

NEBRASKA

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DEPARTMENT OF REVENUE

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

NEMAHA 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 Nemaha 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 Nemaha County.

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

For the Tax Commissioner

Sincerely,

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

cc: Mallory Lempka, Nemaha 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.

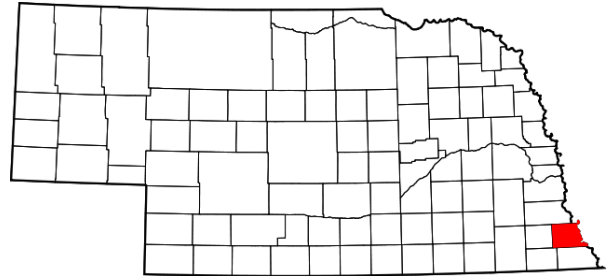
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors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

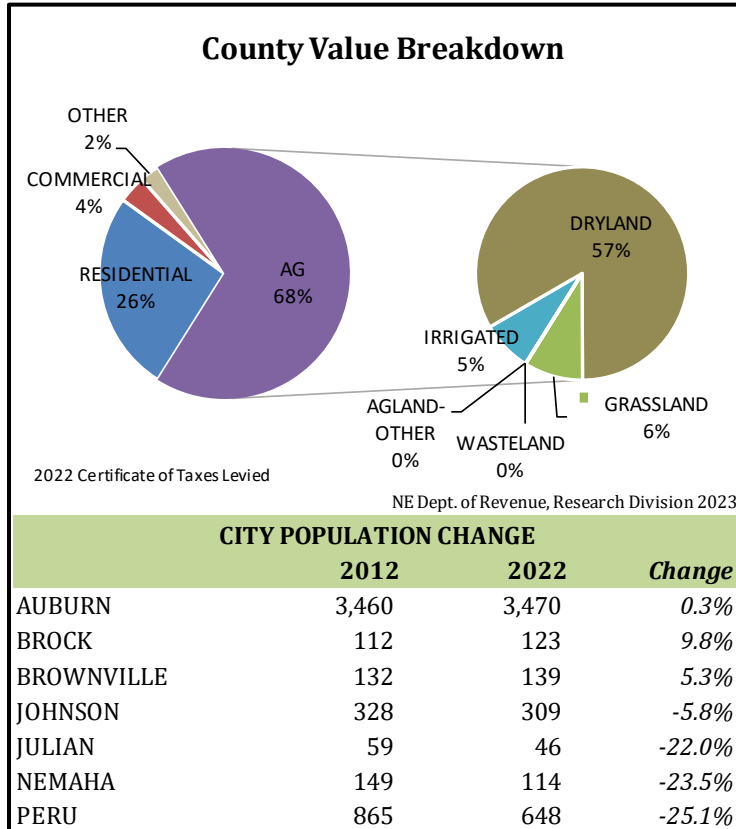
**Further information may be found in Exhibit 94*

County Overview

With a total area of 407 square miles, Nemaha County has 7,064 residents, per the Census Bureau Quick Facts for 2021, a slight population decline from the 2020 U.S. Census. Reports indicate that 74% of county residents are homeowners and 80% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$99,892 (2022 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Nemaha County are located in and around Auburn, the county seat. According to the latest information available from the U.S. Census Bureau, there are 176 employer establishments with total employment of 1,348, for an 8% decrease.



Agricultural land is the largest factor that contributes to the overall valuation base of the county. Dryland makes up the majority of the land in the county. Nemaha County is included in the Nemaha Natural Resources District (NRD).

2023 Residential Correlation for Nemaha County

Assessment Actions

For the residential class of property, the Nemaha County Assessor performed a sales analysis and determined that it was necessary to increase dwelling values. Residential dwellings in portions of Auburn, Brownville, and Rural Residential valuation groups increased by 20% to 40%, with increases up to 70% to residential dwellings in Peru. The County Assessor based these determinations on quality and condition of the dwellings. All costing tables were increased to 2020.

All pickup work was done timely across the county.

Assessment Practice Review

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

Sales verification and qualification was addressed during the review. The sales and the usability decisions for each sale are reviewed. For 2023, the Nemaha County Assessor used sales that are slightly less than the statewide average - typically the use of sales is above the statewide average. The county assessor has made the arm's-length sales available for the measurement of real property.

The inspection and review cycle for all real property was discussed with the county assessor. The county assessor continues to meet the six-year inspection and review cycle and adjusts the cost and depreciation tables with map factors, updated to 2020.

Valuation Groups were examined to ensure that the groups defined are equally subject to a set of economic forces that impact the value of properties within that geographic area. The review and analysis indicated that the county assessor has adequately defined economic areas for its residential property class.

The county assessor uses the cost and sales approach to estimate market value and develop lot values. A review of vacant lot sales and extraction of lot values from improved sales is done during reappraisal of valuation groups.

The county assessor has a valuation methodology on file.

2023 Residential Correlation for Nemaha County

Description of Analysis

The residential property class was analyzed using five valuation groups that are based on the geographic assessor locations in the county.

Valuation Group	Description
1	Auburn
2	Brock, Julian, Nemaha
3	Brownville
4	Johnson, Peru
5	Rural

For the residential class, there are 257 qualified sales made available for analysis that represent the five valuation groups. Review of the overall statistical sample shows that all three measures of central tendency are within the acceptable range for the overall residential class. The median is in range for four of the five groups. While Valuation Group 2 is only slightly above the acceptable range, this is a smaller sample with more diverse statistics. The COD and PRD are both high in this smaller sample. The COD is outside the acceptable range in two of the valuation groups and the PRD is outside the acceptable range in all five valuation groups. There is a somewhat regressive pattern due to the low dollar sales that are impacting the range for the PRD. This indicates that work needs to be done to the higher end parcels. The Nemaha County Assessor tried to correct this pattern by increasing higher quality and condition dwellings in four areas, but more work needs to be completed.

Comparison of the valuation changes of the sold parcels and the residential population as reflected on the 2023 County Abstract of Assessment for Real Property, Form 45 Compared with the 2022 Certificate of Taxes Levied Report (CTL) support that the values were uniformly applied to the residential class and reflect the reported assessment actions.

Equalization and Quality of Assessment

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

2023 Residential Correlation for Nemaha County

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	158	97.46	102.75	95.01	21.51	108.15
2	9	100.56	101.91	72.26	36.05	141.03
3	11	97.97	109.78	95.93	28.28	114.44
4	49	96.67	94.50	90.33	15.40	104.62
5	30	92.86	94.25	88.92	20.20	105.99
____ALL____	257	97.18	100.46	92.73	21.03	108.34

Level of Value

Based on analysis of all available information, the level of value for the residential property in Nemaha County is 97%.

2023 Commercial Correlation for Nemaha County

Assessment Actions

The Nemaha County Assessor did a sales analysis to determine possible subclass percentage adjustments needed to comply with the statistical measures as required by law. The result was no change was needed. The county assessor studied and repriced Section 42 Rent-Restricted housing properties using the income approach.

All pickup work, including new construction and verify removal of buildings, were done 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.

One of the areas addressed with the county assessor included sales verification. The verification of the sales and the usability decisions for each sale was reviewed. The county assessor qualified over 10% more sales than the statewide average. The review of the sales revealed that there was no apparent bias existed in the qualification determination of its commercial properties.

The six-year inspection and review cycle for all real property was discussed with the county assessor. For commercial property, the county assessor continues to meet the six-year inspection and review cycle.

The latest commercial lot studies were completed in 2021 by the staff commercial appraiser. This complies with reviewing each parcel once every six years. The date of the costing is being updated by the Computer Assisted Mass Appraisal (CAMA) vendor this year to 2020. The depreciation tables for all commercial valuation groups are dated 2021.

The cost and sales approaches are used to estimate market value. The county assessor relies on researching similar sales from other counties in the state and adjusting to the local market. There is one depreciation table for all valuation groups and then different adjustments are applied using different map factors.

Description of Analysis

There are two commercial valuation groups in Nemaha County; Auburn is one and then the remainder of the county.

Valuation Group	Description
1	Auburn
2	Remainder of County

2023 Commercial Correlation for Nemaha County

The review and analysis of the 34 qualified sales indicates that the Nemaha County Assessor has adequately identified economic areas for this property class. Analysis of the individual groups show that Valuation Group 1 represents the majority of the qualified sales with two of the three measures of central tendency being within the acceptable range along with the COD, with the PRD being high and outside of the acceptable range. Valuation Group 2 is made up of the rural small town commercial parcels with nine qualified sales with all three measures of central tendency and the COD within the acceptable range. The PRD is high but heavily impacted by the range of low-to-high dollar sales with ratios of 43% to 216%.

The comparison of the 2023 County Abstract of Assessment for Real Property, Form 45 Compared with the 2022 Certificate of Taxes Levied Report (CTL indicates that the sample and the population both had minimal valuation changes, supporting the assessment actions of pickup work.

Equalization and Quality of Assessment

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

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	25	99.62	101.58	96.15	13.39	105.65
2	9	97.45	97.43	92.87	16.48	104.91
____ALL____	34	99.56	100.48	95.79	14.19	104.90

Level of Value

Based on analysis of all available information, the level of value for the commercial property in Nemaha County is 100%.

2023 Agricultural Correlation for Nemaha County

Assessment Actions

The Nemaha County Assessor increased grassland to \$2200 per acre, from \$1600 per acre. Reviews of the sales and aerial imagery was done for any additions, deletions or changes to improvements that were reported or discovered.

The county assessor also did all pick-up work timely for the 2023 assessment year.

Assessment Practice Review

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

A review of the one market area for agricultural parcels, indicates that the county assessor has adequately defined the market area by recognizing there is only one economic agricultural land area. All agricultural improvements were physically reviewed in 2022. The cost is dated 2022 and Computer-Assisted Mass Appraisal (CAMA) derived depreciation is dated 2019. Home sites are valued at \$22,000 for the first acre, and farm sites are valued at \$22,000 for the 1st acre and the 2nd to 4th acres are \$9,000 per acre, and the 5th to 9th acres are valued at \$6,000 per acre, and any acre over 10 acres are \$4,000 per acre.

Land use is conducted using aerial imagery when new imagery is available. This was last completed in assessment year 2021. The county assessor has begun working to identify land enrolled in the conservation reserve program (CRP).

A review is done to determine if the inspections on agricultural land parcels are current and up to date. The county is in compliance with the six-year inspection and review cycle.

The county assessor has a written methodology on file.

Description of Analysis

The county assessor has one market area defined for the agricultural land class. The majority of the agricultural land in the county is dryland. Overall, there are 68 total qualified sales with two out of three measures of central tendency being within the acceptable range as well as the COD, indicating the data used for measurement is reliable. Review of the sale price substratum indicates the sample is heavily weighted toward the newest year.

Analysis was conducted on the sales that have 80% or more of the acres in a single Majority Land Use (MLU) category. The dryland subclass has 44 qualified sales, with two of the three measures of central tendency within the acceptable range. There is an insufficient sample of grassland sales to be used for measurement and no irrigated land sales.

Review of the average acre value comparison chart displays that the values in Nemaha County for dryland and irrigated values are comparable to the adjoining counties suggesting that values are

2023 Agricultural Correlation for Nemaha County

equalized. The grassland values are slightly lower, however agricultural land in the southeast corner has had a flat market. If the trend continues within the next assessment year reflecting an increasing trend in the market, the grassland values may need to be increased.

Comparison of the valuation changes of the sold parcels and the agricultural population as reflected on the 2023 County Abstract of Assessment for Real Property, Form 45 Compared with the 2022 Certificate of Taxes Levied Report (CTL) support that the values were uniformly applied to the agricultural land class and reflect the reported assessment actions.

Equalization and Quality of Assessment

Review of agricultural improvements and site acres indicate that these parcels are inspected and valued using the same processes that are used for rural residential and other similar property across the county. Agricultural improvements are believed to be equalized and assessed at the statutory level.

Review of the statistical sample of 68 total sales against comparable counties and assessment practices indicate that the Nemaha County Assessor has achieved value equalization. The quality of assessment in the agricultural land class of property in Nemaha County complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
____Dry____						
County	44	69.16	73.14	68.17	26.63	107.29
1	44	69.16	73.14	68.17	26.63	107.29
____Grass____						
County	4	66.53	77.80	68.66	29.34	113.31
1	4	66.53	77.80	68.66	29.34	113.31
____ALL____	68	70.95	72.80	66.76	25.64	109.05

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Nemaha County is 71%.

