

NEBRASKA

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DEPARTMENT OF REVENUE

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

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

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

For the Tax Commissioner

Sincerely,

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

cc: Christi Smallfoot, Otoe County Assessor

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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.

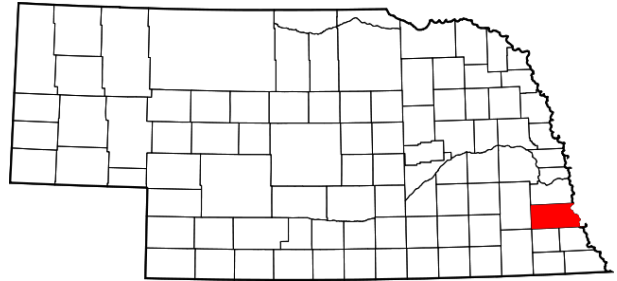
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors 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.

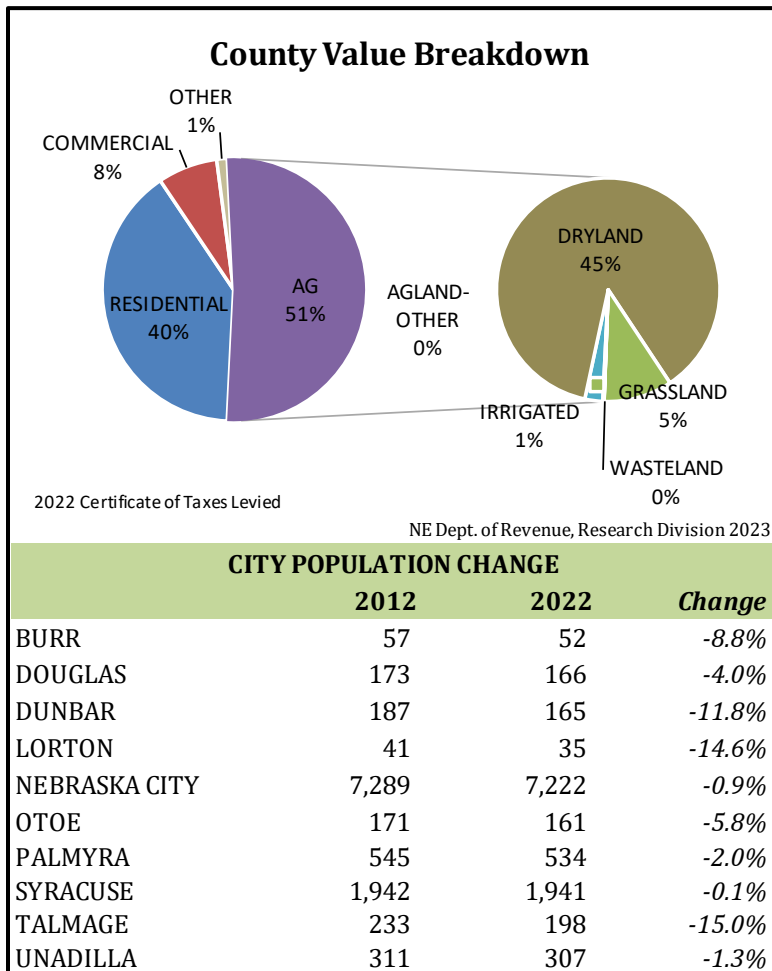
**Further information may be found in Exhibit 94*

County Overview

With a total area of 616 square miles, Otoe County has 15,930 residents, per the Census Bureau Quick Facts for 2021, a slight population increase over the 2020 U.S. Census. Reports indicate that 75% of county residents are homeowners and 88% of residents occupied the same residence as in the prior year (Census Quick Facts). The average home value is \$134,349 (2022 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Otoe County are located in and around the county seat of Nebraska City, as well as Syracuse, due to the town's placement directly on Highway 2 and proximity to Lincoln. According to the latest information available from the U.S. Census Bureau, there are 456 employer establishments with total employment of 4,673 for a 2% decrease.



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

2023 Residential Correlation for Otoe County

Assessment Actions

The Otoe County Assessor has completed physical reviews of approximately 700 parcels in the east half of the county, and a review of all recreational parcels.

A sales analysis was completed, adjustments were made to most residential parcels. A 40% increase to rural residential dwellings was implemented. Nebraska City, Palmyra, Syracuse, Unadilla, Woodland Hills I and II, and all villages had an increase to improvements of 20-25%.

All pick-up work and review of building permits filed was completed timely

Assessment Practice Review

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

Sales verification is also addressed during the review. The Otoe County Assessor qualifies sales at a rate near the statewide average usability rate. All its arm's-length sales available for the measurement of real property.

The county assessor continues to meet the six-year inspection and review cycle with a systematic plan in place. The costing and depreciation tables were updated to 2020 in December. The sales comparison approach is used to determine residential lot values, land values were last completed 2019 through 2021 depending on location.

Valuation groups were reviewed, Valuation Group 1 is the County seat and major trade area of the county. Valuation Group 2 is the small villages in the county with similar amenities. Valuation Group 7 is the smaller population towns of Palmyra and Unadilla located on a four-lane highway. Valuation Group 9 is the larger population town of Syracuse located on a four-lane highway. Valuation Groups 13 and 14 are subdivisions in the county. Valuation Group 15 is Rural Residential, and Valuation Group 20 is Recreational Parcels located in the county.

The county assessor has a valuation methodology on file.

2023 Residential Correlation for Otoe County

Description of Analysis

The residential statistic contains 465 qualified sales that were analyzed using nine valuation groups.

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

The review of the statistics shows that two of three of the measures of central tendency are within the acceptable range. The COD and PRD generally supports appraisal equity and the use of the median as an indicator of the level of value.

Analysis of sales by valuation group show that all with a sufficient sample of sale are within the acceptable range. The qualitative measures are elevated in Valuation Group 2, these are the smallest villages in Otoe County where the market is less competitive and properties are less homogenous.

Review of the changes to the sales and the 2023 County Abstract of Assessment for 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.

Equalization and Quality of Assessment

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

2023 Residential Correlation for Otoe County

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	235	94.81	96.11	92.46	18.70	103.95
2	33	91.85	94.37	74.38	36.72	126.88
7	36	94.94	95.25	94.41	18.53	100.89
9	93	92.83	91.77	91.20	17.99	100.63
12	9	93.05	94.60	93.98	10.08	100.66
13	3	91.14	76.19	74.27	24.07	102.59
14	2	93.76	93.76	92.09	11.55	101.81
15	54	92.49	93.02	91.33	19.28	101.85
____ALL____	465	93.36	94.52	91.20	19.85	103.64

Level of Value

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

2023 Commercial Correlation for Otoe County

Assessment Actions

The Otoe County Assessor conducted a sales study and, after analyzing her values, increased improvements in Nebraska City and Syracuse by 20%, excluding industrial properties.

The small towns in Valuation Group 3 were reviewed for an adjustment, but due to the significant amount of dispersion in the sample, no adjustment was made. All pick-up work was completed timely.

Assessment Practice Review

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

Sales verification is also addressed during the review. The county assessor has qualified sales at a rate comparable to the state average. After review of the qualified sales the determination is that the county has made its arm's-length sales available for the measurement of real property.

The county's inspection and review cycle for all real property was discussed with the county assessor. The county assessor continues to meet the six-year inspection and review cycle and the costing tables were updated to 2020 in late December of 2022. Lot values are set based on the sales comparison approach to value and are calculated on a square foot basis. The depreciation tables are dated 2016. The county assessor converted to the Vanguard Computer Assisted Mass Appraisal (CAMA) system at the end of 2021, the Vanguard System uses a different cost index and requires a thorough review of parcels to ensure they are properly graded and listed in the CAMA system. The county assessor has begun this process but has not yet implemented the CAMA manual for any parcels. As a result, the county assessor has had to rely on percentage increases for assessment years 2022 and 2023.

Valuation groups were examined, the county assessor uses three commercial valuation groups. Nebraska City is the largest city in the county and has an active commercial market. Syracuse is less economically viable than Nebraska City but does have commercial activity, the remaining small towns have fewer commercial parcels and are grouped into a single valuation group.

Description of Analysis

There are three valuation groups within the commercial class of property; they are based on economic characteristics.

Valuation Group	Description
1	Nebraska City
2	Syracuse
3	Remainder of County

2023 Commercial Correlation for Otoe County

Review of the overall commercial statistical profile shows that only the mean is within the acceptable range, the median and weighted mean are both low, though they have little correlation. The COD and the PRD are both well above the IAAO acceptable range, at 44% and 120% respectively.

Review of the valuation group substrata supports that both Valuation Groups 1 and 2 are within the range, and that Valuation Group 3 has a very low median, which is adversely impacting the statistics of the overall sample. Valuation Group 3 also has extremely poor qualitative measures. The county assessor is aware of the need to revalue commercial properties in Valuation Group 3, however, due to the need to review all commercial parcels before utilizing the new CAMA system, the county assessor's option for 2023 was limited to applying percentage adjustments. A substat of Valuation Group 3 can be found in the appendix of this report.

The commercial sample was analyzed for possible adjustments to the class, one option is to increase all commercial parcels by 7%, this adjustment would bring the overall class to 96% without significantly changing the qualitative measures; however, it pushes Valuation Group 2 above the acceptable range at 102% and does not significantly improve Valuation Group 3, the median only moves to 66%. A second option is to increase Valuation Group 3 only, to bring the valuation group to the midpoint of the acceptable range a 57% increase to total value would be required. This adjustment does bring the median of both Valuation Group 3 and the overall class to 96%, but further worsens the qualitative statistics of the class. A substat of Valuation Group 3 and three what-if statistics can be found in the appendix of this report. Based on the significant dispersion in the commercial sample, neither adjustment is recommended, the sample will not be relied upon to determine a level of value.

Comparison of the changes of sold parcels and the 2023 County Abstract of Assessment for Real Property, Form 45 Compared with the 2022 Certificate of Taxes Levied Report (CTL) support that commercial values have been applied uniformly.

Equalization and Quality of Assessment

The county assessor has adjusted the two largest commercial valuation groups by a significant amount to bring assessed values to market value. The statistics from Valuation Group 3 have too much dispersion to conclude that assessments are not within an acceptable range. The county assessor has a plan in place to improve the quality of assessment in the commercial class. Based on all available information the quality assessment in the commercial class of property complies with generally accepted mass appraisal techniques.

2023 Commercial Correlation for Otoe County

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	30	93.38	94.75	91.26	26.95	103.82
2	11	95.36	92.67	69.22	30.82	133.88
3	13	61.22	109.13	53.20	124.91	205.13
____ALL____	54	89.77	97.79	81.16	44.35	120.49

Level of Value

Based on the analysis of all available information, the level of value for the commercial property in Otoe County is determined to be at the statutory level of 100% of market value.

2023 Agricultural Correlation for Otoe County

Assessment Actions

As part of six-year inspection and review cycle, the county assessor performed a complete physical review of the improved agricultural parcels in the east half of the county, a land use study was also completed.

Agricultural sales were analyzed and values were adjusted to reflect agricultural market. Dryland was increased between 7% and 11%, grassland increased 6%, and tree covered land increased 2% to 7% across the county. No change was made to irrigated land.

The county assessor also increased farm dwelling values by 40% to be equalized with rural residential dwellings. Farm home sites were increased from \$22,000 to \$28,000 to be equalized with the rural residential home sites, and farm sites increased from \$3,000 to \$5,000 per acre. Depending on the market area in which they were located.

All pick-up work was completed timely, and all building permits reviewed.

Assessment Practice Review

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

A review of the market areas determined that they are defined adequately in recognizing the economic areas in the county. Market Area 1 is the majority of the county and has overall better soil capabilities. Market Area 2 is the Southwest portion of the county and the soil quality equates to overall lower productivity.

All agricultural improvements were physically reviewed in 2022 and 2023. The costing table is dated 2021 and the Computer-Assisted Mass Appraisal (CAMA) system derived depreciation is dated 2019. Home sites are valued at \$28,000 for the first acre, and farm sites are valued at \$5,000 per acre.

Land use review is conducted using aerial imagery, which was last completed in assessment year 2022. The county assessor has begun identifying land enrolled in the Conservation Reserve Program (CRP).

The county assessor is current with the six-year inspection and review cycle and has a plan to stay current. The county assessor and staff physically inspect the parcels for additions and deletions. Aerial imagery, last updated in 2022, is used to verify any change of use.

Special valuation applications have been filed. The sales analysis has not shown any non-agricultural influences that have impacted the value of agricultural land in the county.

2023 Agricultural Correlation for Otoe County

Description of Analysis

The statistical sample of 75 sales for the agricultural class of real property show that all three measures of central tendency are within the acceptable range. The COD is low enough to support the use of the median as an indicator of the level of value. Both market areas are within the acceptable range.

Review of the 80% Majority Land Use (MLU) statistics show that only the dryland subclass had a sufficient number of sales for measurement within the acceptable range. Comparison of the Otoe County land values to the values of the surrounding comparable counties support that a proportionate level of value has been reached.

Review of the 2023 County Abstract of Assessment for Real Property, Form 45 Compared with the 2022 Certificate of Taxes Levied Report (CTL) reflects the reported actions of the county assessor

Otoe County contains a school district bond subject to a 50% level of value for agricultural land values pursuant to LB2. A substat of the school district statistics can be found in the appendix of this report. Based on the review of the statistics and the reduced values reported by the Otoe County Assessor, the valuations were reduced as required.

Equalization and Quality of Assessment

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

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u> Dry </u>						
County	43	73.09	74.84	70.50	15.73	106.16
1	38	73.38	74.69	70.05	16.15	106.62
2	5	68.96	75.97	74.14	11.70	102.47
<u> Grass </u>						
County	2	87.76	87.76	90.92	14.64	96.52
1	1	74.91	74.91	74.91	00.00	100.00
2	1	100.60	100.60	100.60	00.00	100.00
<u> ALL </u>	75	72.72	73.93	71.03	14.73	104.08

Level of Value

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

2023 Agricultural Correlation for Otoe County

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

A review of agricultural land value in Otoe 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 Otoe County is 50%.

2023 Opinions of the Property Tax Administrator for Otoe County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	93	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	100	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
Property Tax Administrator

APPENDICES

2023 Commission Summary for Otoe County

Residential Real Property - Current

Number of Sales	465	Median	93.36
Total Sales Price	\$88,719,247	Mean	94.52
Total Adj. Sales Price	\$88,719,247	Wgt. Mean	91.20
Total Assessed Value	\$80,916,161	Average Assessed Value of the Base	\$150,937
Avg. Adj. Sales Price	\$190,794	Avg. Assessed Value	\$174,013

Confidence Interval - Current

95% Median C.I	91.26 to 95.47
95% Wgt. Mean C.I	88.99 to 93.42
95% Mean C.I	92.32 to 96.72
% of Value of the Class of all Real Property Value in the County	39.47
% of Records Sold in the Study Period	6.67
% of Value Sold in the Study Period	7.69

Residential Real Property - History

Year	Number of Sales	LOV	Median
2022	446	93	92.78
2021	414	93	93.09
2020	410	93	93.34
2019	440	95	95.40

2023 Commission Summary for Otoe County

Commercial Real Property - Current

Number of Sales	54	Median	89.77
Total Sales Price	\$17,587,165	Mean	97.79
Total Adj. Sales Price	\$17,587,165	Wgt. Mean	81.16
Total Assessed Value	\$14,272,982	Average Assessed Value of the Base	\$219,209
Avg. Adj. Sales Price	\$325,688	Avg. Assessed Value	\$264,314

Confidence Interval - Current

95% Median C.I	69.61 to 103.52
95% Wgt. Mean C.I	60.21 to 102.10
95% Mean C.I	79.03 to 116.55
% of Value of the Class of all Real Property Value in the County	7.15
% of Records Sold in the Study Period	6.21
% of Value Sold in the Study Period	7.48

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2022	43	93	93.48
2021	48	93	93.47
2020	50	94	93.97
2019	53	97	96.54

66 Otoe
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 : 465
 Total Sales Price : 88,719,247
 Total Adj. Sales Price : 88,719,247
 Total Assessed Value : 80,916,161
 Avg. Adj. Sales Price : 190,794
 Avg. Assessed Value : 174,013

MEDIAN : 93
 WGT. MEAN : 91
 MEAN : 95
 COD : 19.85
 PRD : 103.64

COV : 25.61
 STD : 24.21
 Avg. Abs. Dev : 18.53
 MAX Sales Ratio : 202.80
 MIN Sales Ratio : 23.17

95% Median C.I. : 91.26 to 95.47
 95% Wgt. Mean C.I. : 88.99 to 93.42
 95% Mean C.I. : 92.32 to 96.72

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qrtrs</u>												
01-OCT-20 To 31-DEC-20	57	111.06	108.37	109.80	11.47	98.70	60.23	176.82	105.55 to 114.57	171,129	187,902	
01-JAN-21 To 31-MAR-21	38	113.04	107.95	104.33	15.39	103.47	60.24	165.43	99.08 to 116.53	169,168	176,486	
01-APR-21 To 30-JUN-21	56	103.81	104.33	102.08	15.54	102.20	41.30	159.40	99.07 to 110.79	170,794	174,353	
01-JUL-21 To 30-SEP-21	66	98.16	99.24	98.64	13.64	100.61	62.70	146.81	93.45 to 107.12	188,223	185,669	
01-OCT-21 To 31-DEC-21	60	88.05	90.18	87.50	16.90	103.06	46.66	150.46	84.74 to 95.34	194,263	169,973	
01-JAN-22 To 31-MAR-22	49	83.52	90.24	83.34	26.83	108.28	34.60	202.80	79.44 to 93.30	165,906	138,274	
01-APR-22 To 30-JUN-22	75	85.78	85.82	82.80	19.42	103.65	34.72	143.58	77.95 to 90.92	199,432	165,124	
01-JUL-22 To 30-SEP-22	64	79.92	78.32	76.70	20.53	102.11	23.17	143.06	70.58 to 86.56	246,980	189,426	
<u>Study Yrs</u>												
01-OCT-20 To 30-SEP-21	217	105.55	104.48	103.31	14.42	101.13	41.30	176.82	101.59 to 109.09	175,898	181,727	
01-OCT-21 To 30-SEP-22	248	85.04	85.81	82.06	20.68	104.57	23.17	202.80	82.42 to 87.19	203,828	167,264	
<u>Calendar Yrs</u>												
01-JAN-21 To 31-DEC-21	220	99.08	99.57	97.13	16.56	102.51	41.30	165.43	95.30 to 102.95	182,142	176,922	
<u>ALL</u>	465	93.36	94.52	91.20	19.85	103.64	23.17	202.80	91.26 to 95.47	190,794	174,013	

