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DEPARTMENT OF REVENUE

**2023 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

BURT COUNTY

April 7, 2023



Jim Pillen, Governor

Commissioner Keetle :

The Property Tax Administrator has compiled the 2023 Reports and Opinions of the Property Tax Administrator for Burt County pursuant to [Neb. Rev. Stat. § 77-5027](#). This Report and Opinion will inform the Tax Equalization and Review Commission of the level of value and quality of assessment for real property in Burt County.

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

For the Tax Commissioner

Sincerely,

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

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

cc: Katie Hart, Burt County Assessor

Table of Contents

2023 Reports and Opinions of the Property Tax Administrator:

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

Appendices:

- Commission Summary

Statistical Reports and Displays:

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

- Market Area Map
- Valuation History Charts

County Reports:

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

Introduction

Pursuant to [Neb. Rev. Stat. § 77-5027](#) the Property Tax Administrator (PTA) shall annually 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 to be considered 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 teammates 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 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 the recognition by IAAO 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.

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.

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 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, except for taxes levied to pay school bonds passed after January 12, 2022 for which the acceptable range is 44% to 50% of actual value. For all other classes of real property, the acceptable range is 92% to 100% of actual value.

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.

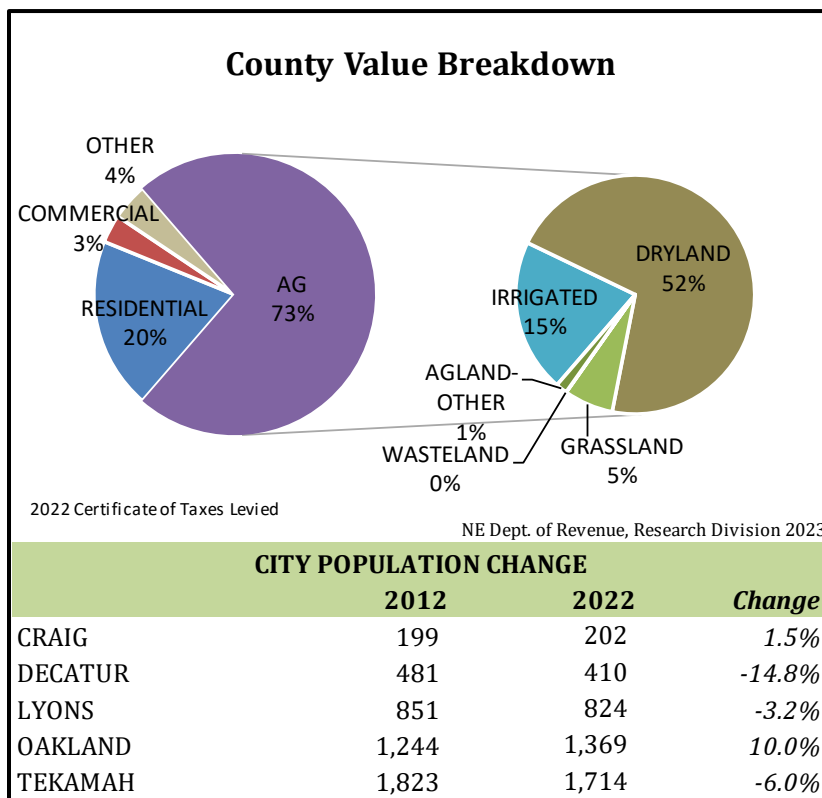
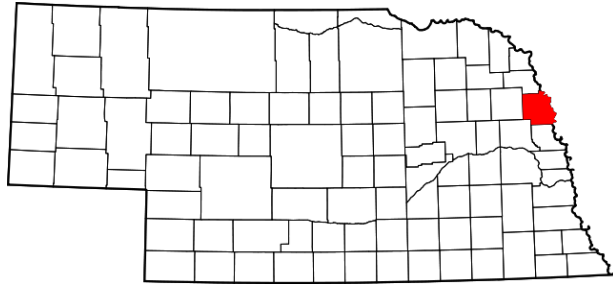
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors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

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

**Further information may be found in Exhibit 94*

County Overview

With a total area of 492 square miles, Burt County has 6,709 residents, per the Census Bureau Quick Facts for 2021, a slight population decline from the 2020 U.S. Census. Reports indicate that 79% of county residents are homeowners and 92% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$106,275 (2022 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Burt County are located in and around Tekamah, the county seat. According to the latest information available from the U.S. Census Bureau, there are 182 employer establishments with total employment of 1,088, a slight decrease.

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

2023 Residential Correlation for Burt County

Assessment Actions

For the residential class, the city of Lyons and rural residential in Oakland and Craig Townships were physically inspected. A desktop review was conducted for Oakland and Tekamah. Lot values were raised in all residential areas. Home site and building sites were raised county wide. Craig was increased 7%, Decatur was increased 31%, Lyons was increased 17%, Oakland was increased 20 to 28%, Tekamah increased 1 to 28%, Rural residential increased 14 to 17%. Costing and depreciation tables were updated for all residential parcels. Pick-up work and general maintenance were completed for the entire residential class.

Assessment Practice Review

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

The review of sales qualifications indicated that the county assessor qualifies sales at a rate below the statewide average residential sales. The majority of disqualified sales are family or substantially changed property sales. There are a few sales coded as private sales or not on the open market. There was a discussion with the county assessor about analyzing the sales to ensure the sales are being properly qualified or disqualified.

There are six valuation groups in Burt County. Each town has its own valuation group and the rural is the sixth valuation group.

The county assessor is improving on the six-year inspection and review cycle. A random check of parcels indicated two that were out of compliance. The county assessor does have a systematic plan of review in place. Lot value study was done in 2022 and is current as shown by the land-to-building ratio. Depreciation tables were updated to 2022 and costing tables were updated to 2020.

The Burt County Assessor has a written methodology on file.

2023 Residential Correlation for Burt County

Description of Analysis

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

Valuation Group	Description
1	Tekamah
5	Oakland
10	Lyons
15	Decatur
20	Craig
25	Rural

A review of the overall statistical sample shows 190 qualified sales, representing all six valuation groups. The median is within the acceptable range, while the mean is slightly above the acceptable range and the weighted mean is slightly below the acceptable range. The qualitative statistics are both above the acceptable range recommended by the IAAO. When looking at the valuation groups, all but Valuation Group 20 have medians within the acceptable range, and it has an insufficient number of sales for measurement purposes. When looking at the sale price substrata it appears there may be some regressivity. The depreciation tables were adjusted; however, the county assessor should make further adjustments to the depreciation tables for the next assessment year.

A review of the sold parcels compared to the change in the 2023 County Abstract of Real Property Form 45 Compared with the 2022 Certificate of Taxes Levied Report (CTL) supports that the values were uniformly applied to the residential class of property and reflect the reported assessment actions.

Equalization and Quality of Assessment

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

2023 Residential Correlation for Burt County

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	75	95.05	100.44	94.48	23.61	106.31
5	41	93.57	104.57	95.37	25.93	109.65
10	31	95.72	111.90	94.40	35.98	118.54
15	13	95.83	103.54	93.59	35.31	110.63
20	5	59.51	82.97	64.01	55.50	129.62
25	25	93.79	87.74	82.40	18.66	106.48
____ALL____	190	94.63	101.28	90.88	27.15	111.44

Level of Value

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

2023 Commercial Correlation for Burt County

Assessment Actions

For the commercial class, Lyons City, Oakland, and Craig Townships were physically inspected. A desktop review was conducted for Tekamah. Land values were increased for all commercial areas. Decatur improvements were decreased 15%, the improvements in Lyons were decreased 22%, and Tekamah improvements were increased 21%. Costing tables and depreciation tables were updated for all commercial properties. Pick-up work and general maintenance were completed for the entire commercial class.

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 sales qualifications shows that Burt County Assessor qualifies sales at a rate below the state average rate for commercial sales. Review of the non-qualified sales reveals disqualifications for not being on the open market and special financing which in and of themselves are not reason for disqualification, there needs to be more analyses and reasons sales to be disqualified. The Property Assessment Division teammates will work with the newly elected county assessor to be sure all available arm's-length transactions are used and made available for measurement purposes.

There are six valuation groups for the commercial class. Each town has its own valuation group, and the rural commercial parcels are the remaining valuation group. The required six-year inspection and review cycle is current. Inspections were conducted in 2021 and 2022 for all commercial parcels. Lot studies were completed in 2022. Costing tables are dated 2020 and depreciation tables are dated 2022.

Description of Analysis

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

Valuation Group	Description
1	Tekamah
5	Oakland
10	Lyons
15	Decatur
20	Craig
25	Rural

2023 Commercial Correlation for Burt County

The statistical sample for the commercial class consists of 20 qualified sales, representing four of the six valuation groups. Two of the three measures of central tendency are within the acceptable range. The qualitative statistics are both above the acceptable range recommended by the IAAO. When looking at the valuation groups the sales are dispersed evenly through three of the valuation groups, but samples are small, however, the medians are within the acceptable range. The high PRD can be attributed to three high dollar sales, hypothetically removing these sales the PRD improves to 106%.

A review of the sold parcels compared to the change in the 2023 County Abstract of Real Property, Form 45 Compared with the 2022 Certificate of Taxes Levied Report (CTL) show that the population moved more than the sold parcels which is consistent with the land increase and costing and depreciation table updates for all commercial properties that was reported by the county assessor.

Equalization and Quality of Assessment

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

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	7	95.17	97.03	75.04	33.69	129.30
5	6	96.23	94.94	87.20	15.83	108.88
10	5	95.95	111.29	106.53	44.19	104.47
15	2	95.59	95.59	103.16	15.55	92.66
____ALL____	20	95.56	99.83	83.68	29.22	119.30

Level of Value

Based on analysis of all available information, the level of value for the commercial property in Burt County is 96%.

2023 Agricultural Correlation for Burt County

Assessment Actions

For the agricultural land class Market Area 1 was physically reviewed. Irrigated land and dryland increased on average 16%, and grassland on average decreased 19%. Spot adjustments were removed that had been in place since the 2011 and 2019 floods. Home and building sites were raised and costing and depreciation tables were updated for agricultural homes and outbuildings. Pick-up work and general maintenance were completed on the entire agricultural land class.

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 sales qualifications indicates that the county assessor qualifies sales at a rate above the state average rate for agricultural land sales. All arm's-length sales were used and made available for measurement purposes.

There are now three market areas defined in Burt County. Market Area 1 is the northwestern part of the county and has high soil production. Market Area 2 is the southwestern part of the county and has some of the best soil in the surrounding area. Market Area 3 was created for 2023 and is the eastern part of the county which is along the Missouri River that has low-bottom soils that occasionally or frequently flood. Land use was verified with Farm Service Agency (FSA) maps in Market Area 3. The Burt County Assessor has special valuation applications on file but does not recognize a difference in value at this time.

The required six-year inspection and review cycle is current. Costing tables are dated 2020 and depreciation tables are dated 2022. Agricultural home sites and farm sites are valued the same as rural residential and the same process is used for valuing agricultural homes and outbuildings and rural residential homes and outbuildings.

Description of Analysis

The statistical sample for the agricultural class consists of 53 qualified sales. Two of the three measures of central tendency are within the acceptable range. The COD is also within the acceptable range. There are three market areas, and the median is within the acceptable range for all three. When reviewing the 80% Majority Land Use (MLU), all three subclasses have medians within the acceptable range, although grassland has insufficient sales to be reliable. When reviewing the irrigated land, dryland and grassland in all areas compared to the surrounding counties indicates that the Burt County values are comparable with surrounding counties.

Review of the 2023 County Abstract of Assessment for Real Property Form 45 Compared with the 2022 Certificate of Taxes Levied Report (CTL) reflect the reported adjustments to agricultural land.

2023 Agricultural Correlation for Burt County

Burt County has a school bond subject to a 50% assessment pursuant to LB2. The school district statistics can be found in the Appendix of this report. Based on the review of the statistics and the assessed values reported by the Burt County Assessor, the valuations were reduced as required.

Equalization and Quality of Assessment

Agricultural homes and outbuildings have been valued using the same valuation process as rural residential improvements and are equalized at the statutorily required level. Agricultural land values are equalized at uniform portions of market value; all values have been determined to be acceptable and are reasonably comparable to adjoining counties. The quality of assessment of agricultural land in Burt County complies with generally accepted mass appraisal techniques

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u> Irrigated </u>						
County	10	75.43	72.62	68.56	13.72	105.92
2	1	82.50	82.50	82.50	00.00	100.00
3	9	69.95	71.52	67.93	14.44	105.28
<u> Dry </u>						
County	30	72.24	73.79	71.26	11.82	103.55
1	12	70.99	74.83	72.57	14.45	103.11
2	16	72.24	74.36	71.97	09.34	103.32
3	2	62.99	62.99	59.23	19.83	106.35
<u> Grass </u>						
County	2	74.79	74.79	78.38	43.23	95.42
1	1	107.12	107.12	107.12	00.00	100.00
2	1	42.46	42.46	42.46	00.00	100.00
<u> ALL </u>	53	72.81	76.94	71.12	18.71	108.18

Level of Value

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

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

A review of agricultural land value in Burt County in school districts that levy taxes to pay the principal or interest on bonds approved by a vote of the people, indicates that the assessed values used were proportionately reduced from all other agricultural land values in the county by a factor of 35%. Therefore, it is the opinion of the Property Tax Administrator that the level of value of agricultural land for school bond valuation in Burt County is 45%.

2023 Opinions of the Property Tax Administrator for Burt County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	95	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	96	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	73	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 7th day of April, 2023.



Ruth A. Sorensen

Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2023 Commission Summary for Burt County

Residential Real Property - Current

Number of Sales	190	Median	94.63
Total Sales Price	\$28,427,508	Mean	101.28
Total Adj. Sales Price	\$28,427,508	Wgt. Mean	90.88
Total Assessed Value	\$25,833,571	Average Assessed Value of the Base	\$110,269
Avg. Adj. Sales Price	\$149,618	Avg. Assessed Value	\$135,966

Confidence Interval - Current

95% Median C.I	88.31 to 100.23
95% Wgt. Mean C.I	85.82 to 95.94
95% Mean C.I	96.21 to 106.35
% of Value of the Class of all Real Property Value in the County	17.83
% of Records Sold in the Study Period	5.70
% of Value Sold in the Study Period	7.03

Residential Real Property - History

Year	Number of Sales	LOV	Median
2022	188	0	94.50
2021	190	0	97.80
2020	190	96	95.64
2019	201	98	97.97

2023 Commission Summary for Burt County

Commercial Real Property - Current

Number of Sales	20	Median	95.56
Total Sales Price	\$1,588,700	Mean	99.83
Total Adj. Sales Price	\$1,588,700	Wgt. Mean	83.68
Total Assessed Value	\$1,329,428	Average Assessed Value of the Base	\$168,111
Avg. Adj. Sales Price	\$79,435	Avg. Assessed Value	\$66,471

Confidence Interval - Current

95% Median C.I	80.51 to 110.45
95% Wgt. Mean C.I	56.08 to 111.28
95% Mean C.I	79.79 to 119.87
% of Value of the Class of all Real Property Value in the County	3.29
% of Records Sold in the Study Period	4.96
% of Value Sold in the Study Period	1.96

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2022	22	0	95.00
2021	21	96	95.74
2020	21	100	94.77
2019	22	100	94.99

11 Burt
RESIDENTIAL

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

Date Range: 10/1/2020 To 9/30/2022 Posted on: 1/31/2023

Number of Sales : 190
 Total Sales Price : 28,427,508
 Total Adj. Sales Price : 28,427,508
 Total Assessed Value : 25,833,571
 Avg. Adj. Sales Price : 149,618
 Avg. Assessed Value : 135,966

MEDIAN : 95
 WGT. MEAN : 91
 MEAN : 101
 COD : 27.15
 PRD : 111.44

COV : 35.20
 STD : 35.65
 Avg. Abs. Dev : 25.69
 MAX Sales Ratio : 244.93
 MIN Sales Ratio : 31.81

95% Median C.I. : 88.31 to 100.23
 95% Wgt. Mean C.I. : 85.82 to 95.94
 95% Mean C.I. : 96.21 to 106.35

