



## **2016 REPORTS & OPINIONS**

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### **OTOE COUNTY**



**Pete Ricketts**  
Governor

**STATE OF NEBRASKA**  
DEPARTMENT OF REVENUE  
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April 8, 2016

Commissioner Salmon:

The Property Tax Administrator has compiled the 2016 Reports and Opinions of the Property Tax Administrator for Otoe County pursuant to [Neb. Rev. Stat. § 77-5027](#). This Report and Opinion will inform the Tax Equalization and Review Commission of the level of value and quality of assessment for real property in Otoe County.

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

For the Tax Commissioner

Sincerely,

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

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

cc: Therese Gruber, Otoe County Assessor

# Table of Contents

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## **2016 Reports and Opinions of the Property Tax Administrator:**

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

## **Appendices:**

- Commission Summary

### ***Statistical Reports and Displays:***

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

### ***County Reports:***

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

## Introduction

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[Neb. Rev. Stat. § 77-5027](#) provides that the Property Tax Administrator (PTA) shall prepare and deliver an annual Reports and Opinions (R&O) document to each county and to the Tax Equalization and Review Commission (Commission). This will contain 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 within each county. In addition to an opinion of the level of value and quality of assessment in the county, the PTA may make nonbinding recommendations for subclass adjustments for consideration by the Commission.

The statistical and narrative reports contained in the R&O of the PTA 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 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 state-wide sales file that contains all arm's-length transactions as required by [Neb. Rev. Stat. § 77-1327](#). From this sale file, the Division prepares a statistical analysis comparing assessments to sale prices. After determining if the sales represent the class or subclass of properties being measured, inferences are drawn regarding the assessment level and quality of assessment of the class or subclass being evaluated. 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 professionally accepted mass appraisal methods 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 on 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 Division's analysis is presented and contained within the correlation sections for Residential, Commercial, and Agricultural land.

### **Statistical 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 level. Since the median ratio is considered neutral in relationship to either assessed value or selling price, adjusting the class or subclass of properties based on 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 value 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 and coefficient of variation. 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. The coefficient produced by this calculation is referred to as the Price Related Differential (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 deviation from the median and is expressed as a percentage of the median. A COD of 15 percent indicates that half of the assessment ratios are expected to fall within 15 percent of the median. The closer the ratios are grouped around the median the more equitable the property assessments tend to be.

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 Statutes do not provide for a range of acceptability for the COD or PRD; however, the IAAO establishes the following range of acceptability:

<b>Property Class</b>	<b>COD</b>	<b>PRD</b>
Residential	.05 -.15	.98-1.03
Newer Residential	.05 -.10	.98-1.03
Commercial	.05 -.20	.98-1.03
Agricultural Land	.05 -.25	.98-1.03

**Analysis of Assessment Practices:**

The Division reviews assessment practices that ultimately affect the valuation of real property in each county. This review is done to ensure the reliability of the statistical analysis and to ensure professionally accepted methods are used in the county assessor’s effort to establish uniform and proportionate valuations.

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, the Division audits a random sample from the county registers of deeds records 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 county’s sales verification and qualification procedures 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 are necessary to ensure the statistical analysis is based on an unbiased sample of sales.

Valuation groupings and market areas are also examined to identify whether the areas being measured truly represent economic areas within the county. The measurement of economic areas is the method by which the Division ensures intra-county equalization exists. The progress of the county’s six-year inspection 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.

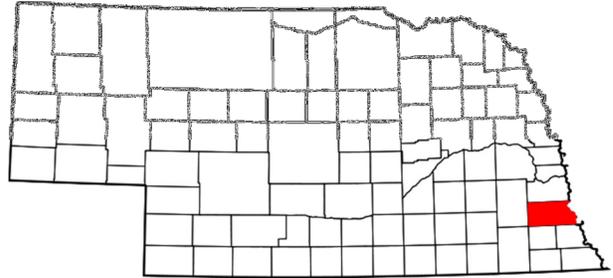
Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on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

The comprehensive review of assessment practices is conducted throughout the year. Issues are presented to the county assessor for clarification. The county assessor can then work to implement corrective measures prior to establishing assessed values. The PTA’s conclusion that assessment quality is either compliant or not compliant with professionally accepted mass appraisal methods is based on the totality of the assessment practices in the county.

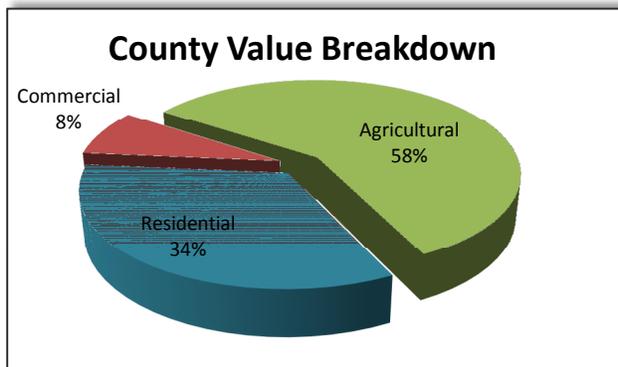
*\*Further information may be found in Exhibit 94 at <http://www.terc.ne.gov/2016/2016-exhibit-list.shtml>*

## County Overview

With a total area of 616 square miles, Otoe had 15,797 residents, per the Census Bureau Quick Facts for 2014, a slight population increase over the 2010 US Census. In a review of the past fifty years, Otoe has maintained a steady population (Nebraska Department of Economic Development). Reports indicated that 75% of county residents were homeowners and 85% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Otoe convene in and around Nebraska City because of the town's placement directly on Highway 2. Syracuse also has commercial activity. Per the latest information available from the U.S. Census Bureau, there were 467 employer establishments in Otoe. County-wide employment was at 8,031 people, a steady employment rate relative to the 2010 Census (Nebraska Department of Labor).



Simultaneously, the agricultural economy has remained another strong anchor for Otoe that has fortified the local rural area economies. Otoe is included in both the Lower Platte South and Nemaha Natural Resources Districts (NRD). Dry land makes up the majority of the land in the county. When compared against the top crops of the other counties in Nebraska, Otoe ranks fourth in soybeans. (USDA AgCensus).

Otoe County Quick Facts	
Founded	1855
Namesake	Oto Native American tribe
Region	Southeast
County Seat	Nebraska City
Other Communities	Burr Syracuse Douglas Talmage Dunbar Unadilla Lorton Otoe Palmyra
Most Populated	Nebraska City (7,255) Steady since 2010 US Census

Census Bureau Quick Facts 2014/Nebraska Dept of Economic Development

## 2016 Residential Correlation for Otoe County

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### *Assessment Actions*

For the current assessment year, the County conducted a statistical analysis of the residential class of properties. The county implemented economic adjustments to valuation groups 02(Otoe) and 04(Dunbar). Land value were adjusted for parcels larger than 5 acres along with depreciation adjustments for remodeled homes in the rural residential grouping (15). Additionally, all pickup work was completed by the county, including onsite inspections of any remodeling or additions.

### *Description of Analysis*

Residential parcels are valued utilizing 12 valuation groupings that are based on the assessor locations in the county. For the property class, a review of the county's statistical analysis profiles 413 residential sales, representing the valuation groupings. Valuation group 01 (Nebraska City) constitutes about 45% of the sales in the residential class of property and is the major trade center of the county.

Valuation Grouping	Assessor Locations
01	Nebraska City
02	Burr
03	Douglas
04	Dunbar
06	Otoe
07	Palmyra
09	Syracuse
10	Talmage
11	Unadilla
12	Timber Lake
13	Woodland Hills
15	Rural Residential

All of the measures of central tendency for the residential class of properties are within acceptable range. The measures of central tendency offer strong support of each other. The qualitative statistics also offer support of the reliability of the statistics for the class.

Study Yrs						
01-OCT-13 To 30-SEP-14	183	97.88	100.31	97.30	09.13	103.09
01-OCT-14 To 30-SEP-15	230	94.19	96.00	91.53	13.16	104.88

## 2016 Residential Correlation for Otoe County

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The indicated trend for the residential market demonstrates an increasing market. An approximate 4% increase for the county as a whole is observed for the two year study period as evidenced by examining the study year statistics. This upward trend is consistent through all of the valuation groups in the county. This indicates that overall, residential value within the county has followed the general residential market activity as observed in the southeast area of the state.

### *Assessment Practice Review*

An annual comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine compliance for all activities that ultimately affect the uniform and proportionate valuation of all three property classes. Any incongruities are noted and discussed with the county assessor for further action.

One of the areas addressed included sales qualification and verification. The Otoe County Assessor has developed a consistent procedure for both sales qualification and verification. The County utilizes a sales questionnaire to aid in the verification of all the residential sales. The Division's review inspects the non-qualified sales to ensure that the grounds for disqualifying sales were supported and documented. The review includes a dialogue with the county assessor and a consideration of verification documentation. The review of Otoe County revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were made available for the measurement of real property.

The county's inspection and review cycle for all real property was discussed with the county assessor. The county is current with the six year inspection and review cycle. The county assessor's appraisal staff conducts all of the inspections and updates the information on the property record cards. The county has incorporated technology to aid in the assessment of the residential class but relies on the physical inspections for the review of the properties.

Valuation groups were examined to ensure that the groupings defined are equally subject to a set of economic forces that impact the value of properties within that geographic area. The review and analysis indicates that the County has adequately identified economic areas for the residential property class. The groupings reflect the assessor locations in the county as well as the appraisal schedule that the county follows.

The county meets all of statutory reporting schedules as well as consistently transfers sales on a monthly basis. Based on all relevant information, the quality of assessment of the residential class adheres to professionally accepted mass appraisal standards and has been determined to be in general compliance.

## 2016 Residential Correlation for Otoe County

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### *Equalization and Quality of Assessment*

A review of both the statistics and the assessment practices suggest that assessments within the county are valued within the acceptable parameters, and therefore considered equalized.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	186	96.51	98.56	94.73	11.76	104.04
02	3	98.62	99.93	99.24	01.41	100.70
03	6	91.47	95.19	90.87	16.50	104.75
04	6	90.75	93.15	90.80	13.25	102.59
06	6	95.09	119.05	100.31	31.37	118.68
07	16	97.22	101.00	94.22	14.04	107.20
09	84	96.33	98.38	96.22	12.39	102.24
10	5	84.02	98.48	90.35	19.10	109.00
11	6	101.70	107.01	105.03	11.97	101.89
12	24	95.26	95.24	94.87	04.63	100.39
15	70	93.48	94.44	93.29	07.81	101.23
20	1	51.49	51.49	51.49	00.00	100.00
<u>ALL</u>	413	95.64	97.91	94.02	11.51	104.14

### *Level of Value*

Based on analysis of all available information, the level of value of the residential class of real property in Otoe County is 96%.

## 2016 Commercial Correlation for Otoe County

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### *Assessment Actions*

For the current assessment year, the county assessor updated costing for the entire class of property. The county reviewed Nebraska City and adjusted values based on the review and adjusted appraisal tables utilizing comparable sales. The county also completed a land study in 2016 for Nebraska City. Additionally, all pickup work was completed by the county, as were on-site inspections for any remodeling or new additions.

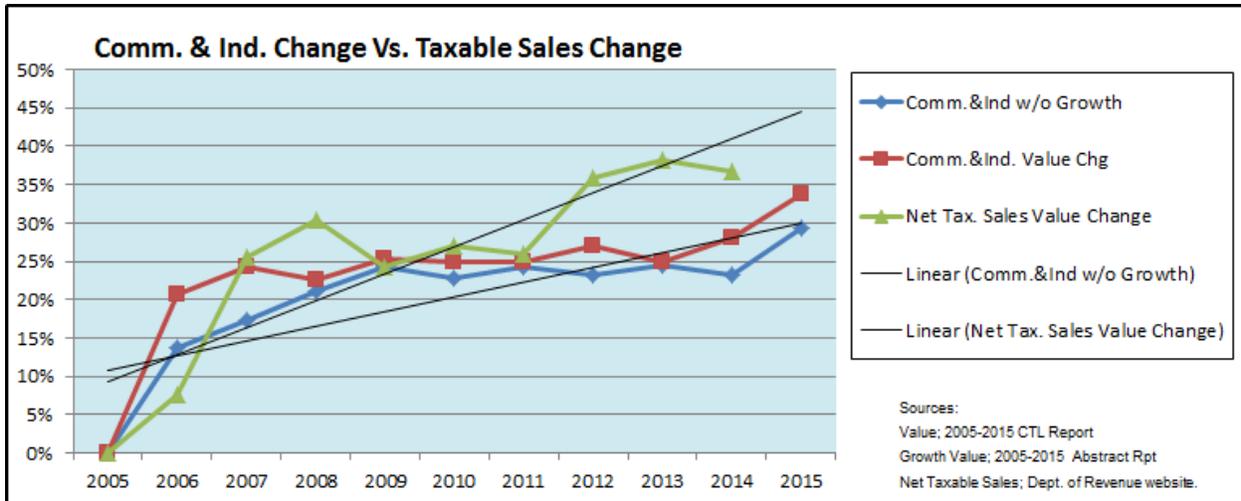
### *Description of Analysis*

<b>Valuation Grouping</b>	<b>Assessor Location</b>
<b>01</b>	<b>Nebraska City</b>
<b>02</b>	<b>Remainder of the County</b>

For the commercial property class, Otoe counties statistical profile is made up of 36 commercial sales, representing the two valuation groupings. Valuation group 01 constitutes about 35% of the sample. Group 02 is comprised of sales from five smaller towns, as can be observed while exploring the statistical data, the data set derived from group 01 is more consistent. Two of the three measures of central tendency for this valuation group are within acceptable range (the median and the mean), while in group 02 only the median is within the range. The qualitative statistics overall for the county are reasonably good.

Determination of overall commercial activity within the county included the Analysis of Net Taxable Sales—non-Motor Vehicle ([http://revenue.nebraska.gov/research/salestax\\_data.html](http://revenue.nebraska.gov/research/salestax_data.html)) that would be one modest indicator of commercial market activity, or as noted on the website “general sales and economic activity for selected locations”. The Net Taxable Sales by business classification is comprised of thirteen codes—from Agriculture to Public Administration. The three largest business classifications in Otoe County that provide the bulk of Net Taxable Sales are: Retail Trade, Other Services, and Accommodation and Food Services.

## 2016 Commercial Correlation for Otoe County



Net Taxable Sales for the last eleven years indicates an average of 2.9% net increase over this period of time. Comparing this figure to the Annual Percent Change in Assessed Value shown in Chart 2 of Exhibit 7B (0.37% annual percent change excluding growth for the same time period) indicates about a 4 point difference.

This would tend to indicate that overall, commercial value within the county has followed a general indicator of commercial market activity. While there were three years in the data that indicated a decline from the previous year (years 2009, 2014 and 2015), the remainder were positive. However, the latest year's comparison of Net Taxable Sales [2015] to the previous year was down by 4%. This would indicate that overall the commercial market is not as robust as indicated in previous years.

### ***Assessment Practice Review***

An annual comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine compliance for all activities that ultimately affect the uniform and proportionate valuation of all three property classes, and any incongruities are noted and discussed with the county assessor for further action.

One of the areas addressed included sales qualification and verification. The Otoe County Assessor has developed a consistent procedure for both sales qualification and verification. The Division's review inspects the non-qualified sales to ensure that the grounds for disqualifying sales were supported and documented. The review includes a dialogue with the county assessor and a consideration of verification documentation. The review of Otoe County revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were made available for the measurement of real property.

## 2016 Commercial Correlation for Otoe County

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The county's inspection and review cycle for all real property was discussed with the county assessor. All property in Otoe County has been inspected during the current six-year review cycle.

Valuation groups were also examined to ensure that the group is equally subject to a set of economic forces that impact the value of properties within that geographic area. The review and analysis indicates that the County has adequately identified economic areas for the commercial property class. Based on all relevant information, the quality of assessment of the commercial class adheres to professionally accepted mass appraisal standards and has been determined to be in general compliance.