VALUATION GROUP											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	235	94.81	96.11	92.46	18.70	103.95	37.51	176.82	90.92 to 98.88	158,674	146,703	
2	33	91.85	94.37	74.38	36.72	126.88	23.17	202.80	66.77 to 113.08	85,970	63,944	
7	36	94.94	95.25	94.41	18.53	100.89	50.19	149.27	86.54 to 107.17	178,896	168,893	
9	93	92.83	91.77	91.20	17.99	100.63	36.90	137.65	85.78 to 95.64	186,599	170,174	
12	9	93.05	94.60	93.98	10.08	100.66	78.71	109.70	83.54 to 105.25	339,233	318,816	
13	3	91.14	76.19	74.27	24.07	102.59	35.80	101.62	N/A	606,693	450,587	
14	2	93.76	93.76	92.09	11.55	101.81	82.93	104.59	N/A	333,575	307,196	
15	54	92.49	93.02	91.33	19.28	101.85	41.30	144.44	85.56 to 99.27	356,659	325,723	
<u>ALL</u>	465	93.36	94.52	91.20	19.85	103.64	23.17	202.80	91.26 to 95.47	190,794	174,013	

66 Otoe
RESIDENTIAL

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 WGT. MEAN : 91
 MEAN : 95
 COD : 19.85
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COV : 25.61
 STD : 24.21
 Avg. Abs. Dev : 18.53
 MAX Sales Ratio : 202.80
 MIN Sales Ratio : 23.17

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 95% Wgt. Mean C.I. : 88.99 to 93.42
 95% Mean C.I. : 92.32 to 96.72

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	464	93.40	94.55	91.21	19.86	103.66	23.17	202.80	91.26 to 95.47	191,119	174,316
06											
07	1	83.48	83.48	83.48	00.00	100.00	83.48	83.48	N/A	40,000	33,390
<u>ALL</u>	465	93.36	94.52	91.20	19.85	103.64	23.17	202.80	91.26 to 95.47	190,794	174,013

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	6	139.26	138.93	140.12	19.18	99.15	93.62	194.93	93.62 to 194.93	7,083	9,925
Less Than 30,000	16	113.63	125.11	119.65	25.57	104.56	72.90	202.80	95.92 to 159.40	16,094	19,256
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	465	93.36	94.52	91.20	19.85	103.64	23.17	202.80	91.26 to 95.47	190,794	174,013
Greater Than 14,999	459	93.27	93.94	91.18	19.49	103.03	23.17	202.80	90.96 to 95.35	193,196	176,158
Greater Than 29,999	449	93.05	93.43	91.12	19.30	102.54	23.17	176.82	90.73 to 94.89	197,019	179,528
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	6	139.26	138.93	140.12	19.18	99.15	93.62	194.93	93.62 to 194.93	7,083	9,925
15,000 TO 29,999	10	104.88	116.81	115.60	24.57	101.05	72.90	202.80	91.85 to 163.41	21,500	24,854
30,000 TO 59,999	24	113.81	112.43	111.50	14.97	100.83	34.60	150.46	102.46 to 121.83	44,868	50,027
60,000 TO 99,999	54	101.19	101.21	100.41	22.81	100.80	47.77	176.82	88.57 to 114.57	79,901	80,231
100,000 TO 149,999	104	90.00	91.91	91.41	20.70	100.55	23.17	143.58	85.95 to 97.81	124,938	114,211
150,000 TO 249,999	160	93.11	90.62	90.30	17.71	100.35	34.72	144.44	89.29 to 95.30	192,400	173,741
250,000 TO 499,999	97	91.26	91.58	91.49	15.37	100.10	51.91	135.55	86.98 to 95.45	330,594	302,450
500,000 TO 999,999	9	89.45	84.56	83.40	21.07	101.39	35.80	129.18	69.08 to 107.41	680,578	567,631
1,000,000 +	1	86.56	86.56	86.56	00.00	100.00	86.56	86.56	N/A	1,100,000	952,194
<u>ALL</u>	465	93.36	94.52	91.20	19.85	103.64	23.17	202.80	91.26 to 95.47	190,794	174,013

66 Otoe
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 : 54
Total Sales Price : 17,587,165
Total Adj. Sales Price : 17,587,165
Total Assessed Value : 14,272,982
Avg. Adj. Sales Price : 325,688
Avg. Assessed Value : 264,314

MEDIAN : 90
WGT. MEAN : 81
MEAN : 98
COD : 44.35
PRD : 120.49

COV : 71.91
STD : 70.32
Avg. Abs. Dev : 39.81
MAX Sales Ratio : 498.20
MIN Sales Ratio : 09.21

95% Median C.I. : 69.61 to 103.52
95% Wgt. Mean C.I. : 60.21 to 102.10
95% Mean C.I. : 79.03 to 116.55

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qrtrs</u>											
01-OCT-19 To 31-DEC-19	4	112.74	124.90	109.03	15.88	114.56	103.52	170.59	N/A	438,675	478,273
01-JAN-20 To 31-MAR-20	6	104.87	99.98	111.43	23.96	89.72	59.31	134.90	59.31 to 134.90	355,000	395,593
01-APR-20 To 30-JUN-20	3	117.83	110.68	115.18	10.73	96.09	88.14	126.06	N/A	250,333	288,329
01-JUL-20 To 30-SEP-20	4	102.35	96.70	100.11	11.79	96.59	70.93	111.19	N/A	158,750	158,929
01-OCT-20 To 31-DEC-20	4	152.78	151.49	103.50	37.49	146.37	45.05	255.33	N/A	71,125	73,617
01-JAN-21 To 31-MAR-21	3	84.90	80.03	87.05	08.49	91.94	66.78	88.40	N/A	1,124,765	979,129
01-APR-21 To 30-JUN-21	2	87.45	87.45	85.52	27.96	102.26	63.00	111.89	N/A	222,500	190,278
01-JUL-21 To 30-SEP-21	4	91.63	92.73	86.70	21.07	106.96	55.70	131.94	N/A	440,967	382,332
01-OCT-21 To 31-DEC-21	6	56.90	70.73	38.64	67.52	183.05	22.54	155.87	22.54 to 155.87	446,467	172,506
01-JAN-22 To 31-MAR-22	10	83.28	120.00	72.87	78.84	164.68	09.21	498.20	52.24 to 133.19	197,150	143,657
01-APR-22 To 30-JUN-22	2	49.31	49.31	50.28	57.11	98.07	21.15	77.46	N/A	290,000	145,799
01-JUL-22 To 30-SEP-22	6	56.38	57.93	47.66	23.75	121.55	31.92	95.36	31.92 to 95.36	203,083	96,782
<u>Study Yrs</u>											
01-OCT-19 To 30-SEP-20	17	110.48	106.96	109.80	17.26	97.41	59.31	170.59	88.14 to 126.06	310,041	340,432
01-OCT-20 To 30-SEP-21	13	91.13	107.06	87.63	41.61	122.17	45.05	255.33	63.00 to 143.36	451,359	395,518
01-OCT-21 To 30-SEP-22	24	64.70	86.27	51.85	69.85	166.38	09.21	498.20	46.91 to 95.36	268,700	139,329
<u>Calendar Yrs</u>											
01-JAN-20 To 31-DEC-20	17	111.19	113.22	109.69	28.92	103.22	45.05	255.33	70.93 to 134.90	223,559	245,219
01-JAN-21 To 31-DEC-21	15	84.90	80.68	71.20	33.31	113.31	22.54	155.87	55.70 to 103.40	550,798	392,154
<u>ALL</u>	54	89.77	97.79	81.16	44.35	120.49	09.21	498.20	69.61 to 103.52	325,688	264,314

VALUATION GROUP										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	30	93.38	94.75	91.26	26.95	103.82	46.91	155.87	77.46 to 111.89	362,866	331,162
2	11	95.36	92.67	69.22	30.82	133.88	22.54	170.59	57.98 to 133.19	438,609	303,627
3	13	61.22	109.13	53.20	124.91	205.13	09.21	498.20	28.75 to 162.20	144,346	76,787
<u>ALL</u>	54	89.77	97.79	81.16	44.35	120.49	09.21	498.20	69.61 to 103.52	325,688	264,314

66 Otoe
COMMERCIAL

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 95% Mean C.I. : 79.03 to 116.55

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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	52	89.77	99.13	87.33	44.31	113.51	09.21	498.20	69.61 to 106.36	274,753	239,933
04	2	63.03	63.03	54.44	64.24	115.78	22.54	103.52	N/A	1,650,000	898,235
<u>ALL</u>	54	89.77	97.79	81.16	44.35	120.49	09.21	498.20	69.61 to 103.52	325,688	264,314

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	1	255.33	255.33	255.33	00.00	100.00	255.33	255.33	N/A	1,500	3,830
Less Than 15,000	4	208.77	236.12	200.77	67.37	117.61	28.75	498.20	N/A	4,875	9,788
Less Than 30,000	4	208.77	236.12	200.77	67.37	117.61	28.75	498.20	N/A	4,875	9,788
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	53	88.40	94.82	81.14	42.32	116.86	09.21	498.20	68.55 to 103.52	331,805	269,229
Greater Than 14,999	50	88.27	86.72	81.02	32.62	107.04	09.21	170.59	68.55 to 103.40	351,353	284,677
Greater Than 29,999	50	88.27	86.72	81.02	32.62	107.04	09.21	170.59	68.55 to 103.40	351,353	284,677
<u>Incremental Ranges</u>											
0 TO 4,999	1	255.33	255.33	255.33	00.00	100.00	255.33	255.33	N/A	1,500	3,830
5,000 TO 14,999	3	162.20	229.72	196.22	96.47	117.07	28.75	498.20	N/A	6,000	11,773
15,000 TO 29,999											
30,000 TO 59,999	3	95.63	102.00	102.67	06.85	99.35	95.36	115.00	N/A	36,167	37,133
60,000 TO 99,999	11	84.90	81.02	80.44	26.83	100.72	09.21	126.06	57.98 to 112.30	79,409	63,873
100,000 TO 149,999	10	104.76	104.45	105.24	33.40	99.25	45.05	170.59	46.91 to 155.87	122,800	129,229
150,000 TO 249,999	8	64.89	84.27	82.13	45.03	102.61	45.63	143.36	45.63 to 143.36	190,875	156,767
250,000 TO 499,999	11	68.17	74.02	73.29	39.55	101.00	21.15	134.90	31.92 to 110.48	333,964	244,769
500,000 TO 999,999	2	104.48	104.48	101.84	12.78	102.59	91.13	117.83	N/A	748,885	762,675
1,000,000 TO 1,999,999	3	103.52	95.39	97.38	14.67	97.96	68.55	114.11	N/A	1,181,667	1,150,649
2,000,000 TO 4,999,999	2	55.47	55.47	62.64	59.37	88.55	22.54	88.40	N/A	2,557,148	1,601,822
5,000,000 TO 9,999,999											
10,000,000 +											
<u>ALL</u>	54	89.77	97.79	81.16	44.35	120.49	09.21	498.20	69.61 to 103.52	325,688	264,314

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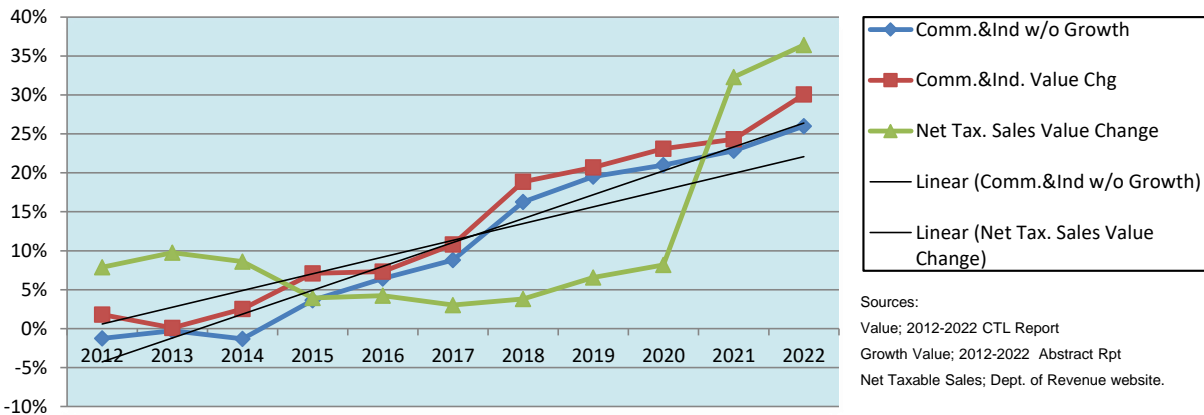
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 95% Mean C.I. : 79.03 to 116.55

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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
319	1	117.83	117.83	117.83	00.00	100.00	117.83	117.83	N/A	601,000	708,132
326	1	46.91	46.91	46.91	00.00	100.00	46.91	46.91	N/A	115,000	53,950
344	5	59.31	76.16	62.28	35.61	122.29	52.24	115.00	N/A	184,020	114,616
350	3	112.30	118.77	127.03	20.11	93.50	88.14	155.87	N/A	99,267	126,095
352	8	110.84	107.74	92.23	15.49	116.82	68.55	143.36	68.55 to 143.36	388,284	358,124
353	10	88.06	88.44	104.93	29.96	84.28	28.75	134.90	60.62 to 126.06	260,050	272,868
390	1	21.15	21.15	21.15	00.00	100.00	21.15	21.15	N/A	280,000	59,230
406	6	147.07	193.94	95.70	75.68	202.65	45.05	498.20	45.05 to 498.20	65,250	62,447
407	1	103.52	103.52	103.52	00.00	100.00	103.52	103.52	N/A	1,300,000	1,345,710
410	5	66.78	64.75	64.84	05.57	99.86	57.98	69.61	N/A	175,800	113,982
419	1	54.78	54.78	54.78	00.00	100.00	54.78	54.78	N/A	441,000	241,568
426	1	86.07	86.07	86.07	00.00	100.00	86.07	86.07	N/A	130,000	111,890
442	2	112.34	112.34	111.65	12.47	100.62	98.33	126.34	N/A	133,500	149,058
455	1	170.59	170.59	170.59	00.00	100.00	170.59	170.59	N/A	105,200	179,456
470	1	106.36	106.36	106.36	00.00	100.00	106.36	106.36	N/A	250,000	265,896
471	1	45.63	45.63	45.63	00.00	100.00	45.63	45.63	N/A	175,000	79,860
494	2	27.23	27.23	24.24	17.22	112.33	22.54	31.92	N/A	1,222,000	296,240
528	1	95.36	95.36	95.36	00.00	100.00	95.36	95.36	N/A	38,500	36,712
543	1	84.90	84.90	84.90	00.00	100.00	84.90	84.90	N/A	60,000	50,938
557	1	09.21	09.21	09.21	00.00	100.00	09.21	09.21	N/A	71,000	6,540
851	1	88.40	88.40	88.40	00.00	100.00	88.40	88.40	N/A	3,114,295	2,752,884
<u>ALL</u>	<u>54</u>	89.77	97.79	81.16	44.35	120.49	09.21	498.20	69.61 to 103.52	325,688	264,314

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	\$ 134,087,990	\$ 550,000	0.41%	\$ 133,537,990		\$ 130,470,217	
2012	\$ 136,485,510	\$ 4,068,490	2.98%	\$ 132,417,020	-1.25%	\$ 140,768,467	7.89%
2013	\$ 134,220,410	\$ 483,790	0.36%	\$ 133,736,620	-2.01%	\$ 143,202,449	1.73%
2014	\$ 137,485,370	\$ 5,163,570	3.76%	\$ 132,321,800	-1.41%	\$ 141,698,925	-1.05%
2015	\$ 143,604,450	\$ 4,646,730	3.24%	\$ 138,957,720	1.07%	\$ 135,586,181	-4.31%
2016	\$ 143,902,470	\$ 1,200,070	0.83%	\$ 142,702,400	-0.63%	\$ 136,006,548	0.31%
2017	\$ 148,596,750	\$ 2,710,220	1.82%	\$ 145,886,530	1.38%	\$ 134,421,086	-1.17%
2018	\$ 159,371,480	\$ 3,465,010	2.17%	\$ 155,906,470	4.92%	\$ 135,431,757	0.75%
2019	\$ 161,834,030	\$ 1,579,410	0.98%	\$ 160,254,620	0.55%	\$ 139,056,056	2.68%
2020	\$ 165,059,990	\$ 2,794,530	1.69%	\$ 162,265,460	0.27%	\$ 141,137,938	1.50%
2021	\$ 166,690,870	\$ 1,975,030	1.18%	\$ 164,715,840	-0.21%	\$ 172,605,781	22.30%
2022	\$ 174,388,100	\$ 5,427,761	3.11%	\$ 168,960,339	1.36%	\$ 177,981,466	3.11%
Ann %chg	2.48%			Average	0.37%	2.37%	3.07%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2011	-	-	-
2012	-1.25%	1.79%	7.89%
2013	-0.26%	0.10%	9.76%
2014	-1.32%	2.53%	8.61%
2015	3.63%	7.10%	3.92%
2016	6.42%	7.32%	4.24%
2017	8.80%	10.82%	3.03%
2018	16.27%	18.86%	3.80%
2019	19.51%	20.69%	6.58%
2020	21.01%	23.10%	8.18%
2021	22.84%	24.31%	32.30%
2022	26.01%	30.05%	36.42%

