

NEBRASKA

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DEPARTMENT OF REVENUE

**2024 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

OTOE COUNTY

NEBRASKA

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DEPARTMENT OF REVENUE

April 5, 2024



Jim Pillen, Governor

Commissioner Hotz :

The Property Tax Administrator has compiled the 2024 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

A handwritten signature in cursive script that reads "Sarah Scott".

Sincerely,
Sarah Scott
Property Tax Administrator
402-471-5962

cc: Christi Smallfoot, Otoe County Assessor

Property Assessment Division
Sarah Scott, Administrator
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Introduction

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

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

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

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

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

Statistical Analysis:

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

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

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

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

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

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

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

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

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

The quality of assessment relies in part on statistical indicators as well. If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the mean ratio, it may be an indication of disproportionate assessments. Assessments are disproportionate when properties within a class are assessed at noticeably different levels of market value. The coefficient produced by this calculation is referred to as the PRD and measures the assessment level of lower-priced properties relative to the assessment level of higher-priced properties. The PRD range stated in IAAO standards is 98% to 103%. A perfect match in assessment level between the low-dollar properties and high-dollar properties indicates a PRD of 100%. The reason for the extended range on the high end is the recognition by IAAO of the inherent bias in assessment. The IAAO Standard on Ratio Studies notes that the PRD is sensitive to sales with higher prices even if the ratio on higher priced sales do not appear unusual relative to other sales, and that small samples, samples with high dispersion, or extreme ratios may not provide an accurate indication of assessment regressivity or progressivity, appraisal biases that occur when high-value properties are appraised higher or lower than low-value properties in relation to market values.

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

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

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

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

The confidence interval is another measure used to evaluate the reliability of the statistical indicators. The PTA primarily relies upon the median confidence interval, although the mean and weighted mean confidence intervals are calculated as well. While there are no formal standards regarding the acceptable width of such measure, the range established is often useful in determining the range in which the true level of value is expected to exist. Pursuant to [Neb. Rev. Stat. §77-5023](#), the acceptable range is 69% to 75% of actual value for agricultural land, except for taxes levied to pay school bonds passed after January 12, 2022 for which the acceptable range is 44% to 50% of actual value. For all other classes of real property, the acceptable range is 92% to 100% of actual value.

Analysis of Assessment Practices:

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

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

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

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

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

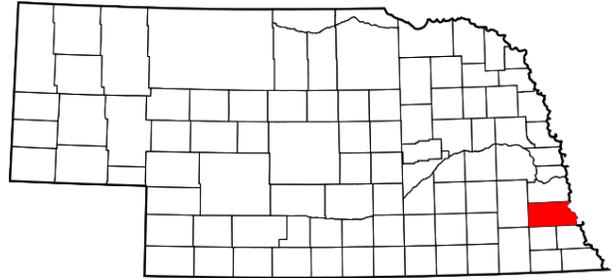
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors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

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

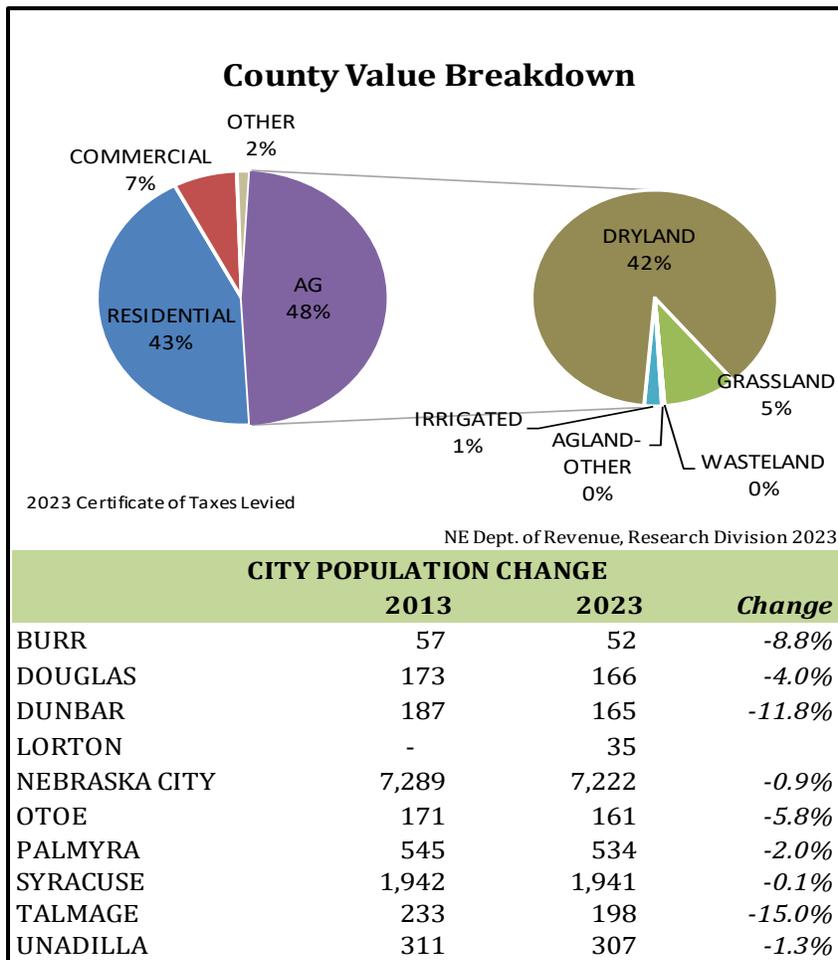
**Further information may be found in Exhibit 94*

County Overview

With a total area of 616 square miles, Otoe County has 16,198 residents, per the Census Bureau Quick Facts for 2024, a 2% population increase over the 2023 U.S. Census. Reports indicate that 77% of county residents are homeowners and 87% of residents occupied the same residence as in the prior year (Census Quick Facts). The average home value is \$167,589 (2023 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Otoe County are located in and around the county seat of Nebraska City, as well as Syracuse, due to the town's placement directly on Highway 2 and proximity to Lincoln. According to the latest information available from the U.S. Census Bureau, there are 457 employer establishments with total employment of 4,789 for a 3% increase.



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

2024 Residential Correlation for Otoe County

Assessment Actions

Within Nebraska City, a 12% increase was applied to most homes, in Douglas adjustments ranged from 15-30% and in Talmage all but low-end properties were increased 20%. In Palmyra, Unadilla, and Syracuse, lot values were updated, and percent adjustments were applied to homes of specific age range and styles. In Timber Lake, 1 story dwellings were increased 15%. Rural residential 1 story and 1 ½ story homes received a 10% increase, a 10% increase was also applied to rural residential land values. Pickup and maintenance work was done.

Assessment Practice Review

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

The sales qualification and verification processes are evaluated to determine if all arm's-length sales are made available for measurement. Analysis of the sales use practices indicates the county assessor utilizes less sales than the statewide average. Review of the non-qualified roster supports that qualification decisions are made without bias.

The county assessor recognizes nine valuation groups. Valuation Groups 1 and 9 represent the largest cities within the county, Valuation Groups 2 and 7 are combinations of economically similar small villages, Valuation Groups 12 through 15 represent various rural areas and Valuation Group 20 is recreational parcels.

The required six-year inspection and review cycle is current for the residential class, having last been completed from 2019 to 2022. Costing tables have all been updated to 2020, while depreciation tables are dated 2016 to 2017. Lot value studies have been completed from 2019 to 2023.

The county assessor has a written valuation methodology on file.

2024 Residential Correlation for Otoe County

Description of Analysis

With the residential class, the county assessor utilizes nine valuation groups, however, only eight are represented in the sales file.

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

Within the statistical profile for the residential class, there are 415 sales with two of the three measures of central tendency within the acceptable range; the COD is within the range recommended by IAAO and supports assessment uniformity. The weighted mean is low and the PRD is high. Review of the sale price substratum indicates a slightly regressive pattern that can be corrected with depreciation adjustments in the next appraisal cycle.

Review of the statistics by valuation group reveals that all valuation groups, except Valuation Group 14 have medians within the acceptable range. Valuation 14 represents two sales, both of which are low. Further, review of the qualitative statistics by valuation group suggests that patterns of regressivity are found in Valuation Group 14, this is one of the older locations in the six-year inspection and review cycle and due to be reviewed and revalued in 2025.

Comparison of the sold properties and the 2024 Abstract of Assessment, Form 45 Compared to the Certificate of Taxes Levied (CTL) report indicates that adjustments were applied to sold properties and the population at a similar rate, supporting assessment uniformity.

Equalization and Quality of Assessment

The analysis supports that residential property in Otoe County has been valued uniformly within the acceptable range. The quality of assessment of residential property in Otoe County complies with generally accepted mass appraisal techniques.

2024 Residential Correlation for Otoe County

VALUATION GROUP RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	190	93.18	95.11	91.09	18.02	104.41
2	34	92.73	95.17	85.24	20.66	111.65
7	36	92.46	91.23	89.97	15.55	101.40
9	82	93.42	92.67	90.64	14.99	102.24
12	4	91.82	93.44	92.80	05.50	100.69
13	4	97.08	91.69	91.09	09.12	100.66
14	2	78.69	78.69	78.64	01.30	100.06
15	63	91.82	95.14	87.69	21.38	108.50
____ALL____	415	92.89	94.17	89.69	17.73	104.99

Level of Value

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

2024 Commercial Correlation for Otoe County

Assessment Actions

An inspection and revaluation of Nebraska City began in 2023 and will be finalized for the next assessment year. To bring commercial property up to market value, several adjustments were made for the current year.

In Nebraska City, downtown retail and office buildings built from 1900 to 1950 had improvement value increases of 50%; mobile home park land values increased 10%. In Syracuse, Auto Repair Shops and Light Manufacturing facilities had a 50% increase to improvement values. Douglas and Otoe had updated costing, and rural commercial land over 4 acres had a 10% value increase. The pick-up work was completed.

Assessment Practice Review

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

Review of the qualified and non-qualified roster indicates that the sales usability rate within the county is lower than the state average; however, qualification decisions appear to have been made without a bias. The Property Assessment Division will work with the county assessor to examine the qualification process in more detail.

There are two valuation groups within the commercial class, Nebraska City and Syracuse make up Valuation Group 1 and 2, respectively, and all other commercial parcels are combined into Valuation Group 3.

Within the commercial class, the inspection and review cycle is out of compliance with dates ranging from 2016 to 2023. The inspection was delayed with the implementation of a new Computer-Assisted Mass Appraisal System, the review process began in Nebraska City this year and the entire county is expected to be completed in 2024 for the 2025 assessment year. Costing and depreciation tables are dated 2020, lot studies are dated 2016, and are in the process of being reviewed for the 2025 assessment cycle.

Description of Analysis

Within the commercial class, properties are stratified into three valuation groups.

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

2024 Commercial Correlation for Otoe County

Review of the statistical profile indicates that there are 45 commercial sales with two of the three measures of central tendency within the acceptable range, and a COD that is low enough to support the use of the median as an indicator of the level of value. The weighted mean is low and the PRD is high. Review of the sale price substratum does show a regressive pattern of assessments. The county assessor is in the process of conducting a reappraisal of the commercial class expected to be completed for assessment year 2025, the appraisal should address the regressivity issues found in the sample. Review of the statistics by valuation group supports that all three have a median within the acceptable range.

Comparison of the sales file and the 2024 Abstract of Assessment, Form 45 Compared to the Certificate of Taxes Levied (CTL) report indicates that the sales file increased roughly eight percentage points more than the abstract. The county assessor’s reported action did match the valuation adjustments observed in the sales file and the variance is attributed to a disproportionate amount of retail store and office building sales in the sales file.

Equalization and Quality of Assessment

Based on the analysis of all available information, commercial property values in Otoe County are believed to be equalized. The quality of assessment of the commercial class complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	26	94.79	95.07	81.80	23.25	116.22
2	10	93.65	92.53	90.53	13.32	102.21
3	9	92.13	92.57	68.53	30.17	135.08
____ALL____	45	92.87	94.01	81.22	22.80	115.75

Level of Value

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

2024 Agricultural Correlation for Otoe County

Assessment Actions

In Market Area 1, dryland was increased 10% and irrigated land increased 5%. In Market Area 2, dryland increased 8% and irrigated land increased 5%. Land use reviews were conducted for the west half of Otoe County. The pick-up work was completed.

Assessment Practice Review

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

The sales usability rate within the agricultural class was quite low at the time of the review; the county assessor worked with Property Assessment Division staff to improve the qualification decisions, ensuring that all arm's-length sales were utilized for the agricultural class.

The Otoe County Assessor has two separate market areas for agricultural land. Agricultural land in the southwest portion of the county has lower productivity. The remainder of the county, which comprise Market Area 1, had better overall soil qualities than the southwest portion, Market Area 2. There are special valuation applications on file, however, at this time non-agricultural influences are removed from the sample and valued as recreational property, no other non-agricultural influences are prevalent and special valuations are not utilized.

The county assessor's staff reviews agricultural land use with aerial imagery, as well as information provided by taxpayers or the natural resource district. A complete land use review was done in 2021 and 2022, the inspection and review cycle for agricultural improvements was done at the same time. The county assessor has a plan to ensure that the inspections are completed within the required six-year inspection. Agricultural outbuildings are priced in the Computer Assisted Mass Appraisal (CAMA) system, the costing tables are dated 2020 for the agricultural dwellings and outbuildings, depreciation tables are dated 2020. Site values were last reviewed in 2016, although the first acre homesite was adjusted in 2023. The county assessor has worked to actively identify land enrolled in the Conservation Reserve Program (CRP) and the Wetlands Reserve Program (WRP). Agricultural intensive use parcels are identified and valued as such.

Description of Analysis

Within the agricultural class there are 68 total qualified sales. The median and mean measures of central tendency are within the acceptable range, and the COD is low enough to support the use of the median as a point estimate of the level of value. The weighted mean is low.