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-20 To 31-DEC-20	23	120.69	120.57	106.69	18.32	113.01	83.84	208.18	99.96 to 135.16	150,261	160,313
01-JAN-21 To 31-MAR-21	11	110.74	115.84	105.38	14.46	109.93	84.11	191.10	94.82 to 123.41	149,136	157,156
01-APR-21 To 30-JUN-21	25	105.26	113.78	100.60	29.36	113.10	51.88	184.58	85.87 to 145.28	127,720	128,488
01-JUL-21 To 30-SEP-21	32	96.96	101.74	96.97	20.22	104.92	46.98	187.79	86.99 to 108.29	142,800	138,470
01-OCT-21 To 31-DEC-21	27	93.48	103.76	90.89	27.91	114.16	56.12	244.93	80.05 to 107.64	115,577	105,043
01-JAN-22 To 31-MAR-22	14	87.88	100.12	88.96	31.16	112.54	48.11	160.35	73.71 to 143.50	126,032	112,121
01-APR-22 To 30-JUN-22	21	78.76	81.01	82.13	19.74	98.64	47.78	152.09	70.41 to 88.31	184,035	151,143
01-JUL-22 To 30-SEP-22	37	79.20	86.26	76.18	26.05	113.23	31.81	241.10	74.37 to 84.44	184,288	140,393
<u>Study Yrs</u>											
01-OCT-20 To 30-SEP-21	91	105.26	111.51	101.56	22.84	109.80	46.98	208.18	99.96 to 110.74	141,309	143,507
01-OCT-21 To 30-SEP-22	99	83.06	91.88	82.05	27.75	111.98	31.81	244.93	79.42 to 88.31	157,257	129,035
<u>Calendar Yrs</u>											
01-JAN-21 To 31-DEC-21	95	98.71	107.11	97.48	25.58	109.88	46.98	244.93	94.82 to 106.23	131,828	128,506
<u>ALL</u>	190	94.63	101.28	90.88	27.15	111.44	31.81	244.93	88.31 to 100.23	149,618	135,966

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	75	95.05	100.44	94.48	23.61	106.31	48.67	202.54	86.97 to 104.14	138,291	130,651
5	41	93.57	104.57	95.37	25.93	109.65	70.11	208.18	83.03 to 113.71	131,801	125,694
10	31	95.72	111.90	94.40	35.98	118.54	56.12	244.93	86.62 to 122.01	85,548	80,761
15	13	95.83	103.54	93.59	35.31	110.63	47.78	167.81	67.46 to 148.47	152,346	142,576
20	5	59.51	82.97	64.01	55.50	129.62	46.98	191.10	N/A	91,000	58,247
25	25	93.79	87.74	82.40	18.66	106.48	31.81	135.42	82.37 to 100.23	302,574	249,320
<u>ALL</u>	190	94.63	101.28	90.88	27.15	111.44	31.81	244.93	88.31 to 100.23	149,618	135,966

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	190	94.63	101.28	90.88	27.15	111.44	31.81	244.93	88.31 to 100.23	149,618	135,966
06											
07											
<u>ALL</u>	190	94.63	101.28	90.88	27.15	111.44	31.81	244.93	88.31 to 100.23	149,618	135,966

11 Burt
RESIDENTIAL

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

Date Range: 10/1/2020 To 9/30/2022 Posted on: 1/31/2023

Number of Sales : 190
 Total Sales Price : 28,427,508
 Total Adj. Sales Price : 28,427,508
 Total Assessed Value : 25,833,571
 Avg. Adj. Sales Price : 149,618
 Avg. Assessed Value : 135,966

MEDIAN : 95
 WGT. MEAN : 91
 MEAN : 101
 COD : 27.15
 PRD : 111.44

COV : 35.20
 STD : 35.65
 Avg. Abs. Dev : 25.69
 MAX Sales Ratio : 244.93
 MIN Sales Ratio : 31.81

95% Median C.I. : 88.31 to 100.23
 95% Wgt. Mean C.I. : 85.82 to 95.94
 95% Mean C.I. : 96.21 to 106.35

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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											
Less Than 15,000											
Less Than 30,000	9	187.79	176.25	176.19	22.02	100.03	95.05	244.93	122.56 to 241.10	22,833	40,230
Ranges Excl. Low \$											
Greater Than 4,999	190	94.63	101.28	90.88	27.15	111.44	31.81	244.93	88.31 to 100.23	149,618	135,966
Greater Than 14,999	190	94.63	101.28	90.88	27.15	111.44	31.81	244.93	88.31 to 100.23	149,618	135,966
Greater Than 29,999	181	93.27	97.55	90.25	24.51	108.09	31.81	202.54	86.97 to 96.75	155,923	140,727
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	9	187.79	176.25	176.19	22.02	100.03	95.05	244.93	122.56 to 241.10	22,833	40,230
30,000 TO 59,999	19	123.41	129.09	125.75	27.79	102.66	64.88	202.54	93.27 to 165.82	42,186	53,048
60,000 TO 99,999	36	107.86	111.53	109.80	19.78	101.58	59.51	180.11	95.83 to 120.20	78,271	85,945
100,000 TO 149,999	52	86.21	91.64	91.92	23.37	99.70	46.98	155.92	79.20 to 100.89	123,337	113,375
150,000 TO 249,999	47	87.30	88.21	87.99	21.92	100.25	47.78	152.09	78.76 to 94.82	186,106	163,753
250,000 TO 499,999	24	84.28	84.73	84.50	12.01	100.27	53.55	110.74	80.46 to 91.52	306,802	259,233
500,000 TO 999,999	3	98.71	81.58	74.85	27.83	108.99	31.81	114.21	N/A	693,000	518,693
1,000,000 +											
ALL	190	94.63	101.28	90.88	27.15	111.44	31.81	244.93	88.31 to 100.23	149,618	135,966

11 Burt
COMMERCIAL

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

Date Range: 10/1/2019 To 9/30/2022 Posted on: 1/31/2023

Number of Sales : 20
Total Sales Price : 1,588,700
Total Adj. Sales Price : 1,588,700
Total Assessed Value : 1,329,428
Avg. Adj. Sales Price : 79,435
Avg. Assessed Value : 66,471

MEDIAN : 96
WGT. MEAN : 84
MEAN : 100
COD : 29.22
PRD : 119.30

COV : 42.89
STD : 42.82
Avg. Abs. Dev : 27.92
MAX Sales Ratio : 229.29
MIN Sales Ratio : 30.17

95% Median C.I. : 80.51 to 110.45
95% Wgt. Mean C.I. : 56.08 to 111.28
95% Mean C.I. : 79.79 to 119.87

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qrtrs</u>												
01-OCT-19 To 31-DEC-19	4	120.30	141.46	154.44	28.89	91.60	95.95	229.29	N/A	30,814	47,590	
01-JAN-20 To 31-MAR-20	2	123.78	123.78	115.13	34.96	107.51	80.51	167.05	N/A	62,500	71,955	
01-APR-20 To 30-JUN-20												
01-JUL-20 To 30-SEP-20	1	67.86	67.86	67.86	00.00	100.00	67.86	67.86	N/A	91,305	61,960	
01-OCT-20 To 31-DEC-20	2	87.95	87.95	90.80	08.21	96.86	80.73	95.17	N/A	53,750	48,806	
01-JAN-21 To 31-MAR-21	1	119.74	119.74	119.74	00.00	100.00	119.74	119.74	N/A	107,290	128,465	
01-APR-21 To 30-JUN-21												
01-JUL-21 To 30-SEP-21	4	73.74	73.38	67.74	30.99	108.33	44.37	101.68	N/A	66,688	45,173	
01-OCT-21 To 31-DEC-21	2	99.32	99.32	94.10	06.41	105.55	92.95	105.68	N/A	137,500	129,393	
01-JAN-22 To 31-MAR-22												
01-APR-22 To 30-JUN-22												
01-JUL-22 To 30-SEP-22	4	93.43	81.87	54.33	28.74	150.69	30.17	110.45	N/A	123,150	66,911	
<u>Study Yrs</u>												
01-OCT-19 To 30-SEP-20	7	117.44	125.89	116.69	33.47	107.88	67.86	229.29	67.86 to 229.29	48,509	56,604	
01-OCT-20 To 30-SEP-21	7	90.78	84.17	84.47	21.22	99.64	44.37	119.74	44.37 to 119.74	68,791	58,110	
01-OCT-21 To 30-SEP-22	6	99.32	87.69	68.58	20.16	127.87	30.17	110.45	30.17 to 110.45	127,933	87,738	
<u>Calendar Yrs</u>												
01-JAN-20 To 31-DEC-20	5	80.73	98.26	93.72	28.21	104.84	67.86	167.05	N/A	64,761	60,696	
01-JAN-21 To 31-DEC-21	7	92.95	87.41	87.51	20.79	99.89	44.37	119.74	44.37 to 119.74	92,720	81,135	
<u>ALL</u>	20	95.56	99.83	83.68	29.22	119.30	30.17	229.29	80.51 to 110.45	79,435	66,471	

VALUATION GROUP											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	7	95.17	97.03	75.04	33.69	129.30	30.17	167.05	30.17 to 167.05	135,613	101,766	
5	6	96.23	94.94	87.20	15.83	108.88	67.86	123.15	67.86 to 123.15	51,426	44,845	
10	5	95.95	111.29	106.53	44.19	104.47	44.37	229.29	N/A	39,671	42,262	
15	2	95.59	95.59	103.16	15.55	92.66	80.73	110.45	N/A	66,250	68,344	
<u>ALL</u>	20	95.56	99.83	83.68	29.22	119.30	30.17	229.29	80.51 to 110.45	79,435	66,471	

**11 Burt
COMMERCIAL**

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

Date Range: 10/1/2019 To 9/30/2022 Posted on: 1/31/2023

Number of Sales : 20
 Total Sales Price : 1,588,700
 Total Adj. Sales Price : 1,588,700
 Total Assessed Value : 1,329,428
 Avg. Adj. Sales Price : 79,435
 Avg. Assessed Value : 66,471

MEDIAN : 96
 WGT. MEAN : 84
 MEAN : 100
 COD : 29.22
 PRD : 119.30

COV : 42.89
 STD : 42.82
 Avg. Abs. Dev : 27.92
 MAX Sales Ratio : 229.29
 MIN Sales Ratio : 30.17

95% Median C.I. : 80.51 to 110.45
 95% Wgt. Mean C.I. : 56.08 to 111.28
 95% Mean C.I. : 79.79 to 119.87

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	20	95.56	99.83	83.68	29.22	119.30	30.17	229.29	80.51 to 110.45	79,435	66,471
04											
<u>ALL</u>	<u>20</u>	<u>95.56</u>	<u>99.83</u>	<u>83.68</u>	<u>29.22</u>	<u>119.30</u>	<u>30.17</u>	<u>229.29</u>	<u>80.51 to 110.45</u>	<u>79,435</u>	<u>66,471</u>

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	1	106.98	106.98	106.98	00.00	100.00	106.98	106.98	N/A	11,600	12,410
Less Than 30,000	5	106.98	109.84	110.48	07.28	99.42	95.95	123.15	N/A	23,120	25,544
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	20	95.56	99.83	83.68	29.22	119.30	30.17	229.29	80.51 to 110.45	79,435	66,471
Greater Than 14,999	19	95.17	99.45	83.51	30.22	119.09	30.17	229.29	79.88 to 117.44	83,005	69,317
Greater Than 29,999	15	90.78	96.49	81.58	34.96	118.28	30.17	229.29	67.86 to 110.45	98,207	80,114
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	1	106.98	106.98	106.98	00.00	100.00	106.98	106.98	N/A	11,600	12,410
15,000 TO 29,999	4	111.56	110.56	110.87	08.73	99.72	95.95	123.15	N/A	26,000	28,827
30,000 TO 59,999	6	96.23	118.98	117.98	48.86	100.85	44.37	229.29	44.37 to 229.29	45,918	54,172
60,000 TO 99,999	4	80.20	80.86	80.20	08.72	100.82	67.86	95.17	N/A	75,326	60,413
100,000 TO 149,999	3	110.45	95.63	94.01	19.03	101.72	56.69	119.74	N/A	108,430	101,936
150,000 TO 249,999											
250,000 TO 499,999	2	61.56	61.56	57.66	50.99	106.76	30.17	92.95	N/A	285,500	164,610
500,000 TO 999,999											
1,000,000 TO 1,999,999											
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											
<u>ALL</u>	<u>20</u>	<u>95.56</u>	<u>99.83</u>	<u>83.68</u>	<u>29.22</u>	<u>119.30</u>	<u>30.17</u>	<u>229.29</u>	<u>80.51 to 110.45</u>	<u>79,435</u>	<u>66,471</u>

11 Burt
COMMERCIAL

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

Date Range: 10/1/2019 To 9/30/2022 Posted on: 1/31/2023

Number of Sales : 20
 Total Sales Price : 1,588,700
 Total Adj. Sales Price : 1,588,700
 Total Assessed Value : 1,329,428
 Avg. Adj. Sales Price : 79,435
 Avg. Assessed Value : 66,471

MEDIAN : 96
 WGT. MEAN : 84
 MEAN : 100
 COD : 29.22
 PRD : 119.30

COV : 42.89
 STD : 42.82
 Avg. Abs. Dev : 27.92
 MAX Sales Ratio : 229.29
 MIN Sales Ratio : 30.17

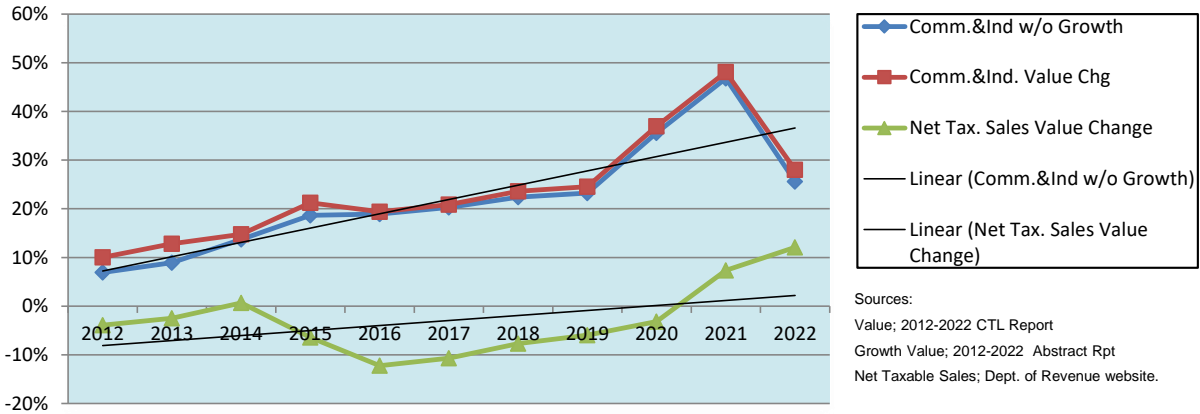
95% Median C.I. : 80.51 to 110.45
 95% Wgt. Mean C.I. : 56.08 to 111.28
 95% Mean C.I. : 79.79 to 119.87

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
344	4	112.42	137.32	130.96	34.60	104.86	95.17	229.29	N/A	48,814	63,926
346	1	30.17	30.17	30.17	00.00	100.00	30.17	30.17	N/A	321,000	96,852
352	1	92.95	92.95	92.95	00.00	100.00	92.95	92.95	N/A	250,000	232,367
353	4	93.37	93.23	89.17	08.13	104.55	80.51	105.68	N/A	41,563	37,060
406	2	142.25	142.25	149.24	17.44	95.32	117.44	167.05	N/A	39,000	58,205
410	2	62.55	62.55	57.50	29.06	108.78	44.37	80.73	N/A	45,000	25,875
442	2	68.29	68.29	64.51	16.99	105.86	56.69	79.88	N/A	89,000	57,411
494	1	110.45	110.45	110.45	00.00	100.00	110.45	110.45	N/A	100,000	110,451
530	2	93.80	93.80	95.89	27.65	97.82	67.86	119.74	N/A	99,298	95,213
555	1	106.98	106.98	106.98	00.00	100.00	106.98	106.98	N/A	11,600	12,410
<u>ALL</u>	<u>20</u>	95.56	99.83	83.68	29.22	119.30	30.17	229.29	80.51 to 110.45	79,435	66,471

Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2011	\$ 45,187,885	\$ 802,270	1.78%	\$ 44,385,615		\$ 45,783,065	
2012	\$ 49,718,216	\$ 1,404,612	2.83%	\$ 48,313,604	6.92%	\$ 43,993,493	-3.91%
2013	\$ 50,976,261	\$ 1,752,059	3.44%	\$ 49,224,202	-0.99%	\$ 44,648,323	1.49%
2014	\$ 51,858,135	\$ 478,583	0.92%	\$ 51,379,552	0.79%	\$ 46,087,513	3.22%
2015	\$ 54,782,525	\$ 1,161,960	2.12%	\$ 53,620,565	3.40%	\$ 42,829,266	-7.07%
2016	\$ 53,961,160	\$ 230,345	0.43%	\$ 53,730,815	-1.92%	\$ 40,180,341	-6.18%
2017	\$ 54,613,416	\$ 267,441	0.49%	\$ 54,345,975	0.71%	\$ 40,895,190	1.78%
2018	\$ 55,843,559	\$ 537,943	0.96%	\$ 55,305,616	1.27%	\$ 42,255,810	3.33%
2019	\$ 56,276,336	\$ 584,934	1.04%	\$ 55,691,402	-0.27%	\$ 43,056,019	1.89%
2020	\$ 61,879,292	\$ 616,599	1.00%	\$ 61,262,693	8.86%	\$ 44,336,210	2.97%
2021	\$ 66,916,570	\$ 578,869	0.87%	\$ 66,337,701	7.21%	\$ 49,140,841	10.84%
2022	\$ 57,857,339	\$ 1,100,134	1.90%	\$ 56,757,205	-15.18%	\$ 51,314,917	4.42%
Ann %chg	1.53%			Average	0.98%	1.55%	1.16%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2011	-	-	-
2012	6.92%	10.03%	-3.91%
2013	8.93%	12.81%	-2.48%
2014	13.70%	14.76%	0.66%
2015	18.66%	21.23%	-6.45%
2016	18.91%	19.42%	-12.24%
2017	20.27%	20.86%	-10.68%
2018	22.39%	23.58%	-7.70%
2019	23.24%	24.54%	-5.96%
2020	35.57%	36.94%	-3.16%
2021	46.80%	48.09%	7.33%
2022	25.60%	28.04%	12.08%