County Number	66
County Name	Otoe

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	13	Median :	61	COV :	123.54	95% Median C.I. :	28.75 to 162.20
Total Sales Price :	1,876,500	Wgt. Mean :	53	STD :	134.82	95% Wgt. Mean C.I. :	30.23 to 76.16
Total Adj. Sales Price :	1,876,500	Mean :	109	Avg. Abs. Dev :	76.47	95% Mean C.I. :	27.65 to 190.61
Total Assessed Value :	998,229						
Avg. Adj. Sales Price :	144,346	COD :	124.91	MAX Sales Ratio :	498.20		
Avg. Assessed Value :	76,787	PRD :	205.13	MIN Sales Ratio :	09.21		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2019 To 12/31/2019											
01/01/2020 To 03/31/2020	1	69.61	69.61	69.61		100.00	69.61	69.61	N/A	74,000	51,510
04/01/2020 To 06/30/2020											
07/01/2020 To 09/30/2020	1	98.33	98.33	98.33		100.00	98.33	98.33	N/A	140,000	137,660
10/01/2020 To 12/31/2020	3	162.20	154.19	52.29	43.21	294.87	45.05	255.33	N/A	41,500	21,700
01/01/2021 To 03/31/2021											
04/01/2021 To 06/30/2021											
07/01/2021 To 09/30/2021	1	92.13	92.13	92.13		100.00	92.13	92.13	N/A	290,000	267,165
10/01/2021 To 12/31/2021	2	37.19	37.19	44.90	22.69	82.83	28.75	45.63	N/A	91,500	41,080
01/01/2022 To 03/31/2022	3	61.22	189.54	56.80	266.25	333.70	09.21	498.20	N/A	113,667	64,561
04/01/2022 To 06/30/2022	1	21.15	21.15	21.15		100.00	21.15	21.15	N/A	280,000	59,230
07/01/2022 To 09/30/2022	1	31.92	31.92	31.92		100.00	31.92	31.92	N/A	444,000	141,720
<u>Study Yrs</u>											
10/01/2019 To 09/30/2020	2	83.97	83.97	88.40	17.10	94.99	69.61	98.33	N/A	107,000	94,585
10/01/2020 To 09/30/2021	4	127.17	138.68	80.16	55.12	173.00	45.05	255.33	N/A	103,625	83,066
10/01/2021 To 09/30/2022	7	31.92	99.44	38.20	244.33	260.31	09.21	498.20	09.21 to 498.20	178,286	68,113
<u>Calendar Yrs</u>											
01/01/2020 To 12/31/2020	5	98.33	126.10	75.12	61.60	167.86	45.05	255.33	N/A	67,700	50,854
01/01/2021 To 12/31/2021	3	45.63	55.50	73.85	46.31	75.15	28.75	92.13	N/A	157,667	116,442

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	13	Median :	61	COV :	123.54	95% Median C.I. :	28.75 to 162.20
Total Sales Price :	1,876,500	Wgt. Mean :	53	STD :	134.82	95% Wgt. Mean C.I. :	30.23 to 76.16
Total Adj. Sales Price :	1,876,500	Mean :	109	Avg. Abs. Dev :	76.47	95% Mean C.I. :	27.65 to 190.61
Total Assessed Value :	998,229						
Avg. Adj. Sales Price :	144,346	COD :	124.91	MAX Sales Ratio :	498.20		
Avg. Assessed Value :	76,787	PRD :	205.13	MIN Sales Ratio :	09.21		

What IF

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
3	13	61.22	109.13	53.20	124.91	205.13	09.21	498.20	28.75 to 162.20	144,346	76,787

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
02											
03	13	61.22	109.13	53.20	124.91	205.13	09.21	498.20	28.75 to 162.20	144,346	76,787
04											

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	13	Median :	61	COV :	123.54	95% Median C.I. :	28.75 to 162.20
Total Sales Price :	1,876,500	Wgt. Mean :	53	STD :	134.82	95% Wgt. Mean C.I. :	30.23 to 76.16
Total Adj. Sales Price :	1,876,500	Mean :	109	Avg. Abs. Dev :	76.47	95% Mean C.I. :	27.65 to 190.61
Total Assessed Value :	998,229						
Avg. Adj. Sales Price :	144,346	COD :	124.91	MAX Sales Ratio :	498.20		
Avg. Assessed Value :	76,787	PRD :	205.13	MIN Sales Ratio :	09.21		

What IF

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Less Than 5,000	1	255.33	255.33	255.33		100.00	255.33	255.33	N/A	1,500	3,830
Less Than 15,000	4	208.77	236.12	200.77	67.37	117.61	28.75	498.20	N/A	4,875	9,788
Less Than 30,000	4	208.77	236.12	200.77	67.37	117.61	28.75	498.20	N/A	4,875	9,788
<u>__Ranges Excl. Low \$__</u>											
Greater Than 4,999	12	53.43	96.95	53.03	124.78	182.82	09.21	498.20	28.75 to 98.33	156,250	82,867
Greater Than 15,000	9	45.63	52.69	51.65	52.09	102.01	09.21	98.33	21.15 to 92.13	206,333	106,564
Greater Than 30,000	9	45.63	52.69	51.65	52.09	102.01	09.21	98.33	21.15 to 92.13	206,333	106,564
<u>__Incremental Ranges__</u>											
0 TO 4,999	1	255.33	255.33	255.33		100.00	255.33	255.33	N/A	1,500	3,830
5,000 TO 14,999	3	162.20	229.72	196.22	96.47	117.07	28.75	498.20	N/A	6,000	11,773
15,000 TO 29,999											
30,000 TO 59,999											
60,000 TO 99,999	2	39.41	39.41	40.03	76.63	98.45	09.21	69.61	N/A	72,500	29,025
100,000 TO 149,999	2	71.69	71.69	73.96	37.16	96.93	45.05	98.33	N/A	129,000	95,410
150,000 TO 249,999	1	45.63	45.63	45.63		100.00	45.63	45.63	N/A	175,000	79,860
250,000 TO 499,999	4	46.57	51.61	49.28	53.83	104.73	21.15	92.13	N/A	319,750	157,587
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 +											

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	13	Median :	61	COV :	123.54	95% Median C.I. :	28.75 to 162.20
Total Sales Price :	1,876,500	Wgt. Mean :	53	STD :	134.82	95% Wgt. Mean C.I. :	30.23 to 76.16
Total Adj. Sales Price :	1,876,500	Mean :	109	Avg. Abs. Dev :	76.47	95% Mean C.I. :	27.65 to 190.61
Total Assessed Value :	998,229						
Avg. Adj. Sales Price :	144,346	COD :	124.91	MAX Sales Ratio :	498.20		
Avg. Assessed Value :	76,787	PRD :	205.13	MIN Sales Ratio :	09.21		

What IF

OCCUPANCY SERIES

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
01	1	28.75	28.75	28.75		100.00	28.75	28.75	N/A	8,000	2,300
03	8	65.42	144.80	47.95	155.21	301.98	21.15	498.20	21.15 to 498.20	115,438	55,356
04	1	92.13	92.13	92.13		100.00	92.13	92.13	N/A	290,000	267,165
05	1	98.33	98.33	98.33		100.00	98.33	98.33	N/A	140,000	137,660
06	1	31.92	31.92	31.92		100.00	31.92	31.92	N/A	444,000	141,720
08	1	09.21	09.21	09.21		100.00	09.21	09.21	N/A	71,000	6,540

COMMERCIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	3	Total	Increase	0%

What IF

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	54	Median :	96	COV :	71.90	95% Median C.I. :	74.48 to 110.76
Total Sales Price :	18,844,646	Wgt. Mean :	87	STD :	75.24	95% Wgt. Mean C.I. :	69.85 to 103.83
Total Adj. Sales Price :	17,587,165	Mean :	105	Avg. Abs. Dev :	42.59	95% Mean C.I. :	84.57 to 124.71
Total Assessed Value :	15,272,092						
Avg. Adj. Sales Price :	325,688	COD :	44.34	MAX Sales Ratio :	533.07		
Avg. Assessed Value :	282,817	PRD :	120.50	MIN Sales Ratio :	09.86		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2019 To 12/31/2019	4	120.63	133.64	116.66	15.87	114.56	110.76	182.53	N/A	438,675	511,752
01/01/2020 To 03/31/2020	6	112.22	106.99	119.23	23.96	89.73	63.47	144.35	63.47 to 144.35	355,000	423,284
04/01/2020 To 06/30/2020	3	126.07	118.42	123.24	10.72	96.09	94.31	134.88	N/A	250,333	308,512
07/01/2020 To 09/30/2020	4	109.51	103.47	107.12	11.80	96.59	75.90	118.98	N/A	158,750	170,054
10/01/2020 To 12/31/2020	4	163.47	162.09	110.75	37.49	146.36	48.20	273.21	N/A	71,125	78,770
01/01/2021 To 03/31/2021	3	90.84	85.63	93.15	08.49	91.93	71.46	94.58	N/A	1,124,765	1,047,669
04/01/2021 To 06/30/2021	2	93.56	93.56	91.50	27.96	102.25	67.40	119.72	N/A	222,500	203,598
07/01/2021 To 09/30/2021	4	98.04	99.21	92.77	21.07	106.94	59.60	141.17	N/A	440,967	409,095
10/01/2021 To 12/31/2021	6	60.89	75.68	41.34	67.52	183.07	24.12	166.78	24.12 to 166.78	446,467	184,582
01/01/2022 To 03/31/2022	10	89.11	128.40	77.97	78.84	164.68	09.86	533.07	55.90 to 142.51	197,150	153,713
04/01/2022 To 06/30/2022	2	52.76	52.76	53.79	57.11	98.09	22.63	82.88	N/A	290,000	156,005
07/01/2022 To 09/30/2022	6	60.33	61.98	50.99	23.75	121.55	34.15	102.03	34.15 to 102.03	203,083	103,557
<u>Study Yrs</u>											
10/01/2019 To 09/30/2020	17	118.21	114.45	117.49	17.26	97.41	63.47	182.53	94.31 to 134.88	310,041	364,263
10/01/2020 To 09/30/2021	13	97.51	114.55	93.76	41.62	122.17	48.20	273.21	67.40 to 153.39	451,359	423,205
10/01/2021 To 09/30/2022	24	69.23	92.31	55.48	69.85	166.38	09.86	533.07	50.20 to 102.03	268,700	149,082
<u>Calendar Yrs</u>											
01/01/2020 To 12/31/2020	17	118.98	121.14	117.37	28.92	103.21	48.20	273.21	75.90 to 144.35	223,559	262,385
01/01/2021 To 12/31/2021	15	90.84	86.33	76.18	33.31	113.32	24.12	166.78	59.60 to 110.64	550,798	419,605

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	54	Median :	96	COV :	71.90	95% Median C.I. :	74.48 to 110.76
Total Sales Price :	18,844,646	Wgt. Mean :	87	STD :	75.24	95% Wgt. Mean C.I. :	69.85 to 103.83
Total Adj. Sales Price :	17,587,165	Mean :	105	Avg. Abs. Dev :	42.59	95% Mean C.I. :	84.57 to 124.71
Total Assessed Value :	15,272,092						
Avg. Adj. Sales Price :	325,688	COD :	44.34	MAX Sales Ratio :	533.07		
Avg. Assessed Value :	282,817	PRD :	120.50	MIN Sales Ratio :	09.86		

What IF

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	30	99.92	101.38	97.65	26.95	103.82	50.20	166.78	82.88 to 119.72	362,866	354,343
2	11	102.03	99.16	74.07	30.82	133.87	24.12	182.53	62.04 to 142.51	438,609	324,881
3	13	65.51	116.77	56.92	124.90	205.15	09.86	533.07	30.76 to 173.55	144,346	82,162

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
02											
03	52	96.05	106.07	93.44	44.32	113.52	09.86	533.07	74.48 to 113.80	274,753	256,728
04	2	67.44	67.44	58.25	64.23	115.78	24.12	110.76	N/A	1,650,000	961,112

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	54	Median :	96	COV :	71.90	95% Median C.I. :	74.48 to 110.76
Total Sales Price :	18,844,646	Wgt. Mean :	87	STD :	75.24	95% Wgt. Mean C.I. :	69.85 to 103.83
Total Adj. Sales Price :	17,587,165	Mean :	105	Avg. Abs. Dev :	42.59	95% Mean C.I. :	84.57 to 124.71
Total Assessed Value :	15,272,092						
Avg. Adj. Sales Price :	325,688	COD :	44.34	MAX Sales Ratio :	533.07		
Avg. Assessed Value :	282,817	PRD :	120.50	MIN Sales Ratio :	09.86		

What IF

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Less Than 5,000	1	273.21	273.21	273.20		100.00	273.21	273.21	N/A	1,500	4,098
Less Than 15,000	4	223.38	252.65	214.83	67.37	117.60	30.76	533.07	N/A	4,875	10,473
Less Than 30,000	4	223.38	252.65	214.83	67.37	117.60	30.76	533.07	N/A	4,875	10,473
___ Ranges Excl. Low \$___											
Greater Than 4,999	53	94.58	101.45	86.82	42.32	116.85	09.86	533.07	73.35 to 110.76	331,805	288,075
Greater Than 15,000	50	94.45	92.79	86.69	32.61	107.04	09.86	182.53	73.35 to 110.64	351,353	304,604
Greater Than 30,000	50	94.45	92.79	86.69	32.61	107.04	09.86	182.53	73.35 to 110.64	351,353	304,604
___ Incremental Ranges___											
0 TO 4,999	1	273.21	273.21	273.20		100.00	273.21	273.21	N/A	1,500	4,098
5,000 TO 14,999	3	173.55	245.79	209.96	96.48	117.07	30.76	533.07	N/A	6,000	12,598
15,000 TO 29,999											
30,000 TO 59,999	3	102.33	109.13	109.86	06.84	99.34	102.03	123.04	N/A	36,167	39,733
60,000 TO 99,999	11	90.84	86.69	86.07	26.83	100.72	09.86	134.88	62.04 to 120.16	79,409	68,345
100,000 TO 149,999	10	112.10	111.76	112.60	33.40	99.25	48.20	182.53	50.20 to 166.78	122,800	138,275
150,000 TO 249,999	8	69.43	90.17	87.88	45.04	102.61	48.83	153.39	48.83 to 153.39	190,875	167,741
250,000 TO 499,999	11	72.94	79.20	78.42	39.55	100.99	22.63	144.35	34.15 to 118.21	333,964	261,903
500,000 TO 999,999	2	111.79	111.79	108.97	12.77	102.59	97.51	126.07	N/A	748,885	816,062
1,000,000 TO 1,999,999	3	110.76	102.07	104.19	14.67	97.97	73.35	122.10	N/A	1,181,667	1,231,195
2,000,000 TO 4,999,999	2	59.35	59.35	67.03	59.36	88.54	24.12	94.58	N/A	2,557,148	1,713,950
5,000,000 TO 9,999,999											
10,000,000 +											

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	54	Median :	96	COV :	71.90	95% Median C.I. :	74.48 to 110.76
Total Sales Price :	18,844,646	Wgt. Mean :	87	STD :	75.24	95% Wgt. Mean C.I. :	69.85 to 103.83
Total Adj. Sales Price :	17,587,165	Mean :	105	Avg. Abs. Dev :	42.59	95% Mean C.I. :	84.57 to 124.71
Total Assessed Value :	15,272,092						
Avg. Adj. Sales Price :	325,688	COD :	44.34	MAX Sales Ratio :	533.07		
Avg. Assessed Value :	282,817	PRD :	120.50	MIN Sales Ratio :	09.86		

What IF

OCCUPANCY SERIES

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
01	12	94.23	94.25	108.05	30.93	87.23	30.76	144.35	64.86 to 126.07	303,542	327,989
02	5	63.47	81.49	66.64	35.61	122.28	55.90	123.04	N/A	184,020	122,640
03	18	75.19	123.46	89.78	87.91	137.51	22.63	533.07	62.04 to 141.17	196,344	176,277
04	10	108.39	110.77	96.58	18.27	114.69	73.35	153.39	90.84 to 142.51	628,056	606,563
05	5	120.16	124.33	128.14	17.05	97.03	94.31	166.78	N/A	112,960	144,749
06	2	29.14	29.14	25.94	17.23	112.34	24.12	34.15	N/A	1,222,000	316,977
07	1	92.09	92.09	92.09		100.00	92.09	92.09	N/A	130,000	119,722
08	1	09.86	09.86	09.86		100.00	09.86	09.86	N/A	71,000	6,998

COMMERCIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
ALL		Total	Increase	7%

What IF

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	13	Median :	96	COV :	123.53	95% Median C.I. :	45.14 to 254.65
Total Sales Price :	1,876,500	Wgt. Mean :	84	STD :	211.66	95% Wgt. Mean C.I. :	47.47 to 119.57
Total Adj. Sales Price :	1,876,500	Mean :	171	Avg. Abs. Dev :	120.05	95% Mean C.I. :	43.42 to 299.26
Total Assessed Value :	1,567,219						
Avg. Adj. Sales Price :	144,346	COD :	124.90	MAX Sales Ratio :	782.17		
Avg. Assessed Value :	120,555	PRD :	205.15	MIN Sales Ratio :	14.46		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2019 To 12/31/2019											
01/01/2020 To 03/31/2020	1	109.28	109.28	109.29		99.99	109.28	109.28	N/A	74,000	80,871
04/01/2020 To 06/30/2020											
07/01/2020 To 09/30/2020	1	154.38	154.38	154.38		100.00	154.38	154.38	N/A	140,000	216,126
10/01/2020 To 12/31/2020	3	254.65	242.08	82.09	43.22	294.90	70.73	400.87	N/A	41,500	34,069
01/01/2021 To 03/31/2021											
04/01/2021 To 06/30/2021											
07/01/2021 To 09/30/2021	1	144.64	144.64	144.64		100.00	144.64	144.64	N/A	290,000	419,449
10/01/2021 To 12/31/2021	2	58.40	58.40	70.49	22.71	82.85	45.14	71.65	N/A	91,500	64,496
01/01/2022 To 03/31/2022	3	96.12	297.58	89.17	266.23	333.72	14.46	782.17	N/A	113,667	101,361
04/01/2022 To 06/30/2022	1	33.21	33.21	33.21		100.00	33.21	33.21	N/A	280,000	92,991
07/01/2022 To 09/30/2022	1	50.11	50.11	50.11		100.00	50.11	50.11	N/A	444,000	222,500
<u>Study Yrs</u>											
10/01/2019 To 09/30/2020	2	131.83	131.83	138.78	17.11	94.99	109.28	154.38	N/A	107,000	148,499
10/01/2020 To 09/30/2021	4	199.65	217.72	125.85	55.12	173.00	70.73	400.87	N/A	103,625	130,414
10/01/2021 To 09/30/2022	7	50.11	156.12	59.98	244.36	260.29	14.46	782.17	14.46 to 782.17	178,286	106,938
<u>Calendar Yrs</u>											
01/01/2020 To 12/31/2020	5	154.38	197.98	117.93	61.60	167.88	70.73	400.87	N/A	67,700	79,841
01/01/2021 To 12/31/2021	3	71.65	87.14	115.95	46.29	75.15	45.14	144.64	N/A	157,667	182,813

