

**NEBRASKA**

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**DEPARTMENT OF REVENUE**

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

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**SARPY COUNTY**



Pete Ricketts, Governor

April 8, 2022

Commissioner Keetle :

The Property Tax Administrator has compiled the 2022 Reports and Opinions of the Property Tax Administrator for Sarpy County pursuant to [Neb. Rev. Stat. § 77-5027](#). This Report and Opinion will inform the Tax Equalization and Review Commission of the level of value and quality of assessment for real property in Sarpy County.

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

For the Tax Commissioner

Sincerely,

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

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

cc: Dan Pittman, Sarpy County Assessor

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## Introduction

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Pursuant to [Neb. Rev. Stat. § 77-5027](#), annually, the Property Tax Administrator (PTA) shall prepare and deliver to each county assessor and to the Tax Equalization and Review Commission (Commission) the Reports and Opinions (R&O). The R&O contains statistical and narrative reports informing the Commission of the certified opinion of the PTA regarding the level of value and the quality of assessment of the classes and subclasses of real property in each county. In addition, the PTA may make nonbinding recommendations for class or subclass adjustments for consideration by the Commission.

The statistical and narrative reports in the R&O provide an analysis of the assessment process implemented by each county to reach the levels of value and quality of assessment required by Nebraska law. The PTA's opinion of the level of value and quality of assessment in each county, is a conclusion based upon all the data provided by the county assessor and information gathered by the Nebraska Department of Revenue, Property Assessment Division (Division) regarding the assessment activities in the county during the preceding year.

The statistical reports are developed using the statewide sales file that contains all transactions as required by [Neb. Rev. Stat. § 77-1327](#). From this state sales file, a statistical analysis comparing assessments to sale prices for arm's-length sales (assessment sales ratio) is prepared. After analyzing all available information to determine that the sales represent the class or subclass of real property being measured, inferences are drawn regarding the level of assessment and quality of assessment of that class or subclass of real property. The statistical reports contained in the R&O are developed based on standards developed by the International Association of Assessing Officers (IAAO).

The analysis of assessment practices in each county is necessary to give proper context to the statistical inferences from the assessment sales ratio studies and the overall quality of assessment in the county. The assessment practices are evaluated in the county to ensure generally accepted mass appraisal techniques are used and that those methods will generally produce uniform and proportionate valuations.

The PTA considers the statistical reports and the analysis of assessment practices when forming conclusions for both the level of value and quality of assessment. The consideration of both the statistical indicators and assessment processes used to develop valuations is necessary to accurately determine the level of value and quality of assessment. Assessment practices that produce a biased sales file will generally produce a biased statistical indicator, which, on its face, would otherwise appear to be valid. Likewise, statistics produced on small, unrepresentative, or otherwise unreliable samples, may indicate issues with assessment uniformity and assessment level – however, a detailed review of the practices and valuation models may suggest otherwise. For these reasons, the detail of the PTA's analysis is presented and contained within the Residential, Commercial, and Agricultural land correlations of the R&O.

### **Statistical Analysis:**

Before relying upon any calculated statistical measures to evaluate the assessment performance of the county assessor, the Division staff must evaluate whether the statistical sample is both representative of the population and statistically reliable.

A statistically sufficient reliable sample of sales is one in which the features of the sample contain information necessary to compute an estimate of the population. To determine whether the sample of sales is sufficient in size to evaluate the class of real property, measures of reliability are considered, such as the coefficient of dispersion (COD) or the width of the confidence interval. Generally, the broader the qualitative measures, the more sales will be needed to have reliability in the ratio study.

A representative sample is a group of sales from a larger population of parcels, such that statistical indicators calculated from the sample can be expected to reflect the characteristics of the sold and unsold population being studied. The accuracy of statistics as estimators of the population depends on the degree to which the sample represents the population.

Since multiple factors affect whether a sample is statistically sufficient, reliable, and representative, single test thresholds cannot be used to make determinations regarding sample reliability or representativeness.

For the analysis in determining a point estimate of the level of value, the PTA considers three measures as indicators of the central tendency of assessment: the median ratio, weighted mean ratio, and mean ratio. The use and reliability of each measure is based on inherent strengths and weaknesses which are the quantity and quality of the information from which it was calculated and the defined scope of the analysis.

The median ratio is considered the most appropriate statistical measure to determine a level of value for direct equalization, which is the process of adjusting the values of classes or subclasses of property in response to an unacceptable required level of value. Since the median ratio is considered neutral in relationship to either assessed value or selling price, adjusting the class or subclass of properties based upon the median measure will not change the relationships between assessed value and level of value already present in the class of property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers, which can skew the outcome in the other measures.

The weighted mean ratio best reflects a comparison of the fully assessable valuation of a jurisdiction, by measuring the total assessed values against the total of selling prices. The weighted mean ratio can be heavily influenced by sales of large-dollar property with extreme ratios.

The mean ratio is used as a basis for other statistical calculations, such as the Price Related Differential (PRD) and Coefficient of Variation (COV). As a simple average of the ratios, the mean ratio has limited application in the analysis of the level of value because it assumes a normal

distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

The quality of assessment relies in part on statistical indicators as well. If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the mean ratio, it may be an indication of disproportionate assessments. Assessments are disproportionate when properties within a class are assessed at noticeably different levels of market value. The coefficient produced by this calculation is referred to as the PRD and measures the assessment level of lower-priced properties relative to the assessment level of higher-priced properties.

The Coefficient of Dispersion (COD) is a measure also used in the evaluation of assessment quality. The COD measures the average absolute deviation calculated about the median and is expressed as a percentage of the median. A COD of 15% indicates that half of the assessment ratios are expected to fall within 15% of the median. The closer the ratios are grouped around the median the more equitable the property assessments tend to be.

The confidence interval is another measure used to evaluate the reliability of the statistical indicators. The PTA primarily relies upon the median confidence interval, although the mean and weighted mean confidence intervals are calculated as well. While there are no formal standards regarding the acceptable width of such measure, the range established is often useful in determining the range in which the true level of value is expected to exist. Pursuant to [Neb. Rev. Stat. §77-5023](#), the acceptable range is 69% to 75% of actual value for agricultural land and 92% to 100% for all other classes of real property.

Nebraska law does not provide for a range of acceptability for the COD or PRD; however, the IAAO Standard on Ratio Studies establishes the following range of acceptability for the COD:

General Property Class	Jurisdiction Size/Profile/Market Activity	COD Range
Residential improved (single family dwellings, condominiums, manuf. housing, 2-4 family units)	Very large jurisdictions/densely populated/newer properties/active markets	5.0 to 10.0
	Large to mid-sized jurisdictions/older & newer properties/less active markets	5.0 to 15.0
	Rural or small jurisdictions/older properties/depressed market areas	5.0 to 20.0
Income-producing properties (commercial, industrial, apartments,)	Very large jurisdictions/densely populated/newer properties/active markets	5.0 to 15.0
	Large to mid-sized jurisdictions/older & newer properties/less active markets	5.0 to 20.0
	Rural or small jurisdictions/older properties/depressed market areas	5.0 to 25.0
Residential vacant land	Very large jurisdictions/rapid development/active markets	5.0 to 15.0
	Large to mid-sized jurisdictions/slower development/less active markets	5.0 to 20.0
	Rural or small jurisdictions/little development/depressed markets	5.0 to 25.0
Other (non-agricultural) vacant land	Very large jurisdictions/rapid development/active markets	5.0 to 20.0
	Large to mid-sized jurisdictions/slower development/less active markets	5.0 to 25.0
	Rural or small jurisdictions/little development/depressed markets	5.0 to 30.0

A COD under 5% indicates that the properties in the sample are either unusually homogenous, or possibly indicative of a non-representative sample due to the selective reappraisal of sold parcels. The IAAO utilizes varying upper bounds for the COD range to recognize that sample size, property type, variation of property ages and market conditions directly impact the COD. This chart and the analyses of factors impacting the COD are considered to determine whether the calculated COD is within an acceptable range. The reliability of the COD can also be directly affected by extreme ratios.

The PRD range stated in IAAO standards is 98% to 103%. A perfect match in assessment level between the low-dollar properties and high-dollar properties indicates a PRD of 100%. The reason for the extended range on the high end is IAAO's recognition of the inherent bias in assessment. The IAAO Standard on Ratio Studies notes that the PRD is sensitive to sales with higher prices even if the ratio on higher priced sales do not appear unusual relative to other sales, and that small samples, samples with high dispersion, or extreme ratios may not provide an accurate indication of assessment regressivity or progressivity, appraisal biases that occur when high-value properties are appraised higher or lower than low-value properties in relation to market values.

### **Analysis of Assessment Practices:**

A review of the assessment practices that ultimately affect the valuation of real property in each county is completed. This review is done to ensure the reliability of the statistical analysis and to ensure generally accepted mass appraisal techniques are used to establish uniform and proportionate valuations. The review of assessment practices is based on information provided by the county assessors in Assessment Surveys and Assessed Value Updates (AVU), along with observed assessment practices in the county.

To ensure county assessors are submitting all Real Estate Transfer Statements, required for the development of the state sales file pursuant to [Neb. Rev. Stat. §77-1327](#), a random sample from the county registers of deeds' records is audited to confirm that the required sales have been submitted and reflect accurate information. The timeliness of the submission is also reviewed to ensure the sales file allows analysis of up-to-date information. The sales verification and qualification procedures used by the county assessors are reviewed to ensure that sales are properly considered arm's-length transactions unless determined to be otherwise through the verification process. Proper sales verification practices ensure the statistical analysis is based on an unbiased sample of sales.

Comparison of valuation changes on sold and unsold properties is conducted to ensure that there is no bias in the assessment of sold parcels and that the sales file adequately represents the population of parcels in the county.

Valuation groups and market areas are also examined to identify whether the groups and areas being measured truly represent economic areas within the county. The measurement of economic areas is the method by which the PTA ensures intra-county equalization exists. The progress of the county assessor's six-year inspection and review cycle is documented to ensure compliance with [Neb. Rev. Stat. § 77-1311.03](#) and also to confirm that all property is being uniformly listed and described for valuation purposes.

Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with generally accepted mass appraisal techniques. Methods and sales used to develop lot values, agricultural outbuildings, and agricultural site values are also reviewed to ensure the land component of the valuation process is based on the local market and economic area.

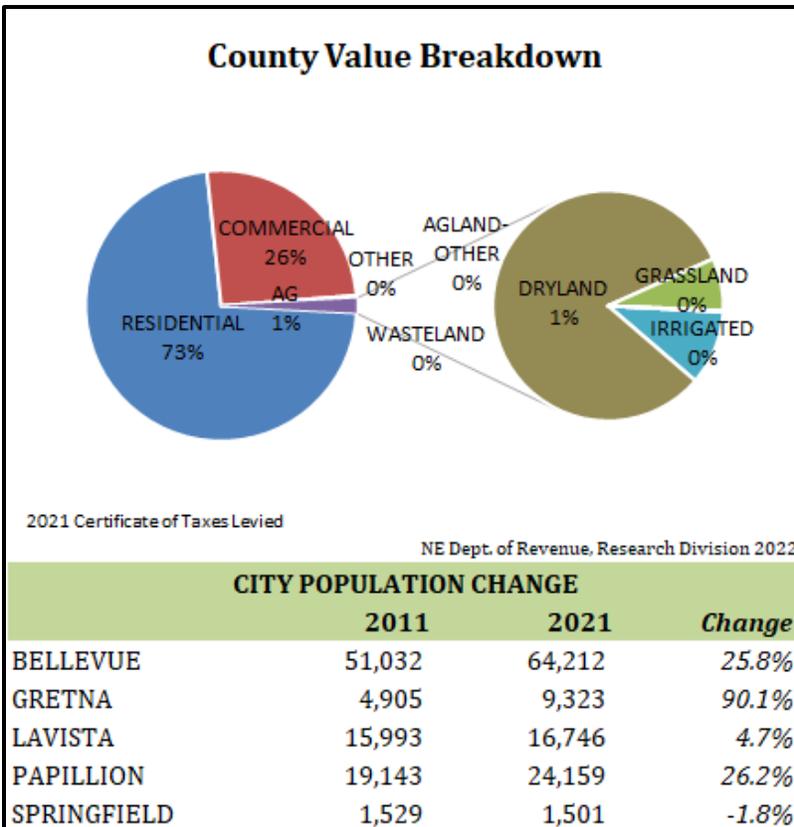
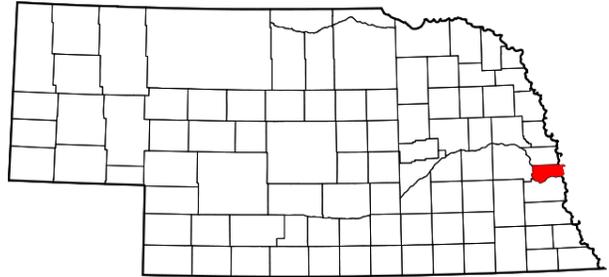
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the review done by Division staff, the Commission, and others. The late, incomplete,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

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

*\*Further information may be found in Exhibit 94*

## County Overview

With a total area of 239 square miles, Sarpy County has 190,604 residents, per the Census Bureau Quick Facts for 2019, an 18% population increase over the 2010 U.S. Census. Reports indicate that 69% of county residents are homeowners and 85% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$234,099 (2021 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Sarpy County are evenly disbursed around the county. According to the latest information available from the U.S. Census Bureau, there were 3,827 employer establishments with total employment of 58,654, for a 2% increase in employment.

While the majority of Sarpy County's value comes from sources other than agriculture, an agricultural presence is felt in the county. Dryland makes up the majority of the land in the county. Sarpy County is included in the Papio-Missouri River Natural Resources District (NRD).

## **2022 Residential Correlation for Sarpy County**

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### ***Assessment Actions***

Within the residential class of Sarpy County, the physical inspections of residential properties in each location are broken up among the inspection and review cycle. For the current assessment year, the county assessor and staff physically inspected properties located within neighborhoods scheduled for review. This systematic review resulted in approximately 4,302 parcels being inspected in Bellevue, 1,396 in Gretna, 1,183 in La Vista, 2,128 in Millard, 2,026 in Papillion, 108 around Springfield and 209 rural and lake parcels. The county developed a valuation model for each valuation group and assigned new assessed values for all properties in the residential class. A sales study and market analysis were conducted to identify necessary market adjustments. The overall residential class increased in value by over 7%, due to the revaluation of existing properties, and increased over 3% due to new construction value.

### ***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 area of review is the county assessor's sales qualification and verification processes. This is conducted to assure that all arm's-length sales are available for measurement purposes. The county reviews all sales by reviewing multiple listing services and realtor websites. The Sarpy County assessor's sales usability rates are comparable with both Douglas and Lancaster counties. Review of the non-qualified residential sales indicates sufficient reasons for disqualification. A review of the eight valuation groups identified in the county confirmed that they are appropriate for the measurement of the residential class.

A residential valuation summary is completed for each market area, neighborhood. The appraiser that is assigned each area completes the summary by detailing the number of parcels in the neighborhood, as well as the number of sales, average selling price, and other differing units of comparison used statistically.

The web site for the county details assessments by address and neighborhood providing property owners the ability to find comparable properties. Procedures and policies are explained to provide the basis for the valuation of the real property. The county assessor has a six-year plan of inspection and review, which is revised as needed.

Over the past year the Sarpy County Assessor has converted to a new Computer-Assisted Mass Appraisal (CAMA) system. During the conversion there was an interruption of supplying supplemental sales data to the Property Assessment Division (Division). The conversion also impacted the ability of the Sarpy County Assessor to have preliminary values available to the

## 2022 Residential Correlation for Sarpy County

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property owners in Sarpy County as in prior years by January 15. As soon as they were able, they posted the preliminary values to their web site.

### *Description of Analysis*

Residential parcels are stratified into eight valuation groups. The first four valuation groups account for approximately 92% of the sales in the statistical profile.

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

There are 7,893 residential sales in the statistical profile. The measures of central tendency for the county as a whole are within one point of each other and within the range, suggesting strong support for each other. Both qualitative measures, the COD and the PRD are within the acceptable range, suggesting that properties are uniformly assessed.

All measures of statistics are consistent through each of the valuation groups. The quality of assessment displayed by the COD is indicative of the homogenous residential property class in Sarpy County. The residential market trend is consistent with the other counties in the immediate area, as demonstrated by the movement of the median in the two study years. Sarpy County indicates an active residential market with an increase of nearly 200 sales in the second year of the study period.

