

NEBRASKA

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DEPARTMENT OF REVENUE

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

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

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

For the Tax Commissioner

Sincerely,

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

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

cc: Dan Pittman, Sarpy County Assessor

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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.

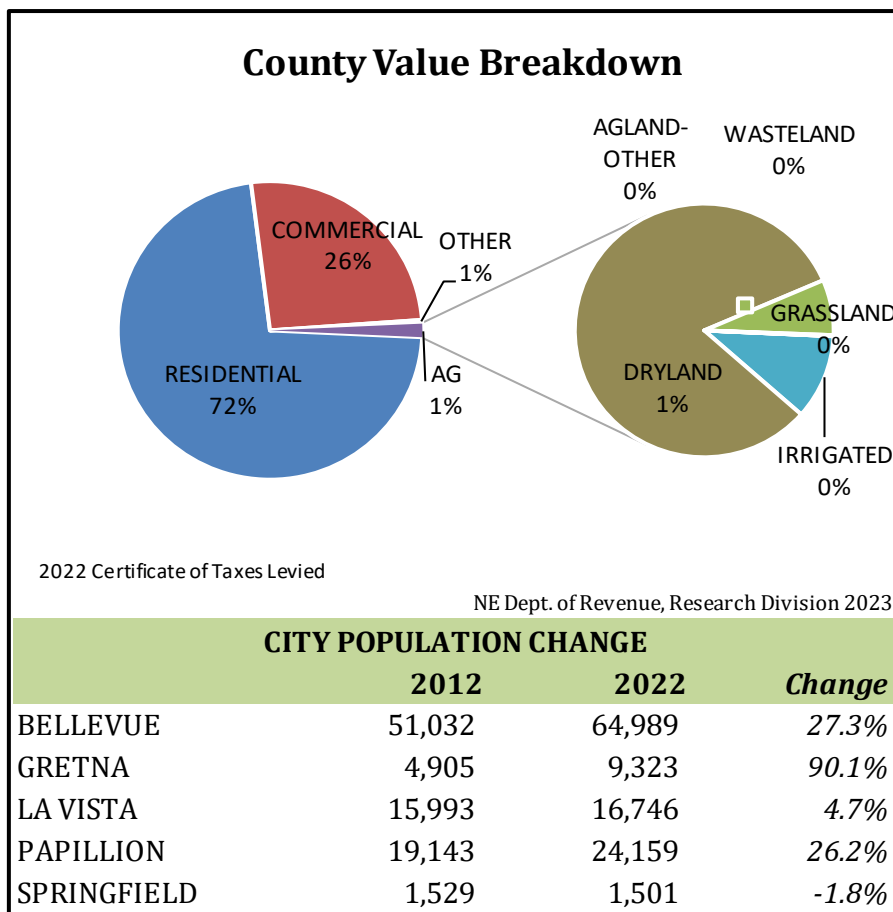
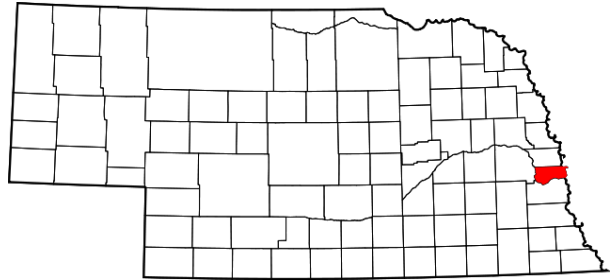
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors 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 239 square miles, Sarpy County has 193,418 residents, per the Census Bureau Quick Facts for 2021, a 2% population increase over the 2020 U.S. Census. Reports indicate that 70% of county residents are homeowners and 86% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$252,134 (2022 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Sarpy County are evenly disbursed around the county. According to the latest information available from the U.S. Census Bureau, there were 3,840 employer establishments with total employment of 59,536, for a 2% increase in employment.

While the majority of Sarpy County's value comes from sources other than agriculture, an agricultural presence is felt in the county. Dryland makes up the majority of the land in the county.

Sarpy County is included in the Papio-Missouri River Natural Resources District (NRD).

2023 Residential Correlation for Sarpy County

Assessment Actions

Slightly more than 10,000 residential parcels were physically inspected and reviewed for 2023.

Cost and depreciation tables were updated to 2021 tables; appraisal models were updated and increased all residential assessments approximately 13%.

The 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.

The sales usability rate within the class is slightly higher than the statewide average, as is common for larger metropolitan jurisdictions. The review of the qualification determinations supports that all arm's-length sales are utilized for the measurement of the residential class.

Eight valuation groups are utilized to differentiate residential property for purposes of statistical analyses. The valuation groups are generally defined by geographic location and economic influence.

All parcels are reviewed within the six-year inspection and review cycle. The county assessor maintains an online interactive map that shows which neighborhoods are planned to be reviewed, pending review, or have a completed review – this allows property owners to know which neighborhoods are being reviewed.

Costing and depreciation tables dated 2021 were implemented for 2023. The last lot study was also completed in 2021. The county assessor primarily relies upon the cost approach to value, with depreciation derived from the local market and adjustments for other market influences as needed.

The county assessor does not maintain a written valuation methodology; however, staff appraisers will provide a residential valuation summary for each neighborhood or market area in the county that identifies basic sales information and units of comparison used in valuation. The county assessor's website also allows property owners to easily identify comparable sales for their property and contains additional information to educate property owners regarding the assessment process.

2023 Residential Correlation for Sarpy County

Description of Analysis

The Sarpy County Assessor utilizes eight valuation groups within the residential class.

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

Review of the statistical profile indicates that there are 7,629 sales being utilized to measure residential property. All three measures of central tendency correlate to exactly 96%, the COD is low enough to support appraisal uniformity, and the 95% median confidence interval also supports that residential properties are assessed at the midpoint of the acceptable range. Review of the PRD and the sale price substrata also supports that vertical equity has been achieved.

Review of the valuation groups indicates that measures of central tendency are within the acceptable range, and the qualitative measures support appraisal uniformity.

Comparison of the changes to the sales file and the 2023 Abstract of Assessment, Form 45 Compared to the 2022 Certificate of Taxes Levied (CTL) supports that residential properties in Sarpy County increased approximately 12% to 13% as reported by the county assessor.

Equalization and Quality of Assessment

Review of the statistical profile and the assessment practice review supports that the assessments within the county are valued within the acceptable ranges, and therefore considered equalized. The quality of assessment of residential property in Sarpy County complies with generally accepted mass appraisal techniques.

2023 Residential Correlation for Sarpy County

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	2,504	96.00	96.26	95.78	07.75	100.50
2	1,097	97.15	97.02	96.47	07.40	100.57
3	1,238	96.19	96.09	95.25	08.15	100.88
5	2,167	95.84	95.54	94.96	07.23	100.61
6	88	99.30	99.38	99.49	07.79	99.89
7	447	95.59	95.73	94.98	07.44	100.79
8	43	96.07	98.05	96.46	09.05	101.65
9	45	92.23	94.83	92.58	11.03	102.43
<u>ALL</u>	7,629	96.08	96.14	95.55	07.65	100.62

Level of Value

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

2023 Commercial Correlation for Sarpy County

Assessment Actions

Within the commercial class, the physical inspection and review work is organized by occupancy code. For 2023, the review included mobile homes and RV parks, service garages, and industrial warehouses. Costing, depreciation, and land studies were also updated this year.

For the remainder of the class, a sales analysis was completed, and the valuation models were adjusted to bring all parcels to market value.

The 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.

Within the commercial class the sales usability rate is below the statewide average but has improved for the past two assessment years. Statistical analyses conducted utilizing the qualified and non-qualified sales rosters supports that qualification determinations have been made without bias.

There is only one valuation group displayed in the ratio studies for the commercial class, as commercial properties are valued by building type or occupancy code. The physical inspection and review work is organized by occupancy code but is not in compliance with the six-year inspection and review cycle requirement. The county assessor fell behind with review work due to lack of staffing and rapid growth experienced by the county in recent years. All parcels have been physically inspected and reviewed from 2013 to 2022, those parcels that have not had a physical inspection have been adjusted using trend factors to keep them at equitable portions of market value.

The county assessor intends to bring the commercial property inspections current during the 2023 calendar year for the 2024 assessment year. Land, cost, and depreciation tables are updated in conjunction with the physical inspection and review cycle, and therefore the appraisal table dates range from 2013 to 2022. As discussed, those parcels valued using the older tables are factored to achieve market value.

Description of Analysis

Review of the statistical profile indicates that there are 173 qualified commercial sales. All three measures of central tendency correlate closely, the median is 94% and both the COD and the 95% median confidence interval support the use of the median to determine the level of value for the

2023 Commercial Correlation for Sarpy County

class. Review of the PRD and the sale price substrata supports that vertical equity has been achieved within the commercial class.

All occupancy codes with a sufficient sample of sales displays a median within the acceptable range and a COD that is low enough to support the use of the median for determinations regarding assessment uniformity.

Comparison of the changes to the sold properties and the 2023 Abstract of Assessment, Form 45 Comparison to the 2022 Certificate of Taxes Levied (CTL) supports that commercial properties changed uniformly for the 2023 assessment year.

Equalization and Quality of Assessment

Only one valuation group is utilized in the ratio study; however, commercial valuation is based more on property type and use than on location; therefore, the property type substrata is the best indicator of equalization for Sarpy County commercial properties.

Review of the statistical profile and the assessment actions supports that assessments within the class are uniformly established. The quality of assessment of commercial property in Sarpy County complies with generally accepted mass appraisal techniques.

PROPERTY TYPE *						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
02	31	94.13	96.22	89.80	12.96	107.15
03	90	94.24	91.75	93.20	13.10	98.44
04	52	95.39	93.84	92.05	06.94	101.94
____ALL____	173	94.36	93.18	91.84	11.25	101.46

Level of Value

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

2023 Agricultural Correlation for Sarpy County

Assessment Actions

A physical inspection of agricultural improvements in GEO Codes 2973 and 2975 were completed. The appraisal models were adjusted to bring agricultural homes and improvements to market value. The pick-up work was completed.

A sales study of agricultural land was completed, as a result irrigated land and dryland values increased approximately 2%, grassland was not adjusted.

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.

Within the agricultural class of property, there are no qualified sales that are usable for the measurement of agricultural land due to non-agricultural influence in the county; however, agricultural sales are properly reported and qualified in the state sales file.

In Sarpy County, all agricultural land is subject to non-agricultural market influences from housing developments and commercial and industrial development with some recreational influence along the three rivers that border the county. Seven market areas are used to identify and establish fully influenced market value. Uninfluenced values are established using comparable sales from uninfluenced markets outside of Sarpy County, one schedule of special values is applied to all eligible agricultural parcels.

Every parcel of agricultural land has a physical inspection once in the six-year inspection and review cycle, land use is also reviewed using aerial imagery and was last completed in 2017. Government program lands are inventoried and valued at 75% of the special valuation. Rural lands are classified based on the primary use of the parcel through the routine inspection work and through review of special valuation applications.

Agricultural homes and outbuildings are valued using the same valuation tables that are used for rural residential property, the appraisal tables are currently dated 2021, but are adjusted to market each year. Farm home sites carry the same assessed value as rural residential home sites, but valuations vary based on location.

Description of Analysis

Review of the statistical profile shows that 127 sales were used to measure the special values in Sarpy County. As the county is fully influenced, all sales were from uninfluenced areas outside of Sarpy County's boundaries including Burt, Cass, Dodge, Otoe, and Sarpy counties.

All three measures of central tendency correlate closely near the midpoint of the acceptable range; the COD is low enough to support the use of the median as an indicator of the level of value.

2023 Agricultural Correlation for Sarpy County

Review of the 80% Majority Land Use profile supports that irrigated land and dryland assessments are within the acceptable range. Grassland is significantly below the range with a very small sample, the COD supports that there is significant dispersion among the few grassland sales, supporting that the median is not reliable. Grassland values in Sarpy County are comparable to but somewhat higher than the surrounding counties values, suggesting that grassland is not under assessed. None of the counties in this region of the state have a sufficient sample of grassland sales.

Review of the 2023 Abstract of Assessment, Form 45 Compared to the 2022 Certificate of Taxes Levied (CTL) reflects the reported actions of the county assessor.

Equalization and Quality of Assessment

Agricultural improvements have been assessed using the same appraisal models and techniques that rural residential parcels are assessed, therefore, agricultural improvements are equalized at an acceptable level of value.

The statistical analysis and comparison of adjacent county values supports that agricultural land has been assessed uniformly. The quality of assessment of the special valuation of agricultural land complies with generally accepted mass appraisal techniques.

<u>80%MLU By Market Area</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
<u> Irrigated </u>						
County	8	73.76	72.46	73.39	08.65	98.73
1	8	73.76	72.46	73.39	08.65	98.73
<u> Dry </u>						
County	80	72.34	73.16	70.71	16.71	103.46
1	80	72.34	73.16	70.71	16.71	103.46
<u> Grass </u>						
County	4	39.46	43.58	45.87	29.75	95.01
1	4	39.46	43.58	45.87	29.75	95.01
<u> ALL </u>						
10/01/2019 To 09/30/2022	127	72.50	72.64	71.60	16.65	101.45

Special Value Level of Value

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

2023 Opinions of the Property Tax Administrator for Sarpy County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	96	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	94	Meets generally accepted mass appraisal techniques.	No recommendation.
Special Valuation of Agricultural Land	73	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 7th day of April, 2023.