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	13	Median :	96	COV :	123.53	95% Median C.I. :	45.14 to 254.65
Total Sales Price :	1,876,500	Wgt. Mean :	84	STD :	211.66	95% Wgt. Mean C.I. :	47.47 to 119.57
Total Adj. Sales Price :	1,876,500	Mean :	171	Avg. Abs. Dev :	120.05	95% Mean C.I. :	43.42 to 299.26
Total Assessed Value :	1,567,219						
Avg. Adj. Sales Price :	144,346	COD :	124.90	MAX Sales Ratio :	782.17		
Avg. Assessed Value :	120,555	PRD :	205.15	MIN Sales Ratio :	14.46		

What IF

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
3	13	96.12	171.34	83.52	124.90	205.15	14.46	782.17	45.14 to 254.65	144,346	120,555

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
02											
03	13	96.12	171.34	83.52	124.90	205.15	14.46	782.17	45.14 to 254.65	144,346	120,555
04											

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	13	Median :	96	COV :	123.53	95% Median C.I. :	45.14 to 254.65
Total Sales Price :	1,876,500	Wgt. Mean :	84	STD :	211.66	95% Wgt. Mean C.I. :	47.47 to 119.57
Total Adj. Sales Price :	1,876,500	Mean :	171	Avg. Abs. Dev :	120.05	95% Mean C.I. :	43.42 to 299.26
Total Assessed Value :	1,567,219						
Avg. Adj. Sales Price :	144,346	COD :	124.90	MAX Sales Ratio :	782.17		
Avg. Assessed Value :	120,555	PRD :	205.15	MIN Sales Ratio :	14.46		

What IF

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Less Than 5,000	1	400.87	400.87	400.87		100.00	400.87	400.87	N/A	1,500	6,013
Less Than 15,000	4	327.76	370.71	315.21	67.37	117.61	45.14	782.17	N/A	4,875	15,367
Less Than 30,000	4	327.76	370.71	315.21	67.37	117.61	45.14	782.17	N/A	4,875	15,367
__ Ranges Excl. Low \$ __											
Greater Than 4,999	12	83.89	152.21	83.26	124.76	182.81	14.46	782.17	45.14 to 154.38	156,250	130,101
Greater Than 15,000	9	71.65	82.73	81.09	52.09	102.02	14.46	154.38	33.21 to 144.64	206,333	167,306
Greater Than 30,000	9	71.65	82.73	81.09	52.09	102.02	14.46	154.38	33.21 to 144.64	206,333	167,306
__ Incremental Ranges __											
0 TO 4,999	1	400.87	400.87	400.87		100.00	400.87	400.87	N/A	1,500	6,013
5,000 TO 14,999	3	254.65	360.65	308.07	96.48	117.07	45.14	782.17	N/A	6,000	18,484
15,000 TO 29,999											
30,000 TO 59,999											
60,000 TO 99,999	2	61.87	61.87	62.85	76.63	98.44	14.46	109.28	N/A	72,500	45,570
100,000 TO 149,999	2	112.56	112.56	116.12	37.16	96.93	70.73	154.38	N/A	129,000	149,794
150,000 TO 249,999	1	71.65	71.65	71.65		100.00	71.65	71.65	N/A	175,000	125,380
250,000 TO 499,999	4	73.12	81.02	77.38	53.83	104.70	33.21	144.64	N/A	319,750	247,412
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 +											

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	13	Median :	96	COV :	123.53	95% Median C.I. :	45.14 to 254.65
Total Sales Price :	1,876,500	Wgt. Mean :	84	STD :	211.66	95% Wgt. Mean C.I. :	47.47 to 119.57
Total Adj. Sales Price :	1,876,500	Mean :	171	Avg. Abs. Dev :	120.05	95% Mean C.I. :	43.42 to 299.26
Total Assessed Value :	1,567,219						
Avg. Adj. Sales Price :	144,346	COD :	124.90	MAX Sales Ratio :	782.17		
Avg. Assessed Value :	120,555	PRD :	205.15	MIN Sales Ratio :	14.46		

What IF

OCCUPANCY SERIES

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
01	1	45.14	45.14	45.14		100.00	45.14	45.14	N/A	8,000	3,611
03	8	102.70	227.34	75.29	155.22	301.95	33.21	782.17	33.21 to 782.17	115,438	86,908
04	1	144.64	144.64	144.64		100.00	144.64	144.64	N/A	290,000	419,449
05	1	154.38	154.38	154.38		100.00	154.38	154.38	N/A	140,000	216,126
06	1	50.11	50.11	50.11		100.00	50.11	50.11	N/A	444,000	222,500
08	1	14.46	14.46	14.46		100.00	14.46	14.46	N/A	71,000	10,268

COMMERCIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	3	Total	Increase	57%

What IF

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	54	Median :	96	COV :	97.30	95% Median C.I. :	77.46 to 110.48
Total Sales Price :	18,844,646	Wgt. Mean :	84	STD :	109.73	95% Wgt. Mean C.I. :	68.28 to 100.50
Total Adj. Sales Price :	17,587,165	Mean :	113	Avg. Abs. Dev :	48.89	95% Mean C.I. :	83.50 to 142.04
Total Assessed Value :	14,841,972						
Avg. Adj. Sales Price :	325,688	COD :	51.19	MAX Sales Ratio :	782.17		
Avg. Assessed Value :	274,851	PRD :	133.63	MIN Sales Ratio :	14.46		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2019 To 12/31/2019	4	112.74	124.90	109.03	15.88	114.56	103.52	170.59	N/A	438,675	478,273
01/01/2020 To 03/31/2020	6	111.70	106.60	112.81	16.58	94.50	59.31	134.90	59.31 to 134.90	355,000	400,486
04/01/2020 To 06/30/2020	3	117.83	110.68	115.18	10.73	96.09	88.14	126.06	N/A	250,333	288,329
07/01/2020 To 09/30/2020	4	108.78	110.72	112.47	20.29	98.44	70.93	154.38	N/A	158,750	178,545
10/01/2020 To 12/31/2020	4	199.01	217.40	116.55	55.45	186.53	70.73	400.87	N/A	71,125	82,894
01/01/2021 To 03/31/2021	3	84.90	80.03	87.05	08.49	91.94	66.78	88.40	N/A	1,124,765	979,129
04/01/2021 To 06/30/2021	2	87.45	87.45	85.52	27.96	102.26	63.00	111.89	N/A	222,500	190,278
07/01/2021 To 09/30/2021	4	111.54	105.85	95.34	29.08	111.02	55.70	144.64	N/A	440,967	420,403
10/01/2021 To 12/31/2021	6	69.91	77.80	40.39	46.50	192.62	22.54	155.87	22.54 to 155.87	446,467	180,312
01/01/2022 To 03/31/2022	10	91.10	152.41	78.47	101.04	194.23	14.46	782.17	52.24 to 133.19	197,150	154,697
04/01/2022 To 06/30/2022	2	55.34	55.34	56.10	39.99	98.65	33.21	77.46	N/A	290,000	162,680
07/01/2022 To 09/30/2022	6	56.38	60.96	54.29	18.38	112.29	46.91	95.36	46.91 to 95.36	203,083	110,245
<u>Study Yrs</u>											
10/01/2019 To 09/30/2020	17	111.19	112.59	111.85	16.69	100.66	59.31	170.59	95.63 to 126.34	310,041	346,775
10/01/2020 To 09/30/2021	13	91.13	131.38	90.86	63.97	144.60	55.70	400.87	66.78 to 144.64	451,359	410,087
10/01/2021 To 09/30/2022	24	70.10	102.81	56.07	78.33	183.36	14.46	782.17	52.24 to 96.12	268,700	150,653
<u>Calendar Yrs</u>											
01/01/2020 To 12/31/2020	17	114.11	134.36	113.50	38.50	118.38	59.31	400.87	88.14 to 143.36	223,559	253,745
01/01/2021 To 12/31/2021	15	84.90	87.01	73.61	34.10	118.20	22.54	155.87	63.00 to 111.89	550,798	405,428

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	54	Median :	96	COV :	97.30	95% Median C.I. :	77.46 to 110.48
Total Sales Price :	18,844,646	Wgt. Mean :	84	STD :	109.73	95% Wgt. Mean C.I. :	68.28 to 100.50
Total Adj. Sales Price :	17,587,165	Mean :	113	Avg. Abs. Dev :	48.89	95% Mean C.I. :	83.50 to 142.04
Total Assessed Value :	14,841,972						
Avg. Adj. Sales Price :	325,688	COD :	51.19	MAX Sales Ratio :	782.17		
Avg. Assessed Value :	274,851	PRD :	133.63	MIN Sales Ratio :	14.46		

What IF

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	30	93.38	94.75	91.26	26.95	103.82	46.91	155.87	77.46 to 111.89	362,866	331,162
2	11	95.36	92.67	69.22	30.82	133.88	22.54	170.59	57.98 to 133.19	438,609	303,627
3	13	96.12	171.34	83.52	124.90	205.15	14.46	782.17	45.14 to 254.65	144,346	120,555

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
02											
03	52	95.50	114.68	91.31	51.53	125.59	14.46	782.17	77.46 to 111.19	274,753	250,875
04	2	63.03	63.03	54.44	64.24	115.78	22.54	103.52	N/A	1,650,000	898,235

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	54	Median :	96	COV :	97.30	95% Median C.I. :	77.46 to 110.48
Total Sales Price :	18,844,646	Wgt. Mean :	84	STD :	109.73	95% Wgt. Mean C.I. :	68.28 to 100.50
Total Adj. Sales Price :	17,587,165	Mean :	113	Avg. Abs. Dev :	48.89	95% Mean C.I. :	83.50 to 142.04
Total Assessed Value :	14,841,972						
Avg. Adj. Sales Price :	325,688	COD :	51.19	MAX Sales Ratio :	782.17		
Avg. Assessed Value :	274,851	PRD :	133.63	MIN Sales Ratio :	14.46		

What IF

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Less Than 5,000	1	400.87	400.87	400.87		100.00	400.87	400.87	N/A	1,500	6,013
Less Than 15,000	4	327.76	370.71	315.21	67.37	117.61	45.14	782.17	N/A	4,875	15,367
Less Than 30,000	4	327.76	370.71	315.21	67.37	117.61	45.14	782.17	N/A	4,875	15,367
<u>__ Ranges Excl. Low \$__</u>											
Greater Than 4,999	53	95.36	107.33	84.36	46.18	127.23	14.46	782.17	71.65 to 110.48	331,805	279,924
Greater Than 15,000	50	93.25	92.13	84.13	30.84	109.51	14.46	170.59	71.65 to 109.28	351,353	295,610
Greater Than 30,000	50	93.25	92.13	84.13	30.84	109.51	14.46	170.59	71.65 to 109.28	351,353	295,610
<u>__ Incremental Ranges__</u>											
0 TO 4,999	1	400.87	400.87	400.87		100.00	400.87	400.87	N/A	1,500	6,013
5,000 TO 14,999	3	254.65	360.65	308.07	96.48	117.07	45.14	782.17	N/A	6,000	18,484
15,000 TO 29,999											
30,000 TO 59,999	3	95.63	102.00	102.67	06.85	99.35	95.36	115.00	N/A	36,167	37,133
60,000 TO 99,999	11	88.14	85.11	84.22	25.90	101.06	14.46	126.06	57.98 to 112.30	79,409	66,882
100,000 TO 149,999	10	118.77	112.62	114.09	29.85	98.71	46.91	170.59	70.73 to 155.87	122,800	140,106
150,000 TO 249,999	8	69.22	87.52	85.11	39.28	102.83	52.24	143.36	52.24 to 143.36	190,875	162,457
250,000 TO 499,999	11	77.46	84.72	83.07	38.79	101.99	33.21	144.64	50.11 to 134.90	333,964	277,432
500,000 TO 999,999	2	104.48	104.48	101.84	12.78	102.59	91.13	117.83	N/A	748,885	762,675
1,000,000 TO 1,999,999	3	103.52	95.39	97.38	14.67	97.96	68.55	114.11	N/A	1,181,667	1,150,649
2,000,000 TO 4,999,999	2	55.47	55.47	62.64	59.37	88.55	22.54	88.40	N/A	2,557,148	1,601,822
5,000,000 TO 9,999,999											
10,000,000 +											

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	54	Median :	96	COV :	97.30	95% Median C.I. :	77.46 to 110.48
Total Sales Price :	18,844,646	Wgt. Mean :	84	STD :	109.73	95% Wgt. Mean C.I. :	68.28 to 100.50
Total Adj. Sales Price :	17,587,165	Mean :	113	Avg. Abs. Dev :	48.89	95% Mean C.I. :	83.50 to 142.04
Total Assessed Value :	14,841,972						
Avg. Adj. Sales Price :	325,688	COD :	51.19	MAX Sales Ratio :	782.17		
Avg. Assessed Value :	274,851	PRD :	133.63	MIN Sales Ratio :	14.46		

What IF

OCCUPANCY SERIES

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
01	12	88.06	89.45	101.02	29.38	88.55	45.14	134.90	60.62 to 117.83	303,542	306,641
02	5	59.31	76.16	62.28	35.61	122.29	52.24	115.00	N/A	184,020	114,616
03	18	95.74	152.07	91.05	91.32	167.02	33.21	782.17	68.17 to 131.94	196,344	178,768
04	10	110.84	108.77	92.68	18.12	117.36	68.55	144.64	84.90 to 143.36	628,056	582,109
05	5	126.34	127.41	133.65	17.38	95.33	88.14	155.87	N/A	112,960	150,973
06	2	36.33	36.33	27.55	37.96	131.87	22.54	50.11	N/A	1,222,000	336,630
07	1	86.07	86.07	86.07		100.00	86.07	86.07	N/A	130,000	111,890
08	1	14.46	14.46	14.46		100.00	14.46	14.46	N/A	71,000	10,268

COMMERCIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	3	Total	Increase	57%

What IF

66 Otoe
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 : 75
Total Sales Price : 53,236,792
Total Adj. Sales Price : 53,236,792
Total Assessed Value : 37,814,920
Avg. Adj. Sales Price : 709,824
Avg. Assessed Value : 504,199

MEDIAN : 73
WGT. MEAN : 71
MEAN : 74
COD : 14.73
PRD : 104.08

COV : 20.70
STD : 15.30
Avg. Abs. Dev : 10.71
MAX Sales Ratio : 134.02
MIN Sales Ratio : 39.93

95% Median C.I. : 69.38 to 74.96
95% Wgt. Mean C.I. : 67.63 to 74.43
95% Mean C.I. : 70.47 to 77.39

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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	10	83.19	85.56	84.66	12.67	101.06	70.01	134.02	71.84 to 88.44	477,152	403,952	
01-JAN-20 To 31-MAR-20	5	75.04	80.78	81.18	13.69	99.51	66.83	106.32	N/A	619,828	503,207	
01-APR-20 To 30-JUN-20	5	74.96	79.25	78.67	07.67	100.74	72.59	96.00	N/A	636,515	500,755	
01-JUL-20 To 30-SEP-20	5	82.04	80.20	79.12	07.87	101.37	69.31	88.36	N/A	687,391	543,873	
01-OCT-20 To 31-DEC-20	8	79.30	78.22	76.86	10.09	101.77	64.95	100.60	64.95 to 100.60	599,336	460,636	
01-JAN-21 To 31-MAR-21	7	74.91	79.11	73.98	15.78	106.93	53.97	111.87	53.97 to 111.87	677,986	501,561	
01-APR-21 To 30-JUN-21	9	70.86	72.56	71.84	06.44	101.00	66.50	84.78	66.92 to 80.66	747,240	536,828	
01-JUL-21 To 30-SEP-21	1	59.84	59.84	59.84	00.00	100.00	59.84	59.84	N/A	1,750,000	1,047,167	
01-OCT-21 To 31-DEC-21	9	63.06	64.28	63.63	12.53	101.02	49.25	75.53	53.01 to 75.44	1,101,800	701,074	
01-JAN-22 To 31-MAR-22	12	62.67	62.44	60.46	12.85	103.27	39.93	74.52	56.22 to 71.95	672,051	406,304	
01-APR-22 To 30-JUN-22	3	58.56	71.79	67.58	36.36	106.23	46.46	110.34	N/A	735,460	497,006	
01-JUL-22 To 30-SEP-22	1	52.47	52.47	52.47	00.00	100.00	52.47	52.47	N/A	543,660	285,257	
<u>Study Yrs</u>												
01-OCT-19 To 30-SEP-20	25	79.29	82.27	81.29	11.79	101.21	66.83	134.02	73.66 to 85.75	579,608	471,148	
01-OCT-20 To 30-SEP-21	25	73.09	75.70	72.57	12.03	104.31	53.97	111.87	68.79 to 80.66	720,630	522,986	
01-OCT-21 To 30-SEP-22	25	60.68	63.83	62.52	16.10	102.10	39.93	110.34	58.46 to 71.86	829,234	518,463	
<u>Calendar Yrs</u>												
01-JAN-20 To 31-DEC-20	23	78.76	79.43	78.72	10.34	100.90	64.95	106.32	72.59 to 83.08	631,015	496,707	
01-JAN-21 To 31-DEC-21	26	70.12	70.97	67.85	12.71	104.60	49.25	111.87	66.50 to 74.91	889,895	603,816	
<u>ALL</u>	75	72.72	73.93	71.03	14.73	104.08	39.93	134.02	69.38 to 74.96	709,824	504,199	

AREA (MARKET)											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	65	72.72	73.62	70.51	14.58	104.41	39.93	134.02	70.01 to 74.91	719,932	507,650	
2	10	72.25	75.94	74.79	15.82	101.54	58.46	100.60	59.80 to 88.44	644,120	481,765	
<u>ALL</u>	75	72.72	73.93	71.03	14.73	104.08	39.93	134.02	69.38 to 74.96	709,824	504,199	

66 Otoe
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 : 75
 Total Sales Price : 53,236,792
 Total Adj. Sales Price : 53,236,792
 Total Assessed Value : 37,814,920
 Avg. Adj. Sales Price : 709,824
 Avg. Assessed Value : 504,199

MEDIAN : 73
 WGT. MEAN : 71
 MEAN : 74
 COD : 14.73
 PRD : 104.08

COV : 20.70
 STD : 15.30
 Avg. Abs. Dev : 10.71
 MAX Sales Ratio : 134.02
 MIN Sales Ratio : 39.93

95% Median C.I. : 69.38 to 74.96
 95% Wgt. Mean C.I. : 67.63 to 74.43
 95% Mean C.I. : 70.47 to 77.39

