
49. 3A1	498.54	0.67%	2,190,315	0.62%	4,393.46
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	19,967.49	26.76%	79,494,495	22.34%	3,981.20
52. 4A	890.85	1.19%	3,545,880	1.00%	3,980.33
53. Total	74,612.05	100.00%	355,844,390	100.00%	4,769.26
Dry					
54. 1D1	3,367.58	1.27%	13,470,320	1.57%	4,000.00
55. 1D	9,385.51	3.53%	37,542,025	4.37%	4,000.00
56. 2D1	60,947.97	22.93%	226,726,405	26.41%	3,720.00
57. 2D	83,306.57	31.34%	309,900,525	36.09%	3,720.00
58. 3D1	89.24	0.03%	271,295	0.03%	3,040.06
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	105,173.00	39.57%	261,881,400	30.50%	2,490.01
61. 4D	3,538.71	1.33%	8,811,735	1.03%	2,490.10
62. Total	265,808.58	100.00%	858,603,705	100.00%	3,230.16
Grass					
63. 1G1	32,829.35	35.96%	65,207,350	39.41%	1,986.25
64. 1G	45,701.44	50.06%	79,001,630	47.75%	1,728.65
65. 2G1	8,109.74	8.88%	14,313,745	8.65%	1,765.01
66. 2G	253.86	0.28%	442,070	0.27%	1,741.39
67. 3G1	3,375.59	3.70%	4,782,335	2.89%	1,416.74
68. 3G	688.95	0.75%	1,188,380	0.72%	1,724.91
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	341.69	0.37%	520,250	0.31%	1,522.58
71. Total	91,300.62	100.00%	165,455,760	100.00%	1,812.21
Irrigated Total					
	74,612.05	16.92%	355,844,390	25.75%	4,769.26
Dry Total					
	265,808.58	60.28%	858,603,705	62.14%	3,230.16
Grass Total					
	91,300.62	20.71%	165,455,760	11.97%	1,812.21
72. Waste	9,111.44	2.07%	1,822,350	0.13%	200.01
73. Other	124.51	0.03%	24,900	0.00%	199.98
74. Exempt	419.74	0.10%	0	0.00%	0.00
75. Market Area Total	440,957.20	100.00%	1,381,751,105	100.00%	3,133.53

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	56.15	3.00%	234,710	3.89%	4,180.05
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	273.77	14.62%	1,026,650	17.03%	3,750.05
48. 2A	631.01	33.69%	2,210,955	36.68%	3,503.84
49. 3A1	10.84	0.58%	33,980	0.56%	3,134.69
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	859.65	45.90%	2,403,270	39.87%	2,795.64
52. 4A	41.47	2.21%	118,345	1.96%	2,853.75
53. Total	1,872.89	100.00%	6,027,910	100.00%	3,218.51
Dry					
54. 1D1	307.36	0.75%	1,045,025	0.94%	3,400.00
55. 1D	1,671.62	4.09%	5,683,520	5.13%	3,400.01
56. 2D1	5,933.63	14.52%	19,076,665	17.22%	3,215.01
57. 2D	14,108.50	34.52%	45,358,820	40.95%	3,215.00
58. 3D1	0.00	0.00%	0	0.00%	0.00
59. 3D	18.10	0.04%	45,700	0.04%	2,524.86
60. 4D1	18,022.96	44.10%	37,848,200	34.17%	2,100.00
61. 4D	810.38	1.98%	1,701,780	1.54%	2,099.98
62. Total	40,872.55	100.00%	110,759,710	100.00%	2,709.88
Grass					
63. 1G1	5,676.38	27.44%	10,923,755	29.62%	1,924.42
64. 1G	9,886.55	47.79%	17,548,565	47.58%	1,774.99
65. 2G1	4,054.60	19.60%	6,848,070	18.57%	1,688.96
66. 2G	0.00	0.00%	0	0.00%	0.00
67. 3G1	1,052.56	5.09%	1,529,035	4.15%	1,452.68
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	18.17	0.09%	32,200	0.09%	1,772.15
71. Total	20,688.26	100.00%	36,881,625	100.00%	1,782.73
Irrigated Total					
Irrigated Total	1,872.89	2.85%	6,027,910	3.91%	3,218.51
Dry Total					
Dry Total	40,872.55	62.25%	110,759,710	71.87%	2,709.88
Grass Total					
Grass Total	20,688.26	31.51%	36,881,625	23.93%	1,782.73
72. Waste	2,221.16	3.38%	444,235	0.29%	200.00
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	137.52	0.21%	0	0.00%	0.00
75. Market Area Total	65,654.86	100.00%	154,113,480	100.00%	2,347.33