### *Equalization and Quality of Assessment*

A review of both the statistics and the assessment practices suggest that assessments within the county are valued within the acceptable parameters, and therefore considered equalized.

VALUATION GROUPING	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	13	92.86	92.36	101.14	15.16	91.32
02	23	99.98	109.80	106.59	27.83	103.01
____ALL____	36	99.20	103.51	104.09	23.25	99.44

### *Level of Value*

Based on analysis of all available information, the level of value of the commercial class of real property in Otoe County is 99%.

## 2016 Agricultural Correlation for Otoe County

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### *Assessor Actions*

A sales analysis was completed. Annually sales are reviewed and plotted to verify accuracy of the market area determination. The county continues to explore the possibility of combining the two areas, but the sales demonstrate a variance between the two areas. Land values saw little change except for increases for dryland in the lower classes for 2016. The comparison of the 2015 Certification of Taxes Levied to the 2016 abstract show increases to irrigated and dry with a decrease to grass. This is the result of land use changes in the classes.

### *Description of Analysis*

Otoe County is comprised of approximately 2% irrigated land, 79% dry crop land and 19% grass/pasture land. Otoe County has two market areas. Market Area 7000 can be described as the southwest portion of the County. This area has a higher percentage of grass than the other area and the county as a whole. Market Area 8000 is the remainder of the County. Annually sales are reviewed and plotted to verify accuracy of the market area determination. The county contends that topography and soils as well as well as proximity to Lancaster affect the market values for land among the two areas. The county continually explores the possibility of combining the two areas but the sales continue to demonstrate a variance between the two areas. That variance has continued to diminish over the past several years.

The agricultural statistical sample of 106 sales reveals that all measures of central tendency are within the range, and are supportive of each other. A review of the statistical profile for the 80% MLU by Market Area indicates that for the dry land, both areas are within the acceptable range by market area. There are very limited numbers of sales for both irrigated and grass. The county made similar adjustments for both market areas for 2016. The valuation changes are similar to other counties in the area.

### *Assessment Practice Review*

Annually, a comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine compliance for all activities that ultimately affect the uniform and proportionate valuation of all three property classes. Any incongruities are noted and discussed with the county assessor for further action.

One assessment practice reviewed is that of sales qualification and verification. Otoe County's process consists of a mailed questionnaire sent to one or both parties to an agricultural transaction. The Division reviews the non-qualified sales to ensure that the reasons for disqualifying sales are supported and documented. The review also includes a dialogue with the county assessor and a consideration of verification documentation. It is the practice of the county assessor to consider all sales qualified unless shown to be non-arm's-length. The review of the

## 2016 Agricultural Correlation for Otoe County

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county revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were made available for the measurement of agricultural land.

The inspection and review cycle for all real property was also examined. Within the agricultural class rural dwellings and outbuildings are reviewed at the same time as the rural residential review. The county has reviewed half of the rural dwellings and outbuildings for the current year and will review the other half in the coming year. Land use was updated for this assessment year, via comparison of each record to the information supplied by the aerial imagery, by maps from producers, and by observation of staff.

The review process also examines the agricultural market areas to ensure that the areas defined are equally subject to a set of economic forces that impact the value of land within the delineated areas. The summary of the market area analysis concluded that the county has adequately identified market areas for the agricultural land class.

Another portion of the assessment practices review relates to how rural residential and recreational land use is identified apart from agricultural land within the county. To distinguish whether the parcel is rural residential or recreational would involve the stated use by the taxpayer via the sales verification questionnaire. The county assessor's process consists of valuing land by its current use. Parcels in question are valued as recreational unless an agricultural use is noted on the parcel. Exceptions are made for land contiguous to a current agricultural operation.

### *Equalization*

All dwellings located on both agricultural and residential-use land are valued using the cost approach with each having a different depreciation schedule. Farm home sites carry a different value than rural residential home sites, because the county assessor believes based on the market analysis that there are market differences between them.

Agricultural land values appear to be equalized at uniform portions of market value; all values have been determined to be acceptable and are reasonably comparable to adjoining counties. The quality of assessment of agricultural land in Otoe County complies with professionally accepted mass appraisal standards.

AREA (MARKET)				
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN
7000	10	72.80	64.11	63.33
8000	96	71.55	73.74	70.04
____ALL____	106	71.55	72.83	69.34

## 2016 Agricultural Correlation for Otoe County

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80%MLU By Market Area				
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN
<u>    Irrigated    </u>				
County	1	76.81	76.81	76.81
8000	1	76.81	76.81	76.81
<u>    Dry    </u>				
County	63	71.75	74.81	70.08
7000	6	74.92	75.19	74.54
8000	57	71.26	74.77	69.57
<u>    Grass    </u>				
County	3	66.10	66.63	69.69
8000	3	66.10	66.63	69.69
<hr/>				
<u>    ALL    </u>	106	71.55	72.83	69.34

### *Level of Value*

Based on analysis of all available information, the level of value of agricultural land in Otoe County is 72%

## 2016 Opinions of the Property Tax Administrator for Otoe County

My opinions and recommendations are stated as a conclusion based on all of the factors known to me regarding the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. § 77-5027 (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 practices.	No recommendation.
<b>Commercial Real Property</b>	<b>99</b>	Meets generally accepted mass appraisal practices.	No recommendation.
<b>Agricultural Land</b>	<b>72</b>	Meets generally accepted mass appraisal practices.	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, 2016.




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Ruth A. Sorensen  
Property Tax Administrator

## APPENDICES

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## 2016 Commission Summary for Otoe County

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### Residential Real Property - Current

Number of Sales	413	Median	95.64
Total Sales Price	\$56,547,780	Mean	97.91
Total Adj. Sales Price	\$56,547,780	Wgt. Mean	94.02
Total Assessed Value	\$53,166,020	Average Assessed Value of the Base	\$98,243
Avg. Adj. Sales Price	\$136,920	Avg. Assessed Value	\$128,731

### Confidence Interval - Current

95% Median C.I	95.14 to 96.83
95% Wgt. Mean C.I	92.29 to 95.75
95% Mean C.I	96.21 to 99.61
% of Value of the Class of all Real Property Value in the	30.77
% of Records Sold in the Study Period	6.02
% of Value Sold in the Study Period	7.89

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2015	392	97	97.30
2014	381	95	95.39
2013	383	97	97.08
2012	332	97	97.12

## 2016 Commission Summary for Otoe County

### Commercial Real Property - Current

Number of Sales	36	Median	99.20
Total Sales Price	\$5,505,480	Mean	103.51
Total Adj. Sales Price	\$5,495,480	Wgt. Mean	104.09
Total Assessed Value	\$5,720,210	Average Assessed Value of the Base	\$173,522
Avg. Adj. Sales Price	\$152,652	Avg. Assessed Value	\$158,895

### Confidence Interval - Current

95% Median C.I	92.58 to 112.69
95% Wgt. Mean C.I	95.94 to 112.24
95% Mean C.I	92.02 to 115.00
% of Value of the Class of all Real Property Value in the County	6.60
% of Records Sold in the Study Period	4.32
% of Value Sold in the Study Period	3.96

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2015	35	97	96.72
2014	55	99	98.50
2013	60	94	94.34
2012	52	94	95.24

**66 Otoe**  
**RESIDENTIAL**

**PAD 2016 R&O Statistics (Using 2016 Values)**

Qualified

Date Range: 10/1/2013 To 9/30/2015 Posted on: 1/1/2016

Number of Sales : 413  
 Total Sales Price : 56,547,780  
 Total Adj. Sales Price : 56,547,780  
 Total Assessed Value : 53,166,020  
 Avg. Adj. Sales Price : 136,920  
 Avg. Assessed Value : 128,731

MEDIAN : 96  
 WGT. MEAN : 94  
 MEAN : 98  
 COD : 11.51  
 PRD : 104.14

COV : 17.98  
 STD : 17.60  
 Avg. Abs. Dev : 11.01  
 MAX Sales Ratio : 204.83  
 MIN Sales Ratio : 51.49

95% Median C.I. : 95.14 to 96.83  
 95% Wgt. Mean C.I. : 92.29 to 95.75  
 95% Mean C.I. : 96.21 to 99.61

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**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-13 To 31-DEC-13	46	98.13	99.80	96.43	08.63	103.49	72.95	147.71	94.45 to 99.10	124,350	119,908
01-JAN-14 To 31-MAR-14	28	96.99	100.45	98.23	09.34	102.26	80.67	146.00	93.60 to 101.91	124,722	122,515
01-APR-14 To 30-JUN-14	52	98.73	101.06	98.38	10.03	102.72	69.12	188.56	95.73 to 100.47	146,749	144,374
01-JUL-14 To 30-SEP-14	57	97.45	99.97	96.44	08.52	103.66	68.41	182.90	94.83 to 99.09	132,772	128,046
01-OCT-14 To 31-DEC-14	50	95.47	97.66	93.60	12.08	104.34	65.48	158.79	90.64 to 99.93	127,906	119,724
01-JAN-15 To 31-MAR-15	33	94.22	98.02	94.48	11.57	103.75	74.89	204.83	91.08 to 97.31	125,141	118,231
01-APR-15 To 30-JUN-15	69	94.27	94.58	91.93	12.39	102.88	54.63	134.26	89.01 to 98.25	141,510	130,085
01-JUL-15 To 30-SEP-15	78	92.76	95.34	89.05	15.24	107.06	51.49	189.37	89.27 to 96.03	151,889	135,258
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	183	97.88	100.31	97.30	09.13	103.09	68.41	188.56	96.20 to 98.76	133,395	129,793
01-OCT-14 To 30-SEP-15	230	94.19	96.00	91.53	13.16	104.88	51.49	204.83	91.87 to 95.46	139,724	127,886
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	187	97.45	99.73	96.56	10.08	103.28	65.48	188.56	95.59 to 98.66	134,152	129,533
<u>ALL</u>	413	95.64	97.91	94.02	11.51	104.14	51.49	204.83	95.14 to 96.83	136,920	128,731

**VALUATION GROUPING**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	186	96.51	98.56	94.73	11.76	104.04	65.30	189.37	94.96 to 98.21	117,666	111,464
02	3	98.62	99.93	99.24	01.41	100.70	98.50	102.66	N/A	34,973	34,707
03	6	91.47	95.19	90.87	16.50	104.75	74.88	125.38	74.88 to 125.38	67,433	61,280
04	6	90.75	93.15	90.80	13.25	102.59	74.94	110.60	74.94 to 110.60	41,000	37,227
06	6	95.09	119.05	100.31	31.37	118.68	80.67	204.83	80.67 to 204.83	19,000	19,058
07	16	97.22	101.00	94.22	14.04	107.20	54.63	149.80	92.95 to 101.90	97,148	91,533
09	84	96.33	98.38	96.22	12.39	102.24	55.88	158.79	95.17 to 99.79	113,590	109,301
10	5	84.02	98.48	90.35	19.10	109.00	81.50	135.65	N/A	34,400	31,080
11	6	101.70	107.01	105.03	11.97	101.89	89.27	131.52	89.27 to 131.52	94,900	99,672
12	24	95.26	95.24	94.87	04.63	100.39	78.39	105.80	93.26 to 99.30	273,213	259,190
15	70	93.48	94.44	93.29	07.81	101.23	71.48	127.54	90.88 to 95.44	207,665	193,726
20	1	51.49	51.49	51.49	00.00	100.00	51.49	51.49	N/A	861,500	443,590
<u>ALL</u>	413	95.64	97.91	94.02	11.51	104.14	51.49	204.83	95.14 to 96.83	136,920	128,731

**66 Otoe**  
**RESIDENTIAL**

**PAD 2016 R&O Statistics (Using 2016 Values)**

Qualified

Date Range: 10/1/2013 To 9/30/2015 Posted on: 1/1/2016

Number of Sales : 413	MEDIAN : 96	COV : 17.98	95% Median C.I. : 95.14 to 96.83
Total Sales Price : 56,547,780	WGT. MEAN : 94	STD : 17.60	95% Wgt. Mean C.I. : 92.29 to 95.75
Total Adj. Sales Price : 56,547,780	MEAN : 98	Avg. Abs. Dev : 11.01	95% Mean C.I. : 96.21 to 99.61
Total Assessed Value : 53,166,020			
Avg. Adj. Sales Price : 136,920	COD : 11.51	MAX Sales Ratio : 204.83	
Avg. Assessed Value : 128,731	PRD : 104.14	MIN Sales Ratio : 51.49	

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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	411	95.64	97.91	94.67	11.33	103.42	54.63	204.83	95.14 to 96.83	135,478	128,261
06	1	51.49	51.49	51.49	00.00	100.00	51.49	51.49	N/A	861,500	443,590
07	1	146.20	146.20	146.20	00.00	100.00	146.20	146.20	N/A	5,000	7,310
<u>ALL</u>	413	95.64	97.91	94.02	11.51	104.14	51.49	204.83	95.14 to 96.83	136,920	128,731

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000	2	113.34	113.34	97.00	28.82	116.85	80.67	146.00	N/A	2,000	1,940
Less Than 15,000	7	146.00	149.00	155.03	16.72	96.11	80.67	204.83	80.67 to 204.83	6,786	10,520
Less Than 30,000	23	110.60	118.65	111.97	22.19	105.97	74.94	204.83	98.50 to 135.65	16,131	18,062
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	411	95.64	97.84	94.02	11.41	104.06	51.49	204.83	95.14 to 96.83	137,576	129,348
Greater Than 14,999	406	95.59	97.03	93.97	10.68	103.26	51.49	189.37	95.07 to 96.55	139,163	130,769
Greater Than 29,999	390	95.45	96.69	93.90	10.45	102.97	51.49	189.37	94.83 to 96.29	144,043	135,258
<u>Incremental Ranges</u>											
0 TO 4,999	2	113.34	113.34	97.00	28.82	116.85	80.67	146.00	N/A	2,000	1,940
5,000 TO 14,999	5	146.20	163.27	160.37	14.41	101.81	137.20	204.83	N/A	8,700	13,952
15,000 TO 29,999	16	105.17	105.37	105.64	13.44	99.74	74.94	135.65	92.60 to 124.77	20,220	21,361
30,000 TO 59,999	48	108.15	112.86	112.24	16.44	100.55	65.48	189.37	98.76 to 115.46	44,830	50,318
60,000 TO 99,999	93	98.21	98.04	97.74	10.61	100.31	55.88	149.70	95.25 to 99.39	81,275	79,438
100,000 TO 149,999	110	94.09	92.64	92.80	09.75	99.83	54.63	146.03	91.01 to 95.44	124,305	115,361
150,000 TO 249,999	97	95.25	94.30	94.38	06.52	99.92	71.48	127.54	93.35 to 96.12	188,418	177,824
250,000 TO 499,999	40	94.54	92.68	92.99	05.49	99.67	75.43	105.91	91.04 to 95.61	320,117	297,666
500,000 TO 999,999	2	64.50	64.50	64.41	20.17	100.14	51.49	77.50	N/A	855,750	551,155
1,000,000 +											
<u>ALL</u>	413	95.64	97.91	94.02	11.51	104.14	51.49	204.83	95.14 to 96.83	136,920	128,731

**66 Otoe**  
**COMMERCIAL**

**PAD 2016 R&O Statistics (Using 2016 Values)**

Qualified

Date Range: 10/1/2012 To 9/30/2015 Posted on: 1/1/2016

Number of Sales : 36  
Total Sales Price : 5,505,480  
Total Adj. Sales Price : 5,495,480  
Total Assessed Value : 5,720,210  
Avg. Adj. Sales Price : 152,652  
Avg. Assessed Value : 158,895

MEDIAN : 99  
WGT. MEAN : 104  
MEAN : 104  
COD : 23.25  
PRD : 99.44

COV : 33.97  
STD : 35.16  
Avg. Abs. Dev : 23.06  
MAX Sales Ratio : 242.07  
MIN Sales Ratio : 41.91