Review of sales by market area supports that both areas have been assessed similarly as the median of each closely correlate within the acceptable range. By Majority Land Use (MLU) subclass, only dryland land in Market Area 1 has a sufficient sample size, it is also within the acceptable range.

2024 Agricultural Correlation for Otoe County

Agricultural properties within the Palmyra School District are subject to a 50% assessment level for properties taxes levied to pay the principal and interest of school bonds. Review of properties within this district supports that the bond values were appropriately reduced, however, the median of 15 sales is slightly high at 52%. The statistics represents sales from both market areas and is not considered to be useful for measurement purposes. Based on the valuation reduction made by the county assessor, assessments are at the statutorily required assessment level of 50% of market value.

Equalization and Quality of Assessment

The review of assessment practices supports that agricultural improvements are cyclically reviewed and reappraised and are valued similarly to rural residential land; they are therefore equalized within the acceptable range.

All agricultural land values are comparable to the adjoining counties. The quality of assessment of agricultural property in Otoe County complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u> Dry </u>						
County	37	71.47	68.85	65.62	16.94	104.92
1	31	71.27	68.31	64.51	18.89	105.89
2	6	72.72	71.61	70.71	07.03	101.27
<u> Grass </u>						
County	2	88.65	88.65	92.02	15.50	96.34
1	1	74.91	74.91	74.91	00.00	100.00
2	1	102.38	102.38	102.38	00.00	100.00
<u> ALL </u>	68	72.03	69.66	67.23	17.69	103.61

Level of Value

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

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

A review of agricultural land value in Otoe County in school districts that levy taxes to pay the principal or interest on bonds approved by a vote of the people, indicates that the assessed values used were proportionately reduced from all other agricultural land values in the county by a factor of 34%. Therefore, it is the opinion of the Property Tax Administrator that the level of value of agricultural land for school bond valuation in Otoe County is 50%.

2024 Opinions of the Property Tax Administrator for Otoe County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	93	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	93	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	72	Meets generally accepted mass appraisal techniques.	No recommendation.
School Bond Value Agricultural Land	50	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 5th day of April, 2024.



Sarah Scott
Property Tax Administrator

APPENDICES

2024 Commission Summary for Otoe County

Residential Real Property - Current

Number of Sales	415	Median	92.89
Total Sales Price	\$85,403,717	Mean	94.17
Total Adj. Sales Price	\$85,403,717	Wgt. Mean	89.69
Total Assessed Value	\$76,595,566	Average Assessed Value of the Base	\$163,644
Avg. Adj. Sales Price	\$205,792	Avg. Assessed Value	\$184,568

Confidence Interval - Current

95% Median C.I	91.51 to 94.40
95% Wgt. Mean C.I	87.95 to 91.42
95% Mean C.I	91.71 to 96.63
% of Value of the Class of all Real Property Value in the County	39.60
% of Records Sold in the Study Period	5.96
% of Value Sold in the Study Period	6.72

Residential Real Property - History

Year	Number of Sales	LOV	Median
2023	465	93	93.36
2022	446	93	92.78
2021	414	93	93.09
2020	410	93	93.34

2024 Commission Summary for Otoe County

Commercial Real Property - Current

Number of Sales	45	Median	92.87
Total Sales Price	\$15,353,965	Mean	94.01
Total Adj. Sales Price	\$15,353,965	Wgt. Mean	81.22
Total Assessed Value	\$12,470,880	Average Assessed Value of the Base	\$229,455
Avg. Adj. Sales Price	\$341,199	Avg. Assessed Value	\$277,131

Confidence Interval - Current

95% Median C.I	87.44 to 98.47
95% Wgt. Mean C.I	60.22 to 102.23
95% Mean C.I	85.41 to 102.61
% of Value of the Class of all Real Property Value in the County	6.90
% of Records Sold in the Study Period	5.20
% of Value Sold in the Study Period	6.28

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2023	54	100	89.77
2022	43	93	93.48
2021	48	93	93.47
2020	50	94	93.97

66 Otoe
RESIDENTIAL

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

Date Range: 10/1/2021 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 415
 Total Sales Price : 85,403,717
 Total Adj. Sales Price : 85,403,717
 Total Assessed Value : 76,595,566
 Avg. Adj. Sales Price : 205,792
 Avg. Assessed Value : 184,568

MEDIAN : 93
 WGT. MEAN : 90
 MEAN : 94
 COD : 17.73
 PRD : 104.99

COV : 27.18
 STD : 25.60
 Avg. Abs. Dev : 16.47
 MAX Sales Ratio : 313.64
 MIN Sales Ratio : 47.77

95% Median C.I. : 91.51 to 94.40
 95% Wgt. Mean C.I. : 87.95 to 91.42
 95% Mean C.I. : 91.71 to 96.63

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qrtrs</u>											
01-OCT-21 To 31-DEC-21	57	100.06	98.13	95.19	14.28	103.09	60.81	139.13	93.21 to 103.28	195,540	186,142
01-JAN-22 To 31-MAR-22	47	93.81	96.39	92.12	16.43	104.64	47.77	163.41	88.35 to 101.75	170,498	157,064
01-APR-22 To 30-JUN-22	68	93.45	93.34	91.32	16.68	102.21	50.19	191.57	87.23 to 96.52	203,217	185,583
01-JUL-22 To 30-SEP-22	56	91.30	91.72	86.81	16.16	105.66	56.46	193.15	87.36 to 94.59	252,753	219,423
01-OCT-22 To 31-DEC-22	45	99.69	99.77	93.88	19.13	106.27	48.04	186.97	92.49 to 105.70	188,330	176,795
01-JAN-23 To 31-MAR-23	44	93.83	97.77	92.95	16.42	105.19	64.55	245.25	88.47 to 100.31	199,159	185,121
01-APR-23 To 30-JUN-23	43	83.30	87.52	85.39	15.55	102.49	61.62	129.69	78.87 to 93.00	211,899	180,945
01-JUL-23 To 30-SEP-23	55	83.23	89.43	82.32	23.89	108.64	49.21	313.64	76.73 to 92.85	216,766	178,443
<u>Study Yrs</u>											
01-OCT-21 To 30-SEP-22	228	93.90	94.77	91.02	16.26	104.12	47.77	193.15	91.77 to 96.06	206,720	188,155
01-OCT-22 To 30-SEP-23	187	91.82	93.44	88.04	19.44	106.13	48.04	313.64	87.27 to 93.24	204,661	180,193
<u>Calendar Yrs</u>											
01-JAN-22 To 31-DEC-22	216	93.37	94.92	90.52	17.35	104.86	47.77	193.15	91.87 to 95.64	205,839	186,320
<u>ALL</u>	415	92.89	94.17	89.69	17.73	104.99	47.77	313.64	91.51 to 94.40	205,792	184,568

VALUATION GROUP										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	190	93.18	95.11	91.09	18.02	104.41	47.77	198.32	88.62 to 96.52	167,544	152,615
2	34	92.73	95.17	85.24	20.66	111.65	48.04	186.97	83.10 to 96.04	93,624	79,808
7	36	92.46	91.23	89.97	15.55	101.40	50.19	152.08	85.74 to 96.44	199,575	179,562
9	82	93.42	92.67	90.64	14.99	102.24	61.52	193.15	88.37 to 97.69	190,254	172,455
12	4	91.82	93.44	92.80	05.50	100.69	88.06	102.04	N/A	362,775	336,660
13	4	97.08	91.69	91.09	09.12	100.66	70.97	101.62	N/A	506,316	461,185
14	2	78.69	78.69	78.64	01.30	100.06	77.67	79.70	N/A	370,000	290,974
15	63	91.82	95.14	87.69	21.38	108.50	50.37	313.64	82.19 to 94.73	371,194	325,497
<u>ALL</u>	415	92.89	94.17	89.69	17.73	104.99	47.77	313.64	91.51 to 94.40	205,792	184,568

66 Otoe
RESIDENTIAL

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

Date Range: 10/1/2021 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 415
 Total Sales Price : 85,403,717
 Total Adj. Sales Price : 85,403,717
 Total Assessed Value : 76,595,566
 Avg. Adj. Sales Price : 205,792
 Avg. Assessed Value : 184,568

MEDIAN : 93
 WGT. MEAN : 90
 MEAN : 94
 COD : 17.73
 PRD : 104.99

COV : 27.18
 STD : 25.60
 Avg. Abs. Dev : 16.47
 MAX Sales Ratio : 313.64
 MIN Sales Ratio : 47.77

95% Median C.I. : 91.51 to 94.40
 95% Wgt. Mean C.I. : 87.95 to 91.42
 95% Mean C.I. : 91.71 to 96.63

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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	414	92.95	94.18	89.69	17.75	105.01	47.77	313.64	91.51 to 94.45	206,193	184,926
06											
07	1	90.27	90.27	90.27	00.00	100.00	90.27	90.27	N/A	40,000	36,108
<u>ALL</u>	415	92.89	94.17	89.69	17.73	104.99	47.77	313.64	91.51 to 94.40	205,792	184,568

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	1	135.92	135.92	135.92	00.00	100.00	135.92	135.92	N/A	12,000	16,310
Less Than 30,000	9	122.29	131.41	128.70	26.83	102.11	86.37	191.57	93.21 to 186.97	20,400	26,255
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	415	92.89	94.17	89.69	17.73	104.99	47.77	313.64	91.51 to 94.40	205,792	184,568
Greater Than 14,999	414	92.88	94.07	89.68	17.67	104.90	47.77	313.64	91.26 to 94.40	206,260	184,974
Greater Than 29,999	406	92.79	93.34	89.60	17.19	104.17	47.77	313.64	90.71 to 94.27	209,902	188,077
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	1	135.92	135.92	135.92	00.00	100.00	135.92	135.92	N/A	12,000	16,310
15,000 TO 29,999	8	114.67	130.85	128.20	30.71	102.07	86.37	191.57	86.37 to 191.57	21,450	27,498
30,000 TO 59,999	33	107.85	122.87	125.12	26.69	98.20	78.87	313.64	97.52 to 127.32	45,404	56,809
60,000 TO 99,999	44	93.88	98.37	98.41	25.65	99.96	47.77	198.32	83.51 to 106.56	79,690	78,424
100,000 TO 149,999	70	93.71	92.85	92.67	16.86	100.19	48.04	152.23	88.04 to 98.08	128,052	118,663
150,000 TO 249,999	141	91.71	89.86	89.38	14.67	100.54	53.62	137.24	87.12 to 94.59	194,703	174,024
250,000 TO 499,999	106	90.07	87.78	87.45	12.01	100.38	50.37	120.42	86.96 to 93.00	338,582	296,076
500,000 TO 999,999	11	90.71	86.60	85.85	14.04	100.87	69.16	109.51	70.52 to 99.69	618,990	531,372
1,000,000 +	1	87.36	87.36	87.36	00.00	100.00	87.36	87.36	N/A	1,100,000	961,012
<u>ALL</u>	415	92.89	94.17	89.69	17.73	104.99	47.77	313.64	91.51 to 94.40	205,792	184,568

66 Otoe
COMMERCIAL

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

Date Range: 10/1/2020 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 45
 Total Sales Price : 15,353,965
 Total Adj. Sales Price : 15,353,965
 Total Assessed Value : 12,470,880
 Avg. Adj. Sales Price : 341,199
 Avg. Assessed Value : 277,131

MEDIAN : 93
 WGT. MEAN : 81
 MEAN : 94
 COD : 22.80
 PRD : 115.75

COV : 31.32
 STD : 29.44
 Avg. Abs. Dev : 21.17
 MAX Sales Ratio : 162.20
 MIN Sales Ratio : 31.92

95% Median C.I. : 87.44 to 98.47
 95% Wgt. Mean C.I. : 60.22 to 102.23
 95% Mean C.I. : 85.41 to 102.61

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qrtrs</u>												
01-OCT-20 To 31-DEC-20	3	143.36	116.87	102.70	27.24	113.80	45.05	162.20	N/A	94,333	96,879	
01-JAN-21 To 31-MAR-21	3	94.82	87.50	93.27	11.99	93.81	66.78	100.90	N/A	1,124,765	1,049,020	
01-APR-21 To 30-JUN-21	2	101.99	101.99	101.21	09.71	100.77	92.09	111.89	N/A	222,500	225,195	
01-JUL-21 To 30-SEP-21	3	91.13	88.70	89.17	03.39	99.47	82.85	92.13	N/A	533,956	476,103	
01-OCT-21 To 31-DEC-21	4	122.39	123.14	115.02	25.12	107.06	91.93	155.87	N/A	167,701	192,893	
01-JAN-22 To 31-MAR-22	10	94.79	100.27	81.96	21.56	122.34	68.55	142.08	71.13 to 133.19	192,650	157,905	
01-APR-22 To 30-JUN-22												
01-JUL-22 To 30-SEP-22	6	67.24	66.02	51.24	31.95	128.84	31.92	95.36	31.92 to 95.36	203,083	104,062	
01-OCT-22 To 31-DEC-22												
01-JAN-23 To 31-MAR-23	6	94.97	95.40	84.66	13.40	112.69	62.47	126.30	62.47 to 126.30	197,500	167,204	
01-APR-23 To 30-JUN-23	3	62.79	73.07	63.12	21.50	115.76	57.96	98.47	N/A	1,280,000	807,897	
01-JUL-23 To 30-SEP-23	5	98.16	92.83	93.03	11.96	99.79	56.63	112.96	N/A	161,800	150,517	
<u>Study Yrs</u>												
01-OCT-20 To 30-SEP-21	11	92.13	98.47	93.20	23.22	105.65	45.05	162.20	66.78 to 143.36	518,560	483,309	
01-OCT-21 To 30-SEP-22	20	91.48	94.57	77.96	26.87	121.31	31.92	155.87	79.70 to 112.30	190,790	148,749	
01-OCT-22 To 30-SEP-23	14	96.10	89.70	71.64	15.95	125.21	56.63	126.30	62.47 to 102.90	416,714	298,535	
<u>Calendar Yrs</u>												
01-JAN-21 To 31-DEC-21	12	92.50	102.10	95.16	17.24	107.29	66.78	155.87	91.13 to 111.89	507,664	483,111	
01-JAN-22 To 31-DEC-22	16	85.87	87.43	70.06	25.91	124.79	31.92	142.08	68.55 to 112.30	196,563	137,714	
<u>ALL</u>	45	92.87	94.01	81.22	22.80	115.75	31.92	162.20	87.44 to 98.47	341,199	277,131	