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Dry_____											
County	13	74.52	75.67	72.66	09.94	104.14	52.71	111.87	68.35 to 79.84	708,675	514,957
1	13	74.52	75.67	72.66	09.94	104.14	52.71	111.87	68.35 to 79.84	708,675	514,957
_____Grass_____											
County	1	74.91	74.91	74.91	00.00	100.00	74.91	74.91	N/A	335,944	251,651
1	1	74.91	74.91	74.91	00.00	100.00	74.91	74.91	N/A	335,944	251,651
_____ALL_____	75	72.72	73.93	71.03	14.73	104.08	39.93	134.02	69.38 to 74.96	709,824	504,199

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
_____Dry_____											
County	43	73.09	74.84	70.50	15.73	106.16	46.46	134.02	68.79 to 79.02	754,494	531,907
1	38	73.38	74.69	70.05	16.15	106.62	46.46	134.02	68.35 to 79.02	760,448	532,705
2	5	68.96	75.97	74.14	11.70	102.47	66.50	88.44	N/A	709,240	525,844
_____Grass_____											
County	2	87.76	87.76	90.92	14.64	96.52	74.91	100.60	N/A	445,472	405,001
1	1	74.91	74.91	74.91	00.00	100.00	74.91	74.91	N/A	335,944	251,651
2	1	100.60	100.60	100.60	00.00	100.00	100.60	100.60	N/A	555,000	558,351
_____ALL_____	75	72.72	73.93	71.03	14.73	104.08	39.93	134.02	69.38 to 74.96	709,824	504,199

Otoe County 2023 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Otoe	1	5,500	n/a	5,400	5,400	4,900	4,900	4,200	4,200	5,171
Cass	2	6,275	n/a	5,545	5,510	4,880	4,850	4,250	4,215	5,388
Cass	1	6,275	n/a	5,545	5,510	n/a	n/a	4,250	4,215	4,890
Nemaha	1	6,800	n/a	6,200	6,200	n/a	4,750	3,850	3,850	5,860
Johnson	1	6,550	n/a	5,800	5,100	3,600	3,600	3,300	2,820	4,994
Lancaster	1	6,975	6,196	5,798	5,413	5,005	4,801	4,584	4,390	5,321
Otoe	2	4,700	n/a	4,300	4,200	n/a	4,000	3,800	3,800	4,145
Johnson	1	6,550	n/a	5,800	5,100	3,600	3,600	3,300	2,820	4,994
Gage	1	5,430	n/a	5,175	5,175	4,480	n/a	4,060	4,060	4,869
Lancaster	1	6,975	6,196	5,798	5,413	5,005	4,801	4,584	4,390	5,321

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Otoe	1	4,700	4,700	4,367	4,250	4,116	4,100	3,500	3,200	4,218
Cass	2	5,465	5,304	4,845	4,783	4,437	4,474	4,170	3,926	4,794
Cass	1	5,465	5,305	5,149	4,785	4,598	4,475	4,170	3,930	4,804
Nemaha	1	5,400	5,400	4,495	3,848	3,853	4,123	2,800	2,600	4,272
Johnson	1	4,450	4,000	3,650	3,300	2,900	2,900	2,700	2,400	3,223
Lancaster	1	5,403	4,902	4,530	4,217	4,024	3,542	3,320	3,231	4,090
Otoe	2	4,300	4,099	3,911	3,840	3,600	3,380	3,020	2,900	3,658
Johnson	1	4,450	4,000	3,650	3,300	2,900	2,900	2,700	2,400	3,223
Gage	1	4,340	4,340	4,165	4,035	3,300	n/a	2,740	2,740	3,548
Lancaster	1	5,403	4,902	4,530	4,217	4,024	3,542	3,320	3,231	4,090

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Otoe	1	2,200	2,200	2,000	2,000	1,800	1,800	1,750	1,600	2,180
Cass	2	1,649	1,650	1,650	n/a	1,650	n/a	1,650	1,650	1,649
Cass	1	1,650	1,650	1,634	n/a	1,650	n/a	1,650	1,650	1,650
Nemaha	1	2,000	2,000	1,600	n/a	1,400	1,400	n/a	1,400	1,914
Johnson	1	2,100	2,020	1,900	n/a	1,900	n/a	1,891	1,900	2,052
Lancaster	1	2,147	2,222	2,219	n/a	2,203	2,187	2,219	2,161	2,179
Otoe	2	2,200	2,200	2,000	n/a	n/a	n/a	1,750	1,600	2,179
Johnson	1	2,100	2,020	1,900	n/a	1,900	n/a	1,891	1,900	2,052
Gage	1	1,915	1,915	1,915	1,915	1,915	1,915	n/a	1,915	1,915
Lancaster	1	2,147	2,222	2,219	n/a	2,203	2,187	2,219	2,161	2,179

County	Mkt Area	CRP	TIMBER	WASTE
Otoe	1	2,988	1,141	200
Cass	2	#N/A	#N/A	665
Cass	1	n/a	n/a	1,081
Nemaha	1	2,671	900	99
Johnson	1	2,435	1,100	130
Lancaster	1	3,032	n/a	956
Otoe	2	2,794	1,181	200
Johnson	1	2,435	1,100	130
Gage	1	3,031	1,000	200
Lancaster	1	3,032	n/a	956

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 :	10	Median :	48	COV :	18.01	95% Median C.I. :	42.77 to 63.56
Total Sales Price :	5,921,384	Wgt. Mean :	50	STD :	09.07	95% Wgt. Mean C.I. :	22.48 to 76.97
Total Adj. Sales Price :	5,921,384	Mean :	50	Avg.Abs.Dev :	06.46	95% Mean C.I. :	43.88 to 56.86
Total Assessed Value :	2,944,276						
Avg. Adj. Sales Price :	592,138	COD :	13.51	MAX Sales Ratio :	68.75		
Avg. Assessed Value :	294,428	PRD :	101.31	MIN Sales Ratio :	41.41		

Printed : 04/04/2023

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	2	47.66	47.66	45.87	10.26	103.90	42.77	52.54	N/A	451,915	207,287
01/01/2020 To 03/31/2020											
04/01/2020 To 06/30/2020											
07/01/2020 To 09/30/2020											
10/01/2020 To 12/31/2020	1	63.56	63.56	63.56		100.00	63.56	63.56	N/A	555,000	352,776
01/01/2021 To 03/31/2021	2	47.85	47.85	48.35	03.87	98.97	46.00	49.69	N/A	462,952	223,860
04/01/2021 To 06/30/2021	2	45.51	45.51	44.52	09.01	102.22	41.41	49.60	N/A	513,725	228,689
07/01/2021 To 09/30/2021											
10/01/2021 To 12/31/2021	1	45.37	45.37	45.37		100.00	45.37	45.37	N/A	1,472,000	667,890
01/01/2022 To 03/31/2022	1	43.98	43.98	43.98		100.00	43.98	43.98	N/A	440,500	193,722
04/01/2022 To 06/30/2022	1	68.75	68.75	68.75		100.00	68.75	68.75	N/A	596,700	410,217
07/01/2022 To 09/30/2022											
<u>Study Yrs</u>											
10/01/2019 To 09/30/2020	2	47.66	47.66	45.87	10.26	103.90	42.77	52.54	N/A	451,915	207,287
10/01/2020 To 09/30/2021	5	49.60	50.05	50.15	10.42	99.80	41.41	63.56	N/A	501,671	251,575
10/01/2021 To 09/30/2022	3	45.37	52.70	50.69	18.21	103.97	43.98	68.75	N/A	836,400	423,943
<u>Calendar Yrs</u>											
01/01/2020 To 12/31/2020	1	63.56	63.56	63.56		100.00	63.56	63.56	N/A	555,000	352,776
01/01/2021 To 12/31/2021	5	46.00	46.41	45.92	05.43	101.07	41.41	49.69	N/A	685,071	314,597
<u>ALL</u>											
10/01/2019 To 09/30/2022	10	47.80	50.37	49.72	13.51	101.31	41.41	68.75	42.77 to 63.56	592,138	294,428

AGRICULTURAL - BASE STAT

Type : Qualified

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

Number of Sales :	10	Median :	48	COV :	18.01	95% Median C.I. :	42.77 to 63.56
Total Sales Price :	5,921,384	Wgt. Mean :	50	STD :	09.07	95% Wgt. Mean C.I. :	22.48 to 76.97
Total Adj. Sales Price :	5,921,384	Mean :	50	Avg.Abs.Dev :	06.46	95% Mean C.I. :	43.88 to 56.86
Total Assessed Value :	2,944,276						
Avg. Adj. Sales Price :	592,138	COD :	13.51	MAX Sales Ratio :	68.75		
Avg. Assessed Value :	294,428	PRD :	101.31	MIN Sales Ratio :	41.41		

Printed : 04/04/2023

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1	8	47.80	49.84	49.22	11.11	101.26	42.77	68.75	42.77 to 68.75	591,023	290,900
2	2	52.49	52.49	51.72	21.11	101.49	41.41	63.56	N/A	596,600	308,538
<u>ALL</u>											
10/01/2019 To 09/30/2022	10	47.80	50.37	49.72	13.51	101.31	41.41	68.75	42.77 to 63.56	592,138	294,428

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
130056											
130097											
340034											
490033											
490050											
550145											
550160											
640023											
660027											
660111											
660501	10	47.80	50.37	49.72	13.51	101.31	41.41	68.75	42.77 to 63.56	592,138	294,428
<u>ALL</u>											
10/01/2019 To 09/30/2022	10	47.80	50.37	49.72	13.51	101.31	41.41	68.75	42.77 to 63.56	592,138	294,428

AGRICULTURAL - BASE STAT

Type : Qualified

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

Number of Sales :	10	Median :	48	COV :	18.01	95% Median C.I. :	42.77 to 63.56
Total Sales Price :	5,921,384	Wgt. Mean :	50	STD :	09.07	95% Wgt. Mean C.I. :	22.48 to 76.97
Total Adj. Sales Price :	5,921,384	Mean :	50	Avg.Abs.Dev :	06.46	95% Mean C.I. :	43.88 to 56.86
Total Assessed Value :	2,944,276						
Avg. Adj. Sales Price :	592,138	COD :	13.51	MAX Sales Ratio :	68.75		
Avg. Assessed Value :	294,428	PRD :	101.31	MIN Sales Ratio :	41.41		

Printed : 04/04/2023

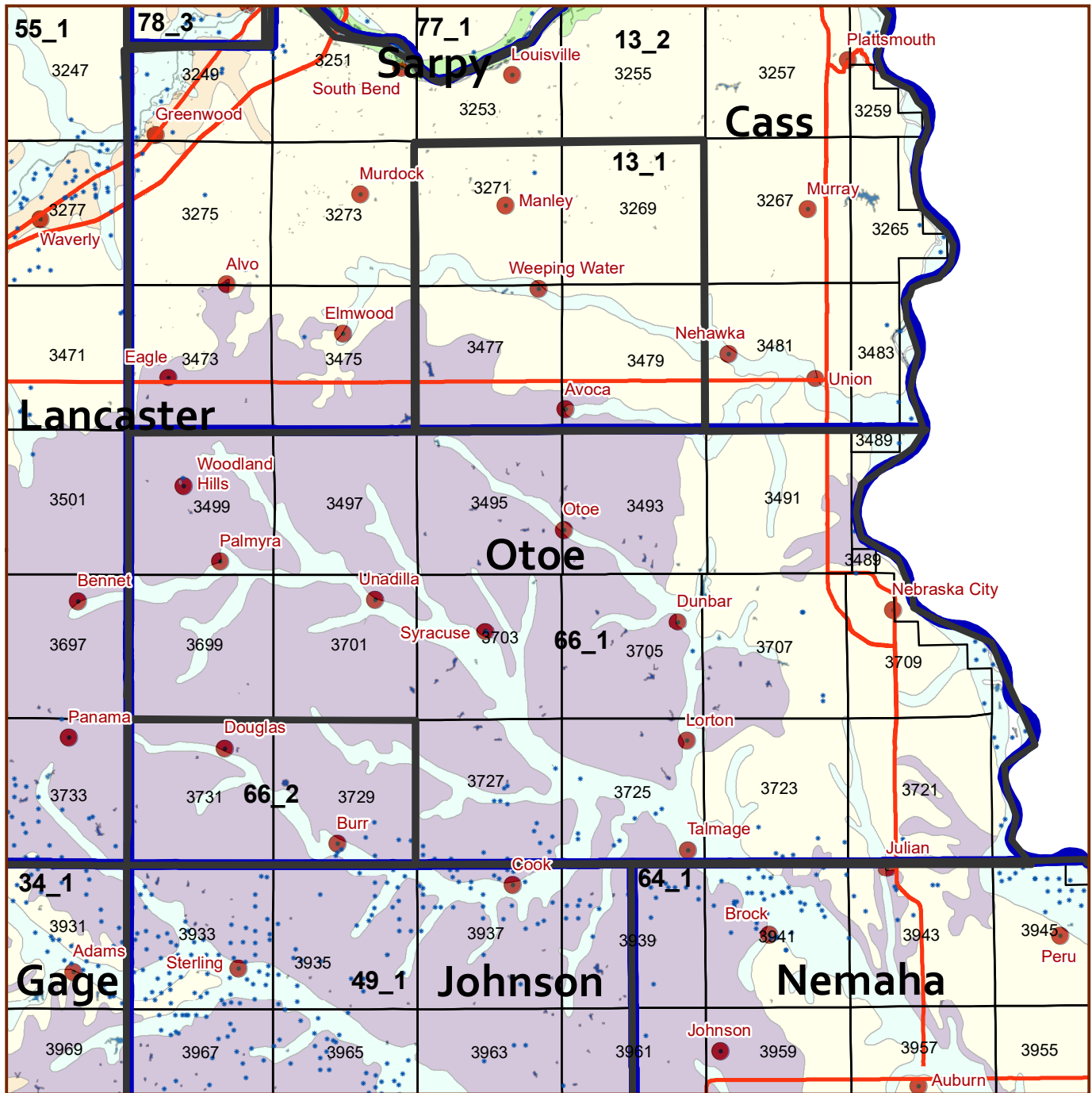
95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u> Dry </u>											
County	1	43.98	43.98	43.98		100.00	43.98	43.98	N/A	440,500	193,722
1	1	43.98	43.98	43.98		100.00	43.98	43.98	N/A	440,500	193,722
<u> Grass </u>											
County	1	46.00	46.00	46.00		100.00	46.00	46.00	N/A	335,944	154,539
1	1	46.00	46.00	46.00		100.00	46.00	46.00	N/A	335,944	154,539
<u> ALL </u>											
10/01/2019 To 09/30/2022	10	47.80	50.37	49.72	13.51	101.31	41.41	68.75	42.77 to 63.56	592,138	294,428

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> Dry </u>											
County	3	43.98	45.98	44.58	08.44	103.14	41.41	52.54	N/A	455,177	202,907
1	2	48.26	48.26	47.35	08.87	101.92	43.98	52.54	N/A	363,665	172,211
2	1	41.41	41.41	41.41		100.00	41.41	41.41	N/A	638,200	264,299
<u> Grass </u>											
County	2	54.78	54.78	56.94	16.03	96.21	46.00	63.56	N/A	445,472	253,658
1	1	46.00	46.00	46.00		100.00	46.00	46.00	N/A	335,944	154,539
2	1	63.56	63.56	63.56		100.00	63.56	63.56	N/A	555,000	352,776
<u> ALL </u>											
10/01/2019 To 09/30/2022	10	47.80	50.37	49.72	13.51	101.31	41.41	68.75	42.77 to 63.56	592,138	294,428

OTOE COUNTY



Legend

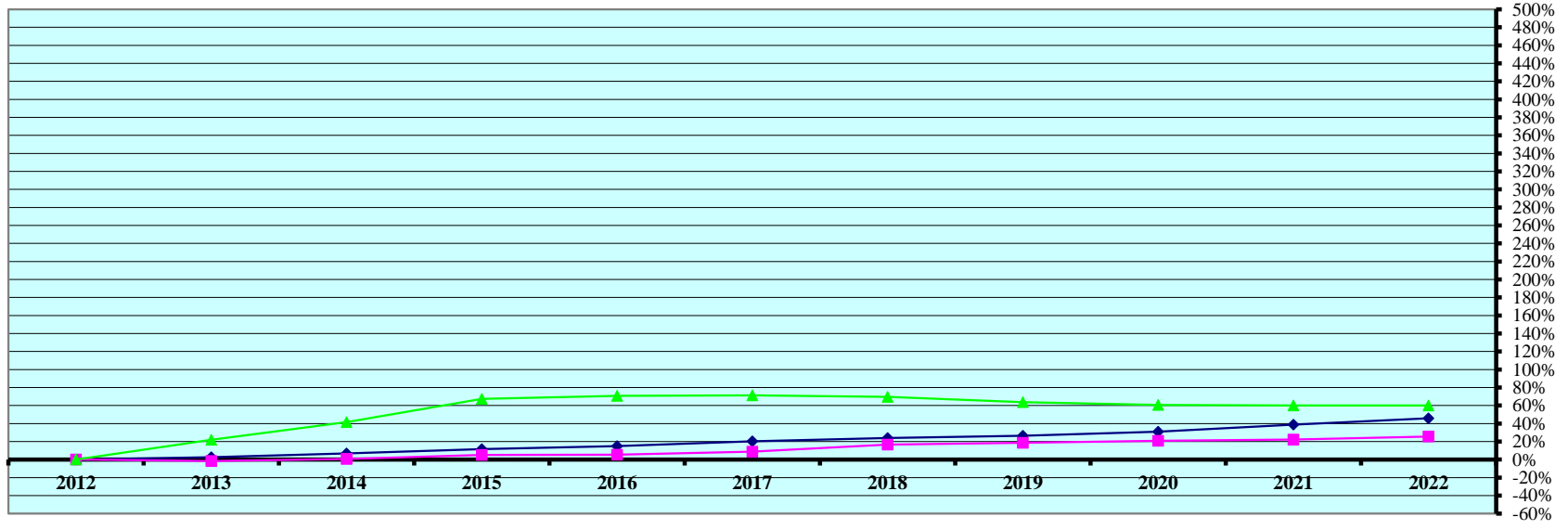
- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