95% Median C.I. : 92.58 to 112.69  
95% Wgt. Mean C.I. : 95.94 to 112.24  
95% Mean C.I. : 92.02 to 115.00

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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
<b>Qrtrs</b>											
01-OCT-12 To 31-DEC-12	3	99.98	106.72	120.29	10.89	88.72	93.75	126.42	N/A	165,000	198,477
01-JAN-13 To 31-MAR-13	1	140.63	140.63	140.63	00.00	100.00	140.63	140.63	N/A	35,000	49,220
01-APR-13 To 30-JUN-13	6	105.95	106.41	100.11	22.80	106.29	56.59	152.40	56.59 to 152.40	142,250	142,402
01-JUL-13 To 30-SEP-13	1	98.50	98.50	98.50	00.00	100.00	98.50	98.50	N/A	6,000	5,910
01-OCT-13 To 31-DEC-13	3	70.67	74.94	76.30	07.03	98.22	69.61	84.53	N/A	23,083	17,613
01-JAN-14 To 31-MAR-14	2	121.40	121.40	106.95	20.20	113.51	96.88	145.92	N/A	60,850	65,080
01-APR-14 To 30-JUN-14	3	99.20	105.08	96.17	08.74	109.26	95.02	121.03	N/A	267,450	257,197
01-JUL-14 To 30-SEP-14	2	97.27	97.27	100.21	06.66	97.07	90.79	103.75	N/A	75,625	75,785
01-OCT-14 To 31-DEC-14	5	101.51	127.34	104.10	42.48	122.32	76.81	242.07	N/A	55,300	57,570
01-JAN-15 To 31-MAR-15	3	56.95	76.94	77.54	52.70	99.23	41.91	131.95	N/A	37,250	28,883
01-APR-15 To 30-JUN-15	5	92.86	92.76	96.75	15.24	95.88	57.51	117.63	N/A	89,160	86,266
01-JUL-15 To 30-SEP-15	2	109.87	109.87	108.27	09.64	101.48	99.28	120.46	N/A	1,063,690	1,151,625
<b>Study Yrs</b>											
01-OCT-12 To 30-SEP-13	11	99.98	108.89	108.31	19.98	100.54	56.59	152.40	90.96 to 140.63	126,318	136,815
01-OCT-13 To 30-SEP-14	10	95.95	97.74	96.65	16.28	101.13	69.61	145.92	70.67 to 121.03	114,455	110,616
01-OCT-14 To 30-SEP-15	15	99.28	103.40	104.99	30.13	98.49	41.91	242.07	76.81 to 120.46	197,429	207,272
<b>Calendar Yrs</b>											
01-JAN-13 To 31-DEC-13	11	98.50	100.22	99.86	23.92	100.36	56.59	152.40	69.61 to 140.63	87,614	87,489
01-JAN-14 To 31-DEC-14	12	100.36	115.77	99.21	25.41	116.69	76.81	242.07	90.79 to 133.33	112,650	111,764
<b>ALL</b>	36	99.20	103.51	104.09	23.25	99.44	41.91	242.07	92.58 to 112.69	152,652	158,895

**VALUATION GROUPING**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	13	92.86	92.36	101.14	15.16	91.32	57.51	126.42	76.81 to 103.75	194,035	196,242
02	23	99.98	109.80	106.59	27.63	103.01	41.91	242.07	93.75 to 126.63	129,262	137,785
<b>ALL</b>	36	99.20	103.51	104.09	23.25	99.44	41.91	242.07	92.58 to 112.69	152,652	158,895

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	35	99.20	103.02	100.87	23.30	102.13	41.91	242.07	92.58 to 103.75	131,231	132,377
04	1	120.46	120.46	120.46	00.00	100.00	120.46	120.46	N/A	902,380	1,087,030
<b>ALL</b>	36	99.20	103.51	104.09	23.25	99.44	41.91	242.07	92.58 to 112.69	152,652	158,895

**66 Otoe**  
**COMMERCIAL**

**PAD 2016 R&O Statistics (Using 2016 Values)**

Qualified

Date Range: 10/1/2012 To 9/30/2015 Posted on: 1/1/2016

Number of Sales : 36  
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Total Adj. Sales Price : 5,495,480  
Total Assessed Value : 5,720,210  
Avg. Adj. Sales Price : 152,652  
Avg. Assessed Value : 158,895

MEDIAN : 99  
WGT. MEAN : 104  
MEAN : 104  
COD : 23.25  
PRD : 99.44

COV : 33.97  
STD : 35.16  
Avg. Abs. Dev : 23.06  
MAX Sales Ratio : 242.07  
MIN Sales Ratio : 41.91

95% Median C.I. : 92.58 to 112.69  
95% Wgt. Mean C.I. : 95.94 to 112.24  
95% Mean C.I. : 92.02 to 115.00

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000	2	142.87	142.87	142.00	06.68	100.61	133.33	152.40	N/A	2,750	3,905	
Less Than 15,000	4	115.92	119.50	106.26	20.16	112.46	93.75	152.40	N/A	5,875	6,243	
Less Than 30,000	9	98.50	102.54	91.71	27.34	111.81	56.95	152.40	69.61 to 133.33	14,694	13,476	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	34	98.85	101.19	104.05	22.09	97.25	41.91	242.07	90.96 to 103.75	161,470	168,012	
Greater Than 14,999	32	99.20	101.51	104.08	23.21	97.53	41.91	242.07	90.79 to 112.69	170,999	177,976	
Greater Than 29,999	27	99.20	103.83	104.39	21.92	99.46	41.91	242.07	90.96 to 112.69	198,638	207,368	
<u>Incremental Ranges</u>												
0 TO 4,999	2	142.87	142.87	142.00	06.68	100.61	133.33	152.40	N/A	2,750	3,905	
5,000 TO 14,999	2	96.13	96.13	95.33	02.48	100.84	93.75	98.50	N/A	9,000	8,580	
15,000 TO 29,999	5	70.67	88.98	88.56	34.27	100.47	56.95	126.63	N/A	21,750	19,262	
30,000 TO 59,999	10	99.20	115.92	110.89	36.33	104.54	41.91	242.07	82.97 to 145.92	36,025	39,948	
60,000 TO 99,999	6	94.87	90.76	91.17	10.31	99.55	57.51	103.22	57.51 to 103.22	80,333	73,237	
100,000 TO 149,999	4	95.47	92.88	92.38	09.42	100.54	76.81	103.75	N/A	107,500	99,308	
150,000 TO 249,999	2	87.11	87.11	87.11	35.04	100.00	56.59	117.63	N/A	150,000	130,665	
250,000 TO 499,999	1	126.42	126.42	126.42	00.00	100.00	126.42	126.42	N/A	383,000	484,200	
500,000 TO 999,999	3	112.69	109.39	109.99	07.53	99.45	95.02	120.46	N/A	727,660	800,350	
1,000,000 +	1	99.28	99.28	99.28	00.00	100.00	99.28	99.28	N/A	1,225,000	1,216,220	
<u>ALL</u>	36	99.20	103.51	104.09	23.25	99.44	41.91	242.07	92.58 to 112.69	152,652	158,895	

**66 Otoe**  
**COMMERCIAL**

**PAD 2016 R&O Statistics (Using 2016 Values)**

Qualified

Date Range: 10/1/2012 To 9/30/2015 Posted on: 1/1/2016

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 MEAN : 104  
 COD : 23.25  
 PRD : 99.44

COV : 33.97  
 STD : 35.16  
 Avg. Abs. Dev : 23.06  
 MAX Sales Ratio : 242.07  
 MIN Sales Ratio : 41.91

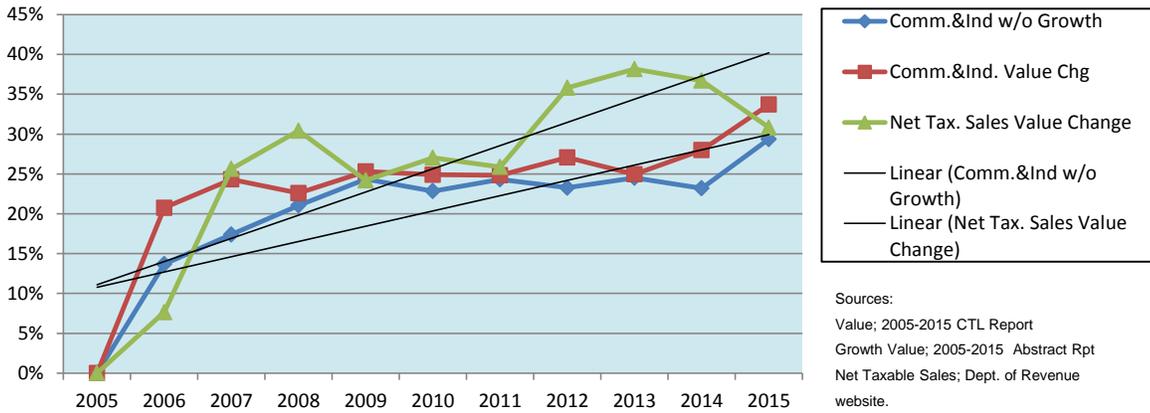
95% Median C.I. : 92.58 to 112.69  
 95% Wgt. Mean C.I. : 95.94 to 112.24  
 95% Mean C.I. : 92.02 to 115.00

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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
Blank	4	112.92	134.64	143.96	44.02	93.53	70.67	242.07	N/A	24,000	34,550
0	1	145.92	145.92	145.92	00.00	100.00	145.92	145.92	N/A	25,000	36,480
297	1	103.22	103.22	103.22	00.00	100.00	103.22	103.22	N/A	66,800	68,950
326	2	75.05	75.05	74.31	23.37	101.00	57.51	92.58	N/A	72,000	53,505
343	1	95.02	95.02	95.02	00.00	100.00	95.02	95.02	N/A	730,600	694,250
350	2	91.27	91.27	84.31	54.08	108.26	41.91	140.63	N/A	40,750	34,355
352	1	96.88	96.88	96.88	00.00	100.00	96.88	96.88	N/A	96,700	93,680
353	11	98.50	99.99	97.14	13.42	102.93	76.81	152.40	82.97 to 121.03	155,000	150,568
384	1	103.75	103.75	103.75	00.00	100.00	103.75	103.75	N/A	110,000	114,120
406	1	56.95	56.95	56.95	00.00	100.00	56.95	56.95	N/A	25,250	14,380
412	1	126.42	126.42	126.42	00.00	100.00	126.42	126.42	N/A	383,000	484,200
419	1	112.69	112.69	112.69	00.00	100.00	112.69	112.69	N/A	550,000	619,770
430	1	131.95	131.95	131.95	00.00	100.00	131.95	131.95	N/A	40,000	52,780
442	1	90.96	90.96	90.96	00.00	100.00	90.96	90.96	N/A	100,000	90,960
444	1	99.98	99.98	99.98	00.00	100.00	99.98	99.98	N/A	100,000	99,980
471	1	117.63	117.63	117.63	00.00	100.00	117.63	117.63	N/A	150,000	176,440
478	1	56.59	56.59	56.59	00.00	100.00	56.59	56.59	N/A	150,000	84,890
498	1	69.61	69.61	69.61	00.00	100.00	69.61	69.61	N/A	24,250	16,880
526	1	133.33	133.33	133.33	00.00	100.00	133.33	133.33	N/A	3,000	4,000
528	2	107.11	107.11	120.11	12.47	89.18	93.75	120.46	N/A	457,190	549,140
<u>    </u> <b>ALL</b> <u>    </u>	<u>    </u> 36	99.20	103.51	104.09	23.25	99.44	41.91	242.07	92.58 to 112.69	152,652	158,895

### 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
2005	\$ 107,414,210	\$ 2,131,940	1.98%	\$ 105,282,270	-	\$ 103,656,959	-
2006	\$ 129,692,860	\$ 7,578,100	5.84%	\$ 122,114,760	13.69%	\$ 111,578,435	7.64%
2007	\$ 133,537,090	\$ 7,434,350	5.57%	\$ 126,102,740	-2.77%	\$ 130,215,008	16.70%
2008	\$ 131,680,050	\$ 1,649,530	1.25%	\$ 130,030,520	-2.63%	\$ 135,188,203	3.82%
2009	\$ 134,611,840	\$ 1,061,940	0.79%	\$ 133,549,900	1.42%	\$ 128,732,764	-4.78%
2010	\$ 134,152,410	\$ 2,210,620	1.65%	\$ 131,941,790	-1.98%	\$ 131,674,917	2.29%
2011	\$ 134,087,990	\$ 550,000	0.41%	\$ 133,537,990	-0.46%	\$ 130,470,217	-0.91%
2012	\$ 136,485,510	\$ 4,068,490	2.98%	\$ 132,417,020	-1.25%	\$ 140,768,467	7.89%
2013	\$ 134,220,410	\$ 483,790	0.36%	\$ 133,736,620	-2.01%	\$ 143,202,449	1.73%
2014	\$ 137,485,370	\$ 5,163,570	3.76%	\$ 132,321,800	-1.41%	\$ 141,698,925	-1.05%
2015	\$ 143,604,450	\$ 4,646,730	3.24%	\$ 138,957,720	1.07%	\$ 135,586,181	-4.31%
<b>Ann %chg</b>	2.95%			<b>Average</b>	<b>0.37%</b>	<b>3.53%</b>	<b>2.90%</b>

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2005	-	-	-
2006	13.69%	20.74%	7.64%
2007	17.40%	24.32%	25.62%
2008	21.06%	22.59%	30.42%
2009	24.33%	25.32%	24.19%
2010	22.83%	24.89%	27.03%
2011	24.32%	24.83%	25.87%
2012	23.28%	27.06%	35.80%
2013	24.51%	24.96%	38.15%
2014	23.19%	28.00%	36.70%
2015	29.37%	33.69%	30.80%

County Number: 66  
 County Name: Otoe

**66 Otoe**  
**AGRICULTURAL LAND**

**PAD 2016 R&O Statistics (Using 2016 Values)**

Qualified

Date Range: 10/1/2012 To 9/30/2015 Posted on: 1/1/2016

Number of Sales : 106  
Total Sales Price : 61,946,031  
Total Adj. Sales Price : 61,946,031  
Total Assessed Value : 42,953,912  
Avg. Adj. Sales Price : 584,397  
Avg. Assessed Value : 405,226

MEDIAN : 72  
WGT. MEAN : 69  
MEAN : 73  
COD : 19.92  
PRD : 105.03

COV : 30.19  
STD : 21.99  
Avg. Abs. Dev : 14.25  
MAX Sales Ratio : 147.80  
MIN Sales Ratio : 00.00

95% Median C.I. : 67.74 to 73.64  
95% Wgt. Mean C.I. : 66.25 to 72.43  
95% Mean C.I. : 68.64 to 77.02