VALUATION GROUP											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	26	94.79	95.07	81.80	23.25	116.22	46.91	155.87	82.85 to 111.89	490,672	401,367	
2	10	93.65	92.53	90.53	13.32	102.21	66.78	133.19	71.13 to 100.90	116,350	105,333	
3	9	92.13	92.57	68.53	30.17	135.08	31.92	162.20	45.05 to 142.08	159,222	109,112	
<u>ALL</u>	45	92.87	94.01	81.22	22.80	115.75	31.92	162.20	87.44 to 98.47	341,199	277,131	

66 Otoe
COMMERCIAL

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

Date Range: 10/1/2020 To 9/30/2023 Posted on: 1/31/2024

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Total Assessed Value : 12,470,880
Avg. Adj. Sales Price : 341,199
Avg. Assessed Value : 277,131

MEDIAN : 93
WGT. MEAN : 81
MEAN : 94
COD : 22.80
PRD : 115.75

COV : 31.32
STD : 29.44
Avg. Abs. Dev : 21.17
MAX Sales Ratio : 162.20
MIN Sales Ratio : 31.92

95% Median C.I. : 87.44 to 98.47
95% Wgt. Mean C.I. : 60.22 to 102.23
95% Mean C.I. : 85.41 to 102.61

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	45	92.87	94.01	81.22	22.80	115.75	31.92	162.20	87.44 to 98.47	341,199	277,131
04											
<u>ALL</u>	45	92.87	94.01	81.22	22.80	115.75	31.92	162.20	87.44 to 98.47	341,199	277,131

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	2	152.14	152.14	152.14	06.61	100.00	142.08	162.20	N/A	5,000	7,607
Less Than 30,000	2	152.14	152.14	152.14	06.61	100.00	142.08	162.20	N/A	5,000	7,607
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	45	92.87	94.01	81.22	22.80	115.75	31.92	162.20	87.44 to 98.47	341,199	277,131
Greater Than 14,999	43	92.13	91.30	81.18	21.04	112.47	31.92	155.87	84.30 to 98.16	356,836	289,667
Greater Than 29,999	43	92.13	91.30	81.18	21.04	112.47	31.92	155.87	84.30 to 98.16	356,836	289,667
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	2	152.14	152.14	152.14	06.61	100.00	142.08	162.20	N/A	5,000	7,607
15,000 TO 29,999											
30,000 TO 59,999	1	95.36	95.36	95.36	00.00	100.00	95.36	95.36	N/A	38,500	36,712
60,000 TO 99,999	14	98.51	101.91	102.53	15.51	99.40	71.13	151.90	84.15 to 117.44	76,393	78,328
100,000 TO 149,999	6	78.01	89.51	90.80	51.25	98.58	45.05	155.87	45.05 to 155.87	121,800	110,590
150,000 TO 249,999	9	92.87	94.24	93.62	16.70	100.66	57.96	143.36	66.78 to 111.89	191,111	178,910
250,000 TO 499,999	8	88.12	79.87	75.55	18.62	105.72	31.92	102.90	31.92 to 102.90	334,262	252,541
500,000 TO 999,999	2	76.80	76.80	80.87	18.66	94.97	62.47	91.13	N/A	698,385	564,773
1,000,000 TO 1,999,999	1	68.55	68.55	68.55	00.00	100.00	68.55	68.55	N/A	1,000,000	685,525
2,000,000 TO 4,999,999	2	78.81	78.81	77.64	20.33	101.51	62.79	94.82	N/A	3,357,148	2,606,615
5,000,000 TO 9,999,999											
10,000,000 +											
<u>ALL</u>	45	92.87	94.01	81.22	22.80	115.75	31.92	162.20	87.44 to 98.47	341,199	277,131

66 Otoe
COMMERCIAL

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

Date Range: 10/1/2020 To 9/30/2023 Posted on: 1/31/2024

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 Avg. Assessed Value : 277,131

MEDIAN : 93
 WGT. MEAN : 81
 MEAN : 94
 COD : 22.80
 PRD : 115.75

COV : 31.32
 STD : 29.44
 Avg. Abs. Dev : 21.17
 MAX Sales Ratio : 162.20
 MIN Sales Ratio : 31.92

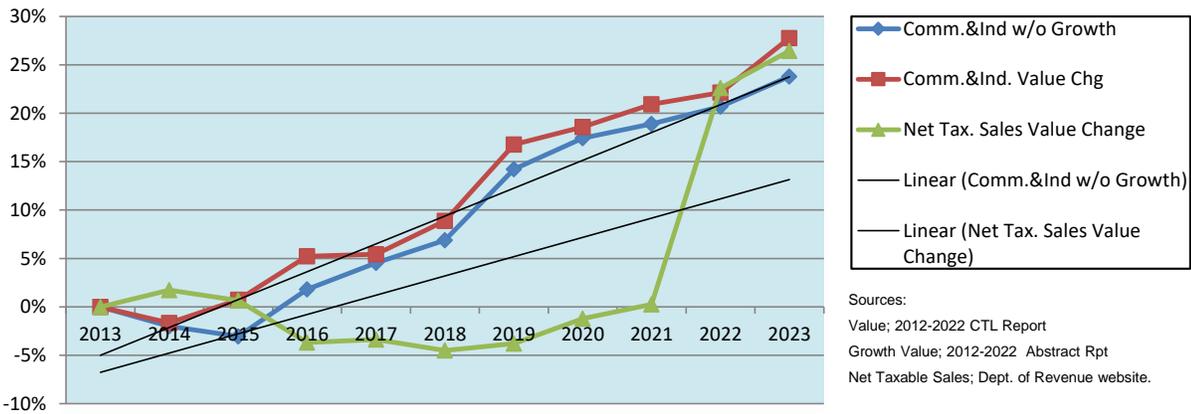
95% Median C.I. : 87.44 to 98.47
 95% Wgt. Mean C.I. : 60.22 to 102.23
 95% Mean C.I. : 85.41 to 102.61

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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
311	1	98.16	98.16	98.16	00.00	100.00	98.16	98.16	N/A	269,000	264,037
344	7	98.55	104.43	98.25	14.95	106.29	82.85	151.90	82.85 to 151.90	171,871	168,871
352	6	91.63	94.98	72.97	22.72	130.16	62.79	143.36	62.79 to 143.36	1,025,295	748,153
353	7	95.18	102.78	100.63	11.37	102.14	87.44	133.19	87.44 to 133.19	130,071	130,893
356	1	142.08	142.08	142.08	00.00	100.00	142.08	142.08	N/A	5,000	7,104
384	1	126.30	126.30	126.30	00.00	100.00	126.30	126.30	N/A	60,000	75,778
386	1	62.47	62.47	62.47	00.00	100.00	62.47	62.47	N/A	500,000	312,328
406	3	46.91	84.72	48.41	83.24	175.01	45.05	162.20	N/A	79,333	38,407
410	3	84.30	85.31	86.77	04.84	98.32	79.70	91.93	N/A	201,667	174,980
412	1	57.96	57.96	57.96	00.00	100.00	57.96	57.96	N/A	180,000	104,336
419	2	60.78	60.78	58.52	09.87	103.86	54.78	66.78	N/A	320,500	187,567
442	1	98.47	98.47	98.47	00.00	100.00	98.47	98.47	N/A	60,000	59,080
494	4	74.75	69.61	60.26	33.89	115.52	31.92	97.01	N/A	237,250	142,969
526	1	95.36	95.36	95.36	00.00	100.00	95.36	95.36	N/A	38,500	36,712
530	2	134.09	134.09	142.56	16.25	94.06	112.30	155.87	N/A	106,401	151,682
555	1	84.15	84.15	84.15	00.00	100.00	84.15	84.15	N/A	71,000	59,750
595	1	100.90	100.90	100.90	00.00	100.00	100.90	100.90	N/A	60,000	60,538
851	1	94.82	94.82	94.82	00.00	100.00	94.82	94.82	N/A	3,114,295	2,952,956
852	1	71.13	71.13	71.13	00.00	100.00	71.13	71.13	N/A	85,000	60,460
<u> </u> ALL <u> </u>	45	92.87	94.01	81.22	22.80	115.75	31.92	162.20	87.44 to 98.47	341,199	277,131

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
2012	\$ 136,485,510	\$ 4,068,490	2.98%	\$ 132,417,020		\$ 140,768,467	
2013	\$ 134,220,410	\$ 483,790	0.36%	\$ 133,736,620	-2.01%	\$ 143,202,449	1.73%
2014	\$ 137,485,370	\$ 5,163,570	3.76%	\$ 132,321,800	-1.41%	\$ 141,698,925	-1.05%
2015	\$ 143,604,450	\$ 4,646,730	3.24%	\$ 138,957,720	1.07%	\$ 135,586,181	-4.31%
2016	\$ 143,902,470	\$ 1,200,070	0.83%	\$ 142,702,400	-0.63%	\$ 136,006,548	0.31%
2017	\$ 148,596,750	\$ 2,710,220	1.82%	\$ 145,886,530	1.38%	\$ 134,421,086	-1.17%
2018	\$ 159,371,480	\$ 3,465,010	2.17%	\$ 155,906,470	4.92%	\$ 135,431,757	0.75%
2019	\$ 161,834,030	\$ 1,579,410	0.98%	\$ 160,254,620	0.55%	\$ 139,056,056	2.68%
2020	\$ 165,059,990	\$ 2,794,530	1.69%	\$ 162,265,460	0.27%	\$ 141,137,938	1.50%
2021	\$ 166,690,870	\$ 1,975,030	1.18%	\$ 164,715,840	-0.21%	\$ 172,605,781	22.30%
2022	\$ 174,388,100	\$ 5,427,761	3.11%	\$ 168,960,339	1.36%	\$ 177,981,466	3.11%
2023	\$ 190,711,727	\$ 2,881,711	1.51%	\$ 187,830,016	7.71%	\$ 183,729,478	3.23%
Ann %chg	3.58%			Average	1.18%	2.52%	2.64%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2012	-	-	-
2013	-2.01%	-1.66%	1.73%
2014	-3.05%	0.73%	0.66%
2015	1.81%	5.22%	-3.68%
2016	4.55%	5.43%	-3.38%
2017	6.89%	8.87%	-4.51%
2018	14.23%	16.77%	-3.79%
2019	17.42%	18.57%	-1.22%
2020	18.89%	20.94%	0.26%
2021	20.68%	22.13%	22.62%
2022	23.79%	27.77%	26.44%
2023	37.62%	39.73%	30.52%

County Number	66
County Name	Otoe

66 Otoe

PAD 2024 R&O Statistics (Using 2024 Values)

AGRICULTURAL LAND

Qualified

Date Range: 10/1/2020 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 68
 Total Sales Price : 56,041,636
 Total Adj. Sales Price : 56,041,636
 Total Assessed Value : 37,677,293
 Avg. Adj. Sales Price : 824,142
 Avg. Assessed Value : 554,078

MEDIAN : 72
 WGT. MEAN : 67
 MEAN : 70
 COD : 17.69
 PRD : 103.61

COV : 22.95
 STD : 15.99
 Avg. Abs. Dev : 12.74
 MAX Sales Ratio : 116.25
 MIN Sales Ratio : 32.72

95% Median C.I. : 64.35 to 75.07
 95% Wgt. Mean C.I. : 63.38 to 71.08
 95% Mean C.I. : 65.86 to 73.46

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qrtrs</u>												
01-OCT-20 To 31-DEC-20	8	86.27	84.29	82.74	09.54	101.87	71.27	102.38	71.27 to 102.38	599,336	495,881	
01-JAN-21 To 31-MAR-21	6	77.26	78.77	77.10	11.77	102.17	59.15	96.01	59.15 to 96.01	740,984	571,267	
01-APR-21 To 30-JUN-21	9	75.52	78.74	77.97	06.69	100.99	71.47	91.52	73.06 to 87.80	747,240	582,593	
01-JUL-21 To 30-SEP-21	1	64.59	64.59	64.59	00.00	100.00	64.59	64.59	N/A	1,750,000	1,130,383	
01-OCT-21 To 31-DEC-21	9	69.12	69.71	69.31	12.54	100.58	53.94	82.64	58.22 to 80.55	1,101,800	763,617	
01-JAN-22 To 31-MAR-22	12	67.84	67.67	65.63	13.25	103.11	43.68	81.80	61.71 to 77.92	672,051	441,094	
01-APR-22 To 30-JUN-22	3	61.89	76.37	72.09	35.16	105.94	50.98	116.25	N/A	735,460	530,205	
01-JUL-22 To 30-SEP-22	1	57.40	57.40	57.40	00.00	100.00	57.40	57.40	N/A	543,660	312,082	
01-OCT-22 To 31-DEC-22	5	69.77	67.53	64.71	14.86	104.36	43.67	80.85	N/A	865,410	559,994	
01-JAN-23 To 31-MAR-23	6	56.78	57.97	55.87	17.31	103.76	40.22	82.69	40.22 to 82.69	968,006	540,841	
01-APR-23 To 30-JUN-23	5	43.74	49.94	50.00	28.37	99.88	32.72	81.96	N/A	872,314	436,193	
01-JUL-23 To 30-SEP-23	3	48.90	51.82	52.11	06.01	99.44	48.87	57.69	N/A	1,032,793	538,188	
<u>Study Yrs</u>												
01-OCT-20 To 30-SEP-21	24	77.53	80.01	77.72	10.50	102.95	59.15	102.38	74.21 to 87.80	738,156	573,682	
01-OCT-21 To 30-SEP-22	25	65.76	69.04	67.86	16.23	101.74	43.68	116.25	61.89 to 77.43	829,234	562,735	
01-OCT-22 To 30-SEP-23	19	55.30	57.40	55.93	22.71	102.63	32.72	82.69	43.74 to 69.77	926,055	517,923	
<u>Calendar Yrs</u>												
01-JAN-21 To 31-DEC-21	25	74.97	74.93	73.01	10.46	102.63	53.94	96.01	71.47 to 80.31	913,491	666,955	
01-JAN-22 To 31-DEC-22	21	64.48	68.39	66.02	17.73	103.59	43.67	116.25	61.71 to 77.92	721,033	475,990	
<u>ALL</u>	68	72.03	69.66	67.23	17.69	103.61	32.72	116.25	64.35 to 75.07	824,142	554,078	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	57	72.59	69.41	66.72	18.07	104.03	32.72	116.25	62.45 to 77.43	817,508	545,469	
2	11	71.47	70.96	69.73	14.89	101.76	43.67	102.38	58.26 to 81.96	858,517	598,686	
<u>ALL</u>	68	72.03	69.66	67.23	17.69	103.61	32.72	116.25	64.35 to 75.07	824,142	554,078	