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	6,463.74	31,041,850	70,021.20	330,830,450	76,484.94	361,872,300
77. Dry Land	107.99	392,355	29,382.46	95,508,545	277,190.68	873,462,515	306,681.13	969,363,415
78. Grass	23.79	32,015	9,320.73	15,992,460	102,644.36	186,312,910	111,988.88	202,337,385
79. Waste	9.72	1,945	1,177.34	235,470	10,145.54	2,029,170	11,332.60	2,266,585
80. Other	0.00	0	17.76	3,550	106.75	21,350	124.51	24,900
81. Exempt	22.23	0	8.21	0	526.82	0	557.26	0
82. Total	141.50	426,315	46,362.03	142,781,875	460,108.53	1,392,656,395	506,612.06	1,535,864,585

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	76,484.94	15.10%	361,872,300	23.56%	4,731.29
Dry Land	306,681.13	60.54%	969,363,415	63.12%	3,160.82
Grass	111,988.88	22.11%	202,337,385	13.17%	1,806.76
Waste	11,332.60	2.24%	2,266,585	0.15%	200.01
Other	124.51	0.02%	24,900	0.00%	199.98
Exempt	557.26	0.11%	0	0.00%	0.00
Total	506,612.06	100.00%	1,535,864,585	100.00%	3,031.64

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 Adams	49	383,375	236	1,960,230	236	34,876,845	285	37,220,450	923,185
83.2 Barneston	33	44,130	62	48,925	63	1,466,040	96	1,559,095	0
83.3 Beatrice	586	5,287,100	4,707	59,539,225	4,753	458,888,960	5,339	523,715,285	1,818,860
83.4 Beatrice Subdivision	19	323,860	86	1,764,160	86	15,177,085	105	17,265,105	696,000
83.5 Blue Springs	144	109,205	168	118,220	169	6,207,795	313	6,435,220	64,970
83.6 Clatonia	19	97,570	127	591,995	127	9,008,175	146	9,697,740	0
83.7 Cortland	14	217,250	210	3,611,365	211	26,957,960	225	30,786,575	33,895
83.8 Doctors' Lake	6	201,340	22	1,476,575	22	4,180,925	28	5,858,840	1,019,435
83.9 Ellis	12	3,725	17	3,275	17	340,175	29	347,175	0
83.10 Filley	19	24,750	76	86,250	76	4,542,655	95	4,653,655	0
83.11 Holmesville	25	17,000	32	18,660	32	1,213,905	57	1,249,565	0
83.12 Lanham	9	5,900	10	7,825	10	370,555	19	384,280	0
83.13 Liberty	76	40,015	54	31,645	54	937,955	130	1,009,615	0
83.14 Odell	32	71,225	137	329,205	137	7,255,525	169	7,655,955	160,630
83.15 Pickrell	6	29,125	95	500,595	95	10,677,535	101	11,207,255	279,340
83.16 Rockford	6	1,725	17	7,750	17	655,595	23	665,070	0
83.17 Rural	122	1,556,845	1,055	32,951,625	1,086	182,833,725	1,208	217,342,195	4,352,315
83.18 Rural Sub North	20	571,950	172	7,940,565	172	50,664,785	192	59,177,300	1,753,215
83.19 Rural Sub South	11	150,000	14	330,000	14	4,793,790	25	5,273,790	548,255
83.20 Virginia	19	8,365	43	26,060	44	941,195	63	975,620	0
83.21 Wymore	166	409,930	724	1,619,965	725	28,253,000	891	30,282,895	51,850
84 Residential Total	1,393	9,554,385	8,064	112,964,115	8,146	850,244,180	9,539	972,762,680	11,701,950