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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-12 To 31-DEC-12	23	72.97	82.00	73.17	23.54	112.07	48.73	147.80	68.77 to 83.49	551,824	403,788
01-JAN-13 To 31-MAR-13	1	76.38	76.38	76.38	00.00	100.00	76.38	76.38	N/A	932,000	711,860
01-APR-13 To 30-JUN-13	3	70.49	77.53	61.90	24.95	125.25	54.67	107.44	N/A	410,570	254,130
01-JUL-13 To 30-SEP-13	14	66.49	67.12	65.22	12.23	102.91	36.55	85.81	60.85 to 74.51	625,776	408,112
01-OCT-13 To 31-DEC-13	9	62.49	54.39	50.89	19.96	106.88	00.00	71.91	47.67 to 68.01	573,706	291,973
01-JAN-14 To 31-MAR-14	4	60.76	59.97	62.77	07.19	95.54	53.04	65.34	N/A	617,523	387,638
01-APR-14 To 30-JUN-14	14	75.53	76.82	73.47	12.18	104.56	54.57	116.66	68.19 to 82.35	937,233	688,608
01-JUL-14 To 30-SEP-14	3	116.41	99.51	100.91	19.22	98.61	57.51	124.61	N/A	371,159	374,533
01-OCT-14 To 31-DEC-14	4	70.81	66.61	66.33	46.73	100.42	00.00	124.80	N/A	332,457	220,503
01-JAN-15 To 31-MAR-15	12	65.33	66.53	66.80	13.19	99.60	43.37	95.79	58.92 to 72.39	506,913	338,598
01-APR-15 To 30-JUN-15	12	79.63	79.74	78.38	11.43	101.74	63.19	98.98	69.44 to 88.66	460,548	360,998
01-JUL-15 To 30-SEP-15	7	73.18	65.74	64.15	15.82	102.48	38.05	82.79	38.05 to 82.79	503,139	322,769
<u>Study Yrs</u>											
01-OCT-12 To 30-SEP-13	41	72.55	76.45	69.76	19.59	109.59	36.55	147.80	66.74 to 76.38	576,013	401,828
01-OCT-13 To 30-SEP-14	30	68.10	70.12	68.33	22.17	102.62	00.00	124.61	62.49 to 75.25	728,940	498,081
01-OCT-14 To 30-SEP-15	35	72.39	70.91	70.08	18.40	101.18	00.00	124.80	65.49 to 76.72	470,324	329,615
<u>Calendar Yrs</u>											
01-JAN-13 To 31-DEC-13	27	65.95	64.37	61.01	16.97	105.51	00.00	107.44	60.85 to 71.91	595,849	363,540
01-JAN-14 To 31-DEC-14	25	74.06	75.22	73.17	23.18	102.80	00.00	124.80	65.34 to 80.77	721,387	527,867
<u>ALL</u>	106	71.55	72.83	69.34	19.92	105.03	00.00	147.80	67.74 to 73.64	584,397	405,226

**AREA (MARKET)**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
7000	10	72.80	64.11	63.33	17.27	101.23	00.00	82.69	54.57 to 76.38	649,575	411,382
8000	96	71.55	73.74	70.04	20.17	105.28	00.00	147.80	66.74 to 73.64	577,607	404,584
<u>ALL</u>	106	71.55	72.83	69.34	19.92	105.03	00.00	147.80	67.74 to 73.64	584,397	405,226

**66 Otoe**  
**AGRICULTURAL LAND**

**PAD 2016 R&O Statistics (Using 2016 Values)**

Qualified

Date Range: 10/1/2012 To 9/30/2015 Posted on: 1/1/2016

Number of Sales : 106  
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MEDIAN : 72  
 WGT. MEAN : 69  
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 COD : 19.92  
 PRD : 105.03

COV : 30.19  
 STD : 21.99  
 Avg. Abs. Dev : 14.25  
 MAX Sales Ratio : 147.80  
 MIN Sales Ratio : 00.00

95% Median C.I. : 67.74 to 73.64  
 95% Wgt. Mean C.I. : 66.25 to 72.43  
 95% Mean C.I. : 68.64 to 77.02

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**95%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>_____Dry_____</b>											
County	24	71.55	74.88	69.61	18.87	107.57	47.67	138.79	63.35 to 77.78	564,180	392,732
7000	1	82.69	82.69	82.69	00.00	100.00	82.69	82.69	N/A	359,000	296,870
8000	23	71.34	74.54	69.25	19.06	107.64	47.67	138.79	63.35 to 77.47	573,101	396,900
<b>_____Grass_____</b>											
County	1	66.10	66.10	66.10	00.00	100.00	66.10	66.10	N/A	324,000	214,170
8000	1	66.10	66.10	66.10	00.00	100.00	66.10	66.10	N/A	324,000	214,170
<b>_____ALL_____</b>	<b>106</b>	<b>71.55</b>	<b>72.83</b>	<b>69.34</b>	<b>19.92</b>	<b>105.03</b>	<b>00.00</b>	<b>147.80</b>	<b>67.74 to 73.64</b>	<b>584,397</b>	<b>405,226</b>

**80%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>_____Irrigated_____</b>											
County	1	76.81	76.81	76.81	00.00	100.00	76.81	76.81	N/A	709,000	544,570
8000	1	76.81	76.81	76.81	00.00	100.00	76.81	76.81	N/A	709,000	544,570
<b>_____Dry_____</b>											
County	63	71.75	74.81	70.08	17.95	106.75	36.55	147.80	68.01 to 74.51	665,036	466,025
7000	6	74.92	75.19	74.54	03.90	100.87	67.74	82.69	67.74 to 82.69	713,167	531,595
8000	57	71.26	74.77	69.57	19.24	107.47	36.55	147.80	65.49 to 73.91	659,970	459,122
<b>_____Grass_____</b>											
County	3	66.10	66.63	69.69	13.96	95.61	53.04	80.74	N/A	200,013	139,397
8000	3	66.10	66.63	69.69	13.96	95.61	53.04	80.74	N/A	200,013	139,397
<b>_____ALL_____</b>	<b>106</b>	<b>71.55</b>	<b>72.83</b>	<b>69.34</b>	<b>19.92</b>	<b>105.03</b>	<b>00.00</b>	<b>147.80</b>	<b>67.74 to 73.64</b>	<b>584,397</b>	<b>405,226</b>

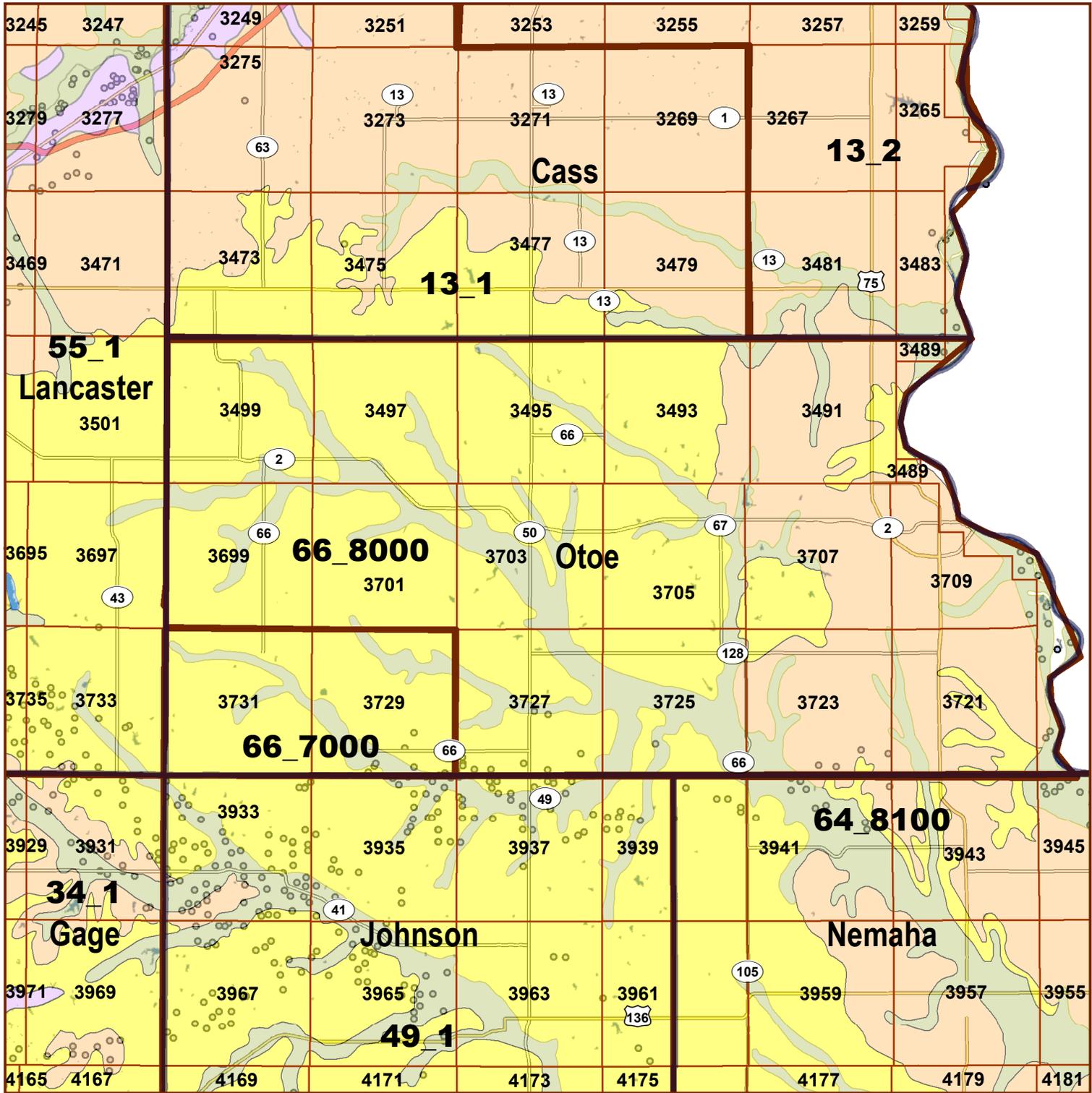
## Otoe County 2016 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Otoe	7000	4,900	4,900	4,500	4,500	4,200	n/a	4,100	4,100	<b>4,397</b>
Gage	1	6,730	6,797	6,558	6,570	5,775	5,800	5,591	5,561	<b>6,410</b>
Lancaster	1	7,500	7,124	6,728	6,368	5,623	5,207	4,870	4,497	<b>6,414</b>
Johnson	1	7,342	5,983	6,820	5,379	4,800	n/a	3,250	2,770	<b>5,248</b>
Otoe	8000	5,600	5,600	5,500	5,500	5,000	5,000	4,200	4,200	<b>5,210</b>
Cass	1	6,610	6,390	5,125	5,625	3,710	5,105	3,887	4,303	<b>5,316</b>
Johnson	1	7,342	5,983	6,820	5,379	4,800	n/a	3,250	2,770	<b>5,248</b>
Nemaha	1	5,775	5,550	5,250	5,150	5,050	4,950	4,150	4,050	<b>5,131</b>

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Otoe	7000	4,100	4,100	4,050	4,050	3,800	n/a	3,500	3,200	<b>3,830</b>
Gage	1	4,562	4,565	3,960	3,960	3,350	3,350	2,680	2,680	<b>3,688</b>
Lancaster	1	5,990	5,624	5,241	4,871	4,502	3,747	3,377	3,400	<b>4,766</b>
Johnson	1	4,214	3,894	3,810	3,305	3,310	3,312	2,500	1,870	<b>3,171</b>
Otoe	8000	4,600	4,600	4,350	4,300	4,200	4,200	3,600	3,100	<b>4,203</b>
Cass	1	5,418	5,269	5,144	4,758	4,306	4,649	4,514	3,930	<b>4,872</b>
Johnson	1	4,214	3,894	3,810	3,305	3,310	3,312	2,500	1,870	<b>3,171</b>
Nemaha	1	4,900	4,749	4,449	4,200	3,900	3,749	2,850	2,600	<b>3,942</b>

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Otoe	7000	2,201	2,200	2,100	2,100	2,000	n/a	1,400	1,200	<b>1,774</b>
Gage	1	2,183	2,185	1,990	1,990	1,805	1,805	1,675	1,675	<b>1,803</b>
Lancaster	1	2,682	2,912	2,792	2,521	2,184	1,817	1,433	1,369	<b>2,046</b>
Johnson	1	2,811	2,746	2,282	1,803	1,982	1,980	1,880	1,410	<b>1,872</b>
Otoe	8000	2,290	2,250	2,200	2,190	2,050	2,030	1,800	1,600	<b>2,006</b>
Cass	1	2,300	2,248	2,133	2,065	1,995	2,004	1,719	1,464	<b>1,803</b>
Johnson	1	2,811	2,746	2,282	1,803	1,982	1,980	1,880	1,410	<b>1,872</b>
Nemaha	1	2,250	2,100	1,925	1,825	1,775	1,725	1,575	1,450	<b>1,691</b>

Source: 2016 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.



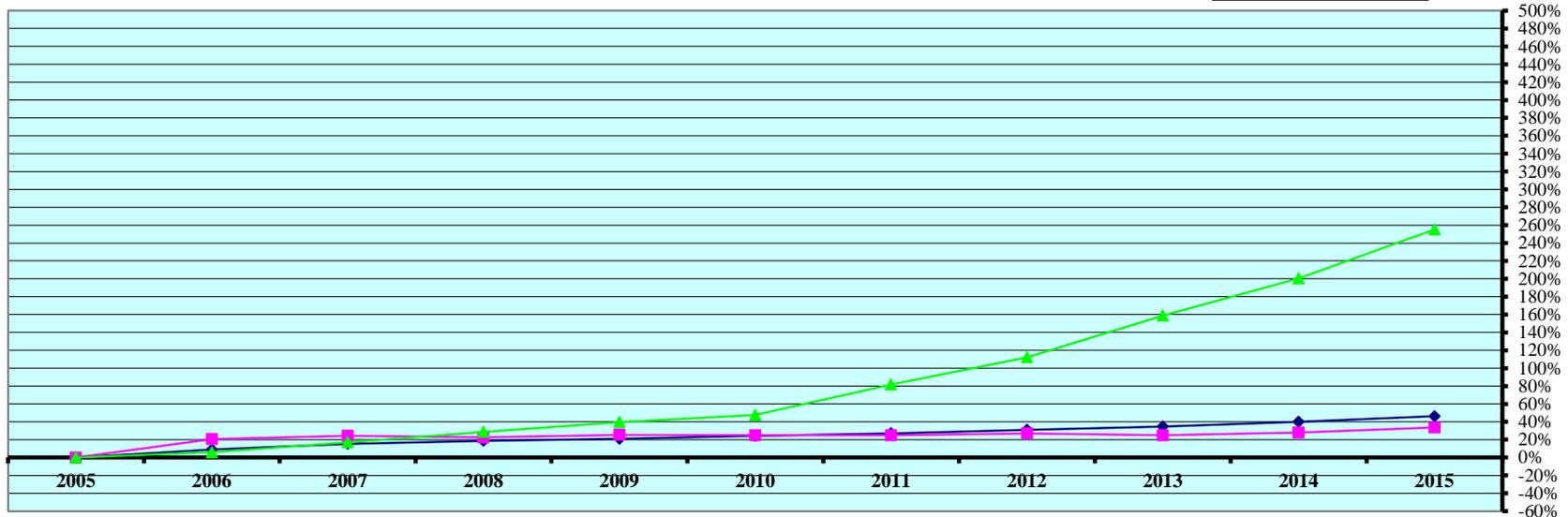
**Legend**

- County Lines
- Market Areas
- Geo Codes
- Moderately well drained silty soils on uplands and in depressions formed in loess
- Moderately well drained silty soils with clayey subsoils on uplands
- 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
- Excessively 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
- Somewhat poorly drained soils formed in alluvium on bottom lands
- Lakes and Ponds
- Irrigation Wells

## Otoe County Map



### REAL PROPERTY VALUATIONS - Cumulative %Change 2005-2015



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
2005	446,669,280	--	--	--	107,414,210	--	--	--	353,749,570	--	--	--
2006	486,766,150	40,096,870	8.98%	8.98%	129,692,860	22,278,650	20.74%	20.74%	374,456,640	20,707,070	5.85%	5.85%
2007	514,751,650	27,985,500	5.75%	15.24%	133,537,090	3,844,230	2.96%	24.32%	413,628,650	39,172,010	10.46%	16.93%
2008	529,899,800	15,148,150	2.94%	18.63%	131,680,050	-1,857,040	-1.39%	22.59%	455,211,820	41,583,170	10.05%	28.68%
2009	540,323,300	10,423,500	1.97%	20.97%	134,611,840	2,931,790	2.23%	25.32%	494,058,020	38,846,200	8.53%	39.66%
2010	555,055,530	14,732,230	2.73%	24.27%	134,152,410	-459,430	-0.34%	24.89%	521,796,500	27,738,480	5.61%	47.50%
2011	567,678,650	12,623,120	2.27%	27.09%	134,087,990	-64,420	-0.05%	24.83%	642,735,230	120,938,730	23.18%	81.69%
2012	585,226,070	17,547,420	3.09%	31.02%	136,485,510	2,397,520	1.79%	27.06%	750,598,380	107,863,150	16.78%	112.18%
2013	601,238,750	16,012,680	2.74%	34.60%	134,220,410	-2,265,100	-1.66%	24.96%	915,454,130	164,855,750	21.96%	158.79%
2014	625,422,100	24,183,350	4.02%	40.02%	137,485,370	3,264,960	2.43%	28.00%	1,062,773,670	147,319,540	16.09%	200.43%
2015	653,058,490	27,636,390	4.42%	46.21%	143,604,450	6,119,080	4.45%	33.69%	1,256,477,910	193,704,240	18.23%	255.19%