2023 Opinions of the Property Tax Administrator for Nemaha 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	97	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	71	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 Nemaha County

Residential Real Property - Current

Number of Sales	257	Median	97.18
Total Sales Price	\$30,586,764	Mean	100.46
Total Adj. Sales Price	\$30,586,764	Wgt. Mean	92.73
Total Assessed Value	\$28,361,628	Average Assessed Value of the Base	\$93,353
Avg. Adj. Sales Price	\$119,015	Avg. Assessed Value	\$110,357

Confidence Interval - Current

95% Median C.I	94.59 to 98.85
95% Wgt. Mean C.I	89.66 to 95.79
95% Mean C.I	96.41 to 104.51
% of Value of the Class of all Real Property Value in the County	22.36
% of Records Sold in the Study Period	8.28
% of Value Sold in the Study Period	9.78

Residential Real Property - History

Year	Number of Sales	LOV	Median
2022	248	98	97.71
2021	218	99	98.60
2020	226	99	98.83
2019	210	94	93.56

2023 Commission Summary for Nemaha County

Commercial Real Property - Current

Number of Sales	34	Median	99.56
Total Sales Price	\$3,187,015	Mean	100.48
Total Adj. Sales Price	\$3,187,015	Wgt. Mean	95.79
Total Assessed Value	\$3,052,954	Average Assessed Value of the Base	\$89,646
Avg. Adj. Sales Price	\$93,736	Avg. Assessed Value	\$89,793

Confidence Interval - Current

95% Median C.I	96.22 to 103.35
95% Wgt. Mean C.I	88.45 to 103.13
95% Mean C.I	91.60 to 109.36
% of Value of the Class of all Real Property Value in the County	3.16
% of Records Sold in the Study Period	7.44
% of Value Sold in the Study Period	7.45

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2022	29	100	99.62
2021	27	100	100.46
2020	27	100	95.74
2019	27	100	98.89

**64 Nemaha
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 : 257
 Total Sales Price : 30,586,764
 Total Adj. Sales Price : 30,586,764
 Total Assessed Value : 28,361,628
 Avg. Adj. Sales Price : 119,015
 Avg. Assessed Value : 110,357

MEDIAN : 97
 WGT. MEAN : 93
 MEAN : 100
 COD : 21.03
 PRD : 108.34

COV : 32.99
 STD : 33.14
 Avg. Abs. Dev : 20.44
 MAX Sales Ratio : 384.23
 MIN Sales Ratio : 42.76

95% Median C.I. : 94.59 to 98.85
 95% Wgt. Mean C.I. : 89.66 to 95.79
 95% Mean C.I. : 96.41 to 104.51

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-20 To 31-DEC-20	29	102.98	106.14	107.85	12.84	98.41	71.10	170.95	98.26 to 107.35	127,966	138,014
01-JAN-21 To 31-MAR-21	19	99.41	103.57	96.66	12.10	107.15	63.93	138.76	97.09 to 114.10	103,689	100,223
01-APR-21 To 30-JUN-21	42	98.92	105.57	96.51	18.92	109.39	53.88	180.01	96.84 to 111.22	112,308	108,386
01-JUL-21 To 30-SEP-21	36	99.19	100.39	96.03	18.43	104.54	54.84	163.76	88.20 to 107.78	98,924	94,996
01-OCT-21 To 31-DEC-21	30	90.36	91.06	88.70	15.80	102.66	59.09	127.92	81.65 to 100.06	122,788	108,907
01-JAN-22 To 31-MAR-22	30	91.74	95.24	85.87	22.61	110.91	42.76	208.55	78.78 to 97.02	111,721	95,932
01-APR-22 To 30-JUN-22	34	80.84	90.88	83.92	22.44	108.29	61.24	185.21	75.33 to 91.58	131,109	110,030
01-JUL-22 To 30-SEP-22	37	92.38	109.31	89.53	37.04	122.09	43.29	384.23	86.46 to 99.11	138,770	124,235
<u>Study Yrs</u>											
01-OCT-20 To 30-SEP-21	126	99.90	103.92	99.42	16.46	104.53	53.88	180.01	98.52 to 103.18	110,788	110,149
01-OCT-21 To 30-SEP-22	131	89.74	97.12	87.10	25.42	111.50	42.76	384.23	84.20 to 94.99	126,927	110,556
<u>Calendar Yrs</u>											
01-JAN-21 To 31-DEC-21	127	98.85	100.38	94.34	16.90	106.40	53.88	180.01	96.97 to 100.06	109,700	103,492
<u>ALL</u>	257	97.18	100.46	92.73	21.03	108.34	42.76	384.23	94.59 to 98.85	119,015	110,357

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	158	97.46	102.75	95.01	21.51	108.15	53.88	384.23	94.99 to 99.89	119,021	113,081
2	9	100.56	101.91	72.26	36.05	141.03	42.76	149.62	43.29 to 148.07	84,222	60,860
3	11	97.97	109.78	95.93	28.28	114.44	64.95	221.29	77.35 to 160.99	108,091	103,693
4	49	96.67	94.50	90.33	15.40	104.62	53.71	163.76	88.20 to 98.70	89,024	80,416
5	30	92.86	94.25	88.92	20.20	105.99	49.97	157.98	78.78 to 102.09	182,407	162,202
<u>ALL</u>	257	97.18	100.46	92.73	21.03	108.34	42.76	384.23	94.59 to 98.85	119,015	110,357

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	251	97.31	100.53	92.74	21.21	108.40	42.76	384.23	94.07 to 99.06	120,320	111,584
06											
07	6	96.45	97.44	91.60	12.26	106.38	78.78	132.47	78.78 to 132.47	64,417	59,003
<u>ALL</u>	257	97.18	100.46	92.73	21.03	108.34	42.76	384.23	94.59 to 98.85	119,015	110,357

**64 Nemaha
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 : 257
 Total Sales Price : 30,586,764
 Total Adj. Sales Price : 30,586,764
 Total Assessed Value : 28,361,628
 Avg. Adj. Sales Price : 119,015
 Avg. Assessed Value : 110,357

MEDIAN : 97
 WGT. MEAN : 93
 MEAN : 100
 COD : 21.03
 PRD : 108.34

COV : 32.99
 STD : 33.14
 Avg. Abs. Dev : 20.44
 MAX Sales Ratio : 384.23
 MIN Sales Ratio : 42.76

95% Median C.I. : 94.59 to 98.85
 95% Wgt. Mean C.I. : 89.66 to 95.79
 95% Mean C.I. : 96.41 to 104.51

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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	8	140.27	141.16	144.12	21.68	97.95	83.24	208.55	83.24 to 208.55	12,748	18,372
Less Than 30,000	26	121.10	135.01	132.05	33.10	102.24	63.73	384.23	101.78 to 149.62	18,047	23,831
Ranges Excl. Low \$											
Greater Than 4,999	257	97.18	100.46	92.73	21.03	108.34	42.76	384.23	94.59 to 98.85	119,015	110,357
Greater Than 14,999	249	97.02	99.15	92.55	20.17	107.13	42.76	384.23	93.33 to 98.70	122,429	113,312
Greater Than 29,999	231	96.73	96.57	92.11	18.28	104.84	42.76	231.80	92.38 to 98.22	130,379	120,095
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999	8	140.27	141.16	144.12	21.68	97.95	83.24	208.55	83.24 to 208.55	12,748	18,372
15,000 TO 29,999	18	107.05	132.28	128.70	38.47	102.78	63.73	384.23	97.02 to 151.18	20,403	26,258
30,000 TO 59,999	44	109.42	111.65	110.87	24.41	100.70	53.71	231.80	98.26 to 118.87	45,093	49,995
60,000 TO 99,999	63	98.22	97.98	98.14	15.05	99.84	60.35	157.98	94.59 to 99.90	78,947	77,480
100,000 TO 149,999	51	96.67	95.75	95.38	12.12	100.39	60.51	151.48	91.88 to 99.06	125,568	119,767
150,000 TO 249,999	46	86.60	86.98	87.07	19.17	99.90	42.76	170.95	76.13 to 96.56	185,613	161,607
250,000 TO 499,999	27	87.10	86.57	86.63	15.43	99.93	53.88	121.36	75.33 to 97.97	304,356	263,663
500,000 TO 999,999											
1,000,000 +											
ALL	257	97.18	100.46	92.73	21.03	108.34	42.76	384.23	94.59 to 98.85	119,015	110,357

**64 Nemaha
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 : 34
 Total Sales Price : 3,187,015
 Total Adj. Sales Price : 3,187,015
 Total Assessed Value : 3,052,954
 Avg. Adj. Sales Price : 93,736
 Avg. Assessed Value : 89,793

MEDIAN : 100
 WGT. MEAN : 96
 MEAN : 100
 COD : 14.19
 PRD : 104.90

COV : 26.28
 STD : 26.41
 Avg. Abs. Dev : 14.13
 MAX Sales Ratio : 215.80
 MIN Sales Ratio : 43.11

95% Median C.I. : 96.22 to 103.35
 95% Wgt. Mean C.I. : 88.45 to 103.13
 95% Mean C.I. : 91.60 to 109.36

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-19 To 31-DEC-19	2	103.41	103.41	97.66	08.38	105.89	94.74	112.08	N/A	222,500	217,300
01-JAN-20 To 31-MAR-20	2	97.15	97.15	96.84	00.96	100.32	96.22	98.07	N/A	120,000	116,209
01-APR-20 To 30-JUN-20	2	101.87	101.87	99.43	10.80	102.45	90.87	112.87	N/A	45,000	44,744
01-JUL-20 To 30-SEP-20	6	101.16	98.93	98.57	04.32	100.37	84.56	104.84	84.56 to 104.84	53,750	52,984
01-OCT-20 To 31-DEC-20	2	102.44	102.44	102.72	03.13	99.73	99.23	105.65	N/A	76,683	78,768
01-JAN-21 To 31-MAR-21	2	96.01	96.01	95.96	03.87	100.05	92.29	99.73	N/A	218,000	209,194
01-APR-21 To 30-JUN-21	3	99.62	98.98	99.36	00.81	99.62	97.45	99.87	N/A	134,967	134,108
01-JUL-21 To 30-SEP-21	1	101.96	101.96	101.96	00.00	100.00	101.96	101.96	N/A	110,000	112,160
01-OCT-21 To 31-DEC-21	6	97.96	113.59	104.01	31.06	109.21	68.47	215.80	68.47 to 215.80	82,875	86,200
01-JAN-22 To 31-MAR-22	4	76.95	81.93	86.46	12.94	94.76	70.47	103.35	N/A	45,375	39,233
01-APR-22 To 30-JUN-22											
01-JUL-22 To 30-SEP-22	4	114.87	103.21	69.82	21.97	147.82	43.11	140.00	N/A	76,625	53,503
<u>Study Yrs</u>											
01-OCT-19 To 30-SEP-20	12	99.56	99.87	97.90	06.13	102.01	84.56	112.87	94.74 to 104.84	91,458	89,534
01-OCT-20 To 30-SEP-21	8	99.68	99.48	98.74	02.34	100.75	92.29	105.65	92.29 to 105.65	138,033	136,301
01-OCT-21 To 30-SEP-22	14	97.96	101.58	90.14	28.31	112.69	43.11	215.80	70.47 to 116.90	70,375	63,439
<u>Calendar Yrs</u>											
01-JAN-20 To 31-DEC-20	12	100.11	99.71	98.94	05.18	100.78	84.56	112.87	96.22 to 104.84	67,155	66,445
01-JAN-21 To 31-DEC-21	12	99.56	106.04	100.13	16.32	105.90	68.47	215.80	92.29 to 101.96	120,679	120,839
<u>ALL</u>	34	99.56	100.48	95.79	14.19	104.90	43.11	215.80	96.22 to 103.35	93,736	89,793

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	25	99.62	101.58	96.15	13.39	105.65	43.11	215.80	96.42 to 103.35	113,551	109,181
2	9	97.45	97.43	92.87	16.48	104.91	68.47	140.00	73.47 to 116.90	38,694	35,937
<u>ALL</u>	34	99.56	100.48	95.79	14.19	104.90	43.11	215.80	96.22 to 103.35	93,736	89,793

**64 Nemaha
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 : 34
 Total Sales Price : 3,187,015
 Total Adj. Sales Price : 3,187,015
 Total Assessed Value : 3,052,954
 Avg. Adj. Sales Price : 93,736
 Avg. Assessed Value : 89,793

MEDIAN : 100
 WGT. MEAN : 96
 MEAN : 100
 COD : 14.19
 PRD : 104.90

COV : 26.28
 STD : 26.41
 Avg. Abs. Dev : 14.13
 MAX Sales Ratio : 215.80
 MIN Sales Ratio : 43.11