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line# I</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Adams	13	91,370	41	949,745	43	38,403,585	56	39,444,700	136,265
85.2	Barneston	8	4,250	11	6,730	12	2,295,905	20	2,306,885	0
85.3	Beatrice	125	2,543,845	619	21,644,850	632	173,519,400	757	197,708,095	1,926,395
85.4	Blue Springs	4	8,215	21	38,470	21	1,395,050	25	1,441,735	0
85.5	Clatonia	5	18,250	15	34,995	15	613,525	20	666,770	23,060
85.6	Cortland	5	13,965	29	500,955	30	3,263,600	35	3,778,520	341,605
85.7	Ellis	0	0	1	430	2	260,595	2	261,025	0
85.8	Filley	5	9,000	20	43,280	20	548,020	25	600,300	0
85.9	Holmesville	0	0	0	0	1	260,375	1	260,375	0
85.10	Lanham	0	0	4	3,570	4	67,205	4	70,775	0
85.11	Liberty	6	3,365	7	4,940	7	99,985	13	108,290	0
85.12	Odell	4	7,960	25	130,405	26	1,904,695	30	2,043,060	0
85.13	Pickrell	2	7,690	18	57,620	18	2,761,470	20	2,826,780	53,170
85.14	Rockford	0	0	1	705	1	3,245	1	3,950	0
85.15	Rural	22	157,045	61	3,401,050	86	42,825,860	108	46,383,955	766,645
85.16	Virginia	5	2,630	11	8,665	11	3,109,080	16	3,120,375	0
85.17	Wymore	20	88,030	81	287,110	83	4,172,430	103	4,547,570	0
86	Commercial Total	224	2,955,615	965	27,113,520	1,012	275,504,025	1,236	305,573,160	3,247,140

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	24,522.25	39.98%	46,960,360	39.98%	1,915.01
88. 1G	28,463.34	46.41%	54,507,370	46.41%	1,915.00
89. 2G1	5,918.00	9.65%	11,333,065	9.65%	1,915.02
90. 2G	188.09	0.31%	360,190	0.31%	1,914.99
91. 3G1	1,505.89	2.46%	2,883,790	2.46%	1,915.01
92. 3G	545.82	0.89%	1,045,250	0.89%	1,915.01
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	192.18	0.31%	368,005	0.31%	1,914.90
95. Total	61,335.57	100.00%	117,458,030	100.00%	1,915.01
CRP					
96. 1C1	5,522.15	54.62%	15,462,040	54.94%	2,800.00
97. 1C	4,031.19	39.87%	11,287,350	40.11%	2,800.00
98. 2C1	517.32	5.12%	1,306,260	4.64%	2,525.05
99. 2C	10.56	0.10%	26,670	0.09%	2,525.57
100. 3C1	25.52	0.25%	54,365	0.19%	2,130.29
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	2.88	0.03%	5,615	0.02%	1,949.65
104. Total	10,109.62	100.00%	28,142,300	100.00%	2,783.71
Timber					
105. 1T1	2,784.95	14.03%	2,784,950	14.03%	1,000.00
106. 1T	13,206.91	66.52%	13,206,910	66.52%	1,000.00
107. 2T1	1,674.42	8.43%	1,674,420	8.43%	1,000.00
108. 2T	55.21	0.28%	55,210	0.28%	1,000.00
109. 3T1	1,844.18	9.29%	1,844,180	9.29%	1,000.00
110. 3T	143.13	0.72%	143,130	0.72%	1,000.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	146.63	0.74%	146,630	0.74%	1,000.00
113. Total	19,855.43	100.00%	19,855,430	100.00%	1,000.00
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Grass Total	61,335.57	67.18%	117,458,030	70.99%	1,915.01
CRP Total	10,109.62	11.07%	28,142,300	17.01%	2,783.71
Timber Total	19,855.43	21.75%	19,855,430	12.00%	1,000.00
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114. Market Area Total	91,300.62	100.00%	165,455,760	100.00%	1,812.21