Rate Annual %chg: Residential & Recreational **3.87%**

Commercial & Industrial **2.95%**

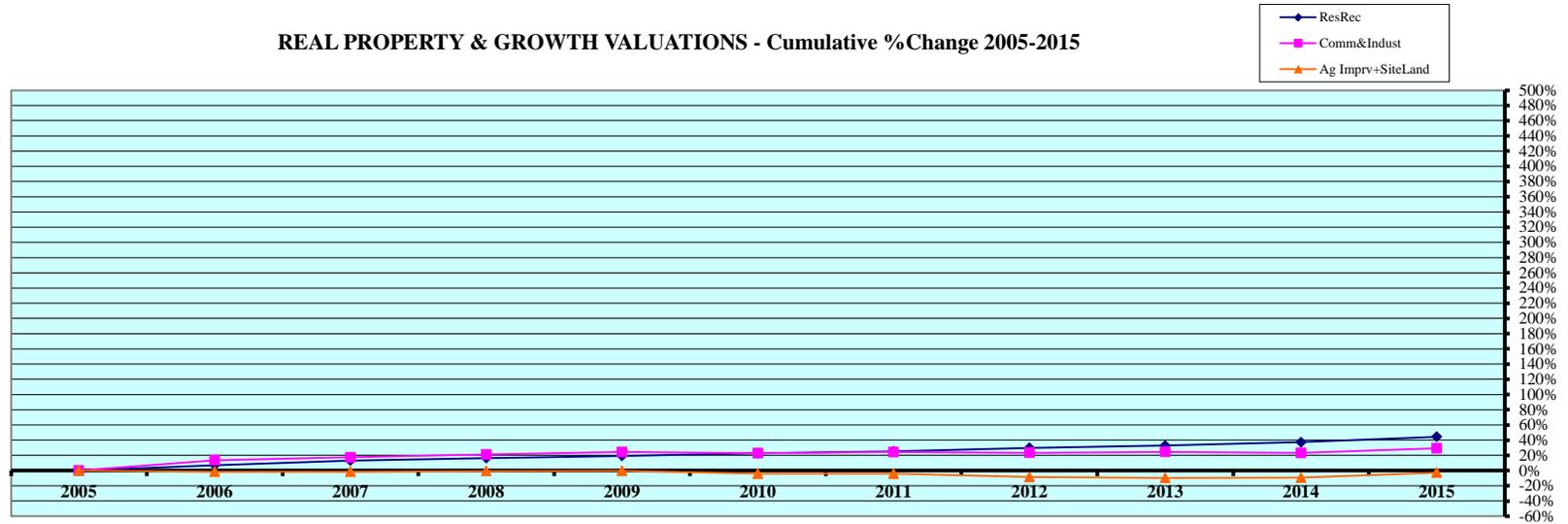
Agricultural Land **13.51%**

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

CHART 1 EXHIBIT 66B Page 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.

**REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2005-2015**



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	
2005	446,669,280	1,754,880	0.39%	444,914,400	--	--	107,414,210	2,131,940	1.98%	105,282,270	--	--	
2006	486,766,150	8,335,820	1.71%	478,430,330	7.11%	7.11%	129,692,860	7,578,100	5.84%	122,114,760	13.69%	13.69%	
2007	514,751,650	9,853,158	1.91%	504,898,492	3.73%	13.04%	133,537,090	7,434,350	5.57%	126,102,740	-2.77%	17.40%	
2008	529,899,800	9,413,370	1.78%	520,486,430	1.11%	16.53%	131,680,050	1,649,530	1.25%	130,030,520	-2.63%	21.06%	
2009	540,323,300	7,561,000	1.40%	532,762,300	0.54%	19.27%	134,611,840	1,061,940	0.79%	133,549,900	1.42%	24.33%	
2010	555,055,530	6,977,710	1.26%	548,077,820	1.44%	22.70%	134,152,410	2,210,620	1.65%	131,941,790	-1.98%	22.83%	
2011	567,678,650	8,184,460	1.44%	559,494,190	0.80%	25.26%	134,087,990	550,000	0.41%	133,537,990	-0.46%	24.32%	
2012	585,226,070	5,023,210	0.86%	580,202,860	2.21%	29.90%	136,485,510	4,068,490	2.98%	132,417,020	-1.25%	23.28%	
2013	601,238,750	7,594,800	1.26%	593,643,950	1.44%	32.90%	134,220,410	483,790	0.36%	133,736,620	-2.01%	24.51%	
2014	625,422,100	12,211,000	1.95%	613,211,100	1.99%	37.29%	137,485,370	5,163,570	3.76%	132,321,800	-1.41%	23.19%	
2015	653,058,490	7,873,855	1.21%	645,184,635	3.16%	44.44%	143,604,450	4,646,730	3.24%	138,957,720	1.07%	29.37%	
Rate Ann%chg	<b>3.87%</b>			Resid & Rec. w/o growth			<b>2.35%</b>			C & I w/o growth			<b>0.37%</b>

Tax Year	Ag Improvements & Site Land <sup>(1)</sup>							
	Agric. Dwelling & Homesite Value	Agoutbldg & 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
2005	69,500,370	21,408,990	90,909,360	531,280	0.58%	90,378,080	--	--
2006	69,230,670	21,878,610	91,109,280	1,612,065	1.77%	89,497,215	-1.55%	-1.55%
2007	69,954,310	21,718,800	91,673,110	2,082,030	2.27%	89,591,080	-1.67%	-1.45%
2008	70,061,180	21,692,350	91,753,530	1,328,980	1.45%	90,424,550	-1.36%	-0.53%
2009	70,740,700	22,485,980	93,226,680	2,600,180	2.79%	90,626,500	-1.23%	-0.31%
2010	66,076,990	23,370,720	89,447,710	2,245,680	2.51%	87,202,030	-6.46%	-4.08%
2011	65,073,330	24,848,450	89,921,780	2,787,160	3.10%	87,134,620	-2.59%	-4.15%
2012	60,894,550	25,022,350	85,916,900	2,664,470	3.10%	83,252,430	-7.42%	-8.42%
2013	58,879,680	24,483,240	83,362,920	1,210,095	1.45%	82,152,825	-4.38%	-9.63%
2014	59,433,190	27,202,780	86,635,970	4,263,550	4.92%	82,372,420	-1.19%	-9.39%
2015	61,103,340	28,151,160	89,254,500	728,090	0.82%	88,526,410	2.18%	-2.62%
Rate Ann%chg	<b>-1.28%</b>	<b>2.78%</b>	<b>-0.18%</b>	Ag Imprv+Site w/o growth			<b>-2.57%</b>	

(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land incudes 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.

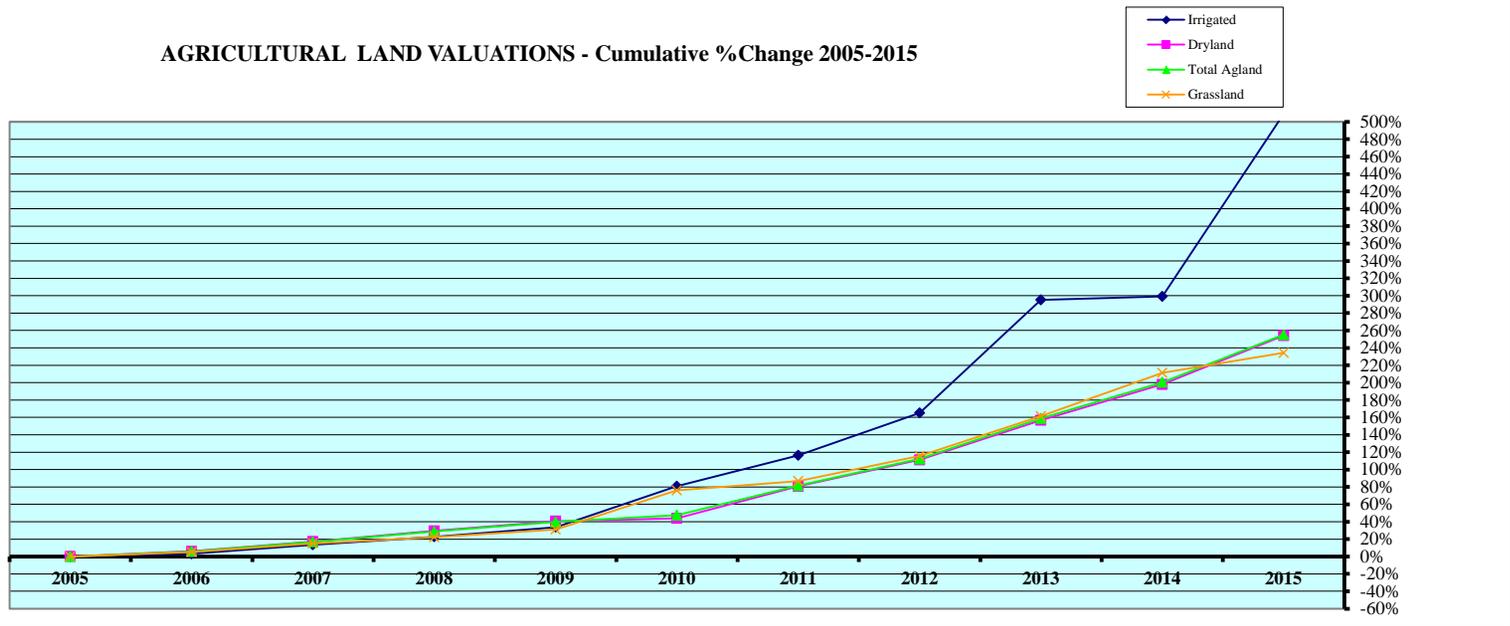
Sources:  
Value; 2005 - 2015 CTL  
Growth Value; 2005-2015 Abstract of Asmnt Rpt.

NE Dept. of Revenue, Property Assessment Division  
Prepared as of 03/01/2016

Cnty# 66  
County OTOE

CHART 2

AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2005-2015



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
2005	4,460,360	--	--	--	315,257,750	--	--	--	33,812,370	--	--	--
2006	4,598,500	138,140	3.10%	3.10%	334,134,430	18,876,680	5.99%	5.99%	35,508,390	1,696,020	5.02%	5.02%
2007	5,065,180	466,680	10.15%	13.56%	369,443,200	35,308,770	10.57%	17.19%	38,905,170	3,396,780	9.57%	15.06%
2008	5,471,960	406,780	8.03%	22.68%	408,013,380	38,570,180	10.44%	29.42%	41,328,620	2,423,450	6.23%	22.23%
2009	5,964,090	492,130	8.99%	33.71%	443,392,510	35,379,130	8.67%	40.64%	44,346,860	3,018,240	7.30%	31.16%
2010	8,068,600	2,104,510	35.29%	80.90%	453,823,910	10,431,400	2.35%	43.95%	59,550,670	15,203,810	34.28%	76.12%
2011	9,653,100	1,584,500	19.64%	116.42%	569,586,620	115,762,710	25.51%	80.67%	63,150,600	3,599,930	6.05%	86.77%
2012	11,829,700	2,176,600	22.55%	165.22%	665,489,280	95,902,660	16.84%	111.09%	72,919,220	9,768,620	15.47%	115.66%
2013	17,629,320	5,799,620	49.03%	295.24%	809,112,860	143,623,580	21.58%	156.65%	88,422,400	15,503,180	21.26%	161.51%
2014	17,805,250	175,930	1.00%	299.19%	939,433,210	130,320,350	16.11%	197.99%	105,261,260	16,838,860	19.04%	211.31%
2015	27,163,020	9,357,770	52.56%	508.99%	1,116,038,670	176,605,460	18.80%	254.01%	113,022,770	7,761,510	7.37%	234.26%

Rate Ann.%chg: Irrigated **19.80%** Dryland **13.48%** Grassland **12.83%**

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
2005	219,090	--	--	--	0	--	--	--	353,749,570	--	--	--
2006	215,260	-3,830	-1.75%	-1.75%	60	60			374,456,640	20,707,070	5.85%	5.85%
2007	215,040	-220	-0.10%	-1.85%	60	0	0.00%		413,628,650	39,172,010	10.46%	16.93%
2008	397,700	182,660	84.94%	81.52%	160	100	166.67%		455,211,820	41,583,170	10.05%	28.68%
2009	354,460	-43,240	-10.87%	61.79%	100	-60	-37.50%		494,058,020	38,846,200	8.53%	39.66%
2010	353,320	-1,140	-0.32%	61.27%	0	-100	-100.00%		521,796,500	27,738,480	5.61%	47.50%
2011	344,910	-8,410	-2.38%	57.43%	0	0			642,735,230	120,938,730	23.18%	81.69%
2012	360,180	15,270	4.43%	64.40%	0	0			750,598,380	107,863,150	16.78%	112.18%
2013	289,550	-70,630	-19.61%	32.16%	0	0			915,454,130	164,855,750	21.96%	158.79%
2014	273,950	-15,600	-5.39%	25.04%	0	0			1,062,773,670	147,319,540	16.09%	200.43%
2015	253,450	-20,500	-7.48%	15.68%	0	0			1,256,477,910	193,704,240	18.23%	255.19%

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

Rate Ann.%chg: Total Agric Land **13.51%**

**AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2005-2015 (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
2005	4,460,360	3,881	1,149			320,874,270	284,305	1,129			34,788,230	65,790	529		
2006	4,480,390	3,705	1,209	5.23%	5.23%	336,328,740	283,629	1,186	5.07%	5.07%	35,790,090	65,387	547	3.51%	3.51%
2007	5,084,620	3,832	1,327	9.72%	15.46%	370,591,120	283,330	1,308	10.30%	15.89%	38,980,290	65,225	598	9.18%	13.02%
2008	5,497,710	3,832	1,435	8.12%	24.84%	408,901,700	282,981	1,445	10.47%	28.03%	41,456,020	65,223	636	6.35%	20.20%
2009	5,964,090	3,868	1,542	7.47%	34.17%	444,457,640	283,042	1,570	8.67%	39.13%	44,512,290	64,965	685	7.80%	29.58%
2010	8,505,360	4,623	1,840	19.33%	60.10%	461,764,060	280,513	1,646	4.83%	45.85%	59,127,290	63,771	927	35.32%	75.35%
2011	9,653,090	4,315	2,237	21.58%	94.64%	570,538,820	279,692	2,040	23.92%	80.74%	63,087,190	63,769	989	6.70%	87.09%
2012	11,829,700	4,251	2,783	24.41%	142.14%	666,779,440	275,777	2,418	18.53%	114.23%	72,621,060	68,316	1,063	7.45%	101.03%
2013	16,217,070	4,385	3,699	32.91%	221.83%	811,381,880	275,767	2,942	21.69%	160.69%	88,205,990	68,314	1,291	21.46%	144.18%
2014	18,060,350	4,728	3,820	3.28%	232.37%	939,870,550	275,038	3,417	16.14%	202.78%	105,361,770	67,348	1,564	21.16%	195.86%
2015	27,163,060	5,344	5,083	33.08%	342.31%	1,116,802,340	274,342	4,071	19.13%	260.69%	112,774,980	67,166	1,679	7.33%	217.54%