Ruth A. Sorensen

Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2023 Commission Summary

for Sarpy County

Residential Real Property - Current

Number of Sales	7629	Median	96.08
Total Sales Price	\$2,419,124,472	Mean	96.14
Total Adj. Sales Price	\$2,419,124,472	Wgt. Mean	95.55
Total Assessed Value	\$2,311,449,881	Average Assessed Value of the Base	\$255,226
Avg. Adj. Sales Price	\$317,096	Avg. Assessed Value	\$302,982

Confidence Interval - Current

95% Median C.I	95.95 to 96.24
95% Wgt. Mean C.I	95.33 to 95.77
95% Mean C.I	95.93 to 96.35
% of Value of the Class of all Real Property Value in the County	70.28
% of Records Sold in the Study Period	11.45
% of Value Sold in the Study Period	13.59

Residential Real Property - History

Year	Number of Sales	LOV	Median
2022	7,893	96	96.15
2021	7,342	96	96.09
2020	7,362	96	96.01
2019	7,328	96	96.05

2023 Commission Summary for Sarpy County

Commercial Real Property - Current

Number of Sales	173	Median	94.36
Total Sales Price	\$384,781,192	Mean	93.18
Total Adj. Sales Price	\$384,781,192	Wgt. Mean	91.84
Total Assessed Value	\$353,382,799	Average Assessed Value of the Base	\$1,953,786
Avg. Adj. Sales Price	\$2,224,169	Avg. Assessed Value	\$2,042,675

Confidence Interval - Current

95% Median C.I	92.97 to 95.67
95% Wgt. Mean C.I	89.02 to 94.66
95% Mean C.I	90.73 to 95.63
% of Value of the Class of all Real Property Value in the County	26.86
% of Records Sold in the Study Period	5.20
% of Value Sold in the Study Period	5.43

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2022	167	93	93.31
2021	144	93	93.45
2020	139	94	94.47
2019	154	95	94.53

77 Sarpy
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 : 7,629
 Total Sales Price : 2,419,124,472
 Total Adj. Sales Price : 2,419,124,472
 Total Assessed Value : 2,311,449,881
 Avg. Adj. Sales Price : 317,096
 Avg. Assessed Value : 302,982

MEDIAN : 96
 WGT. MEAN : 96
 MEAN : 96
 COD : 07.65
 PRD : 100.62

COV : 09.92
 STD : 09.54
 Avg. Abs. Dev : 07.35
 MAX Sales Ratio : 185.40
 MIN Sales Ratio : 48.38

95% Median C.I. : 95.95 to 96.24
 95% Wgt. Mean C.I. : 95.33 to 95.77
 95% Mean C.I. : 95.93 to 96.35

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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	1,054	104.98	105.59	105.47	05.44	100.11	84.19	145.73	104.38 to 105.39	295,419	311,585	
01-JAN-21 To 31-MAR-21	706	101.50	102.43	101.94	05.45	100.48	72.14	173.70	101.02 to 102.30	297,643	303,432	
01-APR-21 To 30-JUN-21	1,166	98.66	98.99	99.10	05.31	99.89	48.38	124.11	98.04 to 99.01	312,752	309,951	
01-JUL-21 To 30-SEP-21	1,246	96.60	97.17	97.03	05.32	100.14	63.59	185.40	96.28 to 96.97	306,996	297,865	
01-OCT-21 To 31-DEC-21	1,005	95.44	95.38	94.80	05.85	100.61	75.84	135.09	94.91 to 95.84	314,430	298,086	
01-JAN-22 To 31-MAR-22	618	91.16	91.23	90.77	06.87	100.51	69.53	134.27	90.34 to 91.96	334,802	303,916	
01-APR-22 To 30-JUN-22	977	87.15	87.46	87.17	06.52	100.33	62.92	115.14	86.50 to 87.99	349,246	304,429	
01-JUL-22 To 30-SEP-22	857	88.02	88.31	87.83	06.19	100.55	57.16	143.47	87.41 to 88.64	334,082	293,408	
<u>Study Yrs</u>												
01-OCT-20 To 30-SEP-21	4,172	99.89	100.70	100.51	06.04	100.19	48.38	185.40	99.61 to 100.18	304,097	305,651	
01-OCT-21 To 30-SEP-22	3,457	90.46	90.65	90.08	07.01	100.63	57.16	143.47	90.14 to 90.80	332,783	299,761	
<u>Calendar Yrs</u>												
01-JAN-21 To 31-DEC-21	4,123	97.59	98.15	97.88	05.79	100.28	48.38	185.40	97.34 to 97.79	308,834	302,290	
<u>ALL</u>	7,629	96.08	96.14	95.55	07.65	100.62	48.38	185.40	95.95 to 96.24	317,096	302,982	

VALUATION GROUP											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	2,504	96.00	96.26	95.78	07.75	100.50	48.38	185.40	95.80 to 96.21	260,320	249,335	
2	1,097	97.15	97.02	96.47	07.40	100.57	70.98	125.87	96.56 to 97.71	410,663	396,182	
3	1,238	96.19	96.09	95.25	08.15	100.88	67.79	135.09	95.74 to 96.53	286,392	272,791	
5	2,167	95.84	95.54	94.96	07.23	100.61	57.16	143.47	95.36 to 96.19	356,895	338,917	
6	88	99.30	99.38	99.49	07.79	99.89	72.18	123.15	96.29 to 101.37	329,265	327,573	
7	447	95.59	95.73	94.98	07.44	100.79	75.03	131.99	94.40 to 96.31	260,301	247,238	
8	43	96.07	98.05	96.46	09.05	101.65	79.98	145.73	92.42 to 101.14	438,298	422,798	
9	45	92.23	94.83	92.58	11.03	102.43	70.52	130.38	88.94 to 96.83	548,093	507,404	
<u>ALL</u>	7,629	96.08	96.14	95.55	07.65	100.62	48.38	185.40	95.95 to 96.24	317,096	302,982	

**77 Sarpy
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 : 7,629	MEDIAN : 96	COV : 09.92	95% Median C.I. : 95.95 to 96.24
Total Sales Price : 2,419,124,472	WGT. MEAN : 96	STD : 09.54	95% Wgt. Mean C.I. : 95.33 to 95.77
Total Adj. Sales Price : 2,419,124,472	MEAN : 96	Avg. Abs. Dev : 07.35	95% Mean C.I. : 95.93 to 96.35
Total Assessed Value : 2,311,449,881			
Avg. Adj. Sales Price : 317,096	COD : 07.65	MAX Sales Ratio : 185.40	
Avg. Assessed Value : 302,982	PRD : 100.62	MIN Sales Ratio : 48.38	

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	7,592	96.07	96.11	95.55	07.61	100.59	57.16	143.47	95.93 to 96.23	318,440	304,259
06	3	116.13	115.90	111.39	17.19	104.05	85.84	145.73	N/A	43,333	48,268
07	34	98.39	101.05	98.31	15.39	102.79	48.38	185.40	94.75 to 101.42	41,047	40,352
<u>ALL</u>	7,629	96.08	96.14	95.55	07.65	100.62	48.38	185.40	95.95 to 96.24	317,096	302,982

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	2	158.68	158.68	146.53	16.85	108.29	131.95	185.40	N/A	2,750	4,030
Less Than 15,000	5	131.95	120.60	118.50	37.46	101.77	48.38	185.40	N/A	6,402	7,586
Less Than 30,000	14	99.36	107.74	101.64	26.42	106.00	48.38	185.40	66.65 to 145.73	16,702	16,976
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	7,627	96.08	96.13	95.55	07.64	100.61	48.38	173.70	95.94 to 96.24	317,178	303,060
Greater Than 14,999	7,624	96.08	96.13	95.55	07.62	100.61	57.16	145.73	95.94 to 96.24	317,300	303,176
Greater Than 29,999	7,615	96.07	96.12	95.55	07.62	100.60	57.16	143.47	95.94 to 96.23	317,648	303,508
<u>Incremental Ranges</u>											
0 TO 4,999	2	158.68	158.68	146.53	16.85	108.29	131.95	185.40	N/A	2,750	4,030
5,000 TO 14,999	3	63.59	95.22	112.68	65.69	84.50	48.38	173.70	N/A	8,837	9,957
15,000 TO 29,999	9	99.20	100.59	98.97	09.81	101.64	66.65	145.73	96.29 to 101.66	22,424	22,193
30,000 TO 59,999	14	96.56	99.76	100.19	11.33	99.57	80.21	140.49	85.84 to 109.27	45,161	45,248
60,000 TO 99,999	20	103.85	107.71	108.79	10.80	99.01	84.54	143.47	101.18 to 116.64	84,255	91,664
100,000 TO 149,999	201	97.50	98.89	98.80	09.10	100.09	69.45	134.27	95.93 to 99.03	131,240	129,660
150,000 TO 249,999	2,233	97.35	97.84	97.61	07.60	100.24	57.16	135.09	96.85 to 97.77	208,724	203,732
250,000 TO 499,999	4,582	95.85	95.55	95.56	07.38	99.99	62.92	127.59	95.56 to 96.02	345,529	330,171
500,000 TO 999,999	557	92.23	92.49	92.45	07.61	100.04	69.82	129.43	91.55 to 92.86	595,339	550,401
1,000,000 +	8	91.01	89.92	89.64	03.15	100.31	83.94	94.50	83.94 to 94.50	1,162,061	1,041,626
<u>ALL</u>	7,629	96.08	96.14	95.55	07.65	100.62	48.38	185.40	95.95 to 96.24	317,096	302,982

77 Sarpy
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 : 173
 Total Sales Price : 384,781,192
 Total Adj. Sales Price : 384,781,192
 Total Assessed Value : 353,382,799
 Avg. Adj. Sales Price : 2,224,169
 Avg. Assessed Value : 2,042,675

MEDIAN : 94
 WGT. MEAN : 92
 MEAN : 93
 COD : 11.25
 PRD : 101.46

COV : 17.61
 STD : 16.41
 Avg. Abs. Dev : 10.62
 MAX Sales Ratio : 157.61
 MIN Sales Ratio : 42.96

95% Median C.I. : 92.97 to 95.67
 95% Wgt. Mean C.I. : 89.02 to 94.66
 95% Mean C.I. : 90.73 to 95.63

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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	12	95.42	95.91	97.51	04.07	98.36	88.41	103.33	91.76 to 100.22	3,156,818	3,078,309
01-JAN-20 To 31-MAR-20	9	97.43	100.32	106.72	11.77	94.00	80.46	141.50	82.59 to 107.62	956,556	1,020,845
01-APR-20 To 30-JUN-20	4	101.91	102.38	99.25	03.21	103.15	96.46	109.25	N/A	397,500	394,511
01-JUL-20 To 30-SEP-20	6	93.88	92.96	92.43	06.48	100.57	75.42	102.17	75.42 to 102.17	571,393	528,144
01-OCT-20 To 31-DEC-20	10	99.08	97.72	97.39	08.03	100.34	77.17	125.65	81.91 to 102.09	1,668,910	1,625,349
01-JAN-21 To 31-MAR-21	12	93.32	97.12	95.61	12.36	101.58	67.32	157.61	86.21 to 100.19	3,149,542	3,011,222
01-APR-21 To 30-JUN-21	25	97.99	98.72	96.33	09.75	102.48	64.76	132.27	95.35 to 101.63	2,027,800	1,953,353
01-JUL-21 To 30-SEP-21	16	94.46	95.30	93.30	07.70	102.14	74.88	139.73	89.67 to 98.46	1,491,125	1,391,243
01-OCT-21 To 31-DEC-21	27	93.48	88.99	88.14	11.01	100.96	48.99	107.14	85.80 to 96.94	3,269,887	2,882,150
01-JAN-22 To 31-MAR-22	18	92.00	91.66	87.38	19.33	104.90	43.09	136.00	80.88 to 103.24	1,543,742	1,348,964
01-APR-22 To 30-JUN-22	20	91.79	88.81	89.41	09.36	99.33	53.69	124.95	84.87 to 94.21	2,492,050	2,228,228
01-JUL-22 To 30-SEP-22	14	83.35	81.03	84.45	14.75	95.95	42.96	102.73	71.40 to 95.67	2,737,152	2,311,625
<u>Study Yrs</u>											
01-OCT-19 To 30-SEP-20	31	96.70	97.45	98.77	07.17	98.66	75.42	141.50	93.31 to 100.73	1,661,586	1,641,104
01-OCT-20 To 30-SEP-21	63	96.13	97.39	95.70	09.88	101.77	64.76	157.61	94.36 to 98.80	2,048,200	1,960,030
01-OCT-21 To 30-SEP-22	79	91.81	88.14	87.66	13.35	100.55	42.96	136.00	87.91 to 93.48	2,585,258	2,266,161
<u>Calendar Yrs</u>											
01-JAN-20 To 31-DEC-20	29	98.15	98.18	99.58	08.70	98.59	75.42	141.50	94.45 to 102.05	1,045,395	1,040,966
01-JAN-21 To 31-DEC-21	80	95.29	94.52	92.23	10.40	102.48	48.99	157.61	93.46 to 96.77	2,507,931	2,313,080
<u>ALL</u>	173	94.36	93.18	91.84	11.25	101.46	42.96	157.61	92.97 to 95.67	2,224,169	2,042,675

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
10	173	94.36	93.18	91.84	11.25	101.46	42.96	157.61	92.97 to 95.67	2,224,169	2,042,675
<u>ALL</u>	173	94.36	93.18	91.84	11.25	101.46	42.96	157.61	92.97 to 95.67	2,224,169	2,042,675