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	3,713.13	27.22%	6,665,095	27.22%	1,795.01
88. 1G	6,354.16	46.58%	11,405,790	46.59%	1,795.01
89. 2G1	2,976.42	21.82%	5,342,695	21.82%	1,795.01
90. 2G	0.00	0.00%	0	0.00%	0.00
91. 3G1	582.51	4.27%	1,045,620	4.27%	1,795.02
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	13.71	0.10%	24,610	0.10%	1,795.04
95. Total	13,639.93	100.00%	24,483,810	100.00%	1,795.01
CRP					
96. 1C1	1,663.37	42.50%	3,958,780	42.74%	2,379.98
97. 1C	1,891.59	48.34%	4,501,975	48.60%	2,380.00
98. 2C1	341.69	8.73%	768,885	8.30%	2,250.24
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	13.10	0.33%	26,465	0.29%	2,020.23
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	3.64	0.09%	6,770	0.07%	1,859.89
104. Total	3,913.39	100.00%	9,262,875	100.00%	2,366.97
Timber					
105. 1T1	299.88	9.57%	299,880	9.57%	1,000.00
106. 1T	1,640.80	52.34%	1,640,800	52.34%	1,000.00
107. 2T1	736.49	23.49%	736,490	23.49%	1,000.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	456.95	14.58%	456,950	14.58%	1,000.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.82	0.03%	820	0.03%	1,000.00
113. Total	3,134.94	100.00%	3,134,940	100.00%	1,000.00
<hr/>					
Grass Total	13,639.93	65.93%	24,483,810	66.38%	1,795.01
CRP Total	3,913.39	18.92%	9,262,875	25.12%	2,366.97
Timber Total	3,134.94	15.15%	3,134,940	8.50%	1,000.00
<hr/>					
114. Market Area Total	20,688.26	100.00%	36,881,625	100.00%	1,782.73

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

34 Gage

	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	879,870,755	972,725,325	92,854,570	10.55%	11,701,950	9.22%
02. Recreational	37,050	37,355	305	0.82%	0	0.82%
03. Ag-Homesite Land, Ag-Res Dwelling	149,640,960	169,664,125	20,023,165	13.38%	8,729,775	7.55%
04. Total Residential (sum lines 1-3)	1,029,548,765	1,142,426,805	112,878,040	10.96%	20,431,725	8.98%
05. Commercial	200,287,655	210,431,470	10,143,815	5.06%	3,018,505	3.56%
06. Industrial	62,358,075	95,141,690	32,783,615	52.57%	228,635	52.21%
07. Total Commercial (sum lines 5-6)	262,645,730	305,573,160	42,927,430	16.34%	3,247,140	15.11%
08. Ag-Farmsite Land, Outbuildings	67,913,955	71,956,410	4,042,455	5.95%	0	5.95%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	0	0	0			
11. Total Non-Agland (sum lines 8-10)	67,913,955	71,956,410	4,042,455	5.95%	0	5.95%
12. Irrigated	359,774,240	361,872,300	2,098,060	0.58%		
13. Dryland	969,449,275	969,363,415	-85,860	-0.01%		
14. Grassland	203,575,555	202,337,385	-1,238,170	-0.61%		
15. Wasteland	2,268,215	2,266,585	-1,630	-0.07%		
16. Other Agland	0	24,900	24,900			
17. Total Agricultural Land	1,535,067,285	1,535,864,585	797,300	0.05%		
18. Total Value of all Real Property (Locally Assessed)	2,895,175,735	3,055,820,960	160,645,225	5.55%	23,678,865	4.73%

2022 Assessment Survey for Gage County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	Contracted only - Darrel Stanard (Residential and Commercial); Lloyd Dickinson (Agricultural land studies and verifying sales on a part time basis) Bob Thoma is considered a county employee (Agricultural land studies).
3.	Other full-time employees:
	2
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$369,370.40 includes salaries.
7.	Adopted budget, or granted budget if different from above:
	Same
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$72,000.
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	N/A
10.	Part of the assessor's budget that is dedicated to the computer system:
	Funding for Terra Scan, gWorks and various IT work included in budget for first time. First flight of Pictometry was made \$45,000 total due over three years.
11.	Amount of the assessor's budget set aside for education/workshops:
	\$3,000
12.	Amount of last year's assessor's budget not used:
	Nominal amount

B. Computer, Automation Information and GIS

1.	Administrative software:
	Terra Scan (Aumentum)
2.	CAMA software:
	Terra Scan (Aumentum)
3.	Personal Property software:
	Terra Scan (Aumentum)
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. https://gage.gworks.com/
8.	Who maintains the GIS software and maps?
	Assessor staff
9.	What type of aerial imagery is used in the cyclical review of properties?
	gWorks - 2020. USDA. Pictometry fly over.
10.	When was the aerial imagery last updated?
	Pictometry in December 2021.

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes. However, some municipalities (i.e. Beatrice) within county boundaries have developed local zoning regulations.