95% Median C.I. : 96.22 to 103.35
 95% Wgt. Mean C.I. : 88.45 to 103.13
 95% Mean C.I. : 91.60 to 109.36

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02	5	99.62	101.83	97.97	04.77	103.94	94.74	116.90	N/A	192,980	189,058
03	29	99.50	100.25	94.85	15.82	105.69	43.11	215.80	92.29 to 103.73	76,625	72,678
04											
<u>ALL</u>	<u>34</u>	<u>99.56</u>	<u>100.48</u>	<u>95.79</u>	<u>14.19</u>	<u>104.90</u>	<u>43.11</u>	<u>215.80</u>	<u>96.22 to 103.35</u>	<u>93,736</u>	<u>89,793</u>

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	3	104.84	106.10	105.67	21.16	100.41	73.47	140.00	N/A	11,167	11,800
Less Than 30,000	6	104.29	103.92	102.87	15.97	101.02	73.47	140.00	73.47 to 140.00	16,417	16,888
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	34	99.56	100.48	95.79	14.19	104.90	43.11	215.80	96.22 to 103.35	93,736	89,793
Greater Than 14,999	31	99.50	99.94	95.69	13.24	104.44	43.11	215.80	96.22 to 101.96	101,726	97,340
Greater Than 29,999	28	99.37	99.74	95.57	13.36	104.36	43.11	215.80	96.22 to 101.34	110,304	105,415
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	3	104.84	106.10	105.67	21.16	100.41	73.47	140.00	N/A	11,167	11,800
15,000 TO 29,999	3	103.73	101.73	101.42	10.39	100.31	84.56	116.90	N/A	21,667	21,975
30,000 TO 59,999	8	95.93	107.60	104.38	30.23	103.08	68.47	215.80	68.47 to 215.80	44,656	46,611
60,000 TO 99,999	9	101.34	101.16	101.23	06.44	99.93	80.42	112.84	97.45 to 112.08	72,263	73,148
100,000 TO 149,999	2	99.19	99.19	99.32	02.79	99.87	96.42	101.96	N/A	105,000	104,291
150,000 TO 249,999	8	98.82	91.06	90.70	08.72	100.40	43.11	99.87	43.11 to 99.87	187,613	170,162
250,000 TO 499,999	1	94.74	94.74	94.74	00.00	100.00	94.74	94.74	N/A	370,000	350,538
500,000 TO 999,999											
1,000,000 TO 1,999,999											
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											
<u>ALL</u>	<u>34</u>	<u>99.56</u>	<u>100.48</u>	<u>95.79</u>	<u>14.19</u>	<u>104.90</u>	<u>43.11</u>	<u>215.80</u>	<u>96.22 to 103.35</u>	<u>93,736</u>	<u>89,793</u>

**64 Nemaha
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 : 34
 Total Sales Price : 3,187,015
 Total Adj. Sales Price : 3,187,015
 Total Assessed Value : 3,052,954
 Avg. Adj. Sales Price : 93,736
 Avg. Assessed Value : 89,793

MEDIAN : 100
 WGT. MEAN : 96
 MEAN : 100
 COD : 14.19
 PRD : 104.90

COV : 26.28
 STD : 26.41
 Avg. Abs. Dev : 14.13
 MAX Sales Ratio : 215.80
 MIN Sales Ratio : 43.11

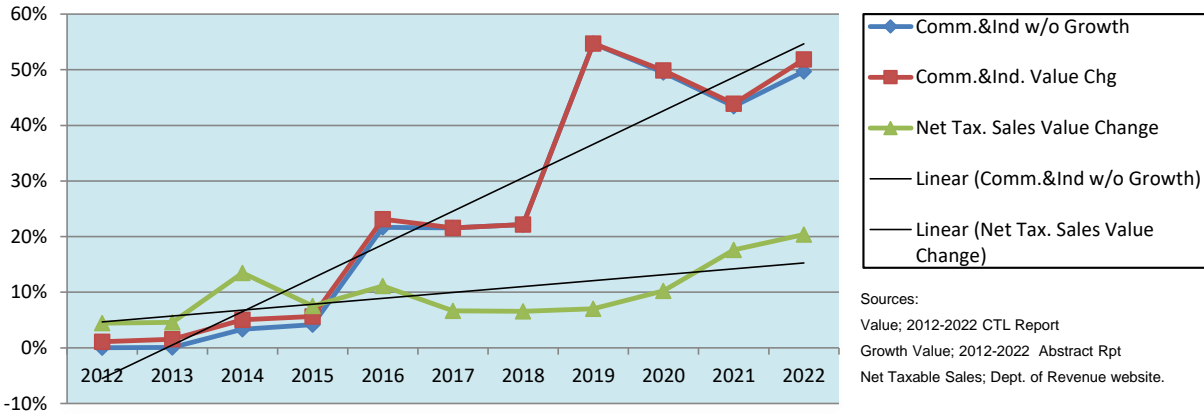
95% Median C.I. : 96.22 to 103.35
 95% Wgt. Mean C.I. : 88.45 to 103.13
 95% Mean C.I. : 91.60 to 109.36

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
344	2	106.05	106.05	103.78	06.43	102.19	99.23	112.87	N/A	52,500	54,485
352	9	98.14	94.74	90.54	11.57	104.64	43.11	116.90	90.87 to 112.08	150,544	136,304
353	7	101.96	116.12	102.63	18.90	113.14	92.29	215.80	92.29 to 215.80	115,786	118,828
384	2	99.53	99.53	99.12	01.47	100.41	98.07	100.98	N/A	62,500	61,951
406	4	94.73	102.47	88.35	21.06	115.98	80.42	140.00	N/A	35,063	30,979
408	1	73.47	73.47	73.47	00.00	100.00	73.47	73.47	N/A	12,000	8,816
410	1	99.87	99.87	99.87	00.00	100.00	99.87	99.87	N/A	150,000	149,812
442	1	101.34	101.34	101.34	00.00	100.00	101.34	101.34	N/A	62,500	63,337
494	1	68.47	68.47	68.47	00.00	100.00	68.47	68.47	N/A	58,500	40,055
530	2	104.63	104.63	103.46	07.85	101.13	96.42	112.84	N/A	87,500	90,525
552	1	116.75	116.75	116.75	00.00	100.00	116.75	116.75	N/A	55,000	64,212
595	2	77.52	77.52	76.88	09.09	100.83	70.47	84.56	N/A	27,500	21,141
851	1	105.65	105.65	105.65	00.00	100.00	105.65	105.65	N/A	83,365	88,072
<u>ALL</u>	<u>34</u>	99.56	100.48	95.79	14.19	104.90	43.11	215.80	96.22 to 103.35	93,736	89,793

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	\$ 26,563,740	\$ 76,445	0.29%	\$ 26,487,295		\$ 34,826,264	
2012	\$ 26,856,815	\$ 286,530	1.07%	\$ 26,570,285	0.02%	\$ 36,370,273	4.43%
2013	\$ 26,975,655	\$ 392,985	1.46%	\$ 26,582,670	-1.02%	\$ 36,419,279	0.13%
2014	\$ 27,909,905	\$ 454,500	1.63%	\$ 27,455,405	1.78%	\$ 39,524,838	8.53%
2015	\$ 28,068,105	\$ 393,865	1.40%	\$ 27,674,240	-0.84%	\$ 37,444,650	-5.26%
2016	\$ 32,706,651	\$ 393,865	1.20%	\$ 32,312,786	15.12%	\$ 38,695,015	3.34%
2017	\$ 32,293,864	\$ -	0.00%	\$ 32,293,864	-1.26%	\$ 37,148,982	-4.00%
2018	\$ 32,446,825	\$ -	0.00%	\$ 32,446,825	0.47%	\$ 37,112,227	-0.10%
2019	\$ 41,095,695	\$ -	0.00%	\$ 41,095,695	26.66%	\$ 37,276,844	0.44%
2020	\$ 39,816,555	\$ 96,651	0.24%	\$ 39,719,904	-3.35%	\$ 38,398,129	3.01%
2021	\$ 38,217,590	\$ 120,048	0.31%	\$ 38,097,542	-4.32%	\$ 40,954,324	6.66%
2022	\$ 40,333,499	\$ 565,958	1.40%	\$ 39,767,541	4.06%	\$ 41,921,656	2.36%
Ann %chg	4.15%			Average	3.39%	1.43%	1.78%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2011	-	-	-
2012	0.02%	1.10%	4.43%
2013	0.07%	1.55%	4.57%
2014	3.36%	5.07%	13.49%
2015	4.18%	5.66%	7.52%
2016	21.64%	23.13%	11.11%
2017	21.57%	21.57%	6.67%
2018	22.15%	22.15%	6.56%
2019	54.71%	54.71%	7.04%
2020	49.53%	49.89%	10.26%
2021	43.42%	43.87%	17.60%
2022	49.71%	51.84%	20.37%

County Number	64
County Name	Nemaha

64 Nemaha
AGRICULTURAL LAND

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

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

Number of Sales : 68
Total Sales Price : 47,351,324
Total Adj. Sales Price : 47,351,324
Total Assessed Value : 31,610,224
Avg. Adj. Sales Price : 696,343
Avg. Assessed Value : 464,856

MEDIAN : 71
WGT. MEAN : 67
MEAN : 73
COD : 25.64
PRD : 109.05

COV : 32.69
STD : 23.80
Avg. Abs. Dev : 18.19
MAX Sales Ratio : 147.10
MIN Sales Ratio : 16.62

95% Median C.I. : 63.90 to 76.73
95% Wgt. Mean C.I. : 59.80 to 73.71
95% Mean C.I. : 67.14 to 78.46

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-19 To 31-DEC-19	1	69.12	69.12	69.12	00.00	100.00	69.12	69.12	N/A	310,000	214,281
01-JAN-20 To 31-MAR-20	10	82.15	81.69	79.08	16.85	103.30	56.53	120.19	59.34 to 103.29	511,658	404,615
01-APR-20 To 30-JUN-20	2	85.91	85.91	79.24	17.27	108.42	71.07	100.75	N/A	772,500	612,109
01-JUL-20 To 30-SEP-20	2	96.00	96.00	98.25	28.67	97.71	68.48	123.52	N/A	436,750	429,110
01-OCT-20 To 31-DEC-20	10	77.03	83.27	77.40	13.63	107.58	68.17	103.67	72.07 to 97.74	541,280	418,967
01-JAN-21 To 31-MAR-21	7	80.78	81.81	78.96	14.60	103.61	61.56	103.41	61.56 to 103.41	1,229,527	970,845
01-APR-21 To 30-JUN-21											
01-JUL-21 To 30-SEP-21	1	99.68	99.68	99.68	00.00	100.00	99.68	99.68	N/A	500,000	498,406
01-OCT-21 To 31-DEC-21	8	64.14	73.77	73.75	31.88	100.03	36.63	147.10	36.63 to 147.10	635,381	468,582
01-JAN-22 To 31-MAR-22	11	65.70	70.55	64.13	23.23	110.01	46.09	123.83	52.00 to 87.70	429,152	275,225
01-APR-22 To 30-JUN-22	11	44.02	48.74	45.60	26.31	106.89	16.62	82.75	37.11 to 63.87	923,758	421,250
01-JUL-22 To 30-SEP-22	5	56.11	58.63	47.26	23.47	124.06	31.70	95.16	N/A	1,004,339	474,697
<u>Study Yrs</u>											
01-OCT-19 To 30-SEP-20	15	80.73	83.32	80.85	19.39	103.06	56.53	123.52	69.12 to 100.75	523,006	422,858
01-OCT-20 To 30-SEP-21	18	79.60	83.61	79.09	14.74	105.72	61.56	103.67	73.27 to 97.18	806,638	637,999
01-OCT-21 To 30-SEP-22	35	56.30	62.73	55.16	30.73	113.72	16.62	147.10	53.88 to 65.04	713,907	393,811
<u>Calendar Yrs</u>											
01-JAN-20 To 31-DEC-20	24	79.57	83.89	79.69	17.43	105.27	56.53	123.52	71.81 to 97.18	539,495	429,927
01-JAN-21 To 31-DEC-21	16	72.49	78.91	77.82	25.84	101.40	36.63	147.10	61.56 to 95.17	886,859	690,186
<u>ALL</u>	68	70.95	72.80	66.76	25.64	109.05	16.62	147.10	63.90 to 76.73	696,343	464,856

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	68	70.95	72.80	66.76	25.64	109.05	16.62	147.10	63.90 to 76.73	696,343	464,856
<u>ALL</u>	68	70.95	72.80	66.76	25.64	109.05	16.62	147.10	63.90 to 76.73	696,343	464,856