66 Otoe
AGRICULTURAL LAND

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

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COV : 22.95
 STD : 15.99
 Avg. Abs. Dev : 12.74
 MAX Sales Ratio : 116.25
 MIN Sales Ratio : 32.72

95% Median C.I. : 64.35 to 75.07
 95% Wgt. Mean C.I. : 63.38 to 71.08
 95% Mean C.I. : 65.86 to 73.46

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Dry_____											
County	9	79.03	73.25	68.79	11.93	106.48	40.22	87.74	57.87 to 82.69	879,063	604,745
1	9	79.03	73.25	68.79	11.93	106.48	40.22	87.74	57.87 to 82.69	879,063	604,745
_____Grass_____											
County	1	74.91	74.91	74.91	00.00	100.00	74.91	74.91	N/A	335,944	251,651
1	1	74.91	74.91	74.91	00.00	100.00	74.91	74.91	N/A	335,944	251,651
_____ALL_____	68	72.03	69.66	67.23	17.69	103.61	32.72	116.25	64.35 to 75.07	824,142	554,078

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Dry_____											
County	37	71.47	68.85	65.62	16.94	104.92	39.24	96.01	59.15 to 79.02	942,738	618,614
1	31	71.27	68.31	64.51	18.89	105.89	39.24	96.01	57.87 to 79.65	924,020	596,097
2	6	72.72	71.61	70.71	07.03	101.27	58.26	81.96	58.26 to 81.96	1,039,448	734,952
_____Grass_____											
County	2	88.65	88.65	92.02	15.50	96.34	74.91	102.38	N/A	445,472	409,941
1	1	74.91	74.91	74.91	00.00	100.00	74.91	74.91	N/A	335,944	251,651
2	1	102.38	102.38	102.38	00.00	100.00	102.38	102.38	N/A	555,000	568,230
_____ALL_____	68	72.03	69.66	67.23	17.69	103.61	32.72	116.25	64.35 to 75.07	824,142	554,078

Otoe County 2024 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Otoe	1	n/a	5,670	5,670	5,670	5,145	5,145	4,410	4,410	5,423
Cass	1	n/a	5,545	5,545	5,510	n/a	n/a	4,250	4,215	4,890
Cass	2	n/a	5,545	5,545	5,510	4,880	4,850	4,250	4,215	5,388
Lancaster	1	6,506	6,076	6,076	5,681	5,232	5,038	4,802	4,594	5,577
Otoe	2	n/a	4,515	4,515	4,410	n/a	4,200	3,990	3,990	4,352
Gage	1	n/a	6,330	6,330	6,330	5,245	n/a	5,100	5,100	5,980
Johnson	1	n/a	6,720	6,720	5,920	4,200	4,200	3,900	3,400	5,801
Nemaha	1	n/a	6,820	6,820	6,820	n/a	5,225	4,235	4,235	6,434

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Otoe	1	5,170	5,170	4,810	4,675	4,565	4,510	3,850	3,520	4,641
Cass	1	5,465	5,305	5,150	4,785	4,598	4,475	4,170	3,930	4,839
Cass	2	5,465	5,304	4,829	4,783	4,421	4,474	4,170	3,926	4,767
Lancaster	1	5,560	5,027	4,631	4,330	4,138	3,604	3,394	3,281	4,184
Otoe	2	4,640	4,430	4,220	4,150	3,890	3,650	3,620	3,130	3,978
Gage	1	4,870	4,870	4,775	4,775	3,580	n/a	3,300	3,300	4,174
Johnson	1	4,740	4,240	3,880	3,500	3,080	3,080	2,880	2,560	3,423
Nemaha	1	5,940	5,940	4,944	4,400	4,235	4,693	3,080	2,860	4,782

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Otoe	1	2,200	2,200	2,000	2,000	1,800	1,800	1,750	1,600	2,180
Cass	1	1,650	1,650	1,634	n/a	1,650	n/a	1,650	1,650	1,650
Cass	2	1,649	1,650	1,650	n/a	1,650	n/a	1,650	1,650	1,649
Lancaster	1	2,387	2,355	2,333	n/a	2,279	2,240	2,255	2,168	2,358
Otoe	2	2,200	2,200	2,000	n/a	n/a	n/a	1,750	1,600	2,178
Gage	1	2,210	2,210	2,210	2,210	2,210	2,210	n/a	2,210	2,210
Johnson	1	2,240	2,140	2,020	n/a	2,020	n/a	2,008	2,020	2,185
Nemaha	1	2,200	2,200	1,760	n/a	1,540	1,540	n/a	1,540	2,106

County	Mkt Area	CRP	TIMBER	WASTE
Otoe	1	2,988	1,142	200
Cass	1	2,000	1,648	965
Cass	2	2,000	1,650	670
Lancaster	1	3,011	n/a	750
Otoe	2	2,794	1,181	200
Gage	1	3,404	1,000	200
Johnson	1	2,573	1,200	150
Nemaha	1	2,938	900	99

Source: 2024 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.

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

AGRICULTURAL

Type : Qualified

Number of Sales :	15	Median :	52	COV :	27.16	95% Median C.I. :	37.66 to 57.32
Total Sales Price :	14,423,962	Wgt. Mean :	46	STD :	13.39	95% Wgt. Mean C.I. :	28.00 to 63.82
Total Adj. Sales Price :	14,423,962	Mean :	49	Avg. Abs. Dev :	09.49	95% Mean C.I. :	40.15 to 55.05
Total Assessed Value :	6,414,755						
Avg. Adj. Sales Price :	848,468	COD :	18.41	MAX Sales Ratio :	76.72		
Avg. Assessed Value :	377,339	PRD :	107.38	MIN Sales Ratio :	26.25		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2020 To 12/31/2020	1	66.83	66.83	66.83		100.00	66.83	66.83	N/A	555,000	370,891
01/01/2021 To 03/31/2021	2	53.92	53.92	54.88	06.57	98.25	50.38	57.45	N/A	462,952	254,086
04/01/2021 To 06/30/2021	2	53.24	53.24	52.25	07.68	101.89	49.15	57.32	N/A	513,725	268,406
07/01/2021 To 09/30/2021											
10/01/2021 To 12/31/2021	1	52.51	52.51	52.51		100.00	52.51	52.51	N/A	1,472,000	772,954
01/01/2022 To 03/31/2022	1	51.56	51.56	51.56		100.00	51.56	51.56	N/A	440,500	227,131
04/01/2022 To 06/30/2022	1	76.72	76.72	76.72		100.00	76.72	76.72	N/A	596,700	457,799
07/01/2022 To 09/30/2022											
10/01/2022 To 12/31/2022	2	48.57	48.57	46.71	06.20	103.98	45.56	51.58	N/A	1,099,525	513,581
01/01/2023 To 03/31/2023	2	29.08	29.08	28.10	09.73	103.49	26.25	31.91	N/A	1,233,299	346,613
04/01/2023 To 06/30/2023	1	52.76	52.76	52.76		100.00	52.76	52.76	N/A	850,000	448,496
07/01/2023 To 09/30/2023	2	34.79	34.79	35.27	08.28	98.64	31.91	37.66	N/A	972,690	343,029
<u>Study Yrs</u>											
10/01/2020 To 09/30/2021	5	57.32	56.23	56.45	08.64	99.61	49.15	66.83	N/A	501,671	283,175
10/01/2021 To 09/30/2022	3	52.51	60.26	58.10	15.98	103.72	51.56	76.72	N/A	836,400	485,961
10/01/2022 To 09/30/2023	7	37.66	39.66	38.26	22.70	103.66	26.25	52.76	26.25 to 52.76	1,065,861	407,849
<u>Calendar Yrs</u>											
01/01/2021 To 12/31/2021	5	52.51	53.36	53.07	05.81	100.55	49.15	57.45	N/A	685,071	363,587
01/01/2022 To 12/31/2022	4	51.57	56.36	52.90	15.13	106.54	45.56	76.72	N/A	809,063	428,023

AGRICULTURAL

Type : Qualified

Number of Sales :	15	Median :	52	COV :	27.16	95% Median C.I. :	37.66 to 57.32
Total Sales Price :	14,423,962	Wgt. Mean :	46	STD :	13.39	95% Wgt. Mean C.I. :	28.00 to 63.82
Total Adj. Sales Price :	14,423,962	Mean :	49	Avg. Abs. Dev :	09.49	95% Mean C.I. :	40.15 to 55.05
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Avg. Assessed Value :	377,339	PRD :	107.38	MIN Sales Ratio :	26.25		

What IF

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	11	51.56	47.75	43.73	20.71	109.19	26.25	76.72	31.91 to 57.45	786,939	344,098
2	4	50.96	53.58	50.85	12.21	105.37	45.56	66.83	N/A	955,563	485,906

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
130056											
130097											
340034											
490033											
490050											
550145											
550160											
640023											
660027											
660111											
660501	15	51.56	49.30	45.91	18.41	107.38	26.25	76.72	37.66 to 57.32	831,905	381,913

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 Value
_____Dry_____											
County	2	38.91	38.91	31.56	32.54	123.29	26.25	51.56	N/A	1,048,859	331,047
1	2	38.91	38.91	31.56	32.54	123.29	26.25	51.56	N/A	1,048,859	331,047
_____Grass_____											
County	1	50.38	50.38	50.38		100.00	50.38	50.38	N/A	335,944	169,258
1	1	50.38	50.38	50.38		100.00	50.38	50.38	N/A	335,944	169,258
_____ALL_____											
10/01/2020 To 09/30/2023	15	51.56	49.30	45.91	18.41	107.38	26.25	76.72	37.66 to 57.32	848,468	377,339

AGRICULTURAL

Type : Qualified

Number of Sales :	15	Median :	52	COV :	27.16	95% Median C.I. :	37.66 to 57.32
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Total Assessed Value :	6,414,755						
Avg. Adj. Sales Price :	848,468	COD :	18.41	MAX Sales Ratio :	76.72		
Avg. Assessed Value :	377,339	PRD :	107.38	MIN Sales Ratio :	26.25		

What IF

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 Value
<u> Dry </u>											
County	7	49.15	44.93	41.60	13.49	108.00	26.25	52.76	26.25 to 52.76	988,710	411,321
1	4	44.61	41.76	35.76	21.99	116.78	26.25	51.58	N/A	913,430	326,629
2	3	49.15	49.16	48.14	04.88	102.12	45.56	52.76	N/A	1,089,083	524,244
<u> Grass </u>											
County	2	58.61	58.61	60.63	14.04	96.67	50.38	66.83	N/A	445,472	270,075
1	1	50.38	50.38	50.38		100.00	50.38	50.38	N/A	335,944	169,258
2	1	66.83	66.83	66.83		100.00	66.83	66.83	N/A	555,000	370,891
<u> ALL </u>											
10/01/2020 To 09/30/2023	15	51.56	49.30	45.91	18.41	107.38	26.25	76.72	37.66 to 57.32	848,468	377,339