3.	What municipalities in the county are zoned?
	All, with the exception of Ellis, Rockford, Holmesville, and Lanham, each of which are considered unincorporated towns.
4.	When was zoning implemented?
	2000

D. Contracted Services

1.	Appraisal Services:
	Stanard Appraisal
2.	GIS Services:
	gWorks
3.	Other services:
	Pictometry

E. Appraisal /Listing Services

1.	List any outside appraisal or listing services employed by the county for the current assessment year
	Stanard Appraisal. Bob Thoma, county employee, assists part-time with agricultural values.
2.	If so, is the appraisal or listing service performed under contract?
	Yes. Stanard Appraisal
3.	What appraisal certifications or qualifications does the County require?
	Contracted must have Appraisal License.
4.	Have the existing contracts been approved by the PTA?
	No current contract on file.
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Yes

2022 Residential Assessment Survey for Gage County

1.	Valuation data collection done by:																																						
	Assessor staff and contract appraiser																																						
2.	List the valuation group recognized by the County and describe the unique characteristics of each:																																						
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3.	List and describe the approach(es) used to estimate the market value of residential properties.																																						
	Gage County uses a sales comparison approach in addition to a market approach that is tied to the RCN, based on RCN less market based depreciation.																																						
4.	For the cost approach does the County develop the deprecation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?																																						

	The county does not use the cost approach solely in developing market value. The county utilizes market studies for each valuation group. The depreciation is based on local market information.
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.
	Yes, in conjunction with the market analysis.
6.	Describe the methodology used to determine the residential lot values?
	The county uses a sales comparison approach. In the valuation group of Beatrice, it is applied on a square foot basis. For the rest of the valuation groups, residential lot values are determined and adjustments made for larger vacant parcels.
7.	How are rural residential site values developed?
	Rural residential site values are developed through market analysis.
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

10.	<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1	2019	2021	2021	2020
	2	2019	2021	2021	2019
	3	2019	2021	2021	2017
	5	2019	2021	2021	2021
	6	2019	2021	2021	2019
	7	2019	2021	2021	2019
	9	2019	2021	2021	2019
	10	2019	2021	2021	2019
	11	2019	2021	2021	2020
	12	2019	2021	2021	2019
	13	2019	2021	2021	2019
	15	2019	2021	2021	2019
	16	2019	2021	2021	2019
	17	2019	2021	2021	2019
	18	2019	2021	2021	2020
	19	2019	2021	2021	2016
	AG OB	2019	2021	2021	2016
	AG DW	2019	2021	2021	2016

Gage County addresses the residential class by using each incorporated area as its own valuation group. During their sales analysis they complete a market study at a minimum by reviewing the statistical analysis provided in the state sales file and by reviewing and verifying the sales throughout the year. The County has a systematical review process in place to meet the six year review cycle. The county contends that each of the valuation groups has its own unique market and that any adjustments are only considered within the confines of these valuation groups. The groups correspond with the appraisal cycle in the County.

2022 Commercial Assessment Survey for Gage County

1.	Valuation data collection done by:												
	Stanard Appraisal with office staff helping.												
2.	List the valuation group recognized in the County and describe the unique characteristics of each:												
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18	Wymore - Second largest community in the county. Has K-12 school and a commercial downtown area.												
50	Rural - Area outside of any corporate limits throughout the county.												
3.	List and describe the approach(es) used to estimate the market value of commercial properties.												
	The county uses a correlated market, cost and income, weighted towards market and income approaches. Where possible the county gathers income information from the market and during sales verification. Beatrice is thus far the only location where enough contract rents are collected to be useful in analyzing the commercial properties.												
3a.	Describe the process used to determine the value of unique commercial properties.												
	The county's contract appraiser uses information that he has gathered across the state, in conjunction with the work he does in other counties, as well as relying on the State Sales File.												
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?												
	The county relies more on market information and income, but they do use tables provided by the CAMA vendor. Additional tables are developed for some unique properties based on market information.												
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.												
	Only in those groups where there is adequate sales information available are individual depreciation tables. When tables can be developed, they are driven by market and income as applicable.												
6.	Describe the methodology used to determine the commercial lot values.												

The County develops the value for commercial lots based on vacant lot sales utilizing a square footage process.