Comparison of the valuation changes of the sold parcels versus the residential population as reflected on the 2022 County Abstract of Assessment for Real Property, Form 45 Compared with the 2021 Certificate of Taxes Levied Report (CTL) support that the values were uniformly applied to the residential class and reflect the reported assessment actions.

## 2022 Residential Correlation for Sarpy County

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### *Equalization and Quality of Assessment*

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

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	2,440	96.00	95.48	95.16	07.39	100.34
2	1,235	96.48	96.00	95.78	05.59	100.23
3	1,409	96.28	95.70	95.31	06.68	100.41
5	2,158	95.99	95.60	95.28	05.71	100.34
6	104	96.60	96.10	95.88	05.27	100.23
7	466	96.16	96.07	95.86	06.30	100.22
8	52	94.59	94.53	94.03	07.75	100.53
9	29	97.47	97.80	95.93	12.01	101.95
<u>ALL</u>	7,893	96.15	95.68	95.39	06.45	100.30

### *Level of Value*

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

## 2022 Commercial Correlation for Sarpy County

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### *Assessment Actions*

A market analysis was conducted, and adjustments were applied for various occupancy codes. For the current year, the commercial and industrial class of property increased 5% excluding growth.

### *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 area of review is the county assessor's sales qualification and verification processes. This is conducted to assure that all arm's-length sales are available for measurement purposes. The county reviews all sales by reviewing multiple listing services and realtor websites. The Sarpy County assessor's sales usability rates are comparable with both Douglas and Lancaster counties. Review of the non-qualified residential sales indicates sufficient reasons for disqualification. Utilization of one valuation group for the commercial class of property is sufficient for measurement since the Sarpy Counties assessment practices rely on the occupancy code of the property for the assessment of properties.

The website for the county details assessments by address and neighborhood providing property owners the ability to find comparable properties. Procedures and policies are explained to provide the basis for the valuation of the real property. The county assessor has a six-year plan of inspection and review, which is revised as needed.

Over the past year the Sarpy County Assessor has converted to a new Computer-Assisted Mass Appraisal (CAMA) system. During the conversion there was an interruption of supplying supplemental sales data to the Property Assessment Division (Division). The conversion also impacted the ability of the Sarpy County Assessor to have preliminary values available to the property owners in Sarpy County by January 15. As soon as they were available, the Sarpy County Assessor posted the preliminary values to their website.

### *Description of Analysis*

Commercial parcels have not been stratified into valuation groups. The county assessor relies on occupancy codes and geographic locations within the county for the stratification of properties for valuation. All commercial properties are reported in Valuation Group 10.

There are 167 sales in the calculated statistical profile of the county. Of the measures of central tendency only the median is within the acceptable range.

## 2022 Commercial Correlation for Sarpy County

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Over the three-year study period there is a declining market in the first two years with a dramatic increase for the most recent year of the study period. There is an increase in the sales activity in the most recent year of the study period.

Study Yrs	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01-OCT-18 To 30-SEP-19	48	94.57	94.91	94.92	07.55	99.99
01-OCT-19 To 30-SEP-20	45	97.44	97.25	92.62	10.13	105.00
01-OCT-20 To 30-SEP-21	74	83.32	83.54	80.74	19.86	103.47

The stratification by occupancy code identifies the type of business for which the building was constructed. These occupancy codes closely mirror the appraisal schedule of the county assessor. All the occupancy codes with an adequate sample display a median within the acceptable range. Each of the property type categories are also within the acceptable range.

The statistical sample and the 2022 County Abstract of Assessment Form, 45 Compared with the 2021 Certified Taxes Levied Report (CTL) indicates that the population changed in a similar manner. Changes to the population and sample reflect the stated assessment actions for the commercial class of properties.

### *Equalization and Quality of Assessment*

A review of both the statistics and the assessment practices suggests that assessments within the county are valued within the acceptable parameters, and therefore considered equalized. The quality of assessment of the commercial class of property complies with generally accepted mass appraisal techniques.

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
RANGE						
10	167	93.31	90.50	88.68	13.76	102.05
ALL	167	93.31	90.50	88.68	13.76	102.05

### *Level of Value*

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

# 2022 Agricultural Correlation for Sarpy County

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## *Assessment Actions*

Within the agricultural land class, the physical inspection of agricultural improvements is broken up among the six-year inspection and review cycle by township. The county assessor's staff continued these inspections for the 2022 assessment year. Land use is continually updated for the agricultural class by using aerial imagery as well as utilizing reports available from the Natural Resources and Conservation Service. The county assessor reviewed sales from the state sales file from comparable agricultural market areas. Sales of greater than 40 acres were analyzed to ensure that the sales are not affected by non-agricultural influences or special conditions that would cause a premium to be paid for the land. The review indicated that the current assessed values maintain the required level of assessment for the value of agricultural land in Sarpy 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.

Since the county is entirely influenced by non-agricultural uses, the county assessor uses one market area to represent the uninfluenced agricultural values. The county assessor relies on agricultural sales from counties with solely agricultural influences. The county assessor continues to review and verify sales to have the most current information possible attached to each parcel. Each farm parcel is inspected so that all are reviewed within a six-year period with all site improvements documented on the property record file. The land portion of the property record file is inventoried based upon its actual use and soil classification.

For the expanded analysis that the county assessor uses, agricultural sales are verified from the other counties to assure that the data is reliable to use. The county assessor concentrates analysis on sales that are predominately a single land use to aid in arriving at the best representative values.

The county assessor routinely reviews rural outbuildings in conjunction with the overall six-year inspection and review cycle for rural dwellings. The review work includes a review of the primary use of the parcel. Farm site and home site values are the same throughout the county and are routinely analyzed to ensure that they are at market value.

## *Description of Analysis*

The agricultural market trend for eastern Nebraska is a relatively flat market. This can be seen by both the date of sale strata and by study year strata in the statistical profile. The agricultural land market in Sarpy County is influenced by economic factors other than pure agricultural uses. To analyze the values utilized by the county assessor to assess agricultural land for its agricultural use, sales from areas with the same general market for agricultural purposes were stratified in a sales analysis.

## 2022 Agricultural Correlation for Sarpy County

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Agricultural sales from the counties of Burt, Dodge, Saunders, Cass, and Otoe were the basis to create a sales analysis for Sarpy County. Sales from areas of these counties that have no market influence other than agricultural were used in the analysis. The statistics calculated utilizing this sample demonstrates that the assessed values established by the county assessor have an overall level of value within the acceptable range for the county as a whole and by the subclass of dry cropland. A comparison of the assessed values of the adjoining counties shows that the values established for Sarpy County are consistent with the area and the general movement in the agricultural market. Land use changes account for the valuation increase in the agricultural class.

The 169 sales in the statistical profile for agricultural land in Sarpy County demonstrates that the statutorily required level of value has been achieved in Sarpy County. The land values established by the county assessor reflect typical trends in the area and the values are similar to the values established by comparable counties. All available information supports the values established by the county assessor and that agricultural land is assessed at an acceptable relationship to the market for agricultural land.

A review of the 80% MLU statistics also demonstrates that all classes of agricultural land in the county has been valued appropriately. A review of the 2022 County Abstract of Assessment for Real Property, Form 45 Compared with the 2021 Certificate of Taxes Levied Report (CTL) confirms the limited assessment actions of the county assessor.

### *Equalization and Quality of Assessment*

A review of the statistical sample, comparable counties, and assessment practices indicate that the Sarpy County assessor has achieved equalized values. The review of agricultural homes and rural residential acreages have all been valued the same with the same depreciation and costing. Agricultural improvements are equalized and assessed at the statutory level. The quality of assessment in the agricultural land class of property in Sarpy County complies with generally accepted mass appraisal techniques.

## 2022 Agricultural Correlation for Sarpy County

<u>80%MLU By Market Area</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
<u>    Irrigated    </u>						
County	8	66.02	66.96	66.67	07.62	100.43
1	8	66.02	66.96	66.67	07.62	100.43
<u>    Dry    </u>						
County	112	70.93	71.48	69.66	16.42	102.61
1	112	70.93	71.48	69.66	16.42	102.61
<u>    Grass    </u>						
County	1	44.79	44.79	44.79		100.00
1	1	44.79	44.79	44.79		100.00
<u>    ALL    </u>						
10/01/2018 To 09/30/2021	169	72.17	72.40	70.33	16.77	102.94

### *Level of Value*

Based on a review of all available information, the level of value for Special Valuation of agricultural land in Sarpy County is 72%.

## 2022 Opinions of the Property Tax Administrator for Sarpy County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
<b>Residential Real Property</b>	<b>96</b>	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Commercial Real Property</b>	<b>93</b>	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Special Valuation of Agricultural Land</b>	<b>72</b>	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 8th day of April, 2022.




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Ruth A. Sorensen  
Property Tax Administrator

## APPENDICES

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## 2022 Commission Summary for Sarpy County

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### Residential Real Property - Current

Number of Sales	7893	Median	96.15
Total Sales Price	\$2,291,536,177	Mean	95.68
Total Adj. Sales Price	\$2,291,536,177	Wgt. Mean	95.39
Total Assessed Value	\$2,185,833,158	Average Assessed Value of the Base	\$227,175
Avg. Adj. Sales Price	\$290,325	Avg. Assessed Value	\$276,933

### Confidence Interval - Current

95% Median C.I	96.01 to 96.28
95% Wgt. Mean C.I	95.21 to 95.57
95% Mean C.I	95.50 to 95.86
% of Value of the Class of all Real Property Value in the County	70.93
% of Records Sold in the Study Period	12.15
% of Value Sold in the Study Period	14.82

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2021	7,342	96	96.09
2020	7,362	96	96.01
2019	7,328	96	96.05
2018	7,096	96	96.09

## 2022 Commission Summary for Sarpy County

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### Commercial Real Property - Current

Number of Sales	167	Median	93.31
Total Sales Price	\$343,731,921	Mean	90.50
Total Adj. Sales Price	\$343,731,921	Wgt. Mean	88.68
Total Assessed Value	\$304,809,914	Average Assessed Value of the Base	\$1,702,642
Avg. Adj. Sales Price	\$2,058,275	Avg. Assessed Value	\$1,825,209

### Confidence Interval - Current

95% Median C.I	90.97 to 94.77
95% Wgt. Mean C.I	85.01 to 92.34
95% Mean C.I	87.75 to 93.25
% of Value of the Class of all Real Property Value in the County	25.96
% of Records Sold in the Study Period	5.27
% of Value Sold in the Study Period	5.65

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2021	144	93	93.45
2020	139	94	94.47
2019	154	95	94.53
2018	149	94	93.79

**77 Sarpy**  
**RESIDENTIAL**

**PAD 2022 R&O Statistics (Using 2022 Values)**

Qualified

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

Number of Sales : 7,893  
 Total Sales Price : 2,291,536,177  
 Total Adj. Sales Price : 2,291,536,177  
 Total Assessed Value : 2,185,833,158  
 Avg. Adj. Sales Price : 290,325  
 Avg. Assessed Value : 276,933

MEDIAN : 96  
 WGT. MEAN : 95  
 MEAN : 96  
 COD : 06.45  
 PRD : 100.30

COV : 08.52  
 STD : 08.15  
 Avg. Abs. Dev : 06.20  
 MAX Sales Ratio : 154.74  
 MIN Sales Ratio : 52.90

95% Median C.I. : 96.01 to 96.28  
 95% Wgt. Mean C.I. : 95.21 to 95.57  
 95% Mean C.I. : 95.50 to 95.86

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qrtrs</u>												
01-OCT-19 To 31-DEC-19	883	102.07	102.82	102.14	04.98	100.67	75.00	154.74	101.54 to 102.63	259,756	265,319	
01-JAN-20 To 31-MAR-20	652	100.36	101.32	100.85	04.67	100.47	79.19	134.61	99.84 to 100.89	263,257	265,486	
01-APR-20 To 30-JUN-20	1,072	99.28	99.69	99.53	04.40	100.16	78.17	130.03	98.89 to 99.65	281,380	280,059	
01-JUL-20 To 30-SEP-20	1,245	97.44	97.87	97.86	04.51	100.01	54.77	134.57	97.05 to 97.79	284,736	278,650	
01-OCT-20 To 31-DEC-20	1,024	96.04	95.98	96.21	04.65	99.76	73.18	118.95	95.71 to 96.32	296,298	285,078	
01-JAN-21 To 31-MAR-21	687	93.66	93.38	93.43	05.19	99.95	63.27	150.59	93.14 to 94.15	301,264	281,474	
01-APR-21 To 30-JUN-21	1,114	90.07	89.82	90.25	05.85	99.52	59.95	128.78	89.55 to 90.71	312,639	282,160	
01-JUL-21 To 30-SEP-21	1,216	87.76	88.09	88.28	06.20	99.78	52.90	119.70	87.19 to 88.33	308,993	272,778	
<u>Study Yrs</u>												
01-OCT-19 To 30-SEP-20	3,852	99.47	100.10	99.75	04.84	100.35	54.77	154.74	99.27 to 99.67	274,440	273,758	
01-OCT-20 To 30-SEP-21	4,041	91.86	91.47	91.65	06.22	99.80	52.90	150.59	91.59 to 92.12	305,467	279,960	
<u>Calendar Yrs</u>												
01-JAN-20 To 31-DEC-20	3,993	98.04	98.44	98.32	04.76	100.12	54.77	134.61	97.80 to 98.19	283,293	278,527	
<u>ALL</u>	7,893	96.15	95.68	95.39	06.45	100.30	52.90	154.74	96.01 to 96.28	290,325	276,933	

VALUATION GROUP											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	2,440	96.00	95.48	95.16	07.39	100.34	52.90	154.74	95.71 to 96.26	238,159	226,643	
2	1,235	96.48	96.00	95.78	05.59	100.23	65.77	121.36	96.12 to 96.76	378,120	362,163	
3	1,409	96.28	95.70	95.31	06.68	100.41	71.58	120.89	95.97 to 96.62	261,531	249,268	
5	2,158	95.99	95.60	95.28	05.71	100.34	70.37	122.22	95.72 to 96.28	324,257	308,954	
6	104	96.60	96.10	95.88	05.27	100.23	68.95	113.99	95.70 to 98.16	319,635	306,467	
7	466	96.16	96.07	95.86	06.30	100.22	70.77	119.74	95.75 to 96.56	236,802	226,993	
8	52	94.59	94.53	94.03	07.75	100.53	66.16	128.78	92.14 to 96.98	370,701	348,581	
9	29	97.47	97.80	95.93	12.01	101.95	74.04	150.59	86.64 to 104.41	425,385	408,077	
<u>ALL</u>	7,893	96.15	95.68	95.39	06.45	100.30	52.90	154.74	96.01 to 96.28	290,325	276,933	

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**RESIDENTIAL**

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**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	7,847	96.15	95.68	95.39	06.41	100.30	58.88	150.59	96.02 to 96.28	291,782	278,326
06	9	94.97	96.37	94.82	11.28	101.63	71.01	128.78	82.62 to 106.09	60,611	57,471
07	37	95.71	95.62	93.43	14.56	102.34	52.90	154.74	92.10 to 100.49	37,328	34,877
<u>ALL</u>	<u>7,893</u>	<u>96.15</u>	<u>95.68</u>	<u>95.39</u>	<u>06.45</u>	<u>100.30</u>	<u>52.90</u>	<u>154.74</u>	<u>96.01 to 96.28</u>	<u>290,325</u>	<u>276,933</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	5	109.78	106.75	104.40	14.06	102.25	75.00	130.63	N/A	3,698	3,861
Less Than 15,000	6	104.08	97.77	87.54	21.47	111.69	52.90	130.63	52.90 to 130.63	4,582	4,011
Less Than 30,000	15	99.76	104.01	105.87	15.91	98.24	52.90	154.74	94.76 to 119.95	14,322	15,163
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	7,888	96.15	95.67	95.39	06.45	100.29	52.90	154.74	96.01 to 96.28	290,507	277,106
Greater Than 14,999	7,887	96.15	95.68	95.39	06.44	100.30	54.77	154.74	96.01 to 96.28	290,542	277,141
Greater Than 29,999	7,878	96.15	95.66	95.39	06.43	100.28	54.77	150.59	96.01 to 96.28	290,851	277,432
<u>Incremental Ranges</u>											
0 TO 4,999	5	109.78	106.75	104.40	14.06	102.25	75.00	130.63	N/A	3,698	3,861
5,000 TO 14,999	1	52.90	52.90	52.90	00.00	100.00	52.90	52.90	N/A	9,000	4,761
15,000 TO 29,999	9	99.76	108.16	108.56	11.58	99.63	92.29	154.74	94.76 to 128.78	20,816	22,598
30,000 TO 59,999	20	92.17	91.11	90.95	14.59	100.18	54.77	134.42	82.62 to 100.49	43,077	39,177
60,000 TO 99,999	37	99.02	100.60	100.47	08.06	100.13	71.01	134.57	96.45 to 101.17	84,536	84,934
100,000 TO 149,999	340	97.55	97.54	97.47	09.45	100.07	59.95	150.59	96.08 to 99.03	129,253	125,982
150,000 TO 249,999	2,805	96.34	95.95	95.74	07.01	100.22	63.27	134.61	96.13 to 96.62	204,074	195,372
250,000 TO 499,999	4,352	96.08	95.49	95.48	05.78	100.01	65.77	121.95	95.93 to 96.25	339,321	323,995
500,000 TO 999,999	321	93.39	93.36	93.38	05.62	99.98	68.95	117.63	92.68 to 94.29	594,462	555,093
1,000,000 +	3	77.09	78.45	76.72	17.51	102.25	58.88	99.38	N/A	1,136,667	872,003
<u>ALL</u>	<u>7,893</u>	<u>96.15</u>	<u>95.68</u>	<u>95.39</u>	<u>06.45</u>	<u>100.30</u>	<u>52.90</u>	<u>154.74</u>	<u>96.01 to 96.28</u>	<u>290,325</u>	<u>276,933</u>