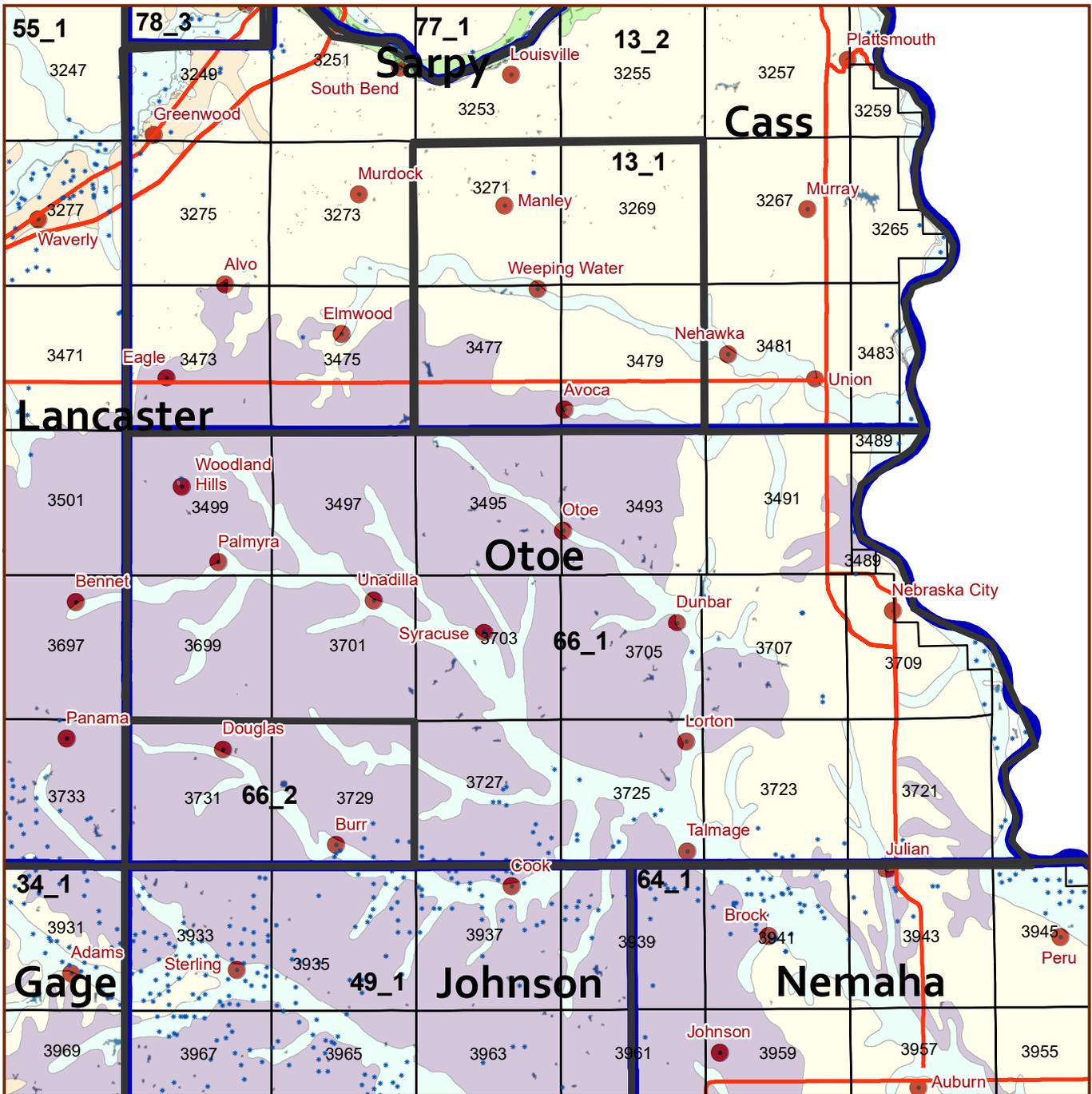
AGRICULTURAL - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
SCHOOL DISTRICT *	660501	Total	Increase	0%

What IF

OTOE COUNTY



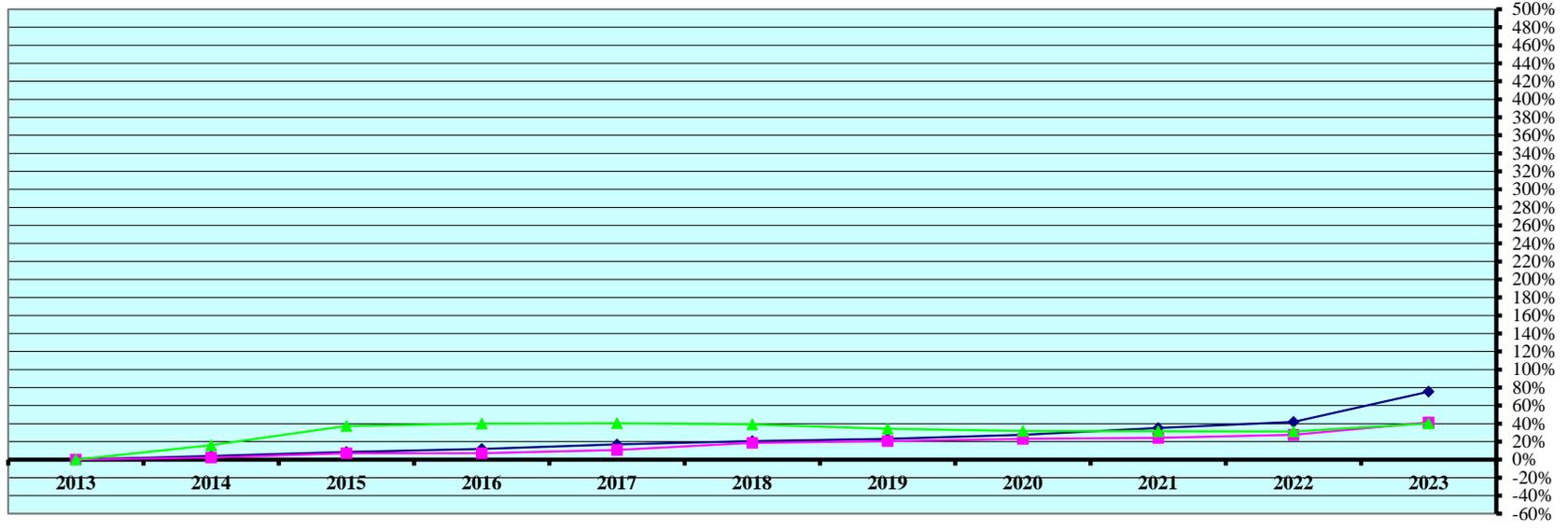
Legend

- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

Soils CLASS

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

CHART 1 - REAL PROPERTY VALUATIONS - Cumulative % Change 2013 - 2023



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2013	601,238,750	-	-	-	134,220,410	-	-	-	915,454,130	-	-	-
2014	625,422,100	24,183,350	4.02%	4.02%	137,485,370	3,264,960	2.43%	2.43%	1,062,773,670	147,319,540	16.09%	16.09%
2015	653,058,490	27,636,390	4.42%	8.62%	143,604,450	6,119,080	4.45%	6.99%	1,256,477,910	193,704,240	18.23%	37.25%
2016	673,133,660	20,075,170	3.07%	11.96%	143,902,470	298,020	0.21%	7.21%	1,280,712,770	24,234,860	1.93%	39.90%
2017	703,163,840	30,030,180	4.46%	16.95%	148,596,750	4,694,280	3.26%	10.71%	1,285,775,870	5,063,100	0.40%	40.45%
2018	724,551,010	21,387,170	3.04%	20.51%	159,371,480	10,774,730	7.25%	18.74%	1,273,241,360	-12,534,510	-0.97%	39.08%
2019	740,536,950	15,985,940	2.21%	23.17%	161,834,030	2,462,550	1.55%	20.57%	1,228,441,640	-44,799,720	-3.52%	34.19%
2020	767,030,620	26,493,670	3.58%	27.58%	165,059,990	3,225,960	1.99%	22.98%	1,205,735,090	-22,706,550	-1.85%	31.71%
2021	812,341,090	45,310,470	5.91%	35.11%	166,690,870	1,630,880	0.99%	24.19%	1,202,585,170	-3,149,920	-0.26%	31.36%
2022	853,580,715	41,239,625	5.08%	41.97%	171,325,692	4,634,822	2.78%	27.65%	1,201,077,329	-1,507,841	-0.13%	31.20%
2023	1,054,907,688	201,326,973	23.59%	75.46%	189,781,729	18,456,037	10.77%	41.40%	1,284,553,880	83,476,551	6.95%	40.32%

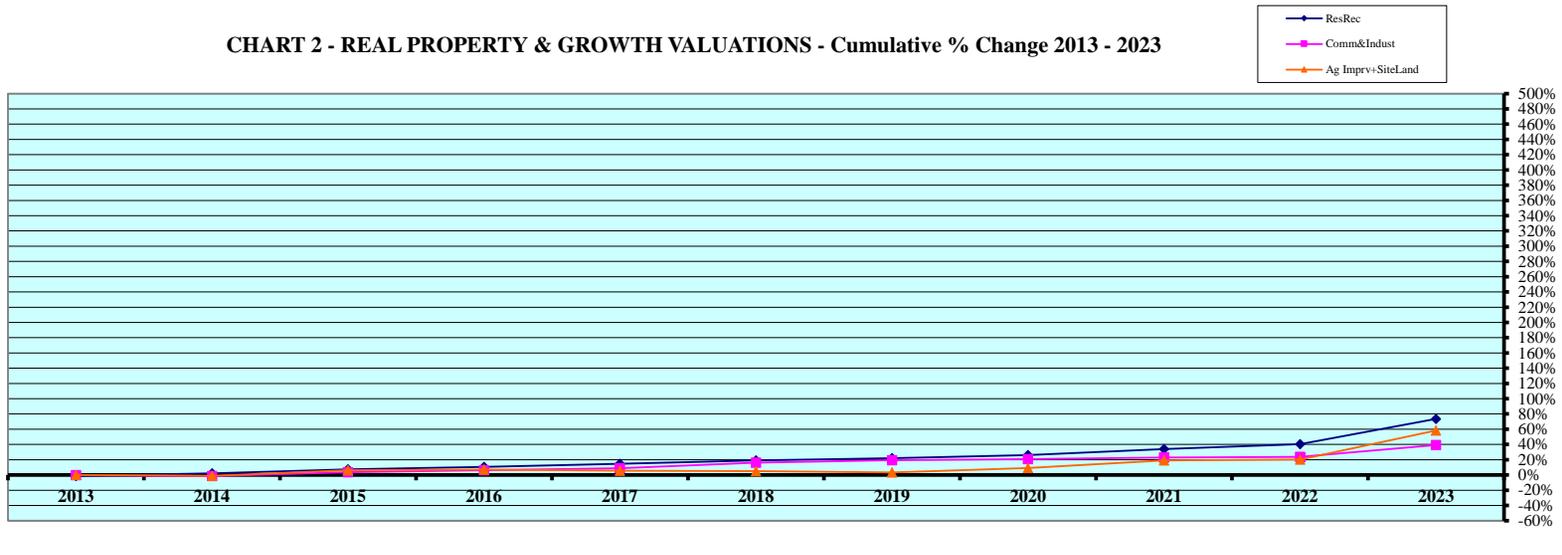
Rate Annual %chg: Residential & Recreational **5.78%** Commercial & Industrial **3.52%** Agricultural Land **3.45%**

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

CHART 1

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

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative % Change 2013 - 2023



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2013	601,238,750	7,594,800	1.26%	593,643,950	-	-1.26%	134,220,410	483,790	0.36%	133,736,620	-	-0.36%
2014	625,422,100	12,211,000	1.95%	613,211,100	1.99%	1.99%	137,485,370	5,163,570	3.76%	132,321,800	-1.41%	-1.41%
2015	653,058,490	7,873,855	1.21%	645,184,635	3.16%	7.31%	143,604,450	4,646,730	3.24%	138,957,720	1.07%	3.53%
2016	673,133,660	9,119,800	1.35%	664,013,860	1.68%	10.44%	143,902,470	1,200,070	0.83%	142,702,400	-0.63%	6.32%
2017	703,163,840	13,759,110	1.96%	689,404,730	2.42%	14.66%	148,596,750	2,710,220	1.82%	145,886,530	1.38%	8.69%
2018	724,551,010	8,454,590	1.17%	716,096,420	1.84%	19.10%	159,371,480	3,465,010	2.17%	155,906,470	4.92%	16.16%
2019	740,536,950	7,538,040	1.02%	732,998,910	1.17%	21.91%	161,834,030	1,579,410	0.98%	160,254,620	0.55%	19.40%
2020	767,030,620	9,805,785	1.28%	757,224,835	2.25%	25.94%	165,059,990	2,794,530	1.69%	162,265,460	0.27%	20.89%
2021	812,341,090	7,288,505	0.90%	805,052,585	4.96%	33.90%	166,690,870	1,975,030	1.18%	164,715,840	-0.21%	22.72%
2022	853,580,715	9,028,926	1.06%	844,551,789	3.97%	40.47%	171,325,692	5,427,761	3.17%	165,897,931	-0.48%	23.60%
2023	1,054,907,688	11,534,843	1.09%	1,043,372,845	22.23%	73.54%	189,781,729	2,881,711	1.52%	186,900,018	9.09%	39.25%
Rate Ann%chg	5.78%			Resid & Recreat w/o growth 4.57%			3.52%			C & I w/o growth 1.46%		

Tax Year	Ag Improvements & Site Land ⁽¹⁾							
	Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv+Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2013	58,879,680	24,483,240	83,362,920	1,210,095	1.45%	82,152,825	-	-
2014	59,433,190	27,202,780	86,635,970	4,263,550	4.92%	82,372,420	-1.19%	-1.19%
2015	61,103,340	28,151,160	89,254,500	728,090	0.82%	88,526,410	2.18%	6.19%
2016	62,381,900	28,438,800	90,820,700	1,492,090	1.64%	89,328,610	0.08%	7.16%
2017	61,716,410	32,807,670	94,524,080	6,589,430	6.97%	87,934,650	-3.18%	5.48%
2018	62,361,010	27,626,160	89,987,170	2,390,010	2.66%	87,597,160	-7.33%	5.08%
2019	61,183,370	26,247,740	87,431,110	1,233,360	1.41%	86,197,750	-4.21%	3.40%
2020	63,046,880	29,283,570	92,330,450	1,413,555	1.53%	90,916,895	3.99%	9.06%
2021	71,565,240	29,211,160	100,776,400	1,597,260	1.58%	99,179,140	7.42%	18.97%
2022	73,468,535	29,929,856	103,398,391	3,067,109	2.97%	100,331,282	-0.44%	20.35%
2023	98,656,951	38,855,379	137,512,330	5,537,923	4.03%	131,974,407	27.64%	58.31%
Rate Ann%chg	5.30%	4.73%	5.13%	Ag Imprv+Site w/o growth			2.50%	