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>
3	2019	2021	2021	2019
10	2019	2021	2021	2021
15	2019	2021	2021	2021
18	2019	2021	2021	2021
50	2019	2021	2021	2019

2022 Agricultural Assessment Survey for Gage County

1.	Valuation data collection done by:										
	Assessors Office staff and contracted appraisers.										
2.	List each market area, and describe the location and the specific characteristics that make each unique.										
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<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>									
1	The entire county except for the three townships bordering Pawnee county to the east. Better quality overall with regards to soil structure. This market area also has higher potential for irrigation than market area 2.	2021									
2	The three townships sharing a border with Pawnee County. The general soil association is more consistent with Pawnee County than the soils in the townships within the county directly to the west. The market is more consistent with and has similar influences with the Pawnee county land.	2021									
	This is an ongoing review to pickup pivots etc. including a questionnaire that goes out to landowners.										
3.	Describe the process used to determine and monitor market areas.										
	Analysis of all agricultural sales allows for the determination and monitoring of market area boundaries. When significant variables that could impact market area boundaries are discovered, such variables are noted and flagged for further review of data.										
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.										
	Use of sales verification forms, interviews with buyers and/or sellers, and consultation with real estate professionals are all steps taken to determine the possibility of influencing factors outside of typical indicators representative of true agricultural sales including consideration of the number of acres. Parcels less than 20 acres require more investigative procedures for verification. Additional actions include physical inspection of parcels and determination of land use. Recreational land is not utilized at this time, except for parcels owned by Nebraska Game & Parks.										
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?										
	Farm home sites and rural acreages in the county are valued the same. The first acre is assigned a value of \$18,000 with remaining building sites valued according to where it is located in the county (Northern half or Southern half).										
6.	What separate market analysis has been conducted where intensive use is identified in the county?										
	Intensive use parcels have not been identified in the county. Analysis of a Christmas tree farm near Blue Springs concluded the property should be valued as dryland for valuation purposes.										
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.										
	No designated wetlands.										

7a.	Are any other agricultural subclasses used? If yes, please explain.
	Irrigated parcels without a water source on the parcel are adjusted 15% below regular irrigated values.
	<u>If your county has special value applications, please answer the following</u>
8a.	How many parcels have a special valuation application on file?
	4,378.
8b.	What process was used to determine if non-agricultural influences exist in the county?
	Whether or not non-agricultural influences exist in the county is determined through the process of mailing questionnaires and reviewing responses as well as routine sales reviews.
	<u>If your county recognizes a special value, please answer the following</u>
8c.	Describe the non-agricultural influences recognized within the county.
	None present.
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

Gage County
3-Year Plan
June 2021

Budget, Staffing, and Contracts

Budget

2021-2022 Final Budget = \$369,370.40 (including salaries) 5500 is allotted for education, lodging, and other travel related expenses.

Appraisal Maintenance \$52,800 (Contracted) with Stanard Appraisal.

Computer vendors agreements of 27,000.00 which was in General Budget last year.
(Manatron/Terra Scan/)

Pictometry will be flown this Fall and was put back in my budget at \$45,000 along with change finder in order to help with our 6 year plan in all areas of the county.

Budget Comments

Staff

Assessor: assumes responsibility for all functions within the office and prepares all necessary reports and documents

Deputy Assessor: assists the Assessor with all functions within the office and also helps in the building of the GIS system. Responsible for all 521's, updating and developing GIS system. Creates Sales File.

Personal Property Clerk: responsible for all personal property filed in the county, also assists in updating real estate records including sketching, and entering data for the reappraisals. Keeps all records concerning building permits filed. General office duties. Assisting taxpayers.

Clerk: responsible for assisting taxpayer and maintaining homestead exemption records, permissive exemption records, sending out sales review questionnaires. She assists with data entry within the CAMA system, answers phones, and performs other general office duties.

Appraiser Assistant: Performs all appraisal maintenance and pickup work. Measures and inspects for condition and takes new photos for the county. I have 2 part time people.

Agricultural Appraiser Lloyd Dickinson helps with developing the agland sales manual and verifies sales with buyers and sellers. He is paid \$60 hr and he also helps with the valuation studies.

Part-time County Appraiser

Bob Thoma is a county employee. His responsibilities include developing valuation studies for agricultural properties. The assessor along with Mr. Thoma study the market to determine values of agricultural land to be in compliance with the levels of value for the county. Bob has also conducted a depreciation study on Beatrice. We also do reviews to determine market areas in the county. Lloyd Dickinson is also a part of this process mostly working agricultural sales..