**77 Sarpy**  
**COMMERCIAL**

**PAD 2022 R&O Statistics (Using 2022 Values)**

Qualified

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

Number of Sales : 167  
 Total Sales Price : 343,731,921  
 Total Adj. Sales Price : 343,731,921  
 Total Assessed Value : 304,809,914  
 Avg. Adj. Sales Price : 2,058,275  
 Avg. Assessed Value : 1,825,209

MEDIAN : 93  
 WGT. MEAN : 89  
 MEAN : 91  
 COD : 13.76  
 PRD : 102.05

COV : 20.00  
 STD : 18.10  
 Avg. Abs. Dev : 12.84  
 MAX Sales Ratio : 155.56  
 MIN Sales Ratio : 25.80

95% Median C.I. : 90.97 to 94.77  
 95% Wgt. Mean C.I. : 85.01 to 92.34  
 95% Mean C.I. : 87.75 to 93.25

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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>Qtrts</u>											
01-OCT-18 To 31-DEC-18	13	93.36	92.70	90.86	05.74	102.03	74.67	112.22	88.53 to 96.45	3,999,097	3,633,588
01-JAN-19 To 31-MAR-19	13	94.52	96.08	92.96	06.54	103.36	78.62	119.96	90.83 to 102.48	2,912,384	2,707,287
01-APR-19 To 30-JUN-19	9	94.64	92.33	94.87	06.69	97.32	74.57	110.22	86.63 to 96.67	2,369,544	2,247,918
01-JUL-19 To 30-SEP-19	13	96.55	97.72	104.05	10.25	93.92	75.27	132.69	85.98 to 103.59	2,410,195	2,507,718
01-OCT-19 To 31-DEC-19	15	95.93	94.57	88.63	10.21	106.70	71.56	113.88	82.85 to 106.91	2,590,788	2,296,299
01-JAN-20 To 31-MAR-20	16	97.98	98.98	99.66	10.42	99.32	74.58	134.77	90.19 to 108.00	716,625	714,199
01-APR-20 To 30-JUN-20	6	103.06	102.95	102.26	09.30	100.67	85.31	120.13	85.31 to 120.13	594,333	607,764
01-JUL-20 To 30-SEP-20	8	94.47	94.56	99.64	08.92	94.90	73.94	116.49	73.94 to 116.49	709,170	706,593
01-OCT-20 To 31-DEC-20	17	93.79	90.39	91.59	18.72	98.69	51.70	144.41	69.55 to 102.09	1,273,535	1,166,379
01-JAN-21 To 31-MAR-21	14	80.92	72.94	78.09	22.99	93.41	25.80	101.57	48.07 to 93.43	2,915,679	2,276,979
01-APR-21 To 30-JUN-21	24	85.61	85.51	80.73	16.15	105.92	51.72	121.63	73.48 to 95.00	1,920,625	1,550,546
01-JUL-21 To 30-SEP-21	19	76.14	82.75	76.93	19.10	107.57	51.54	155.56	68.78 to 92.78	1,741,709	1,339,825
<u>Study Yrs</u>											
01-OCT-18 To 30-SEP-19	48	94.57	94.91	94.92	07.55	99.99	74.57	132.69	92.75 to 96.45	2,968,910	2,817,979
01-OCT-19 To 30-SEP-20	45	97.44	97.25	92.62	10.13	105.00	71.56	134.77	93.31 to 100.41	1,323,715	1,226,022
01-OCT-20 To 30-SEP-21	74	83.32	83.54	80.74	19.86	103.47	25.80	155.56	76.00 to 92.31	1,914,285	1,545,621
<u>Calendar Yrs</u>											
01-JAN-19 To 31-DEC-19	50	94.88	95.38	94.66	08.80	100.76	71.56	132.69	92.75 to 98.06	2,587,625	2,449,417
01-JAN-20 To 31-DEC-20	47	96.62	95.63	95.75	13.26	99.87	51.70	144.41	92.70 to 100.21	901,180	862,871
<u>ALL</u>	167	93.31	90.50	88.68	13.76	102.05	25.80	155.56	90.97 to 94.77	2,058,275	1,825,209

**VALUATION GROUP**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
10	167	93.31	90.50	88.68	13.76	102.05	25.80	155.56	90.97 to 94.77	2,058,275	1,825,209
<u>ALL</u>	167	93.31	90.50	88.68	13.76	102.05	25.80	155.56	90.97 to 94.77	2,058,275	1,825,209

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02	30	92.87	89.09	84.82	18.01	105.03	51.54	134.77	74.58 to 96.73	2,335,282	1,980,788
03	81	93.78	90.88	89.09	10.90	102.01	25.80	155.56	92.07 to 95.12	1,548,663	1,379,714
04	56	92.07	90.71	90.15	15.72	100.62	31.93	144.41	85.31 to 95.38	2,646,996	2,386,241
<u>ALL</u>	167	93.31	90.50	88.68	13.76	102.05	25.80	155.56	90.97 to 94.77	2,058,275	1,825,209

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**COMMERCIAL**

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 MAX Sales Ratio : 155.56  
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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
<b>Low \$ Ranges</b>											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
<b>Ranges Excl. Low \$</b>											
Greater Than 4,999	167	93.31	90.50	88.68	13.76	102.05	25.80	155.56	90.97 to 94.77	2,058,275	1,825,209
Greater Than 14,999	167	93.31	90.50	88.68	13.76	102.05	25.80	155.56	90.97 to 94.77	2,058,275	1,825,209
Greater Than 29,999	167	93.31	90.50	88.68	13.76	102.05	25.80	155.56	90.97 to 94.77	2,058,275	1,825,209
<b>Incremental Ranges</b>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	1	106.91	106.91	106.91	00.00	100.00	106.91	106.91	N/A	55,000	58,800
60,000 TO 99,999	3	101.91	102.08	102.20	03.89	99.88	96.22	108.11	N/A	79,927	81,684
100,000 TO 149,999	5	98.06	98.82	98.05	11.75	100.79	74.57	120.13	N/A	134,600	131,975
150,000 TO 249,999	17	95.62	95.88	95.33	13.00	100.58	51.70	134.77	82.59 to 101.17	200,286	190,940
250,000 TO 499,999	33	92.32	90.00	89.28	12.11	100.81	66.27	121.03	81.84 to 95.00	329,481	294,148
500,000 TO 999,999	30	92.64	89.96	91.11	13.18	98.74	25.80	155.56	88.53 to 95.12	766,223	698,131
1,000,000 TO 1,999,999	35	93.72	87.96	87.55	15.49	100.47	48.07	144.41	80.97 to 96.73	1,414,422	1,238,257
2,000,000 TO 4,999,999	29	92.41	89.63	90.19	15.80	99.38	54.20	132.69	78.76 to 97.44	3,124,707	2,818,190
5,000,000 TO 9,999,999	9	86.63	88.72	88.61	12.28	100.12	65.76	110.22	75.30 to 103.59	7,624,841	6,756,070
10,000,000 +	5	91.73	86.35	86.90	08.41	99.37	71.56	95.93	N/A	19,350,975	16,815,654
<b>ALL</b>	<b>167</b>	<b>93.31</b>	<b>90.50</b>	<b>88.68</b>	<b>13.76</b>	<b>102.05</b>	<b>25.80</b>	<b>155.56</b>	<b>90.97 to 94.77</b>	<b>2,058,275</b>	<b>1,825,209</b>

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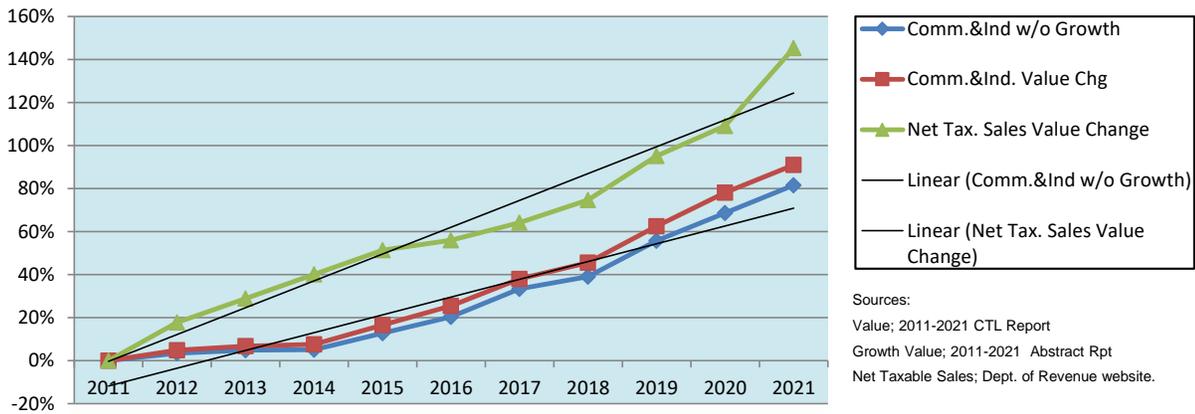
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**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
297	1	100.32	100.32	100.32	00.00	100.00	100.32	100.32	N/A	200,000	200,645
341	1	94.98	94.98	94.98	00.00	100.00	94.98	94.98	N/A	275,000	261,185
343	1	92.75	92.75	92.75	00.00	100.00	92.75	92.75	N/A	901,592	836,260
344	26	92.82	91.31	91.73	12.51	99.54	61.06	155.56	82.59 to 100.00	1,087,588	997,633
352	30	92.87	89.58	85.48	17.49	104.80	58.55	134.77	74.58 to 96.73	2,296,683	1,963,141
353	5	95.00	102.80	96.79	09.55	106.21	92.31	125.26	N/A	559,000	541,054
384	1	91.57	91.57	91.57	00.00	100.00	91.57	91.57	N/A	300,000	274,699
386	2	93.72	93.72	92.41	03.97	101.42	90.00	97.44	N/A	5,475,000	5,059,500
406	25	93.33	92.66	90.61	15.18	102.26	51.72	132.69	82.85 to 99.39	1,281,384	1,161,121
407	5	91.73	88.92	86.13	08.48	103.24	77.82	103.49	N/A	10,999,525	9,473,416
410	1	71.21	71.21	71.21	00.00	100.00	71.21	71.21	N/A	1,100,000	783,360
412	7	93.72	90.58	93.31	06.67	97.07	68.78	102.32	68.78 to 102.32	3,527,143	3,291,195
419	4	92.03	89.89	86.74	07.42	103.63	75.30	100.21	N/A	3,947,500	3,424,147
426	3	93.96	80.04	71.55	15.28	111.87	51.54	94.62	N/A	1,016,821	727,533
442	4	100.31	99.93	101.67	02.09	98.29	96.22	102.88	N/A	350,000	355,832
444	2	89.26	89.26	86.68	09.86	102.98	80.46	98.06	N/A	191,000	165,556
446	2	79.49	79.49	73.99	26.32	107.43	58.57	100.41	N/A	1,900,000	1,405,733
451	1	121.63	121.63	121.63	00.00	100.00	121.63	121.63	N/A	2,002,000	2,435,000
453	14	94.94	92.98	93.78	11.30	99.15	67.06	112.22	80.97 to 106.99	1,558,718	1,461,713
455	4	92.80	82.32	63.40	14.07	129.84	48.07	95.62	N/A	585,250	371,039
470	4	77.53	69.23	66.31	21.49	104.40	31.93	89.94	N/A	506,250	335,716
471	2	91.62	91.62	94.93	09.17	96.51	83.22	100.01	N/A	1,075,000	1,020,533
494	5	102.96	104.71	102.97	18.65	101.69	71.48	144.41	N/A	1,146,900	1,181,018
496	1	93.36	93.36	93.36	00.00	100.00	93.36	93.36	N/A	23,600,000	22,032,000
497	1	96.45	96.45	96.45	00.00	100.00	96.45	96.45	N/A	4,000,000	3,858,000
528	4	93.61	93.77	93.48	02.09	100.31	90.19	97.67	N/A	463,214	433,011
531	1	92.78	92.78	92.78	00.00	100.00	92.78	92.78	N/A	150,000	139,167
594	5	89.08	92.40	87.79	07.89	105.25	82.25	102.48	N/A	4,896,878	4,298,896
851	2	68.17	68.17	57.03	20.49	119.53	54.20	82.13	N/A	1,350,533	770,185
999	3	51.70	58.67	43.90	46.89	133.64	25.80	98.52	N/A	341,667	150,007
<u>ALL</u>	<u>167</u>	<u>93.31</u>	<u>90.50</u>	<u>88.68</u>	<u>13.76</u>	<u>102.05</u>	<u>25.80</u>	<u>155.56</u>	<u>90.97 to 94.77</u>	<u>2,058,275</u>	<u>1,825,209</u>

### Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2011	\$ 2,493,146,998	\$ 39,213,239	1.57%	\$ 2,453,933,759		\$ 1,118,043,437	
2012	\$ 2,613,727,280	\$ 35,840,888	1.37%	\$ 2,577,886,392	3.40%	\$ 1,316,902,534	17.79%
2013	\$ 2,659,770,921	\$ 44,359,727	1.67%	\$ 2,615,411,194	0.06%	\$ 1,440,611,314	9.39%
2014	\$ 2,681,265,360	\$ 59,860,679	2.23%	\$ 2,621,404,681	-1.44%	\$ 1,566,802,225	8.76%
2015	\$ 2,906,139,280	\$ 94,168,827	3.24%	\$ 2,811,970,453	4.87%	\$ 1,691,615,901	7.97%
2016	\$ 3,128,766,492	\$ 127,302,828	4.07%	\$ 3,001,463,664	3.28%	\$ 1,743,450,920	3.06%
2017	\$ 3,440,327,629	\$ 114,307,546	3.32%	\$ 3,326,020,083	6.30%	\$ 1,835,611,916	5.29%
2018	\$ 3,627,932,524	\$ 161,063,082	4.44%	\$ 3,466,869,442	0.77%	\$ 1,952,317,063	6.36%
2019	\$ 4,049,744,275	\$ 167,810,185	4.14%	\$ 3,881,934,090	7.00%	\$ 2,181,391,182	11.73%
2020	\$ 4,441,003,462	\$ 238,121,785	5.36%	\$ 4,202,881,677	3.78%	\$ 2,337,485,593	7.16%
2021	\$ 4,760,575,930	\$ 234,187,212	4.92%	\$ 4,526,388,718	1.92%	\$ 2,742,306,363	17.32%
<b>Ann %chg</b>	<b>6.68%</b>			<b>Average</b>	<b>3.00%</b>	9.39%	<b>9.48%</b>

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

County Number	77
County Name	Sarpy

## Sarpy County 2022 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
<b>Sarpy</b>	1	6,380	-	5,860	5,715	-	4,825	4,510	4,245	<b>5,681</b>
<b>Cass</b>	1	6,275	n/a	5,545	5,510	n/a	n/a	4,250	4,215	<b>4,886</b>
<b>Douglas</b>	1	6,275	n/a	5,975	5,625	5,225	4,725	4,378	4,100	<b>5,853</b>
<b>Saunders</b>	1	6,320	n/a	5,830	5,450	n/a	4,870	3,910	3,670	<b>4,783</b>
<b>Saunders</b>	3	6,930	n/a	6,426	5,892	n/a	5,373	4,470	4,060	<b>5,779</b>

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
<b>Sarpy</b>	1	5,390	5,225	4,905	4,755	4,590	4,055	3,776	3,565	<b>4,502</b>
<b>Cass</b>	1	5,465	5,305	5,150	4,785	4,598	4,475	4,170	3,930	<b>4,757</b>
<b>Douglas</b>	1	6,000	5,625	5,225	4,900	4,675	4,175	3,875	3,650	<b>4,819</b>
<b>Saunders</b>	1	5,370	5,025	5,016	n/a	4,330	3,797	3,260	3,030	<b>4,016</b>
<b>Saunders</b>	3	5,055	4,885	4,789	n/a	3,993	3,856	3,515	3,295	<b>4,369</b>

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
<b>Sarpy</b>	1	2,355	2,330	2,250	2,165	2,070	2,040	1,840	1,775	<b>2,337</b>
<b>Cass</b>	1	1,650	1,650	1,632	n/a	1,650	n/a	1,650	1,649	<b>1,650</b>
<b>Douglas</b>	1	2,026	1,726	1,742	1,772	1,237	1,759	900	1,047	<b>1,860</b>
<b>Saunders</b>	1	2,250	2,250	2,250	n/a	n/a	n/a	n/a	2,000	<b>2,249</b>
<b>Saunders</b>	3	2,250	2,250	2,250	n/a	n/a	2,000	n/a	2,000	<b>2,244</b>

County	Mkt Area	CRP	TIMBER	WASTE
<b>Sarpy</b>	1	3,695	1,201	150
<b>Cass</b>	1	1,650	0	1,200
<b>Douglas</b>	1	n/a	n/a	150
<b>Saunders</b>	1	2,399	0	130
<b>Saunders</b>	3	2,397	0	130

Source: 2022 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.