64 Nemaha
AGRICULTURAL LAND

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

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

Number of Sales : 68
 Total Sales Price : 47,351,324
 Total Adj. Sales Price : 47,351,324
 Total Assessed Value : 31,610,224
 Avg. Adj. Sales Price : 696,343
 Avg. Assessed Value : 464,856

MEDIAN : 71
 WGT. MEAN : 67
 MEAN : 73
 COD : 25.64
 PRD : 109.05

COV : 32.69
 STD : 23.80
 Avg. Abs. Dev : 18.19
 MAX Sales Ratio : 147.10
 MIN Sales Ratio : 16.62

95% Median C.I. : 63.90 to 76.73
 95% Wgt. Mean C.I. : 59.80 to 73.71
 95% Mean C.I. : 67.14 to 78.46

Printed:4/18/2023 8:22:51AM

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Dry_____											
County	19	73.27	75.37	67.49	24.59	111.68	31.70	123.52	56.30 to 84.99	946,670	638,896
1	19	73.27	75.37	67.49	24.59	111.68	31.70	123.52	56.30 to 84.99	946,670	638,896
_____Grass_____											
County	4	66.53	77.80	68.66	29.34	113.31	54.33	123.83	N/A	327,150	224,629
1	4	66.53	77.80	68.66	29.34	113.31	54.33	123.83	N/A	327,150	224,629
_____ALL_____											
	68	70.95	72.80	66.76	25.64	109.05	16.62	147.10	63.90 to 76.73	696,343	464,856

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Dry_____											
County	44	69.16	73.14	68.17	26.63	107.29	31.70	147.10	59.34 to 80.78	773,403	527,205
1	44	69.16	73.14	68.17	26.63	107.29	31.70	147.10	59.34 to 80.78	773,403	527,205
_____Grass_____											
County	4	66.53	77.80	68.66	29.34	113.31	54.33	123.83	N/A	327,150	224,629
1	4	66.53	77.80	68.66	29.34	113.31	54.33	123.83	N/A	327,150	224,629
_____ALL_____											
	68	70.95	72.80	66.76	25.64	109.05	16.62	147.10	63.90 to 76.73	696,343	464,856

Nemaha County 2023 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Nemaha	1	6,800	n/a	6,200	6,200	n/a	4,750	3,850	3,850	5,860
Johnson	1	6,550	n/a	5,800	5,100	3,600	3,600	3,300	2,820	4,994
Otoe	1	5,500	n/a	5,400	5,400	4,900	4,900	4,200	4,200	5,171
Pawnee	1	4,460	4,410	4,056	4,056	3,528	3,054	2,898	2,898	3,707
Richardson	44	5,068	4,949	4,509	4,503	n/a	4,288	3,074	2,966	4,392
Richardson	50	6,331	6,185	5,639	5,628	n/a	5,360	3,839	3,711	5,438

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Nemaha	1	5,400	5,400	4,495	3,848	3,853	4,123	2,800	2,600	4,272
Johnson	1	4,450	4,000	3,650	3,300	2,900	2,900	2,700	2,400	3,223
Otoe	1	4,700	4,700	4,367	4,250	4,116	4,100	3,500	3,200	4,218
Pawnee	1	3,715	3,675	3,380	3,380	2,940	2,545	2,415	2,415	2,941
Richardson	44	4,351	4,260	4,000	3,915	3,531	3,158	2,322	2,322	3,429
Richardson	50	5,434	5,325	5,000	4,890	4,414	3,949	2,904	2,904	4,348

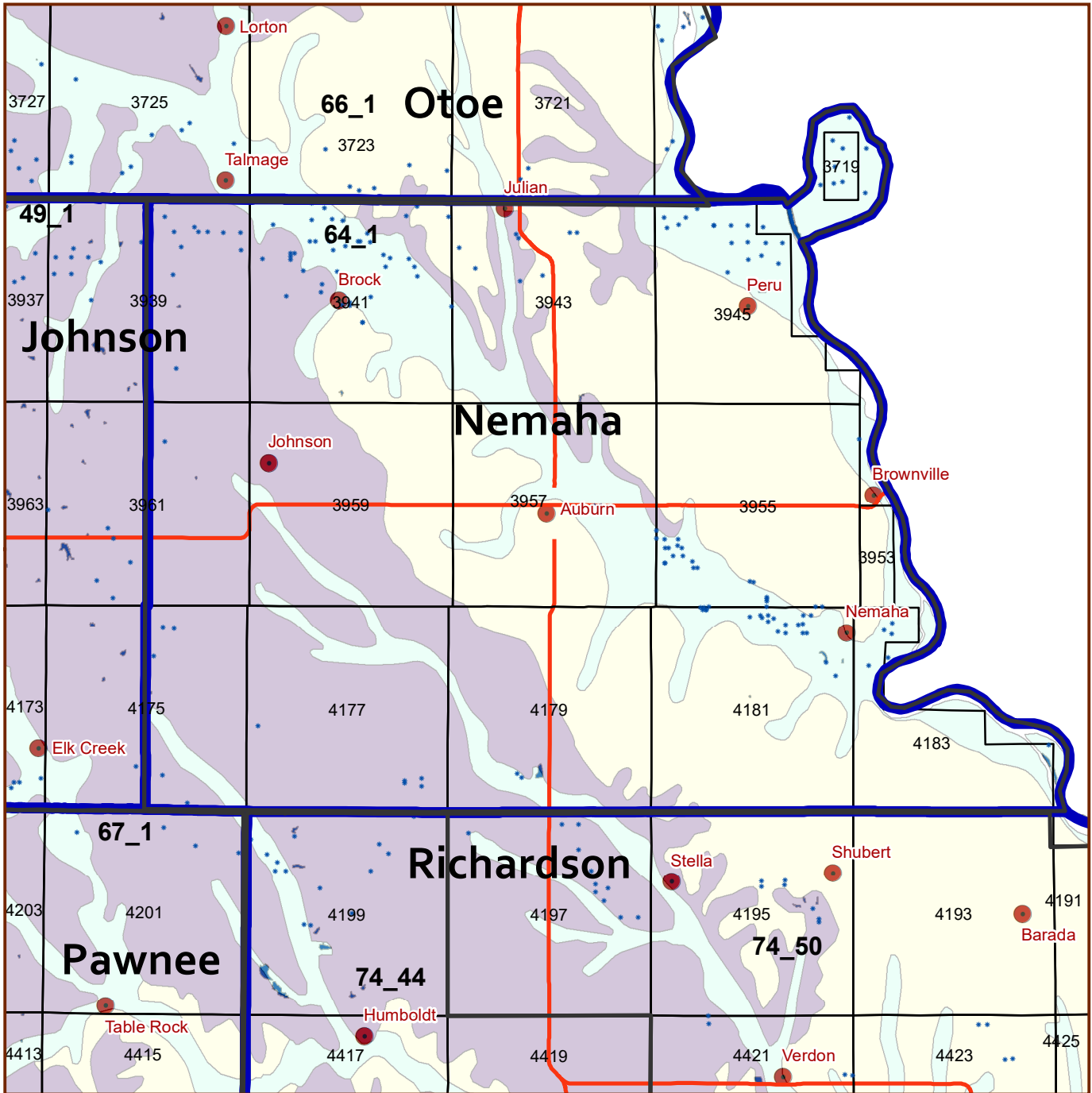
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Nemaha	1	2,000	2,000	1,600	n/a	1,400	1,400	n/a	1,400	1,914
Johnson	1	2,100	2,020	1,900	n/a	1,900	n/a	1,891	1,900	2,052
Otoe	1	2,200	2,200	2,000	2,000	1,800	1,800	1,750	1,600	2,180
Pawnee	1	1,876	1,876	1,856	n/a	1,800	1,746	n/a	1,640	1,863
Richardson	44	1,755	1,550	1,710	n/a	1,656	1,450	n/a	1,400	1,726
Richardson	50	1,873	1,640	1,825	n/a	1,875	1,775	n/a	1,500	1,862

County	Mkt Area	CRP	TIMBER	WASTE
Nemaha	1	2,671	900	99
Johnson	1	2,435	1,100	130
Otoe	1	2,988	1,141	200
Pawnee	1	2,463	1,071	893
Richardson	44	2,644	900	100
Richardson	50	2,781	900	100

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.

NEMAHA COUNTY



Legend

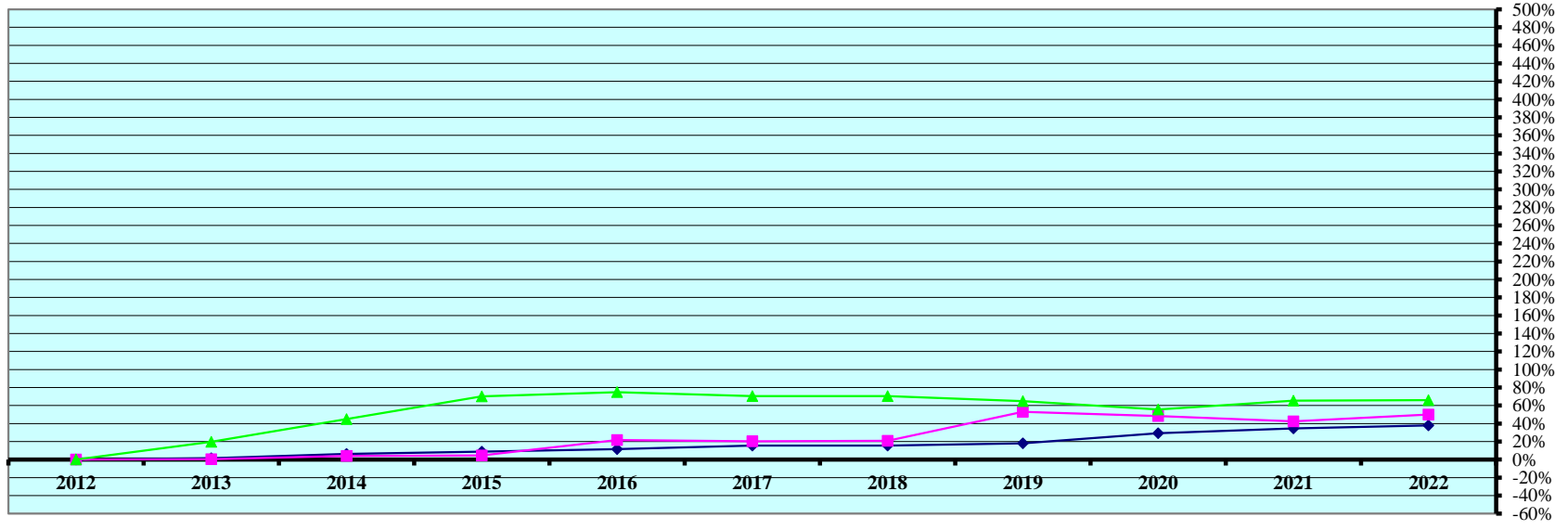
- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

Soils

CLASS

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

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



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2012	180,883,130	-	-	-	26,856,815	-	-	-	461,261,700	-	-	-
2013	183,621,625	2,738,495	1.51%	1.51%	26,975,655	118,840	0.44%	0.44%	552,215,055	90,953,355	19.72%	19.72%
2014	192,104,890	8,483,265	4.62%	6.20%	27,909,905	934,250	3.46%	3.92%	668,898,125	116,683,070	21.13%	45.01%
2015	196,831,550	4,726,660	2.46%	8.82%	28,068,105	158,200	0.57%	4.51%	784,976,115	116,077,990	17.35%	70.18%
2016	202,084,734	5,253,184	2.67%	11.72%	32,706,651	4,638,546	16.53%	21.78%	806,438,197	21,462,082	2.73%	74.83%
2017	208,950,991	6,866,257	3.40%	15.52%	32,293,864	-412,787	-1.26%	20.24%	786,985,695	-19,452,502	-2.41%	70.62%
2018	209,076,009	125,018	0.06%	15.59%	32,446,825	152,961	0.47%	20.81%	786,441,512	-544,183	-0.07%	70.50%
2019	213,297,389	4,221,380	2.02%	17.92%	41,095,695	8,648,870	26.66%	53.02%	760,672,225	-25,769,287	-3.28%	64.91%
2020	233,635,182	20,337,793	9.53%	29.16%	39,816,555	-1,279,140	-3.11%	48.25%	717,325,121	-43,347,104	-5.70%	55.51%
2021	243,538,361	9,903,179	4.24%	34.64%	38,217,590	-1,598,965	-4.02%	42.30%	762,505,555	45,180,434	6.30%	65.31%
2022	249,481,599	5,943,238	2.44%	37.92%	40,283,692	2,066,102	5.41%	49.99%	765,499,883	2,994,328	0.39%	65.96%