Rate Annual %chg Average Value/Acre: 16.03%

13.69%

12.25%

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
2005	213,530	7,109	30			1,740	58	30			360,338,130	361,143	998		
2006	213,190	7,098	30	0.00%	0.00%	1,740	58	30	0.00%	0.00%	376,814,150	359,877	1,047	4.94%	4.94%
2007	215,570	7,132	30	0.63%	0.63%	1,740	58	30	0.00%	0.00%	414,873,340	359,577	1,154	10.19%	15.64%
2008	399,510	7,122	56	85.59%	86.75%	3,640	58	63	109.20%	109.20%	456,258,580	359,216	1,270	10.09%	27.30%
2009	354,300	7,055	50	-10.48%	67.19%	2,250	45	50	-20.30%	66.73%	495,290,570	358,975	1,380	8.63%	38.28%
2010	350,030	6,997	50	-0.38%	66.56%	0	0				529,746,740	355,904	1,488	7.88%	49.18%
2011	344,820	6,893	50	0.00%	66.56%	80	2	48		58.51%	643,624,000	354,671	1,815	21.92%	81.88%
2012	342,000	3,412	100	100.37%	233.74%	1,000	10	100	110.00%	232.87%	751,573,200	351,766	2,137	17.74%	114.13%
2013	270,890	2,701	100	0.06%	233.93%	1,990	20	101	1.02%	236.25%	916,077,820	351,186	2,609	22.09%	161.44%
2014	274,260	2,732	100	0.09%	234.25%	1,710	17	101	-0.13%	235.82%	1,063,568,640	349,864	3,040	16.54%	204.67%
2015	255,290	2,543	100	0.01%	234.29%	60	1	102	0.80%	238.52%	1,256,995,730	349,395	3,598	18.35%	260.57%

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Rate Annual %chg Average Value/Acre: 13.68%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2005 - 2015 County Abstract Reports  
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2016

2015 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
15,740	OTOE	83,801,512	31,247,756	24,230,732	631,676,780	125,902,920	17,701,530	21,381,710	1,256,477,910	61,103,340	28,151,160	0	2,281,675,350
cnty.sectorvalue % of total value:		3.67%	1.37%	1.06%	27.68%	5.52%	0.78%	0.94%	55.07%	2.68%	1.23%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
57	BURR	29,257	28,071	6,024	1,446,460	969,280	0	0	0	0	0	0	2,479,092
0.36%	%sector of county sector	0.03%	0.09%	0.02%	0.23%	0.77%							0.11%
	%sector of municipality	1.18%	1.13%	0.24%	58.35%	39.10%							100.00%
173	DOUGLAS	43,613	53,096	11,393	4,423,070	408,890	0	0	0	0	0	0	4,940,062
1.10%	%sector of county sector	0.05%	0.17%	0.05%	0.70%	0.32%							0.22%
	%sector of municipality	0.88%	1.07%	0.23%	89.53%	8.28%							100.00%
187	DUNBAR	174,596	51,121	10,970	3,821,630	325,990	0	0	4,540	0	0	0	4,388,847
1.19%	%sector of county sector	0.21%	0.16%	0.05%	0.60%	0.26%			0.00%				0.19%
	%sector of municipality	3.98%	1.16%	0.25%	87.08%	7.43%			0.10%				100.00%
41	LORTON	53,922	0	0	670,770	185,430	0	0	0	0	0	0	910,122
0.26%	%sector of county sector	0.06%			0.11%	0.15%							0.04%
	%sector of municipality	5.92%			73.70%	20.37%							100.00%
7,289	NEBRASKA CITY	18,492,218	2,079,544	2,736,358	236,950,900	80,110,190	6,776,730	0	255,810	25,160	9,390	0	347,436,300
46.31%	%sector of county sector	22.07%	6.66%	11.29%	37.51%	63.63%	38.28%		0.02%	0.04%	0.03%		15.23%
	%sector of municipality	5.32%	0.60%	0.79%	68.20%	23.06%	1.95%		0.07%	0.01%	0.00%		100.00%
171	OTOE	67,753	30,608	6,568	2,461,150	175,390	0	0	0	0	0	0	2,741,469
1.09%	%sector of county sector	0.08%	0.10%	0.03%	0.39%	0.14%							0.12%
	%sector of municipality	2.47%	1.12%	0.24%	89.77%	6.40%							100.00%
545	PALMYRA	398,922	213,896	30,568	18,502,580	2,397,930	29,230	0	0	0	0	0	21,573,126
3.46%	%sector of county sector	0.48%	0.68%	0.13%	2.93%	1.90%	0.17%						0.95%
	%sector of municipality	1.85%	0.99%	0.14%	85.77%	11.12%	0.14%						100.00%
1,944	SYRACUSE	2,074,262	186,612	39,054	79,308,760	17,239,070	1,606,310	0	533,530	276,250	5,380	0	101,269,228
12.35%	%sector of county sector	2.48%	0.60%	0.16%	12.56%	13.69%	9.07%		0.04%	0.45%	0.02%		4.44%
	%sector of municipality	2.05%	0.18%	0.04%	78.31%	17.02%	1.59%		0.53%	0.27%	0.01%		100.00%
233	TALMAGE	216,066	57,416	12,321	3,561,640	3,367,850	0	0	0	0	0	0	7,215,293
1.48%	%sector of county sector	0.26%	0.18%	0.05%	0.56%	2.67%							0.32%
	%sector of municipality	2.99%	0.80%	0.17%	49.36%	46.68%							100.00%
311	UNADILLA	269,494	62,165	13,340	11,412,650	999,970	0	0	0	0	0	0	12,757,619
1.98%	%sector of county sector	0.32%	0.20%	0.06%	1.81%	0.79%							0.56%
	%sector of municipality	2.11%	0.49%	0.10%	89.46%	7.84%							100.00%
10,951	Total Municipalities	21,820,103	2,762,529	2,866,596	362,559,610	106,179,990	8,412,270	0	793,880	301,410	14,770	0	505,711,158
69.57%	%all municip.sect of cnty	26.04%	8.84%	11.83%	57.40%	84.33%	47.52%		0.06%	0.49%	0.05%		22.16%

Sources: 2015 Certificate of Taxes Levied CTL, 2010 US Census; Dec. 2015 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2016

Cnty#	County
66	OTOE

CHART 5

EXHIBIT

66B

Page 5

<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 11,490</b>	<b>Value : 2,189,961,476</b>	<b>Growth 11,811,960</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>	717	4,093,030	49	1,523,590	192	7,770,920	958	13,387,540	
<b>02. Res Improve Land</b>	4,192	33,138,030	257	10,517,400	1,179	53,882,300	5,628	97,537,730	
<b>03. Res Improvements</b>	4,342	326,041,290	258	35,702,570	1,184	176,525,390	5,784	538,269,250	
<b>04. Res Total</b>	5,059	363,272,350	307	47,743,560	1,376	238,178,610	6,742	649,194,520	8,959,120
<b>% of Res Total</b>	75.04	55.96	4.55	7.35	20.41	36.69	58.68	29.64	75.85
<b>05. Com UnImp Land</b>	161	2,177,176	14	334,830	10	213,200	185	2,725,206	
<b>06. Com Improve Land</b>	557	12,113,330	37	2,558,440	25	2,017,020	619	16,688,790	
<b>07. Com Improvements</b>	569	87,052,540	37	11,002,830	26	9,336,690	632	107,392,060	
<b>08. Com Total</b>	730	101,343,046	51	13,896,100	36	11,566,910	817	126,806,056	975,420
<b>% of Com Total</b>	89.35	79.92	6.24	10.96	4.41	9.12	7.11	5.79	8.26
<b>09. Ind UnImp Land</b>	1	25,630	0	0	0	0	1	25,630	
<b>10. Ind Improve Land</b>	8	302,450	7	604,390	0	0	15	906,840	
<b>11. Ind Improvements</b>	8	8,084,190	7	8,721,270	0	0	15	16,805,460	
<b>12. Ind Total</b>	9	8,412,270	7	9,325,660	0	0	16	17,737,930	224,650
<b>% of Ind Total</b>	56.25	47.43	43.75	52.57	0.00	0.00	0.14	0.81	1.90
<b>13. Rec UnImp Land</b>	0	0	6	646,550	54	6,854,170	60	7,500,720	
<b>14. Rec Improve Land</b>	0	0	2	574,880	44	11,046,670	46	11,621,550	
<b>15. Rec Improvements</b>	0	0	3	126,440	55	5,506,360	58	5,632,800	
<b>16. Rec Total</b>	0	0	9	1,347,870	109	23,407,200	118	24,755,070	160,680
<b>% of Rec Total</b>	0.00	0.00	7.63	5.44	92.37	94.56	1.03	1.13	1.36
<b>Res &amp; Rec Total</b>	5,059	363,272,350	316	49,091,430	1,485	261,585,810	6,860	673,949,590	9,119,800
<b>% of Res &amp; Rec Total</b>	73.75	53.90	4.61	7.28	21.65	38.81	59.70	30.77	77.21
<b>Com &amp; Ind Total</b>	739	109,755,316	58	23,221,760	36	11,566,910	833	144,543,986	1,200,070
<b>% of Com &amp; Ind Total</b>	88.72	75.93	6.96	16.07	4.32	8.00	7.25	6.60	10.16
<b>17. Taxable Total</b>	5,798	473,027,666	374	72,313,190	1,521	273,152,720	7,693	818,493,576	10,319,870
<b>% of Taxable Total</b>	75.37	57.79	4.86	8.83	19.77	33.37	66.95	37.37	87.37

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	4	616,360	2,583,470	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	4	616,360	2,583,470
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				4	616,360	2,583,470

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	593	94	336	1,023

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	3	162,730	300	83,617,100	2,292	745,357,810	2,595	829,137,640
28. Ag-Improved Land	0	0	132	48,052,270	1,023	419,167,300	1,155	467,219,570
29. Ag Improvements	0	0	132	9,103,200	1,070	66,007,490	1,202	75,110,690
30. Ag Total							3,797	1,371,467,900

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	1	1.00	12,000	
32. HomeSite Improv Land	0	0.00	0	62	62.00	756,000	
33. HomeSite Improvements	0	0.00	0	64	61.00	6,885,620	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	23	120.81	236,780	
36. FarmSite Improv Land	0	0.00	0	124	311.42	559,150	
37. FarmSite Improvements	0	0.00	0	129	0.00	2,217,580	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	586.33	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	3	8.45	34,950	4	9.45	46,950	
32. HomeSite Improv Land	587	596.00	7,212,000	649	658.00	7,968,000	
33. HomeSite Improvements	603	575.00	47,479,740	667	636.00	54,365,360	1,492,090
34. HomeSite Total				<b>671</b>	<b>667.45</b>	<b>62,380,310</b>	
35. FarmSite UnImp Land	236	2,626.80	3,267,650	259	2,747.61	3,504,430	
36. FarmSite Improv Land	963	2,578.17	3,480,560	1,087	2,889.59	4,039,710	
37. FarmSite Improvements	1,040	0.00	18,527,750	1,169	0.00	20,745,330	0
38. FarmSite Total				<b>1,428</b>	<b>5,637.20</b>	<b>28,289,470</b>	
39. Road & Ditches	0	6,649.70	0	0	7,236.03	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				<b>2,099</b>	<b>13,540.68</b>	<b>90,669,780</b>	<b>1,492,090</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	2	77.00	137,700	2	77.00	137,700

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	277	24,315.62	88,392,960
44. Recapture Value N/A	0	0.00	0	277	24,315.62	88,392,960
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	2,291	231,850.23	837,922,390	2,568	256,165.85	926,315,350
44. Market Value	0	0	0	0	0	0

\* LB 968 (2006) for tax year 2009 and forward there will be no Recapture value.

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 7000

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	43.68	4.50%	214,030	5.01%	4,899.95
46. 1A	128.61	13.25%	630,210	14.76%	4,900.16
47. 2A1	73.76	7.60%	331,950	7.78%	4,500.41
48. 2A	222.71	22.94%	1,002,230	23.48%	4,500.16
49. 3A1	316.04	32.55%	1,327,380	31.09%	4,200.04
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	163.16	16.80%	668,940	15.67%	4,099.90
52. 4A	23.04	2.37%	94,470	2.21%	4,100.26
<b>53. Total</b>	<b>971.00</b>	<b>100.00%</b>	<b>4,269,210</b>	<b>100.00%</b>	<b>4,396.71</b>
<b>Dry</b>					
54. 1D1	240.87	0.78%	987,580	0.83%	4,100.05
55. 1D	2,064.61	6.66%	8,465,040	7.13%	4,100.07
56. 2D1	1,675.58	5.40%	6,786,210	5.71%	4,050.07
57. 2D	9,229.70	29.76%	37,380,370	31.48%	4,050.01
58. 3D1	9,559.85	30.83%	36,327,400	30.59%	3,800.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	8,130.28	26.22%	28,457,420	23.96%	3,500.18
61. 4D	109.70	0.35%	351,060	0.30%	3,200.18
<b>62. Total</b>	<b>31,010.59</b>	<b>100.00%</b>	<b>118,755,080</b>	<b>100.00%</b>	<b>3,829.50</b>
<b>Grass</b>					
63. 1G1	24.95	0.26%	45,520	0.31%	1,824.45
64. 1G	751.03	7.81%	1,322,310	9.10%	1,760.66
65. 2G1	2,345.58	24.41%	3,444,870	23.71%	1,468.66
66. 2G	1,842.66	19.17%	3,389,790	23.33%	1,839.62
67. 3G1	987.60	10.28%	1,757,840	12.10%	1,779.91
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	2,947.18	30.67%	3,804,330	26.19%	1,290.84
70. 4G	711.33	7.40%	762,880	5.25%	1,072.47
<b>71. Total</b>	<b>9,610.33</b>	<b>100.00%</b>	<b>14,527,540</b>	<b>100.00%</b>	<b>1,511.66</b>
<hr/>					
<b>Irrigated Total</b>	<b>971.00</b>	<b>2.32%</b>	<b>4,269,210</b>	<b>3.10%</b>	<b>4,396.71</b>
<b>Dry Total</b>	<b>31,010.59</b>	<b>74.22%</b>	<b>118,755,080</b>	<b>86.32%</b>	<b>3,829.50</b>
<b>Grass Total</b>	<b>9,610.33</b>	<b>23.00%</b>	<b>14,527,540</b>	<b>10.56%</b>	<b>1,511.66</b>
72. Waste	188.76	0.45%	18,900	0.01%	100.13
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	0.29	0.00%	0	0.00%	0.00
<b>75. Market Area Total</b>	<b>41,780.68</b>	<b>100.00%</b>	<b>137,570,730</b>	<b>100.00%</b>	<b>3,292.69</b>