**Soils
CLASS**

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

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

ResRec
Comm&Indust
Total Agland



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	585,226,070	-	-	-	136,485,510	-	-	-	750,598,380	-	-	-
2013	601,238,750	16,012,680	2.74%	2.74%	134,220,410	-2,265,100	-1.66%	-1.66%	915,454,130	164,855,750	21.96%	21.96%
2014	625,422,100	24,183,350	4.02%	6.87%	137,485,370	3,264,960	2.43%	0.73%	1,062,773,670	147,319,540	16.09%	41.59%
2015	653,058,490	27,636,390	4.42%	11.59%	143,604,450	6,119,080	4.45%	5.22%	1,256,477,910	193,704,240	18.23%	67.40%
2016	673,133,660	20,075,170	3.07%	15.02%	143,902,470	298,020	0.21%	5.43%	1,280,712,770	24,234,860	1.93%	70.63%
2017	703,163,840	30,030,180	4.46%	20.15%	148,596,750	4,694,280	3.26%	8.87%	1,285,775,870	5,063,100	0.40%	71.30%
2018	724,551,010	21,387,170	3.04%	23.81%	159,371,480	10,774,730	7.25%	16.77%	1,273,241,360	-12,534,510	-0.97%	69.63%
2019	740,536,950	15,985,940	2.21%	26.54%	161,834,030	2,462,550	1.55%	18.57%	1,228,441,640	-44,799,720	-3.52%	63.66%
2020	767,030,620	26,493,670	3.58%	31.07%	165,059,990	3,225,960	1.99%	20.94%	1,205,735,090	-22,706,550	-1.85%	60.64%
2021	812,341,090	45,310,470	5.91%	38.81%	166,690,870	1,630,880	0.99%	22.13%	1,202,585,170	-3,149,920	-0.26%	60.22%
2022	853,580,715	41,239,625	5.08%	45.85%	171,325,692	4,634,822	2.78%	25.53%	1,201,077,329	-1,507,841	-0.13%	60.02%

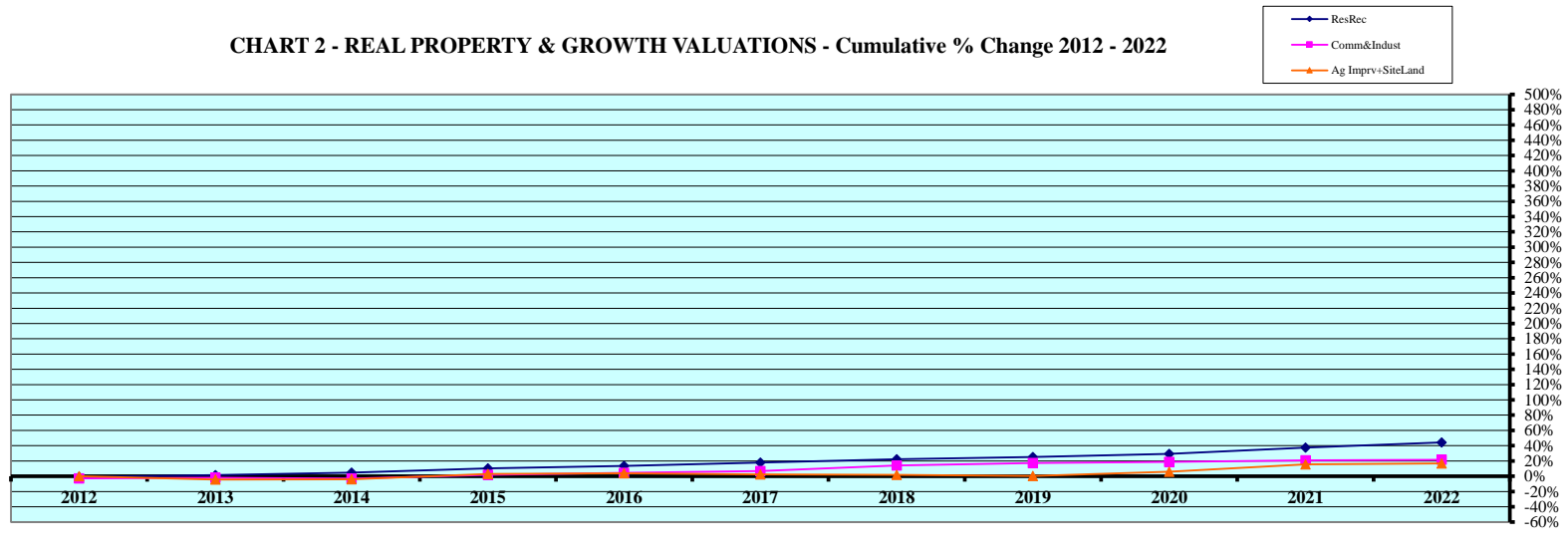
Rate Annual %chg: Residential & Recreational **3.85%** Commercial & Industrial **2.30%** Agricultural Land **4.81%**

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

CHART 1

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

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative % Change 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	585,226,070	5,023,210	0.86%	580,202,860	-	-0.86%	136,485,510	4,068,490	2.98%	132,417,020	-	-2.98%
2013	601,238,750	7,594,800	1.26%	593,643,950	1.44%	1.44%	134,220,410	483,790	0.36%	133,736,620	-2.01%	-2.01%
2014	625,422,100	12,211,000	1.95%	613,211,100	1.99%	4.78%	137,485,370	5,163,570	3.76%	132,321,800	-1.41%	-3.05%
2015	653,058,490	7,873,855	1.21%	645,184,635	3.16%	10.25%	143,604,450	4,646,730	3.24%	138,957,720	1.07%	1.81%
2016	673,133,660	9,119,800	1.35%	664,013,860	1.68%	13.46%	143,902,470	1,200,070	0.83%	142,702,400	-0.63%	4.55%
2017	703,163,840	13,759,110	1.96%	689,404,730	2.42%	17.80%	148,596,750	2,710,220	1.82%	145,886,530	1.38%	6.89%
2018	724,551,010	8,454,590	1.17%	716,096,420	1.84%	22.36%	159,371,480	3,465,010	2.17%	155,906,470	4.92%	14.23%
2019	740,536,950	7,538,040	1.02%	732,998,910	1.17%	25.25%	161,834,030	1,579,410	0.98%	160,254,620	0.55%	17.42%
2020	767,030,620	9,805,785	1.28%	757,224,835	2.25%	29.39%	165,059,990	2,794,530	1.69%	162,265,460	0.27%	18.89%
2021	812,341,090	7,288,505	0.90%	805,052,585	4.96%	37.56%	166,690,870	1,975,030	1.18%	164,715,840	-0.21%	20.68%
2022	853,580,715	9,028,926	1.06%	844,551,789	3.97%	44.31%	171,325,692	5,427,761	3.17%	165,897,931	-0.48%	21.55%
Rate Ann%chg	3.85%					2.49%	2.30%					0.34%

Tax Year	Ag Improvements & Site Land ⁽¹⁾							
	Agric. Dwelling & Homesite Value	Ag Outblgd & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2012	60,894,550	25,022,350	85,916,900	2,664,470	3.10%	83,252,430	-	-
2013	58,879,680	24,483,240	83,362,920	1,210,095	1.45%	82,152,825	-4.38%	-4.38%
2014	59,433,190	27,202,780	86,635,970	4,263,550	4.92%	82,372,420	-1.19%	-4.13%
2015	61,103,340	28,151,160	89,254,500	728,090	0.82%	88,526,410	2.18%	3.04%
2016	62,381,900	28,438,800	90,820,700	1,492,090	1.64%	89,328,610	0.08%	3.97%
2017	61,716,410	32,807,670	94,524,080	6,589,430	6.97%	87,934,650	-3.18%	2.35%
2018	62,361,010	27,626,160	89,987,170	2,390,010	2.66%	87,597,160	-7.33%	1.96%
2019	61,183,370	26,247,740	87,431,110	1,233,360	1.41%	86,197,750	-4.21%	0.33%
2020	63,046,880	29,283,570	92,330,450	1,413,555	1.53%	90,916,895	3.99%	5.82%
2021	71,565,240	29,211,160	100,776,400	1,597,260	1.58%	99,179,140	7.42%	15.44%
2022	73,468,535	29,929,856	103,398,391	3,067,109	2.97%	100,331,282	-0.44%	16.78%
Rate Ann%chg	1.89%	1.81%	1.87%	Ag Imprv+Site w/o growth			-0.71%	

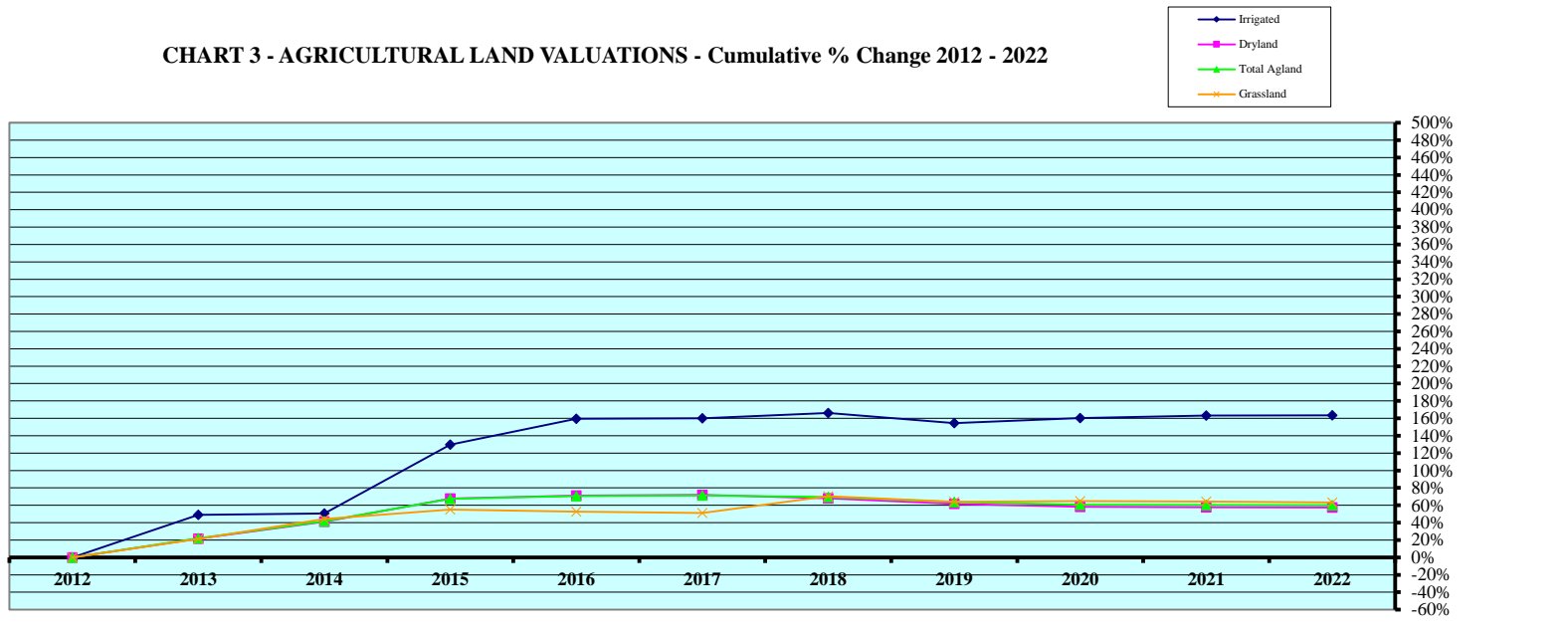
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 66
County OTOE

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	11,829,700	-	-	-	665,489,280	-	-	-	72,919,220	-	-	-
2013	17,629,320	5,799,620	49.03%	49.03%	809,112,860	143,623,580	21.58%	21.58%	88,422,400	15,503,180	21.26%	21.26%
2014	17,805,250	175,930	1.00%	50.51%	939,433,210	130,320,350	16.11%	41.16%	105,261,260	16,838,860	19.04%	44.35%
2015	27,163,020	9,357,770	52.56%	129.62%	1,116,038,670	176,605,460	18.80%	67.70%	113,022,770	7,761,510	7.37%	55.00%
2016	30,684,370	3,521,350	12.96%	159.38%	1,138,488,900	22,450,230	2.01%	71.08%	111,308,500	-1,714,270	-1.52%	52.65%
2017	30,759,600	75,230	0.25%	160.02%	1,144,612,360	6,123,460	0.54%	72.00%	110,199,500	-1,109,000	-1.00%	51.13%
2018	31,487,360	727,760	2.37%	166.17%	1,117,279,640	-27,332,720	-2.39%	67.89%	124,268,930	14,069,430	12.77%	70.42%
2019	30,109,860	-1,377,500	-4.37%	154.53%	1,076,468,240	-40,811,400	-3.65%	61.76%	119,705,550	-4,563,380	-3.67%	64.16%
2020	30,796,470	686,610	2.28%	160.33%	1,052,574,910	-23,893,330	-2.22%	58.17%	120,124,200	418,650	0.35%	64.74%
2021	31,143,130	346,660	1.13%	163.26%	1,049,401,370	-3,173,540	-0.30%	57.69%	119,774,460	-349,740	-0.29%	64.26%
2022	31,152,490	9,360	0.03%	163.34%	1,048,593,964	-807,406	-0.08%	57.57%	118,997,667	-776,793	-0.65%	63.19%

Rate Ann.%chg: Irrigated Dryland Grassland

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2012	360,180	-	-	-	0	-	-	-	750,598,380	-	-	-
2013	289,550	-70,630	-19.61%	-19.61%	0	0	-	-	915,454,130	164,855,750	21.96%	21.96%
2014	273,950	-15,600	-5.39%	-23.94%	0	0	-	-	1,062,773,670	147,319,540	16.09%	41.59%
2015	253,450	-20,500	-7.48%	-29.63%	0	0	-	-	1,256,477,910	193,704,240	18.23%	67.40%
2016	231,000	-22,450	-8.86%	-35.87%	0	0	-	-	1,280,712,770	24,234,860	1.93%	70.63%
2017	204,410	-26,590	-11.51%	-43.25%	0	0	-	-	1,285,775,870	5,063,100	0.40%	71.30%
2018	205,430	1,020	0.50%	-42.96%	0	0	-	-	1,273,241,360	-12,534,510	-0.97%	69.63%
2019	201,690	-3,740	-1.82%	-44.00%	1,956,300	1,956,300	-	-	1,228,441,640	-44,799,720	-3.52%	63.66%
2020	200,690	-1,000	-0.50%	-44.28%	2,038,820	82,520	4.22%	-	1,205,735,090	-22,706,550	-1.85%	60.64%
2021	200,320	-370	-0.18%	-44.38%	2,065,890	27,070	1.33%	-	1,202,585,170	-3,149,920	-0.26%	60.22%
2022	212,950	12,630	6.30%	-40.88%	2,120,258	54,368	2.63%	-	1,201,077,329	-1,507,841	-0.13%	60.02%

Cnty#
County

Rate Ann.%chg: Total Agric Land

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	11,829,700	4,251	2,783			666,779,440	275,777	2,418			72,621,060	68,316	1,063		
2013	16,217,070	4,385	3,699	32.91%	32.91%	811,381,880	275,767	2,942	21.69%	21.69%	88,205,990	68,314	1,291	21.46%	21.46%
2014	18,060,350	4,728	3,820	3.28%	37.26%	939,870,550	275,038	3,417	16.14%	41.34%	105,361,770	67,348	1,564	21.16%	47.17%
2015	27,163,060	5,344	5,083	33.08%	82.66%	1,116,802,340	274,342	4,071	19.13%	68.37%	112,774,980	67,166	1,679	7.33%	57.95%
2016	30,950,180	6,093	5,080	-0.06%	82.55%	1,138,283,630	273,565	4,161	2.21%	72.09%	111,334,000	66,599	1,672	-0.44%	57.26%
2017	30,759,600	6,044	5,089	0.18%	82.88%	1,145,095,300	273,482	4,187	0.63%	73.18%	109,631,360	65,986	1,661	-0.61%	56.30%
2018	31,487,360	6,186	5,090	0.01%	82.90%	1,117,884,430	269,865	4,142	-1.07%	71.33%	124,421,690	69,654	1,786	7.51%	68.04%
2019	32,649,620	6,414	5,090	0.01%	82.93%	1,082,126,430	269,512	4,015	-3.07%	66.06%	120,033,190	69,743	1,721	-3.65%	61.91%
2020	32,499,320	6,447	5,041	-0.97%	81.15%	1,055,282,510	269,188	3,920	-2.36%	62.14%	126,350,930	70,273	1,798	4.47%	69.14%
2021	31,142,900	6,312	4,934	-2.13%	77.29%	1,049,111,860	269,509	3,893	-0.70%	61.00%	119,683,180	70,020	1,709	-4.93%	60.80%
2022	31,152,490	6,210	5,017	1.68%	80.27%	1,048,940,690	269,991	3,885	-0.20%	60.69%	118,843,094	69,576	1,708	-0.07%	60.68%

Rate Annual %chg Average Value/Acre: 6.07%

4.86%

4.86%

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	342,000	3,412	100			1,000	10	100			751,573,200	351,766	2,137		
2013	270,890	2,701	100	0.06%	0.06%	1,990	20	101	1.02%	1.02%	916,077,820	351,186	2,609	22.09%	22.09%
2014	274,260	2,732	100	0.09%	0.15%	1,710	17	101	-0.13%	0.88%	1,063,568,640	349,864	3,040	16.54%	42.28%
2015	255,290	2,543	100	0.01%	0.17%	60	1	102	0.80%	1.69%	1,256,995,730	349,395	3,598	18.35%	68.38%
2016	230,250	2,292	100	0.04%	0.20%	60	1	102	0.00%	1.69%	1,280,798,120	348,550	3,675	2.14%	71.99%
2017	204,710	2,046	100	-0.37%	-0.16%	0	0				1,285,690,970	347,557	3,699	0.67%	73.14%
2018	205,420	2,052	100	0.02%	-0.15%	0	0				1,273,998,900	347,758	3,663	-0.97%	71.46%
2019	201,680	2,015	100	0.01%	-0.13%	0	0				1,235,010,920	347,684	3,552	-3.04%	66.25%
2020	199,090	1,989	100	-0.02%	-0.15%	2,009,780	2,467	815		714.58%	1,216,341,630	350,365	3,472	-2.27%	62.49%
2021	200,320	2,001	100	0.01%	-0.14%	2,064,330	2,501	826	1.34%	725.50%	1,202,202,590	350,343	3,432	-1.16%	60.61%
2022	212,950	2,130	100	-0.10%	-0.24%	2,120,242	2,536	836	1.29%	736.18%	1,201,269,466	350,443	3,428	-0.11%	60.44%