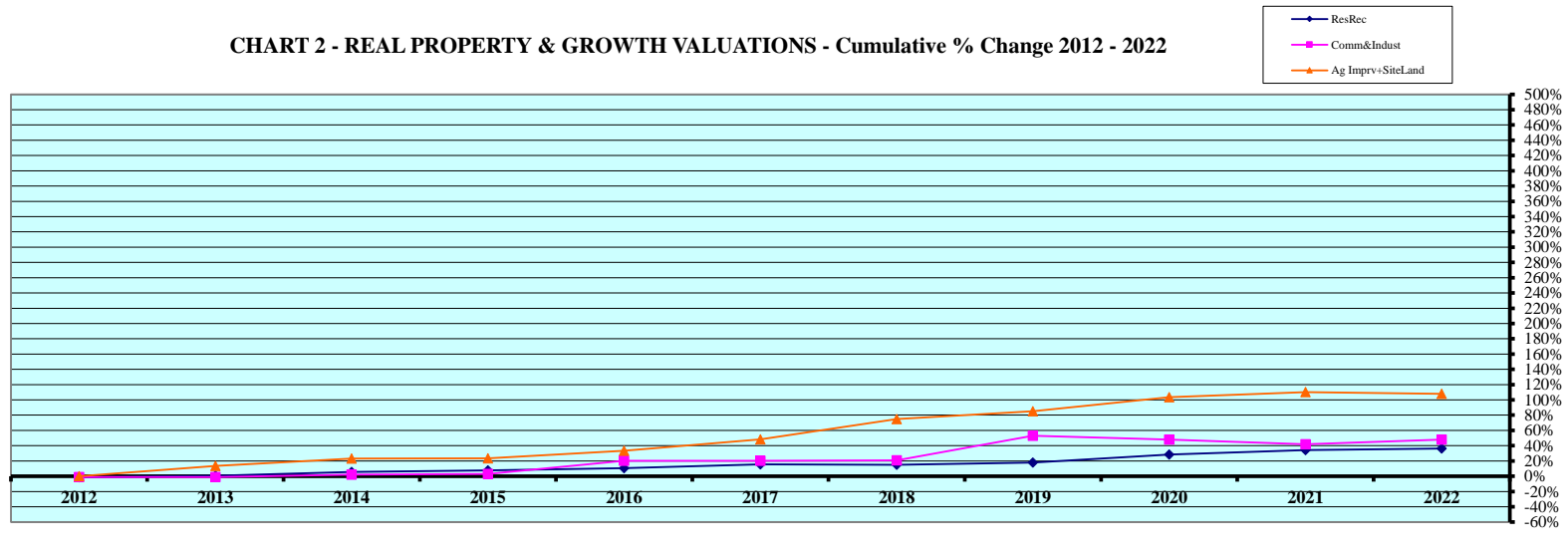
Rate Annual %chg: Residential & Recreational **3.27%** Commercial & Industrial **4.14%** Agricultural Land **5.20%**

Cnty# **64**
County **NEMAHA**

CHART 1

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

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



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾											
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth						
2012	180,883,130	2,460,250	1.36%	178,422,880	-	-1.36%	26,856,815	286,530	1.07%	26,570,285	-	-1.07%						
2013	183,621,625	1,417,155	0.77%	182,204,470	0.73%	0.73%	26,975,655	392,985	1.46%	26,582,670	-1.02%	-1.02%						
2014	192,104,890	1,024,177	0.53%	191,080,713	4.06%	5.64%	27,909,905	454,500	1.63%	27,455,405	1.78%	2.23%						
2015	196,831,550	1,858,478	0.94%	194,973,072	1.49%	7.79%	28,068,105	393,865	1.40%	27,674,240	-0.84%	3.04%						
2016	202,084,734	1,858,478	0.92%	200,226,256	1.72%	10.69%	32,706,651	393,865	1.20%	32,312,786	15.12%	20.32%						
2017	208,950,991	0	0.00%	208,950,991	3.40%	15.52%	32,293,864	0	0.00%	32,293,864	-1.26%	20.24%						
2018	209,076,009	1,287,573	0.62%	207,788,436	-0.56%	14.87%	32,446,825	0	0.00%	32,446,825	0.47%	20.81%						
2019	213,297,389	85,637	0.04%	213,211,752	1.98%	17.87%	41,095,695	0	0.00%	41,095,695	26.66%	53.02%						
2020	233,635,182	1,602,582	0.69%	232,032,600	8.78%	28.28%	39,816,555	96,651	0.24%	39,719,904	-3.35%	47.90%						
2021	243,538,361	722,542	0.30%	242,815,819	3.93%	34.24%	38,217,590	120,048	0.31%	38,097,542	-4.32%	41.85%						
2022	249,481,599	2,990,802	1.20%	246,490,797	1.21%	36.27%	40,283,692	565,958	1.40%	39,717,734	3.93%	47.89%						
Rate Ann%chg	3.27%			Resid & Recreat w/o growth			2.68%			4.14%			C & I w/o growth			3.72%		

Tax Year	Ag Improvements & Site Land ⁽¹⁾									
	Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv+Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth		
2012	23,309,110	10,356,190	33,665,300	862,075	2.56%	32,803,225	-	-		
2013	27,292,160	13,192,450	40,484,610	2,284,580	5.64%	38,200,030	13.47%	13.47%		
2014	26,918,115	14,532,330	41,450,445	0	0.00%	41,450,445	2.39%	23.13%		
2015	26,679,910	14,831,540	41,511,450	0	0.00%	41,511,450	0.15%	23.31%		
2016	29,875,763	15,072,282	44,948,045	0	0.00%	44,948,045	8.28%	33.51%		
2017	31,186,376	18,705,499	49,891,875	0	0.00%	49,891,875	11.00%	48.20%		
2018	37,375,902	22,364,567	59,740,469	890,139	1.49%	58,850,330	17.96%	74.81%		
2019	40,256,052	22,616,282	62,872,334	527,418	0.84%	62,344,916	4.36%	85.19%		
2020	45,360,870	26,139,466	71,500,336	2,950,769	4.13%	68,549,567	9.03%	103.62%		
2021	45,261,874	26,800,992	72,062,866	1,326,457	1.84%	70,736,409	-1.07%	110.12%		
2022	44,332,688	28,411,788	72,744,476	2,711,158	3.73%	70,033,318	-2.82%	108.03%		
Rate Ann%chg	6.64%		10.62%		8.01%		Ag Imprv+Site w/o growth		6.27%	

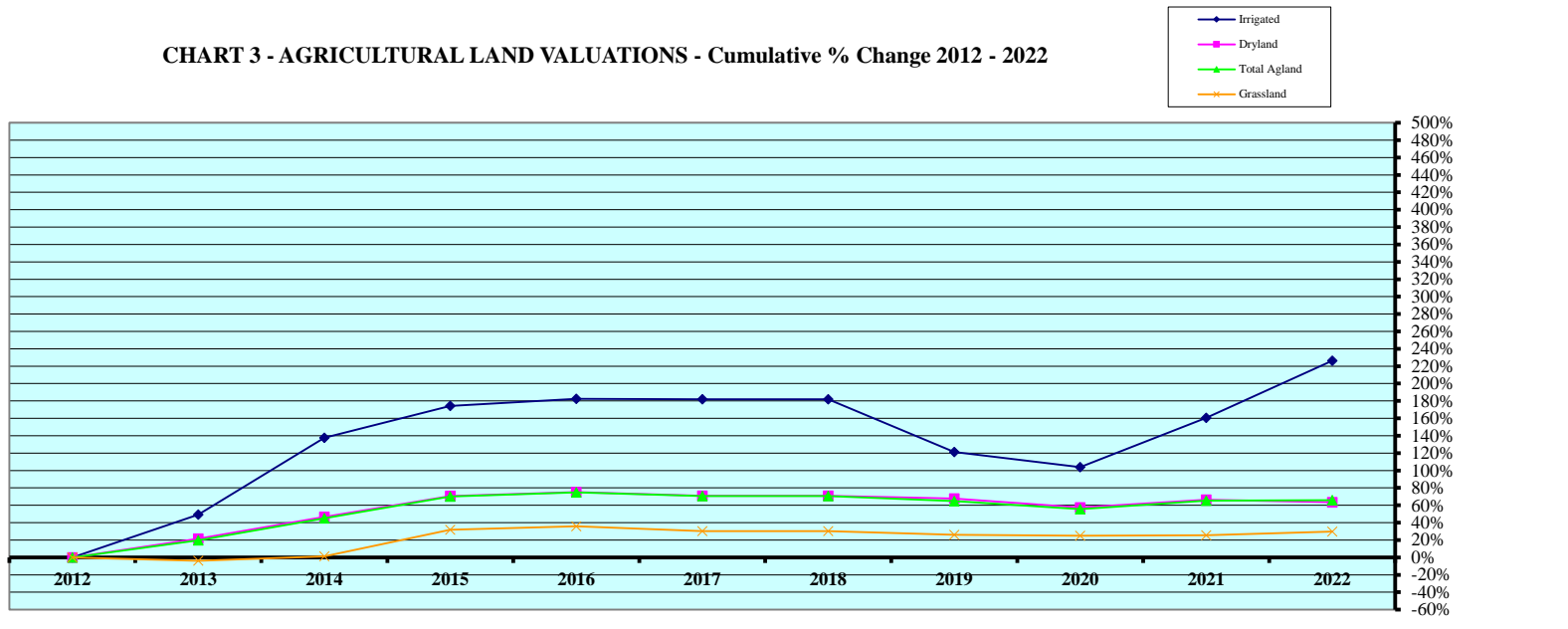
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 64
County NEMAHA

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	18,093,400	-	-	-	390,098,855	-	-	-	52,721,930	-	-	-
2013	27,003,080	8,909,680	49.24%	49.24%	473,995,090	83,896,235	21.51%	21.51%	50,685,785	-2,036,145	-3.86%	-3.86%
2014	43,001,065	15,997,985	59.25%	137.66%	572,062,600	98,067,510	20.69%	46.65%	53,345,040	2,659,255	5.25%	1.18%
2015	49,649,995	6,648,930	15.46%	174.41%	665,385,815	93,323,215	16.31%	70.57%	69,450,145	16,105,105	30.19%	31.73%
2016	51,097,016	1,447,021	2.91%	182.41%	683,381,191	17,995,376	2.70%	75.18%	71,632,430	2,182,285	3.14%	35.87%
2017	51,000,991	-96,025	-0.19%	181.88%	666,935,497	-16,445,694	-2.41%	70.97%	68,714,219	-2,918,211	-4.07%	30.33%
2018	51,000,991	0	0.00%	181.88%	666,447,599	-487,898	-0.07%	70.84%	68,654,040	-60,179	-0.09%	30.22%
2019	40,054,419	-10,946,572	-21.46%	121.38%	653,933,898	-12,513,701	-1.88%	67.63%	66,408,454	-2,245,586	-3.27%	25.96%
2020	36,872,932	-3,181,487	-7.94%	103.79%	614,141,572	-39,792,326	-6.09%	57.43%	65,882,271	-526,183	-0.79%	24.96%
2021	47,127,718	10,254,786	27.81%	160.47%	648,761,604	34,620,032	5.64%	66.31%	66,207,305	325,034	0.49%	25.58%
2022	59,024,420	11,896,702	25.24%	226.22%	637,601,703	-11,159,901	-1.72%	63.45%	68,453,872	2,246,567	3.39%	29.84%

Rate Ann.%chg: Irrigated Dryland Grassland

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2012	332,190	-	-	-	15,325	-	-	-	461,261,700	-	-	-
2013	531,100	198,910	59.88%	59.88%	0	-15,325	-100.00%	-100.00%	552,215,055	90,953,355	19.72%	19.72%
2014	489,420	-41,680	-7.85%	47.33%	0	0	-100.00%	-100.00%	668,898,125	116,683,070	21.13%	45.01%
2015	490,160	740	0.15%	47.55%	0	0	-100.00%	-100.00%	784,976,115	116,077,990	17.35%	70.18%
2016	327,560	-162,600	-33.17%	-1.39%	0	0	-100.00%	-100.00%	806,438,197	21,462,082	2.73%	74.83%
2017	334,988	7,428	2.27%	0.84%	0	0	-100.00%	-100.00%	786,985,695	-19,452,502	-2.41%	70.62%
2018	338,882	3,894	1.16%	2.01%	0	0	-100.00%	-100.00%	786,441,512	-544,183	-0.07%	70.50%
2019	275,454	-63,428	-18.72%	-17.08%	0	0	-100.00%	-100.00%	760,672,225	-25,769,287	-3.28%	64.91%
2020	428,346	152,892	55.51%	28.95%	0	0	-100.00%	-100.00%	717,325,121	-43,347,104	-5.70%	55.51%
2021	408,928	-19,418	-4.53%	23.10%	0	0	-100.00%	-100.00%	762,505,555	45,180,434	6.30%	65.31%
2022	419,888	10,960	2.68%	26.40%	0	0	-100.00%	-100.00%	765,499,883	2,994,328	0.39%	65.96%