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 8000

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	110.34	2.15%	617,910	2.32%	5,600.05
46. 1A	708.38	13.83%	3,966,930	14.87%	5,600.00
47. 2A1	898.09	17.54%	4,939,660	18.51%	5,500.18
48. 2A	1,156.06	22.57%	6,358,440	23.83%	5,500.10
49. 3A1	1,181.38	23.07%	5,906,900	22.14%	5,000.00
50. 3A	510.45	9.97%	2,552,250	9.57%	5,000.00
51. 4A1	508.41	9.93%	2,135,310	8.00%	4,199.98
52. 4A	48.47	0.95%	203,570	0.76%	4,199.92
<b>53. Total</b>	<b>5,121.58</b>	<b>100.00%</b>	<b>26,680,970</b>	<b>100.00%</b>	<b>5,209.52</b>
<b>Dry</b>					
54. 1D1	2,580.39	1.06%	11,869,890	1.16%	4,600.04
55. 1D	31,909.35	13.16%	146,782,880	14.40%	4,600.00
56. 2D1	23,001.34	9.48%	100,056,660	9.81%	4,350.04
57. 2D	66,274.35	27.32%	284,981,390	27.95%	4,300.03
58. 3D1	47,592.58	19.62%	199,888,790	19.61%	4,200.00
59. 3D	34,412.22	14.19%	144,530,930	14.18%	4,199.99
60. 4D1	34,772.54	14.34%	125,181,220	12.28%	3,600.00
61. 4D	2,011.78	0.83%	6,236,790	0.61%	3,100.14
<b>62. Total</b>	<b>242,554.55</b>	<b>100.00%</b>	<b>1,019,528,550</b>	<b>100.00%</b>	<b>4,203.30</b>
<b>Grass</b>					
63. 1G1	184.35	0.32%	321,230	0.33%	1,742.50
64. 1G	4,118.33	7.23%	8,018,470	8.28%	1,947.02
65. 2G1	13,845.67	24.30%	23,707,430	24.49%	1,712.26
66. 2G	8,899.70	15.62%	17,633,550	18.22%	1,981.36
67. 3G1	4,725.73	8.29%	8,728,550	9.02%	1,847.03
68. 3G	3,205.56	5.62%	5,598,020	5.78%	1,746.35
69. 4G1	14,179.15	24.88%	23,330,210	24.10%	1,645.39
70. 4G	7,830.19	13.74%	9,469,000	9.78%	1,209.29
<b>71. Total</b>	<b>56,988.68</b>	<b>100.00%</b>	<b>96,806,460</b>	<b>100.00%</b>	<b>1,698.70</b>
<b>Irrigated Total</b>					
<b>Irrigated Total</b>	<b>5,121.58</b>	<b>1.67%</b>	<b>26,680,970</b>	<b>2.33%</b>	<b>5,209.52</b>
<b>Dry Total</b>					
<b>Dry Total</b>	<b>242,554.55</b>	<b>79.07%</b>	<b>1,019,528,550</b>	<b>89.18%</b>	<b>4,203.30</b>
<b>Grass Total</b>					
<b>Grass Total</b>	<b>56,988.68</b>	<b>18.58%</b>	<b>96,806,460</b>	<b>8.47%</b>	<b>1,698.70</b>
72. Waste	2,103.54	0.69%	211,350	0.02%	100.47
73. Other	0.59	0.00%	60	0.00%	101.69
74. Exempt	135.23	0.04%	0	0.00%	0.00
<b>75. Market Area Total</b>	<b>306,768.94</b>	<b>100.00%</b>	<b>1,143,227,390</b>	<b>100.00%</b>	<b>3,726.67</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	668.56	3,335,870	5,424.02	27,614,310	6,092.58	30,950,180
<b>77. Dry Land</b>	38.91	162,730	27,971.15	116,621,070	245,555.08	1,021,499,830	273,565.14	1,138,283,630
<b>78. Grass</b>	0.00	0	6,323.16	10,103,920	60,275.85	101,230,080	66,599.01	111,334,000
<b>79. Waste</b>	0.00	0	444.84	44,520	1,847.46	185,730	2,292.30	230,250
<b>80. Other</b>	0.00	0	0.59	60	0.00	0	0.59	60
<b>81. Exempt</b>	30.00	0	61.73	0	47.59	0	139.32	0
<b>82. Total</b>	<b>38.91</b>	<b>162,730</b>	<b>35,408.30</b>	<b>130,105,440</b>	<b>313,102.41</b>	<b>1,150,529,950</b>	<b>348,549.62</b>	<b>1,280,798,120</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	6,092.58	1.75%	30,950,180	2.42%	5,079.98
<b>Dry Land</b>	273,565.14	78.49%	1,138,283,630	88.87%	4,160.92
<b>Grass</b>	66,599.01	19.11%	111,334,000	8.69%	1,671.71
<b>Waste</b>	2,292.30	0.66%	230,250	0.02%	100.44
<b>Other</b>	0.59	0.00%	60	0.00%	101.69
<b>Exempt</b>	139.32	0.04%	0	0.00%	0.00
<b>Total</b>	<b>348,549.62</b>	<b>100.00%</b>	<b>1,280,798,120</b>	<b>100.00%</b>	<b>3,674.65</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 Burr	9	3,330	42	37,900	42	1,414,030	51	1,455,260	0
83.2 Douglas	33	49,800	106	271,690	106	4,094,000	139	4,415,490	16,990
83.3 Dunbar	66	67,200	91	150,180	91	3,619,410	157	3,836,790	8,840
83.4 Lorton	4	3,890	22	25,190	23	475,770	27	504,850	0
83.5 Nebraska City	369	2,515,590	2,554	24,020,590	2,693	211,185,400	3,062	237,721,580	1,538,540
83.6 Otoe	17	14,760	93	117,230	94	2,026,380	111	2,158,370	0
83.7 Palmyra	69	339,820	233	1,138,960	234	17,345,160	303	18,823,940	106,710
83.8 Paul	4	6,000	5	15,600	5	40,720	9	62,320	0
83.9 Recreational	51	6,671,980	41	10,636,360	52	5,559,630	103	22,867,970	157,990
83.10 Rres00	1	54,230	0	0	0	0	1	54,230	0
83.11 Rural 7000	0	0	2	626,010	2	580	2	626,590	0
83.12 Rural 8000	11	948,610	6	564,180	9	377,790	20	1,890,580	2,690
83.13 Rural Res	196	7,911,480	1,278	58,381,050	1,282	177,283,390	1,478	243,575,920	4,245,450
83.14 Syracuse	84	866,650	788	6,354,680	795	72,663,210	879	79,884,540	432,560
83.15 Talmage	32	62,500	125	215,020	125	3,359,740	157	3,637,260	40,000
83.16 Timber Lake	14	392,520	53	1,633,090	53	9,750,390	67	11,776,000	2,436,320
83.17 Unadilla	39	237,540	145	858,690	146	10,514,750	185	11,610,980	58,890
83.18 Woodland Hills 1	14	611,860	61	3,173,260	61	18,341,170	75	22,126,290	74,820
83.19 Woodland Hills 2	5	130,500	29	939,600	29	5,850,530	34	6,920,630	0
<b>84 Residential Total</b>	<b>1,018</b>	<b>20,888,260</b>	<b>5,674</b>	<b>109,159,280</b>	<b>5,842</b>	<b>543,902,050</b>	<b>6,860</b>	<b>673,949,590</b>	<b>9,119,800</b>

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line# I</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Burr	4	7,030	13	41,160	13	921,090	17	969,280	0
85.2	Douglas	4	8,060	7	19,820	7	378,150	11	406,030	0
85.3	Dunbar	4	5,930	6	8,360	7	311,700	11	325,990	0
85.4	Lorton	0	0	4	5,560	4	179,870	4	185,430	0
85.5	Nebraska City	90	1,418,070	337	10,092,140	343	75,332,310	433	86,842,520	403,870
85.6	Otoe	7	11,570	9	17,750	10	146,070	17	175,390	0
85.7	Palmyra	10	65,950	23	193,610	23	2,167,600	33	2,427,160	0
85.8	Paul	0	0	1	1,200	1	16,040	1	17,240	0
85.9	Rural 7000	0	0	3	978,440	3	445,230	3	1,423,670	0
85.10	Rural 8000	17	403,480	51	3,182,860	52	25,023,440	69	28,609,780	664,600
85.11	Rural Res	1	62,060	0	0	0	0	1	62,060	0
85.12	Syracuse	35	685,906	125	2,505,130	128	14,180,810	163	17,371,846	63,600
85.13	Talmage	4	1,940	26	39,190	26	3,396,400	30	3,437,530	68,000
85.14	Timber Lake	3	11,720	1	162,070	1	54,570	4	228,360	0
85.15	Unadilla	5	14,100	22	78,720	23	898,310	28	991,130	0
85.16	Woodland Hills 1	2	55,020	4	167,020	4	423,000	6	645,040	0
85.17	Woodland Hills 2	0	0	2	102,600	2	322,930	2	425,530	0
86	Commercial Total	186	2,750,836	634	17,595,630	647	124,197,520	833	144,543,986	1,200,070

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

Market Area 7000

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	13.91	0.25%	30,610	0.30%	2,200.58
88. 1G	384.34	6.77%	845,560	8.40%	2,200.03
89. 2G1	700.05	12.34%	1,470,230	14.61%	2,100.18
90. 2G	1,337.40	23.58%	2,808,680	27.90%	2,100.10
91. 3G1	746.03	13.15%	1,492,060	14.82%	2,000.00
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	2,142.89	37.77%	3,000,040	29.81%	1,400.00
94. 4G	348.32	6.14%	417,990	4.15%	1,200.02
95. Total	5,672.94	100.00%	10,065,170	100.00%	1,774.24
<b>CRP</b>					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
<b>Timber</b>					
105. 1T1	11.04	0.28%	14,910	0.33%	1,350.54
106. 1T	366.69	9.31%	476,750	10.68%	1,300.14
107. 2T1	1,645.53	41.79%	1,974,640	44.25%	1,200.00
108. 2T	505.26	12.83%	581,110	13.02%	1,150.12
109. 3T1	241.57	6.14%	265,780	5.96%	1,100.22
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	804.29	20.43%	804,290	18.02%	1,000.00
112. 4T	363.01	9.22%	344,890	7.73%	950.08
113. Total	3,937.39	100.00%	4,462,370	100.00%	1,133.33
<hr/>					
Grass Total	5,672.94	59.03%	10,065,170	69.28%	1,774.24
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	3,937.39	40.97%	4,462,370	30.72%	1,133.33
<hr/>					
114. Market Area Total	9,610.33	100.00%	14,527,540	100.00%	1,511.66

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

Market Area 8000

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	76.95	0.20%	176,210	0.23%	2,289.93
88. 1G	2,803.44	7.45%	6,308,760	8.36%	2,250.36
89. 2G1	7,092.38	18.84%	15,603,380	20.67%	2,200.02
90. 2G	7,113.99	18.90%	15,579,660	20.64%	2,190.00
91. 3G1	3,715.64	9.87%	7,617,190	10.09%	2,050.03
92. 3G	2,277.53	6.05%	4,623,460	6.12%	2,030.03
93. 4G1	11,438.71	30.39%	20,589,770	27.27%	1,800.01
94. 4G	3,123.14	8.30%	4,997,080	6.62%	1,600.02
95. Total	37,641.78	100.00%	75,495,510	100.00%	2,005.63
<b>CRP</b>					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
<b>Timber</b>					
105. 1T1	107.40	0.56%	145,020	0.68%	1,350.28
106. 1T	1,314.89	6.80%	1,709,710	8.02%	1,300.27
107. 2T1	6,753.29	34.91%	8,104,050	38.03%	1,200.02
108. 2T	1,785.71	9.23%	2,053,890	9.64%	1,150.18
109. 3T1	1,010.09	5.22%	1,111,360	5.21%	1,100.26
110. 3T	928.03	4.80%	974,560	4.57%	1,050.14
111. 4T1	2,740.44	14.16%	2,740,440	12.86%	1,000.00
112. 4T	4,707.05	24.33%	4,471,920	20.98%	950.05
113. Total	19,346.90	100.00%	21,310,950	100.00%	1,101.52
<hr/>					
Grass Total	37,641.78	66.05%	75,495,510	77.99%	2,005.63
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	19,346.90	33.95%	21,310,950	22.01%	1,101.52
<hr/>					
114. Market Area Total	56,988.68	100.00%	96,806,460	100.00%	1,698.70

## 2016 County Abstract of Assessment for Real Property, Form 45 Compared with the 2015 Certificate of Taxes Levied (CTL)

66 Otoe

	2015 CTL County Total	2016 Form 45 County Total	Value Difference (2016 form 45 - 2015 CTL)	Percent Change	2016 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	631,676,780	649,194,520	17,517,740	2.77%	8,959,120	1.35%
02. Recreational	21,381,710	24,755,070	3,373,360	15.78%	160,680	15.03%
03. Ag-Homesite Land, Ag-Res Dwelling	61,103,340	62,380,310	1,276,970	2.09%	1,492,090	-0.35%
<b>04. Total Residential (sum lines 1-3)</b>	<b>714,161,830</b>	<b>736,329,900</b>	<b>22,168,070</b>	<b>3.10%</b>	<b>10,611,890</b>	<b>1.62%</b>
05. Commercial	125,902,920	126,806,056	903,136	0.72%	975,420	-0.06%
06. Industrial	17,701,530	17,737,930	36,400	0.21%	224,650	-1.06%
07. Ag-Farmsite Land, Outbuildings	28,151,160	28,289,470	138,310	0.49%	0	0.49%
08. Minerals	0	0	0		0	
<b>09. Total Commercial (sum lines 5-8)</b>	<b>171,755,610</b>	<b>172,833,456</b>	<b>1,077,846</b>	<b>0.63%</b>	<b>1,200,070</b>	<b>-0.07%</b>
<b>10. Total Non-Agland Real Property</b>	<b>885,917,440</b>	<b>909,163,356</b>	<b>23,245,916</b>	<b>2.62%</b>	<b>11,811,960</b>	<b>1.29%</b>
11. Irrigated	27,163,020	30,950,180	3,787,160	13.94%		
12. Dryland	1,116,038,670	1,138,283,630	22,244,960	1.99%		
13. Grassland	113,022,770	111,334,000	-1,688,770	-1.49%		
14. Wasteland	253,450	230,250	-23,200	-9.15%		
15. Other Agland	0	60	60			
<b>16. Total Agricultural Land</b>	<b>1,256,477,910</b>	<b>1,280,798,120</b>	<b>24,320,210</b>	<b>1.94%</b>		
<b>17. Total Value of all Real Property</b> (Locally Assessed)	<b>2,142,395,350</b>	<b>2,189,961,476</b>	<b>47,566,126</b>	<b>2.22%</b>	<b>11,811,960</b>	<b>1.67%</b>

## 2016 Assessment Survey for Otoe County

### A. Staffing and Funding Information

1.	<b>Deputy(ies) on staff:</b>
	1
2.	<b>Appraiser(s) on staff:</b>
	0
3.	<b>Other full-time employees:</b>
	4
4.	<b>Other part-time employees:</b>
	0
5.	<b>Number of shared employees:</b>
	0
6.	<b>Assessor's requested budget for current fiscal year:</b>
	243,465
7.	
8.	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	71,624 This covers the appraisal assistant as well as an amount for appraisal assistance if necessary.
9.	
10.	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	The computer system is funded out of the county general fund
11.	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	3,600
12.	<b>Other miscellaneous funds:</b>
	6,000
13.	<b>Amount of last year's assessor's budget not used:</b>
	0

## B. Computer, Automation Information and GIS

1.	<b>Administrative software:</b>
	Terra Scan
2.	<b>CAMA software:</b>
	Terra Scan
3.	<b>Are cadastral maps currently being used?</b>
	Yes
4.	<b>If so, who maintains the Cadastral Maps?</b>
	Assessor staff
5.	<b>Does the county have GIS software?</b>
	Yes
6.	<b>Is GIS available to the public? If so, what is the web address?</b>
	Yes, <a href="http://www.otoe.gisworkshop.com">http://www.otoe.gisworkshop.com</a>
7.	<b>Who maintains the GIS software and maps?</b>
	Assessor and staff
8.	<b>Personal Property software:</b>
	Terra Scan

## C. Zoning Information

1.	<b>Does the county have zoning?</b>
	Yes
2.	<b>If so, is the zoning countywide?</b>
	Yes
3.	<b>What municipalities in the county are zoned?</b>
	Nebraska City and Syracuse
4.	<b>When was zoning implemented?</b>
	April 2002

**D. Contracted Services**

1.	
2.	<b>GIS Services:</b>
	GIS Workshop
3.	<b>Other services:</b>
	Thomsen Reuters