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
02	31	94.13	96.22	89.80	12.96	107.15	71.40	141.50	84.87 to 95.98	3,508,629	3,150,708
03	90	94.24	91.75	93.20	13.10	98.44	42.96	157.61	92.07 to 96.77	1,584,287	1,476,598
04	52	95.39	93.84	92.05	06.94	101.94	62.85	132.27	92.84 to 96.70	2,565,921	2,361,865
<u>ALL</u>	173	94.36	93.18	91.84	11.25	101.46	42.96	157.61	92.97 to 95.67	2,224,169	2,042,675

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PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

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 95% Mean C.I. : 90.73 to 95.63

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
Ranges Excl. Low \$											
Greater Than 4,999	173	94.36	93.18	91.84	11.25	101.46	42.96	157.61	92.97 to 95.67	2,224,169	2,042,675
Greater Than 14,999	173	94.36	93.18	91.84	11.25	101.46	42.96	157.61	92.97 to 95.67	2,224,169	2,042,675
Greater Than 29,999	173	94.36	93.18	91.84	11.25	101.46	42.96	157.61	92.97 to 95.67	2,224,169	2,042,675
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999											
60,000 TO 99,999	1	102.92	102.92	102.92	00.00	100.00	102.92	102.92	N/A	80,000	82,339
100,000 TO 149,999	3	98.06	96.70	96.92	08.99	99.77	82.80	109.25	N/A	126,667	122,767
150,000 TO 249,999	10	93.67	95.38	95.76	16.48	99.60	51.56	132.27	80.46 to 125.65	196,186	187,866
250,000 TO 499,999	43	94.57	93.27	92.57	08.95	100.76	43.09	127.47	91.42 to 98.94	341,269	315,918
500,000 TO 999,999	29	95.23	91.34	92.41	11.00	98.84	50.36	120.34	91.76 to 100.00	768,949	710,552
1,000,000 TO 1,999,999	35	93.99	94.92	95.01	13.80	99.91	42.96	141.50	91.15 to 97.03	1,393,564	1,323,999
2,000,000 TO 4,999,999	34	93.63	92.74	93.29	13.06	99.41	48.34	157.61	84.90 to 97.43	2,972,985	2,773,381
5,000,000 TO 9,999,999	11	95.35	92.09	92.08	05.07	100.01	80.88	100.00	83.90 to 96.94	6,969,545	6,417,252
10,000,000 +	7	91.11	89.34	88.87	06.23	100.53	77.71	100.73	77.71 to 100.73	16,980,571	15,091,189
ALL	173	94.36	93.18	91.84	11.25	101.46	42.96	157.61	92.97 to 95.67	2,224,169	2,042,675

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COMMERCIAL

PAD 2023 R&O Statistics (Using 2023 Values)

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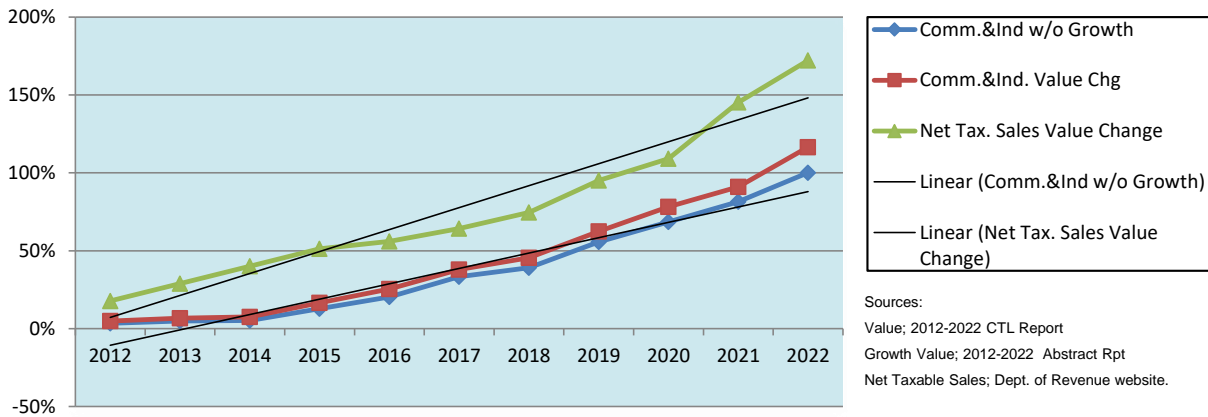
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 95% Wgt. Mean C.I. : 89.02 to 94.66
 95% Mean C.I. : 90.73 to 95.63

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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
297	2	48.39	48.39	49.18	10.95	98.39	43.09	53.69	N/A	556,700	273,777
304	1	124.95	124.95	124.95	00.00	100.00	124.95	124.95	N/A	1,000,000	1,249,495
341	2	67.06	67.06	74.06	35.94	90.55	42.96	91.15	N/A	1,444,849	1,070,090
342	2	48.67	48.67	48.66	00.68	100.02	48.34	48.99	N/A	2,083,875	1,014,000
343	1	93.17	93.17	93.17	00.00	100.00	93.17	93.17	N/A	1,932,000	1,799,962
344	26	92.82	93.54	93.18	10.06	100.39	63.67	127.47	87.91 to 100.00	1,120,212	1,043,767
350	1	80.48	80.48	80.48	00.00	100.00	80.48	80.48	N/A	2,100,000	1,690,000
352	31	94.13	96.22	89.80	12.96	107.15	71.40	141.50	84.87 to 95.98	3,508,629	3,150,708
353	7	92.31	86.21	84.97	19.08	101.46	50.36	125.65	50.36 to 125.65	456,429	387,844
384	1	91.57	91.57	91.57	00.00	100.00	91.57	91.57	N/A	300,000	274,699
386	2	93.27	93.27	96.87	04.46	96.28	89.11	97.43	N/A	1,901,600	1,842,133
406	23	96.46	92.26	89.10	11.35	103.55	62.85	132.27	81.91 to 99.59	1,385,758	1,234,734
407	4	91.63	92.13	91.07	02.20	101.16	89.11	96.13	N/A	14,072,250	12,815,067
410	1	91.81	91.81	91.81	00.00	100.00	91.81	91.81	N/A	3,100,000	2,846,129
412	15	96.77	96.27	94.73	09.18	101.63	76.98	113.33	85.63 to 104.25	3,834,333	3,632,170
419	3	94.27	92.87	88.62	05.69	104.80	84.12	100.21	N/A	1,583,333	1,403,097
426	1	93.99	93.99	93.99	00.00	100.00	93.99	93.99	N/A	1,175,000	1,104,339
442	3	101.49	101.57	101.60	00.29	99.97	101.17	102.05	N/A	263,333	267,543
444	4	79.71	80.36	77.67	11.17	103.46	63.97	98.06	N/A	418,000	324,650
451	1	121.59	121.59	121.59	00.00	100.00	121.59	121.59	N/A	2,002,000	2,434,284
453	18	95.82	95.47	95.88	03.48	99.57	84.79	107.62	92.84 to 97.03	1,982,350	1,900,692
455	3	93.32	85.03	84.01	09.69	101.21	67.32	94.45	N/A	1,416,667	1,190,099
470	3	89.67	90.32	90.93	01.66	99.33	88.41	92.89	N/A	458,333	416,765
471	1	91.52	91.52	91.52	00.00	100.00	91.52	91.52	N/A	650,000	594,900
490	1	94.85	94.85	94.85	00.00	100.00	94.85	94.85	N/A	650,000	616,544
494	3	99.44	99.56	99.41	00.38	100.15	99.04	100.19	N/A	903,167	897,798
528	7	100.19	96.55	95.23	05.10	101.39	78.94	102.92	78.94 to 102.92	491,265	467,845
531	1	92.78	92.78	92.78	00.00	100.00	92.78	92.78	N/A	150,000	139,167
594	3	96.02	115.95	105.89	22.01	109.50	94.21	157.61	N/A	5,205,000	5,511,457
851	2	101.88	101.88	100.72	01.42	101.15	100.43	103.33	N/A	1,350,533	1,360,263
<u>ALL</u>	<u>173</u>	<u>94.36</u>	<u>93.18</u>	<u>91.84</u>	<u>11.25</u>	<u>101.46</u>	<u>42.96</u>	<u>157.61</u>	<u>92.97 to 95.67</u>	<u>2,224,169</u>	<u>2,042,675</u>

Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2011	\$ 2,493,146,998	\$ 39,213,239	1.57%	\$ 2,453,933,759		\$ 1,118,043,437	
2012	\$ 2,613,727,280	\$ 35,840,888	1.37%	\$ 2,577,886,392	3.40%	\$ 1,316,902,534	17.79%
2013	\$ 2,659,770,921	\$ 44,359,727	1.67%	\$ 2,615,411,194	0.06%	\$ 1,440,611,314	9.39%
2014	\$ 2,681,265,360	\$ 59,860,679	2.23%	\$ 2,621,404,681	-1.44%	\$ 1,566,802,225	8.76%
2015	\$ 2,906,139,280	\$ 94,168,827	3.24%	\$ 2,811,970,453	4.87%	\$ 1,691,615,901	7.97%
2016	\$ 3,128,766,492	\$ 127,302,828	4.07%	\$ 3,001,463,664	3.28%	\$ 1,743,450,920	3.06%
2017	\$ 3,440,327,629	\$ 114,307,546	3.32%	\$ 3,326,020,083	6.30%	\$ 1,835,611,916	5.29%
2018	\$ 3,627,932,524	\$ 161,063,082	4.44%	\$ 3,466,869,442	0.77%	\$ 1,952,317,063	6.36%
2019	\$ 4,049,744,275	\$ 167,810,185	4.14%	\$ 3,881,934,090	7.00%	\$ 2,181,391,182	11.73%
2020	\$ 4,441,003,462	\$ 238,121,785	5.36%	\$ 4,202,881,677	3.78%	\$ 2,337,485,593	7.16%
2021	\$ 4,760,575,930	\$ 234,187,212	4.92%	\$ 4,526,388,718	1.92%	\$ 2,742,306,363	17.32%
2022	\$ 5,399,078,259	\$ 409,624,433	7.59%	\$ 4,989,453,826	4.81%	\$ 3,042,858,178	10.96%
Ann %chg	7.52%			Average	3.16%	8.74%	9.62%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2011	-	-	-
2012	3.40%	4.84%	17.79%
2013	4.90%	6.68%	28.85%
2014	5.14%	7.55%	40.14%
2015	12.79%	16.57%	51.30%
2016	20.39%	25.49%	55.94%
2017	33.41%	37.99%	64.18%
2018	39.06%	45.52%	74.62%
2019	55.70%	62.44%	95.11%
2020	68.58%	78.13%	109.07%
2021	81.55%	90.95%	145.28%
2022	100.13%	116.56%	172.16%

County Number
 County Name

Type : Qualified

Number of Sales :	127	Median :	73	COV :	22.27	95% Median C.I. :	68.40 to 75.93
Total Sales Price :	78,181,283	Wgt. Mean :	72	STD :	16.18	95% Wgt. Mean C.I. :	69.39 to 73.82
Total Adj. Sales Price :	78,948,783	Mean :	73	Avg. Abs. Dev :	12.07	95% Mean C.I. :	69.83 to 75.45
Total Assessed Value :	56,530,836						
Avg. Adj. Sales Price :	621,644	COD :	16.65	MAX Sales Ratio :	146.58		
Avg. Assessed Value :	445,125	PRD :	101.45	MIN Sales Ratio :	30.15		

Printed : 04/03/2023

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Qrtrs</u>											
10/01/2019 To 12/31/2019	8	86.03	84.92	84.53	08.26	100.46	74.68	96.06	74.68 to 96.06	430,036	363,491
01/01/2020 To 03/31/2020	16	74.51	76.69	75.54	13.35	101.52	56.41	121.38	65.27 to 85.37	599,349	452,721
04/01/2020 To 06/30/2020	19	71.50	73.19	72.21	16.88	101.36	52.59	107.89	59.61 to 85.28	529,550	382,367
07/01/2020 To 09/30/2020	6	86.08	86.72	85.89	06.40	100.97	77.30	95.28	77.30 to 95.28	621,576	533,869
10/01/2020 To 12/31/2020	11	63.64	68.87	63.91	20.88	107.76	45.38	91.99	55.06 to 91.50	696,819	445,318
01/01/2021 To 03/31/2021	15	74.47	73.03	74.01	14.73	98.68	44.01	96.67	61.20 to 82.09	769,863	569,807
04/01/2021 To 06/30/2021	12	76.94	76.06	76.74	10.41	99.11	55.27	91.36	66.67 to 85.40	653,707	501,667
07/01/2021 To 09/30/2021	4	68.37	69.55	68.22	08.59	101.95	63.68	77.79	N/A	925,000	631,007
10/01/2021 To 12/31/2021	16	69.32	68.20	67.95	08.74	100.37	53.36	81.36	61.41 to 73.66	571,447	388,321
01/01/2022 To 03/31/2022	10	71.24	75.33	70.81	24.59	106.38	41.03	146.58	56.50 to 84.78	644,895	456,649
04/01/2022 To 06/30/2022	8	53.88	53.05	54.62	25.59	97.13	30.15	80.07	30.15 to 80.07	633,509	346,044
07/01/2022 To 09/30/2022	2	47.93	47.93	52.59	30.04	91.14	33.53	62.32	N/A	355,200	186,799
<u>Study Yrs</u>											
10/01/2019 To 09/30/2020	49	76.84	77.90	76.88	14.21	101.33	52.59	121.38	73.60 to 83.71	547,363	420,809
10/01/2020 To 09/30/2021	42	73.76	72.47	71.49	14.68	101.37	44.01	96.67	66.67 to 77.79	732,320	523,562
10/01/2021 To 09/30/2022	36	64.52	65.69	65.14	19.44	100.84	30.15	146.58	61.00 to 71.51	593,627	386,710
<u>Calendar Yrs</u>											
01/01/2020 To 12/31/2020	52	74.67	74.91	72.83	16.18	102.86	45.38	121.38	68.40 to 82.64	597,029	434,812
01/01/2021 To 12/31/2021	47	72.27	71.86	72.29	11.84	99.41	44.01	96.67	67.36 to 75.46	685,864	495,835