CRP and TIMBER values are weighted averages from Schedule XIII, line 104 and 113.

Type : Qualified

Number of Sales :	169	Median :	72	COV :	21.70	95% Median C.I. :	68.39 to 74.41
Total Sales Price :	109,877,022	Wgt. Mean :	70	STD :	15.71	95% Wgt. Mean C.I. :	68.11 to 72.56
Total Adj. Sales Price :	110,600,457	Mean :	72	Avg. Abs. Dev :	12.10	95% Mean C.I. :	70.03 to 74.77
Total Assessed Value :	77,790,035						
Avg. Adj. Sales Price :	654,441	COD :	16.77	MAX Sales Ratio :	145.68		
Avg. Assessed Value :	460,296	PRD :	102.94	MIN Sales Ratio :	37.03		

Printed : 04/04/2022

DATE OF SALE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Qrtrs</u>											
10/01/2018 To 12/31/2018	14	63.73	64.91	65.52	11.50	99.07	54.64	81.66	56.51 to 76.92	737,509	483,245
01/01/2019 To 03/31/2019	17	68.39	70.06	69.68	10.75	100.55	57.00	89.64	62.81 to 76.70	563,534	392,663
04/01/2019 To 06/30/2019	9	73.12	74.65	75.21	15.97	99.26	55.31	94.95	62.90 to 91.71	517,084	388,900
07/01/2019 To 09/30/2019	5	81.05	82.86	82.00	15.79	101.05	57.27	102.41	N/A	541,413	443,981
10/01/2019 To 12/31/2019	12	78.81	77.92	68.16	15.65	114.32	49.73	100.50	65.21 to 89.10	662,052	451,264
01/01/2020 To 03/31/2020	20	74.20	76.47	76.20	15.39	100.35	52.83	119.70	67.08 to 83.74	629,329	479,569
04/01/2020 To 06/30/2020	21	70.10	71.17	69.79	18.42	101.98	51.55	105.71	57.37 to 83.66	539,299	376,382
07/01/2020 To 09/30/2020	10	81.71	86.34	76.05	16.57	113.53	53.96	145.68	70.68 to 93.63	664,712	505,510
10/01/2020 To 12/31/2020	18	65.15	66.76	64.33	17.90	103.78	44.79	90.21	57.02 to 77.48	682,993	439,368
01/01/2021 To 03/31/2021	21	74.01	73.81	71.79	16.34	102.81	41.90	124.61	60.16 to 80.70	770,163	552,895
04/01/2021 To 06/30/2021	18	67.91	66.81	68.45	17.94	97.60	37.03	89.80	56.22 to 77.31	703,531	481,550
07/01/2021 To 09/30/2021	4	67.09	68.22	66.93	08.53	101.93	62.44	76.25	N/A	925,000	619,087
<u>Study Yrs</u>											
10/01/2018 To 09/30/2019	45	67.08	70.80	70.27	14.55	100.75	54.64	102.41	63.86 to 74.20	605,912	425,794
10/01/2019 To 09/30/2020	63	75.42	76.54	72.63	17.42	105.38	49.73	145.68	71.08 to 81.82	611,168	443,899
10/01/2020 To 09/30/2021	61	69.76	69.30	68.40	16.94	101.32	37.03	124.61	62.55 to 74.38	734,932	502,683
<u>Calendar Yrs</u>											
01/01/2019 To 12/31/2019	43	73.22	74.70	71.57	15.26	104.37	49.73	102.41	65.21 to 79.82	578,733	414,196
01/01/2020 To 12/31/2020	69	72.21	73.75	71.08	18.24	103.76	44.79	145.68	67.88 to 78.29	621,056	441,437

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	169	72.17	72.40	70.33	16.77	102.94	37.03	145.68	68.39 to 74.41	654,441	460,296

Type : Qualified

Number of Sales :	169	Median :	72	COV :	21.70	95% Median C.I. :	68.39 to 74.41
Total Sales Price :	109,877,022	Wgt. Mean :	70	STD :	15.71	95% Wgt. Mean C.I. :	68.11 to 72.56
Total Adj. Sales Price :	110,600,457	Mean :	72	Avg. Abs. Dev :	12.10	95% Mean C.I. :	70.03 to 74.77
Total Assessed Value :	77,790,035						
Avg. Adj. Sales Price :	654,441	COD :	16.77	MAX Sales Ratio :	145.68		
Avg. Assessed Value :	460,296	PRD :	102.94	MIN Sales Ratio :	37.03		

Printed : 04/04/2022

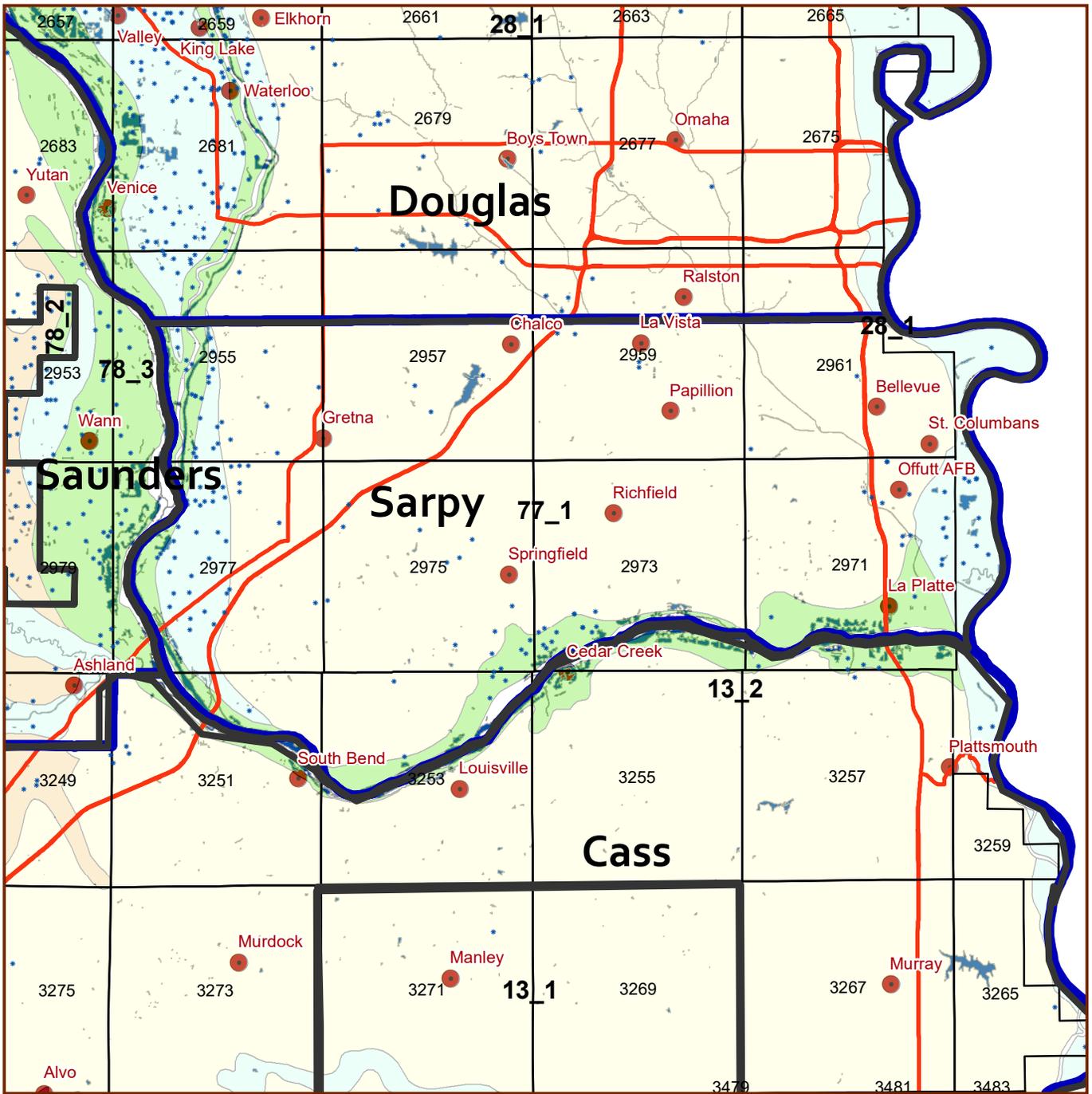
95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Irrigated</u>											
County	3	69.31	67.49	66.79	06.18	101.05	60.16	73.01	N/A	1,404,917	938,284
1	3	69.31	67.49	66.79	06.18	101.05	60.16	73.01	N/A	1,404,917	938,284
<u>Dry</u>											
County	76	66.81	69.06	66.62	16.54	103.66	47.35	124.61	60.61 to 72.21	657,217	437,843
1	76	66.81	69.06	66.62	16.54	103.66	47.35	124.61	60.61 to 72.21	657,217	437,843
<u>ALL</u>											
10/01/2018 To 09/30/2021	169	72.17	72.40	70.33	16.77	102.94	37.03	145.68	68.39 to 74.41	654,441	460,296

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Irrigated</u>											
County	8	66.02	66.96	66.67	07.62	100.43	60.16	73.98	60.16 to 73.98	841,551	561,049
1	8	66.02	66.96	66.67	07.62	100.43	60.16	73.98	60.16 to 73.98	841,551	561,049
<u>Dry</u>											
County	112	70.93	71.48	69.66	16.42	102.61	37.03	124.61	66.96 to 74.93	648,122	451,461
1	112	70.93	71.48	69.66	16.42	102.61	37.03	124.61	66.96 to 74.93	648,122	451,461
<u>Grass</u>											
County	1	44.79	44.79	44.79		100.00	44.79	44.79	N/A	360,000	161,253
1	1	44.79	44.79	44.79		100.00	44.79	44.79	N/A	360,000	161,253
<u>ALL</u>											
10/01/2018 To 09/30/2021	169	72.17	72.40	70.33	16.77	102.94	37.03	145.68	68.39 to 74.41	654,441	460,296

# SARPY COUNTY



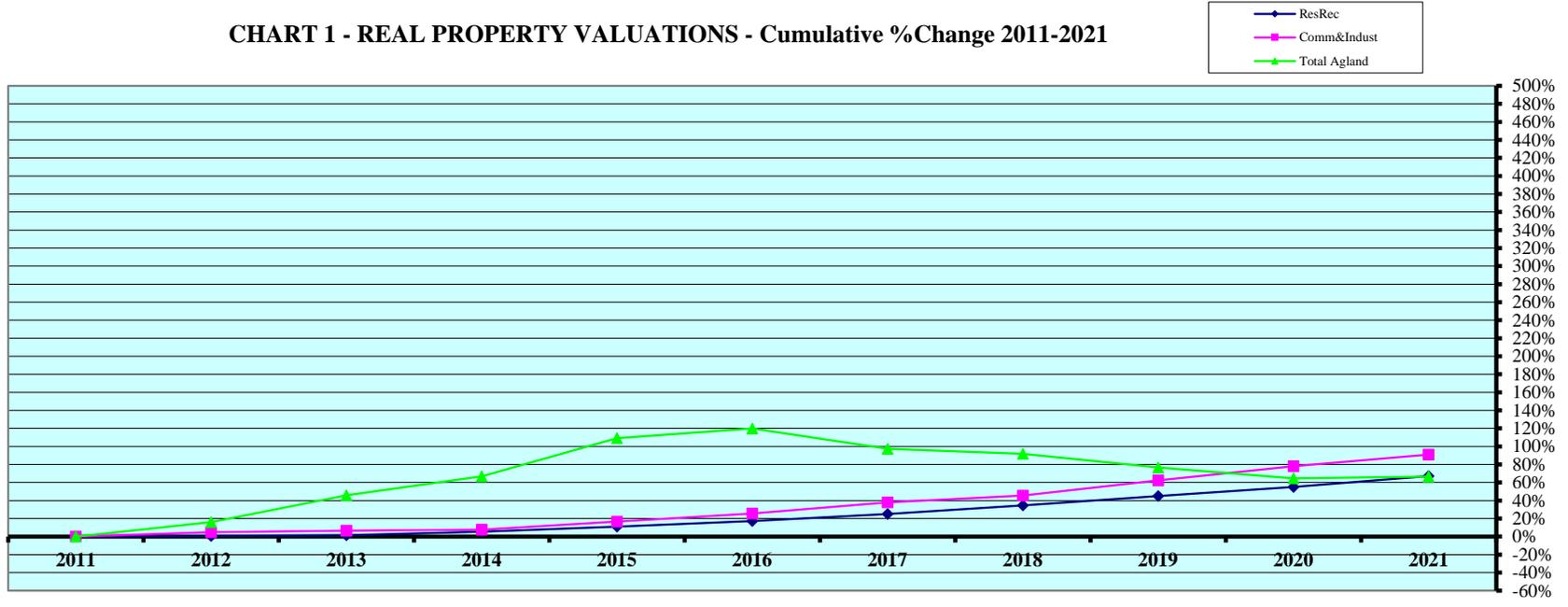
**Legend**

- Market\_Area
- County
- Registered\_WellsDNR
- geocode
- Federal Roads

**Soils  
CLASS**

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

**CHART 1 - REAL PROPERTY VALUATIONS - Cumulative %Change 2011-2021**



Tax Year	Residential & Recreational <sup>(1)</sup>				Commercial & Industrial <sup>(1)</sup>				Total Agricultural Land <sup>(1)</sup>			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2011	7,969,265,775	-	-	-	2,493,146,998	-	-	-	188,021,499	-	-	-
2012	8,028,648,157	59,382,382	0.75%	0.75%	2,613,727,280	120,580,282	4.84%	4.84%	218,007,575	29,986,076	15.95%	15.95%
2013	8,078,097,700	49,449,543	0.62%	1.37%	2,659,770,921	46,043,641	1.76%	6.68%	274,278,197	56,270,622	25.81%	45.88%
2014	8,397,346,693	319,248,993	3.95%	5.37%	2,681,265,360	21,494,439	0.81%	7.55%	313,572,688	39,294,491	14.33%	66.77%
2015	8,840,328,734	442,982,041	5.28%	10.93%	2,906,139,280	224,873,920	8.39%	16.57%	393,525,850	79,953,162	25.50%	109.30%
2016	9,339,896,340	499,567,606	5.65%	17.20%	3,128,766,492	222,627,212	7.66%	25.49%	413,475,449	19,949,599	5.07%	119.91%
2017	9,967,061,475	627,165,135	6.71%	25.07%	3,440,327,629	311,561,137	9.96%	37.99%	371,318,498	-42,156,951	-10.20%	97.49%
2018	10,717,403,599	750,342,124	7.53%	34.48%	3,627,932,524	187,604,895	5.45%	45.52%	360,553,352	-10,765,146	-2.90%	91.76%
2019	11,545,635,682	828,232,083	7.73%	44.88%	4,049,744,275	421,811,751	11.63%	62.44%	332,368,669	-28,184,683	-7.82%	76.77%
2020	12,356,898,145	811,262,463	7.03%	55.06%	4,441,003,462	391,259,187	9.66%	78.13%	309,575,353	-22,793,316	-6.86%	64.65%
2021	13,319,661,005	962,762,860	7.79%	67.14%	4,760,575,930	319,572,468	7.20%	90.95%	313,015,545	3,440,192	1.11%	66.48%