Contract Appraiser

Darrell Stanard is contracted for 5 days a month. His responsibilities include sales verification, appraisal maintenance and pricing pickup work and developing valuation studies for residential and commercial. His main focus is to help with all the unique Commercial properties in Gage County and to be in compliance with levels of value for the County.

Part time Listers

I have 2 part time employees who go out with a review sheets and take photos of my properties and make notes to changes on the properties. They are Bob Thoma, previous Gage County Assessor and Shane Stanard.

3 Year Appraisal Plan

2022

Residential

For 2022 the county will be reviewing rural residential properties. A new flyover (Pictometry)with change finder and photos will be taken and any changes that may have occurred to the property will be updated. All other residential properties will be reviewed in house with preliminary statistical information and any possible adjustments needed to comply with statistical measures as required by law. Sales review and pick up work will also be completed.

Commercial

There will be an appraisal maintenance for the commercial properties in 2022 and some small towns will be on the list to take new photos and review. Appraisal adjustments may be needed in order to comply with statistical measures required by law. Sales review and pick up work will also be completed for commercial properties. Pictometry will also be used with change finder in place.

Agricultural

A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustments to comply with statistical measures. We are continuing to review land use and also reviewing many agricultural parcels that may be coming out of the CRP. Lloyd Dickinson does a sales review and we will be using pictometry to help determine changes to the land. Ag land is always an ongoing review when we have time.

2023

Residential

For 2023 we will be starting on Beatrice residential which takes about 2 years to complete. A new photo will be taken and any changes that have occurred will be updated. All other residential properties will be reviewed in house with preliminary statistical information and any possible adjustments needed to comply with statistical measures as required by law. Sales review and pick up work will also be completed.

Commercial

There will be an appraisal maintenance for the commercial properties for 2023. Appraisal adjustments may be needed in order to comply with statistical measures required by law. Sales review and pick up work will also be completed for commercial properties.

Agricultural

A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustments to comply with statistical measures. We do send out questionnaires as often as needed but replies have not been as great as in the past. Our flyover will help with comparing maps from previous years.

2024

Residential

For 2024 Beatrice residential properties will continued to be reviewed. A new photo will be taken and any changes that have occurred to the property will be updated. There will be an appraisal maintenance for all other residential properties and adjustments may be needed to comply with statistical measures as required by law. Sales review and pickup work will also be completed.

Commercial

There will be a review for commercial properties in 2024 with Beatrice being our biggest city and then small towns will be also looked out and new photo taken. Adjustments may need to be made in order to comply with statistical measures required by law. Sales review and pickup work will also be completed for commercial properties.

Agricultural

A market analysis of agricultural sales by land classification groups will be conducted to determine an possible adjustments to comply with statistical measures. Agland questionnaires will be sent out again to obtain the most accurate information concerning the agricultural properties and we also ask for maps from the FSA office.

GAGE COUNTY ASSESSOR'S OFFICE
612 Grant, Room 203
Beatrice, NE 68310
Phone: (402) 223-1308

Patricia L. Milligan, Assessor

Annette Corter, Deputy Assessor

REPORT OF SPECIAL VALUATION PROCEDURES/METHODOLOGY

FOR ASSESSMENT YEAR 2022

March 1, 2022

- **GENERAL INFORMATION:**

On December 1, 1999, the Gage County Board of Supervisors officially adopted temporary zoning regulations for the county. At their December 29, 1999 Board Meeting, Resolution 1033 was passed stating that the special valuation or greenbelt provision would be available in Gage County beginning with the tax year 2000 and that the Gage County Assessor would implement the special valuation or greenbelt provision beginning with tax year 2000 for those land owners who make application on the prescribed form and meet all qualifying criteria.

The special valuation or greenbelt provision was implemented to recognize influences on sales of agricultural/horticultural land where such influences were other than agricultural/horticultural purposes. These non-agricultural/ horticultural influences include, but are not limited to, residential, commercial, investment, or recreational. By recognizing these influences, the assessed value determination can be based on the lands value as if the lands only use is for agricultural/horticultural purposes.