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	127	72.50	72.64	71.60	16.65	101.45	30.15	146.58	68.40 to 75.93	621,644	445,125

Type : Qualified

Number of Sales :	127	Median :	73	COV :	22.27	95% Median C.I. :	68.40 to 75.93
Total Sales Price :	78,181,283	Wgt. Mean :	72	STD :	16.18	95% Wgt. Mean C.I. :	69.39 to 73.82
Total Adj. Sales Price :	78,948,783	Mean :	73	Avg. Abs.Dev :	12.07	95% Mean C.I. :	69.83 to 75.45
Total Assessed Value :	56,530,836						
Avg. Adj. Sales Price :	621,644	COD :	16.65	MAX Sales Ratio :	146.58		
Avg. Assessed Value :	445,125	PRD :	101.45	MIN Sales Ratio :	30.15		

Printed : 04/03/2023

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>Irrigated</u>											
County	1	74.47	74.47	74.47		100.00	74.47	74.47	N/A	882,750	657,348
1	1	74.47	74.47	74.47		100.00	74.47	74.47	N/A	882,750	657,348
<u>Dry</u>											
County	55	66.67	68.02	65.59	15.67	103.70	41.03	92.97	61.00 to 73.60	682,149	447,410
1	55	66.67	68.02	65.59	15.67	103.70	41.03	92.97	61.00 to 73.60	682,149	447,410
<u>Grass</u>											
County	1	65.27	65.27	65.27		100.00	65.27	65.27	N/A	322,000	210,177
1	1	65.27	65.27	65.27		100.00	65.27	65.27	N/A	322,000	210,177
<u>ALL</u>											
10/01/2019 To 09/30/2022	127	72.50	72.64	71.60	16.65	101.45	30.15	146.58	68.40 to 75.93	621,644	445,125

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Irrigated</u>											
County	8	73.76	72.46	73.39	08.65	98.73	63.64	85.40	63.64 to 85.40	588,774	432,129
1	8	73.76	72.46	73.39	08.65	98.73	63.64	85.40	63.64 to 85.40	588,774	432,129
<u>Dry</u>											
County	80	72.34	73.16	70.71	16.71	103.46	41.03	146.58	67.95 to 76.84	651,665	460,821
1	80	72.34	73.16	70.71	16.71	103.46	41.03	146.58	67.95 to 76.84	651,665	460,821
<u>Grass</u>											
County	4	39.46	43.58	45.87	29.75	95.01	30.15	65.27	N/A	279,938	128,413
1	4	39.46	43.58	45.87	29.75	95.01	30.15	65.27	N/A	279,938	128,413
<u>ALL</u>											
10/01/2019 To 09/30/2022	127	72.50	72.64	71.60	16.65	101.45	30.15	146.58	68.40 to 75.93	621,644	445,125

Sarpy County 2023 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Sarpy	1	6,510	n/a	5,975	5,830	n/a	4,920	4,600	4,330	5,804
Douglas	1	6,625	n/a	6,000	5,675	n/a	5,050	4,725	4,425	5,900
Cass	2	6,275	n/a	5,545	5,510	4,880	4,850	4,250	4,215	5,388
Saunders	3	6,930	n/a	6,369	5,901	n/a	5,380	4,470	4,060	5,726

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Sarpy	1	5,500	5,325	5,000	4,850	4,680	4,140	3,845	3,640	4,597
Douglas	1	5,475	5,175	4,900	2,759	4,302	4,034	1,801	3,475	4,511
Cass	2	5,465	5,304	4,845	4,783	4,437	4,474	4,170	3,926	4,794
Saunders	3	5,575	5,405	5,285	n/a	4,601	4,315	3,885	3,665	4,864

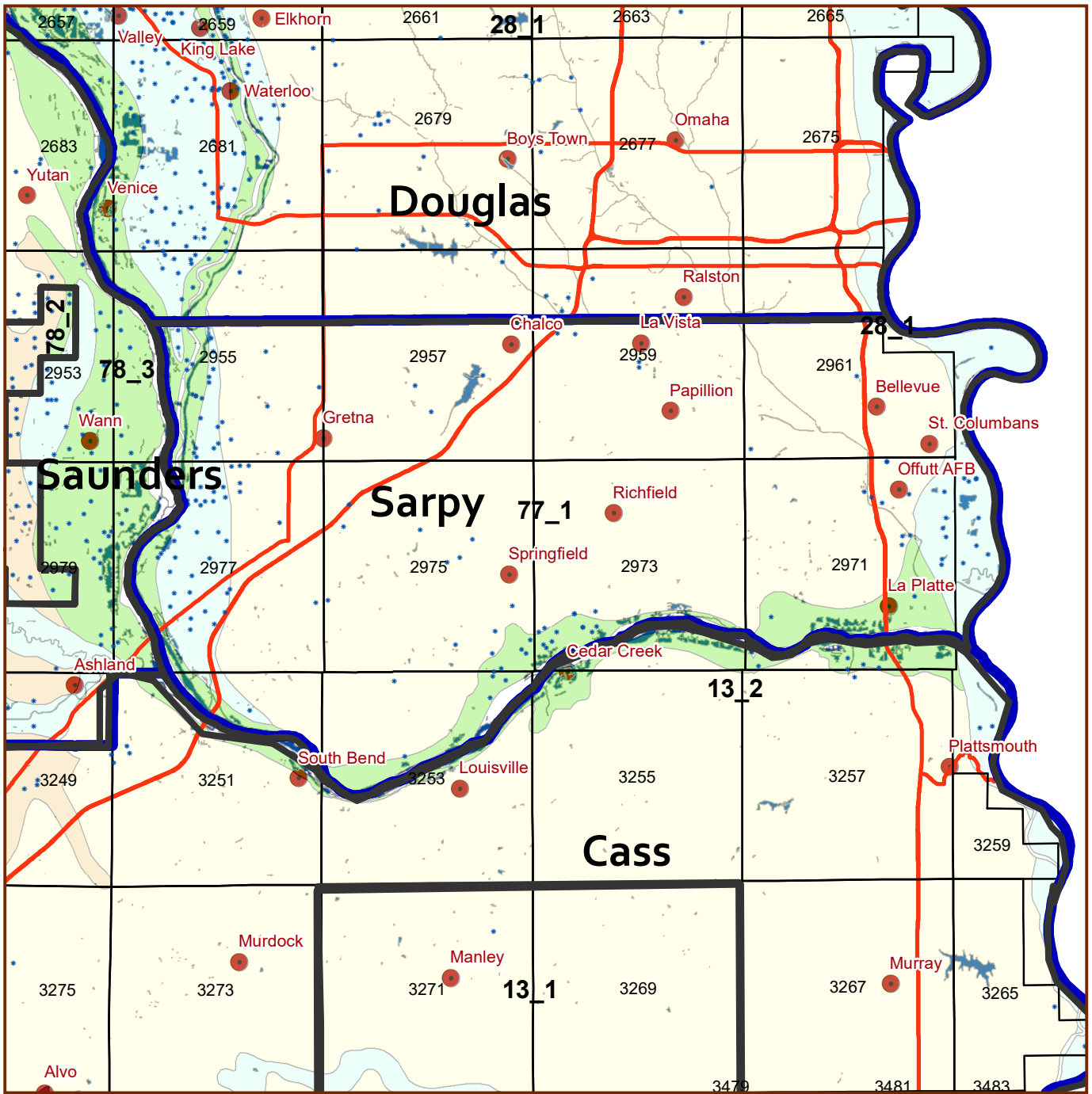
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Sarpy	1	2,355	2,330	2,250	2,165	2,070	2,040	1,840	1,775	2,336
Douglas	1	2,139	1,655	1,644	1,635	732	883	777	882	1,908
Cass	2	1,649	1,650	1,650	n/a	1,650	n/a	1,650	1,650	1,649
Saunders	3	2,250	2,250	2,247	n/a	n/a	2,000	n/a	2,000	2,246

County	Mkt Area	CRP	TIMBER	WASTE
Sarpy	1	3,694	1,200	150
Douglas	1	n/a	n/a	150
Cass	2	1,650	1,650	665
Saunders	3	2,353	600	130

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.

SARPY COUNTY



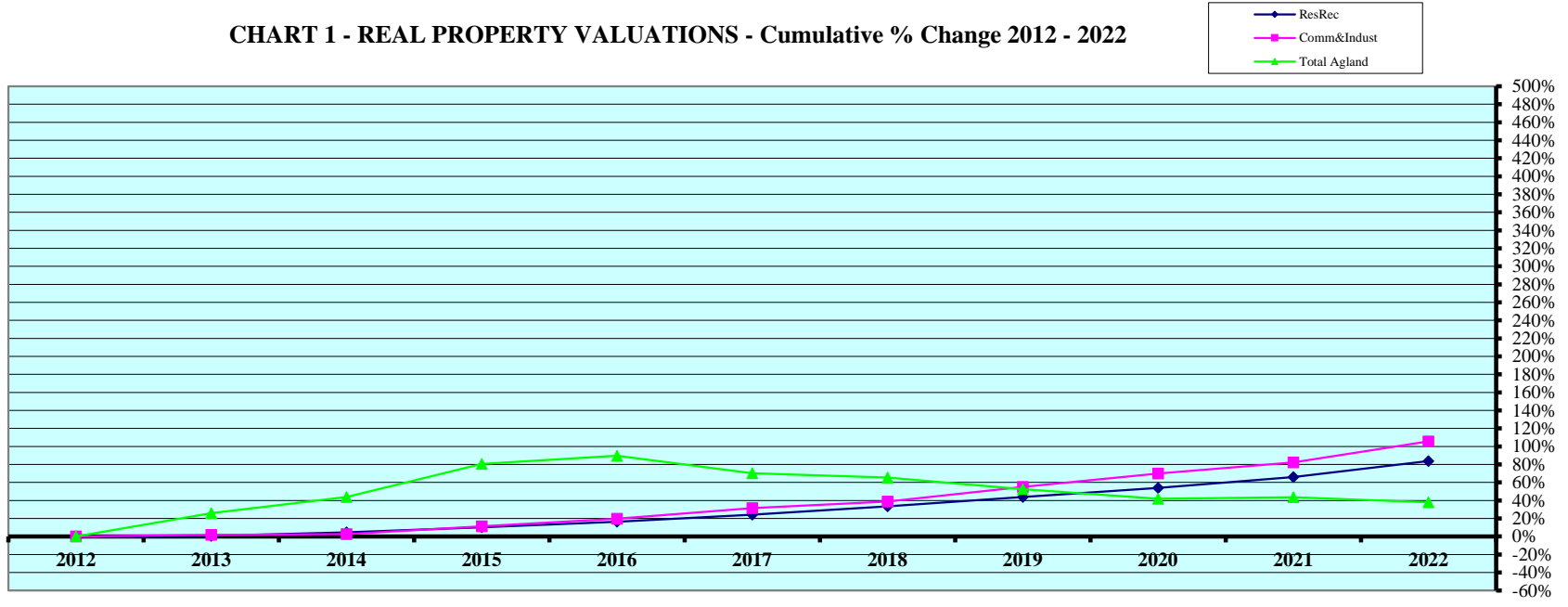
Legend

- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

**Soils
CLASS**

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

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



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2012	8,028,648,157	-	-	-	2,613,727,280	-	-	-	218,007,575	-	-	-
2013	8,078,097,700	49,449,543	0.62%	0.62%	2,659,770,921	46,043,641	1.76%	1.76%	274,278,197	56,270,622	25.81%	25.81%
2014	8,397,346,693	319,248,993	3.95%	4.59%	2,681,265,360	21,494,439	0.81%	2.58%	313,572,688	39,294,491	14.33%	43.84%
2015	8,840,328,734	442,982,041	5.28%	10.11%	2,906,139,280	224,873,920	8.39%	11.19%	393,525,850	79,953,162	25.50%	80.51%
2016	9,339,896,340	499,567,606	5.65%	16.33%	3,128,766,492	222,627,212	7.66%	19.71%	413,475,449	19,949,599	5.07%	89.66%
2017	9,967,061,475	627,165,135	6.71%	24.14%	3,440,327,629	311,561,137	9.96%	31.63%	371,318,498	-42,156,951	-10.20%	70.32%
2018	10,717,403,599	750,342,124	7.53%	33.49%	3,627,932,524	187,604,895	5.45%	38.80%	360,553,352	-10,765,146	-2.90%	65.39%
2019	11,545,635,682	828,232,083	7.73%	43.81%	4,049,744,275	421,811,751	11.63%	54.94%	332,368,669	-28,184,683	-7.82%	52.46%
2020	12,356,898,145	811,262,463	7.03%	53.91%	4,441,003,462	391,259,187	9.66%	69.91%	309,575,353	-22,793,316	-6.86%	42.00%
2021	13,319,661,005	962,762,860	7.79%	65.90%	4,760,575,930	319,572,468	7.20%	82.14%	313,015,545	3,440,192	1.11%	43.58%
2022	14,755,280,854	1,435,619,849	10.78%	83.78%	5,375,190,854	614,614,924	12.91%	105.65%	300,917,408	-12,098,137	-3.87%	38.03%