Cnty#
County

Rate Ann.%chg: Total Agric Land

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2012 - 2022 (from County Abstract Reports)(1)

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2012	18,093,400	7,499	2,413			391,423,800	181,236	2,160			52,817,910	45,162	1,170		
2013	25,703,540	7,545	3,406	41.19%	41.19%	475,620,780	182,243	2,610	20.84%	20.84%	50,865,205	43,805	1,161	-0.71%	-0.71%
2014	39,944,350	8,105	4,929	44.68%	104.28%	574,298,850	181,318	3,167	21.36%	46.65%	53,403,410	43,830	1,218	4.93%	4.18%
2015	50,217,315	10,084	4,980	1.04%	106.40%	666,331,450	174,109	3,827	20.83%	77.20%	68,534,295	48,916	1,401	14.99%	19.80%
2016	51,154,819	9,971	5,131	3.03%	112.65%	683,282,421	173,351	3,942	2.99%	82.50%	71,576,616	49,174	1,456	3.89%	24.46%
2017	49,840,036	9,926	5,021	-2.13%	108.11%	667,781,858	173,707	3,844	-2.47%	78.00%	68,578,622	48,663	1,409	-3.18%	20.50%
2018	51,000,991	10,154	5,023	0.03%	108.18%	666,532,822	173,408	3,844	-0.01%	77.97%	68,668,105	48,646	1,412	0.17%	20.70%
2019	51,000,892	10,154	5,023	0.00%	108.18%	667,960,743	173,790	3,843	-0.01%	77.96%	68,933,815	48,810	1,412	0.05%	20.76%
2020	37,118,396	10,154	3,655	-27.22%	51.51%	618,802,427	173,791	3,561	-7.36%	64.86%	76,429,856	47,921	1,595	12.93%	36.37%
2021	47,127,718	9,812	4,803	31.39%	99.07%	648,319,416	174,126	3,723	4.57%	72.39%	66,247,746	47,744	1,388	-13.00%	18.64%
2022	57,183,884	11,906	4,803	0.00%	99.07%	637,769,232	171,205	3,725	0.05%	72.48%	68,971,063	48,720	1,416	2.03%	21.05%

Rate Annual %chg Average Value/Acre: 7.13%

5.60%

1.93%

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	263,080	2,630	100			30,320	636	48			462,628,510	237,163	1,951		
2013	295,330	3,050	97	-3.18%	-3.18%	18,935	344	55	15.49%	15.49%	552,503,790	236,987	2,331	19.52%	19.52%
2014	508,170	3,202	159	63.87%	58.65%	15,705	331	47	-13.90%	-0.56%	668,170,485	236,786	2,822	21.04%	44.66%
2015	506,630	3,138	161	1.75%	61.42%	14,330	317	45	-4.79%	-5.33%	785,604,020	236,564	3,321	17.69%	70.24%
2016	325,949	3,280	99	-38.44%	-0.63%	0	0				806,339,805	235,775	3,420	2.98%	75.32%
2017	330,077	3,322	99	-0.02%	-0.66%	0	0				786,530,593	235,619	3,338	-2.39%	71.13%
2018	338,436	3,405	99	0.02%	-0.64%	0	0				786,540,354	235,614	3,338	0.00%	71.13%
2019	339,265	3,414	99	0.00%	-0.64%	0	0				788,234,715	236,169	3,338	-0.02%	71.10%
2020	428,501	4,310	99	0.04%	-0.60%	0	0				732,779,180	236,177	3,103	-7.04%	59.06%
2021	427,281	4,298	99	0.00%	-0.60%	0	0				762,122,161	235,980	3,230	4.09%	65.56%
2022	418,299	4,208	99	-0.01%	-0.61%	0	0				764,342,478	236,039	3,238	0.27%	66.00%

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NEMAHA

Rate Annual %chg Average Value/Acre: 5.20%

(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
7,074	NEMAHA	44,301,563	14,919,823	20,995,953	247,576,744	35,279,012	5,004,680	1,904,855	765,499,883	44,332,688	28,411,788	0	1,208,226,989
cnty sector/value % of total value:		3.67%	1.23%	1.74%	20.49%	2.92%	0.41%	0.16%	63.36%	3.67%	2.35%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
3,460	AUBURN	6,233,947	3,265,226	919,782	122,396,711	26,044,988	1,921,671	0	95,774	0	0	0	160,878,099
48.91%	%sector of county sector	14.07%	21.89%	4.38%	49.44%	73.83%	38.40%		0.01%				13.32%
	%sector of municipality	3.87%	2.03%	0.57%	76.08%	16.19%	1.19%		0.06%				100.00%
112	BROCK	93,143	224,668	9,428	2,876,329	1,525,273	0	0	186,723	0	1,134	0	4,916,698
1.58%	%sector of county sector	0.21%	1.51%	0.04%	1.16%	4.32%			0.02%		0.00%		0.41%
	%sector of municipality	1.89%	4.57%	0.19%	58.50%	31.02%			3.80%		0.02%		100.00%
132	BROWNVILLE	119,790	264,101	12,874	8,406,508	636,908	0	0	0	0	0	0	9,440,181
1.87%	%sector of county sector	0.27%	1.77%	0.06%	3.40%	1.81%							0.78%
	%sector of municipality	1.27%	2.80%	0.14%	89.05%	6.75%							100.00%
328	JOHNSON	592,997	439,627	31,100	16,735,301	1,503,301	0	0	0	0	0	0	19,302,326
4.64%	%sector of county sector	1.34%	2.95%	0.15%	6.76%	4.26%							1.60%
	%sector of municipality	3.07%	2.28%	0.16%	86.70%	7.79%							100.00%
59	JULIAN	2,285	142,955	570,688	1,374,421	63,853	0	0	55,728	0	0	0	2,209,930
0.83%	%sector of county sector	0.01%	0.96%	2.72%	0.56%	0.18%			0.01%				0.18%
	%sector of municipality	0.10%	6.47%	25.82%	62.19%	2.89%			2.52%				100.00%
149	NEMAHA	366,744	184,981	7,763	3,328,420	684,092	0	0	274,857	0	0	0	4,846,857
2.11%	%sector of county sector	0.83%	1.24%	0.04%	1.34%	1.94%			0.04%				0.40%
	%sector of municipality	7.57%	3.82%	0.16%	68.67%	14.11%			5.67%				100.00%
865	PERU	332,328	669,970	44,237	10,238,787	821,599	0	0	33,000	0	0	0	12,139,921
12.23%	%sector of county sector	0.75%	4.49%	0.21%	4.14%	2.33%			0.00%				1.00%
	%sector of municipality	2.74%	5.52%	0.36%	84.34%	6.77%			0.27%				100.00%
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
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	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
5,106	Total Municipalities	7,741,234	5,191,529	1,595,872	165,356,483	31,280,016	1,921,671	0	646,082	0	1,134	0	213,734,019
72.18%	%all munic. sectors of cnty	17.47%	34.80%	7.60%	66.79%	88.66%	38.40%		0.08%		0.00%		17.69%

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

Total Real Property Sum Lines 17, 25, & 30	Records : 6,236	Value : 1,296,371,525	Growth 5,750,423	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	398	2,426,066	38	200,669	50	149,669	486	2,776,404	
02. Res Improve Land	1,984	25,882,706	115	3,236,696	419	14,635,465	2,518	43,754,867	
03. Res Improvements	2,030	152,236,699	116	17,498,911	430	70,392,971	2,576	240,128,581	
04. Res Total	2,428	180,545,471	154	20,936,276	480	85,178,105	3,062	286,659,852	2,240,420
% of Res Total	79.29	62.98	5.03	7.30	15.68	29.71	49.10	22.11	38.96
05. Com UnImp Land	67	464,481	2	32,557	0	0	69	497,038	
06. Com Improve Land	343	4,014,591	15	505,160	13	406,589	371	4,926,340	
07. Com Improvements	348	27,397,103	21	1,469,009	14	1,674,174	383	30,540,286	
08. Com Total	415	31,876,175	23	2,006,726	14	2,080,763	452	35,963,664	1,081,264
% of Com Total	91.81	88.63	5.09	5.58	3.10	5.79	7.25	2.77	18.80
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	1	116,819	4	253,699	0	0	5	370,518	
11. Ind Improvements	1	1,507,887	4	3,126,275	0	0	5	4,634,162	
12. Ind Total	1	1,624,706	4	3,379,974	0	0	5	5,004,680	62,320
% of Ind Total	20.00	32.46	80.00	67.54	0.00	0.00	0.08	0.39	1.08
13. Rec UnImp Land	0	0	8	778,138	33	2,366,203	41	3,144,341	
14. Rec Improve Land	0	0	1	3,870	1	48,155	2	52,025	
15. Rec Improvements	0	0	1	0	1	4,200	2	4,200	
16. Rec Total	0	0	9	782,008	34	2,418,558	43	3,200,566	0
% of Rec Total	0.00	0.00	20.93	24.43	79.07	75.57	0.69	0.25	0.00
Res & Rec Total	2,428	180,545,471	163	21,718,284	514	87,596,663	3,105	289,860,418	2,240,420
% of Res & Rec Total	78.20	62.29	5.25	7.49	16.55	30.22	49.79	22.36	38.96
Com & Ind Total	416	33,500,881	27	5,386,700	14	2,080,763	457	40,968,344	1,143,584
% of Com & Ind Total	91.03	81.77	5.91	13.15	3.06	5.08	7.33	3.16	19.89
17. Taxable Total	2,844	214,046,352	190	27,104,984	528	89,677,426	3,562	330,828,762	3,384,004
% of Taxable Total	79.84	64.70	5.33	8.19	14.82	27.11	57.12	25.52	58.85

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	685	34,762,123	15,387,679	0	0	0
19. Commercial	200	14,131,327	3,473,157	0	0	0
20. Industrial	1	1,624,706	0	0	0	0
21. Other	69	144,114	130,851	1	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	685	34,762,123	15,387,679
19. Commercial	1	31,912	0	201	14,163,239	3,473,157
20. Industrial	0	0	0	1	1,624,706	0
21. Other	0	0	0	70	144,114	130,851
22. Total Sch II				957	50,694,182	18,991,687

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	259	59	113	431

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	68	1,377,177	159	34,576,676	1,673	550,629,769	1,900	586,583,622
28. Ag-Improved Land	1	5,298	72	20,939,785	684	288,011,503	757	308,956,586
29. Ag Improvements	1	580	73	5,910,417	700	64,091,558	774	70,002,555

30. Ag Total				2,674	965,542,763
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	38	38.00	836,000	
33. HomeSite Improvements	0	0.00	0	41	0.00	4,606,612	
34. HomeSite Total							
35. FarmSite UnImp Land	1	0.12	1,080	4	9.54	40,531	
36. FarmSite Improv Land	1	0.05	450	53	84.57	662,458	
37. FarmSite Improvements	1	0.00	580	66	0.00	1,303,805	
38. FarmSite Total							
39. Road & Ditches	0	5.23	0	0	265.32	0	
40. Other- Non Ag Use	0	0.00	0	0	59.70	29,160	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	4	3.55	78,100	4	3.55	78,100	
32. HomeSite Improv Land	369	373.70	8,221,400	407	411.70	9,057,400	
33. HomeSite Improvements	368	0.00	44,251,913	409	0.00	48,858,525	1,486,544
34. HomeSite Total				413	415.25	57,994,025	
35. FarmSite UnImp Land	69	575.76	458,898	74	585.42	500,509	
36. FarmSite Improv Land	581	1,062.06	8,390,400	635	1,146.68	9,053,308	
37. FarmSite Improvements	668	0.00	19,839,645	735	0.00	21,144,030	879,875
38. FarmSite Total				809	1,732.10	30,697,847	
39. Road & Ditches	0	4,413.75	0	0	4,684.30	0	
40. Other- Non Ag Use	0	211.53	110,685	0	271.23	139,845	
41. Total Section VI				1,222	7,102.88	88,831,717	2,366,419

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	3	272.74	407,169
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	10	728.46	1,210,036	13	1,001.20	1,617,205