Rate Annual %chg: Residential & Recreational **5.27%**

Commercial & Industrial **6.68%**

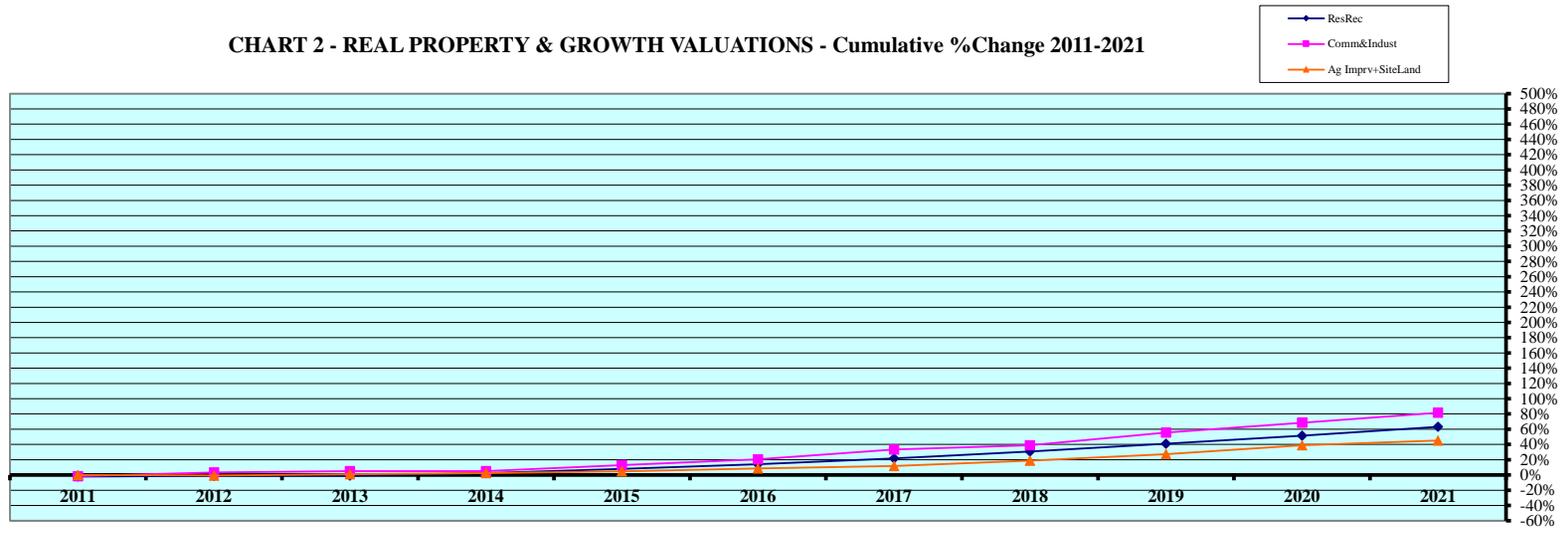
Agricultural Land **5.23%**

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

**CHART 1**

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

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2011-2021



Tax Year	Residential & Recreational <sup>(1)</sup>						Commercial & Industrial <sup>(1)</sup>						
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	
2011	7,969,265,775	169,444,635	2.13%	7,799,821,140	-	-2.13%	2,493,146,998	39,213,239	1.57%	2,453,933,759	-	-1.57%	
2012	8,028,648,157	153,388,564	1.91%	7,875,259,593	-1.18%	-1.18%	2,613,727,280	35,840,888	1.37%	2,577,886,392	3.40%	3.40%	
2013	8,078,097,700	177,382,524	2.20%	7,900,715,176	-1.59%	-0.86%	2,659,770,921	44,359,727	1.67%	2,615,411,194	0.06%	4.90%	
2014	8,397,346,693	229,970,674	2.74%	8,167,376,019	1.11%	2.49%	2,681,265,360	59,860,679	2.23%	2,621,404,681	-1.44%	5.14%	
2015	8,840,328,734	239,632,508	2.71%	8,600,696,226	2.42%	7.92%	2,906,139,280	94,168,827	3.24%	2,811,970,453	4.87%	12.79%	
2016	9,339,896,340	253,905,995	2.72%	9,085,990,345	2.78%	14.01%	3,128,766,492	127,302,828	4.07%	3,001,463,664	3.28%	20.39%	
2017	9,967,061,475	262,988,131	2.64%	9,704,073,344	3.90%	21.77%	3,440,327,629	114,307,546	3.32%	3,326,020,083	6.30%	33.41%	
2018	10,717,403,599	300,180,511	2.80%	10,417,223,088	4.52%	30.72%	3,627,932,524	161,063,082	4.44%	3,466,869,442	0.77%	39.06%	
2019	11,545,635,682	311,622,494	2.70%	11,234,013,188	4.82%	40.97%	4,049,744,275	167,810,185	4.14%	3,881,934,090	7.00%	55.70%	
2020	12,356,898,145	273,218,148	2.21%	12,083,679,997	4.66%	51.63%	4,441,003,462	238,121,785	5.36%	4,202,881,677	3.78%	68.58%	
2021	13,319,661,005	319,245,002	2.40%	13,000,416,003	5.21%	63.13%	4,760,575,930	234,187,212	4.92%	4,526,388,718	1.92%	81.55%	
Rate Ann%chg	5.27%			Resid & Recreat w/o growth			6.68%			C & I w/o growth			3.00%

Tax Year	Ag Improvements & Site Land <sup>(1)</sup>							
	Agric. Dwelling & Homesite Value	Ag Outblgd & Farmsite Value	Ag Imprv+Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2011	131,275,048	82,429,585	213,704,633	4,038,418	1.89%	209,666,215	-	-
2012	137,201,413	79,927,245	217,128,658	4,904,898	2.26%	212,223,760	-0.69%	-0.69%
2013	140,042,187	82,019,519	222,061,706	6,345,786	2.86%	215,715,920	-0.65%	0.94%
2014	140,691,543	81,873,581	222,565,124	3,567,282	1.60%	218,997,842	-1.38%	2.48%
2015	189,117,341	40,011,471	229,128,812	5,173,049	2.26%	223,955,763	0.62%	4.80%
2016	201,044,072	42,784,033	243,828,105	12,130,612	4.98%	231,697,493	1.12%	8.42%
2017	194,123,487	51,529,858	245,653,345	7,045,555	2.87%	238,607,790	-2.14%	11.65%
2018	205,619,810	53,916,910	259,536,720	5,680,646	2.19%	253,856,074	3.34%	18.79%
2019	240,700,956	61,408,023	302,108,979	30,450,756	10.08%	271,658,223	4.67%	27.12%
2020	235,680,092	71,208,444	306,888,536	9,806,643	3.20%	297,081,893	-1.66%	39.02%
2021	249,014,179	71,759,162	320,773,341	10,584,634	3.30%	310,188,707	1.08%	45.15%
Rate Ann%chg	6.61%	-1.38%	4.15%	Ag Imprv+Site w/o growth			0.43%	

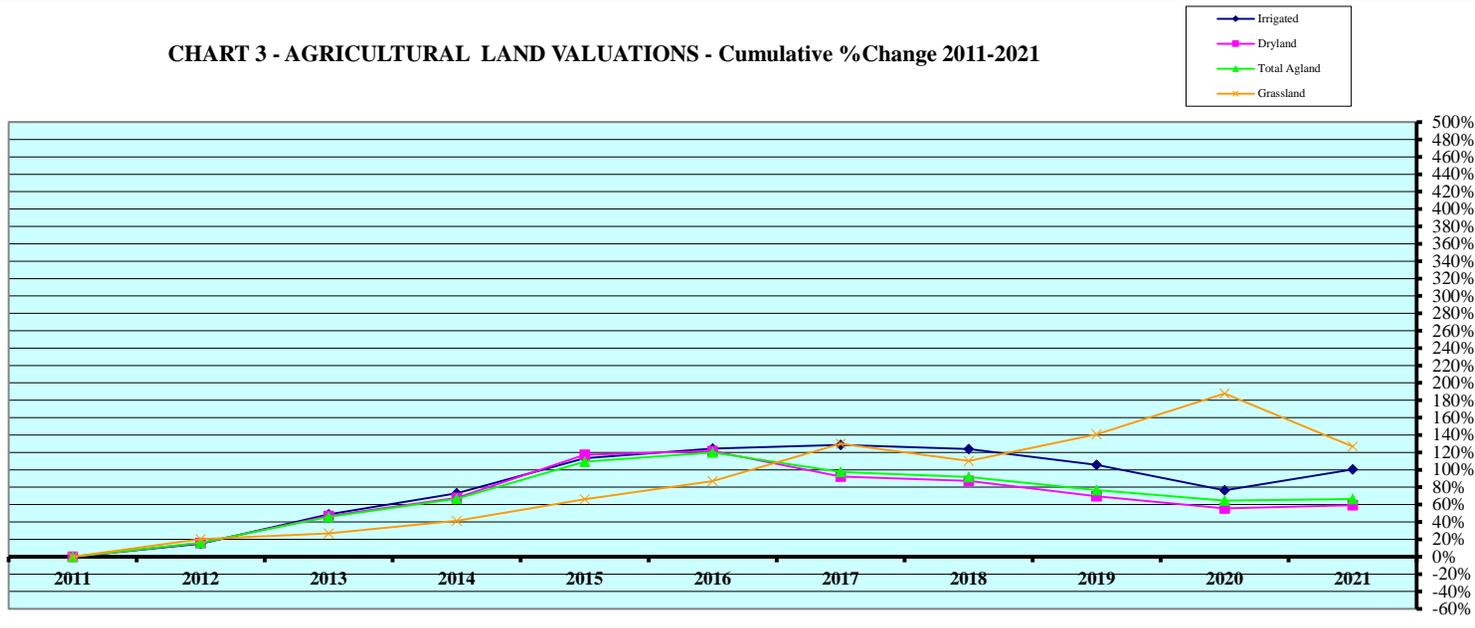
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property. Sources: Value; 2011 - 2021 CTL Growth Value; 2011-2021 Abstract of Asmnt Rpt.

Cnty# 77  
County SARPY

CHART 2

NE Dept. of Revenue, Property Assessment Division

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative %Change 2011-2021



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2011	16,357,989	-	-	-	161,230,776	-	-	-	10,198,214	-	-	-
2012	18,804,970	2,446,981	14.96%	14.96%	186,721,951	25,491,175	15.81%	15.81%	12,250,963	2,052,749	20.13%	20.13%
2013	24,325,303	5,520,333	29.36%	48.71%	236,744,227	50,022,276	26.79%	46.84%	12,925,791	674,828	5.51%	26.75%
2014	28,289,408	3,964,105	16.30%	72.94%	270,501,966	33,757,739	14.26%	67.77%	14,416,318	1,490,527	11.53%	41.36%
2015	34,879,581	6,590,173	23.30%	113.23%	350,251,289	79,749,323	29.48%	117.24%	16,935,953	2,519,635	17.48%	66.07%
2016	36,717,610	1,838,029	5.27%	124.46%	357,150,905	6,899,616	1.97%	121.52%	19,062,223	2,126,270	12.55%	86.92%
2017	37,403,421	685,811	1.87%	128.66%	309,907,712	-47,243,193	-13.23%	92.21%	23,457,867	4,395,644	23.06%	130.02%
2018	36,634,127	-769,294	-2.06%	123.95%	301,921,118	-7,986,594	-2.58%	87.26%	21,443,959	-2,013,908	-8.59%	110.27%
2019	33,661,997	-2,972,130	-8.11%	105.78%	273,530,072	-28,391,046	-9.40%	69.65%	24,563,201	3,119,242	14.55%	140.86%
2020	28,849,171	-4,812,826	-14.30%	76.36%	250,769,551	-22,760,521	-8.32%	55.53%	29,346,204	4,783,003	19.47%	187.76%
2021	32,786,130	3,936,959	13.65%	100.43%	256,624,118	5,854,567	2.33%	59.17%	23,141,096	-6,205,108	-21.14%	126.91%

Rate Ann.%chg: Irrigated **7.20%** Dryland **4.76%** Grassland **8.54%**

Tax Year	Waste Land <sup>(1)</sup>				Other Agland <sup>(1)</sup>				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2011	232,772	-	-	-	1,748	-	-	-	188,021,499	-	-	-
2012	228,037	-4,735	-2.03%	-2.03%	1,654	-94	-5.38%	-5.38%	218,007,575	29,986,076	15.95%	15.95%
2013	281,436	53,399	23.42%	20.91%	1,440	-214	-12.94%	-17.62%	274,278,197	56,270,622	25.81%	45.88%
2014	362,254	80,818	28.72%	55.63%	2,742	1,302	90.42%	56.86%	313,572,688	39,294,491	14.33%	66.77%
2015	441,923	79,669	21.99%	89.85%	(8,982,896)	-8,985,638	-327703.79%	-513995.65%	393,525,850	79,953,162	25.50%	109.30%
2016	560,186	118,263	26.76%	140.66%	(15,475)	8,967,421	-	-985.30%	413,475,449	19,949,599	5.07%	119.91%
2017	547,717	-12,469	-2.23%	135.30%	1,781	17,256	-	1.89%	371,318,498	-42,156,951	-10.20%	97.49%
2018	570,497	22,780	4.16%	145.09%	(16,349)	-18,130	-1017.97%	-1035.30%	360,553,352	-10,765,146	-2.90%	91.76%
2019	612,227	41,730	7.31%	163.02%	1,172	17,521	-	-32.95%	332,368,669	-28,184,683	-7.82%	76.77%
2020	608,970	-3,257	-0.53%	161.62%	1,457	285	24.32%	-16.65%	309,575,353	-22,793,316	-6.86%	64.65%
2021	462,034	-146,936	-24.13%	98.49%	2,167	710	48.73%	23.97%	313,015,545	3,440,192	1.11%	66.48%

Cnty# **77** Rate Ann.%chg: Total Agric Land **5.23%**  
 County **SARPY**

**CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2011-2021** (from County Abstract Reports)<sup>(1)</sup>

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2011	12,163,083	6,199	1,962			120,454,355	66,915	1,800			81,700,995	133,333	613		
2012	16,096,181	6,225	2,586	31.78%	31.78%	161,822,610	66,365	2,438	35.46%	35.46%	89,688,965	135,300	663	8.18%	9.46%
2013	19,101,517	6,365	3,001	16.05%	52.93%	186,903,468	66,047	2,830	16.06%	57.20%	89,574,800	130,628	686	3.44%	13.24%
2014	24,610,506	6,218	3,958	31.90%	101.72%	237,499,823	65,864	3,606	27.42%	100.31%	97,239,960	127,646	762	11.09%	25.80%
2015	28,579,366	6,205	4,606	16.36%	134.71%	270,556,847	65,343	4,141	14.83%	130.02%	128,539,130	127,483	1,008	32.36%	66.50%
2016	34,872,071	6,205	5,620	22.02%	186.40%	352,713,171	64,867	5,438	31.32%	202.06%	149,636,865	127,257	1,176	16.62%	94.17%
2017	37,866,157	6,325	5,987	6.53%	205.11%	368,135,968	63,899	5,761	5.95%	220.05%	164,929,515	127,713	1,291	9.83%	113.25%
2018	37,403,421	6,374	5,868	-1.99%	199.05%	313,351,946	62,299	5,030	-12.70%	179.41%	174,353,050	127,360	1,369	6.01%	126.06%
2019	36,959,456	6,288	5,878	0.16%	199.54%	303,375,929	60,293	5,032	0.04%	179.52%	167,960,980	130,138	1,291	-5.72%	113.13%
2020	37,522,999	6,394	5,869	-0.16%	199.08%	281,434,665	58,891	4,779	-5.02%	165.48%	167,183,410	129,675	1,289	-0.11%	112.90%
2021	28,841,701	4,983	5,789	-1.36%	195.00%	251,261,996	54,984	4,570	-4.38%	153.86%	32,687,950	15,786	2,071	60.61%	237.92%