County Number	11
County Name	Burt

11 Burt
AGRICULTURAL LAND

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

Date Range: 10/1/2019 To 9/30/2022 Posted on: 1/31/2023

Number of Sales : 53
Total Sales Price : 49,328,495
Total Adj. Sales Price : 49,328,495
Total Assessed Value : 35,084,217
Avg. Adj. Sales Price : 930,726
Avg. Assessed Value : 661,966

MEDIAN : 73
WGT. MEAN : 71
MEAN : 77
COD : 18.71
PRD : 108.18

COV : 32.82
STD : 25.25
Avg. Abs. Dev : 13.62
MAX Sales Ratio : 215.15
MIN Sales Ratio : 42.46

95% Median C.I. : 69.16 to 77.40
95% Wgt. Mean C.I. : 66.32 to 75.93
95% Mean C.I. : 70.14 to 83.74

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qrtrs</u>												
01-OCT-19 To 31-DEC-19	3	110.91	108.81	103.15	15.44	105.49	82.08	133.44	N/A	488,058	503,443	
01-JAN-20 To 31-MAR-20	3	73.94	82.90	76.92	17.80	107.77	67.65	107.12	N/A	717,500	551,906	
01-APR-20 To 30-JUN-20	5	71.67	76.13	77.14	12.64	98.69	65.44	90.03	N/A	723,597	558,162	
01-JUL-20 To 30-SEP-20												
01-OCT-20 To 31-DEC-20	4	71.78	75.42	71.17	09.68	105.97	67.34	90.80	N/A	947,595	674,441	
01-JAN-21 To 31-MAR-21	13	71.95	83.35	73.60	23.00	113.25	59.45	215.15	68.69 to 83.53	973,298	716,323	
01-APR-21 To 30-JUN-21	5	66.65	74.01	66.67	21.28	111.01	54.22	111.48	N/A	952,361	634,920	
01-JUL-21 To 30-SEP-21												
01-OCT-21 To 31-DEC-21	7	73.63	71.24	70.18	09.05	101.51	50.61	83.20	50.61 to 83.20	1,241,209	871,087	
01-JAN-22 To 31-MAR-22	3	58.53	61.08	59.97	13.50	101.85	50.50	74.20	N/A	1,940,646	1,163,803	
01-APR-22 To 30-JUN-22	4	74.14	73.56	72.72	07.31	101.16	63.48	82.50	N/A	587,793	427,443	
01-JUL-22 To 30-SEP-22	6	70.08	65.12	65.65	23.49	99.19	42.46	82.22	42.46 to 82.22	671,201	440,668	
<u>Study Yrs</u>												
01-OCT-19 To 30-SEP-20	11	82.08	86.89	82.34	20.32	105.53	65.44	133.44	66.39 to 110.91	657,696	541,532	
01-OCT-20 To 30-SEP-21	22	70.95	79.79	71.61	20.45	111.42	54.22	215.15	67.34 to 77.88	963,867	690,208	
01-OCT-21 To 30-SEP-22	20	73.22	68.34	66.75	14.05	102.38	42.46	83.20	59.24 to 77.96	1,044,439	697,140	
<u>Calendar Yrs</u>												
01-JAN-20 To 31-DEC-20	12	72.81	77.59	74.72	13.14	103.84	65.44	107.12	67.34 to 90.03	796,739	595,358	
01-JAN-21 To 31-DEC-21	25	71.95	78.09	71.20	18.89	109.68	50.61	215.15	69.07 to 77.40	1,044,126	743,376	
<u>ALL</u>	53	72.81	76.94	71.12	18.71	108.18	42.46	215.15	69.16 to 77.40	930,726	661,966	

AREA (MARKET)											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	16	73.51	79.98	73.10	20.42	109.41	59.24	133.44	62.03 to 90.80	806,867	589,848	
2	22	73.22	72.92	69.62	11.84	104.74	42.46	110.91	67.34 to 77.88	796,826	554,748	
3	15	71.95	79.61	71.17	26.88	111.86	44.28	215.15	58.53 to 82.22	1,259,230	896,146	
<u>ALL</u>	53	72.81	76.94	71.12	18.71	108.18	42.46	215.15	69.16 to 77.40	930,726	661,966	

11 Burt
AGRICULTURAL LAND

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

Date Range: 10/1/2019 To 9/30/2022 Posted on: 1/31/2023

Number of Sales : 53
 Total Sales Price : 49,328,495
 Total Adj. Sales Price : 49,328,495
 Total Assessed Value : 35,084,217
 Avg. Adj. Sales Price : 930,726
 Avg. Assessed Value : 661,966

MEDIAN : 73
 WGT. MEAN : 71
 MEAN : 77
 COD : 18.71
 PRD : 108.18

COV : 32.82
 STD : 25.25
 Avg. Abs. Dev : 13.62
 MAX Sales Ratio : 215.15
 MIN Sales Ratio : 42.46

95% Median C.I. : 69.16 to 77.40
 95% Wgt. Mean C.I. : 66.32 to 75.93
 95% Mean C.I. : 70.14 to 83.74

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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	5	69.53	70.41	70.11	16.07	100.43	44.28	87.11	N/A	902,501	632,751
3	5	69.53	70.41	70.11	16.07	100.43	44.28	87.11	N/A	902,501	632,751
_____Dry_____											
County	27	69.60	71.01	69.41	09.18	102.31	50.50	90.80	66.65 to 73.95	803,956	557,992
1	10	68.93	71.23	69.22	11.00	102.90	59.24	90.80	61.66 to 86.60	751,273	520,007
2	15	71.67	71.93	70.96	06.39	101.37	63.48	90.03	67.34 to 73.95	829,006	588,254
3	2	62.99	62.99	59.23	19.83	106.35	50.50	75.47	N/A	879,500	520,955
_____Grass_____											
County	1	107.12	107.12	107.12	00.00	100.00	107.12	107.12	N/A	300,000	321,350
1	1	107.12	107.12	107.12	00.00	100.00	107.12	107.12	N/A	300,000	321,350
_____ALL_____	53	72.81	76.94	71.12	18.71	108.18	42.46	215.15	69.16 to 77.40	930,726	661,966

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	10	75.43	72.62	68.56	13.72	105.92	44.28	87.11	58.53 to 82.50	1,117,044	765,795
2	1	82.50	82.50	82.50	00.00	100.00	82.50	82.50	N/A	480,000	396,000
3	9	69.95	71.52	67.93	14.44	105.28	44.28	87.11	58.53 to 82.22	1,187,827	806,883
_____Dry_____											
County	30	72.24	73.79	71.26	11.82	103.55	50.50	111.48	67.65 to 74.20	791,627	564,093
1	12	70.99	74.83	72.57	14.45	103.11	59.24	111.48	62.03 to 86.60	769,394	558,329
2	16	72.24	74.36	71.97	09.34	103.32	63.48	110.91	67.34 to 75.67	797,318	573,809
3	2	62.99	62.99	59.23	19.83	106.35	50.50	75.47	N/A	879,500	520,955
_____Grass_____											
County	2	74.79	74.79	78.38	43.23	95.42	42.46	107.12	N/A	270,000	211,625
1	1	107.12	107.12	107.12	00.00	100.00	107.12	107.12	N/A	300,000	321,350
2	1	42.46	42.46	42.46	00.00	100.00	42.46	42.46	N/A	240,000	101,900
_____ALL_____	53	72.81	76.94	71.12	18.71	108.18	42.46	215.15	69.16 to 77.40	930,726	661,966

Burt County 2023 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Burt	1	6,500	6,150	5,125	4,823	n/a	4,300	3,860	3,215	5,205
Thurston	2	6,060	6,060	5,850	5,850	5,650	n/a	4,750	4,350	5,567
Cuming	1	6,979	n/a	6,563	6,956	4,749	n/a	6,062	5,185	6,516
Washington	1	7,455	7,415	6,685	6,545	n/a	4,350	4,015	2,735	5,837
Burt	2	6,600	6,300	5,925	5,682	n/a	5,375	4,350	3,475	5,792
Cuming	4	7,201	7,098	6,818	7,127	4,747	n/a	6,187	5,056	6,581
Dodge	2	7,150	6,920	6,690	6,470	6,240	6,020	5,790	5,560	6,514
Washington	1	7,455	7,415	6,685	6,545	n/a	4,350	4,015	2,735	5,837
Burt	3	6,650	n/a	6,146	4,766	n/a	4,900	4,300	4,000	5,561
Washington	1	7,455	7,415	6,685	6,545	n/a	4,350	4,015	2,735	5,837
Dakota	1	6,600	n/a	6,380	5,950	n/a	5,685	5,680	5,545	6,297

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Burt	1	6,500	6,150	6,000	n/a	5,657	5,500	5,300	5,000	5,613
Thurston	2	5,550	5,550	4,825	4,825	4,700	4,700	4,275	4,275	4,727
Cuming	1	6,304	6,309	5,931	3,700	5,059	5,450	4,520	4,514	5,770
Washington	1	7,430	7,395	6,575	6,340	4,190	4,185	3,800	2,615	5,441
Burt	2	6,600	6,300	5,675	n/a	4,568	5,300	4,175	3,799	5,636
Cuming	4	6,640	6,635	6,244	6,156	3,576	5,719	4,769	4,509	6,149
Dodge	2	7,160	6,930	6,700	6,470	6,225	5,945	5,775	5,545	6,537
Washington	1	7,430	7,395	6,575	6,340	4,190	4,185	3,800	2,615	5,441
Burt	3	6,594	6,250	5,950	n/a	4,575	4,900	4,200	3,803	5,234
Washington	1	7,430	7,395	6,575	6,340	4,190	4,185	3,800	2,615	5,441
Dakota	1	5,860	5,450	5,765	n/a	5,280	4,435	4,260	4,180	5,641

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Burt	1	2,200	2,100	2,000	1,900	n/a	n/a	1,600	1,500	2,088
Thurston	2	1,950	1,950	1,800	1,700	1,550	n/a	n/a	n/a	1,890
Cuming	1	2,923	2,908	2,466	2,551	n/a	n/a	n/a	n/a	2,819
Washington	1	2,390	2,195	1,875	1,805	1,760	1,715	1,665	1,554	2,263
Burt	2	2,750	2,350	2,100	2,080	n/a	n/a	n/a	1,770	2,432
Cuming	4	2,825	2,813	2,216	2,464	n/a	n/a	n/a	n/a	2,665
Dodge	2	2,560	2,560	2,450	2,450	n/a	n/a	n/a	n/a	2,534
Washington	1	2,390	2,195	1,875	1,805	1,760	1,715	1,665	1,554	2,263
Burt	3	2,565	2,375	2,105	n/a	n/a	1,975	1,905	1,790	2,374
Washington	1	2,390	2,195	1,875	1,805	1,760	1,715	1,665	1,554	2,263
Dakota	1	2,145	2,145	2,145	2,145	n/a	n/a	n/a	n/a	2,145

County	Mkt Area	CRP	TIMBER	WASTE
Burt	1	3,872	n/a	263
Thurston	2	n/a	525	85
Cuming	1	5,110	1,262	125
Washington	1	3,913	n/a	420
Burt	2	3,596	n/a	275
Cuming	4	4,691	1,241	276
Dodge	2	3,210	n/a	198
Washington	1	3,913	n/a	420
Burt	3	3,824	n/a	180
Washington	1	3,913	n/a	420
Dakota	1	n/a	682	240

Source: 2023 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.
CRP and TIMBER values are weighted averages from Schedule XIII, line 104 and 113.

AGRICULTURAL - BASE STAT

Type : Qualified

Date Range : 10/01/2019 to 09/30/2022 Posted Before : 01/31/2023

Number of Sales :	15	Median :	45	COV :	29.61	95% Median C.I. :	40.25 to 49.49
Total Sales Price :	16,286,775	Wgt. Mean :	41	STD :	14.26	95% Wgt. Mean C.I. :	18.09 to 64.79
Total Adj. Sales Price :	16,286,775	Mean :	48	Avg.Abs.Dev :	09.11	95% Mean C.I. :	40.26 to 56.06
Total Assessed Value :	6,749,104						
Avg. Adj. Sales Price :	1,085,785	COD :	20.32	MAX Sales Ratio :	87.11		
Avg. Assessed Value :	449,940	PRD :	116.22	MIN Sales Ratio :	29.65		

Printed : 03/27/2023

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2019 To 12/31/2019	1	87.11	87.11	87.11		100.00	87.11	87.11	N/A	420,000	365,865
01/01/2020 To 03/31/2020	1	69.92	69.92	69.92		100.00	69.92	69.92	N/A	300,000	209,771
04/01/2020 To 06/30/2020	1	42.72	42.72	42.72		100.00	42.72	42.72	N/A	665,984	284,516
07/01/2020 To 09/30/2020											
10/01/2020 To 12/31/2020											
01/01/2021 To 03/31/2021	4	46.19	47.29	46.79	10.26	101.07	40.25	56.53	N/A	863,712	404,132
04/01/2021 To 06/30/2021	2	42.00	42.00	41.47	03.60	101.28	40.49	43.51	N/A	971,941	403,071
07/01/2021 To 09/30/2021											
10/01/2021 To 12/31/2021	3	48.07	44.25	38.75	09.92	114.19	35.19	49.49	N/A	1,381,375	535,318
01/01/2022 To 03/31/2022	2	39.05	39.05	34.15	24.07	114.35	29.65	48.44	N/A	2,338,969	798,679
04/01/2022 To 06/30/2022											
07/01/2022 To 09/30/2022	1	38.67	38.67	38.67		100.00	38.67	38.67	N/A	680,000	262,969
<u>Study Yrs</u>											
10/01/2019 To 09/30/2020	3	69.92	66.58	62.06	21.17	107.28	42.72	87.11	N/A	461,995	286,717
10/01/2020 To 09/30/2021	6	44.18	45.53	44.87	09.30	101.47	40.25	56.53	40.25 to 56.53	899,788	403,778
10/01/2021 To 09/30/2022	6	43.37	41.59	36.48	16.32	114.01	29.65	49.49	29.65 to 49.49	1,583,677	577,714
<u>Calendar Yrs</u>											
01/01/2020 To 12/31/2020	2	56.32	56.32	51.17	24.15	110.06	42.72	69.92	N/A	482,992	247,144
01/01/2021 To 12/31/2021	9	44.84	45.10	42.22	10.46	106.82	35.19	56.53	40.25 to 49.49	1,060,317	447,625
<u>ALL</u>											
10/01/2019 To 09/30/2022	15	44.84	48.16	41.44	20.32	116.22	29.65	87.11	40.25 to 49.49	1,085,785	449,940

AGRICULTURAL - BASE STAT

Type : Qualified

Date Range : 10/01/2019 to 09/30/2022 Posted Before : 01/31/2023

Number of Sales :	15	Median :	45	COV :	29.61	95% Median C.I. :	40.25 to 49.49
Total Sales Price :	16,286,775	Wgt. Mean :	41	STD :	14.26	95% Wgt. Mean C.I. :	18.09 to 64.79
Total Adj. Sales Price :	16,286,775	Mean :	48	Avg.Abs.Dev :	09.11	95% Mean C.I. :	40.26 to 56.06
Total Assessed Value :	6,749,104						
Avg. Adj. Sales Price :	1,085,785	COD :	20.32	MAX Sales Ratio :	87.11		
Avg. Assessed Value :	449,940	PRD :	116.22	MIN Sales Ratio :	29.65		

Printed : 03/27/2023

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1	11	47.53	51.53	48.12	19.84	107.09	38.67	87.11	40.25 to 69.92	765,521	368,384
2	2	45.40	45.40	45.23	05.90	100.38	42.72	48.07	N/A	627,055	283,604
3	2	32.42	32.42	32.21	08.54	100.65	29.65	35.19	N/A	3,305,969	1,064,837
<u>ALL</u>											
10/01/2019 To 09/30/2022	15	44.84	48.16	41.44	20.32	116.22	29.65	87.11	40.25 to 49.49	1,085,785	449,940

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
110001											
110014											
110020	15	44.84	48.16	41.44	20.32	116.22	29.65	87.11	40.25 to 49.49	1,085,785	449,940
200020											
270594											
<u>ALL</u>											
10/01/2019 To 09/30/2022	15	44.84	48.16	41.44	20.32	116.22	29.65	87.11	40.25 to 49.49	1,085,785	449,940