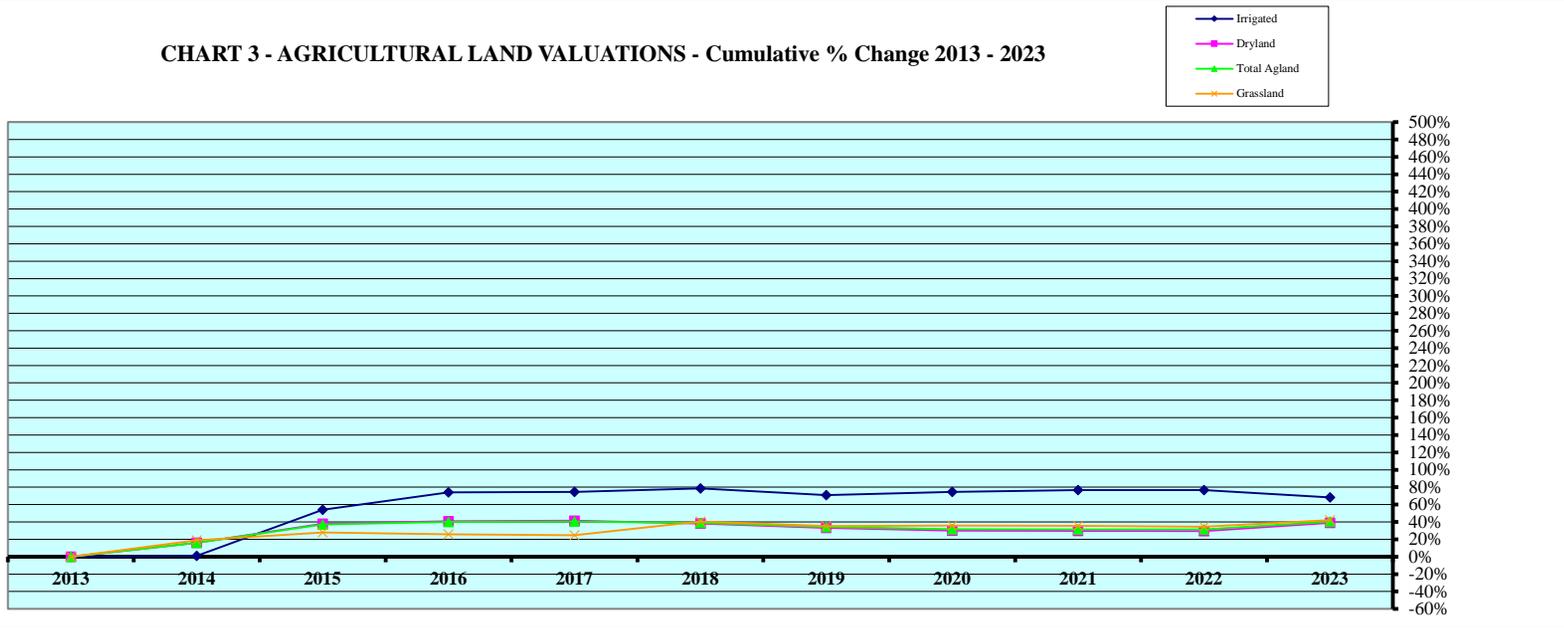
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property.
Sources:
Value; 2013 - 2023 CTL
Growth Value; 2013 - 2023 Abstract of Asmnt Rpt.
Prepared as of 12/29/2023

Cnty# 66
County OTOE

CHART 2

NE Dept. of Revenue, Property Assessment Division

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2013 - 2023



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
2013	17,629,320	-	-	-	809,112,860	-	-	-	88,422,400	-	-	-
2014	17,805,250	175,930	1.00%	1.00%	939,433,210	130,320,350	16.11%	16.11%	105,261,260	16,838,860	19.04%	19.04%
2015	27,163,020	9,357,770	52.56%	54.08%	1,116,038,670	176,605,460	18.80%	37.93%	113,022,770	7,761,510	7.37%	27.82%
2016	30,684,370	3,521,350	12.96%	74.05%	1,138,488,900	22,450,230	2.01%	40.71%	111,308,500	-1,714,270	-1.52%	25.88%
2017	30,759,600	75,230	0.25%	74.48%	1,144,612,360	6,123,460	0.54%	41.47%	110,199,500	-1,109,000	-1.00%	24.63%
2018	31,487,360	727,760	2.37%	78.61%	1,117,279,640	-27,332,720	-2.39%	38.09%	124,268,930	14,069,430	12.77%	40.54%
2019	30,109,860	-1,377,500	-4.37%	70.79%	1,076,468,240	-40,811,400	-3.65%	33.04%	119,705,550	-4,563,380	-3.67%	35.38%
2020	30,796,470	686,610	2.28%	74.69%	1,052,574,910	-23,893,330	-2.22%	30.09%	120,124,200	418,650	0.35%	35.85%
2021	31,143,130	346,660	1.13%	76.66%	1,049,401,370	-3,173,540	-0.30%	29.70%	119,774,460	-349,740	-0.29%	35.46%
2022	31,152,490	9,360	0.03%	76.71%	1,048,593,964	-807,406	-0.08%	29.60%	118,997,667	-776,793	-0.65%	34.58%
2023	29,680,428	-1,472,062	-4.73%	68.36%	1,124,689,756	76,095,792	7.26%	39.00%	125,667,389	6,669,722	5.60%	42.12%

Rate Ann.%chg: Irrigated **5.35%** Dryland **3.35%** Grassland **3.58%**

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2013	289,550	-	-	-	0	-	-	-	915,454,130	-	-	-
2014	273,950	-15,600	-5.39%	-5.39%	0	0	-	-	1,062,773,670	147,319,540	16.09%	16.09%
2015	253,450	-20,500	-7.48%	-12.47%	0	0	-	-	1,256,477,910	193,704,240	18.23%	37.25%
2016	231,000	-22,450	-8.86%	-20.22%	0	0	-	-	1,280,712,770	24,234,860	1.93%	39.90%
2017	204,410	-26,590	-11.51%	-29.40%	0	0	-	-	1,285,775,870	5,063,100	0.40%	40.45%
2018	205,430	1,020	0.50%	-29.05%	0	0	-	-	1,273,241,360	-12,534,510	-0.97%	39.08%
2019	201,690	-3,740	-1.82%	-30.34%	1,956,300	1,956,300	-	-	1,228,441,640	-44,799,720	-3.52%	34.19%
2020	200,690	-1,000	-0.50%	-30.69%	2,038,820	82,520	4.22%	-	1,205,735,090	-22,706,550	-1.85%	31.71%
2021	200,320	-370	-0.18%	-30.82%	2,065,890	27,070	1.33%	-	1,202,585,170	-3,149,920	-0.26%	31.36%
2022	212,950	12,630	6.30%	-26.45%	2,120,258	54,368	2.63%	-	1,201,077,329	-1,507,841	-0.13%	31.20%
2023	429,303	216,353	101.60%	48.27%	4,087,004	1,966,746	92.76%	-	1,284,553,880	83,476,551	6.95%	40.32%

Cnty# **66**
County **Otoe**

Rate Ann.%chg: Total Agric Land **3.45%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2013 - 2023 (from County Abstract Reports)(1)

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2013	16,217,070	4,385	3,699			811,381,880	275,767	2,942			88,205,990	68,314	1,291		
2014	18,060,350	4,728	3,820	3.28%	3.28%	939,870,550	275,038	3,417	16.14%	16.14%	105,361,770	67,348	1,564	21.16%	21.16%
2015	27,163,060	5,344	5,083	33.08%	37.44%	1,116,802,340	274,342	4,071	19.13%	38.36%	112,774,980	67,166	1,679	7.33%	30.04%
2016	30,950,180	6,093	5,080	-0.06%	37.35%	1,138,283,630	273,565	4,161	2.21%	41.42%	111,334,000	66,599	1,672	-0.44%	29.47%
2017	30,759,600	6,044	5,089	0.18%	37.60%	1,145,095,300	273,482	4,187	0.63%	42.31%	109,631,360	65,986	1,661	-0.61%	28.68%
2018	31,487,360	6,186	5,090	0.01%	37.61%	1,117,884,430	269,865	4,142	-1.07%	40.79%	124,421,690	69,654	1,786	7.51%	38.35%
2019	32,649,620	6,414	5,090	0.01%	37.63%	1,082,126,430	269,512	4,015	-3.07%	36.46%	120,033,190	69,743	1,721	-3.65%	33.30%
2020	32,499,320	6,447	5,041	-0.97%	36.30%	1,055,282,510	269,188	3,920	-2.36%	33.24%	126,350,930	70,273	1,798	4.47%	39.25%
2021	31,142,900	6,312	4,934	-2.13%	33.40%	1,049,111,860	269,509	3,893	-0.70%	32.30%	119,683,180	70,020	1,709	-4.93%	32.38%
2022	31,152,490	6,210	5,017	1.68%	35.64%	1,048,940,690	269,991	3,885	-0.20%	32.04%	118,843,094	69,576	1,708	-0.07%	32.29%
2023	29,680,428	5,908	5,024	0.15%	35.84%	1,125,538,051	270,877	4,155	6.95%	41.22%	126,046,223	68,740	1,834	7.35%	42.01%

Rate Annual %chg Average Value/Acre: 3.11%

3.51%

3.57%

Tax Year	WASTE LAND (2)					OTHER AGLAND (2)					TOTAL AGRICULTURAL LAND (1)				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2013	270,890	2,701	100			1,990	20	101			916,077,820	351,186	2,609		
2014	274,260	2,732	100	0.09%	0.09%	1,710	17	101	-0.13%	-0.13%	1,063,568,640	349,864	3,040	16.54%	16.54%
2015	255,290	2,543	100	0.01%	0.11%	60	1	102	0.80%	0.67%	1,256,995,730	349,395	3,598	18.35%	37.92%
2016	230,250	2,292	100	0.04%	0.15%	60	1	102	0.00%	0.67%	1,280,798,120	348,550	3,675	2.14%	40.87%
2017	204,710	2,046	100	-0.37%	-0.22%	0	0				1,285,690,970	347,557	3,699	0.67%	41.81%
2018	205,420	2,052	100	0.02%	-0.21%	0	0				1,273,998,900	347,758	3,663	-0.97%	40.44%
2019	201,680	2,015	100	0.01%	-0.19%	0	0				1,235,010,920	347,684	3,552	-3.04%	36.17%
2020	199,090	1,989	100	-0.02%	-0.21%	2,009,780	2,467	815		706.39%	1,216,341,630	350,365	3,472	-2.27%	33.09%
2021	200,320	2,001	100	0.01%	-0.20%	2,064,330	2,501	826	1.34%	717.20%	1,202,202,590	350,343	3,432	-1.16%	31.55%
2022	212,950	2,130	100	-0.10%	-0.30%	2,120,242	2,536	836	1.29%	727.78%	1,201,269,466	350,443	3,428	-0.11%	31.41%
2023	429,068	2,145	200	100.00%	99.40%	4,086,706	2,531	1,615	93.09%	1498.31%	1,285,780,476	350,201	3,672	7.11%	40.75%

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OTOE

Rate Annual %chg Average Value/Acre: 3.48%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2013 - 2023 County Abstract Reports
Aglnd Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 12/29/2023

CHART 4

CHART 5 - 2023 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
15,912	OTOE	103,541,426	63,174,802	56,291,655	1,024,602,979	168,553,326	21,228,403	30,304,709	1,284,553,880	98,656,951	38,855,379	0	2,889,763,510
cnty sectorvalue % of total value:		3.58%	2.19%	1.95%	35.46%	5.83%	0.73%	1.05%	44.45%	3.41%	1.34%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
52	BURR	74,452	99,643	3,729	1,989,660	928,420	0	0	0	0	0	0	3,095,904
0.33%	%sector of county sector	0.07%	0.16%	0.01%	0.19%	0.55%							0.11%
	%sector of municipality	2.40%	3.22%	0.12%	64.27%	29.99%							100.00%
166	DOUGLAS	1,336	188,475	7,054	6,936,399	443,378	0	0	41,237	0	0	0	7,617,879
1.04%	%sector of county sector	0.00%	0.30%	0.01%	0.68%	0.26%			0.00%				0.26%
	%sector of municipality	0.02%	2.47%	0.09%	91.05%	5.82%			0.54%				100.00%
165	DUNBAR	10,368	226,170	295,663	5,844,376	351,685	0	0	3,953	0	0	0	6,732,215
1.04%	%sector of county sector	0.01%	0.36%	0.53%	0.57%	0.21%			0.00%				0.23%
	%sector of municipality	0.15%	3.36%	4.39%	86.81%	5.22%			0.06%				100.00%
35	LORTON	628	0	0	937,862	180,300	0	0	0	0	0	0	1,118,790
0.22%	%sector of county sector	0.00%			0.09%	0.11%							0.04%
	%sector of municipality	0.06%			83.83%	16.12%							100.00%
7,222	NEBRASKA CITY	26,956,394	5,643,404	6,354,939	333,936,719	101,737,582	7,237,977	0	246,345	0	3,900	0	482,117,260
45.39%	%sector of county sector	26.03%	8.93%	11.29%	32.59%	60.36%	34.10%		0.02%		0.01%		16.68%
	%sector of municipality	5.59%	1.17%	1.32%	69.26%	21.10%	1.50%		0.05%		0.00%		100.00%
161	OTOE	50,672	108,650	4,066	3,674,718	335,994	0	0	0	0	0	0	4,174,100
1.01%	%sector of county sector	0.05%	0.17%	0.01%	0.36%	0.20%							0.14%
	%sector of municipality	1.21%	2.60%	0.10%	88.04%	8.05%							100.00%
534	PALMYRA	1,490,340	547,632	308,649	39,347,877	2,528,140	0	0	0	0	0	0	44,222,638
3.36%	%sector of county sector	1.44%	0.87%	0.55%	3.84%	1.50%							1.53%
	%sector of municipality	3.37%	1.24%	0.70%	88.98%	5.72%							100.00%
1,941	SYRACUSE	2,650,083	870,667	425,463	127,132,954	23,547,616	3,029,016	0	517,400	0	56,560	0	158,229,759
12.20%	%sector of county sector	2.66%	1.38%	0.76%	12.41%	13.97%	14.27%		0.04%		0.15%		5.48%
	%sector of municipality	1.67%	0.55%	0.27%	80.35%	14.88%	1.91%		0.33%		0.04%		100.00%
198	TALMAGE	63,211	203,811	7,628	4,843,756	4,469,144	0	0	0	0	0	0	9,587,550
1.24%	%sector of county sector	0.06%	0.32%	0.01%	0.47%	2.65%							0.33%
	%sector of municipality	0.66%	2.13%	0.08%	50.52%	46.61%							100.00%
307	UNADILLA	357,329	271,235	335,016	19,396,291	1,381,692	0	0	7,402	0	0	0	21,748,965
1.93%	%sector of county sector	0.35%	0.43%	0.60%	1.89%	0.62%			0.00%				0.75%
	%sector of municipality	1.64%	1.25%	1.54%	89.18%	6.35%			0.03%				100.00%
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
10,782	Total Municipalities	31,654,813	8,159,687	7,742,207	544,040,620	135,903,953	10,266,994	0	816,337	0	60,460	0	738,645,070
67.76%	%all municip.sectors of cnty	30.57%	12.92%	13.75%	53.10%	80.63%	48.36%		0.06%		0.16%		25.56%