66
OTOE

Rate Annual %chg Average Value/Acre: 4.84%

(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
15,912	OTOE	94,459,648	60,575,885	52,390,522	827,197,123	151,737,562	19,588,130	26,383,592	1,201,077,329	73,468,535	29,929,856	0	2,536,808,182
cnty sector/value % of total value:		3.72%	2.39%	2.07%	32.61%	5.98%	0.77%	1.04%	47.35%	2.90%	1.18%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
57	BURR	69,891	105,724	4,437	1,677,153	915,040	0	0	0	0	0	0	2,772,245
0.36%	%sector of county sector	0.07%	0.17%	0.01%	0.20%	0.60%							0.11%
	%sector of municipality	2.52%	3.81%	0.16%	60.50%	33.01%							100.00%
173	DOUGLAS	2,086	199,977	8,392	5,792,144	439,828	0	0	38,325	0	0	0	6,480,752
1.09%	%sector of county sector	0.00%	0.33%	0.02%	0.70%	0.29%			0.00%				0.26%
	%sector of municipality	0.03%	3.09%	0.13%	89.37%	6.79%			0.59%				100.00%
187	DUNBAR	37,809	244,352	276,005	4,887,975	351,510	0	0	3,713	0	0	0	5,801,364
1.18%	%sector of county sector	0.04%	0.40%	0.53%	0.59%	0.23%			0.00%				0.23%
	%sector of municipality	0.65%	4.21%	4.76%	84.26%	6.06%			0.06%				100.00%
41	LORTON	1,327	0	0	751,160	180,300	0	0	0	0	0	0	932,787
0.26%	%sector of county sector	0.00%			0.09%	0.12%							0.04%
	%sector of municipality	0.14%			80.53%	19.33%							100.00%
7,289	NEBRASKA CITY	23,507,246	5,698,748	5,784,039	273,249,155	89,446,239	6,943,410	0	229,375	0	3,900	0	404,862,112
45.81%	%sector of county sector	24.89%	9.41%	11.04%	33.03%	58.95%	35.45%		0.02%		0.01%		15.96%
	%sector of municipality	5.81%	1.41%	1.43%	67.49%	22.09%	1.72%		0.06%		0.00%		100.00%
171	OTOE	50,045	115,280	4,838	2,857,663	180,120	0	0	0	0	0	0	3,207,946
1.07%	%sector of county sector	0.05%	0.19%	0.01%	0.35%	0.12%							0.13%
	%sector of municipality	1.56%	3.59%	0.15%	89.08%	5.61%							100.00%
545	PALMYRA	1,371,364	577,508	291,573	28,893,541	2,528,140	0	0	0	0	0	0	33,662,126
3.43%	%sector of county sector	1.45%	0.95%	0.56%	3.49%	1.67%							1.33%
	%sector of municipality	4.07%	1.72%	0.87%	85.83%	7.51%							100.00%
1,944	SYRACUSE	2,832,629	846,238	394,775	102,495,951	21,570,052	1,683,310	0	484,615	0	54,560	0	130,362,130
12.22%	%sector of county sector	3.00%	1.40%	0.75%	12.39%	14.22%	8.59%		0.04%		0.18%		5.14%
	%sector of municipality	2.17%	0.65%	0.30%	78.62%	16.55%	1.29%		0.37%		0.04%		100.00%
233	TALMAGE	55,105	216,248	9,075	3,935,210	4,469,144	0	0	0	0	0	0	8,684,782
1.46%	%sector of county sector	0.06%	0.36%	0.02%	0.48%	2.95%							0.34%
	%sector of municipality	0.63%	2.49%	0.10%	45.31%	51.46%							100.00%
311	UNADILLA	183,998	292,742	312,889	16,421,454	1,381,692	0	0	6,882	0	0	0	18,599,657
1.95%	%sector of county sector	0.19%	0.48%	0.60%	1.99%	0.91%			0.00%				0.73%
	%sector of municipality	0.99%	1.57%	1.68%	88.29%	7.43%			0.04%				100.00%
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
10,952	Total Municipalities	28,111,500	8,296,817	7,086,023	440,961,414	121,462,068	8,626,720	0	762,910	0	58,460	0	615,365,911
68.83%	%all municip.sectors of cnty	29.76%	13.70%	13.53%	53.31%	80.05%	44.04%		0.06%		0.20%		24.26%

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

Total Real Property Sum Lines 17, 25, & 30	Records : 11,731	Value : 2,667,130,724	Growth 19,954,477	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	624	4,285,758	63	2,567,762	157	8,122,567	844	14,976,087	
02. Res Improve Land	4,225	42,542,135	279	14,904,674	1,326	80,144,923	5,830	137,591,732	
03. Res Improvements	4,385	490,093,240	280	62,777,986	1,349	316,217,753	6,014	869,088,979	
04. Res Total	5,009	536,921,133	343	80,250,422	1,506	404,485,243	6,858	1,021,656,798	11,386,715
% of Res Total	73.04	52.55	5.00	7.85	21.96	39.59	58.46	38.31	57.06
05. Com UnImp Land	150	1,937,101	13	330,130	21	1,402,091	184	3,669,322	
06. Com Improve Land	573	15,788,657	41	2,547,487	32	2,841,787	646	21,177,931	
07. Com Improvements	586	114,616,141	41	14,100,108	33	15,919,822	660	144,636,071	
08. Com Total	736	132,341,899	54	16,977,725	54	20,163,700	844	169,483,324	2,587,144
% of Com Total	87.20	78.09	6.40	10.02	6.40	11.90	7.19	6.35	12.97
09. Ind UnImp Land	4	29,830	4	43,270	0	0	8	73,100	
10. Ind Improve Land	8	386,826	9	650,310	1	39,420	18	1,076,556	
11. Ind Improvements	8	9,850,337	9	10,094,990	1	133,420	18	20,078,747	
12. Ind Total	12	10,266,993	13	10,788,570	1	172,840	26	21,228,403	294,567
% of Ind Total	46.15	48.36	50.00	50.82	3.85	0.81	0.22	0.80	1.48
13. Rec UnImp Land	0	0	6	664,332	55	8,800,618	61	9,464,950	
14. Rec Improve Land	0	0	4	995,962	49	13,813,370	53	14,809,332	
15. Rec Improvements	0	0	5	254,390	51	6,598,507	56	6,852,897	
16. Rec Total	0	0	11	1,914,684	106	29,212,495	117	31,127,179	148,128
% of Rec Total	0.00	0.00	9.40	6.15	90.60	93.85	1.00	1.17	0.74
Res & Rec Total	5,009	536,921,133	354	82,165,106	1,612	433,697,738	6,975	1,052,783,977	11,534,843
% of Res & Rec Total	71.81	51.00	5.08	7.80	23.11	41.20	59.46	39.47	57.81
Com & Ind Total	748	142,608,892	67	27,766,295	55	20,336,540	870	190,711,727	2,881,711
% of Com & Ind Total	85.98	74.78	7.70	14.56	6.32	10.66	7.42	7.15	14.44
17. Taxable Total	5,757	679,530,025	421	109,931,401	1,667	454,034,278	7,845	1,243,495,704	14,416,554
% of Taxable Total	73.38	54.65	5.37	8.84	21.25	36.51	66.87	46.62	72.25

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	13	1,422,400	9,894,158	4	11,860	4,908,861
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	17	1,434,260	14,803,019
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				17	1,434,260	14,803,019

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	586	96	339	1,021

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	4	213,678	309	82,702,756	2,407	768,933,561	2,720	851,849,995
28. Ag-Improved Land	0	0	134	49,687,227	998	412,170,096	1,132	461,857,323
29. Ag Improvements	0	0	134	12,687,731	1,032	97,239,971	1,166	109,927,702

30. Ag Total					3,886	1,423,635,020
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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	62	63.00	1,764,000	
33. HomeSite Improvements	0	0.00	0	59	0.00	8,749,410	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	4	11.38	58,052	
36. FarmSite Improv Land	0	0.00	0	117	195.83	852,498	
37. FarmSite Improvements	0	0.00	0	130	0.00	3,938,321	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	531.41	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	3	3.00	84,000	3	3.00	84,000	
32. HomeSite Improv Land	552	560.00	15,657,000	614	623.00	17,421,000	
33. HomeSite Improvements	539	0.00	72,755,684	598	0.00	81,505,094	2,374,233
34. HomeSite Total				601	626.00	99,010,094	
35. FarmSite UnImp Land	50	618.95	1,222,956	54	630.33	1,281,008	
36. FarmSite Improv Land	911	1,476.67	7,359,166	1,028	1,672.50	8,211,664	
37. FarmSite Improvements	1,012	0.00	24,484,287	1,142	0.00	28,422,608	3,163,690
38. FarmSite Total				1,196	2,302.83	37,915,280	
39. Road & Ditches	0	5,974.70	0	0	6,506.11	0	
40. Other- Non Ag Use	0	929.17	929,170	0	929.17	929,170	
41. Total Section VI				1,797	10,364.11	137,854,544	5,537,923

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	1	80.00	141,936	1	80.00	141,936

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	123.70	2.44%	680,350	2.60%	5,500.00
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	2,361.99	46.67%	12,754,746	48.73%	5,400.00
48. 2A	1,436.72	28.39%	7,758,288	29.64%	5,400.00
49. 3A1	124.59	2.46%	610,491	2.33%	4,900.00
50. 3A	155.63	3.08%	762,587	2.91%	4,900.00
51. 4A1	805.88	15.92%	3,384,696	12.93%	4,200.00
52. 4A	52.60	1.04%	220,920	0.84%	4,200.00
53. Total	5,061.11	100.00%	26,172,078	100.00%	5,171.21
Dry					
54. 1D1	4,104.74	1.71%	19,292,278	1.90%	4,700.00
55. 1D	24,751.28	10.29%	116,331,016	11.47%	4,700.00
56. 2D1	41,288.11	17.17%	180,300,030	17.77%	4,366.88
57. 2D	87,585.37	36.42%	372,238,380	36.70%	4,250.01
58. 3D1	3,186.74	1.33%	13,117,837	1.29%	4,116.38
59. 3D	60,859.53	25.31%	249,524,073	24.60%	4,100.00
60. 4D1	12,324.96	5.13%	43,137,360	4.25%	3,500.00
61. 4D	6,381.84	2.65%	20,421,888	2.01%	3,200.00
62. Total	240,482.57	100.00%	1,014,362,862	100.00%	4,218.03
Grass					
63. 1G1	31,623.09	54.16%	70,282,699	65.82%	2,222.51
64. 1G	4,067.97	6.97%	8,931,062	8.36%	2,195.46
65. 2G1	9,552.73	16.36%	13,131,869	12.30%	1,374.67
66. 2G	1,094.18	1.87%	1,357,968	1.27%	1,241.08
67. 3G1	2,943.44	5.04%	3,520,620	3.30%	1,196.09
68. 3G	1,450.92	2.48%	1,778,436	1.67%	1,225.73
69. 4G1	2,612.63	4.47%	2,883,179	2.70%	1,103.55
70. 4G	5,043.32	8.64%	4,896,878	4.59%	970.96
71. Total	58,388.28	100.00%	106,782,711	100.00%	1,828.84
Irrigated Total					
Irrigated Total	5,061.11	1.64%	26,172,078	2.27%	5,171.21
Dry Total					
Dry Total	240,482.57	78.07%	1,014,362,862	88.11%	4,218.03
Grass Total					
Grass Total	58,388.28	18.95%	106,782,711	9.28%	1,828.84
72. Waste	1,936.65	0.63%	387,330	0.03%	200.00
73. Other	2,174.09	0.71%	3,515,366	0.31%	1,616.94
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	308,042.70	100.00%	1,151,220,347	100.00%	3,737.21

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	24.07	2.84%	113,129	3.22%	4,700.00
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	198.53	23.45%	853,679	24.33%	4,300.00
48. 2A	398.78	47.11%	1,674,876	47.74%	4,200.00
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	56.62	6.69%	226,480	6.46%	4,000.00
51. 4A1	145.32	17.17%	552,216	15.74%	3,800.00
52. 4A	23.15	2.73%	87,970	2.51%	3,800.00
53. Total	846.47	100.00%	3,508,350	100.00%	4,144.68
Dry					
54. 1D1	268.64	0.88%	1,155,152	1.04%	4,300.00
55. 1D	1,731.73	5.70%	7,099,196	6.39%	4,099.48
56. 2D1	2,871.96	9.45%	11,231,459	10.10%	3,910.73
57. 2D	14,408.59	47.41%	55,328,978	49.77%	3,840.00
58. 3D1	118.26	0.39%	425,736	0.38%	3,600.00
59. 3D	7,848.95	25.82%	26,529,453	23.86%	3,380.00
60. 4D1	2,339.30	7.70%	7,064,683	6.35%	3,020.00
61. 4D	807.08	2.66%	2,340,532	2.11%	2,900.00
62. Total	30,394.51	100.00%	111,175,189	100.00%	3,657.74
Grass					
63. 1G1	5,639.93	54.48%	12,671,200	65.78%	2,246.69
64. 1G	691.17	6.68%	1,577,553	8.19%	2,282.44
65. 2G1	1,994.19	19.26%	2,747,928	14.26%	1,377.97
66. 2G	232.93	2.25%	279,516	1.45%	1,200.00
67. 3G1	895.57	8.65%	1,029,978	5.35%	1,150.08
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	512.38	4.95%	534,821	2.78%	1,043.80
70. 4G	385.72	3.73%	422,516	2.19%	1,095.40
71. Total	10,351.89	100.00%	19,263,512	100.00%	1,860.87
Irrigated Total					
Irrigated Total	846.47	2.01%	3,508,350	2.61%	4,144.68
Dry Total					
Dry Total	30,394.51	72.10%	111,175,189	82.62%	3,657.74
Grass Total					
Grass Total	10,351.89	24.55%	19,263,512	14.32%	1,860.87
72. Waste	208.69	0.50%	41,738	0.03%	200.00
73. Other	357.10	0.85%	571,340	0.42%	1,599.94
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	42,158.66	100.00%	134,560,129	100.00%	3,191.76

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	580.48	2,823,992	5,327.10	26,856,436	5,907.58	29,680,428
77. Dry Land	51.46	208,912	27,575.09	114,686,115	243,250.53	1,010,643,024	270,877.08	1,125,538,051
78. Grass	3.88	4,766	6,623.70	11,796,116	62,112.59	114,245,341	68,740.17	126,046,223
79. Waste	0.00	0	424.34	84,868	1,721.00	344,200	2,145.34	429,068
80. Other	0.00	0	179.70	324,342	2,351.49	3,762,364	2,531.19	4,086,706
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	55.34	213,678	35,383.31	129,715,433	314,762.71	1,155,851,365	350,201.36	1,285,780,476

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	5,907.58	1.69%	29,680,428	2.31%	5,024.13
Dry Land	270,877.08	77.35%	1,125,538,051	87.54%	4,155.16
Grass	68,740.17	19.63%	126,046,223	9.80%	1,833.66
Waste	2,145.34	0.61%	429,068	0.03%	200.00
Other	2,531.19	0.72%	4,086,706	0.32%	1,614.54
Exempt	0.00	0.00%	0	0.00%	0.00
Total	350,201.36	100.00%	1,285,780,476	100.00%	3,671.55

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 Burr	11	6,530	38	70,520	38	1,918,523	49	1,995,573	0
83.2 Douglas	35	79,751	105	394,435	105	6,497,596	140	6,971,782	140,083
83.3 Dunbar	61	100,540	93	289,400	93	5,473,152	154	5,863,092	72,767
83.4 Lorton	4	3,890	21	26,742	23	637,996	27	668,628	27,448
83.5 Nebraska City	321	2,100,598	2,565	26,100,478	2,716	306,588,679	3,037	334,789,755	1,290,619
83.6 Otoe	13	11,830	93	127,296	94	3,575,190	107	3,714,316	67,610
83.7 Palmyra	50	872,956	244	5,552,606	245	33,000,783	295	39,426,345	65,353
83.8 Paul	4	6,000	6	16,800	6	44,010	10	66,810	0
83.9 Recreational	61	9,464,950	55	15,048,532	68	7,122,354	129	31,635,836	150,005
83.10 Rural 8000	2	96,400	4	343,884	13	833,456	15	1,273,740	312,436
83.11 Rural Res	188	9,576,189	1,404	85,651,182	1,409	317,720,675	1,597	412,948,046	7,024,662
83.12 Syracuse	77	1,113,149	812	8,837,511	815	117,386,659	892	127,337,319	1,759,285
83.13 Talmage	29	53,660	125	220,007	125	4,487,781	154	4,761,448	0
83.14 Timber Lake	1	34,210	66	1,985,811	66	18,339,991	67	20,360,012	13,539
83.15 Unadilla	43	644,504	151	1,770,270	153	16,992,517	196	19,407,291	146,302
83.16 Woodland Hills 1	3	190,440	70	4,641,270	70	27,291,331	73	32,123,041	464,734
83.17 Woodland Hills 2	2	85,440	31	1,324,320	31	8,031,183	33	9,440,943	0
84 Residential Total	905	24,441,037	5,883	152,401,064	6,070	875,941,876	6,975	1,052,783,977	11,534,843

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line# I</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Burr	4	7,030	13	40,510	13	880,880	17	928,420	0
85.2	Douglas	5	3,950	9	21,579	9	414,299	14	439,828	0
85.3	Dunbar	4	6,565	6	9,990	7	335,130	11	351,685	0
85.4	Lorton	1	460	3	5,100	3	174,740	4	180,300	0
85.5	Nebraska City	87	1,037,960	348	13,106,668	357	95,634,345	444	109,778,973	409,114
85.6	Otoe	7	8,948	9	39,032	10	285,836	17	333,816	153,696
85.7	Palmyra	10	77,940	24	230,270	24	2,219,930	34	2,528,140	0
85.8	Rural 7000	0	0	1	4,000	1	1,690	1	5,690	0
85.9	Rural 8000	31	1,712,321	63	5,253,544	64	36,998,075	95	43,963,940	2,072,564
85.10	Syracuse	29	819,408	136	3,059,658	138	21,285,823	167	25,164,889	246,337
85.11	Talmage	4	3,320	21	54,196	21	4,411,628	25	4,469,144	0
85.12	Timber Lake	2	0	2	173,790	2	68,190	4	241,980	0
85.13	Unadilla	6	19,260	23	104,110	23	1,258,322	29	1,381,692	0
85.14	Woodland Hills 1	2	45,260	4	116,440	4	423,000	6	584,700	0
85.15	Woodland Hills 2	0	0	2	35,600	2	322,930	2	358,530	0
86	Commercial Total	192	3,742,422	664	22,254,487	678	164,714,818	870	190,711,727	2,881,711