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Dry</u>											
County	10	44.18	45.21	44.69	09.23	101.16	38.67	56.53	40.25 to 49.49	783,484	350,129
1	8	44.18	45.16	44.59	10.03	101.28	38.67	56.53	38.67 to 56.53	822,591	366,760
2	2	45.40	45.40	45.23	05.90	100.38	42.72	48.07	N/A	627,055	283,604
<u>Grass</u>											
County	1	69.92	69.92	69.92		100.00	69.92	69.92	N/A	300,000	209,771
1	1	69.92	69.92	69.92		100.00	69.92	69.92	N/A	300,000	209,771
<u>ALL</u>											
10/01/2019 To 09/30/2022	15	44.84	48.16	41.44	20.32	116.22	29.65	87.11	40.25 to 49.49	1,085,785	449,940

AGRICULTURAL - BASE STAT

Type : Qualified

Date Range : 10/01/2019 to 09/30/2022 Posted Before : 01/31/2023

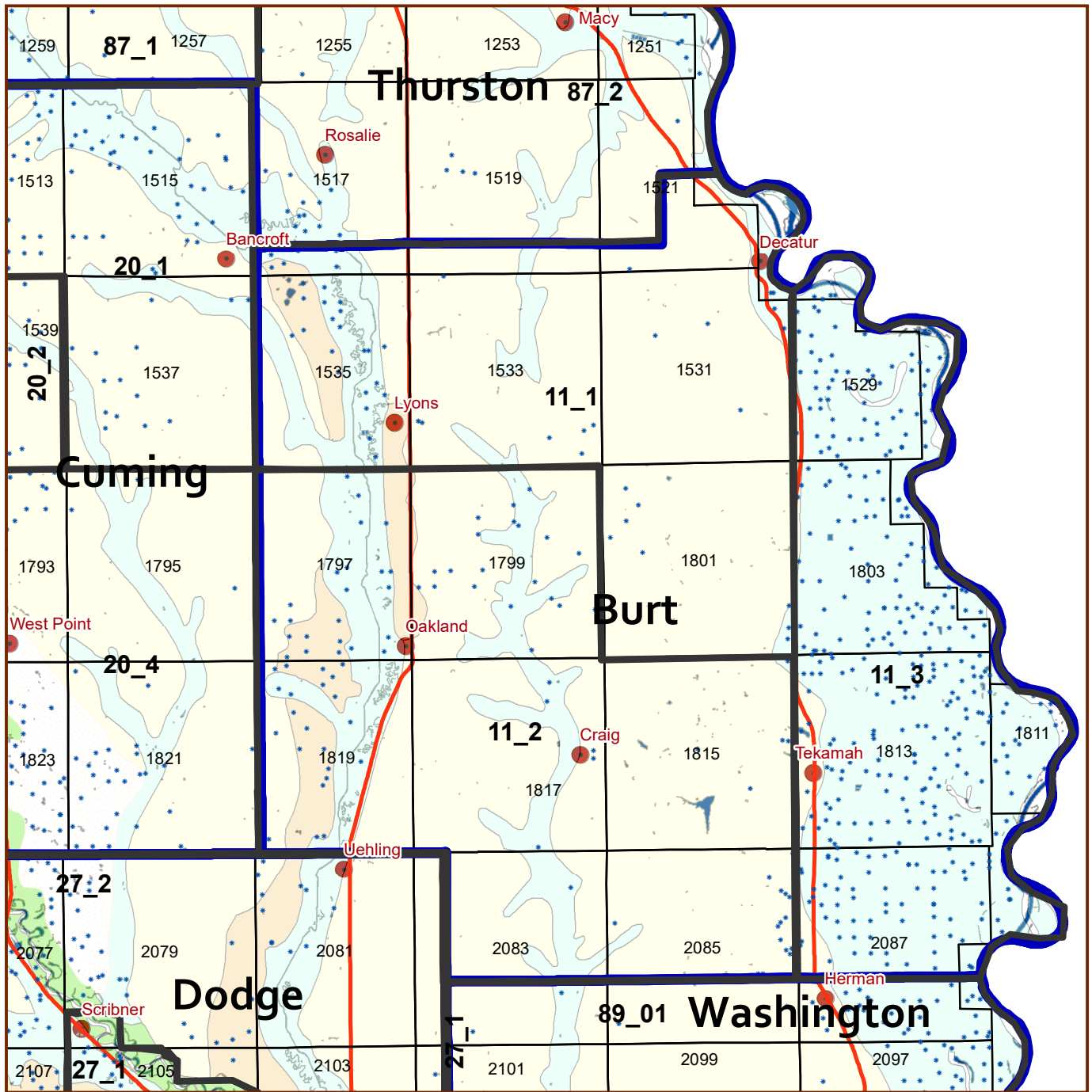
Number of Sales :	15	Median :	45	COV :	29.61	95% Median C.I. :	40.25 to 49.49
Total Sales Price :	16,286,775	Wgt. Mean :	41	STD :	14.26	95% Wgt. Mean C.I. :	18.09 to 64.79
Total Adj. Sales Price :	16,286,775	Mean :	48	Avg.Abs.Dev :	09.11	95% Mean C.I. :	40.26 to 56.06
Total Assessed Value :	6,749,104						
Avg. Adj. Sales Price :	1,085,785	COD :	20.32	MAX Sales Ratio :	87.11		
Avg. Assessed Value :	449,940	PRD :	116.22	MIN Sales Ratio :	29.65		

Printed : 03/27/2023

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Irrigated</u>											
County	1	29.65	29.65	29.65		100.00	29.65	29.65	N/A	3,557,937	1,054,853
3	1	29.65	29.65	29.65		100.00	29.65	29.65	N/A	3,557,937	1,054,853
<u>Dry</u>											
County	11	44.84	45.50	45.16	09.01	100.75	38.67	56.53	40.25 to 49.49	814,076	367,618
1	9	44.84	45.53	45.15	09.68	100.84	38.67	56.53	40.25 to 49.49	855,637	386,287
2	2	45.40	45.40	45.23	05.90	100.38	42.72	48.07	N/A	627,055	283,604
<u>Grass</u>											
County	1	69.92	69.92	69.92		100.00	69.92	69.92	N/A	300,000	209,771
1	1	69.92	69.92	69.92		100.00	69.92	69.92	N/A	300,000	209,771
<u>ALL</u>											
10/01/2019 To 09/30/2022	15	44.84	48.16	41.44	20.32	116.22	29.65	87.11	40.25 to 49.49	1,085,785	449,940

BURT COUNTY



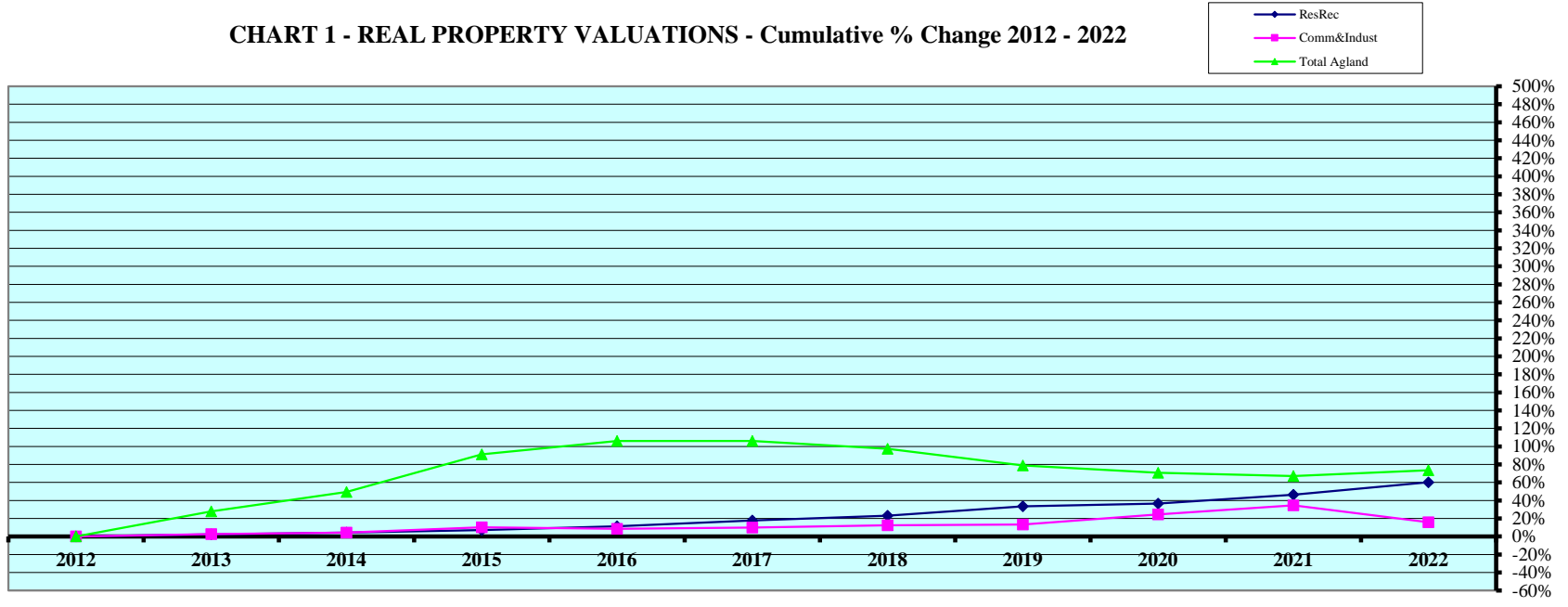
Legend

- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

**Soils
CLASS**

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

CHART 1 - REAL PROPERTY VALUATIONS - Cumulative % Change 2012 - 2022



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
2012	180,294,741	-	-	-	49,718,216	-	-	-	744,199,535	-	-	-
2013	184,301,626	4,006,885	2.22%	2.22%	50,976,261	1,258,045	2.53%	2.53%	952,534,295	208,334,760	27.99%	27.99%
2014	188,208,966	3,907,340	2.12%	4.39%	51,858,135	881,874	1.73%	4.30%	1,112,660,670	160,126,375	16.81%	49.51%
2015	193,307,745	5,098,779	2.71%	7.22%	54,782,525	2,924,390	5.64%	10.19%	1,422,094,890	309,434,220	27.81%	91.09%
2016	200,550,644	7,242,899	3.75%	11.23%	53,961,160	-821,365	-1.50%	8.53%	1,533,479,648	111,384,758	7.83%	106.06%
2017	212,402,487	11,851,843	5.91%	17.81%	54,613,416	652,256	1.21%	9.85%	1,532,936,862	-542,786	-0.04%	105.98%
2018	222,135,975	9,733,488	4.58%	23.21%	55,843,559	1,230,143	2.25%	12.32%	1,469,917,480	-63,019,382	-4.11%	97.52%
2019	240,723,486	18,587,511	8.37%	33.52%	56,276,336	432,777	0.77%	13.19%	1,331,124,066	-138,793,414	-9.44%	78.87%
2020	246,020,302	5,296,816	2.20%	36.45%	61,879,292	5,602,956	9.96%	24.46%	1,270,458,528	-60,665,538	-4.56%	70.71%
2021	263,933,190	17,912,888	7.28%	46.39%	66,916,570	5,037,278	8.14%	34.59%	1,242,819,324	-27,639,204	-2.18%	67.00%
2022	288,897,223	24,964,033	9.46%	60.24%	57,557,574	-9,358,996	-13.99%	15.77%	1,290,897,498	48,078,174	3.87%	73.46%

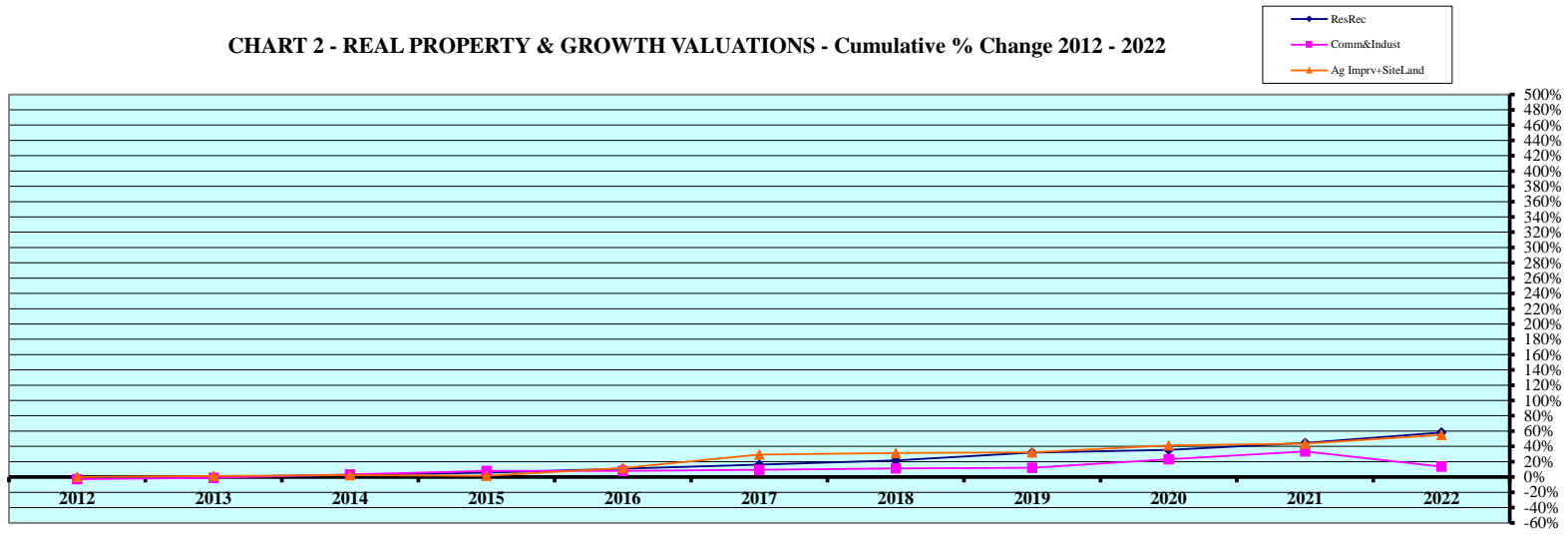
Rate Annual %chg: Residential & Recreational **4.83%** Commercial & Industrial **1.47%** Agricultural Land **5.66%**

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

CHART 1

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

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative % Change 2012 - 2022



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						
2012	180,294,741	1,996,779	1.11%	178,297,962	-	-1.11%	49,718,216	1,404,612	2.83%	48,313,604	-	-2.83%						
2013	184,301,626	3,248,098	1.76%	181,053,528	0.42%	0.42%	50,976,261	1,752,059	3.44%	49,224,202	-0.99%	-0.99%						
2014	188,208,966	2,923,747	1.55%	185,285,219	0.53%	2.77%	51,858,135	478,583	0.92%	51,379,552	0.79%	3.34%						
2015	193,307,745	3,025,530	1.57%	190,282,215	1.10%	5.54%	54,782,525	1,161,960	2.12%	53,620,565	3.40%	7.85%						
2016	200,550,644	819,422	0.41%	199,731,222	3.32%	10.78%	53,961,160	230,345	0.43%	53,730,815	-1.92%	8.07%						
2017	212,402,487	2,889,313	1.36%	209,513,174	4.47%	16.21%	54,613,416	267,441	0.49%	54,345,975	0.71%	9.31%						
2018	222,135,975	2,817,309	1.27%	219,318,666	3.26%	21.64%	55,843,559	537,943	0.96%	55,305,616	1.27%	11.24%						
2019	240,723,486	2,790,033	1.16%	237,933,453	7.11%	31.97%	56,276,336	584,934	1.04%	55,691,402	-0.27%	12.01%						
2020	246,020,302	1,605,926	0.65%	244,414,376	1.53%	35.56%	61,879,292	616,599	1.00%	61,262,693	8.86%	23.22%						
2021	263,933,190	3,223,758	1.22%	260,709,432	5.97%	44.60%	66,916,570	578,869	0.87%	66,337,701	7.21%	33.43%						
2022	288,897,223	3,819,493	1.32%	285,077,730	8.01%	58.12%	57,557,574	1,100,134	1.91%	56,457,440	-15.63%	13.55%						
Rate Ann%chg	4.83%			Resid & Recreat w/o growth			3.57%			1.47%			C & I w/o growth			0.34%		