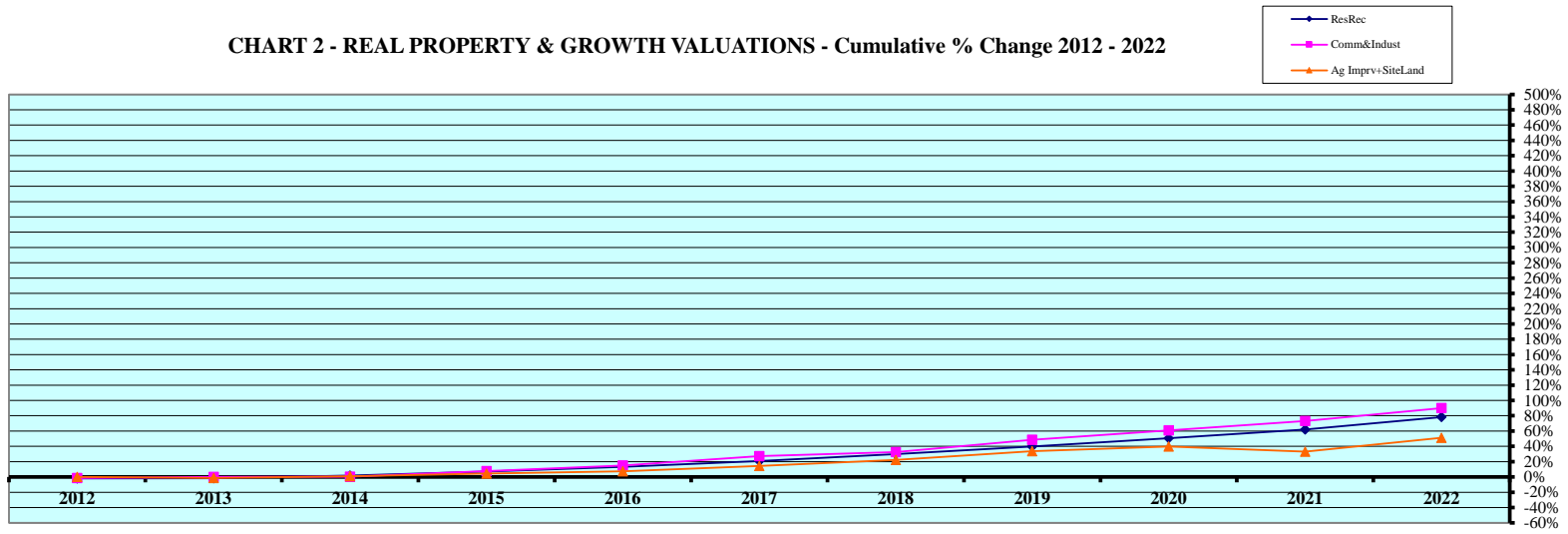
Rate Annual %chg: Residential & Recreational **6.27%** Commercial & Industrial **7.48%** Agricultural Land **3.28%**

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

CHART 1

(1) Residential & Recreational excludes Agric. dwelling & farm home site land. Commercial & Industrial excludes minerals. Agricultural land includes irrigated, dry, grass, waste, & other agland, excludes farm site land.
Source: 2012 - 2022 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division Prepared as of 12/29/2022

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	8,028,648,157	153,388,564	1.91%	7,875,259,593	-	-1.91%	2,613,727,280	35,840,888	1.37%	2,577,886,392	-	-1.37%	
2013	8,078,097,700	177,382,524	2.20%	7,900,715,176	-1.59%	-1.59%	2,659,770,921	44,359,727	1.67%	2,615,411,194	0.06%	0.06%	
2014	8,397,346,693	229,970,674	2.74%	8,167,376,019	1.11%	1.73%	2,681,265,360	59,860,679	2.23%	2,621,404,681	-1.44%	0.29%	
2015	8,840,328,734	239,632,508	2.71%	8,600,696,226	2.42%	7.13%	2,906,139,280	94,168,827	3.24%	2,811,970,453	4.87%	7.58%	
2016	9,339,896,340	253,905,995	2.72%	9,085,990,345	2.78%	13.17%	3,128,766,492	127,302,828	4.07%	3,001,463,664	3.28%	14.83%	
2017	9,967,061,475	262,988,131	2.64%	9,704,073,344	3.90%	20.87%	3,440,327,629	114,307,546	3.32%	3,326,020,083	6.30%	27.25%	
2018	10,717,403,599	300,180,511	2.80%	10,417,223,088	4.52%	29.75%	3,627,932,524	161,063,082	4.44%	3,466,869,442	0.77%	32.64%	
2019	11,545,635,682	311,622,494	2.70%	11,234,013,188	4.82%	39.92%	4,049,744,275	167,810,185	4.14%	3,881,934,090	7.00%	48.52%	
2020	12,356,898,145	273,218,148	2.21%	12,083,679,997	4.66%	50.51%	4,441,003,462	238,121,785	5.36%	4,202,881,677	3.78%	60.80%	
2021	13,319,661,005	319,245,002	2.40%	13,000,416,003	5.21%	61.93%	4,760,575,930	234,187,212	4.92%	4,526,388,718	1.92%	73.18%	
2022	14,755,280,854	444,515,320	3.01%	14,310,765,534	7.44%	78.25%	5,375,190,854	409,624,433	7.62%	4,965,566,421	4.31%	89.98%	
Rate Ann%chg	6.27%			Resid & Recreat w/o growth			7.48%			C & I w/o growth			3.09%

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	140,042,187	82,019,519	222,061,706	6,345,786	2.86%	215,715,920	-	-
2013	140,691,543	81,873,581	222,565,124	3,567,282	1.60%	218,997,842	-1.38%	-1.38%
2014	189,117,341	40,011,471	229,128,812	5,173,049	2.26%	223,955,763	0.62%	0.85%
2015	201,044,072	42,784,033	243,828,105	12,130,612	4.98%	231,697,493	1.12%	4.34%
2016	194,123,487	51,529,858	245,653,345	7,045,555	2.87%	238,607,790	-2.14%	7.45%
2017	205,619,810	53,916,910	259,536,720	5,680,646	2.19%	253,856,074	3.34%	14.32%
2018	240,700,956	61,408,023	302,108,979	30,450,756	10.08%	271,658,223	4.67%	22.33%
2019	235,680,092	71,208,444	306,888,536	9,806,643	3.20%	297,081,893	-1.66%	33.78%
2020	249,014,179	71,759,162	320,773,341	10,584,634	3.30%	310,188,707	1.08%	39.69%
2021	232,422,922	70,271,838	302,694,760	7,127,368	2.35%	295,567,392	-7.86%	33.10%
2022	258,205,851	82,643,997	340,849,848	5,088,333	1.49%	335,761,515	10.92%	51.20%
Rate Ann%chg	6.31%	0.08%	4.38%	Ag Imprv+Site w/o growth			0.87%	

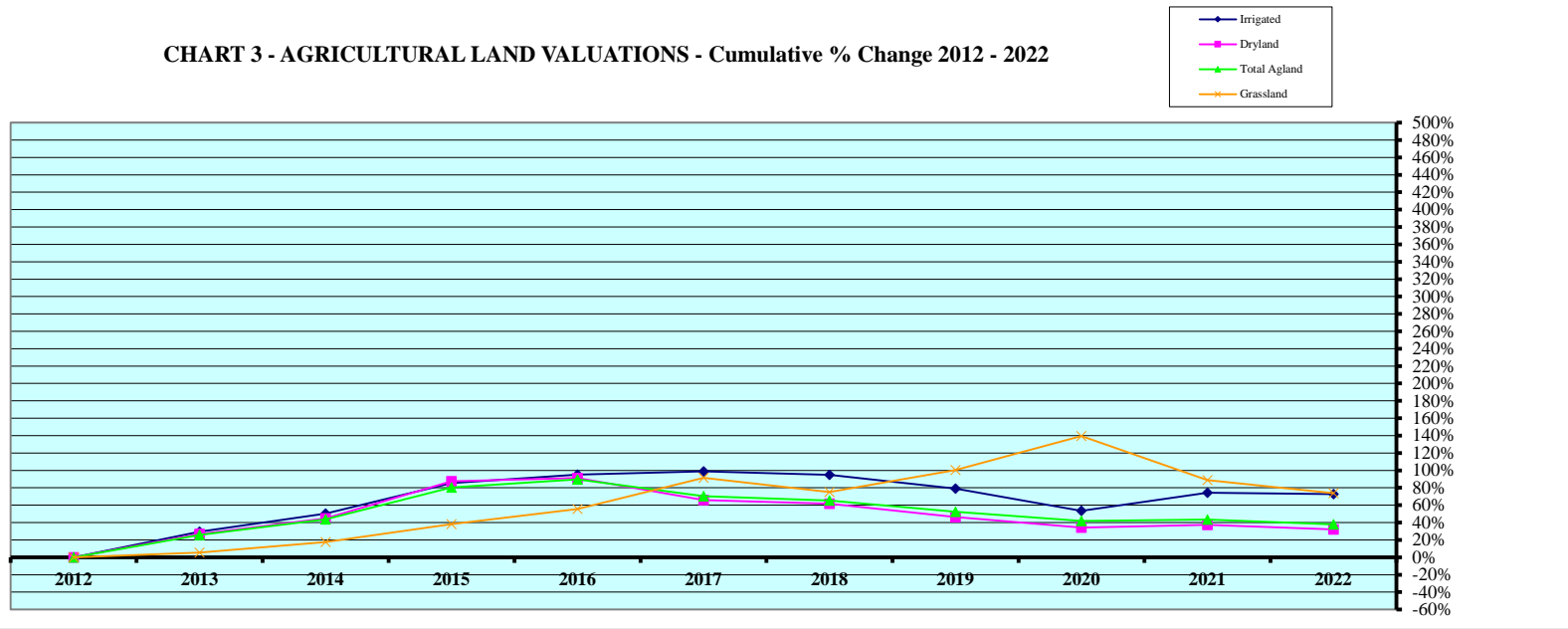
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and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

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	18,804,970	-	-	-	186,721,951	-	-	-	12,250,963	-	-	-
2013	24,325,303	5,520,333	29.36%	29.36%	236,744,227	50,022,276	26.79%	26.79%	12,925,791	674,828	5.51%	5.51%
2014	28,289,408	3,964,105	16.30%	50.44%	270,501,966	33,757,739	14.26%	44.87%	14,416,318	1,490,527	11.53%	17.67%
2015	34,879,581	6,590,173	23.30%	85.48%	350,251,289	79,749,323	29.48%	87.58%	16,935,953	2,519,635	17.48%	38.24%
2016	36,717,610	1,838,029	5.27%	95.25%	357,150,905	6,899,616	1.97%	91.27%	19,062,223	2,126,270	12.55%	55.60%
2017	37,403,421	685,811	1.87%	98.90%	309,907,712	-47,243,193	-13.23%	65.97%	23,457,867	4,395,644	23.06%	91.48%
2018	36,634,127	-769,294	-2.06%	94.81%	301,921,118	-7,986,594	-2.58%	61.70%	21,443,959	-2,013,908	-8.59%	75.04%
2019	33,661,997	-2,972,130	-8.11%	79.01%	273,530,072	-28,391,046	-9.40%	46.49%	24,563,201	3,119,242	14.55%	100.50%
2020	28,849,171	-4,812,826	-14.30%	53.41%	250,769,551	-22,760,521	-8.32%	34.30%	29,346,204	4,783,003	19.47%	139.54%
2021	32,786,130	3,936,959	13.65%	74.35%	256,624,118	5,854,567	2.33%	37.44%	23,141,096	-6,205,108	-21.14%	88.89%
2022	32,476,647	-309,483	-0.94%	72.70%	246,794,850	-9,829,268	-3.83%	32.17%	21,276,780	-1,864,316	-8.06%	73.67%

Rate Ann.%chg: Irrigated **5.62%** Dryland **2.83%** Grassland **5.68%**

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	228,037	-	-	-	1,654	-	-	-	218,007,575	-	-	-
2013	281,436	53,399	23.42%	23.42%	1,440	-214	-12.94%	-12.94%	274,278,197	56,270,622	25.81%	25.81%
2014	362,254	80,818	28.72%	58.86%	2,742	1,302	90.42%	65.78%	313,572,688	39,294,491	14.33%	43.84%
2015	441,923	79,669	21.99%	93.79%	(8,982,896)	-8,985,638	-327703.79%	-543201.33%	393,525,850	79,953,162	25.50%	80.51%
2016	560,186	118,263	26.76%	145.66%	(15,475)	8,967,421	-	-1035.61%	413,475,449	19,949,599	5.07%	89.66%
2017	547,717	-12,469	-2.23%	140.19%	1,781	17,256	-	7.68%	371,318,498	-42,156,951	-10.20%	70.32%
2018	570,497	22,780	4.16%	150.18%	(16,349)	-18,130	-1017.97%	-1088.45%	360,553,352	-10,765,146	-2.90%	65.39%
2019	612,227	41,730	7.31%	168.48%	1,172	17,521	-	-29.14%	332,368,669	-28,184,683	-7.82%	52.46%
2020	608,970	-3,257	-0.53%	167.05%	1,457	285	24.32%	-11.91%	309,575,353	-22,793,316	-6.86%	42.00%
2021	462,034	-146,936	-24.13%	102.61%	2,167	710	48.73%	31.02%	313,015,545	3,440,192	1.11%	43.58%
2022	366,964	-95,070	-20.58%	60.92%	2,167	0	0.00%	31.02%	300,917,408	-12,098,137	-3.87%	38.03%