Rate Annual %chg Average Value/Acre: **11.42%**

**9.76%**

**12.95%**

Tax Year	WASTE LAND <sup>(2)</sup>					OTHER AGLAND <sup>(2)</sup>					TOTAL AGRICULTURAL LAND <sup>(1)</sup>				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2011	215,420	2,693	80			2,067,799	6,666	310			141,501,867	89,672	1,578		
2012	222,083	2,725	81	1.87%	1.87%	2,448,525	6,635	369	18.97%	18.97%	188,245,520	89,034	2,114	33.99%	33.99%
2013	229,787	2,819	82	0.03%	1.90%	2,928,203	6,642	441	19.46%	42.12%	218,447,128	89,043	2,453	16.03%	55.47%
2014	281,959	2,777	102	24.56%	26.92%	3,098,465	6,725	461	4.51%	48.53%	218,447,128	88,788	3,100	26.38%	96.48%
2015	353,000	2,906	121	19.63%	51.83%	3,616,350	6,364	568	23.34%	83.20%	313,817,984	87,894	3,570	15.16%	126.26%
2016	443,642	2,926	152	24.81%	89.50%	3,891,598	6,486	600	5.58%	93.42%	404,927,757	87,589	4,623	29.48%	192.97%
2017	439,706	2,887	152	0.47%	90.38%	111,048	1,107	100	-83.28%	-67.66%	425,670,799	86,620	4,914	6.30%	211.42%
2018	537,157	3,544	152	-0.50%	89.43%	1,675	384	4	-95.65%	-98.59%	374,711,143	85,548	4,380	-10.87%	177.57%
2019	538,277	3,548	152	0.10%	89.62%	1,675	538	3	-28.67%	-99.00%	362,394,723	83,415	4,344	-0.81%	175.32%
2020	513,441	3,368	152	0.50%	90.57%	2,638	446	6	90.00%	-98.09%	340,416,320	81,454	4,179	-3.80%	164.85%
2021	555,984	3,652	152	-0.14%	90.31%	47,001	778	60	921.80%	-80.53%	313,394,632	80,183	3,909	-6.48%	147.69%

**77**  
**SARPY**

Rate Annual %chg Average Value/Acre: **9.49%**

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2011 - 2021 County Abstract Reports  
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2022

**CHART 4**

CHART 5 - 2021 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
190,604	SARPY	697,041,907	69,278,233	51,356,733	13,298,357,116	2,942,357,946	1,818,217,984	21,303,889	313,015,545	232,422,922	70,271,838	0	19,513,624,113
cnty sector/value % of total value:		3.57%	0.36%	0.26%	68.15%	15.08%	9.32%	0.11%	1.60%	1.19%	0.36%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
58,878	BELLEVEUE	63,168,760	13,611,107	8,895,994	3,489,504,395	914,883,314	80,616,580	0	0	0	0	0	4,570,680,150
30.89%	%sector of county sector	9.06%	19.65%	17.32%	26.24%	31.09%	4.43%						23.42%
	%sector of municipality	1.38%	0.30%	0.19%	76.35%	20.02%	1.76%						100.00%
4,905	GRETN	21,215,166	1,758,445	632,432	291,616,480	89,470,707	62,245,920	0	23,304	0	0	0	466,962,454
2.57%	%sector of county sector	3.04%	2.54%	1.23%	2.19%	3.04%	3.42%		0.01%				2.39%
	%sector of municipality	4.54%	0.38%	0.14%	62.45%	19.16%	13.33%		0.00%				100.00%
16,638	LA VISTA	220,314,357	7,348,887	1,725,588	857,742,383	569,010,111	342,779,465	0	0	0	0	0	1,998,920,791
8.73%	%sector of county sector	31.61%	10.61%	3.36%	6.45%	19.34%	18.85%						10.24%
	%sector of municipality	11.02%	0.37%	0.09%	42.91%	28.47%	17.15%						100.00%
23,889	PAPILLION	177,673,986	8,502,060	1,606,867	1,632,006,328	584,687,275	501,304,620	0	0	0	0	0	2,905,781,136
12.53%	%sector of county sector	25.49%	12.27%	3.13%	12.27%	19.87%	27.57%						14.89%
	%sector of municipality	6.11%	0.29%	0.06%	56.16%	20.12%	17.25%						100.00%
1,529	SPRINGFIELD	4,086,447	225,066	81,219	90,340,132	14,782,133	12,500,962	0	2,017,773	643,765	671,998	0	125,349,495
0.80%	%sector of county sector	0.59%	0.32%	0.16%	0.68%	0.50%	0.69%		0.64%	0.28%	0.96%		0.64%
	%sector of municipality	3.26%	0.18%	0.06%	72.07%	11.79%	9.97%		1.61%	0.51%	0.54%		100.00%
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
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0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
105,839	Total Municipalities	486,458,716	31,445,565	12,942,100	6,361,209,718	2,172,833,540	999,447,547	0	2,041,077	643,765	671,998	0	10,067,694,026
55.53%	%all municip.sectors of cnty	69.79%	45.39%	25.20%	47.83%	73.85%	54.97%		0.65%	0.28%	0.96%		51.59%

<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 69,945</b>	<b>Value : 20,800,741,089</b>	<b>Growth 859,228,086</b>	<b>Sum Lines 17, 25, &amp; 41</b>
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	850	32,522,912	4,762	158,976,818	1,599	52,347,116	7,211	243,846,846	
<b>02. Res Improve Land</b>	32,897	1,140,873,053	13,259	697,915,999	10,845	594,731,717	57,001	2,433,520,769	
<b>03. Res Improvements</b>	33,184	0	13,307	0	10,861	0	57,352	12,052,832,183	
<b>04. Res Total</b>	34,034	1,173,395,965	18,069	856,892,817	12,460	647,078,833	64,563	14,730,199,798	444,192,286
<b>% of Res Total</b>	52.71	7.97	27.99	5.82	19.30	4.39	92.31	70.82	51.70
<b>05. Com UnImp Land</b>	333	91,582,041	175	62,380,253	57	9,495,814	565	163,458,108	
<b>06. Com Improve Land</b>	1,314	426,266,210	123	75,034,048	130	52,408,736	1,567	553,708,994	
<b>07. Com Improvements</b>	1,328	1,819,117,967	128	452,567,734	132	187,884,671	1,588	2,459,570,372	
<b>08. Com Total</b>	1,661	2,336,966,218	303	589,982,035	189	249,789,221	2,153	3,176,737,474	99,520,643
<b>% of Com Total</b>	77.15	73.56	14.07	18.57	8.78	7.86	3.08	15.27	11.58
<b>09. Ind UnImp Land</b>	104	21,220,398	87	20,875,712	9	710,633	200	42,806,743	
<b>10. Ind Improve Land</b>	452	171,959,430	283	140,637,839	80	18,389,109	815	330,986,378	
<b>11. Ind Improvements</b>	453	1,085,681,353	284	707,459,208	81	55,407,103	818	1,848,547,664	
<b>12. Ind Total</b>	557	1,278,861,181	371	868,972,759	90	74,506,845	1,018	2,222,340,785	310,103,790
<b>% of Ind Total</b>	54.72	57.55	36.44	39.10	8.84	3.35	1.46	10.68	36.09
<b>13. Rec UnImp Land</b>	0	0	5	660,580	89	5,332,705	94	5,993,285	
<b>14. Rec Improve Land</b>	0	0	13	1,452,605	32	3,254,551	45	4,707,156	
<b>15. Rec Improvements</b>	0	0	13	595,678	276	12,579,215	289	13,174,893	
<b>16. Rec Total</b>	0	0	18	2,708,863	365	21,166,471	383	23,875,334	323,034
<b>% of Rec Total</b>	0.00	0.00	4.70	11.35	95.30	88.65	0.55	0.11	0.04
<b>Res &amp; Rec Total</b>	34,034	1,173,395,965	18,087	859,601,680	12,825	668,245,304	64,946	14,754,075,132	444,515,320
<b>% of Res &amp; Rec Total</b>	52.40	7.95	27.85	5.83	19.75	4.53	92.85	70.93	51.73
<b>Com &amp; Ind Total</b>	2,218	3,615,827,399	674	1,458,954,794	279	324,296,066	3,171	5,399,078,259	409,624,433
<b>% of Com &amp; Ind Total</b>	69.95	66.97	21.26	27.02	8.80	6.01	4.53	25.96	47.67
<b>17. Taxable Total</b>	36,252	4,789,223,364	18,761	2,318,556,474	13,104	992,541,370	68,117	20,153,153,391	854,139,753
<b>% of Taxable Total</b>	53.22	23.76	27.54	11.50	19.24	4.92	97.39	96.89	99.41

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	33	14,535,946	162,381,471	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	33	14,535,946	162,381,471
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				33	14,535,946	162,381,471

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	1,192	823	664	2,679

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	11	2,610,208	498	84,108,339	460	94,619,575	969	181,338,122
28. Ag-Improved Land	10	2,457,413	349	91,668,092	491	130,009,202	850	224,134,707
29. Ag Improvements	10	6,039,450	350	90,358,762	499	145,716,657	859	242,114,869

30. Ag Total				1,828	647,587,698
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	8	2.66	102,406	
32. HomeSite Improv Land	10	14.83	830,290	276	424.54	22,726,318	
33. HomeSite Improvements	10	14.83	5,572,819	281	420.85	76,393,984	
34. HomeSite Total							
35. FarmSite UnImp Land	1	7.12	64,080	65	76.20	950,998	
36. FarmSite Improv Land	6	77.40	857,240	308	625.70	13,637,868	
37. FarmSite Improvements	7	0.00	466,631	291	0.00	13,964,778	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	1.48	0	
40. Other- Non Ag Use	0	0.00	0	0	4.10	346,786	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	9	50.05	322,174	17	52.71	424,580	
32. HomeSite Improv Land	404	628.84	34,137,562	690	1,068.21	57,694,170	
33. HomeSite Improvements	421	624.06	122,417,199	712	1,059.74	204,384,002	5,088,333
34. HomeSite Total				<b>729</b>	<b>1,120.92</b>	<b>262,502,752</b>	
35. FarmSite UnImp Land	74	485.00	2,810,757	140	568.32	3,825,835	
36. FarmSite Improv Land	443	1,278.70	20,327,958	757	1,981.80	34,823,066	
37. FarmSite Improvements	429	0.00	23,299,458	727	0.00	37,730,867	0
38. FarmSite Total				<b>867</b>	<b>2,550.12</b>	<b>76,379,768</b>	
39. Road & Ditches	0	0.00	0	0	1.48	0	
40. Other- Non Ag Use	0	0.00	0	0	4.10	346,786	
41. Total Section VI				<b>1,596</b>	<b>3,676.62</b>	<b>339,229,306</b>	<b>5,088,333</b>

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	1	0.00	4,386	1	0.00	4,386

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	21	789.40	3,316,011	835	32,802.00	137,435,750
44. Market Value	21	789.40	8,873,137	835	32,802.00	421,828,405
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	937	43,464.31	166,660,998	1,793	77,055.71	307,412,759
44. Market Value	0	0	0	0	0	0

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	76.88	1.34%	490,494	1.51%	6,379.99
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	3,981.83	69.65%	23,333,526	71.85%	5,860.00
48. 2A	989.69	17.31%	5,656,083	17.42%	5,715.00
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	45.85	0.80%	221,227	0.68%	4,825.02
51. 4A1	493.10	8.63%	2,223,881	6.85%	4,510.00
52. 4A	129.73	2.27%	550,706	1.70%	4,245.02
<b>53. Total</b>	<b>5,717.08</b>	<b>100.00%</b>	<b>32,475,917</b>	<b>100.00%</b>	<b>5,680.51</b>
<b>Dry</b>					
54. 1D1	386.77	0.69%	2,084,692	0.83%	5,390.00
55. 1D	16,323.70	29.14%	85,291,500	33.82%	5,225.01
56. 2D1	9,490.96	16.94%	46,553,183	18.46%	4,905.00
57. 2D	280.53	0.50%	1,333,944	0.53%	4,755.09
58. 3D1	530.36	0.95%	2,434,351	0.97%	4,590.00
59. 3D	22,671.08	40.47%	91,931,301	36.45%	4,055.00
60. 4D1	2.44	0.00%	9,213	0.00%	3,775.82
61. 4D	6,331.60	11.30%	22,572,180	8.95%	3,565.00
<b>62. Total</b>	<b>56,017.44</b>	<b>100.00%</b>	<b>252,210,364</b>	<b>100.00%</b>	<b>4,502.35</b>
<b>Grass</b>					
63. 1G1	11,377.76	94.55%	22,241,383	95.81%	1,954.81
64. 1G	50.25	0.42%	97,087	0.42%	1,932.08
65. 2G1	8.70	0.07%	15,153	0.07%	1,741.72
66. 2G	41.02	0.34%	79,128	0.34%	1,929.01
67. 3G1	45.66	0.38%	70,735	0.30%	1,549.17
68. 3G	386.55	3.21%	501,476	2.16%	1,297.31
69. 4G1	103.58	0.86%	177,323	0.76%	1,711.94
70. 4G	19.46	0.16%	32,555	0.14%	1,672.92
<b>71. Total</b>	<b>12,032.98</b>	<b>100.00%</b>	<b>23,214,840</b>	<b>100.00%</b>	<b>1,929.27</b>
<b>Irrigated Total</b>					
<b>Irrigated Total</b>	<b>5,717.08</b>	<b>7.40%</b>	<b>32,475,917</b>	<b>10.53%</b>	<b>5,680.51</b>
<b>Dry Total</b>					
<b>Dry Total</b>	<b>56,017.44</b>	<b>72.49%</b>	<b>252,210,364</b>	<b>81.79%</b>	<b>4,502.35</b>
<b>Grass Total</b>					
<b>Grass Total</b>	<b>12,032.98</b>	<b>15.57%</b>	<b>23,214,840</b>	<b>7.53%</b>	<b>1,929.27</b>
72. Waste	2,626.17	3.40%	392,832	0.13%	149.58
73. Other	882.02	1.14%	64,439	0.02%	73.06
74. Exempt	1,033.13	1.34%	0	0.00%	0.00
<b>75. Market Area Total</b>	<b>77,275.69</b>	<b>100.00%</b>	<b>308,358,392</b>	<b>100.00%</b>	<b>3,990.37</b>

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	0.00	0	1,168.19	6,510,079	4,548.89	25,965,838	5,717.08	32,475,917
<b>77. Dry Land</b>	727.73	3,186,260	27,529.16	124,831,870	27,760.55	124,192,234	56,017.44	252,210,364
<b>78. Grass</b>	39.49	126,421	3,204.65	6,545,112	8,788.84	16,543,307	12,032.98	23,214,840
<b>79. Waste</b>	22.18	3,330	801.32	118,855	1,802.67	270,647	2,626.17	392,832
<b>80. Other</b>	0.00	0	229.92	6,139	652.10	58,300	882.02	64,439
<b>81. Exempt</b>	6.31	0	539.19	0	487.63	0	1,033.13	0
<b>82. Total</b>	<b>789.40</b>	<b>3,316,011</b>	<b>32,933.24</b>	<b>138,012,055</b>	<b>43,553.05</b>	<b>167,030,326</b>	<b>77,275.69</b>	<b>308,358,392</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	5,717.08	7.40%	32,475,917	10.53%	5,680.51
<b>Dry Land</b>	56,017.44	72.49%	252,210,364	81.79%	4,502.35
<b>Grass</b>	12,032.98	15.57%	23,214,840	7.53%	1,929.27
<b>Waste</b>	2,626.17	3.40%	392,832	0.13%	149.58
<b>Other</b>	882.02	1.14%	64,439	0.02%	73.06
<b>Exempt</b>	1,033.13	1.34%	0	0.00%	0.00
<b>Total</b>	<b>77,275.69</b>	<b>100.00%</b>	<b>308,358,392</b>	<b>100.00%</b>	<b>3,990.37</b>