Tax Year	Ag Improvements & Site Land ⁽¹⁾									
	Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth		
2012	49,502,160	37,150,020	86,652,180	2,235,070	2.58%	84,417,110	-	-		
2013	49,832,335	40,296,075	90,128,410	2,392,995	2.66%	87,735,415	1.25%	1.25%		
2014	48,657,715	41,243,728	89,901,443	1,229,474	1.37%	88,671,969	-1.62%	2.33%		
2015	48,688,555	41,708,141	90,396,696	2,331,326	2.58%	88,065,370	-2.04%	1.63%		
2016	49,947,234	54,009,482	103,956,716	7,112,159	6.84%	96,844,557	7.13%	11.76%		
2017	53,322,508	61,194,231	114,516,739	2,559,049	2.23%	111,957,690	7.70%	29.20%		
2018	53,449,394	62,432,715	115,882,109	2,170,442	1.87%	113,711,667	-0.70%	31.23%		
2019	52,404,630	63,537,946	115,942,576	1,397,647	1.21%	114,544,929	-1.15%	32.19%		
2020	55,256,106	67,827,399	123,083,505	673,596	0.55%	122,409,909	5.58%	41.27%		
2021	56,765,997	69,201,458	125,967,455	1,619,723	1.29%	124,347,732	1.03%	43.50%		
2022	62,605,069	75,548,361	138,153,430	3,816,319	2.76%	134,337,111	6.64%	55.03%		
Rate Ann%chg	2.38%		7.36%		4.78%		Ag Imprv+Site w/o growth		2.38%	

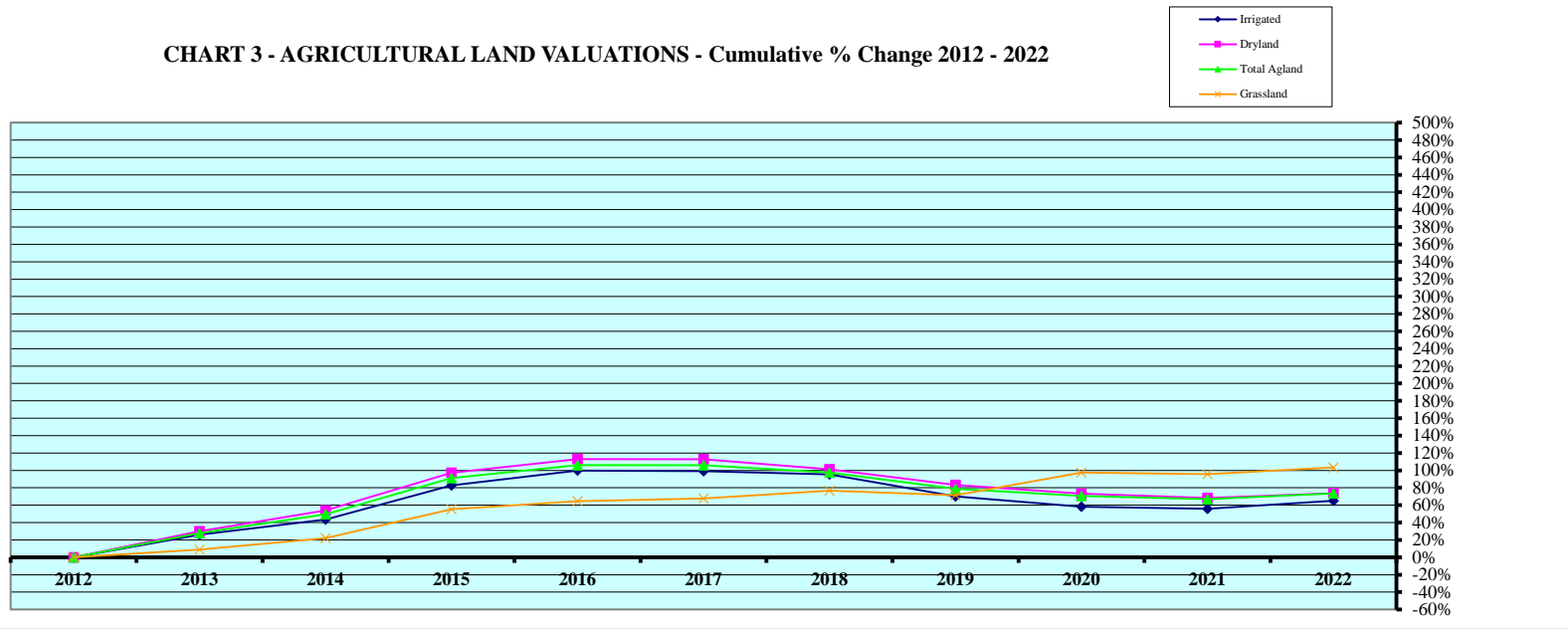
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property. Sources: Value; 2012 - 2022 CTL Growth Value; 2012 - 2022 Abstract of Asmnt Rpt. Prepared as of 12/29/2022

Cnty# 11
County BURT

CHART 2

NE Dept. of Revenue, Property Assessment Division

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2012 - 2022



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
2012	162,638,110	-	-	-	527,364,590	-	-	-	42,438,585	-	-	-
2013	204,846,145	42,208,035	25.95%	25.95%	686,303,500	158,938,910	30.14%	30.14%	46,192,920	3,754,335	8.85%	8.85%
2014	233,108,795	28,262,650	13.80%	43.33%	812,122,900	125,819,400	18.33%	54.00%	51,808,090	5,615,170	12.16%	22.08%
2015	297,301,985	64,193,190	27.54%	82.80%	1,039,941,480	227,818,580	28.05%	97.20%	65,926,305	14,118,215	27.25%	55.35%
2016	324,948,888	27,646,903	9.30%	99.80%	1,123,102,750	83,161,270	8.00%	112.97%	69,839,642	3,913,337	5.94%	64.57%
2017	323,852,677	-1,096,211	-0.34%	99.12%	1,122,280,513	-822,237	-0.07%	112.81%	71,147,880	1,308,238	1.87%	67.65%
2018	318,007,739	-5,844,938	-1.80%	95.53%	1,061,272,274	-61,008,239	-5.44%	101.24%	74,937,842	3,789,962	5.33%	76.58%
2019	276,746,879	-41,260,860	-12.97%	70.16%	965,933,505	-95,338,769	-8.98%	83.16%	72,695,649	-2,242,193	-2.99%	71.30%
2020	257,281,326	-19,465,553	-7.03%	58.19%	913,428,571	-52,504,934	-5.44%	73.21%	83,864,573	11,168,924	15.36%	64.57%
2021	253,635,964	-3,645,362	-1.42%	55.95%	886,860,390	-26,568,181	-2.91%	68.17%	83,005,554	-859,019	-1.02%	95.59%
2022	268,328,637	14,692,673	5.79%	64.99%	915,896,288	29,035,898	3.27%	73.67%	86,338,746	3,333,192	4.02%	103.44%

Rate Ann.%chg: Irrigated **5.13%** Dryland **5.68%** Grassland **7.36%**

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
2012	309,510	-	-	-	11,448,740	-	-	-	744,199,535	-	-	-
2013	610,055	300,545	97.10%	97.10%	14,581,675	3,132,935	27.36%	27.36%	952,534,295	208,334,760	27.99%	27.99%
2014	593,450	-16,605	-2.72%	91.74%	15,027,435	445,760	3.06%	31.26%	1,112,660,670	160,126,375	16.81%	49.51%
2015	711,290	117,840	19.86%	129.81%	18,213,830	3,186,395	21.20%	59.09%	1,422,094,890	309,434,220	27.81%	91.09%
2016	481,095	-230,195	-32.36%	55.44%	15,107,273	-3,106,557	-17.06%	31.96%	1,533,479,648	111,384,758	7.83%	106.06%
2017	480,627	-468	-0.10%	55.29%	15,175,165	67,892	0.45%	32.55%	1,532,936,862	-542,786	-0.04%	105.98%
2018	466,962	-13,665	-2.84%	50.87%	15,232,663	57,498	0.38%	33.05%	1,469,917,480	-63,019,382	-4.11%	97.52%
2019	461,003	-5,959	-1.28%	48.95%	15,287,030	54,367	0.36%	33.53%	1,331,124,066	-138,793,414	-9.44%	78.87%
2020	603,545	142,542	30.92%	95.00%	15,280,513	-6,517	-0.04%	33.47%	1,270,458,528	-60,665,538	-4.56%	70.71%
2021	479,386	-124,159	-20.57%	54.89%	18,838,030	3,557,517	23.28%	64.54%	1,242,819,324	-27,639,204	-2.18%	67.00%
2022	504,426	25,040	5.22%	62.98%	19,829,401	991,371	5.26%	73.20%	1,290,897,498	48,078,174	3.87%	73.46%

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

Rate Ann.%chg: Total Agric Land **5.66%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2012 - 2022 (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
2012	165,217,495	56,044	2,948			529,550,960	184,573	2,869			42,865,310	34,183	1,254		
2013	205,853,635	55,734	3,693	25.29%	25.29%	686,704,615	188,565	3,642	26.93%	26.93%	45,586,130	29,634	1,538	22.67%	22.67%
2014	232,255,085	55,365	4,195	13.58%	42.30%	812,869,900	188,893	4,303	18.17%	49.99%	51,909,765	29,588	1,754	14.05%	39.91%
2015	296,865,880	54,708	5,426	29.35%	84.07%	1,042,398,800	190,380	5,475	27.24%	90.84%	65,909,610	29,458	2,237	27.53%	78.42%
2016	325,126,424	57,024	5,702	5.07%	93.40%	1,120,606,945	188,038	5,959	8.84%	107.72%	70,890,493	29,350	2,415	7.95%	92.61%
2017	324,936,301	56,932	5,707	0.10%	93.60%	1,122,518,493	188,344	5,960	0.01%	107.73%	70,588,229	29,178	2,419	0.16%	92.92%
2018	317,319,608	56,436	5,623	-1.49%	90.73%	1,066,500,808	188,432	5,660	-5.03%	97.27%	72,172,260	29,536	2,444	1.00%	94.86%
2019	276,918,159	56,476	4,903	-12.79%	66.32%	966,243,555	187,476	5,154	-8.94%	79.64%	72,707,231	30,209	2,407	-1.50%	91.93%
2020	257,285,083	56,366	4,565	-6.91%	54.83%	913,473,178	187,570	4,870	-5.51%	69.74%	83,938,907	29,511	2,844	18.18%	126.82%
2021	253,635,964	56,047	4,525	-0.86%	53.51%	886,854,554	187,379	4,733	-2.81%	64.96%	83,034,501	30,027	2,765	-2.78%	120.53%
2022	268,788,068	56,058	4,795	5.95%	62.65%	915,567,780	187,403	4,886	3.22%	70.28%	86,510,655	29,927	2,891	4.53%	130.52%

Rate Annual %chg Average Value/Acre: 4.98%

5.47%

8.71%

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
2012	404,010	4,147	97			11,528,040	13,664	844			749,565,815	292,612	2,562		
2013	614,880	4,959	124	27.28%	27.28%	13,691,730	13,620	1,005	19.16%	19.16%	952,450,990	292,512	3,256	27.11%	27.11%
2014	600,220	4,842	124	-0.02%	27.26%	14,872,830	14,922	997	-0.85%	18.14%	1,112,507,800	293,610	3,789	16.37%	47.92%
2015	683,865	4,239	161	30.13%	65.60%	18,113,980	14,996	1,208	21.19%	43.17%	1,423,972,135	293,781	4,847	27.92%	89.22%
2016	481,095	3,022	159	-1.31%	63.43%	15,114,235	9,450	1,599	32.41%	89.57%	1,532,219,192	286,884	5,341	10.19%	108.50%
2017	480,627	3,019	159	0.00%	63.42%	15,166,585	9,484	1,599	-0.01%	89.55%	1,533,690,235	286,957	5,345	0.07%	108.64%
2018	467,349	3,588	130	-18.18%	33.71%	15,233,853	9,472	1,608	0.57%	90.63%	1,471,693,878	287,465	5,120	-4.21%	99.85%
2019	461,998	3,572	129	-0.69%	32.79%	15,266,206	9,496	1,608	-0.04%	90.56%	1,331,597,149	287,229	4,636	-9.45%	80.98%
2020	585,472	4,269	137	6.02%	40.78%	15,260,960	9,514	1,604	-0.23%	90.13%	1,270,543,600	287,230	4,423	-4.59%	72.68%
2021	479,386	3,798	126	-7.96%	29.57%	18,841,692	10,104	1,865	16.25%	121.02%	1,242,846,097	287,356	4,325	-2.22%	68.84%
2022	508,561	3,804	134	5.91%	37.23%	19,816,407	10,107	1,961	5.14%	132.39%	1,291,191,471	287,301	4,494	3.91%	75.44%

11
BURT

Rate Annual %chg Average Value/Acre: 5.78%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2012 - 2022 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 12/29/2022

CHART 4

CHART 5 - 2022 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
6,722	BURT	68,486,157	15,891,397	18,766,095	285,622,017	36,898,254	20,659,320	3,275,206	1,290,897,498	62,605,069	75,548,361	0	1,878,649,374
cnty sectorvalue % of total value:		3.65%	0.85%	1.00%	15.20%	1.96%	1.10%	0.17%	68.71%	3.33%	4.02%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
199	CRAIG	190,571	102,519	12,015	4,941,131	155,352	0	0	20,234	0	0	0	5,421,822
2.96%	%sector of county sector	0.28%	0.65%	0.06%	1.73%	0.42%			0.00%				0.29%
	%sector of municipality	3.51%	1.89%	0.22%	91.13%	2.87%			0.37%				100.00%
481	DECATUR	237,031	397,786	152,589	17,531,823	2,836,455	0	359,447	661,003	0	0	0	22,176,134
7.16%	%sector of county sector	0.35%	2.50%	0.81%	6.14%	7.69%			0.05%				1.18%
	%sector of municipality	1.07%	1.79%	0.69%	79.06%	12.79%		1.62%	2.98%				100.00%
851	LYONS	1,405,404	938,708	1,025,698	27,512,270	4,569,161	2,213,681	0	35,345	0	1,000	0	37,701,267
12.66%	%sector of county sector	2.05%	5.91%	5.47%	9.63%	12.38%	10.72%		0.00%		0.00%		2.01%
	%sector of municipality	3.73%	2.49%	2.72%	72.97%	12.12%	5.87%		0.09%		0.00%		100.00%
1,244	OAKLAND	4,896,341	780,471	978,046	44,221,093	7,984,627	191,533	0	117,829	0	0	0	59,169,940
18.51%	%sector of county sector	7.15%	4.91%	5.21%	15.48%	21.64%	0.93%		0.01%				3.15%
	%sector of municipality	8.28%	1.32%	1.65%	74.74%	13.49%	0.32%		0.20%				100.00%
1,823	TEKAMAH	4,006,068	1,008,242	246,457	75,826,879	12,313,791	355,307	0	288,919	0	738,818	0	94,784,481
27.12%	%sector of county sector	5.85%	6.34%	1.31%	26.55%	33.37%	1.72%		0.02%		0.98%		5.05%
	%sector of municipality	4.23%	1.06%	0.26%	80.00%	12.99%	0.37%		0.30%		0.78%		100.00%
	%sector of county sector												
	%sector of municipality												
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4,599	Total Municipalities	10,735,415	3,227,726	2,414,805	170,033,201	27,859,387	2,760,521	359,447	1,123,330	0	739,818	0	219,253,649
68.41%	%all municip.sectors of cnty	15.68%	20.31%	12.87%	59.53%	75.50%	13.36%	10.97%	0.09%		0.98%		11.67%

11 BURT

Sources: 2022 Certificate of Taxes Levied CTL, 2020 US Census; Dec. 2022 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 12/29/2022

CHART 5

Total Real Property Sum Lines 17, 25, & 30	Records : 7,031	Value : 2,061,508,747	Growth 9,786,408
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Sum Lines 17, 25, & 41

Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	369	5,302,557	14	279,309	60	2,343,583	443	7,925,449	
02. Res Improve Land	2,064	36,114,895	65	3,770,329	517	32,798,390	2,646	72,683,614	
03. Res Improvements	2,118	186,135,408	65	11,706,892	587	85,683,142	2,770	283,525,442	
04. Res Total	2,487	227,552,860	79	15,756,530	647	120,825,115	3,213	364,134,505	4,838,200
% of Res Total	77.40	62.49	2.46	4.33	20.14	33.18	45.70	17.66	49.44
05. Com UnImp Land	31	288,470	3	126,424	2	47,450	36	462,344	
06. Com Improve Land	310	6,601,909	17	1,168,145	21	689,439	348	8,459,493	
07. Com Improvements	314	25,603,493	18	3,002,663	27	7,712,052	359	36,318,208	
08. Com Total	345	32,493,872	21	4,297,232	29	8,448,941	395	45,240,045	1,985,008
% of Com Total	87.34	71.83	5.32	9.50	7.34	18.68	5.62	2.19	20.28
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	4	265,144	0	0	2	795,793	6	1,060,937	
11. Ind Improvements	4	2,214,284	0	0	4	19,233,418	8	21,447,702	
12. Ind Total	4	2,479,428	0	0	4	20,029,211	8	22,508,639	568,867
% of Ind Total	50.00	11.02	0.00	0.00	50.00	88.98	0.11	1.09	5.81
13. Rec UnImp Land	0	0	0	0	2	41,000	2	41,000	
14. Rec Improve Land	0	0	0	0	6	133,000	6	133,000	
15. Rec Improvements	21	384,320	10	292,287	87	2,543,054	118	3,219,661	
16. Rec Total	21	384,320	10	292,287	89	2,717,054	120	3,393,661	22,346
% of Rec Total	17.50	11.32	8.33	8.61	74.17	80.06	1.71	0.16	0.23
Res & Rec Total	2,508	227,937,180	89	16,048,817	736	123,542,169	3,333	367,528,166	4,860,546
% of Res & Rec Total	75.25	62.02	2.67	4.37	22.08	33.61	47.40	17.83	49.67
Com & Ind Total	349	34,973,300	21	4,297,232	33	28,478,152	403	67,748,684	2,553,875
% of Com & Ind Total	86.60	51.62	5.21	6.34	8.19	42.03	5.73	3.29	26.10
17. Taxable Total	2,857	262,910,480	110	20,346,049	769	152,020,321	3,736	435,276,850	7,414,421
% of Taxable Total	76.47	60.40	2.94	4.67	20.58	34.92	53.14	21.11	75.76