Schedule VIII : Agricultural Records : Special Value

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	551.09	4.39%	3,747,412	5.10%	6,800.00
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	5,327.68	42.46%	33,031,616	44.92%	6,200.00
48. 2A	4,259.91	33.95%	26,411,442	35.92%	6,200.00
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	1,183.19	9.43%	5,620,173	7.64%	4,750.02
51. 4A1	1,161.50	9.26%	4,471,795	6.08%	3,850.02
52. 4A	64.04	0.51%	246,559	0.34%	3,850.08
53. Total	12,547.41	100.00%	73,528,997	100.00%	5,860.09
Dry					
54. 1D1	2,243.06	1.32%	12,112,524	1.67%	5,400.00
55. 1D	32,283.22	19.07%	174,329,388	24.11%	5,400.00
56. 2D1	27,544.96	16.27%	123,805,680	17.12%	4,494.68
57. 2D	31,128.71	18.39%	119,795,038	16.56%	3,848.38
58. 3D1	5,265.43	3.11%	20,285,361	2.80%	3,852.56
59. 3D	57,594.61	34.02%	237,482,426	32.84%	4,123.34
60. 4D1	4,777.39	2.82%	13,376,692	1.85%	2,800.00
61. 4D	8,464.64	5.00%	22,008,064	3.04%	2,600.00
62. Total	169,302.02	100.00%	723,195,173	100.00%	4,271.63
Grass					
63. 1G1	32,629.33	65.39%	58,125,055	73.06%	1,781.37
64. 1G	7,711.32	15.45%	10,920,820	13.73%	1,416.21
65. 2G1	363.37	0.73%	447,864	0.56%	1,232.53
66. 2G	0.00	0.00%	0	0.00%	0.00
67. 3G1	5,668.45	11.36%	5,890,528	7.40%	1,039.18
68. 3G	3,480.13	6.97%	4,083,167	5.13%	1,173.28
69. 4G1	40.78	0.08%	81,560	0.10%	2,000.00
70. 4G	6.85	0.01%	9,782	0.01%	1,428.03
71. Total	49,900.23	100.00%	79,558,776	100.00%	1,594.36
Irrigated Total					
	12,547.41	5.32%	73,528,997	8.39%	5,860.09
Dry Total					
	169,302.02	71.72%	723,195,173	82.49%	4,271.63
Grass Total					
	49,900.23	21.14%	79,558,776	9.07%	1,594.36
72. Waste	4,304.84	1.82%	428,100	0.05%	99.45
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	318.49	0.13%	0	0.00%	0.00
75. Market Area Total	236,054.50	100.00%	876,711,046	100.00%	3,714.02

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	705.64	4,175,975	11,841.77	69,353,022	12,547.41	73,528,997
77. Dry Land	288.74	1,258,153	10,597.27	44,491,410	158,416.01	677,445,610	169,302.02	723,195,173
78. Grass	59.85	122,663	3,652.21	5,240,289	46,188.17	74,195,824	49,900.23	79,558,776
79. Waste	1.29	129	406.38	40,638	3,897.17	387,333	4,304.84	428,100
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	0.00	0	9.53	0	308.96	0	318.49	0
82. Total	349.88	1,380,945	15,361.50	53,948,312	220,343.12	821,381,789	236,054.50	876,711,046

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	12,547.41	5.32%	73,528,997	8.39%	5,860.09
Dry Land	169,302.02	71.72%	723,195,173	82.49%	4,271.63
Grass	49,900.23	21.14%	79,558,776	9.07%	1,594.36
Waste	4,304.84	1.82%	428,100	0.05%	99.45
Other	0.00	0.00%	0	0.00%	0.00
Exempt	318.49	0.13%	0	0.00%	0.00
Total	236,054.50	100.00%	876,711,046	100.00%	3,714.02

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 Auburn	118	1,283,421	1,329	20,405,379	1,370	114,223,048	1,488	135,911,848	907,792
83.2 Brock	42	98,020	67	301,229	68	2,465,058	110	2,864,307	0
83.3 Brownville	76	426,742	100	1,004,021	102	7,589,557	178	9,020,320	102,783
83.4 Johnson	34	299,157	170	2,102,790	170	14,415,382	204	16,817,329	88,678
83.5 Julian	18	29,943	38	143,446	38	1,176,370	56	1,349,759	0
83.6 Nemaha	33	77,847	82	411,188	84	3,105,242	117	3,594,277	0
83.7 Peru	77	213,545	197	1,513,326	197	9,437,701	274	11,164,572	0
83.8 Rural	129	3,492,070	537	17,925,513	549	87,720,423	678	109,138,006	1,141,167
84 Residential Total	527	5,920,745	2,520	43,806,892	2,578	240,132,781	3,105	289,860,418	2,240,420

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Auburn	35	414,441	238	3,635,862	242	24,360,714	277	28,411,017	974,546
85.2	Brock	4	5,517	19	106,280	19	1,413,849	23	1,525,646	0
85.3	Brownville	9	25,954	14	82,405	14	528,549	23	636,908	0
85.4	Johnson	3	6,491	25	210,903	25	1,431,866	28	1,649,260	132,198
85.5	Julian	2	1,330	7	20,073	8	42,450	10	63,853	0
85.6	Nemaha	2	470	14	43,518	14	640,104	16	684,092	0
85.7	Peru	13	18,055	29	96,068	29	752,636	42	866,759	26,697
85.8	Rural	1	24,780	30	1,101,749	37	6,004,280	38	7,130,809	10,143
86	Commercial Total	69	497,038	376	5,296,858	388	35,174,448	457	40,968,344	1,143,584

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	15,495.68	75.08%	30,991,360	78.44%	2,000.00
88. 1G	2,162.72	10.48%	4,325,440	10.95%	2,000.00
89. 2G1	96.25	0.47%	154,000	0.39%	1,600.00
90. 2G	0.00	0.00%	0	0.00%	0.00
91. 3G1	1,344.25	6.51%	1,881,950	4.76%	1,400.00
92. 3G	1,532.94	7.43%	2,146,116	5.43%	1,400.00
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	6.53	0.03%	9,142	0.02%	1,400.00
95. Total	20,638.37	100.00%	39,508,008	100.00%	1,914.30
CRP					
96. 1C1	6,507.45	84.01%	17,570,115	84.94%	2,700.00
97. 1C	889.80	11.49%	2,402,460	11.61%	2,700.00
98. 2C1	33.41	0.43%	83,525	0.40%	2,500.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	106.18	1.37%	212,360	1.03%	2,000.00
101. 3C	167.80	2.17%	335,600	1.62%	2,000.00
102. 4C1	40.78	0.53%	81,560	0.39%	2,000.00
103. 4C	0.32	0.00%	640	0.00%	2,000.00
104. Total	7,745.74	100.00%	20,686,260	100.00%	2,670.66
Timber					
105. 1T1	10,626.20	49.39%	9,563,580	49.39%	900.00
106. 1T	4,658.80	21.65%	4,192,920	21.65%	900.00
107. 2T1	233.71	1.09%	210,339	1.09%	900.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	4,218.02	19.60%	3,796,218	19.60%	900.00
110. 3T	1,779.39	8.27%	1,601,451	8.27%	900.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	21,516.12	100.00%	19,364,508	100.00%	900.00
<hr/>					
Grass Total	20,638.37	41.36%	39,508,008	49.66%	1,914.30
CRP Total	7,745.74	15.52%	20,686,260	26.00%	2,670.66
Timber Total	21,516.12	43.12%	19,364,508	24.34%	900.00
<hr/>					
114. Market Area Total	49,900.23	100.00%	79,558,776	100.00%	1,594.36

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

64 Nemaha

	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	247,576,744	286,659,852	39,083,108	15.79%	2,240,420	14.88%
02. Recreational	1,904,855	3,200,566	1,295,711	68.02%	0	68.02%
03. Ag-Homesite Land, Ag-Res Dwelling	44,332,688	57,994,025	13,661,337	30.82%	1,486,544	27.46%
04. Total Residential (sum lines 1-3)	293,814,287	347,854,443	54,040,156	18.39%	3,726,964	17.12%
05. Commercial	35,279,012	35,963,664	684,652	1.94%	1,081,264	-1.12%
06. Industrial	5,004,680	5,004,680	0	0.00%	62,320	-1.25%
07. Total Commercial (sum lines 5-6)	40,283,692	40,968,344	684,652	1.70%	1,143,584	-1.14%
08. Ag-Farmsite Land, Outbuildings	28,332,541	30,697,847	2,365,306	8.35%	879,875	5.24%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	79,247	139,845	60,598	76.47%		
11. Total Non-Agland (sum lines 8-10)	28,411,788	30,837,692	2,425,904	8.54%	879,875	5.44%
12. Irrigated	59,024,420	73,528,997	14,504,577	24.57%		
13. Dryland	637,601,703	723,195,173	85,593,470	13.42%		
14. Grassland	68,453,872	79,558,776	11,104,904	16.22%		
15. Wasteland	419,888	428,100	8,212	1.96%		
16. Other Agland	0	0	0			
17. Total Agricultural Land	765,499,883	876,711,046	111,211,163	14.53%		
18. Total Value of all Real Property (Locally Assessed)	1,128,009,650	1,296,371,525	168,361,875	14.93%	5,750,423	14.42%

2023 Assessment Survey for Nemaha County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	0
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	2
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$184,003.65
7.	Adopted budget, or granted budget if different from above:
	N/A
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$3,000
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	N/A
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$18,750 CAMA
11.	Amount of the assessor's budget set aside for education/workshops:
	\$500
12.	Amount of last year's assessor's budget not used:
	\$3,041 (extra is moved to reappraisal budget)

B. Computer, Automation Information and GIS

1.	Administrative software:
	Vanguard
2.	CAMA software:
	Vanguard
3.	Personal Property software:
	Vanguard
4.	Are cadastral maps currently being used?
	Yes, they are older and are not updated.
5.	If so, who maintains the Cadastral Maps?
	N/A
6.	Does the county have GIS software?
	Yes, ARC map
7.	Is GIS available to the public? If so, what is the web address?
	Yes, https://nemaha.nebraskaassessors.com/
8.	Who maintains the GIS software and maps?
	Assessor
9.	What type of aerial imagery is used in the cyclical review of properties?
	Pictometry
10.	When was the aerial imagery last updated?
	2021

C. Zoning Information

1.	Does the county have zoning?
	No
2.	If so, is the zoning countywide?
	N/A

3.	What municipalities in the county are zoned?
	Auburn and Village of Johnson
4.	When was zoning implemented?
	Unknown

D. Contracted Services

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

E. Appraisal /Listing Services

1.	List any outside appraisal or listing services employed by the county for the current assessment year
	No outside appraisers were utilized for 2023 Assessment Year. Vanguard is available for appraisal services, but there was no contract needed for the current assessment year.
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	Certified General license.
4.	Have the existing contracts been approved by the PTA?
	Yes
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Yes

2023 Residential Assessment Survey for Nemaha County

1.	Valuation data collection done by:																
	Assessor & Office Staff																
2.	List the valuation group recognized by the County and describe the unique characteristics of each:																
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="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>Auburn - County seat and the major trade area of the county.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Villages of Brock, Julian, and Nemaha - Smaller villages with little economic development but located within commuting distance to both Auburn and Nebraska City</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Brownville pop. est 2014 at 130 - Unique as a historical river town that attracts tourism</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Johnson & Peru</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Rural - rural residential</td> </tr> <tr> <td style="text-align: center;">AG DW</td> <td>AG Dwellings</td> </tr> <tr> <td style="text-align: center;">AG OB</td> <td>AG Outbuildings</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Auburn - County seat and the major trade area of the county.	2	Villages of Brock, Julian, and Nemaha - Smaller villages with little economic development but located within commuting distance to both Auburn and Nebraska City	3	Brownville pop. est 2014 at 130 - Unique as a historical river town that attracts tourism	4	Johnson & Peru	5	Rural - rural residential	AG DW	AG Dwellings	AG OB	AG Outbuildings
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4	Johnson & Peru																
5	Rural - rural residential																
AG DW	AG Dwellings																
AG OB	AG Outbuildings																
3.	List and describe the approach(es) used to estimate the market value of residential properties.																
	The county uses the cost and sales approaches to estimate market value.																
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?																
	The county uses the depreciation tables provided by their CAMA vendor.																
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.																
	There is one depreciation table for all valuation groups and then adjustments are applied using different map factors.																
6.	Describe the methodology used to determine the residential lot values?																
	A review of vacant lot sales and extraction of lot values from improved sales is done during reappraisal of valuation groups.																
7.	How are rural residential site values developed?																
	The costs to install on-site amenities are added to the value of the raw land.																
8.	Are there form 191 applications on file?																
	No																

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

Review of similar sales is done to value them at current market value.