Gage County lies adjacent to Lancaster County on the north and approximately 20 miles south of Lincoln. Additionally, U.S. Highway 77 from Lincoln south through Cortland into Beatrice has been reconfigured from a two lane road to a four lane Highway providing for easy access to Lincoln and Interstate Highway 80 with convenient Interstate access east and west from all areas of Gage County. During previous years, a proliferation of rural residential subdivisions had influenced the sale price of agricultural/horticultural land. Additionally, sales of

agricultural/horticultural land within close proximity to the city of Beatrice reflected development or developmental potential for residential and/or commercial uses.

At the time we initiated the Special Valuation or Green Belt provisions, our review of sales along with our sale verification procedures indicated that agricultural/horticultural sales in Gage County, with the exception of the southwestern most portion of Gage County, were influenced by non-agricultural/horticultural influences. Later studies determined those same non-agricultural/horticultural influences were being experienced throughout the county. However, recent sales studies and sale verifications indicate the non-agricultural/horticultural influences on sales of agricultural/horticultural land throughout the county no longer exists.

- Since 1994, Gage County has been divided into agricultural or horticultural neighborhoods for valuation purposes. Initially, the county was divided into two areas-north of Highway 136 and south of Highway 136. Subsequently, a study and sales review by Great Plains Appraisal Company of Lincoln recommended the division of the county into three neighborhoods. These neighborhood or area boundaries were redefined in 1995 and the county was divided into four areas. The four neighborhood areas were further refined for tax year 2002 with the addition of a neighborhood or area 5 made up of townships or portion of townships from existing areas 2 and 3. There has been further minor realignment of neighborhood boundaries during subsequent years. The county neighborhoods were developed to account for the different market influences and reactions on similar type land capability groups and soil classes throughout the county. For tax year 2008, an analysis of sales along with an analysis of the soil makeup of the county (results of a new soil survey), resulted in a major realignment of neighborhoods dividing the county into two neighborhoods-neighborhood 1 consisting of all townships except the southeastern three most townships and neighborhood 2 consisting of those townships.
- Methodology (influenced or recapture value):
In determining recapture value of agricultural/horticultural land, Gage County utilizes the sales comparison approach. It is recognized in the appraisal of real property that sale prices of comparable properties are usually considered the best evidence of market value. It is further recognized that when selecting comparable sales, they are selected based on their similarity to the subject property.

All agricultural/horticultural qualified sales are reviewed and analyzed by neighborhood and, at the same time, each neighborhood is reviewed for possible realignment. In determining recapture values within each neighborhood, arms length sales are broken down and grouped by similar number of acres sold (i.e.<40 acres, 40-100 acres, etc.), similar predominate soil classes (i.e. Class 1, Class 2 etc.); and similar land groups (ie. Irrigated, Dry land etc.) and plotted on a sale spreadsheet. Difference in the number of acres in each land capability group for each sale is taken in the analysis. From this data, we determine ranges of value and the most appropriate value for each land capability group. In accordance with existing state statutes, agricultural/horticultural land is assessed at 75% of market value.

- Methodology (Uninfluenced or “special value”)

Initially, our analysis indicated that agricultural sales in the southwestern most portion of Gage County did not have the nonagricultural or horticultural influences that were being experienced in other areas of Gage County. Subsequent analysis indicated these

Nonagricultural/horticultural influences existed in all areas of Gage County. However, recent sales studies and sale verifications indicate that non agricultural/horticultural influences on sales of agricultural/horticultural land throughout the county no longer exists and that sales of agricultural/horticultural land in Gage County are as if the lands only available use is for agricultural/horticultural purposes.

To verify and support our conclusions, we developed a “base” areas outside of Gage County to develop comparison values. Since the adjoining counties of Saline, Jefferson, Johnson, and Pawnee do not recognize non-agricultural/horticultural influences occurring in their agricultural/horticultural land sales, we reviewed sales in these counties to develop a range of values. We reviewed and analyzed qualified sales in each of the adjacent townships of those adjoining counties. Our analysis of the qualified sales utilized the same methodology as we used in developing the recapture value for Gage County. From our analyses, we developed a range of values for each land capability group. Based on the values developed in the adjoining non special value counties and comparing with the recapture values developed for Gage County, the indication was no significant differences existed between special or green belt values and recapture values. This conclusion was supported by our sales verification process

which indicated that non-agricultural/horticultural influences on the value of Gage County agricultural/horticultural no longer existed.