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	2	51,996	1,015,768	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	2	51,996	1,015,768
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				2	51,996	1,015,768

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	269	31	155	455

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	11	990,243	154	49,999,637	2,283	1,009,401,618	2,448	1,060,391,498
28. Ag-Improved Land	5	51,450	45	22,153,272	770	432,261,554	820	454,466,276
29. Ag Improvements	6	624,090	45	6,878,940	796	103,871,093	847	111,374,123

30. Ag Total				3,295	1,626,231,897
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	26	29.88	980,500	
33. HomeSite Improvements	0	0.00	0	28	0.00	4,738,929	
34. HomeSite Total							
35. FarmSite UnImp Land	1	6.33	47,475	4	2.13	15,975	
36. FarmSite Improv Land	5	6.86	51,450	43	147.17	1,116,025	
37. FarmSite Improvements	6	0.00	624,090	45	0.00	2,140,011	
38. FarmSite Total							
39. Road & Ditches	0	0.91	0	0	214.60	0	
40. Other- Non Ag Use	0	0.00	0	0	236.80	236,800	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	5	6.00	217,500	5	6.00	217,500	
32. HomeSite Improv Land	395	415.95	13,945,625	421	445.83	14,926,125	
33. HomeSite Improvements	409	0.00	54,746,281	437	0.00	59,485,210	1,260,708
34. HomeSite Total				442	451.83	74,628,835	
35. FarmSite UnImp Land	53	79.07	605,760	58	87.53	669,210	
36. FarmSite Improv Land	756	2,726.96	20,653,855	804	2,880.99	21,821,330	
37. FarmSite Improvements	768	0.00	49,124,812	819	0.00	51,888,913	1,111,279
38. FarmSite Total				877	2,968.52	74,379,453	
39. Road & Ditches	0	5,211.35	0	0	5,426.86	0	
40. Other- Non Ag Use	0	6,047.32	6,015,595	0	6,284.12	6,252,395	
41. Total Section VI				1,319	15,131.33	155,260,683	2,371,987

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

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

Schedule VIII : Agricultural Records : Special Value

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	985.20	17.24%	6,403,800	21.53%	6,500.00
46. 1A	295.50	5.17%	1,817,325	6.11%	6,150.00
47. 2A1	2,751.81	48.15%	14,103,050	47.41%	5,125.01
48. 2A	1,023.34	17.91%	4,935,865	16.59%	4,823.29
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	79.96	1.40%	343,828	1.16%	4,300.00
51. 4A1	433.29	7.58%	1,672,500	5.62%	3,860.00
52. 4A	146.02	2.55%	469,457	1.58%	3,215.02
53. Total	5,715.12	100.00%	29,745,825	100.00%	5,204.76
Dry					
54. 1D1	3,016.73	4.40%	19,608,745	5.09%	6,500.00
55. 1D	18,301.47	26.67%	112,554,124	29.22%	6,150.00
56. 2D1	9,752.86	14.21%	58,517,160	15.19%	6,000.00
57. 2D	0.00	0.00%	0	0.00%	0.00
58. 3D1	399.10	0.58%	2,257,778	0.59%	5,657.17
59. 3D	12,767.26	18.60%	70,219,930	18.23%	5,500.00
60. 4D1	237.77	0.35%	1,260,181	0.33%	5,300.00
61. 4D	24,148.43	35.19%	120,742,150	31.35%	5,000.00
62. Total	68,623.62	100.00%	385,160,068	100.00%	5,612.65
Grass					
63. 1G1	4,914.87	39.56%	12,794,380	41.94%	2,603.20
64. 1G	2,751.64	22.15%	6,657,340	21.82%	2,419.41
65. 2G1	4,411.15	35.50%	10,485,854	34.37%	2,377.12
66. 2G	123.22	0.99%	234,118	0.77%	1,900.00
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	1.00	0.01%	1,600	0.01%	1,600.00
70. 4G	223.51	1.80%	336,545	1.10%	1,505.73
71. Total	12,425.39	100.00%	30,509,837	100.00%	2,455.44
Irrigated Total					
Irrigated Total	5,715.12	6.12%	29,745,825	6.48%	5,204.76
Dry Total					
Dry Total	68,623.62	73.47%	385,160,068	83.91%	5,612.65
Grass Total					
Grass Total	12,425.39	13.30%	30,509,837	6.65%	2,455.44
72. Waste	1,040.38	1.11%	273,739	0.06%	263.11
73. Other	5,603.88	6.00%	13,310,697	2.90%	2,375.26
74. Exempt	8.37	0.01%	0	0.00%	0.00
75. Market Area Total	93,408.39	100.00%	459,000,166	100.00%	4,913.91

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	2,963.31	27.04%	19,557,846	30.81%	6,600.00
46. 1A	303.47	2.77%	1,911,861	3.01%	6,300.00
47. 2A1	3,145.94	28.71%	18,639,722	29.37%	5,925.01
48. 2A	2,715.73	24.78%	15,429,498	24.31%	5,681.53
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	77.95	0.71%	418,982	0.66%	5,375.01
51. 4A1	1,628.56	14.86%	7,084,243	11.16%	4,350.00
52. 4A	123.44	1.13%	428,957	0.68%	3,475.02
53. Total	10,958.40	100.00%	63,471,109	100.00%	5,792.01
Dry					
54. 1D1	7,984.67	8.09%	52,698,822	9.48%	6,600.00
55. 1D	35,672.05	36.15%	224,733,915	40.41%	6,300.00
56. 2D1	13,393.53	13.57%	76,008,501	13.67%	5,675.02
57. 2D	0.00	0.00%	0	0.00%	0.00
58. 3D1	576.15	0.58%	2,631,983	0.47%	4,568.23
59. 3D	29,352.41	29.74%	155,567,773	27.97%	5,300.00
60. 4D1	136.06	0.14%	568,056	0.10%	4,175.04
61. 4D	11,566.84	11.72%	43,942,760	7.90%	3,799.03
62. Total	98,681.71	100.00%	556,151,810	100.00%	5,635.81
Grass					
63. 1G1	4,602.60	42.79%	13,734,063	46.74%	2,983.98
64. 1G	2,358.47	21.93%	6,190,978	21.07%	2,625.00
65. 2G1	3,296.93	30.65%	8,461,117	28.80%	2,566.36
66. 2G	223.25	2.08%	464,361	1.58%	2,080.00
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	274.15	2.55%	532,505	1.81%	1,942.39
71. Total	10,755.40	100.00%	29,383,024	100.00%	2,731.93
Irrigated Total					
	10,958.40	8.81%	63,471,109	9.65%	5,792.01
Dry Total					
	98,681.71	79.32%	556,151,810	84.57%	5,635.81
Grass Total					
	10,755.40	8.65%	29,383,024	4.47%	2,731.93
72. Waste	1,006.61	0.81%	276,635	0.04%	274.82
73. Other	3,009.54	2.42%	8,341,086	1.27%	2,771.55
74. Exempt	6.00	0.00%	0	0.00%	0.00
75. Market Area Total	124,411.66	100.00%	657,623,664	100.00%	5,285.87

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 3

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	9,914.31	25.38%	65,930,202	30.35%	6,650.00
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	8,973.62	22.97%	55,155,947	25.39%	6,146.45
48. 2A	19,519.85	49.97%	93,024,071	42.82%	4,765.61
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	487.91	1.25%	2,390,759	1.10%	4,900.00
51. 4A1	161.07	0.41%	692,601	0.32%	4,300.00
52. 4A	8.50	0.02%	34,000	0.02%	4,000.00
53. Total	39,065.26	100.00%	217,227,580	100.00%	5,560.63
Dry					
54. 1D1	4,857.27	20.69%	32,029,305	26.06%	6,594.10
55. 1D	161.26	0.69%	1,007,879	0.82%	6,250.02
56. 2D1	4,314.52	18.37%	25,671,424	20.89%	5,950.01
57. 2D	0.00	0.00%	0	0.00%	0.00
58. 3D1	13,281.34	56.56%	60,758,846	49.44%	4,574.75
59. 3D	56.08	0.24%	274,792	0.22%	4,900.00
60. 4D1	193.98	0.83%	814,716	0.66%	4,200.00
61. 4D	617.11	2.63%	2,347,011	1.91%	3,803.23
62. Total	23,481.56	100.00%	122,903,973	100.00%	5,234.06
Grass					
63. 1G1	1,451.91	45.67%	5,093,400	48.92%	3,508.07
64. 1G	1,338.74	42.11%	4,406,206	42.32%	3,291.31
65. 2G1	76.76	2.41%	161,582	1.55%	2,105.03
66. 2G	0.00	0.00%	0	0.00%	0.00
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	4.00	0.13%	7,900	0.08%	1,975.00
69. 4G1	105.40	3.32%	259,331	2.49%	2,460.45
70. 4G	202.62	6.37%	483,651	4.65%	2,386.99
71. Total	3,179.43	100.00%	10,412,070	100.00%	3,274.82
Irrigated Total					
Irrigated Total	39,065.26	56.71%	217,227,580	61.30%	5,560.63
Dry Total					
Dry Total	23,481.56	34.09%	122,903,973	34.68%	5,234.06
Grass Total					
Grass Total	3,179.43	4.62%	10,412,070	2.94%	3,274.82
72. Waste	1,593.77	2.31%	287,017	0.08%	180.09
73. Other	1,562.99	2.27%	3,516,744	0.99%	2,250.01
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	68,883.01	100.00%	354,347,384	100.00%	5,144.19

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	1,712.57	9,632,515	54,026.21	300,811,999	55,738.78	310,444,514
77. Dry Land	148.82	919,256	9,674.43	54,158,392	180,963.64	1,009,138,203	190,786.89	1,064,215,851
78. Grass	3.31	6,220	1,370.25	3,912,363	24,986.66	66,386,348	26,360.22	70,304,931
79. Waste	9.47	597	297.39	79,076	3,333.90	757,718	3,640.76	837,391
80. Other	7.42	16,695	601.37	2,021,263	9,567.62	23,130,569	10,176.41	25,168,527
81. Exempt	1.05	0	0.00	0	13.32	0	14.37	0
82. Total	169.02	942,768	13,656.01	69,803,609	272,878.03	1,400,224,837	286,703.06	1,470,971,214

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	55,738.78	19.44%	310,444,514	21.10%	5,569.63
Dry Land	190,786.89	66.55%	1,064,215,851	72.35%	5,578.03
Grass	26,360.22	9.19%	70,304,931	4.78%	2,667.08
Waste	3,640.76	1.27%	837,391	0.06%	230.00
Other	10,176.41	3.55%	25,168,527	1.71%	2,473.22
Exempt	14.37	0.01%	0	0.00%	0.00
Total	286,703.06	100.00%	1,470,971,214	100.00%	5,130.64

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 Craig	34	268,237	109	597,361	110	4,906,292	144	5,771,890	21,746
83.2 Decatur	103	1,544,002	273	3,938,968	333	19,925,023	436	25,407,993	170,656
83.3 Lyons	55	563,696	417	4,780,257	417	31,467,899	472	36,811,852	121,783
83.4 Oakland	49	654,722	515	10,085,998	515	51,852,971	564	62,593,691	339,302
83.5 R-arizona	29	561,324	146	6,957,443	250	22,022,634	279	29,541,401	451,525
83.6 R-bell Creek	4	100,381	47	2,956,067	50	8,728,232	54	11,784,680	36,996
83.7 R-craig Rural	3	52,099	56	3,987,671	58	10,276,311	61	14,316,081	856,443
83.8 R-decatur Rural	5	149,650	34	2,171,147	45	5,116,274	50	7,437,071	315,704
83.9 R-everett	3	154,073	28	1,894,241	31	5,206,656	34	7,254,970	452,285
83.10 R-logan	4	73,200	63	5,058,091	67	9,990,735	71	15,122,026	147,307
83.11 R-oakland Rural	3	8,700	26	1,613,052	28	4,930,096	31	6,551,848	195,648
83.12 R-pershing	3	474,260	23	1,507,188	25	4,462,441	28	6,443,889	307,347
83.13 R-quinnebaugh	5	67,795	18	900,471	20	2,708,875	25	3,677,141	101,156
83.14 R-riverside	8	110,771	24	1,063,223	46	4,972,244	54	6,146,238	18,613
83.15 R-silver Creek	3	145,208	28	2,216,616	31	5,611,964	34	7,973,788	129,355
83.16 R-summit	5	756,128	94	6,355,490	97	16,193,694	102	23,305,312	145,335
83.17 Tekamah	129	2,282,203	751	16,733,330	765	78,372,762	894	97,388,295	1,049,345
84 Residential Total	445	7,966,449	2,652	72,816,614	2,888	286,745,103	3,333	367,528,166	4,860,546

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Craig	6	11,093	13	14,255	13	104,433	19	129,781	0
85.2	Decatur	7	40,814	27	348,557	28	2,172,188	35	2,561,559	0
85.3	Lyons	4	25,289	71	801,429	71	5,880,711	75	6,707,429	0
85.4	Oakland	10	127,558	94	1,938,588	95	8,547,504	105	10,613,650	1,463,903
85.5	R-arizona	0	0	9	446,145	11	2,651,726	11	3,097,871	0
85.6	R-bell Creek	0	0	1	65,328	1	2,881,240	1	2,946,568	127,757
85.7	R-craig Rural	0	0	1	28,125	1	15,231	1	43,356	0
85.8	R-decatur Rural	1	16,650	4	69,805	6	5,821,129	7	5,907,584	568,867
85.9	R-everett	2	42,850	2	92,200	2	345,624	4	480,674	0
85.10	R-logan	0	0	4	197,595	4	1,784,853	4	1,982,448	0
85.11	R-oakland Rural	1	89,924	5	1,122,768	5	14,082,887	6	15,295,579	0
85.12	R-pershing	0	0	4	78,625	5	485,177	5	563,802	0
85.13	R-quinnebaugh	1	24,450	2	19,381	2	151,212	3	195,043	0
85.14	R-riverside	0	0	5	171,000	6	1,139,674	6	1,310,674	0
85.15	R-silver Creek	0	0	0	0	1	3,791	1	3,791	0
85.16	R-summit	0	0	2	76,030	3	208,088	3	284,118	0
85.17	Tekamah	4	83,716	110	4,050,599	113	11,490,442	117	15,624,757	393,348
86	Commercial Total	36	462,344	354	9,520,430	367	57,765,910	403	67,748,684	2,553,875

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

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	3,820.03	38.73%	8,404,066	40.81%	2,200.00
88. 1G	2,245.08	22.76%	4,714,668	22.89%	2,100.00
89. 2G1	3,452.34	35.00%	6,904,680	33.53%	2,000.00
90. 2G	123.22	1.25%	234,118	1.14%	1,900.00
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	1.00	0.01%	1,600	0.01%	1,600.00
94. 4G	222.51	2.26%	333,765	1.62%	1,500.00
95. Total	9,864.18	100.00%	20,592,897	100.00%	2,087.64
CRP					
96. 1C1	1,094.84	42.75%	4,390,314	44.27%	4,010.01
97. 1C	506.56	19.78%	1,942,672	19.59%	3,835.03
98. 2C1	958.81	37.44%	3,581,174	36.11%	3,735.02
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	1.00	0.04%	2,780	0.03%	2,780.00
104. Total	2,561.21	100.00%	9,916,940	100.00%	3,871.97
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	9,864.18	79.39%	20,592,897	67.50%	2,087.64
CRP Total	2,561.21	20.61%	9,916,940	32.50%	3,871.97
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	12,425.39	100.00%	30,509,837	100.00%	2,455.44

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	3,485.52	43.65%	9,585,207	49.36%	2,750.01
88. 1G	1,855.72	23.24%	4,360,967	22.46%	2,350.01
89. 2G1	2,198.67	27.54%	4,617,207	23.78%	2,100.00
90. 2G	223.25	2.80%	464,361	2.39%	2,080.00
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	221.64	2.78%	392,303	2.02%	1,770.00
95. Total	7,984.80	100.00%	19,420,045	100.00%	2,432.13
CRP					
96. 1C1	1,117.08	40.32%	4,148,856	41.64%	3,714.02
97. 1C	502.75	18.15%	1,830,011	18.37%	3,640.00
98. 2C1	1,098.26	39.64%	3,843,910	38.58%	3,500.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	52.51	1.90%	140,202	1.41%	2,670.01
104. Total	2,770.60	100.00%	9,962,979	100.00%	3,595.96
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	7,984.80	74.24%	19,420,045	66.09%	2,432.13
CRP Total	2,770.60	25.76%	9,962,979	33.91%	3,595.96
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	10,755.40	100.00%	29,383,024	100.00%	2,731.93