Sources: 2023 Certificate of Taxes Levied CTL, 2020 US Census; Dec. 2023 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 12/29/2023

Total Real Property Sum Lines 17, 25, & 30	Records : 11,735	Value : 2,878,374,242	Growth 23,665,637	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	595	3,661,273	62	2,647,978	154	8,695,835	811	15,005,086	
02. Res Improve Land	4,239	44,803,959	280	16,416,705	1,338	88,116,538	5,857	149,337,202	
03. Res Improvements	4,398	536,220,778	281	68,226,101	1,360	338,971,687	6,039	943,418,566	
04. Res Total	4,993	584,686,010	343	87,290,784	1,514	435,784,060	6,850	1,107,760,854	13,024,268
% of Res Total	72.89	52.78	5.01	7.88	22.10	39.34	58.37	38.49	55.03
05. Com UnImp Land	146	1,970,663	13	330,130	20	1,249,753	179	3,550,546	
06. Com Improve Land	572	15,748,738	44	2,843,689	32	3,028,097	648	21,620,524	
07. Com Improvements	585	118,017,271	44	16,987,612	33	17,578,171	662	152,583,054	
08. Com Total	731	135,736,672	57	20,161,431	53	21,856,021	841	177,754,124	3,733,461
% of Com Total	86.92	76.36	6.78	11.34	6.30	12.30	7.17	6.18	15.78
09. Ind UnImp Land	4	29,830	4	43,270	0	0	8	73,100	
10. Ind Improve Land	7	356,166	9	650,310	1	39,420	17	1,045,896	
11. Ind Improvements	7	9,606,157	9	10,094,990	1	133,420	17	19,834,567	
12. Ind Total	11	9,992,153	13	10,788,570	1	172,840	25	20,953,563	0
% of Ind Total	44.00	47.69	52.00	51.49	4.00	0.82	0.21	0.73	0.00
13. Rec UnImp Land	0	0	5	563,224	53	8,033,569	58	8,596,793	
14. Rec Improve Land	0	0	6	1,161,654	49	13,887,628	55	15,049,282	
15. Rec Improvements	0	0	7	307,873	51	8,232,014	58	8,539,887	
16. Rec Total	0	0	12	2,032,751	104	30,153,211	116	32,185,962	1,736,110
% of Rec Total	0.00	0.00	10.34	6.32	89.66	93.68	0.99	1.12	7.34
Res & Rec Total	4,993	584,686,010	355	89,323,535	1,618	465,937,271	6,966	1,139,946,816	14,760,378
% of Res & Rec Total	71.68	51.29	5.10	7.84	23.23	40.87	59.36	39.60	62.37
Com & Ind Total	742	145,728,825	70	30,950,001	54	22,028,861	866	198,707,687	3,733,461
% of Com & Ind Total	85.68	73.34	8.08	15.58	6.24	11.09	7.38	6.90	15.78
17. Taxable Total	5,735	730,414,835	425	120,273,536	1,672	487,966,132	7,832	1,338,654,503	18,493,839
% of Taxable Total	73.23	54.56	5.43	8.98	21.35	36.45	66.74	46.51	78.15

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	13	1,422,400	9,894,158	4	11,860	4,867,081
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	17	1,434,260	14,761,239
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				17	1,434,260	14,761,239

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	571	98	341	1,010

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	5	332,243	321	90,552,591	2,412	839,216,361	2,738	930,101,195
28. Ag-Improved Land	0	0	133	53,021,749	1,000	443,820,463	1,133	496,842,212
29. Ag Improvements	0	0	133	11,387,624	1,032	101,388,708	1,165	112,776,332

30. Ag Total				3,903	1,539,719,739
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	60	61.00	1,708,000	
33. HomeSite Improvements	0	0.00	0	59	0.00	8,669,464	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	4	11.38	58,052	
36. FarmSite Improv Land	0	0.00	0	117	194.36	845,148	
37. FarmSite Improvements	0	0.00	0	130	0.00	2,718,160	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	528.45	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	3	3.00	84,000	3	3.00	84,000	
32. HomeSite Improv Land	549	556.00	15,545,000	609	617.00	17,253,000	
33. HomeSite Improvements	538	0.00	74,535,684	597	0.00	83,205,148	2,830,981
34. HomeSite Total				600	620.00	100,542,148	
35. FarmSite UnImp Land	52	620.77	1,232,776	56	632.15	1,290,828	
36. FarmSite Improv Land	910	1,495.10	7,472,227	1,027	1,689.46	8,317,375	
37. FarmSite Improvements	1,013	0.00	26,853,024	1,143	0.00	29,571,184	2,340,817
38. FarmSite Total				1,199	2,321.61	39,179,387	
39. Road & Ditches	0	5,960.35	0	0	6,488.80	0	
40. Other- Non Ag Use	0	929.17	929,170	0	929.17	929,170	
41. Total Section VI				1,799	10,359.58	140,650,705	5,171,798

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	1	80.00	146,492	1	80.00	146,492

Schedule VIII : Agricultural Records : Special Value

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	123.70	2.41%	714,368	2.56%	5,775.00
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	2,367.80	46.07%	13,425,432	48.16%	5,670.00
48. 2A	1,441.72	28.05%	8,174,555	29.33%	5,670.00
49. 3A1	170.15	3.31%	875,421	3.14%	5,145.00
50. 3A	155.63	3.03%	800,717	2.87%	5,145.00
51. 4A1	828.29	16.11%	3,652,760	13.10%	4,410.00
52. 4A	52.60	1.02%	231,966	0.83%	4,410.00
53. Total	5,139.89	100.00%	27,875,219	100.00%	5,423.31
Dry					
54. 1D1	4,144.85	1.72%	21,428,889	1.92%	5,170.00
55. 1D	24,731.90	10.27%	127,864,040	11.44%	5,170.00
56. 2D1	41,277.81	17.15%	198,546,440	17.77%	4,810.00
57. 2D	87,547.54	36.37%	409,284,985	36.63%	4,675.00
58. 3D1	3,185.11	1.32%	14,540,029	1.30%	4,565.00
59. 3D	61,113.23	25.39%	275,620,825	24.67%	4,510.00
60. 4D1	12,336.63	5.12%	47,496,361	4.25%	3,850.03
61. 4D	6,400.91	2.66%	22,531,188	2.02%	3,520.00
62. Total	240,737.98	100.00%	1,117,312,757	100.00%	4,641.20
Grass					
63. 1G1	31,020.52	53.97%	68,970,115	65.67%	2,223.37
64. 1G	4,006.56	6.97%	8,795,690	8.37%	2,195.32
65. 2G1	9,496.76	16.52%	13,033,662	12.41%	1,372.43
66. 2G	1,089.31	1.90%	1,351,460	1.29%	1,240.66
67. 3G1	2,936.52	5.11%	3,510,828	3.34%	1,195.57
68. 3G	1,396.87	2.43%	1,701,719	1.62%	1,218.24
69. 4G1	2,598.63	4.52%	2,872,922	2.74%	1,105.55
70. 4G	4,936.80	8.59%	4,792,973	4.56%	970.87
71. Total	57,481.97	100.00%	105,029,369	100.00%	1,827.17
Irrigated Total					
Irrigated Total	5,139.89	1.67%	27,875,219	2.22%	5,423.31
Dry Total					
Dry Total	240,737.98	78.30%	1,117,312,757	89.09%	4,641.20
Grass Total					
Grass Total	57,481.97	18.70%	105,029,369	8.38%	1,827.17
72. Waste	1,924.42	0.63%	384,884	0.03%	200.00
73. Other	2,165.78	0.70%	3,473,354	0.28%	1,603.74
74. Exempt	276.41	0.09%	0	0.00%	0.00
75. Market Area Total	307,450.04	100.00%	1,254,075,583	100.00%	4,078.96

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	24.07	2.84%	118,785	3.22%	4,934.98
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	198.53	23.45%	896,362	24.33%	4,515.00
48. 2A	398.78	47.11%	1,758,619	47.74%	4,410.00
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	56.62	6.69%	237,804	6.46%	4,200.00
51. 4A1	145.32	17.17%	579,827	15.74%	3,990.00
52. 4A	23.15	2.73%	92,369	2.51%	3,990.02
53. Total	846.47	100.00%	3,683,766	100.00%	4,351.92
Dry					
54. 1D1	268.64	0.88%	1,246,488	1.02%	4,639.99
55. 1D	1,740.22	5.69%	7,709,187	6.34%	4,430.01
56. 2D1	2,877.51	9.41%	12,144,370	9.98%	4,220.44
57. 2D	14,490.27	47.38%	60,134,708	49.42%	4,150.01
58. 3D1	118.26	0.39%	460,031	0.38%	3,890.00
59. 3D	7,888.16	25.79%	28,791,884	23.66%	3,650.01
60. 4D1	2,371.34	7.75%	8,584,249	7.06%	3,620.00
61. 4D	830.43	2.72%	2,599,249	2.14%	3,130.00
62. Total	30,584.83	100.00%	121,670,166	100.00%	3,978.12
Grass					
63. 1G1	5,553.90	54.18%	12,478,308	65.59%	2,246.76
64. 1G	668.88	6.52%	1,528,527	8.03%	2,285.20
65. 2G1	1,992.83	19.44%	2,743,701	14.42%	1,376.79
66. 2G	232.94	2.27%	279,528	1.47%	1,200.00
67. 3G1	902.13	8.80%	1,037,522	5.45%	1,150.08
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	514.97	5.02%	535,236	2.81%	1,039.35
70. 4G	385.73	3.76%	422,519	2.22%	1,095.38
71. Total	10,251.38	100.00%	19,025,341	100.00%	1,855.88
Irrigated Total					
	846.47	2.00%	3,683,766	2.54%	4,351.92
Dry Total					
	30,584.83	72.40%	121,670,166	83.91%	3,978.12
Grass Total					
	10,251.38	24.27%	19,025,341	13.12%	1,855.88
72. Waste	203.23	0.48%	40,646	0.03%	200.00
73. Other	358.47	0.85%	573,532	0.40%	1,599.94
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	42,244.38	100.00%	144,993,451	100.00%	3,432.25

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 3

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	0.00	0.00%	0	0.00%	0.00
48. 2A	0.00	0.00%	0	0.00%	0.00
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	0.00	0.00%	0	0.00%	0.00
52. 4A	0.00	0.00%	0	0.00%	0.00
53. Total	0.00	0.00%	0	0.00%	0.00
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	0.00	0.00%	0	0.00%	0.00
56. 2D1	0.00	0.00%	0	0.00%	0.00
57. 2D	0.00	0.00%	0	0.00%	0.00
58. 3D1	0.00	0.00%	0	0.00%	0.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	0.00	0.00%	0	0.00%	0.00
61. 4D	0.00	0.00%	0	0.00%	0.00
62. Total	0.00	0.00%	0	0.00%	0.00
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	0.00	0.00%	0	0.00%	0.00
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	0.00	0.00%	0	0.00%	0.00
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	0.00	0.00%	0	0.00%	0.00
71. Total	0.00	0.00%	0	0.00%	0.00
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Irrigated Total	0.00	0.00%	0	0.00%	0.00
Dry Total	0.00	0.00%	0	0.00%	0.00
Grass Total	0.00	0.00%	0	0.00%	0.00
72. Waste	0.00	0.00%	0	0.00%	0.00
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	0.00	0.00%	0	0.00%	0.00

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 4

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	0.00	0.00%	0	0.00%	0.00
48. 2A	0.00	0.00%	0	0.00%	0.00
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	0.00	0.00%	0	0.00%	0.00
52. 4A	0.00	0.00%	0	0.00%	0.00
53. Total	0.00	0.00%	0	0.00%	0.00
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	0.00	0.00%	0	0.00%	0.00
56. 2D1	0.00	0.00%	0	0.00%	0.00
57. 2D	0.00	0.00%	0	0.00%	0.00
58. 3D1	0.00	0.00%	0	0.00%	0.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	0.00	0.00%	0	0.00%	0.00
61. 4D	0.00	0.00%	0	0.00%	0.00
62. Total	0.00	0.00%	0	0.00%	0.00
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	0.00	0.00%	0	0.00%	0.00
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	0.00	0.00%	0	0.00%	0.00
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	0.00	0.00%	0	0.00%	0.00
71. Total	0.00	0.00%	0	0.00%	0.00
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Irrigated Total	0.00	0.00%	0	0.00%	0.00
Dry Total	0.00	0.00%	0	0.00%	0.00
Grass Total	0.00	0.00%	0	0.00%	0.00
72. Waste	0.00	0.00%	0	0.00%	0.00
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	0.00	0.00%	0	0.00%	0.00