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 Bellevue Area	1,669	38,193,701	19,316	634,857,977	19,575	3,358,379,997	21,244	4,031,431,675	67,660,230
83.2 Gretna Area	2,444	84,508,003	6,676	407,402,761	6,676	1,860,062,740	9,120	2,351,973,504	157,425,927
83.3 La Vista Area	11	7,433,691	4,815	166,087,395	4,815	926,118,394	4,826	1,099,639,480	2,849,758
83.4 Millard Area	470	2,446,733	9,141	343,629,904	9,141	1,876,672,888	9,611	2,222,749,525	19,794,776
83.5 Papillion Area	2,303	84,109,268	14,710	665,113,054	14,756	3,475,083,666	17,059	4,224,305,988	182,777,733
83.6 Rec Lake Area	233	12,539,429	761	77,647,970	1,015	177,766,276	1,248	267,953,675	2,766,017
83.7 Rural Area	100	9,484,541	763	103,195,150	766	215,271,259	866	327,950,950	3,476,699
83.8 Springfield Area	67	2,486,709	858	38,618,114	879	175,309,003	946	216,413,826	7,511,202
83.9 [none]	8	8,638,056	6	1,675,600	18	1,342,853	26	11,656,509	252,978
84 Residential Total	7,305	249,840,131	57,046	2,438,227,925	57,641	12,066,007,076	64,946	14,754,075,132	444,515,320

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u> <u>I</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1 Bellevue Area	141	21,719,845	738	160,513,040	747	855,472,374	888	1,037,705,259	4,424,865
85.2 Gretna Area	135	28,008,392	296	86,620,214	299	269,311,581	434	383,940,187	34,370,154
85.3 La Vista Area	104	33,965,332	305	152,324,580	307	772,890,926	411	959,180,838	11,694,024
85.4 Millard Area	7	4,168,928	6	4,149,072	6	7,863,991	13	16,181,991	3,800,550
85.5 Papillion Area	129	43,298,482	496	249,789,838	498	1,104,313,299	627	1,397,401,619	256,066,025
85.6 Rural Area	6	642,760	2	931,328	2	335,222	8	1,909,310	0
85.7 Sarpy County	182	45,028,243	428	169,208,730	436	937,912,433	618	1,152,149,406	22,975,838
85.8 Springfield Area	58	29,430,498	110	61,046,076	110	359,250,525	168	449,727,099	76,292,977
85.9 [none]	3	2,371	1	112,494	1	767,685	4	882,550	0
86 Commercial Total	765	206,264,851	2,382	884,695,372	2,406	4,308,118,036	3,171	5,399,078,259	409,624,433

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

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	5,423.69	94.97%	12,772,875	95.70%	2,355.02
88. 1G	18.37	0.32%	42,803	0.32%	2,330.05
89. 2G1	4.49	0.08%	10,104	0.08%	2,250.33
90. 2G	32.42	0.57%	70,190	0.53%	2,165.02
91. 3G1	24.04	0.42%	49,764	0.37%	2,070.05
92. 3G	103.37	1.81%	210,875	1.58%	2,040.00
93. 4G1	87.11	1.53%	160,283	1.20%	1,840.01
94. 4G	17.20	0.30%	30,532	0.23%	1,775.12
95. Total	5,710.69	100.00%	13,347,426	100.00%	2,337.27
<b>CRP</b>					
96. 1C1	897.47	98.43%	3,325,132	98.70%	3,705.01
97. 1C	2.88	0.32%	10,325	0.31%	3,585.07
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	11.48	1.26%	33,406	0.99%	2,909.93
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	911.83	100.00%	3,368,863	100.00%	3,694.62
<b>Timber</b>					
105. 1T1	5,056.60	93.46%	6,143,376	94.53%	1,214.92
106. 1T	29.00	0.54%	43,959	0.68%	1,515.83
107. 2T1	4.21	0.08%	5,049	0.08%	1,199.29
108. 2T	8.60	0.16%	8,938	0.14%	1,039.30
109. 3T1	21.62	0.40%	20,971	0.32%	969.98
110. 3T	271.70	5.02%	257,195	3.96%	946.61
111. 4T1	16.47	0.30%	17,040	0.26%	1,034.61
112. 4T	2.26	0.04%	2,023	0.03%	895.13
113. Total	5,410.46	100.00%	6,498,551	100.00%	1,201.11
<hr/>					
Grass Total	5,710.69	47.46%	13,347,426	57.50%	2,337.27
CRP Total	911.83	7.58%	3,368,863	14.51%	3,694.62
Timber Total	5,410.46	44.96%	6,498,551	27.99%	1,201.11
<hr/>					
114. Market Area Total	12,032.98	100.00%	23,214,840	100.00%	1,929.27

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

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	2021 CTL County Total	2022 Form 45 County Total	Value Difference (2022 form 45 - 2021 CTL)	Percent Change	2022 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	13,298,357,116	14,730,199,798	1,431,842,682	10.77%	444,192,286	7.43%
02. Recreational	21,303,889	23,875,334	2,571,445	12.07%	323,034	10.55%
03. Ag-Homesite Land, Ag-Res Dwelling	232,422,922	262,502,752	30,079,830	12.94%	5,088,333	10.75%
<b>04. Total Residential (sum lines 1-3)</b>	<b>13,552,083,927</b>	<b>15,016,577,884</b>	<b>1,464,493,957</b>	<b>10.81%</b>	<b>449,603,653</b>	<b>7.49%</b>
05. Commercial	2,942,357,946	3,176,737,474	234,379,528	7.97%	99,520,643	4.58%
06. Industrial	1,818,217,984	2,222,340,785	404,122,801	22.23%	310,103,790	5.17%
<b>07. Total Commercial (sum lines 5-6)</b>	<b>4,760,575,930</b>	<b>5,399,078,259</b>	<b>638,502,329</b>	<b>13.41%</b>	<b>409,624,433</b>	<b>4.81%</b>
08. Ag-Farmsite Land, Outbuildings	70,093,242	76,379,768	6,286,526	8.97%	0	8.97%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	178,596	346,786	168,190	94.17%		
<b>11. Total Non-Agland (sum lines 8-10)</b>	<b>70,271,838</b>	<b>76,726,554</b>	<b>6,454,716</b>	<b>9.19%</b>	<b>0</b>	<b>9.19%</b>
12. Irrigated	32,786,130	32,475,917	-310,213	-0.95%		
13. Dryland	256,624,118	252,210,364	-4,413,754	-1.72%		
14. Grassland	23,141,096	23,214,840	73,744	0.32%		
15. Wasteland	462,034	392,832	-69,202	-14.98%		
16. Other Agland	2,167	64,439	62,272	2,873.65%		
<b>17. Total Agricultural Land</b>	<b>313,015,545</b>	<b>308,358,392</b>	<b>-4,657,153</b>	<b>-1.49%</b>		
<b>18. Total Value of all Real Property</b> (Locally Assessed)	<b>18,695,947,240</b>	<b>20,800,741,089</b>	<b>2,104,793,849</b>	<b>11.26%</b>	<b>859,228,086</b>	<b>6.66%</b>

## 2022 Assessment Survey for Sarpy County

### A. Staffing and Funding Information

<b>1.</b>	<b>Deputy(ies) on staff:</b>
	One
<b>2.</b>	<b>Appraiser(s) on staff:</b>
	9 full time
<b>3.</b>	<b>Other full-time employees:</b>
	8 administrative;3 data collectors
<b>4.</b>	<b>Other part-time employees:</b>
	No part-time employees
<b>5.</b>	<b>Number of shared employees:</b>
	No shared employees
<b>6.</b>	<b>Assessor's requested budget for current fiscal year:</b>
	\$1,863,529.
<b>7.</b>	<b>Adopted budget, or granted budget if different from above:</b>
	0
<b>8.</b>	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	Not segregated in our operating budget
<b>9.</b>	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	Not segregated in our operating budget
<b>10.</b>	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	Software: \$158,298; Equipment: \$5,000.
<b>11.</b>	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$7,095
<b>12.</b>	<b>Amount of last year's assessor's budget not used:</b>
	All funds were used

**B. Computer, Automation Information and GIS**

1.	<b>Administrative software:</b>
	E-Ring
2.	<b>CAMA software:</b>
	E-Ring
3.	<b>Personal Property software:</b>
	E-Ring
4.	<b>Are cadastral maps currently being used?</b>
	Digital maps are provided through the GIS system
5.	<b>If so, who maintains the Cadastral Maps?</b>
	County Assessor, in coordination with the GIS mapping staff
6.	<b>Does the county have GIS software?</b>
	Yes
7.	<b>Is GIS available to the public? If so, what is the web address?</b>
	<a href="http://www.sarpy.gov">www.sarpy.gov</a>
8.	<b>Who maintains the GIS software and maps?</b>
	Information Systems Department of Sarpy County
9.	<b>What type of aerial imagery is used in the cyclical review of properties?</b>
	Ortho photography and oblique images. Some areas are covered by change detection technology.
10.	<b>When was the aerial imagery last updated?</b>
	2019 aerial for flood damage. Entire county will be flown in 2020 New flights are underway.

**C. Zoning Information**

1.	<b>Does the county have zoning?</b>
	Yes
2.	<b>If so, is the zoning countywide?</b>
	Yes

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

#### **D. Contracted Services**

<b>1.</b>	<b>Appraisal Services:</b>
	All appraisal functions are performed with Sarpy County Assessor's appraisal staff.
<b>2.</b>	<b>GIS Services:</b>
	In-house through the Information Systems Department
<b>3.</b>	<b>Other services:</b>
	Printing of preliminary valuation notices, personal property notices, valuation change notices, and informational post cards

#### **E. Appraisal /Listing Services**

<b>1.</b>	<b>List any outside appraisal or listing services employed by the county for the current assessment year</b>
	Yes, but not in all years and limited only to commercial and industrial data collection.
<b>2.</b>	<b>If so, is the appraisal or listing service performed under contract?</b>
	Yes.
<b>3.</b>	<b>What appraisal certifications or qualifications does the County require?</b>
	Mass appraisal expertise and knowledge of CAMA systems.
<b>4.</b>	<b>Have the existing contracts been approved by the PTA?</b>
	All contracts are approved by the PTA.
<b>5.</b>	<b>Does the appraisal or listing service providers establish assessed values for the county?</b>
	No

## 2022 Residential Assessment Survey for Sarpy County

<b>1.</b>	<b>Valuation data collection done by:</b>																				
	Staff Appraisers, Data Collectors																				
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<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>																				
	Cost approach to value with market transactions used to adjust depreciation tables and for market influences.																				
<b>4.</b>	<b>For the cost approach does the County develop the deprecation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?</b>																				
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<b>5.</b>	<b>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.</b>																				
	No, depreciation tables are developed for the entire County as environmental and physical factors equally affect the entire county. The economic depreciation is developed by neighborhood.																				
<b>6.</b>	<b>Describe the methodology used to determine the residential lot values?</b>																				
	Sales comparison, allocation, and/or abstraction.																				
<b>7.</b>	<b>How are rural residential site values developed?</b>																				
	The site values are developed using sales of similar properties and attributes.																				

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

## 2022 Commercial Assessment Survey for Sarpy County

<b>1.</b>	<b>Valuation data collection done by:</b>			
	Staff Appraisers.			
<b>2.</b>	<b>List the valuation group recognized in the County and describe the unique characteristics of each:</b>			
	<u>Valuation Group</u>	<u>Description of unique characteristics</u>		
	10	All commercial property in Sarpy County falls within Valuation Group 10.		
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>			
	The income and cost approaches, with more emphasis on the income approach.			
<b>3a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>			
	Same as above with the addition of the sales comparison approach, using comparable sales from a broad area outside of the County.			
<b>4.</b>	<b>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?</b>			
	Depreciation tables are based on tables in the CAMA system, which comes from Marshall & Swift. A contract appraisal firm used in years past determined depreciation based on the local market for the subject occupancy groups.			
<b>5.</b>	<b>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.</b>			
	Yes, CAMA Depreciation tables are used as established in the commercial cost table. Depreciation can be adjusted through market sales analysis in occupancy groups.			
<b>6.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>			
	Sales comparison approach.			
<b>7.</b>	<u>Valuation Group</u>	<u>Date of Depreciation</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>
	10	2009-2021	2009-2021	2012
	<u>Date of Last Inspection</u>			
	2009-2021			
	Within their one valuation group, the county separates parcels as detailed in the Marshall & Swift occupancy code. Examples include regional shopping center, service garage, and storage warehouses this is typically how the county reviews the commercial by occupancy. This is why there is a range of years in the chart for valuation groups. There was a complete land study completed in 2012 but they do adjust values when the market dictates.			

## 2022 Agricultural Assessment Survey for Sarpy County

<b>1.</b>	<b>Valuation data collection done by:</b>																									
	Staff Appraiser																									
<b>2.</b>	<b>List each market area, and describe the location and the specific characteristics that make each unique.</b>																									
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	There are 7 market areas for land valuation purposes. Sarpy County is 100% influenced by non-agricultural uses and Agricultural Special Valuation applies throughout. As directed by the state, our land sales come from non-influenced counties and our assessed values are measured against same.																									
<b>3.</b>	<b>Describe the process used to determine and monitor market areas.</b>																									
	Sales analysis is the primary factor in determining market areas. Areas are monitored by frequent visits physically review market areas.																									
<b>4.</b>	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>																									
	Rural residential exists outside of the boundaries of cities and the surrounding suburbs. Almost all our land that we classify as recreational is along the three rivers that form all but the north boundary of our county.																									
<b>5.</b>	<b>Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?</b>																									
	Yearly analysis of relevant market transactions assists us in constructing land valuation models which aid in equalization. We find no difference in the market value of farm homesites and rural residential homesites.																									
<b>6.</b>	<b>What separate market analysis has been conducted where intensive use is identified in the county?</b>																									
	There is not enough market data available to conduct a credible study.																									
<b>7.</b>	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>																									
	Currently, location is the primary driver of our assessed values.																									

<b>7a.</b>	<b>Are any other agricultural subclasses used? If yes, please explain.</b>
	No
	<b><u>If your county has special value applications, please answer the following</u></b>
<b>8a.</b>	<b>How many parcels have a special valuation application on file?</b>
	1,990
<b>8b.</b>	<b>What process was used to determine if non-agricultural influences exist in the county?</b>
	It is very evident by the sale price of raw land and the building permits issued after a land purchase. No farmer-to-farmer land transactions occur in Sarpy County.
	<b><u>If your county recognizes a special value, please answer the following</u></b>
<b>8c.</b>	<b>Describe the non-agricultural influences recognized within the county.</b>
	Housing developments, commercial and industrial development.
<b>8d.</b>	<b>Where is the influenced area located within the county?</b>
	The entire county is influenced by these factors.
<b>8e.</b>	<b>Describe in detail how the special values were arrived at in the influenced area(s).</b>
	The PAD provides a list of counties with land comparable to that in Sarpy County. Qualified sales from those counties are provided to Sarpy County for valuation and measurement purposes.

**Three Year Plan of Assessment for Sarpy County  
July 2020**

**Introduction**

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

**Source:** Laws 2005, LB 263, § 9; Laws 2007, LB334, § 64.

**Duties of the County Assessor**

The duties of the county assessor are stated in the Nebraska State Statutes, 77-1311. Along with the general supervision and the direction of the assessment of all taxable property in the county, the assessor is responsible for the following:

- Annually revise the real property assessments for the correction of errors and equitably portion valuations.
- Obey all rules and regulations made under Chapter 77 and the instructions and orders sent by the Property Tax Administrator and the Tax Equalization and Review Commission.
- Examine records from the offices of the register of deeds, county clerk, county judge, and the clerk of the district court for proper ownership of property.
- Prepare the assessment roll.
- Provide public access to records.
- Submit a plan of assessment to the county board and the division of property assessment.

**Real Property Assessment Requirements**

**77-201. Property taxable; valuation; classification.**

(1) Except as provided in subsections (2) through (4) of this section, all real property in this state, not expressly exempt therefrom, shall be subject to taxation and shall be valued at its actual value.

(2) Agricultural land and horticultural land as defined in section 77-1359 shall constitute a separate and distinct class of property for purposes of property taxation, shall be subject to taxation, unless expressly exempt from taxation, and shall be valued at seventy-five percent of its actual value.

(3) Agricultural land and horticultural land actively devoted to agricultural or horticultural purposes which has value for purposes other than agricultural or horticultural uses and which meets the qualifications for special valuation under section 77-1344 shall constitute a separate and distinct class of property for purposes of property taxation, shall be subject to taxation, and shall be valued for taxation at seventy-five percent of its special value as defined in section 77-1343.