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County **SARPY**

Rate Ann.%chg: Total Agric Land **3.28%**

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	19,101,517	6,365	3,001			186,903,468	66,047	2,830			9,284,153	7,169	1,295		
2013	24,610,506	6,218	3,958	31.90%	31.90%	237,499,823	65,864	3,606	27.42%	27.42%	9,791,799	7,204	1,359	4.95%	4.95%
2014	28,579,366	6,205	4,606	16.36%	53.48%	270,556,847	65,343	4,141	14.83%	46.32%	10,712,421	7,076	1,514	11.38%	16.90%
2015	34,872,071	6,205	5,620	22.02%	87.28%	352,713,171	64,867	5,438	31.32%	92.15%	13,007,275	7,105	1,831	20.93%	41.37%
2016	37,866,157	6,325	5,987	6.53%	99.51%	368,135,968	63,899	5,761	5.95%	103.59%	19,117,920	12,402	1,541	-15.80%	19.03%
2017	37,403,421	6,374	5,868	-1.99%	95.55%	313,351,946	62,299	5,030	-12.70%	77.74%	23,416,944	12,947	1,809	17.34%	39.67%
2018	36,959,456	6,288	5,878	0.16%	95.87%	303,375,929	60,293	5,032	0.04%	77.81%	21,519,386	12,747	1,688	-6.66%	30.36%
2019	37,522,999	6,394	5,869	-0.16%	95.57%	281,434,665	58,891	4,779	-5.02%	68.88%	20,942,577	12,356	1,695	0.40%	30.89%
2020	28,841,701	4,983	5,789	-1.36%	92.90%	251,261,996	54,984	4,570	-4.38%	61.48%	32,687,950	15,786	2,071	22.16%	59.89%
2021	33,583,205	5,932	5,662	-2.19%	88.67%	257,833,896	57,280	4,501	-1.50%	59.06%	23,396,341	11,943	1,959	-5.39%	51.27%
2022	32,475,917	5,717	5,681	0.33%	89.30%	252,210,364	56,017	4,502	0.02%	59.10%	23,214,840	12,033	1,929	-1.52%	48.98%

Rate Annual %chg Average Value/Acre: 6.59%

4.75%

4.07%

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	229,787	2,819	82			2,928,203	6,642	441			218,447,128	89,043	2,453		
2013	281,959	2,777	102	24.56%	24.56%	3,098,465	6,725	461	4.51%	4.51%	275,282,552	88,788	3,100	26.38%	26.38%
2014	353,000	2,906	121	19.63%	49.00%	3,616,350	6,364	568	23.34%	28.90%	313,817,984	87,894	3,570	15.16%	45.54%
2015	443,642	2,926	152	24.81%	85.97%	3,891,598	6,486	600	5.58%	36.10%	404,927,757	87,589	4,623	29.48%	88.44%
2016	439,706	2,887	152	0.47%	86.84%	111,048	1,107	100	-83.28%	-77.24%	425,670,799	86,620	4,914	6.30%	100.31%
2017	537,157	3,544	152	-0.50%	85.91%	1,675	384	4	-95.65%	-99.01%	374,711,143	85,548	4,380	-10.87%	78.54%
2018	538,277	3,548	152	0.10%	86.09%	1,675	538	3	-28.67%	-99.29%	362,394,723	83,415	4,344	-0.81%	77.09%
2019	513,441	3,368	152	0.50%	87.03%	2,638	446	6	90.00%	-98.66%	340,416,320	81,454	4,179	-3.80%	70.35%
2020	555,984	3,652	152	-0.14%	86.77%	47,001	778	60	921.80%	-86.30%	313,394,632	80,183	3,909	-6.48%	59.32%
2021	422,722	2,764	153	0.46%	87.63%	52,592	804	65	8.36%	-85.15%	315,288,756	78,723	4,005	2.47%	63.25%
2022	392,832	2,626	150	-2.20%	83.50%	64,439	882	73	11.62%	-83.43%	308,358,392	77,276	3,990	-0.37%	62.65%

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Rate Annual %chg Average Value/Acre: 4.98%

(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
190,604	SARPY	785,119,266	71,831,721	52,921,525	14,731,312,256	3,156,544,100	2,218,646,754	23,968,598	300,917,408	258,205,851	82,643,997	0	21,682,111,476
cnty sectorvalue % of total value:		3.62%	0.33%	0.24%	67.94%	14.56%	10.23%	0.11%	1.39%	1.19%	0.36%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
58,878	BELLEVEUE	64,200,531	14,128,309	9,111,199	3,844,485,641	946,644,909	88,484,851	0	2,104,374	419,284	402,688	0	4,969,981,786
30.89%	%sector of county sector	8.18%	19.67%	17.22%	26.10%	29.99%	3.99%		0.70%	0.16%	0.49%		22.92%
	%sector of municipality	1.29%	0.28%	0.18%	77.35%	19.05%	1.78%		0.04%	0.01%	0.01%		100.00%
4,905	GRETN	80,206,951	1,828,182	669,440	737,086,302	201,003,502	142,667,544	0	3,316,011	6,487,579	1,358,156	0	1,174,623,667
2.57%	%sector of county sector	10.22%	2.55%	1.26%	5.00%	6.37%	6.43%		1.10%	2.51%	1.64%		5.42%
	%sector of municipality	6.83%	0.16%	0.06%	62.75%	17.11%	12.15%		0.28%	0.55%	0.12%		100.00%
16,638	LA VISTA	325,903,959	6,695,720	2,019,355	929,872,721	585,611,297	370,638,241	0	0	0	0	0	2,220,741,293
8.73%	%sector of county sector	41.51%	9.32%	3.82%	6.31%	18.55%	16.71%						10.24%
	%sector of municipality	14.68%	0.30%	0.09%	41.87%	26.37%	16.69%						100.00%
23,889	PAPILLION	148,944,429	8,735,798	1,435,443	1,758,155,137	615,403,566	658,597,535	0	259,443	0	0	0	3,191,531,351
12.53%	%sector of county sector	18.97%	12.16%	2.71%	11.93%	19.50%	29.68%		0.09%				14.72%
	%sector of municipality	4.67%	0.27%	0.04%	55.09%	19.28%	20.64%		0.01%				100.00%
1,529	SPRINGFIELD	4,576,888	228,256	105,839	96,759,372	15,846,683	48,794,225	0	0	0	0	0	166,311,263
0.80%	%sector of county sector	0.58%	0.32%	0.20%	0.66%	0.50%	2.20%						0.77%
	%sector of municipality	2.75%	0.14%	0.06%	58.18%	9.53%	29.34%						100.00%
	%sector of county sector												
	%sector of municipality												
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	%sector of municipality												
105,840	Total Municipalities	623,832,759	31,616,265	13,341,276	7,366,359,176	2,364,509,959	1,309,182,397	0	5,679,828	6,906,863	1,760,844	0	11,723,189,366
55.53%	%all municip.sectors of cnty	79.46%	44.01%	25.21%	50.00%	74.91%	59.01%		1.89%	2.67%	2.13%		54.07%

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

CHART 5

Total Real Property Sum Lines 17, 25, & 30	Records : 71,748	Value : 24,204,778,632	Growth 760,117,532	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	734	44,811,108	6,305	235,195,615	720	23,094,188	7,759	303,100,911	
02. Res Improve Land	33,605	1,306,210,591	16,950	999,377,664	7,596	445,849,571	58,151	2,751,437,826	
03. Res Improvements	33,901	0	16,997	0	7,612	1,929,327,450	58,510	13,929,062,861	
04. Res Total	34,635	1,351,021,699	23,302	1,234,573,279	8,332	2,398,271,209	66,269	16,983,601,598	457,198,198
% of Res Total	52.26	7.95	35.16	7.27	12.57	14.12	92.36	70.17	60.15
05. Com UnImp Land	348	89,719,953	268	75,383,081	17	3,796,172	633	168,899,206	
06. Com Improve Land	1,347	471,038,959	182	102,651,736	61	28,732,892	1,590	602,423,587	
07. Com Improvements	1,361	0	186	631,760,793	63	150,399,057	1,610	2,960,540,158	
08. Com Total	1,709	560,758,912	454	809,795,610	80	182,928,121	2,243	3,731,862,951	121,120,024
% of Com Total	76.19	15.03	20.24	21.70	3.57	4.90	3.13	15.42	15.93
09. Ind UnImp Land	117	64,239,036	122	52,562,322	11	612,115	250	117,413,473	
10. Ind Improve Land	482	332,523,665	287	257,924,540	63	15,188,246	832	605,636,451	
11. Ind Improvements	483	1,252,741,178	288	763,874,998	64	30,669,102	835	2,047,285,278	
12. Ind Total	600	1,649,503,879	410	1,074,361,860	75	46,469,463	1,085	2,770,335,202	176,165,729
% of Ind Total	55.30	59.54	37.79	38.78	6.91	1.68	1.51	11.45	23.18
13. Rec UnImp Land	0	0	5	670,022	87	5,819,696	92	6,489,718	
14. Rec Improve Land	0	0	13	1,495,950	34	3,498,130	47	4,994,080	
15. Rec Improvements	0	0	13	823,435	276	14,919,251	289	15,742,686	
16. Rec Total	0	0	18	2,989,407	363	24,237,077	381	27,226,484	224,806
% of Rec Total	0.00	0.00	4.72	10.98	95.28	89.02	0.53	0.11	0.03
Res & Rec Total	34,635	1,351,021,699	23,320	1,237,562,686	8,695	2,422,508,286	66,650	17,010,828,082	457,423,004
% of Res & Rec Total	51.97	7.94	34.99	7.28	13.05	14.24	92.89	70.28	60.18
Com & Ind Total	2,309	2,210,262,791	864	1,884,157,470	155	229,397,584	3,328	6,502,198,153	297,285,753
% of Com & Ind Total	69.38	33.99	25.96	28.98	4.66	3.53	4.64	26.86	39.11
17. Taxable Total	36,944	3,561,284,490	24,184	3,121,720,156	8,850	2,651,905,870	69,978	23,513,026,235	754,708,757
% of Taxable Total	52.79	15.15	34.56	13.28	12.65	11.28	97.53	97.14	99.29

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	51	345,421	971,485	0	0	0
19. Commercial	33	13,678,562	191,782,592	0	0	0
20. Industrial	1	1,300,000	1,392,953	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	51	345,421	971,485
19. Commercial	0	0	0	33	13,678,562	191,782,592
20. Industrial	0	0	0	1	1,300,000	1,392,953
21. Other	0	0	0	0	0	0
22. Total Sch II				85	15,323,983	194,147,030

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	1,179	929	576	2,684

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	3	302,695	521	90,926,712	402	85,330,008	926	176,559,415
28. Ag-Improved Land	0	0	439	117,125,613	396	111,671,078	835	228,796,691
29. Ag Improvements	0	0	441	154,375,991	403	132,020,300	844	286,396,291

30. Ag Total				1,770	691,752,397
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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	8	1.83	56,549	
32. HomeSite Improv Land	0	0.00	0	346	572.14	31,121,877	
33. HomeSite Improvements	0	0.00	0	365	569.54	138,177,251	
34. HomeSite Total							
35. FarmSite UnImp Land	1	0.06	605	65	70.89	1,128,242	
36. FarmSite Improv Land	0	0.00	0	394	803.07	22,575,448	
37. FarmSite Improvements	0	0.00	0	361	0.00	16,198,740	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	1.48	0	
40. Other- Non Ag Use	0	0.00	0	0	10.35	791,010	
	Records	Rural Acres	Value	Records	Total Acres	Value	Growth
31. HomeSite UnImp Land	8	4.44	137,963	16	6.27	194,512	
32. HomeSite Improv Land	323	562.48	28,509,832	669	1,134.62	59,631,709	
33. HomeSite Improvements	333	558.05	113,089,963	698	1,127.59	251,267,214	5,408,775
34. HomeSite Total				714	1,140.89	311,093,435	
35. FarmSite UnImp Land	71	477.03	3,697,344	137	547.98	4,826,191	
36. FarmSite Improv Land	356	1,156.30	17,208,126	750	1,959.37	39,783,574	
37. FarmSite Improvements	348	0.00	18,930,337	709	0.00	35,129,077	0
38. FarmSite Total				846	2,507.35	79,738,842	
39. Road & Ditches	0	0.00	0	0	1.48	0	
40. Other- Non Ag Use	0	263.58	0	0	273.93	791,010	
41. Total Section VI				1,560	3,923.65	391,623,287	5,408,775

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	1	0.00	4,896	1	0.00	4,896

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	3	67.32	302,090	946	35,687.23	151,761,048
44. Market Value	3	67.32	883,518	946	35,687.23	517,907,988
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	789	37,954.95	147,148,940	1,738	73,709.50	299,212,078
44. Market Value	0	0	0	0	0	0