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

Market Area 3

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	504.34	41.87%	1,293,644	45.24%	2,565.02
88. 1G	481.07	39.94%	1,142,548	39.96%	2,375.01
89. 2G1	76.76	6.37%	161,582	5.65%	2,105.03
90. 2G	0.00	0.00%	0	0.00%	0.00
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	4.00	0.33%	7,900	0.28%	1,975.00
93. 4G1	52.66	4.37%	100,318	3.51%	1,905.01
94. 4G	85.78	7.12%	153,546	5.37%	1,790.00
95. Total	1,204.61	100.00%	2,859,538	100.00%	2,373.83
CRP					
96. 1C1	947.57	47.98%	3,799,756	50.31%	4,010.00
97. 1C	857.67	43.43%	3,263,658	43.21%	3,805.26
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	52.74	2.67%	159,013	2.11%	3,015.04
103. 4C	116.84	5.92%	330,105	4.37%	2,825.27
104. Total	1,974.82	100.00%	7,552,532	100.00%	3,824.42
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	1,204.61	37.89%	2,859,538	27.46%	2,373.83
CRP Total	1,974.82	62.11%	7,552,532	72.54%	3,824.42
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	3,179.43	100.00%	10,412,070	100.00%	3,274.82

**2023 County Abstract of Assessment for Real Property, Form 45
Compared with the 2022 Certificate of Taxes Levied Report (CTL)**

11 Burt

	2022 CTL County Total	2023 Form 45 County Total	Value Difference (2023 form 45 - 2022 CTL)	Percent Change	2023 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	285,622,017	364,134,505	78,512,488	27.49%	4,838,200	25.79%
02. Recreational	3,275,206	3,393,661	118,455	3.62%	22,346	2.93%
03. Ag-Homesite Land, Ag-Res Dwelling	62,605,069	74,628,835	12,023,766	19.21%	1,260,708	17.19%
04. Total Residential (sum lines 1-3)	351,502,292	442,157,001	90,654,709	25.79%	6,121,254	24.05%
05. Commercial	36,898,254	45,240,045	8,341,791	22.61%	1,985,008	17.23%
06. Industrial	20,659,320	22,508,639	1,849,319	8.95%	568,867	6.20%
07. Total Commercial (sum lines 5-6)	57,557,574	67,748,684	10,191,110	17.71%	2,553,875	13.27%
08. Ag-Farmsite Land, Outbuildings	71,242,483	74,379,453	3,136,970	4.40%	1,111,279	2.84%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	4,305,878	6,252,395	1,946,517	45.21%		
11. Total Non-Agland (sum lines 8-10)	75,548,361	80,631,848	5,083,487	6.73%	1,111,279	5.26%
12. Irrigated	268,328,637	310,444,514	42,115,877	15.70%		
13. Dryland	915,896,288	1,064,215,851	148,319,563	16.19%		
14. Grassland	86,338,746	70,304,931	-16,033,815	-18.57%		
15. Wasteland	504,426	837,391	332,965	66.01%		
16. Other Agland	19,829,401	25,168,527	5,339,126	26.93%		
17. Total Agricultural Land	1,290,897,498	1,470,971,214	180,073,716	13.95%		
18. Total Value of all Real Property (Locally Assessed)	1,775,505,725	2,061,508,747	286,003,022	16.11%	9,786,408	15.56%

2023 Assessment Survey for Burt County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	0
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	1
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$299,905
7.	Adopted budget, or granted budget if different from above:
	N/A
8.	Amount of the total assessor's budget set aside for appraisal work:
	62,760
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:
	55,225
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:
	\$70,000

B. Computer, Automation Information and GIS

1.	Administrative software:
	Vanguard
2.	CAMA software:
	Vanguard
3.	Personal Property software:
	Vanguard
4.	Are cadastral maps currently being used?
	Yes
5.	If so, who maintains the Cadastral Maps?
	Assessor/staff
6.	Does the county have GIS software?
	Yes
7.	Is GIS available to the public? If so, what is the web address?
	Yes - http://burt.gworks.com
8.	Who maintains the GIS software and maps?
	gWorks
9.	What type of aerial imagery is used in the cyclical review of properties?
	Obliques - talking to the Board about getting Pictometry.
10.	When was the aerial imagery last updated?
	2020

C. Zoning Information

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

3.	What municipalities in the county are zoned?
	Decatur, Lyons, Oakland, Tekamah
4.	When was zoning implemented?
	2000

D. Contracted Services

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

E. Appraisal /Listing Services

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

2023 Residential Assessment Survey for Burt County

1.	Valuation data collection done by:																		
	Assessor and staff.																		
2.	List the valuation group recognized by the County and describe the unique characteristics of each:																		
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AG DW	Agricultural Homes																		
AG OB	Agricultural Outbuildings																		
3.	List and describe the approach(es) used to estimate the market value of residential properties.																		
	Cost approach and sales study to determine market and depreciation analysis.																		
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?																		
	Depreciation tables provided by the CAMA vendor are used by the county. The depreciation based on our own local market information (economic).																		
5.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.																		
	No, there are not individual depreciation tables set up for each valuation group. Each location is adjusted using different economic factors.																		
6.	Describe the methodology used to determine the residential lot values?																		
	Sales study from the market with adjustments for accessibility, etc.																		
7.	How are rural residential site values developed?																		
	Review small tract sales and consider the cost to add amenities.																		

8.	Are there form 191 applications on file?																																																	
	No.																																																	
9.	Describe the methodology used to determine value for vacant lots being held for sale or resale?																																																	
	N/A																																																	
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2023 Commercial Assessment Survey for Burt County

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1	Tekamah -- County seat and the commercial hub of Burt County with full retail; convenience store, dept store, drug store, grocery store															
5	Oakland -- Main street business is active with full retail; grocery store, drug store, convenience store															
10	Lyons -- Main street business is declining, several vacant storefronts; grocery store, convenience store, restaurants															
15	Decatur -- Active commercial, grocery store, restaurants, convenience store															
20	Craig -- Limited retail, Village Clerk's Office, no businesses															
25	Rural -- Limited retail (50% industrial)															
3.	List and describe the approach(es) used to estimate the market value of commercial properties.															
	The cost approach is the primary method used to estimate value in the commercial class, however, income information and comparable sales are considered when available.															
3a.	Describe the process used to determine the value of unique commercial properties.															
	The County relies on sales of similar property across the state, will search the state sales file for like properties and then adjust those sales to the local market.															
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?															
	Depreciation tables provided by the CAMA vendor are used by the county. The depreciation based on our own local market information (economic).															
5.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.															
	No, there are not individual depreciation tables set up for each valuation group. Locations are adjusted applying different economic factors.															
6.	Describe the methodology used to determine the commercial lot values.															
	All recent vacant lot sales are studied in the county.															

7.	<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1	2022	2020	2022	2021
	5	2022	2020	2022	2021
	10	2022	2020	2022	2022
	15	2022	2020	2022	2021
	20	2022	2020	2022	2021
	25	2022	2020	2022	2021

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

--In 2020, main street commercial properties were reviewed in Oakland and Tekamah. Desktop review of Oakland and Tekamah in 2022.

Will review by towns going forward.

2023 Agricultural Assessment Survey for Burt County

1.	Valuation data collection done by:												
	Assessor and staff.												
2.	List each market area, and describe the location and the specific characteristics that make each unique.												
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%; text-align: center;"><u>Market Area</u></th> <th style="width: 70%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 20%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>More hills and valleys (Nouth and Western GEO codes). Contains Solomon and Luton soils and consists mainly of dryland.</td> <td style="text-align: center;">Annually</td> </tr> <tr> <td style="text-align: center;">2</td> <td>More hills and valleys (South and Western GEO codes). Contains Solomon and Luton soils and consists mainly of dryland.</td> <td style="text-align: center;">Annually</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Mainly flat river bottom land (Eastern GEO codes), Missouri River borders eastern edge, majority dryland and irrigated land</td> <td style="text-align: center;">Annually</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	More hills and valleys (Nouth and Western GEO codes). Contains Solomon and Luton soils and consists mainly of dryland.	Annually	2	More hills and valleys (South and Western GEO codes). Contains Solomon and Luton soils and consists mainly of dryland.	Annually	3	Mainly flat river bottom land (Eastern GEO codes), Missouri River borders eastern edge, majority dryland and irrigated land	Annually
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>											
1	More hills and valleys (Nouth and Western GEO codes). Contains Solomon and Luton soils and consists mainly of dryland.	Annually											
2	More hills and valleys (South and Western GEO codes). Contains Solomon and Luton soils and consists mainly of dryland.	Annually											
3	Mainly flat river bottom land (Eastern GEO codes), Missouri River borders eastern edge, majority dryland and irrigated land	Annually											
	In 2020, feedlots, wineries, hog confinements and sod farms were moved to intensive use classification. Added Market Area 3 in 2022.												
3.	Describe the process used to determine and monitor market areas.												
	Market areas are determined through market analysis and are delineated by both topography and market activity. Boundaries currently follow township lines.												
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.												
	Parcels less than 20 acres are checked for current use. It is classified accordingly. Some parcels are mixed use with several acres of residential and additional acres being farmed or grazed. Currently do not have a recreational class.												
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?												
	Yes.												
6.	What separate market analysis has been conducted where intensive use is identified in the county?												
	This year we moved all feedlots, wineries, hog confinements and sod farms to an intensive use classification. Even though we moved them to their own classification under agricultural, we did not value them any differently after we reviewed the sales and did not find that the sale prices warranted any value differences.												
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.												
	We originally checked with Cuming County's sales on Wetland Reserve to have a starting value. Since that time, we have moved them to 100% of market after the Tax Equalization and Review Commission made their ruling. We currently track the sales every year that occur on WRP to see if any adjustments are necessary. All Wetland Reserve Program acres are given their own separate classification (WRP).												

7a.	Are any other agricultural subclasses used? If yes, please explain.
	Yes, we currently have assigned a separate value for irrigated LCG values per acre for solomon and luton soils in both Market areas 1, 2 and 3. Through analysis of our sales, we have found that parcels including these soils sell for less per acre due to the amount of clay in the soil than other irrigated parcels selling within our markets as they are less productive.
	<i>If your county has special value applications, please answer the following</i>
8a.	How many parcels have a special valuation application on file?
	14 applications; however no parcels currently have been assigned special value.
8b.	What process was used to determine if non-agricultural influences exist in the county?
	Each sale is reviewed and questionnaires are mailed out to determine the future use of the property or if other influences exist. After analysis of these agland sales, there are only uninfluenced ag sales currently in Burt County.
	<i>If your county recognizes a special value, please answer the following</i>
8c.	Describe the non-agricultural influences recognized within the county.
	N/A
8d.	Where is the influenced area located within the county?
	N/A
8e.	Describe in detail how the special values were arrived at in the influenced area(s).
	N/A

2022 PLAN OF ASSESSMENT FOR BURT COUNTY

Prepared by Katie Hart, County Assessor

Plan of Assessment Requirements:

Pursuant to Neb. Rev. Stat. §77-1311.02 (2007), on or before June 15 each year, the Assessor shall prepare a plan of assessment (herein after referred to as the “plan”), which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31 each year, the Assessor shall present the plan to the county board of equalization and the assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Revenue, Property Assessment Division on or before October 31 each year.

Real Property Assessment Requirements:

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

Assessment levels required for real property are as follows:

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

See Neb. Rev. Stat. §77-201 (2009).

General Description of Real Property in Burt County:

Per the 2022 County Abstract, Burt County consists of the following real property types:

Total Parcels in Burt County:	7,019
Total Taxable Value Base:	\$1,777,277,340

	<u>Parcels</u>	<u>% of Total Parcels</u>	<u>Taxable Value</u>	<u>% of Taxable Value Base</u>
Residential	3,209	45.72%	\$ 284,820,632	16.03%
Commercial	404	5.76%	\$ 37,198,019	2.09%
Industrial	7	.10%	\$ 20,659,320	1.16%
Recreational	118	1.68%	\$ 3,275,206	0.19%
Agricultural	3,281	46.74%	\$ 1,431,324,163	80.53%
<i>Special Value</i>	<i>0</i>	<i>0.00%</i>	<i>\$ 0</i>	<i>0.00%</i>

(Burt County has no designated Special Valuation market areas at this time.)

Agricultural land - taxable acres: 287,300.78

Other pertinent facts: Burt County is 497 square miles or 318,080 acres of which 90.32% is agricultural broken down into the following categories:

	<u>Taxable Acres</u>	<u>% of Total Taxable Acres</u>
Irrigated	56,058.44	19.51%
Dry	187,403.43	65.22%
Grass	29,927.32	10.42%
Waste	3,804.36	1.32%
Other	10,107.23	3.52%
Ag Exempt	2.61	0.01%

Burt County also consists of 3 cities (Tekamah [County Seat], Oakland, Lyons); and 2 villages (Craig, Decatur).

For more information, see 2022 Reports & Opinions, Abstract, and Assessor Survey.

Current Resources:

A. Staff/Budget/Training

1 Assessor; 1 Deputy Assessor; 1 Full Time Appraisal Clerk and 1 Part Time Appraisal Clerk; 1 Part Time Assessment Clerk; 1 Full Time Assessment Clerk. I recently hired a Full Time Assessment Clerk and she started at the end of September 2022.

The total budget for Burt County for fiscal period 2022/2023 is \$299,905.00. This includes money for technological budget items such as the Vanguard CAMA System, gWorks GIS website.

The Assessor and her Deputy are required to obtain 60 hours of continuing education every 4 years to maintain certification. They are currently working on educational hours required, as well as attending workshops and meetings to further their knowledge of the assessment and appraisal fields.

There are no continuing education requirements for the Assessment staff at this time. However, classes are voluntarily attended throughout the year on various subjects such as Vanguard user

groups and webinars, GIS training, and classes provided by or through the Nebraska Department of Revenue.

B. Cadastral Maps

Burt County's rural township cadastral maps were drawn/taken around 1999-2000 and a schedule is being formed to have rural maps updated soon. Our city/village cadastral maps were updated in 2019, with the exception of Oakland City (this city was drawn in 2004 and is currently being worked on and scheduled to be completed in 2022). It has been and will continue to be the Assessor's office duty to update and diligently maintain the maps to the best of their ability.

C. Property Record Cards

The property records cards in Burt County are maintained in the Assessment Office using the current computer system. In 2022, our office made the decision to keep the hard cards up to date with sales and parcel split information only. They will remain on-site for much-needed historical data. A concentrated effort towards a "paperless" property record card is ongoing.

D. Software for CAMA, Assessment Administration, GIS

Burt County's CAMA System conversion from MIPS to Vanguard was completed in 2016. We will have all parcels that are listed in the CAMA System appraised, reviewed, and entered and all values will be live for 2023. GIS mapping became available in June of 2014 with Beacon/Schneider Corp, replaced by GIS Workshop (now gWorks) on August 1, 2016. The Assessor's Office continues to look for new and/or innovative ways to update information found under the Assessor Tab for the GIS Website. This information greatly benefits the Assessor, other county offices, and the general public.

E. Web based – Property Record Information Access

The new website for the Burt County Assessor's Office through Vanguard is <http://burt.nebraskaassessors.com>. The GIS website for gWorks (formerly known as GIS Workshop), is <https://burt.gworks.com>, whose data was in 2020.

Current Assessment Procedures for Real Property:

A. Discover, List & Inventory All Property

Real estate transfer statements (Form 521) are filed at the Register of Deeds (in either paper or electronic form) and processed daily. The assessment staff performs all ownership changes in the Vanguard CAMA program and in our cadastral book. Verification of legal descriptions and ownership of property being transferred is completed by the assessment staff. Sales files are developed from the information included on the transfer statements, with sales being reviewed on a timely basis. All Form 521's are now transferred electronically to the Property Assessment Division and used as part of the State Sales File from which statistics and ratios are derived. For further information, the newly reinstated sales review questionnaire forms are mailed to the buyer and the seller for clarification.

Building permits, sent to this office on a regular basis from city/village clerks, as well as from the Zoning Building Inspection for rural properties, are entered into the computer for review.

Inspections and reviews are conducted, measurements and photos taken, and physical characteristics noted at the time of inspection. Data is entered into the Vanguard CAMA system using Vanguard's own cost tables (as approved by the Department of Revenue Property Assessment Division) and market data, generating a value for each property inspected. The value is compared to similar properties in the area for equalization purposes. Permits are closed and notes made in the file to roll the value for the following assessment year as well as new growth recorded.

B. Data Collection

Physical property inspections are ongoing throughout the year, with verification of work completed on open permits focused during the months of September through December each year.