(4) Historically significant real property which meets the qualifications for historic rehabilitation valuation under sections 77-1385 to 77-1394 shall be valued for taxation as provided in such sections.

**General Description of Real Property in Sarpy County**

	<u>Parcels</u>	<u>% of total parcels</u>
Residential	61,258	92
Commercial	2,089	3
Industrial	988	1.5
Recreational	392	.5
Agricultural	<u>1,923</u>	<u>3</u>
Total	66,650	100%

### **Current Resources**

The Sarpy County Assessor's office is currently staffed as follows:

- (1) Elected County Assessor
  - (1) Chief Deputy Assessor
  - (6) Residential Real Estate Appraisers
  - (2) Commercial/Industrial Real Estate Appraisers
  - (1) Rural/Agricultural Appraiser
  - (2) Real Property Data Collectors
  - (8) Administrative Staff
- 21 Total

### **Cadastral Mapping**

Cadastral mapping is accomplished through our Geographic Information System. Technical support is provided by the Sarpy County Information Systems Department. Maps are provided to the public via the internet. The I.A.A.O. recommends keeping printed quarter sheets on hand. Our quarter sheets are kept in the office of the register of deeds and are available for public viewing. Our office has one staff member with a formal education in GIS that performs necessary mapping tasks.

### **Computer Assisted Mass Appraisal (CAMA)**

Harris provides the Terra Scan CAMA Software Package along with updates to Terra Scan and the Marshall-Swift Cost Data. The sketching section of Terra Scan is not adequate for our needs and is not used. Sketching is accomplished through a separate Apex software program. CAMA data populates the parcel look-up section of the county website.

Sarpy County has failed at two attempts to replace our unsupported CAMA software platform. As of This date we are seeking a third vendor to satisfy our assessment and tax collections needs.

### **Geographic Information System**

The GIS system is controlled by our Information Systems Department with the assessor having use of Arc Viewer and Arc Reader. This provides our appraisers with tools for plotting sales, permits, identify areas for reappraisal, etc. Maps are helpful for explaining assessment practices to property owners and county board members. Oblique imagery is available to use through Pictometry and is useful for verification of a number of property characteristics. We are now using 2020 imagery and have purchased an aerial change detection capability which is now in use in our rural areas.

### **Internet Access to County Information**

Data from assessment files can be viewed on the internet in the form of free public information at the county website. The data available has been expanded as we no longer offer a custom data package. Custom reports can be produced by request. The property look-up area of the county website offers a greater amount of assessment data and property record files used in TERC appeals by taxpayers. The public use of the website ([www.sarpy.com](http://www.sarpy.com)) increases each year along with more assessment information being added. Nebraska Personal Property Schedules are on-line along with information regarding important filing dates.

### **Current Assessment Procedures for Real Property**

Sarpy County recognizes the state statutes, regulations, and directives as the authority in the valuation and assessment of real and personal property for the purpose of the property tax. The Sarpy County Assessor's Standard Operating Procedures (SOP's) are written and frequently updated with the purpose of complying with state mandates. The assessor relies on the Property Assessment and Taxation Calendar issued annually by the Nebraska Department of Revenue, Property Assessment Division as a reliable source for filing dates and important assessment events.

The assessor recognizes the International Association of Assessing Officers (IAAO) as the expert authority on mass appraisal technical standards. An IAAO publications library is maintained in the assessor's office as a supplement to formal instruction funded by the assessor and attended annually by staff appraisers. The assessor funds testing for the Nebraska Assessor's Certificate for staff appraisers along with the continuing education to maintain the certification and for maintaining appraisers licenses.

### **Review of Assessment Sales Ratio Studies before Assessment Actions**

Ratio studies are performed during the year to determine the level of our assessments in individual market areas. This serves as an indicator of possible inspection and re-valuation needs in a specific area. While statistical studies are performed in-house, we work from the preliminary statistics issued by the Property Assessment Division.

### **Approaches to Value**

Residential assessed values are determined by using a cost approach to value adjusted to the market via depreciation tables derived from market transaction (sales) analysis. Our office uses two years' worth of qualified sales as the market data for our statistical analysis and measurement.

We rely on the local real estate market, interviews with local mortgage lenders, real estate appraisers, real estate developers, and national real estate publications to assist us with the income approach to value on commercial properties. However, all three approaches to value are considered.

Agricultural land may receive a special valuation by enrolling in an Agricultural Special Valuation Program (greenbelt) or simply valued at 75% of market value, where applicable. There are specific requirements for receiving special valuation and the assessor closely observes the predominant use of each parcel to be certain of agricultural or horticultural uses. The necessity to value any land adjoining agricultural land, but not considered to be agricultural land, has been studied and valued according to the results of the study. Sales of rural parcels are applied to the valuation models each year to determine any necessary adjustments to the assessed values.

### **Reconciliation of Final Value and Documentation**

Three approaches to value are generally accepted in the performance of mass appraisal. A minimum of two approaches to value are applied to every improved parcel, as appropriate, to determine fair market value.

### **Review Assessment Sales Ratio Studies after Assessment**

Staff appraisers review their own market-area statistics before and after assessment actions. The statistics are discussed with the chief deputy assessor to determine possible actions to be taken by the appraiser.

### **Notices and Public Relations**

Several notices or documents are sent to the property owners with regard to the taxable status of their property:

- On or before January 15<sup>th</sup> of each year the assessor publishes a preliminary valuation on the county website. Beginning in 2020, the assessor will mail postcards to property owners to remind them to review their preliminary value at [www.sarpy.com](http://www.sarpy.com).
- Change in Valuation Notices are mailed at the end of May. The Sarpy County Website provides property information, important notices, and forms.
- Permissive Exemptions are mailed on November 1<sup>st</sup> to previous filers.
- Personal Property filing reminders are mailed in April with directions for web access to the previous year's filing.
- Homestead Exemptions are mailed at the end of January to the previous year recipients of the exemption along with those who request that forms be mailed.

Public notification takes place in a newspaper of general circulation and on the Sarpy County website. The website has an assessor's area where frequently asked questions are answered; assessor's sales and statistical reports; and appraiser contact information. Comments and questions via email go straight to the assessor for answer or action. Use of our website is encouraged at every opportunity. In 2018, the county hired a Communication Manager who is very helpful to our office in getting the word out to the public via our website, Twitter, Facebook, Instagram, and the Nextdoor App.

### **Level of Value, Quality and Uniformity for Assessment Year 2020**

<u>Property class</u>	<u>Median</u>	<u>COD</u>	<u>PRD</u>
Commercial	94.00	14.16	103.44
Agricultural	70.00	15.58	103.67
Residential	96.00	4.92	100.17

### **Property Tax Exempt Parcels**

It is necessary for the assessor to update the physical characteristics of exempt parcels and update their assessed values, although they may be exempt from paying taxes. We are currently listing exempt parcels through our six-year listing process. Progress is being made as we understand the necessity of maintaining a value for exempt parcels.

### **Ongoing Priorities**

The Sarpy County Assessor's Office has some standing priorities that run through each year. The hierarchy of appraiser priorities is as follows:

1. New Construction Building Permits
2. Verification of Sales
3. Major Building Permits/Action Files
4. Six Year Cycle Inspections

Our office maintains Standard Operating Procedures (SOP) documents. As we see the need for policy or process changes we update the SOP's. If new processes must be implemented we start the drafting process of SOP's. Review of existing SOP's happens naturally as appraisers question the reasoning or validity of such processes.

We encourage and facilitate taking the Nebraska Assessor Certification Examination for all appraisers. Some have appraisal credentials from Nebraska and Iowa. This makes it mandatory for our appraisers to attend annual continuing education classes to maintain their certificates or licenses. The education fees, examination fees, and license renewal is provided for in the assessor's operating budget.

The county assessor will continue efforts to impress upon the county board the need for additional data collection and appraisal staffing to maintain statutory compliance and the quality of our appraisal products.

### **Assessment Actions Planned for Assessment Year 2021**

**Initial comment on this section:** Working in this global pandemic climate has increased our resourcefulness and we are realizing and testing new methods to perform our assessment duties. After over 22 years of using the Terra Scan CAMA and assessment software we will be learning a new software product and moving away from Terra Scan. In a rapidly growing county, there is never a good time to undertake a major software change. We will see in the coming months how this goes. Due to the professionalism and diligence of all parties involved in the software selection process I am confident in a successful implementation.

### **Residential**

Every year we run ratio studies to see how our assessed values compare to the market. In recent years the real estate market has been inflating and we will continue to adjust to what the market dictates. The number of new construction permits have risen over the last four years.

Progress has been made in the development of a plan to provide sanitary sewer to the under developed areas of Sarpy County. We are not to the point where residential development will happen in any great amount in the southwest areas of Sarpy County. This is very much on our minds and we are looking at methods to help us manage the increased workload.

In 2020, we experienced an extraordinary event that required personnel to work from home and avoid personal contact with property owners which reduced our number of days in the field. Our adaptation to working remotely has been impressive as we use Pictometry and drive-by viewing to keep busy collecting

the data necessary to property assessments. The global pandemic of COVID 19 will follow us into 2021. As of the date of this report we have several COVID infections and about one-third of our staff in some level of quarantine. Yet, we have confidence in our ability to continue operating and meeting the requirements of the state.

### **Commercial and Industrial**

Commercial and Industrial reappraisals efforts will be determined once analysis of sales data has been completed. We appraise this class by occupancy codes which has generally worked well for us. Sarpy County is seeing an increase in commercial development of all types as evidenced in the number of building permits and appears to be ideal for distribution warehouses as Interstate 80 runs through the western portion of our county where raw land is most abundant. Large data centers continue to locate in Sarpy County and we will be pursuing formal education for our staff appraisers in the valuation of data centers.

It is our intent to perform and defend all commercial appraisals with in-house staff as we now have two, full-time staff appraisers. We have used outside contractors to perform a limited amount of commercial and industrial appraisals over the last two years. We hope to avoid the need for contractors in the future as we have concerns with quality control.

TERC cases are increasing largely due to the emergence of private tax representatives taking us to task on behalf of large businesses. Annually, we will hear from tax representatives, with a list of parcel owners that they represent, requesting property files and market data for the purpose of challenging the new value. This will be followed by a request for a meeting to review the value opinions that they have generated. These tax representatives are mostly located in other states and will travel to Sarpy County to share their data and to look for a reduction in the assessed value. While time consuming, the interaction often provides education for our appraisers as the representatives share what they have learned throughout the country in visiting with assessors.

The year 2021 will be a difficult year for commercial revaluation and building permits due to pandemic concerns which limit human contact. There is a significant increase in the sales of raw land for commercial development and large distribution centers and data processing buildings are planned for Sarpy County.

We are confident in our resourcefulness and will endeavor to meet state requirements for assessment practices.

### **Agricultural/Rural**

A substantial amount of effort has been applied to updating our land use maps and checking for agricultural use while reviewing greenbelt qualification. The new "five-acre, Schedule F" matter will require removing some from Special Valuation and should result in some protests and varied interpretations of the law by all involved. However, a solid effort has gone onto properly executing our responsibilities in this area.

The lack of building permit requirements in the rural areas makes it necessary to make frequent sweeps of the rural areas for new construction. Change detection technology will continue to be applied and our enhanced effort to review parcels for greenbelt qualification will continue. We have assisted our lone rural appraiser with a residential appraiser who is taking over some of the lake communities, recreational cabins, and platted subdivisions in the rural areas.

The rural land model is built on sales of raw land and aids the assessor in valuing and equalizing rural land that does not meet the definition of agricultural land found in 77-1359. The rural land model has withstood numerous TERC challenges, yet the assessor's office continues to experience arbitrary or unreasonable actions taken by the county BOE regarding assessed values. Additionally, the county BOE has begun to classify timbered acres as waste acres for those who protest. It appears that it will require a TERC case to correct this error in judgement.

## **Assessment Actions Planned for Assessment Year 2022**

### **Residential**

By this time, the assessor and treasurer's office should have fully implemented the new software system installed in 2021. It is reasonable to expect that innovations in our office operations will come from exposure to this modern software.

It is assumed that we have come out from under pandemic restrictions and can return to normal business. Our sales/assessment ratios have been reflecting the bidding up of homes sales prices and this will be

reflected in the assessments as dictated by the qualified sales. As new plats continue to be filed, we should continue to see steady new home construction.

### **Commercial and Industrial**

The Nebraska Tax Equalization and Review Commission (TERC) should be returning some opinions on difficult valuation concerns such as Low-Income, Section 42 housing valuation and the "Dark Box" theory of valuing big box retail. Further, I am concerned with the number of TERC cases that are filed after a BOE determination in which no information was supplied by the owner. This can result in a TERC hearing taking place two years after the TERC filing with maybe another year before an opinion. Even when it does not go to hearing there is often a substantial confession of judgement due to income and expense information finally being disclosed to the assessor. I would be pleased to see legislation that requires a commercial protestor to provide income and expense statements at the BOE hearings to reduce appeals and the refunds that often follow.

### **Agricultural/Rural**

We will continue to work through the rural areas of Sarpy County with the scheme we adopted several years ago. Past efforts have greatly improved the accuracy of our rural property files with updated physical characteristics and land usage. As mentioned in previous years, we will be relying on aerial imagery to help with the review of rural lands.

The rural land valuation models are calibrated every year to the land sales that we receive. Our inspection efforts continue in a systematic fashion along with our policing of Agricultural Special Valuation. The accuracy and maintenance of rural property records continues to improve to our satisfaction and we have a greater appreciation of how labor-intense this classification can be when properly executed.

## **Assessment Actions Planned for Assessment Year 2023**

### **Residential**

Our appraisal priorities remain in this order of importance:

1. New construction permits
2. Sales Verification
3. Major Building Permits and Action Files
4. Six Year Re-inspection of Improved Parcels.

All efforts are directed at reaching these goals and we will continue to work with what resources we can afford in our operating budget. Residential development in Southern Sarpy County should show a significant increase as the marketing efforts of developers have been high-lighting the sewer and water improvements opening up many hundreds of acres for home-site development. Commercial development will follow the roof tops and should show an increase in building permits.

### **Commercial and Industrial**

I am hopeful that the new CAMA has impressed us to the point that we can make some improvements to our commercial record keeping such as historic operating statements and sales with related analysis that my help us derive some of our capitalization rates. As stated earlier, I am hopeful to have the support of the BOE in insisting that the necessary data from the protestor for an assessor or referee to give a reasonable opinion of value.

### **Agricultural**

Our current method for updating all rural land records has worked well and we plan to maintain our current activities. The cities of Papillion, Gretna, and Springfield are extending their zoning authority which should result in building permit requirements extending to greater numbers of parcels. We rely very much on building permits to help us pick up improvements to land. Past efforts have greatly improved the accuracy of our rural property files with updated physical characteristics and land usage. As mentioned in previous years, we will be relying on aerial imagery to help with the review of rural lands.

The rural land valuation models have withstood numerous formal protests and will continue to be calibrated every year to the land sales that we receive. By this method equalization is served and credibility in the process is preserved.

It is reasonable to anticipate that drone technology may be in use to assist with land usage verification and to discover improvements to land. Perhaps we will see legislation and regulations to guide our activities in this area.

### **Closing Remarks**

There are two areas of concern that we have at present that are having a big influence on our daily operations. Matters that we have not had to deal with, to such a degree, or at all, in years past.

1. The county assessor has been unsuccessful in impressing upon the county board the need for additional operating funds to employ data collection and appraisal staff members necessary to assure compliance with state assessment/valuation requirements.
2. The Sarpy County Board of Equalization, at one time, was an annual county function that operated well as a cooperative operation with the county board, county clerk, county attorney, and the county assessor. Today, the county assessor has little input in this process and it shows in the results approved by the county board chairman. The only avenue for the assessor expressing his/her concern with the BOE actions is to file an appeal to the TERC with the assistance of a private attorney.

**SARPY COUNTY ASSESSOR - Standard Operating Procedure**

Date: February 23, 2022

**SPECIAL VALUATION METHODOLOGY**

**OBJECTIVE:** To establish the policy and method of valuing improved and unimproved farm land.

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

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

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

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

**AGRICULTURAL LAND VALUATION:** Sarpy County has no sales that are purely for an agricultural purpose. Therefore, Sarpy County relies on sales information received from the Property Assessment Division of the Nebraska Department of Revenue (PAD). For 2022, the PAD selected comparable counties from which to draw land sales that were analyzed to establish the agricultural special valuation, ensuring equalization with comparable and neighboring counties.

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



APPROVED  
DATED: 2/23/2022