10.	<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1	2019	2008	2019	2021-2022
	2	2020	2008	2020	2021-2022
	3	2020	2008	2020	2021-2022
	4	2020	2008	2020	2021-2022
	5	2017	2008	2017	2021-2022
	AG DW	2017	2008	2017	2021-2022
	AG OB	2017	2008	2017	2021-2022

2023 Commercial Assessment Survey for Nemaha County

1.	Valuation data collection done by:																		
	Assessor																		
2.	List the valuation group recognized in the County and describe the unique characteristics of each:																		
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3.	List and describe the approach(es) used to estimate the market value of commercial properties.																		
	The cost and sales approaches are used to estimate market value.																		
3a.	Describe the process used to determine the value of unique commercial properties.																		
	The county relies on researching similar sales from other counties in the state and adjusting to the local market.																		
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?																		
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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.																		
	There is one depreciation table for all valuation groups and then different adjustments are applied using different map factors.																		
6.	Describe the methodology used to determine the commercial lot values.																		
	The sales comparison is used based on local sales. Commercial lot values are calculated on a square foot basis.																		
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<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>															
1	2021	2008	2021	2021															
2	2021	2008	2021	2021															
	Other than the city of Auburn, generally not an organized market, with limited amount of sales without much consistency within the class.																		

2023 Agricultural Assessment Survey for Nemaha County

1.	Valuation data collection done by:						
	Assessor and Office Staff.						
2.	List each market area, and describe the location and the specific characteristics that make each unique.						
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Market Area</u></th> <th style="width: 65%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 20%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>The county assessor considers the entire county as one market area</td> <td style="text-align: center;">2019</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	01	The county assessor considers the entire county as one market area	2019
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>					
01	The county assessor considers the entire county as one market area	2019					
	The county conducts a market analysis by reviewing sales in all locations in the county to see if there are any indicators of differing market values for similar types of land. Currently there is no discernable difference, so the entire county is considered as one market area.						
3.	Describe the process used to determine and monitor market areas.						
	The county completes an analysis with all of the sales and also reviews by geo code to determine if different factors attribute to different market values. These studies are done to see if they can achieve a reasonable level of value while maintaining the quality of assessment throughout the county.						
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.						
	The county puts the most weight on the present use of the parcel. The county uses a sales verification system to inquire of any anticipated changes to the parcel and the motivation of the buyers.						
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?						
	Yes they carry the same value.						
6.	What separate market analysis has been conducted where intensive use is identified in the county?						
	None at this time, as we have no sales of intensive use. The buildings are valued at cost less depreciation.						
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.						
	The county uses current sales in the county for similar properties enrolled in the program.						
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?						
	N/A						
8b.	What process was used to determine if non-agricultural influences exist in the county?						

	N/A
	<i><u>If your county recognizes a special value, please answer the following</u></i>
8c.	Describe the non-agricultural influences recognized within the county.
	N/A
8d.	Where is the influenced area located within the county?
	N/A
8e.	Describe in detail how the special values were arrived at in the influenced area(s).
	N/A

**Nemaha County
2022 Plan of Assessment
For years 2023, 2024, & 2025**

Requirements:

Pursuant to Neb. Laws 2005, LB263, Section 9, on or before June 15 each year, the Assessor shall prepare a plan of assessment which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property 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. On or before July 31 each year, the assessor shall present the plan to the county board of equalization and the assessor may amend the plan, if necessary, after the county board approves the budget. A copy of the plan and any amendments thereto shall be mailed to the Department of Revenue, Property Assessment Division on or before October 31 each year.

Real Property Assessment Requirements:

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

Assessment levels required for real property are as follows:

- 1) 100% of actual value for all classes or real property excluding agricultural and horticultural land;
- 2) 75% of actual value for agricultural land and horticultural land and;
- 3) 75% of special value for agricultural and horticultural land which meets the qualifications for special valuation under 77-1344 and 75% of its recapture value as defined in 77-1343 when the land is disqualified for special valuation under 77-1347.

Assessment Statistics for 2022 as set by TERC:

<u>Property Class</u>	<u>Median</u>
Residential	98%
Commercial	100%
Agricultural Land	70%

Median: The middle placement when the assessment/sales ratios are arrayed from high to low (or low to high)

COD: (Coefficient of Dispersion) the average absolute deviation divided by the median

PRD: (Price Related Differential) the mean ratio divided by the aggregate ratio

Aggregate: The sum of the assessed values divided by the sum of the sales prices

Average Absolute Deviation: Each ratio minus the median, summed and divided by the number of sales

Mean: The sum of the ratios divided by the number of sales.

Office Staff and Budget Information

Nemaha County Assessor’s Office currently employs 2 full time employees besides the Assessor. Information pertaining to budget and staffing is included in the survey given to the Department of Revenue, Property Assessment Division (PAD). Staff salaries are included in the office’s budget presented to the County Board each year.

Goals

The primary goal for the Nemaha County Assessor’s Office is to do the best job possible in a professional manner to maintain fair and equitable values in meeting the statutory statistical requirements by the State with the resources available. The Department of Property Assessment and Taxation has prepared the progress report for Nemaha

County and is on file in the Assessor's office and serves as additional information for this report. The 2022 Nemaha County statistical measures are on file in the annual report and kept on file in the Assessor's Office.

Procedure Manual

Procedures have been established in the office and are updated as needed. The Department of Revenue, Property Assessment Division Regulations and Directives are also on file and used in the office.

Responsibilities:

Record Maintenance

Property record cards are maintained for every parcel of real property including improvements on leased land. The cards are updated annually to include any changes made to the assessment information of the property. The record cards contain current owner name and address, legal description, book and page number of the last deed of record and any changes of record of ownership. Also included is situs address, pictures of improvement or main structure, sketches, cadastral map book and page numbers, tax district codes, valuation information and other codes created that are relevant to the specific parcel. Nemaha County has implemented a GIS system and all records are kept up to date.

Prepare annually and file the following Administrative Reports:

- County Abstract of Assessment for Real Property
- Assessor Survey
- Certification of Values to Political Subdivisions
- School District Taxable Value Report
- Sales information including rosters & annual Assessed Value Update with the Abstract
- Certification of Taxes Levied Report
- Homestead Exemption Tax Loss
- Report of current values for properties owned by Board of Education Lands & Funds
- Annual Plan of Assessment Report Certify completion of real property assessment rolls & publishes in newspaper
- Send notice of valuation change to the owner of record (as of May 20) of any property whose value has increased or decreased
- Prepare the plan of assessment for the next 3 assessment years

Homestead Exemptions

Homestead Exemption applications are accepted in the office from February 2nd through June 30. They are verified that the applicant is owner/occupant. An ad is placed in the newspaper with information about the Homestead Exemption. Follow up post cards and phone calls are made to ensure all applicants from the previous year refile and those inquiring throughout the year are notified that they may now file. Applications along with an income statement and a doctor's certification of disability (where appropriate) is forwarded to the Nebraska Department of Revenue for income verification. Notice of rejection is sent when the applicant does not meet the requirement of owner/occupant through August 15th. The State returns a roster in October of approved (with a percentage) and disapproved for final processing. The percentage amount is notated on each record to accurately reflect the granted homestead relief.

Personal Property

All depreciable tangible personal property which is used in a trade or business for the production of income, and which has a determinable life of longer than one year is filed on or before May 1. After May 1st but before July 1st a 10 percent penalty is applied and on July 1st and after a 25 percent penalty is applied. Every year notices are published in the local newspaper. The office has filing of Personal Property Schedules available on the internet. A postcard is sent to those with existing schedules as reminders. A letter is sent to those who would be new filers explaining what is needed. This office documents at least 2 reminders to those who need to file personal property.

Permissive Exemptions

Administer annual filings of applications for new or continued exempt use. Review and make recommendations to the county board of equalization.

Taxable Government Owned Property

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

Centrally Assessed Properties

Review the valuations as certified by the Department of Revenue, Property Assessment Division. Establish and maintain assessment records and tax billing for the tax list.

Tax Districts and Tax Rates

Maintain school district and other tax entity boundary changes necessary for correct assessment and tax information including the input of tax rates used for tax billing.

Tax Lists

Prepare and certify the tax lists to the county treasurer for real property, personal property and centrally assessed properties.

Tax List Corrections

Prepare tax list correction documents for the county board of equalization's approval.

County Board of Equalization

Attend county board of equalization meetings including meetings for valuation protests. Prepare documentation for the board for the hearings.

TERC (Tax Equalization and Review Commission) Appeals

Prepare the information and attend the taxpayer hearings appealed to TERC. Testify in defense of the county's valuation.

TERC Statewide Equalization

Attend the hearings, if applicable to the county, to testify in defense of the county's values, and to implement TERC's orders.

Education

Attend meetings, workshops, and educational classes to obtain the required hours of continuing education to maintain the assessor certification.

Sales Analysis & Property Review

- The real estate transfer statements, form 521, are processed on a continual basis.
- An annual analysis will be done and areas prioritized for reappraisal accordingly. Reviews of properties will be done along with a market analysis to establish physical and economic depreciation. New pricing will be applied. Adequate funding will be needed to support the continuation of this process.
- Agricultural land is reviewed every year and values established to maintain the ratios and statistics mandated by the Tax Equalization and Review Commission.
- Pickup work, the collection of data relating to new construction, remodeling, additions, alterations and removals of existing buildings or structures along with zoning and annexation is done on a continuous year-round basis. Parcels are flagged if the value is to be added for the following year to be changed during the appropriate time frame.
- RCN (Replacement Cost New). The cost approach is used in setting our values. An income analysis is only used occasionally for commercial property to substantiate the cost approach.

Current Year Assessment Plans

Residential—

1. Continue review of agricultural houses and outbuildings in Nemaha County. This would include all related buildings associated with the main structure, new photos of property, new market analysis and depreciation, implement new replacement cost new, and establish new assessed value for 2024.
2. Pick up new construction and verify removal of buildings.
3. Review preliminary sale statistics developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible subclass percentage adjustment needed to comply with statistical measures as required by law.
4. Continue with review and analysis of sales as they occur.

Commercial/Recreational—

1. Pick up new construction and verify removal of buildings.
2. Review preliminary sale statistics developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible subclass percentage adjustment needed to comply with statistical measures as required by law.
3. Continue with review and analysis of sales as they occur.
4. Reprice Section 42 housing properties using the income approach.

Agricultural/Horticultural Land—

1. New agricultural land study and value will be applied for 2024.
2. Review remaining rural improvements and preliminary sale statistic developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible class/subclass percentage adjustment needed to comply with statistical measures as required by law.
3. Continue with review and analysis of sales as they occur.
4. Continue land use updates when discovered or identified with use of Pictometry/GIS.

All costing tables will be updated in December 2022 from the 2008 Vanguard Costing Manual to the 2020 Vanguard Costing Manual.

Assessment plans for 2023

Residential—

1. Complete review of agricultural houses and outbuildings in Nemaha County. This would include all related buildings associated with the main structure, new photos of property, new market analysis and depreciation, implement new replacement cost new, and establish new assessed value for 2024.
2. Pick up new construction and verify removal of buildings.
3. Review preliminary sale statistics developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible subclass percentage adjustment needed to comply with statistical measures as required by law.
4. Continue with review and analysis of sales as they occur.

Commercial/Recreational—

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for any possible class/subclass percentage adjustment needed to comply with statistical measures as required by law.

3. Continue with review and analysis of sales as they occur.
4. Continue land use updates when discovered or identified with use of Pictometry/GIS.

Assessment plans for 2024

Residential—

1. Pick up new construction and verify removal of buildings.
2. Review preliminary sale statistics developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible subclass percentage adjustment needed to comply with statistical measures as required by law.
3. Continue with review and analysis of sales as they occur.

Commercial/Recreational—

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2. Review preliminary sale statistics developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible subclass percentage adjustment needed to comply with statistical measures as required by law.
3. Continue with review and analysis of sales as they occur.
4. Reprice Section 42 housing properties using the income approach.

Agricultural/Horticultural Land—

1. New agricultural land study and value will be applied for 2025.
2. Review preliminary sale statistic developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible class/subclass percentage adjustment needed to comply with statistical measures as required by law.
3. Continue with review and analysis of sales as they occur.
4. Continue land use updates when discovered or identified with use of Pictometry/GIS.

Assessment plans for 2025

Residential—

1. Pick up new construction and verify removal of buildings.
2. Review preliminary sale statistics developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible subclass percentage adjustment needed to comply with statistical measures as required by law.
3. Continue with review and analysis of sales as they occur.

Commercial/Recreational—

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