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	27,675.34	82.17%	60,886,619	82.93%	2,200.03
88. 1G	3,688.50	10.95%	8,114,700	11.05%	2,200.00
89. 2G1	1,400.92	4.16%	2,801,840	3.82%	2,000.00
90. 2G	56.19	0.17%	112,380	0.15%	2,000.00
91. 3G1	180.93	0.54%	325,674	0.44%	1,800.00
92. 3G	241.08	0.72%	433,944	0.59%	1,800.00
93. 4G1	298.19	0.89%	521,845	0.71%	1,750.04
94. 4G	139.37	0.41%	222,992	0.30%	1,600.00
95. Total	33,680.52	100.00%	73,419,994	100.00%	2,179.89
CRP					
96. 1C1	2,464.52	88.03%	7,393,560	88.39%	3,000.00
97. 1C	190.03	6.79%	570,090	6.82%	3,000.00
98. 2C1	84.74	3.03%	245,746	2.94%	2,900.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	10.79	0.39%	30,212	0.36%	2,800.00
101. 3C	8.04	0.29%	22,512	0.27%	2,800.00
102. 4C1	30.45	1.09%	77,344	0.92%	2,540.03
103. 4C	10.93	0.39%	25,357	0.30%	2,319.95
104. Total	2,799.50	100.00%	8,364,821	100.00%	2,987.97
Timber					
105. 1T1	1,483.23	6.77%	2,002,520	8.01%	1,350.11
106. 1T	189.44	0.86%	246,272	0.99%	1,300.00
107. 2T1	8,067.07	36.82%	10,084,283	40.34%	1,250.06
108. 2T	1,037.99	4.74%	1,245,588	4.98%	1,200.00
109. 3T1	2,751.72	12.56%	3,164,734	12.66%	1,150.09
110. 3T	1,201.80	5.49%	1,321,980	5.29%	1,100.00
111. 4T1	2,283.99	10.43%	2,283,990	9.14%	1,000.00
112. 4T	4,893.02	22.33%	4,648,529	18.60%	950.03
113. Total	21,908.26	100.00%	24,997,896	100.00%	1,141.03
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Grass Total	33,680.52	57.68%	73,419,994	68.76%	2,179.89
CRP Total	2,799.50	4.79%	8,364,821	7.83%	2,987.97
Timber Total	21,908.26	37.52%	24,997,896	23.41%	1,141.03
<hr/>					
114. Market Area Total	58,388.28	100.00%	106,782,711	100.00%	1,828.84

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

Market Area 2

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	4,292.50	81.82%	9,445,042	82.63%	2,200.36
88. 1G	582.93	11.11%	1,282,446	11.22%	2,200.00
89. 2G1	262.10	5.00%	524,200	4.59%	2,000.00
90. 2G	0.00	0.00%	0	0.00%	0.00
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	29.92	0.57%	52,361	0.46%	1,750.03
94. 4G	78.89	1.50%	126,224	1.10%	1,600.00
95. Total	5,246.34	100.00%	11,430,273	100.00%	2,178.71
CRP					
96. 1C1	970.41	86.84%	2,717,148	87.01%	2,800.00
97. 1C	102.93	9.21%	288,204	9.23%	2,800.00
98. 2C1	40.38	3.61%	109,026	3.49%	2,700.00
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	3.80	0.34%	8,398	0.27%	2,210.00
104. Total	1,117.52	100.00%	3,122,776	100.00%	2,794.38
Timber					
105. 1T1	377.02	9.45%	509,010	10.81%	1,350.09
106. 1T	5.31	0.13%	6,903	0.15%	1,300.00
107. 2T1	1,691.71	42.42%	2,114,702	44.89%	1,250.04
108. 2T	232.93	5.84%	279,516	5.93%	1,200.00
109. 3T1	895.57	22.46%	1,029,978	21.87%	1,150.08
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	482.46	12.10%	482,460	10.24%	1,000.00
112. 4T	303.03	7.60%	287,894	6.11%	950.05
113. Total	3,988.03	100.00%	4,710,463	100.00%	1,181.15
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Grass Total	5,246.34	50.68%	11,430,273	59.34%	2,178.71
CRP Total	1,117.52	10.80%	3,122,776	16.21%	2,794.38
Timber Total	3,988.03	38.52%	4,710,463	24.45%	1,181.15
<hr/>					
114. Market Area Total	10,351.89	100.00%	19,263,512	100.00%	1,860.87

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

66 Otoe

	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	827,197,123	1,021,656,798	194,459,675	23.51%	11,386,715	22.13%
02. Recreational	26,383,592	31,127,179	4,743,587	17.98%	148,128	17.42%
03. Ag-Homesite Land, Ag-Res Dwelling	73,468,535	99,010,094	25,541,559	34.77%	2,374,233	31.53%
04. Total Residential (sum lines 1-3)	927,049,250	1,151,794,071	224,744,821	24.24%	13,909,076	22.74%
05. Commercial	151,737,562	169,483,324	17,745,762	11.70%	2,587,144	9.99%
06. Industrial	19,588,130	21,228,403	1,640,273	8.37%	294,567	6.87%
07. Total Commercial (sum lines 5-6)	171,325,692	190,711,727	19,386,035	11.32%	2,881,711	9.63%
08. Ag-Farmsite Land, Outbuildings	29,047,140	37,915,280	8,868,140	30.53%	3,163,690	19.64%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	882,716	929,170	46,454	5.26%		
11. Total Non-Agland (sum lines 8-10)	29,929,856	38,844,450	8,914,594	29.78%	3,163,690	19.21%
12. Irrigated	31,152,490	29,680,428	-1,472,062	-4.73%		
13. Dryland	1,048,593,964	1,125,538,051	76,944,087	7.34%		
14. Grassland	118,997,667	126,046,223	7,048,556	5.92%		
15. Wasteland	212,950	429,068	216,118	101.49%		
16. Other Agland	2,120,258	4,086,706	1,966,448	92.75%		
17. Total Agricultural Land	1,201,077,329	1,285,780,476	84,703,147	7.05%		
18. Total Value of all Real Property (Locally Assessed)	2,329,382,127	2,667,130,724	337,748,597	14.50%	19,954,477	13.64%

2023 Assessment Survey for Otoe County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	3
4.	Other part-time employees:
	1
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$262,523
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:
	\$12,500
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	Reappraisal fund has a current balance of \$10,000
10.	Part of the assessor's budget that is dedicated to the computer system:
	N/A
11.	Amount of the assessor's budget set aside for education/workshops:
	\$4,000
12.	Amount of last year's assessor's budget not used:
	\$5,425.43

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?
	GIS Specialist and Assessor's Office Staff
6.	Does the county have GIS software?
	Yes
7.	Is GIS available to the public? If so, what is the web address?
	Yes; https://otoe.gworks.com/
8.	Who maintains the GIS software and maps?
	GIS specialist with coordination and assistance from the Assessor.
9.	What type of aerial imagery is used in the cyclical review of properties?
	gWorks and aerial imagery
10.	When was the aerial imagery last updated?
	August 2020

C. Zoning Information

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

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

D. Contracted Services

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

E. Appraisal /Listing Services

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

2023 Residential Assessment Survey for Otoe County

1.	Valuation data collection done by:																								
	Primarily completed by the appraisal assistants with additional help from the county assessor and office staff.																								
2.	List the valuation group recognized by the County and describe the unique characteristics of each:																								
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Group</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Nebraska City- County seat and major trade area of the county. Situated at the intersection of two four lane expressways. Located at a major Missouri river crossing.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Burr-Douglas-Dunbar-Otoe-Talmage Lorton Paul small villages in the county relatively small populations with similar amenities.</td> </tr> <tr> <td style="text-align: center;">7</td> <td>Palmyra and Unadilla.- pop. 545 and 311 Located along four lane highway</td> </tr> <tr> <td style="text-align: center;">9</td> <td>Syracuse-city 2010 pop. 1942 Located along four lane highway.</td> </tr> <tr> <td style="text-align: center;">12</td> <td>Timber Lake- Rural subdivisions in the county</td> </tr> <tr> <td style="text-align: center;">13</td> <td>Woodland Hills 1 subdivision in the county</td> </tr> <tr> <td style="text-align: center;">14</td> <td>Woodland Hills 2 subdivision in the county</td> </tr> <tr> <td style="text-align: center;">15</td> <td>Rural Residential</td> </tr> <tr> <td style="text-align: center;">20</td> <td>Recreational Parcels</td> </tr> <tr> <td style="text-align: center;">AG DW</td> <td>Farm Homes</td> </tr> <tr> <td style="text-align: center;">AG OB</td> <td>Out Buildings</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Nebraska City- County seat and major trade area of the county. Situated at the intersection of two four lane expressways. Located at a major Missouri river crossing.	2	Burr-Douglas-Dunbar-Otoe-Talmage Lorton Paul small villages in the county relatively small populations with similar amenities.	7	Palmyra and Unadilla.- pop. 545 and 311 Located along four lane highway	9	Syracuse-city 2010 pop. 1942 Located along four lane highway.	12	Timber Lake- Rural subdivisions in the county	13	Woodland Hills 1 subdivision in the county	14	Woodland Hills 2 subdivision in the county	15	Rural Residential	20	Recreational Parcels	AG DW	Farm Homes	AG OB	Out Buildings
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20	Recreational Parcels																								
AG DW	Farm Homes																								
AG OB	Out Buildings																								
3.	List and describe the approach(es) used to estimate the market value of residential properties.																								
	The Cost approach and the sales comparison are correlated for a final value. The sales comparison uses a heavier weighting in the correlation.																								
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?																								
	The county uses local market information and completes sales analysis annually to maintain the depreciation tables used in the cost approach to value.																								
5.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.																								
	Yes																								
6.	Describe the methodology used to determine the residential lot values?																								
	The county utilizes a sales comparison method. Primarily vacant lot sales are used.																								

7. How are rural residential site values developed?

The county conducts a market analysis of vacant lots to determine the home site value and site acre values.

8. Are there form 191 applications on file?

No

9. Describe the methodology used to determine value for vacant lots being held for sale or resale?

They are valued at current market value based on comparable sales. The county does not use a discounted cash flow analysis to arrive at market value unless an application for DCF valuation is filed as stated in LB 191.

10.	<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1		2017	2020	2020
2		2017	2020	2017	2019
7		2017	2020	2017	2020
9		2017	2020	2017	2019
12		2017	2020	2020	2021
13		2017	2020	2017	2021
14		2017	2020	2017	2021
15		2017	2020	2020	2021-2022
20		2016	2020	2020	2022
AG DW		2016	2020	2016	2021-2022
AG OB		2016	2017	2016	2021-2022

2023 Commercial Assessment Survey for Otoe County

1.	Valuation data collection done by:																							
	Primarily completed by the appraisal assistants with additional help from the county assessor and office staff.																							
2.	List the valuation group recognized in the County and describe the unique characteristics of each:																							
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3	Remainder of County -- consists of smaller villages and rural parcels																							
3.	List and describe the approach(es) used to estimate the market value of commercial properties.																							
	All three approaches to value are considered. The cost approach is used with a market based depreciation model. Income (if available) is used as a check against the cost approach.																							
3a.	Describe the process used to determine the value of unique commercial properties.																							
	The county compares sales if available from other counties in the state or region and then will make adjustments for local market. The state sales file is utilized to help in gathering sale information.																							
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?																							
	The County develops depreciation tables using local market information.																							
5.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.																							
	Yes, Economic depreciation is applied to arrive at market value for the commercial properties other than those in Nebraska City																							
6.	Describe the methodology used to determine the commercial lot values.																							
	The county relies on the analysis of sales in their local market to determine commercial land values. Typically the square foot method is used.																							
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2	2016	2017	2016	2016-2018																				
3	2016	2017	2016	2016-2018																				

<p>In 2022, the commercial Valuation Groups were updated to create Valuation Group 2 which includes the town of Syracuse only. Valuation Group 5 was renamed to Valuation Group 3 and now includes smaller villages and rural parcels.</p>
--

2023 Agricultural Assessment Survey for Otoe County

1.	Valuation data collection done by:										
	County Assessor and staff										
2.	List each market area, and describe the location and the specific characteristics that make each unique.										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%; text-align: center;"><u>Market Area</u></th> <th style="width: 70%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 20%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Majority of the county, excluding geo codes 3729 and 3731 in the SW portion of the county. Better overall soil capabilities. (Previously Market Area 8000)</td> <td style="text-align: center;">2021/2022</td> </tr> <tr> <td style="text-align: center;">2</td> <td>SW portion of the County, consists of the Geo codes of 3729 and 3731, soil structure consists of overall lower productivity. (Previously Market Area 7000)</td> <td style="text-align: center;">2021/2022</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	Majority of the county, excluding geo codes 3729 and 3731 in the SW portion of the county. Better overall soil capabilities. (Previously Market Area 8000)	2021/2022	2	SW portion of the County, consists of the Geo codes of 3729 and 3731, soil structure consists of overall lower productivity. (Previously Market Area 7000)	2021/2022
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>									
1	Majority of the county, excluding geo codes 3729 and 3731 in the SW portion of the county. Better overall soil capabilities. (Previously Market Area 8000)	2021/2022									
2	SW portion of the County, consists of the Geo codes of 3729 and 3731, soil structure consists of overall lower productivity. (Previously Market Area 7000)	2021/2022									
	ARC map did an aerial review November 2022 and then the Land Use completed dates were updated. In Market areas 1 and 2, Improved land use reviews were completed 2021-2022 and Unimproved will be completed 2023-2024.										
3.	Describe the process used to determine and monitor market areas.										
	The county completes a yearly sales analysis; part of the analysis, the assessor uses one set of values for the entire county to see if they can achieve a reasonable level of value with the same relationship to market value throughout the county while maintaining quality of assessment. Sales verification and market analysis are used to identify changes, if needed.										
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.										
	The county determines the highest and best use and compares that with the present and predominant use of the parcel. The county uses sales verification forms and interviews with buyers and sellers to determine if there are influences other than agricultural affecting the sales.										
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?										
	For 2023 farm home sites were equalized with rural residential homesites.										
6.	What separate market analysis has been conducted where intensive use is identified in the county?										
	Intensive use has been identified in Otoe County as discovered upon review.										
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.										
	If available, the county utilizes sales of parcel enrolled in the Wetland Reserve Program. If no sales are available in the county the state sales file is utilized to analyze sales that are enrolled in the program.										
7a.	Are any other agricultural subclasses used? If yes, please explain.										
	At this time there are no other subclasses used.										

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



Christina M. Smallfoot
Assessor

Rayna J. Lane
Deputy Assessor

Office of Otoe County Assessor

2022 Plan of Assessment

For years 2023, 2024 & 2025

of Parcels

Residential	6861
Commercial & Industrial	868
Agricultural	3871
Recreational	114
Exempt	1019

PLAN OF ASSESSMENT REQUIREMENTS

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

REAL PROPERTY ASSESSMENT REQUIREMENTS

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

GENERAL COUNTY DESCRIPTION

Otoe County has a total count of 11,714 parcels as reported on the 2022 County Abstract. Per the 2022 County Abstract, Otoe County consists of the following real property types:

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	6,864	58.59%	35.47%
Commercial	843	7.19%	6.64%
Industrial	25	.213%	.84%
Recreational	114	.973%	1.13%
Agricultural	3,871	33.05%	55.93%

Current Resources

The Otoe County Assessor’s Office currently has five full-time employees and one part-time employee. This includes the Assessor, Deputy Assessor, 2 Appraisal Assistants, a GIS Specialist and a part-time lister. The total budget for 2021-2022 was \$244,479. There was a total of \$226,479 in the budget for staff salaries, \$5,500 for assessor schooling, workshop fees and association dues, \$10,000 for appraisal fees and \$2,500 for office supplies and equipment. The total proposed budget request for 2022-2023 is \$256,292.

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

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

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

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

Maintain all records, paper and electronic

Annually prepare and file the following administrative reports:

County Abstract of Assessment for Real Property

Assessor Survey

Annual Level of Value Certification

Annual Plan of Assessment Report

Certification of Values to Political Subdivisions

School District Taxable Value Report

Sales information including rosters & annual Assessed Value Update w/Abstract

Homestead Exemption Tax Loss Report

Certificate of Taxes Levied Report

Report of values for properties owned by Board of Education Lands & Funds

Certify completion of real property assessment roll & publish in news paper

Send notice of valuation change to the owner of record (as of May 20) of any property whose value has increased or decreased

521's Filed with Department of Revenue

Prepare and file 3-year plan of assessment with the County Board of Equalization

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

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

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

Homestead Exemptions: Homestead exemption applications are accepted in the office from February 1st through June 30. Our office administers approximately 600 annual filings of applications, approval/denial process, property owner notifications, and provide property owner assistance.

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

Tax Increment Financing: Management of record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax. We currently have 10 TIF projects for tax year 2022.

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

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

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

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

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

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

Property Review: For assessment year 2022, an estimated 325 building permits were filed for new property construction/additions or improvements in Otoe County. Our office reviewed approximately 730 parcels as part of our pickup work and reviewed over 2,200 parcels to comply with the state mandated six-year review cycle.

Assessment Action Planned for Assessment Year 2023:

Residential – As part of the six-year review cycle, complete physical review of approximately 700 rural residential parcels in the east half of the county. Complete physical review of all recreational parcels. Complete all pickup work and review building permits filed. Update property record cards to reflect any changes. Review all residential sales. Adjust values to reflect market.

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

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

Assessment Action Planned for Assessment Year 2024:

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

Commercial – As part of six-year review cycle, complete physical review of 1/2 commercial parcels and 1/2 exempt parcels. Complete all pickup work and review building permits filed. Update property record cards to reflect any changes. Review all commercial sales. Adjust value to reflect market.

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

Assessment Action Planned for Assessment Year 2025:

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

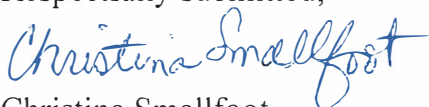
Commercial – As part of six-year review cycle, complete physical review of 1/2 commercial parcels and 1/2 exempt parcels. Complete all pickup work and review building permits filed. Update property record cards to reflect any changes. Review all commercial sales. Adjust value to reflect market.

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

Conclusion:

I feel that our office is accomplishing a great deal of work both efficiently and accurately. Our office will continue to strive to do the absolute best job that can be done with the resources we have available to maintain up-to-date assessments to achieve the statutory required statistics.

Respectfully submitted,



Christina Smallfoot
Otoe County Assessor

Date: June 28, 2022