All relevant sales are gathered, analyzed, and separated into areas with like characteristics, purchased at similar rates. A study is then conducted to determine if there are patterns, or similarities in sales prices, etc. This information is carefully studied to assist in determining property values. At the conclusion, a ratio study is conducted to measure the viability of new valuations. Individual property information is gathered in the same manner as properties that have building permits.

C. Review Assessment Sales Ratio Studies before Assessment Actions

The Department is required by Neb. Rev. Stat. §77-1327 (Reissue 2003) to develop and maintain a state-wide sales file of all arm's length transactions. From this sales file, the Department prepares an assessment sales ratio study in compliance with acceptable mass appraisal standards. The assessment sales ratio study is the primary mass appraisal performance evaluation tool. From the sales file, the Department prepares statistical analysis from a non-randomly selected set of observations, known as sales, from which inferences about the population, known as a class of subclass of real property, may be drawn.

Because this process is now electronic, sales rosters and statistical reports for Burt County can be viewed at any time. Each sale is reviewed against information in the computer and on the 521 to determine whether it is an arm's length transaction or not based on all relevant information. Our assigned Field Liaison is available at all times to discuss the statistical analysis based on the figures at hand. The Sales File is a constant work in progress from which the accuracy determines what type of tables/reports, etc., can be generated from the computer system in use.

D. Approaches to Value

All three approaches are considered when determining market values. The extent each approach is used depends upon the property type and market data available. The cost approach is most heavily relied upon in the initial evaluation process. All relevant sales are gathered and analyzed to develop a market generated depreciation table. The market approach is used to support the value generated by the cost approach, broken down price per square foot. Commercial properties are valued in a manner similar to residential properties; however, each classification is broken down into a value per square foot in the initial stage of valuation. The income approach is used to determine values of properties under rent restrictions.

- 1) Market Approach; Sales Comparisons: See above

- 2) Cost Approach: Residential and Commercial (Vanguard Cost Tables)
- 3) Income Approach; Income & Expense Data Collection/Analysis from the Market:
See above

- 4) Land Valuation Studies, Establish Market Areas, Special Value for Agricultural Land:
All relevant sales are gathered, analyzed, and separated into groupings of properties in similar areas with similar characteristics purchased at similar rates. When setting agricultural land values, sales are gathered from the entire county. A study is conducted to determine if there are patterns, or similarities in soil classification, sales prices etc. Market areas are then developed and values generated using sales from each market area. Once the market area is determined, sales data is analyzed to ascertain what aspects of real property affects value. This information is carefully studied and a model is created to assist in determining property values. At the conclusion of the value generation, a ratio study is conducted to measure the viability of the new valuations.

Special value generation: Analysis of sales in special valuation areas creates a market value for properties that are influenced by other use purposes. In the case of recreational sales, these sales will be located as near the subject property as possible. After analysis of sales along the river in the county, the recreational value was set at a price reflective of the use as other than agricultural usage. To date, special valuation has been applied using the agricultural tables developed for the related market areas. These relationships were determined based on geographic characteristics and are considered to be the best indicators of the market value for uninfluenced parcels.

E. Reconciliation of Final Value and Documentation

See above

F. Review Assessment Sales Ratio Studies after Assessment Actions

See above. Statistical Analyses of sales ratio studies received in March before Abstract is completed to determine if Levels of Values are within range as determined by statute.

G. Notices and Public Relations

It is the responsibility of the Assessor's Office to provide public notification for the multiple functions that take place, including, but not limited to: appraisal reviews taking place throughout the year, homestead exemption dates, personal property dates, permissive exemption dates, certify completion of real property assessment role (Abstract), Change of Valuation notices, certification of taxes levied (CTL), etc.

A new valuation notice is mailed on or before June 1 of each year to any property experiencing a valuation change. The protest process then begins. Informal meetings are conducted with individual taxpayers to provide both a written and verbal explanation as to their current property valuations. Because of the change in staffing, most likely the Assessor and one Appraiser will physically review the property in question. Both written and verbal communication is presented to the county board. Certain values may need to be defended later in an informal court situation

at the Tax Equalization & Review Commission. A more in-depth report is supplied for this process and verbal testimony presented defending each property value in question. On occasion, written communication or an explanation of a property value is prepared for the Governor’s office or a State Senator.

It is also necessary to establish and foster a congenial working relationship with professional organizations and the general public. This includes, but not limited to: a courteous and calm atmosphere, cooperation, respect, timely and complete information, etc.

Level of Value, Quality, and Uniformity for Assessment Year 2022:

<u>Property Class</u>	<u>Median</u>	<u>COD*</u>	<u>PRD**</u>
Residential	NEI	20.62	108.98
Commercial	NEI	30.86	129.72
Agricultural Land	72.3%	20.11	110.59

Burt County has no Special Valuation

* COD means coefficient of dispersion

**PRD means price related differential

For more information regarding statistical measures, see 2022 Reports & Opinions

Assessment/Appraisal Actions Completed for Assessment Year 2022:

The clean-up and updating process on all parcels converted in 2016, from the CAMA systems MIPS to Vanguard, is ongoing and is in its final year of conversion.

Permits and information statements for all property classes completed. A ratio study for all classes completed for statutory compliance.

Residential:

Reviewed Decatur Village, Decatur Marina, Riverfront Areas (Harbor 671, Ivy Lanes, Roberts Landing, and Westside 665), Decatur Riverview and Riverview 2nd, and Rural Townships (Arizona and Pershing). Measurements verified/pictures updated. Cost tables/depreciation revised and/or updated if necessary. Updated and equalized all land values countywide. Eliminated discrepancies to maintain statutory ratio between assessments and market values. Correct values in place for 2022.

Commercial:

Reviewed sales throughout County. Measurements verified/pictures updated. Cost tables/depreciation revised and/or updated if necessary. Updated and equalized all land values countywide. Eliminated discrepancies to maintain statutory ratio between assessments and market values. Correct values in place for 2022.

Reviewed commercial properties for Craig Village, Decatur Village, and all parcels categorized as Rural commercial. Measurements verified/pictures updated. Cost tables/depreciation revised and/or updated if necessary. Eliminated discrepancies to maintain statutory ratio between assessments and market values. Correct values in place for 2022. Values “live” in Vanguard CAMA system.

Agricultural:

Reviewed Agricultural land sales within Market Area 1 (typically the northern and eastern portion of Burt County), and Market Area 2 (typically the western and southern portion of Burt County). Eliminated discrepancies to maintain statutory ratio between assessments and market values. Correct values in place for 2022.

Reviewed agricultural (Improvements, Outbuildings and Land). Updated land tables. Measurements verified/pictures updated. Cost tables/depreciation revised and/or updated if necessary. Eliminate discrepancies to maintain statutory ratio between assessments and market values. Correct values in place for 2022.

Assessment/Appraisal Actions Planned for Assessment Year 2023:

Update Residential and Commercial Cost Tables for the entire County yet again.

Continue reviewing permits and information statements for all property classes. A ratio study for all classes will also be complete for statutory compliance.

Residential:

Review Lyons City. Measurements verified/pictures updated. Eliminate discrepancies to maintain statutory ratio between assessments and market values. Correct values in place for 2023.

Continue rural residential acreage reviews in Craig and Oakland Townships. Measurements verified/pictures updated. Eliminate discrepancies to maintain statutory ratio between assessments and market values. Correct values in place for 2023.

Review and identify Improvements on Leased Land (IOLL's). Send information to gWorks to identify on public GIS map. Measurements verified/pictures updated. Eliminate discrepancies to maintain statutory ratio between assessments and market values. Correct values in place for 2023.

Commercial:

Complete review of parcels in Lyons City and parcels located in Craig and Oakland Townships. Measurements verified/pictures updated. Eliminate discrepancies to maintain statutory ratio between assessments and market values. Correct values in place for 2023.

Review Functional Depreciation placed on properties in Oakland and Tekamah Cities (Over-improved [size, age]), for consistency and equalization for 2023.

Agricultural:

Review agricultural parcels (Improvements, Outbuildings and Land) for changes and/or updates. Measurements verified/pictures updated. Eliminate discrepancies to maintain statutory ratio between assessments and market values. Correct values in place for 2023.

Review all ag parcels located in Arizona, Quinnebaugh and Riverside Townships as these areas have endured two floods (2011 and 2019) and neither had corrections done by the previous Assessor and/or had land use reviewed in the last 20 years. Notice sent to ALL Agland property owners stating land use will need to be updated and documents (578 form and Map) need to be received from the FSA Office to confirm proper land use. Measurements verified/pictures updated. Eliminate discrepancies to maintain statutory ratio between assessments and market values. Correct values in place for 2023.

Review all WRP and/or CRP sales for continued statutory compliance for 2023. Notice sent to ALL property owners with land enrolled in the CRP or WRP program to confirm number of acres and length of contract. Correct values in place for 2023.

Assessment/Appraisal Actions Planned for Assessment Year 2024:

Determine if current Cost Table and Depreciation needs updating for the entire County.

Permits and information statements for all property classes will be complete. A ratio study for all classes will also be complete for statutory compliance.

Residential:

Review Craig Village to ensure equalization. Measurements verified/pictures updated. Eliminate discrepancies to maintain statutory ratio between assessments and market values. Correct land and improvement values in place for 2024.

Continue rural residential acreage reviews in Logan and Everett Townships. Measurements verified/pictures updated. Eliminate discrepancies to maintain statutory ratio between assessments and market values. Correct values in place for 2024.

Continue review of IOLL properties for any changes and/or updates, correcting conversion errors from CAMA system MIPS to Vanguard. Measurements verified/pictures updated. Eliminate discrepancies to maintain statutory ratio between assessments and market values. Correct values in place for 2024.

Commercial:

Complete review of parcels in Craig Village and parcels located in Logan and Everett Townships. Measurements verified/pictures updated. Eliminate discrepancies to maintain statutory ratio between assessments and market values. Correct values in place for 2024.

Agricultural:

Review agricultural parcels (Improvements, Outbuildings and Land) for changes and/or updates. Measurements verified/pictures updated. Eliminate discrepancies to maintain statutory ratio between assessments and market values. Correct values in place for 2024.

Review all ag parcels located in Decatur, Silvercreek, and Summit Townships as these areas have not had a land use study done in the last 20 years. Notice sent to ALL Agland property owners stating land use will need to be updated and documents (578 form and Map) need to be received from the FSA Office to confirm proper land use. Measurements verified/pictures updated. Eliminate discrepancies to maintain statutory ratio between assessments and market values. Correct values in place for 2024.

Create a new ag land map area labeled Market Area 3. This area will typically be the eastern portion of Burt County and take away the burden from Market Area 1. The eastern portion of Burt County has the highest chance of flood damage due its proximity to the river and has sustained severe damage from the floods in 2011 and 2019. Correct values in place for 2024.

Continue to review CRP contracts that ended in 2023 to determine if contract has been renewed or a new use of land is planned. Correct values in place for 2024.

Assessment/Appraisal Actions Planned for Assessment Year 2025:

Determine if current Cost Table and Depreciation needs updating for the entire County.

Permits and information statements for all property classes will be complete. A ratio study for all classes will also be complete for statutory compliance.

Residential:

Review Tekamah City to ensure uniformity and equalization. Measurements verified/pictures updated. Eliminate discrepancies to maintain statutory ratio between assessments and market values. Correct values in place for 2025.

Continue review of all IOLL properties for any changes and/or updates. Measurements verified/pictures updated. Eliminate discrepancies to maintain statutory ratio between assessments and market values. Correct values in place for 2025.

Commercial:

Review Tekamah City and all rural parcels located in Decatur and Silvercreek Townships for correct uniformity and equalization. Measurements verified/pictures updated. Eliminate discrepancies to maintain statutory ratio between assessments and market values. Correct values in place for 2025.

Agricultural:

Review agricultural parcels (Improvements, Outbuildings and Land) for changes and/or updates. Measurements verified/pictures updated. Eliminate discrepancies to maintain statutory ratio between assessments and market values. Correct values in place for 2025.

Review all ag parcels located in Bellcreek, Craig, and Logan Townships as these areas have not had a land use study done in the last 20 years. Notice sent to ALL Agland property owners stating land use will need to be updated and documents (578 form and Map) need to be received from the FSA Office to confirm proper land use. Measurements verified/pictures updated. Eliminate discrepancies to maintain statutory ratio between assessments and market values. Correct values in place for 2025.

Continue to review CRP contracts that ended in 2024 to determine if contract has been renewed or a new use of land is planned. Correct values in place for 2025.

Verify sales information to justify our defined Market Areas, or potential Special Value Area for 2025.

Other Functions Performed by the Assessor's Office but not limited to:

Record Maintenance, Mapping updates, Ownership Changes:

Deeds are received daily from the Register of Deeds office. Sales are updated in the computer and in the cadastral maps. Splits and new subdivisions are also completed in the computer system, cadastral maps updated for ownership and parcel size accordingly.

Annually prepare and file Assessor Administrative Reports required by law/regulation:

- a. Abstracts (Real & Personal Property)
- b. Assessor Survey
- c. Sales information to PAD rosters & annual Assessed Value Update w/Abstract
- d. Certification of Value to Political Subdivisions
- e. School District Taxable Value Report
- f. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
- g. Certificate of Taxes Levied Report
- h. Report of current values for properties owned by Board of Education Lands & Funds
- i. Report of all Exempt Property and Taxable Government Owned Property
- j. Annual Plan of Assessment Report

Personal Property:

Administer annual filing of 600+ schedules, prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.

Permissive Exemptions:

Administer annual filings of applications for new or continued exempt use, review and make recommendations to county board.

Burt County currently has 57 approved permissive exemption applications on file for a total of 455 exempt parcels.

Taxable Government Owned Property:

Annual review of government owned property not used for public purpose, send notices of intent to tax, etc.

Reminder notices are sent annually each year to political subdivisions owning property to notify them of their requirements on new or updated contracts for leases they may have.

Homestead Exemptions:

Administer 360+ annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance.

The Burt County Board of Equalization annually extends the filing deadline for homestead exemptions on an individual basis as allowed by Nebraska Statute 77-3512.

Centrally Assessed:

Review of valuations as certified by PAD for railroads and public service entities, establish assessment records and tax billing for tax list.

Information provided by PAD is reviewed and verified for accuracy in balancing with the county.

Tax Increment Financing:

Management of record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax.

Burt County has 1 Tax Increment Financing (TIF) parcel throughout the county with a total assessed value of \$614,997, a total base value of \$13,415, and a total excess value of \$601,582.

One TIF parcel in Tekamah:

Radix DG Nominee LLC (Tekamah Dollar General Store)

Tax Districts and Tax Rates:

Management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process. The assessor works with both the Treasurer and the Clerk to ensure accuracy.

Tax Lists:

Prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed. The Burt County Treasurer works on MIPS and the Burt County Assessor works on Vanguard so we do not work on the same computer systems.

Tax List Corrections:

Prepare tax list correction documents for county board approval. Tax list corrections are prepared and given to the County Clerk to be put on the Board of Equalization agenda. Assessor or Deputy Assessor meets with the Board during the meeting and offers explanation of correction(s).

County Board of Equalization:

Attends county board of equalization meetings for valuation protests – assemble and provide information. The County Assessor or Deputy Assessor will sit in on the meeting at the time of protest. Assessor attends the final hearings of all protests, providing any additional information as requested by the Board.

TERC Appeals:

Prepare information and attend taxpayer appeal hearings before TERC, defend valuation. The County Assessor meets with the County Attorney prior to the hearing to prepare exhibits and work on case matters.

TERC Statewide Equalization:

Attend hearings if applicable to county, defend values, and/or implement orders of the TERC. Assessor works directly with liaison and applicable staff members from PAD in preparation of evidence to bring forward to the commission.

Education:

Assessor and Deputy Assessor – attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification.

Special Valuation (Greenbelt):

Burt County does not have any designated Special Valuation market areas at this time.

Sales File:

Continue to monitor the sales file statistical information to ensure that the level, quality and uniformity are in the acceptable ranges.

Conclusion:

With all the entities of county government utilizing assessment records in their operation, it is essential for this office to consistently strive towards perfection in record keeping. Timely and continual reviews of all properties is necessary to maintain accurate records along with fair and equalized values across the county. A well-developed plan in place guarantees this process to flow smoothly and efficiently. As always, sales reviews will continue to be important in order to adjust for market areas in the county.

Respectfully submitted:

Katie Hart 7/22/2022
Burt County Assessor Date

Jeanice Bowers 7/22/2022
Burt County Deputy Assessor Date



BURT COUNTY ASSESSOR'S OFFICE

111 N 13TH STREET, SUITE 10

TEKAMAH, NE 68061

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EMAIL: assessor@burtcountyne.gov

KATIE HART – BURT COUNTY ASSESSOR

ALLISON JONES – ASSESSMENT CLERK

February 22, 2023

Dear Ms. Sorensen:

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

Burt County Special Valuation Methodology:

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

Sincerely,

Katie Hart

Burt County Assessor