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	76.88	1.29%	500,489	1.45%	6,510.00
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	3,976.75	66.89%	23,761,107	68.87%	5,975.01
48. 2A	1,262.13	21.23%	7,358,217	21.33%	5,830.00
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	45.85	0.77%	225,582	0.65%	4,920.00
51. 4A1	493.28	8.30%	2,269,088	6.58%	4,600.00
52. 4A	89.93	1.51%	389,399	1.13%	4,330.02
53. Total	5,944.82	100.00%	34,503,882	100.00%	5,804.02
Dry					
54. 1D1	370.75	0.70%	2,039,125	0.84%	5,500.00
55. 1D	15,273.03	29.00%	81,329,045	33.59%	5,325.01
56. 2D1	9,243.60	17.55%	46,218,015	19.09%	5,000.00
57. 2D	264.77	0.50%	1,284,210	0.53%	4,850.29
58. 3D1	542.87	1.03%	2,540,632	1.05%	4,680.00
59. 3D	21,078.48	40.03%	87,264,900	36.04%	4,140.00
60. 4D1	5.78	0.01%	22,223	0.01%	3,844.81
61. 4D	5,883.26	11.17%	21,415,079	8.85%	3,640.00
62. Total	52,662.54	100.00%	242,113,229	100.00%	4,597.45
Grass					
63. 1G1	11,402.20	94.55%	22,109,551	95.74%	1,939.06
64. 1G	50.80	0.42%	98,369	0.43%	1,936.40
65. 2G1	6.60	0.05%	12,865	0.06%	1,949.24
66. 2G	41.02	0.34%	79,128	0.34%	1,929.01
67. 3G1	45.66	0.38%	70,735	0.31%	1,549.17
68. 3G	381.15	3.16%	495,628	2.15%	1,300.35
69. 4G1	104.71	0.87%	179,531	0.78%	1,714.55
70. 4G	27.07	0.22%	46,414	0.20%	1,714.59
71. Total	12,059.21	100.00%	23,092,221	100.00%	1,914.90
Irrigated Total					
Irrigated Total	5,944.82	8.07%	34,503,882	11.50%	5,804.02
Dry Total					
Dry Total	52,662.54	71.50%	242,113,229	80.67%	4,597.45
Grass Total					
Grass Total	12,059.21	16.37%	23,092,221	7.69%	1,914.90
72. Waste	2,355.90	3.20%	352,285	0.12%	149.53
73. Other	631.93	0.86%	67,493	0.02%	106.80
74. Exempt	1,018.34	1.38%	0	0.00%	0.00
75. Market Area Total	73,654.40	100.00%	300,129,110	100.00%	4,074.83

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	1,846.24	10,283,202	4,098.58	24,220,680	5,944.82	34,503,882
77. Dry Land	57.84	285,014	29,088.91	134,031,693	23,515.79	107,796,522	52,662.54	242,113,229
78. Grass	9.03	17,008	3,866.96	7,939,716	8,183.22	15,135,497	12,059.21	23,092,221
79. Waste	0.45	68	796.88	118,207	1,558.57	234,010	2,355.90	352,285
80. Other	0.00	0	224.68	6,381	407.25	61,112	631.93	67,493
81. Exempt	43.33	0	769.20	0	205.81	0	1,018.34	0
82. Total	67.32	302,090	35,823.67	152,379,199	37,763.41	147,447,821	73,654.40	300,129,110

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	5,944.82	8.07%	34,503,882	11.50%	5,804.02
Dry Land	52,662.54	71.50%	242,113,229	80.67%	4,597.45
Grass	12,059.21	16.37%	23,092,221	7.69%	1,914.90
Waste	2,355.90	3.20%	352,285	0.12%	149.53
Other	631.93	0.86%	67,493	0.02%	106.80
Exempt	1,018.34	1.38%	0	0.00%	0.00
Total	73,654.40	100.00%	300,129,110	100.00%	4,074.83

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 Bellevue Area	1,604	42,383,419	21,176	798,736,216	21,455	4,243,532,668	23,059	5,084,652,303	59,363,836
83.2 Gretna Area	2,209	106,416,776	7,237	475,912,236	7,237	2,292,042,565	9,446	2,874,371,577	198,186,858
83.3 La Vista Area	8	708,897	4,818	184,721,821	4,818	1,026,814,697	4,826	1,212,245,415	4,624,198
83.4 Millard Area	505	4,501,820	9,158	377,719,314	9,158	2,129,508,844	9,663	2,511,729,978	17,252,233
83.5 Papillion Area	3,121	83,308,125	13,484	676,545,677	13,529	3,613,157,388	16,650	4,373,011,190	164,839,609
83.6 Rec Lake Area	229	14,449,495	766	101,380,014	1,019	193,024,647	1,248	308,854,156	1,796,597
83.7 Rural Area	135	56,441,855	716	100,529,213	718	244,119,718	853	401,090,786	2,523,760
83.8 Springfield Area	40	1,380,242	843	40,887,415	865	202,605,020	905	244,872,677	8,835,913
84 Residential Total	7,851	309,590,629	58,198	2,756,431,906	58,799	13,944,805,547	66,650	17,010,828,082	457,423,004

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u> <u>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 Bellevue Area	171	38,037,246	771	193,435,536	780	1,132,775,105	951	1,364,247,887	9,723,246
85.2 Gretna Area	169	50,779,358	352	146,601,221	354	362,617,214	523	559,997,793	43,747,621
85.3 La Vista Area	112	41,093,858	348	230,292,020	350	943,375,264	462	1,214,761,142	18,952,201
85.4 Millard Area	5	1,281,227	4	3,867,542	4	5,027,320	9	10,176,089	0
85.5 Papillion Area	257	87,382,423	548	416,909,544	550	1,769,969,701	807	2,274,261,668	170,812,121
85.6 Rural Area	6	671,778	5	2,041,053	5	3,895,243	11	6,608,074	227,559
85.7 Sarpy County	114	34,012,865	287	150,925,587	295	632,105,353	409	817,043,805	13,971,755
85.8 Springfield Area	49	33,053,924	107	63,987,535	107	158,060,236	156	255,101,695	39,851,250
86 Commercial Total	883	286,312,679	2,422	1,208,060,038	2,445	5,007,825,436	3,328	6,502,198,153	297,285,753

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

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	5,341.03	94.69%	12,578,218	95.46%	2,355.02
88. 1G	18.92	0.34%	44,085	0.33%	2,330.07
89. 2G1	4.54	0.08%	10,217	0.08%	2,250.44
90. 2G	32.42	0.57%	70,190	0.53%	2,165.02
91. 3G1	24.04	0.43%	49,764	0.38%	2,070.05
92. 3G	106.14	1.88%	216,525	1.64%	2,039.99
93. 4G1	88.30	1.57%	162,473	1.23%	1,840.01
94. 4G	25.14	0.45%	44,625	0.34%	1,775.06
95. Total	5,640.53	100.00%	13,176,097	100.00%	2,335.97
CRP					
96. 1C1	872.46	98.38%	3,232,466	98.67%	3,705.00
97. 1C	2.88	0.32%	10,325	0.32%	3,585.07
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	11.48	1.29%	33,406	1.02%	2,909.93
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	886.82	100.00%	3,276,197	100.00%	3,694.32
Timber					
105. 1T1	5,188.71	93.80%	6,298,867	94.86%	1,213.96
106. 1T	29.00	0.52%	43,959	0.66%	1,515.83
107. 2T1	2.06	0.04%	2,648	0.04%	1,285.44
108. 2T	8.60	0.16%	8,938	0.13%	1,039.30
109. 3T1	21.62	0.39%	20,971	0.32%	969.98
110. 3T	263.53	4.76%	245,697	3.70%	932.33
111. 4T1	16.41	0.30%	17,058	0.26%	1,039.49
112. 4T	1.93	0.03%	1,789	0.03%	926.94
113. Total	5,531.86	100.00%	6,639,927	100.00%	1,200.31
<hr/>					
Grass Total	5,640.53	46.77%	13,176,097	57.06%	2,335.97
CRP Total	886.82	7.35%	3,276,197	14.19%	3,694.32
Timber Total	5,531.86	45.87%	6,639,927	28.75%	1,200.31
<hr/>					
114. Market Area Total	12,059.21	100.00%	23,092,221	100.00%	1,914.90

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

77 Sarpy

	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	14,731,312,256	16,983,601,598	2,252,289,342	15.29%	457,198,198	12.19%
02. Recreational	23,968,598	27,226,484	3,257,886	13.59%	224,806	12.65%
03. Ag-Homesite Land, Ag-Res Dwelling	258,205,851	311,093,435	52,887,584	20.48%	5,408,775	18.39%
04. Total Residential (sum lines 1-3)	15,013,486,705	17,321,921,517	2,308,434,812	15.38%	462,831,779	12.29%
05. Commercial	3,156,544,100	3,731,862,951	575,318,851	18.23%	121,120,024	14.39%
06. Industrial	2,218,646,754	2,770,335,202	551,688,448	24.87%	176,165,729	16.93%
07. Total Commercial (sum lines 5-6)	5,375,190,854	6,502,198,153	1,127,007,299	20.97%	297,285,753	15.44%
08. Ag-Farmsite Land, Outbuildings	72,457,656	79,738,842	7,281,186	10.05%	0	10.05%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	10,186,341	791,010	-9,395,331	-92.23%		
11. Total Non-Agland (sum lines 8-10)	82,643,997	80,529,852	-2,114,145	-2.56%	0	-2.56%
12. Irrigated	32,476,647	34,503,882	2,027,235	6.24%		
13. Dryland	246,794,850	242,113,229	-4,681,621	-1.90%		
14. Grassland	21,276,780	23,092,221	1,815,441	8.53%		
15. Wasteland	366,964	352,285	-14,679	-4.00%		
16. Other Agland	2,167	67,493	65,326	3,014.58%		
17. Total Agricultural Land	300,917,408	300,129,110	-788,298	-0.26%		
18. Total Value of all Real Property (Locally Assessed)	20,772,238,964	24,204,778,632	3,432,539,668	16.52%	760,117,532	12.87%

2023 Assessment Survey for Sarpy County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	One
2.	Appraiser(s) on staff:
	10 full time
3.	Other full-time employees:
	8 administrative, 2 data collectors
4.	Other part-time employees:
	No part-time employees
5.	Number of shared employees:
	No shared employees
6.	Assessor's requested budget for current fiscal year:
	\$1,986,476.
7.	Adopted budget, or granted budget if different from above:
	0
8.	Amount of the total assessor's budget set aside for appraisal work:
	Not segregated in our operating budget
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	Not segregated in our operating budget
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$145,040
11.	Amount of the assessor's budget set aside for education/workshops:
	\$9,900
12.	Amount of last year's assessor's budget not used:
	All funds were used

B. Computer, Automation Information and GIS

1.	Administrative software:
	E-Ring
2.	CAMA software:
	E-Ring
3.	Personal Property software:
	E-Ring
4.	Are cadastral maps currently being used?
	Digital maps are provided through the GIS system
5.	If so, who maintains the Cadastral Maps?
	County Assessor, in coordination with the GIS mapping staff
6.	Does the county have GIS software?
	Yes
7.	Is GIS available to the public? If so, what is the web address?
	www.sarpy.gov
8.	Who maintains the GIS software and maps?
	Information Systems Department of Sarpy County
9.	What type of aerial imagery is used in the cyclical review of properties?
	Ortho photography and oblique images. Some areas are covered by change detection technology.
10.	When was the aerial imagery last updated?
	2022

C. Zoning Information

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

3.	What municipalities in the county are zoned?
	Papillion, La Vista, Bellevue, Gretna, Springfield, and Sarpy County are all zoned.
4.	When was zoning implemented?
	Unknown

D. Contracted Services

1.	Appraisal Services:
	Central Plains Valuation, LLC
2.	GIS Services:
	In-house through the Information Systems Department
3.	Other services:
	Printing of preliminary valuation notices, personal property notices, valuation change notices, informational post cards and LB644 postcards.

E. Appraisal /Listing Services

1.	List any outside appraisal or listing services employed by the county for the current assessment year
	Central Plains Valuation, LLC - data collection only.
2.	If so, is the appraisal or listing service performed under contract?
	Yes.
3.	What appraisal certifications or qualifications does the County require?
	Mass appraisal expertise and knowledge of CAMA systems.
4.	Have the existing contracts been approved by the PTA?
	All contracts are approved by the PTA.
5.	Does the appraisal or listing service providers establish assessed values for the county?
	No

2023 Residential Assessment Survey for Sarpy County

1.	Valuation data collection done by:																				
	Staff Appraisers, Data Collectors																				
2.	List the valuation group recognized by the County and describe the unique characteristics of each:																				
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Bellevue Area - Community in the eastern portion of the county serving Offutt Air Force Base.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Gretna Area - Located in the western portion of the county north of Interstate 80.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Millard Area - A Douglas/Sarpy County suburb with shared fire and school districts</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Papillion Area – Centrally located and the seat of county government.</td> </tr> <tr> <td style="text-align: center;">6</td> <td>Springfield Area - Located in the south central portion of the county.</td> </tr> <tr> <td style="text-align: center;">7</td> <td>La Vista Area – A city located to the north of Papillion along the Sarpy/Douglas county line.</td> </tr> <tr> <td style="text-align: center;">8</td> <td>Recreational/Lake Area - Recreational/Lake Area - All around the county's river perimeter; IOLL; includes sand pits and flood areas.</td> </tr> <tr> <td style="text-align: center;">9</td> <td>Rural Sarpy - Located throughout the county, outside extraterritorial zoning jurisdictions.</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Agricultural outbuildings and improvements</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Bellevue Area - Community in the eastern portion of the county serving Offutt Air Force Base.	2	Gretna Area - Located in the western portion of the county north of Interstate 80.	3	Millard Area - A Douglas/Sarpy County suburb with shared fire and school districts	5	Papillion Area – Centrally located and the seat of county government.	6	Springfield Area - Located in the south central portion of the county.	7	La Vista Area – A city located to the north of Papillion along the Sarpy/Douglas county line.	8	Recreational/Lake Area - Recreational/Lake Area - All around the county's river perimeter; IOLL; includes sand pits and flood areas.	9	Rural Sarpy - Located throughout the county, outside extraterritorial zoning jurisdictions.	AG	Agricultural outbuildings and improvements
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3.	List and describe the approach(es) used to estimate the market value of residential properties.																				
	Cost approach to value with market transactions used to adjust depreciation tables and for market influences.																				
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?																				
	Depreciation tables are based on 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.																				
	No, depreciation tables are developed for the entire County as environmental and physical factors equally affect the entire county. The economic depreciation is developed by neighborhood.																				
6.	Describe the methodology used to determine the residential lot values?																				
	Sales comparison, allocation, and/or abstraction.																				
7.	How are rural residential site values developed?																				
	The site values are developed using sales of similar properties and attributes.																				