**E. Appraisal /Listing Services**

1.	<b>Does the county employ outside help for appraisal or listing services?</b>
	No
2.	<b>If so, is the appraisal or listing service performed under contract?</b>
	N/A
3.	<b>What appraisal certifications or qualifications does the County require?</b>
	None
4.	<b>Have the existing contracts been approved by the PTA?</b>
	N/A
5.	<b>Does the appraisal or listing service providers establish assessed values for the county?</b>
	N/A

## 2016 Residential Assessment Survey for Otoe County

<b>1.</b>	<b>Valuation data collection done by:</b>																												
	Primarily completed by the appraisal assistant with additional help from the assessor and office staff.																												
<b>2.</b>	<b>List the valuation groupings recognized by the County and describe the unique characteristics of each:</b>																												
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>Nebraska City- County seat and major trade area of the county. Situated at the intesection of two four lane expressways. Located at a major Missouri river crossing.</td> </tr> <tr> <td style="text-align: center;">02</td> <td>Burr- small village 2010 pop. of 57</td> </tr> <tr> <td style="text-align: center;">03</td> <td>Douglas- village 2010 pop. of 173</td> </tr> <tr> <td style="text-align: center;">04</td> <td>Dunbar- village 2010 pop. 187 No retail, one small manufacturing facility</td> </tr> <tr> <td style="text-align: center;">06</td> <td>Otoe-village 2010 pop. 171 No commercial business district</td> </tr> <tr> <td style="text-align: center;">07</td> <td>Palmyra-village 2010 pop. 545 Located along four lane highway</td> </tr> <tr> <td style="text-align: center;">09</td> <td>Syracuse-city 2010 pop. 1942 Located along four lane highway.</td> </tr> <tr> <td style="text-align: center;">10</td> <td>Talmage- village 2010 pop. 233</td> </tr> <tr> <td style="text-align: center;">11</td> <td>Unadilla- village 2010 pop. 311 Located along four lane highway</td> </tr> <tr> <td style="text-align: center;">12</td> <td>Timber Lake- Rural subdivision along highway 2 on western edge of county close proximity to Lincoln</td> </tr> <tr> <td style="text-align: center;">13</td> <td>Woodland Hills- Rural subdivision built around golf course situated between Palmyra and Eagle.</td> </tr> <tr> <td style="text-align: center;">15</td> <td>Rural Residential</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Farm Homes Inspections are completed in a multi-year cycle</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	01	Nebraska City- County seat and major trade area of the county. Situated at the intesection of two four lane expressways. Located at a major Missouri river crossing.	02	Burr- small village 2010 pop. of 57	03	Douglas- village 2010 pop. of 173	04	Dunbar- village 2010 pop. 187 No retail, one small manufacturing facility	06	Otoe-village 2010 pop. 171 No commercial business district	07	Palmyra-village 2010 pop. 545 Located along four lane highway	09	Syracuse-city 2010 pop. 1942 Located along four lane highway.	10	Talmage- village 2010 pop. 233	11	Unadilla- village 2010 pop. 311 Located along four lane highway	12	Timber Lake- Rural subdivision along highway 2 on western edge of county close proximity to Lincoln	13	Woodland Hills- Rural subdivision built around golf course situated between Palmyra and Eagle.	15	Rural Residential	AG	Farm Homes Inspections are completed in a multi-year cycle
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<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>																												
	The Cost approach and the sales comparison are correlated for a final value. The sales comparison uses a heavier weighting in the correlation.																												
<b>4.</b>	<b>If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?</b>																												
	The county uses local market information and completes sales analysis annually to maintain the depreciation tables used in the cost approach to value.																												
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>																												
	Yes																												
<b>6.</b>	<b>Describe the methodology used to determine the residential lot values?</b>																												
	The county utilizes a sales comparison method. Primarily vacant lot sales are used.																												

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

The county has utilized a discounted cash flow analysis to arrive at market value. This year they received one applications to combine parcels in a commercial subdivision.

8.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	01	2013	2015	2014	2014
	02	2013	2015	2008	2014
	03	2013	2015	2008	2014
	04	2013	2015	2008	2014
	06	2013	2015	2008	2014
	07	2013	2015	2008	2014
	09	2013	2015	2015	2014
	10	2013	2015	2008	2014
	11	2013	2015	2015	2014
	12	2013	2015	2013	2014
	13	2013	2015	2008	2014
	15	2013	2015	2015	2015
	AG	2013	2015	2008	2010-2015

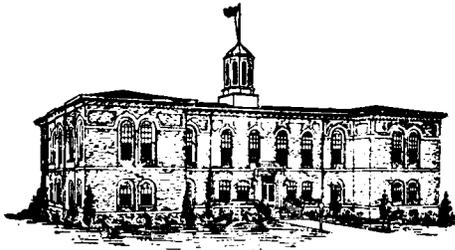
The county feels each have their own unique market by location and amenities as well as how they fit in the valuation sequence in the county as outlined in the 3 year plan.

## 2016 Commercial Assessment Survey for Otoe County

<b>1.</b>	<b>Valuation data collection done by:</b>			
	The Assessor and the appraisal assistant			
<b>2.</b>	<b>List the valuation groupings recognized in the County and describe the unique characteristics of each:</b>			
	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>		
	01	Nebraska City – county seat and major trade center for the area		
	05	Remainder of the County, consists of smaller communities without a consistent or reliable commercial market		
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>			
	All three approaches to value are considered. The cost is used with a market based depreciation model. Income is used as a check against the cost approach.			
<b>3a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>			
	The county compares sales if available from other counties in the state or region and then will make adjustments for local market. The State sales file is utilized to help in gathering sale information.			
<b>4.</b>	<b>If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?</b>			
	The County develops depreciation tables using local market information to build the depreciation tables used in the cost approach to value.			
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>			
	Yes, Economic depreciation is applied to arrive at market value.			
<b>6.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>			
	The county uses market approach, vacant lot are analyzed when possible. The county uses either a front foot or a square foot calculation where appropriate.			
<b>7.</b>	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>
	01	2013	2015	2016
	05	2013	2015	2008
	Nebraska City is the only consistent commercial market with a large enough sample of sales for a meaningful analysis.			

## 2016 Agricultural Assessment Survey for Otoe County

<b>1.</b>	<b>Valuation data collection done by:</b>										
	Assessor Staff and contract appraiser										
<b>2.</b>	<b>List each market area, and describe the location and the specific characteristics that make each unique.</b>										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">7000</td> <td>SW portion of the County, consists of the Geo codes of 3729 and 3731, soil structure consists of overall lower productivity.</td> <td style="text-align: center;">2014</td> </tr> <tr> <td style="text-align: center;">8000</td> <td>remainder of the county, Better overall soil capabilities</td> <td style="text-align: center;">2014</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	7000	SW portion of the County, consists of the Geo codes of 3729 and 3731, soil structure consists of overall lower productivity.	2014	8000	remainder of the county, Better overall soil capabilities	2014
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>									
7000	SW portion of the County, consists of the Geo codes of 3729 and 3731, soil structure consists of overall lower productivity.	2014									
8000	remainder of the county, Better overall soil capabilities	2014									
<b>3.</b>	<b>Describe the process used to determine and monitor market areas.</b>										
	The county conducts a sales analysis each year, a part of the analysis is where the assessor uses one set of values for the entire county to see if they can arrive at a level of value with the same relationship to market value throughout the county. For 2016 the county uses two sets of value and market areas to arrive at the same level of value for both areas with reasonable quality statistics.										
<b>4.</b>	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>										
	The county considers the highest and best use methodology and compares that with the present use of the parcel. The county analyzes the market value and applies either the 100% of market for residential or recreational or the 75% of market value for agricultural land. For parcels in question recreational values are used unless the taxpayer can demonstrate an ag use for the property.										
<b>5.</b>	<b>Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?</b>										
	Presently there is a market difference between the two based on the market. Market areas are recognized for the sites and improvements based on sales analysis. The differences that are recognized are site and location factors that affect the market value.										
<b>6.</b>	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>										
	The county utilizes the state sales file to analyze sales that are enrolled in the program.										
	<b><i><u>If your county has special value applications, please answer the following</u></i></b>										
<b>7a.</b>	<b>How many special valuation applications are on file?</b>										
	4,428										
<b>7b.</b>	<b>What process was used to determine if non-agricultural influences exist in the county?</b>										
	Sales analysis and questionnaires along with a thorough sales verification.										



Therese E. Gruber  
Assessor

Christina M. Smallfoot  
Deputy Assessor

**Office of Otoe County Assessor**

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*\* Three Year Plan \**  
2016-2018

	<u># of Parcels</u>
<b>Residential</b>	6754
<b>Commercial &amp; Industrial</b>	833
<b>Agriculture</b>	3812
<b>Recreational</b>	108
<b>Exempt</b>	1035

**Property Review:** For assessment year 2015, an estimated 1225 building permits and/or information statements were filed for new property construction/additions or improvements in Otoe County. My office also reviewed 3500+ parcels to comply with the state mandated six year review cycle.

**Assessment Action Planned for Assessment Year 2016:**

Residential – Continue reviewing rural residential properties (1/3). Update property record cards to reflect any changes. Adjust value to reflect market. Review all residential sales. Equalize lots in Syracuse and Unadilla after study.

Commercial – Review all sale parcels. Update property record cards to reflect any changes. Begin review of commercial parcels (1/3). Adjust values as needed.

Agricultural – Review all ag sales. Continue land use and improvement review of improved agland parcels (1/2). Adjust information to reflect current use. Adjust value to reflect agricultural market after sales studies are completed.

Recreational – Review recreational parcels. (1/2)

**Assessment Action Planned for Assessment Year 2017:**

Residential – Finish review of rural residential parcels. Update property record cards to reflect any changes. Adjust value to reflect market. Review all residential sales. Equalize lot values remaining small towns.

Commercial – Review all sale parcels. Update property record cards to reflect any changes. Continue review of commercial parcels (1/3). Adjust values as needed.

Agricultural – Review all ag sales. Begin review of unimproved agricultural parcels (1/2). Continue land use review of vacant agricultural parcels. Update property record card to reflect any changes. Adjust value to reflect agricultural market after sales studies are completed.

Recreational – Review recreational parcels. (1/2)

**Assessment Action Planned for Assessment Year 2018:**

Residential – Review all residential sales. Update property record cards to reflect any changes. Adjust values to market.

Commercial – Review all sales parcels. Update property record cards to reflect any changes. Adjust value to reflect market. Finish review of commercial parcels (1/3). Update and value as needed.

Agricultural – Review all ag sale parcels. Finish review of unimproved agricultural parcels. Update property record cards to reflect any changes.

Exempt Property – Review and update pictures for all exempt parcels.

**Current Resources**

The Otoe County Assessor’s Office has six full-time and one part-time staff. That includes the Assessor, Deputy Assessor, Administrative Assistant, 2 Appraisal Assistants, and 1 GIS Specialist. I have a total of \$217,395 (14-15 figures) in the budget for staff salaries and \$4000 budgeted for training.

The cadastral maps are current in my office and are continuously maintained by the staff. We update our GIS system on a daily basis with new subdivisions, splits and surveys. The GIS specialist verifies and corrects information by using the cadastrals, Terrascan, the GIS system, and physical reviews. The GIS and current sales information is available to the public online.

Physical and electronic property record cards are maintained for all real property parcels in Otoe County. My administrative assistant does an annual inventory on all the physical cards to match the electronic file.

Otoe County continues to physically review 100% of all qualified sales in each class of property. We make an attempt to briefly interview either a buyer, seller, or real estate agent involved with the sale. We also conduct interviews on any questionable sales. After inclusion or exclusion from the sales files, we continually review sales in order to determine if a change in qualification occurs.

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

Annually prepare and file Assessor’s Administrative reports required by law/regulation:

Maintain all records, paper and electronic

File abstract with Department of Revenue Property Assessment Division

Assessor Survey

Sales information to PAD including rosters & annual Assessed Value Update w/ Abstract  
Certification of Value to Political Subdivisions  
School District Taxable Value Report  
Homestead Exemption Tax Loss Report  
Certificate of Taxes Levied Report  
Report of current values for properties owned by Board of Education Lands & Funds  
Annual Plan of Assessment Report  
521's Filed with Department of Revenue  
Annual Level of Value Certification

Personal Property: administer annual filing of approximately 1300 schedules; prepare subsequent notices for a change in value, incomplete filings, failure to file and/or penalties applied, as required. Review and implement Beginning Farmer Exemptions Form #1027.

Permissive Exemptions: administer annual filings of approximately 200 applications for new or continued exempt properties, review and make recommendations to county board of equalization.

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

Homestead Exemptions: administer approximately 700 annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance. We also hold workshops in smaller communities outside of the county seat for those who need assistance with their applications.

Centrally assessed: Review valuations as certified by PAD for railroads and public service entities. Establish assessment records and tax billing for tax list.

Tax Increment Financing: management of record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax. We currently have 4 TIF projects for tax year 2014.

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

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

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

TERC Appeals: prepare information and attend taxpayer appeal hearings before TERC, defend valuation.

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

Education: Assessor – attend southeast district assessor's meetings once a month, workshops sponsored by NACO or PAD, and educational classes to obtain required hours for continued

education in order to maintain assessor/deputy assessor certification. Have each staff member attend at least one 15 or 30-hour course each year, depending on budget constraints.

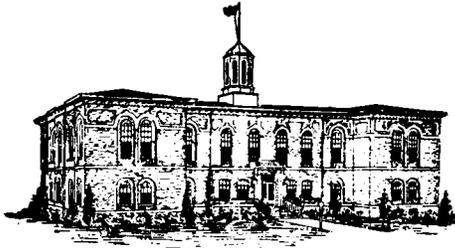
**Conclusion:**

I feel that my office is accomplishing a great deal of work both efficiently and accurately. My office will continue to strive to do the absolute best job that can be done.

This concludes my three-year plan of assessment at this time.

Respectfully submitted,

Therese Gruber  
Otoe County Assessor



**Therese E. Gruber**  
Assessor

**Christina M. Smallfoot**  
Deputy Assessor

## **Office of Otoe County Assessor**

---

February 27, 2016

Ms. Ruth Sorenson  
Property Tax Administrator  
Nebraska Department of Revenue/Property Assessment Division  
301 Centennial Mall South  
P.O. Box 98919  
Lincoln, NE 68509

Re: Special Valuation Methodology – 2016

### ***Introduction***

From a geographic standpoint, Otoe County is located directly to the south of Cass County, east of Lancaster County, north of Nemaha and Johnson Counties, and west of the Missouri River. Two of the bordering counties, Lancaster and Cass have a high degree of real estate sales activity and have implemented special valuation for their entire county's agriculture base. Neither Nemaha nor Johnson counties have the same degree of activity as Lancaster, Cass, or Otoe counties. Our county has a relatively high degree of activity in the agricultural market.

### ***Market Areas in Otoe County***

In 2016, Otoe County has two market areas for the valuation of agricultural land. These market areas were developed to account for the differences in sale price for comparable soil groups and uses. The market areas are geographically based to determine values and our analysis of sales show that we still have two distinct market areas.

### ***Special Values***

The market analysis that has been performed in Otoe County for 2016 shows that our county does not have any measurable "influence" for agricultural land. Otoe County uses the sales comparison approach to set agricultural values. Extensive research is done with the buyer, seller, and any real estate agents involved in the sale to determine if it was influenced by commercial or rural residential factors (i.e. acreage or subdivision development, etc.)

If the determination of the assessor and/or appraiser is that the sale is uninfluenced by factors other than agricultural use for the land the sale is included in the sales analysis study to help determine agricultural values. This analysis is done on all sales on a countywide basis, and is not restricted to a certain market area.

***Certification***

The previous narrative is a true and accurate representation of the methodology of the special valuation procedures in Otoe County.

Sincerely,  
Therese E. Gruber  
Otoe County Assessor

1021 Central Avenue, Nebraska City, NE 68410  
assessor@otoe.nacone.org

Phone (402) 873-9520

Fax (402) 873-9523

<http://www.otoe.gisworkshop.com>