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

2023 Commercial Assessment Survey for Sarpy County

1.	Valuation data collection done by:			
	Industrial data is contracted out the rest is done by Staff Appraisers.			
2.	List the valuation group recognized in the County and describe the unique characteristics of each:			
	<u>Valuation Group</u>	<u>Description of unique characteristics</u>		
	10	All commercial property in Sarpy County falls within Valuation Group 10.		
3.	List and describe the approach(es) used to estimate the market value of commercial properties.			
	The income and cost approaches, with more emphasis on the income approach.			
3a.	Describe the process used to determine the value of unique commercial properties.			
	Same as above with the addition of the sales comparison approach, using comparable sales from a broad area outside of the County.			
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?			
	Depreciation tables are based on tables in the CAMA system, which comes from Marshall & Swift. A contract appraisal firm used in years past determined depreciation based on the local market for the subject occupancy groups.			
5.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.			
	Yes, CAMA Depreciation tables are used as established in the commercial cost table. Depreciation can be adjusted through market sales analysis in occupancy groups.			
6.	Describe the methodology used to determine the commercial lot values.			
	Sales comparison approach.			
7.	<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>
	10	2013-2022	2013-2022	2012-2022
	<u>Date of Last Inspection</u>			
	2013-2022			
	Within their one valuation group, the county separates parcels as detailed in the Marshall & Swift occupancy code. Examples include regional shopping center, service garage, and storage warehouses this is typically how the county reviews the commercial by occupancy. This is why there is a range of years in the chart for valuation groups. There was a complete land study completed in 2012 but they do adjust values when the market dictates.			

2023 Agricultural Assessment Survey for Sarpy County

1.	Valuation data collection done by:																								
	Staff Appraiser																								
2.	List each market area, and describe the location and the specific characteristics that make each unique.																								
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td>FRM</td> <td>Agricultural parcels in the AACR market area</td> <td style="text-align: center;">2017</td> </tr> <tr> <td>FRMB</td> <td>Agricultural parcels in the BACR market area</td> <td style="text-align: center;">2017</td> </tr> <tr> <td>FRME</td> <td>Agricultural parcels in the GERH market area</td> <td style="text-align: center;">2017</td> </tr> <tr> <td>FRMF</td> <td>Agricultural parcels in the REC2 market area, with floodway impact</td> <td style="text-align: center;">2017</td> </tr> <tr> <td>FRMG</td> <td>Agricultural parcels in the GACR market area</td> <td style="text-align: center;">2017</td> </tr> <tr> <td>FRML</td> <td>Agricultural parcels in the ALPR market area</td> <td style="text-align: center;">2017</td> </tr> <tr> <td>FRMO</td> <td>Agricultural parcels in the 012 market area</td> <td style="text-align: center;">2017</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	FRM	Agricultural parcels in the AACR market area	2017	FRMB	Agricultural parcels in the BACR market area	2017	FRME	Agricultural parcels in the GERH market area	2017	FRMF	Agricultural parcels in the REC2 market area, with floodway impact	2017	FRMG	Agricultural parcels in the GACR market area	2017	FRML	Agricultural parcels in the ALPR market area	2017	FRMO	Agricultural parcels in the 012 market area	2017
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	There are 7 market areas for land valuation purposes. Sarpy County is 100% influenced by non-agricultural uses and Agricultural Special Valuation applies throughout. As directed by the state, our land sales come from non-influenced counties and our assessed values are measured against same.																								
3.	Describe the process used to determine and monitor market areas.																								
	Sales analysis is the primary factor in determining market areas. Areas are monitored by frequent visits physically review market areas.																								
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.																								
	Rural residential exists outside of the boundaries of cities and the surrounding suburbs. Almost all our land that we classify as recreational is along the three rivers that form all but the north boundary of our county.																								
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?																								
	Yearly analysis of relevant market transactions assists us in constructing land valuation models which aid in equalization. We find no difference in the market value of farm homesites and rural residential homesites.																								
6.	What separate market analysis has been conducted where intensive use is identified in the county?																								
	There is not enough market data available to conduct a credible study.																								
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.																								
	Currently, location is the primary driver of our assessed values.																								

7a.	Are any other agricultural subclasses used? If yes, please explain.
	No
	<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?
	3,913
8b.	What process was used to determine if non-agricultural influences exist in the county?
	It is very evident by the sale price of raw land and the building permits issued after a land purchase. No farmer-to-farmer land transactions occur in Sarpy 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.
	Housing developments, commercial and industrial development.
8d.	Where is the influenced area located within the county?
	The entire county is influenced by these factors.
8e.	Describe in detail how the special values were arrived at in the influenced area(s).
	The PAD provides a list of counties with land comparable to that in Sarpy County. Qualified sales from those counties are provided to Sarpy County for valuation and measurement purposes.



Dan Pittman
Sarpy County Assessor's Office
1102 E. 1st St.
Papillion, NE 68046

Date: October 31, 2022
From: Dan Pittman, Sarpy County Assessor
To: Nebraska Department of Revenue, Assessment Division
Regarding: Plan of Assessment

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

The resources necessary for, and available to, the county assessor to complete the proposed assessment actions are as follows:

- Cadastral Mapping
A county assessor is required to prepare and maintain a cadastral map system accurately showing each parcel of real property to scale. Regulations permit the use of the Nebraska Geographic Information Systems to meet this requirement.
- Computer-Assisted Mass Appraisal Software (CAMA)
Computerized record keeping and data management with mass processing. Reliable statistical analysis and valuation model building requires the assistance of computer software specific to our industry.
- Marshall Valuation Service
Digital construction cost service, along with the associated handbooks, are a necessary supplement to CAMA as the Coast Approach is one of the three accepted methods of valuation for ad valorem purposes.

- **Geographic Information System**
This system is integral to fulfillment of the requirement to maintain cadastral maps. Beyond this requirement, the assessor intensively uses the orthographic and oblique imagery overlays to view all land and improvements to land.
- **Internet Access**
E-government provides easy access and lowers the time and expense of connecting with local government. Public relationships improve with this form of communication and assessors gain a great amount of necessary data from both the public domain and subscriptions to industry specific websites.
- **Appraisal and Administrative Staffing**
Property tax mandates are largely executed at the county level with all monetary receipts going to the funding of local services. Appraisal staffing requires specific technical training and experience in the mass appraisal of real property. Administrative specialties, while less technical, are very methodical and susceptible to annual changes in state laws and processing computer software changes.
- **Computer Technical Support**
When electronic computing and record keeping machines and their operating software work improperly production is severely hampered or stops. Technical support that can perform repairs instantaneously is a necessity.
- **Legal Counsel**
The county assessor performs state mandated duties as s/he understands them through state statutes, regulations, and directives. Attorneys, largely provided through the county attorney's office, are necessary to provide a legal opinion. Further, legal counsel outside of the county attorney's office is available to the county assessor should s/he need to settle matters of law where the county attorney has a conflict of interest.

Approaches to value

Actual value is determined by using professionally acceptable mass appraisal methods, including, but not limited to the (1) sales comparison approach, (2) income approach, and (3) cost approach.

- Commercial and industrial parcels are largely valued with the income approach as all indications are that this best reflects market value.
- Numerous annual sales transactions in the class of residential property are helpful in successfully applying the cost approach to value as we can measure and adjust with the sales comparisons.
- The market approach is used to value agricultural land. The market data comes from surrounding "uninfluenced" counties as all land sales in Sarpy County are influenced by other than agricultural uses.

Assessment actions the county assessor plans to take for assessment year 2023

Classes and subclasses of real property to be examined for assessment actions necessary to achieve the levels of value and quality of assessment required by the law.

- Commercial assessment actions
Classes of commercial property are identified by occupancy codes. Statistics, which are run against each class, and the date of last physical inspection, will largely determine what parcels will be physically inspected and operating statements requested.

For 2023 those codes are:

- 410 Automotive Centers that are not part of a dealership
- 423 Mini-Lube Garages
- 528 Service Repair Garages that are not part of a dealership

- Industrial assessment actions
Classes of industrial property are identified by occupancy codes. Statistics, which are run against each class, and the date of last physical inspection, will largely determine what parcels will be physically inspected and operating statements requested.

For 2023 those codes are:

- 387 Transit Warehouses
- 392 Industrial Engineering Buildings
- 406 Storage Warehouses
- 407 Distribution Warehouses
- 416 Indoor Tennis Club
- 453 Industrial Flex Building
- 470 Equipment (shop) Building
- 471 Light Commercial Utility Building
- 472 Equipment Shed
- 476 Farm Implement Building
- 494 Industrial Light Manufacturing
- 495 Industrial Heavy Manufacturing
- 496 Industrial Laboratory

- Residential assessment actions
Residential parcels are identified by market areas. Statistics are run against each market area and the dates of the last physical inspection are noted for possible reinspection, with a system for re-inspecting no less than one-sixth of the improved parcels each year. Recent observation of the median assessed values, when compared to qualified sales within the appropriate time frame, indicates actions will be necessary to maintain the median within the acceptable range.

- Agricultural land assessment actions
Agricultural land is valued by updating our rural vacant land base model. Adjustments from the base are made annually when market data and statistical testing indicates the need. All land sales in Sarpy County are for the purpose of development into other than agricultural uses. So, Sarpy County gets agricultural land sales information from surrounding counties that do not have the land development influence.

Due to the large number of transfers of ownership and the rapid development of raw land. Sarpy County contacts all new owners of agricultural land with a request to complete a Special Valuation Application, Form 456, and a Special Valuation Questionnaire. This process is necessary as most new owners will not continue in agricultural endeavors and the process of removing the land from Special Valuation must proceed.

- Recreational assessment actions
Sarpy County is enclosed by rivers on three sides along with their adjacent sandpit lake areas. Sales analysis of land and improvements in these areas is ongoing, with many improvements qualifying as improvements on leased land. In operation, is a system for re-inspecting no less than one-sixth of the improved parcels each year.

Assessment actions the county assessor plans to take for assessment year 2023 and 2024

Actions to be taken outside of a 12-month period are short on specifics as so much is determined during the run-up to these years. Time-tested operating procedures are in place to prepare us for most events. Forecasting has proved to be rather subjective when you are experiencing an active real estate sales and development market.

- Commercial and Industrial assessment actions
The date of last inspection and the sales/assessment ratio studies will largely determine the inspection and re-appraisal activities in these two classes of real property. Occupancy codes will be identified for review and valuation.
- Residential Assessment actions
The date of last inspection and the sales/assessment ratio studies will be considered, and the re-inspection operations will continue. All market areas are susceptible to value adjustments as the sales data dictates.
- Agricultural Assessment Actions
Agricultural land sales will be provided to Sarpy County by the PAD for the purpose of valuing agricultural land. The process of reviewing agricultural land for nonagricultural uses and collecting statements of land use from new owners will continue.
- Recreational Assessment Actions
The river corridors are getting greater attention from developers of recreational communities and will be observed for any changes in land use and sales activities. The natural resource districts are active with new flood control schemes and aggregate mining continues, which often leaves sandpit lakes.

Other items if significance

- The rapid growth in population and new construction in this jurisdiction has made it necessary to use aerial ortho and oblique images to perform many six-year inspections and reviews. This does not apply to all market areas as some areas require an on-site inspection for various reasons. The county is purchasing the highest quality of images from the next overflight to ensure the best view of improvements to land.
- Sarpy County is at the end of the first full year of using a new CAMA system with less than remarkable results. Every statutory deadline is still a rush to completion with new difficulties presenting themselves when one is resolved. For the first time in twenty years the new residential costs will not be available as an integrated part of our CAMA system, which will require some deviation from our SOP in valuation. Once again, the preliminary values reporting required of a county of our size presents a challenge. This system does not currently work the administrative magic that it claimed when being presented and there has been no time savings in data entry. It will improve with time and persistence, and because we are determined to make this a decent CAMA option for Nebraska.

SARPY COUNTY ASSESSOR - Standard Operating Procedure

Date: February 24, 2023

SPECIAL VALUATION METHODOLOGY

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

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

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

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

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

AGRICULTURAL LAND VALUATION: Sarpy County has no sales that are purely for an agricultural purpose. Therefore, Sarpy County relies on sales information received from the Property Assessment Division of the Nebraska Department of Revenue (PAD). For 2023, the PAD selected comparable counties from which to draw land sales that were analyzed to establish the agricultural special valuation, ensuring equalization with comparable and neighboring counties.

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



APPROVED
DATED: 2/28/2023