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	580.48	2,965,188	5,405.88	28,593,797	5,986.36	31,558,985
77. Dry Land	70.93	325,893	27,616.68	126,240,592	243,635.20	1,112,416,438	271,322.81	1,238,982,923
78. Grass	4.60	6,350	6,421.42	11,441,634	61,307.33	112,606,726	67,733.35	124,054,710
79. Waste	0.00	0	414.26	82,852	1,713.39	342,678	2,127.65	425,530
80. Other	0.00	0	140.48	232,874	2,383.77	3,814,012	2,524.25	4,046,886
81. Exempt	0.00	0	39.87	0	236.54	0	276.41	0
82. Total	75.53	332,243	35,173.32	140,963,140	314,445.57	1,257,773,651	349,694.42	1,399,069,034

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	5,986.36	1.71%	31,558,985	2.26%	5,271.82
Dry Land	271,322.81	77.59%	1,238,982,923	88.56%	4,566.45
Grass	67,733.35	19.37%	124,054,710	8.87%	1,831.52
Waste	2,127.65	0.61%	425,530	0.03%	200.00
Other	2,524.25	0.72%	4,046,886	0.29%	1,603.20
Exempt	276.41	0.08%	0	0.00%	0.00
Total	349,694.42	100.00%	1,399,069,034	100.00%	4,000.83

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 Burr	13	8,180	38	70,520	38	1,924,262	51	2,002,962	13,002
83.2 Douglas	32	69,660	109	414,827	109	7,613,648	141	8,098,135	347,550
83.3 Dunbar	61	100,540	93	289,564	93	5,489,399	154	5,879,503	222,562
83.4 Lorton	5	4,190	21	26,742	23	637,861	28	668,793	0
83.5 Nebraska City	293	1,593,468	2,574	26,322,589	2,725	336,160,658	3,018	364,076,715	1,860,799
83.6 Otoe	14	14,356	92	122,808	93	3,721,071	107	3,858,235	0
83.7 Palmyra	50	840,939	244	5,555,919	245	33,939,909	295	40,336,767	166,919
83.8 Paul	4	6,000	6	16,800	6	44,010	10	66,810	0
83.9 Recreational	57	8,547,030	56	15,180,842	69	8,596,862	126	32,324,734	1,736,110
83.10 Rural 8000	3	205,123	5	420,952	14	1,457,001	17	2,083,076	631,226
83.11 Rural Res	184	10,287,942	1,414	94,966,695	1,418	340,652,263	1,602	445,906,900	7,829,153
83.12 Syracuse	73	974,196	814	10,545,714	816	130,266,233	889	141,786,143	1,358,276
83.13 Talmage	29	52,890	126	222,637	126	5,454,279	155	5,729,806	2,095
83.14 Timber Lake	1	34,210	66	1,985,835	66	21,128,686	67	23,148,731	0
83.15 Unadilla	43	538,157	153	2,284,122	155	19,144,892	198	21,967,171	587,436
83.16 Woodland Hills 1	5	239,558	70	4,635,598	70	27,696,236	75	32,571,392	0
83.17 Woodland Hills 2	2	85,440	31	1,324,320	31	8,031,183	33	9,440,943	5,250
84 Residential Total	869	23,601,879	5,912	164,386,484	6,097	951,958,453	6,966	1,139,946,816	14,760,378

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Burr	3	6,670	12	40,200	12	867,810	15	914,680	0
85.2	Douglas	6	68,264	9	81,596	9	470,015	15	619,875	0
85.3	Dunbar	4	6,565	6	9,990	7	335,130	11	351,685	0
85.4	Lorton	1	460	3	5,100	3	174,740	4	180,300	0
85.5	Nebraska City	84	1,023,320	347	13,063,604	356	98,469,722	440	112,556,646	691,479
85.6	Otoe	8	11,126	9	39,032	10	415,629	18	465,787	83,238
85.7	Palmyra	10	77,940	24	230,270	24	2,219,930	34	2,528,140	0
85.8	Rural 7000	0	0	1	4,000	1	1,690	1	5,690	0
85.9	Rural 8000	31	1,595,163	68	5,700,876	69	41,543,928	100	48,839,967	2,940,263
85.10	Syracuse	27	801,478	136	2,972,436	138	21,452,763	165	25,226,677	18,481
85.11	Talmage	4	3,320	21	54,196	21	4,393,822	25	4,451,338	0
85.12	Timber Lake	2	0	2	173,790	2	68,190	4	241,980	0
85.13	Unadilla	6	19,260	23	104,110	23	1,258,322	29	1,381,692	0
85.14	Woodland Hills 1	1	10,080	2	151,620	2	423,000	3	584,700	0
85.15	Woodland Hills 2	0	0	2	35,600	2	322,930	2	358,530	0
86	Commercial Total	187	3,623,646	665	22,666,420	679	172,417,621	866	198,707,687	3,733,461

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

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	27,087.27	82.17%	59,591,994	82.92%	2,200.00
88. 1G	3,626.79	11.00%	7,978,938	11.10%	2,200.00
89. 2G1	1,363.26	4.14%	2,726,520	3.79%	2,000.00
90. 2G	55.36	0.17%	110,720	0.15%	2,000.00
91. 3G1	178.11	0.54%	320,598	0.45%	1,800.00
92. 3G	216.42	0.66%	389,556	0.54%	1,800.00
93. 4G1	303.18	0.92%	530,578	0.74%	1,750.04
94. 4G	135.20	0.41%	216,320	0.30%	1,600.00
95. Total	32,965.59	100.00%	71,865,224	100.00%	2,180.01
CRP					
96. 1C1	2,465.50	88.04%	7,396,500	88.39%	3,000.00
97. 1C	190.03	6.79%	570,090	6.81%	3,000.00
98. 2C1	84.74	3.03%	245,746	2.94%	2,900.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	10.79	0.39%	30,212	0.36%	2,800.00
101. 3C	8.04	0.29%	22,512	0.27%	2,800.00
102. 4C1	30.45	1.09%	77,344	0.92%	2,540.03
103. 4C	10.93	0.39%	25,357	0.30%	2,319.95
104. Total	2,800.48	100.00%	8,367,761	100.00%	2,987.97
Timber					
105. 1T1	1,467.75	6.76%	1,981,621	7.99%	1,350.11
106. 1T	189.74	0.87%	246,662	0.99%	1,300.00
107. 2T1	8,048.76	37.06%	10,061,396	40.58%	1,250.06
108. 2T	1,033.95	4.76%	1,240,740	5.00%	1,200.00
109. 3T1	2,747.62	12.65%	3,160,018	12.74%	1,150.09
110. 3T	1,172.41	5.40%	1,289,651	5.20%	1,100.00
111. 4T1	2,265.00	10.43%	2,265,000	9.13%	1,000.00
112. 4T	4,790.67	22.06%	4,551,296	18.35%	950.03
113. Total	21,715.90	100.00%	24,796,384	100.00%	1,141.85
<hr/>					
Grass Total	32,965.59	57.35%	71,865,224	68.42%	2,180.01
CRP Total	2,800.48	4.87%	8,367,761	7.97%	2,987.97
Timber Total	21,715.90	37.78%	24,796,384	23.61%	1,141.85
<hr/>					
114. Market Area Total	57,481.97	100.00%	105,029,369	100.00%	1,827.17

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

Market Area 2

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	4,204.00	81.96%	9,248,800	82.78%	2,200.00
88. 1G	560.62	10.93%	1,233,364	11.04%	2,200.00
89. 2G1	258.73	5.04%	517,460	4.63%	2,000.00
90. 2G	0.00	0.00%	0	0.00%	0.00
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	27.02	0.53%	47,286	0.42%	1,750.04
94. 4G	78.88	1.54%	126,208	1.13%	1,600.00
95. Total	5,129.25	100.00%	11,173,118	100.00%	2,178.31
CRP					
96. 1C1	970.42	86.83%	2,717,176	87.01%	2,800.00
97. 1C	102.95	9.21%	288,260	9.23%	2,800.00
98. 2C1	40.38	3.61%	109,026	3.49%	2,700.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	3.80	0.34%	8,398	0.27%	2,210.00
104. Total	1,117.55	100.00%	3,122,860	100.00%	2,794.38
Timber					
105. 1T1	379.48	9.48%	512,332	10.83%	1,350.09
106. 1T	5.31	0.13%	6,903	0.15%	1,300.00
107. 2T1	1,693.72	42.29%	2,117,215	44.77%	1,250.04
108. 2T	232.94	5.82%	279,528	5.91%	1,200.00
109. 3T1	902.13	22.53%	1,037,522	21.94%	1,150.08
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	487.95	12.18%	487,950	10.32%	1,000.00
112. 4T	303.05	7.57%	287,913	6.09%	950.05
113. Total	4,004.58	100.00%	4,729,363	100.00%	1,180.99
<hr/>					
Grass Total	5,129.25	50.03%	11,173,118	58.73%	2,178.31
CRP Total	1,117.55	10.90%	3,122,860	16.41%	2,794.38
Timber Total	4,004.58	39.06%	4,729,363	24.86%	1,180.99
<hr/>					
114. Market Area Total	10,251.38	100.00%	19,025,341	100.00%	1,855.88

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

Market Area 3

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	0.00	0.00%	0	0.00%	0.00
88. 1G	0.00	0.00%	0	0.00%	0.00
89. 2G1	0.00	0.00%	0	0.00%	0.00
90. 2G	0.00	0.00%	0	0.00%	0.00
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	0.00	0.00%	0	0.00%	0.00
95. Total	0.00	0.00%	0	0.00%	0.00
CRP					
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
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	0.00	0.00%	0	0.00%	0.00
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	0.00	0.00%	0	0.00%	0.00

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

Market Area 4

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	0.00	0.00%	0	0.00%	0.00
88. 1G	0.00	0.00%	0	0.00%	0.00
89. 2G1	0.00	0.00%	0	0.00%	0.00
90. 2G	0.00	0.00%	0	0.00%	0.00
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	0.00	0.00%	0	0.00%	0.00
95. Total	0.00	0.00%	0	0.00%	0.00
CRP					
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
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	0.00	0.00%	0	0.00%	0.00
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	0.00	0.00%	0	0.00%	0.00

**2024 County Abstract of Assessment for Real Property, Form 45
Compared with the 2023 Certificate of Taxes Levied Report (CTL)**

66 Otoe

	2023 CTL County Total	2024 Form 45 County Total	Value Difference (2024 form 45 - 2023 CTL)	Percent Change	2024 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	1,024,602,979	1,107,760,854	83,157,875	8.12%	13,024,268	6.84%
02. Recreational	30,304,709	32,185,962	1,881,253	6.21%	1,736,110	0.48%
03. Ag-Homesite Land, Ag-Res Dwelling	98,656,951	100,542,148	1,885,197	1.91%	2,830,981	-0.96%
04. Total Residential (sum lines 1-3)	1,153,564,639	1,240,488,964	86,924,325	7.54%	17,591,359	6.01%
05. Commercial	168,553,326	177,754,124	9,200,798	5.46%	3,733,461	3.24%
06. Industrial	21,228,403	20,953,563	-274,840	-1.29%	0	-1.29%
07. Total Commercial (sum lines 5-6)	189,781,729	198,707,687	8,925,958	4.70%	3,733,461	2.74%
08. Ag-Farmsite Land, Outbuildings	37,926,209	39,179,387	1,253,178	3.30%	2,340,817	-2.87%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	929,170	929,170	0	0.00%		
11. Total Non-Agland (sum lines 8-10)	38,855,379	40,108,557	1,253,178	3.23%	2,340,817	-2.80%
12. Irrigated	29,680,428	31,558,985	1,878,557	6.33%		
13. Dryland	1,124,689,756	1,238,982,923	114,293,167	10.16%		
14. Grassland	125,667,389	124,054,710	-1,612,679	-1.28%		
15. Wasteland	429,303	425,530	-3,773	-0.88%		
16. Other Agland	4,087,004	4,046,886	-40,118	-0.98%		
17. Total Agricultural Land	1,284,553,880	1,399,069,034	114,515,154	8.91%		
18. Total Value of all Real Property (Locally Assessed)	2,666,755,627	2,878,374,242	211,618,615	7.94%	23,665,637	7.05%

2024 Assessment Survey for Otoe County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	3
4.	Other part-time employees:
	1
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$278,313.40
7.	Adopted budget, or granted budget if different from above:
	275,163.80
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$22,200.00
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	Reappraisal fund has a current balance of \$10,000
10.	Part of the assessor's budget that is dedicated to the computer system:
	N/A
11.	Amount of the assessor's budget set aside for education/workshops:
	\$3,500.00
12.	Amount of last year's assessor's budget not used:
	\$22,593.40

B. Computer, Automation Information and GIS

1.	Administrative software:
	Vanguard
2.	CAMA software:
	Vanguard
3.	Personal Property software:
	Vanguard
4.	Are cadastral maps currently being used?
	Yes
5.	If so, who maintains the Cadastral Maps?
	GIS Specialist and Assessor's Office Staff
6.	Does the county have GIS software?
	Yes, ARC GIS by ESRI
7.	Is GIS available to the public? If so, what is the web address?
	Yes; otoa.gworks.com/
8.	Who maintains the GIS software and maps?
	GIS specialist with coordination and assistance from the Assessor.
9.	What type of aerial imagery is used in the cyclical review of properties?
	gWorks and aerial imagery
10.	When was the aerial imagery last updated?
	August 2020, and will be updated again in the Spring of 2024 by Eagleview Technologies, INC.

C. Zoning Information

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

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

D. Contracted Services

1.	Appraisal Services:
	N/A
2.	GIS Services:
	gWorks
3.	Other services:
	Aerial Imagery by Eagleview Technologies, INC.

E. Appraisal /Listing Services

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

2024 Residential Assessment Survey for Otoe County

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

7. How are rural residential site values developed?

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

8. Are there form 191 applications on file?

Yes, one (1) application was received for consideration for assessment year 2024.

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

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

10.	<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1		2020	2020	2019-2020
2		2020	2020	2020	2019
7		2020	2020	2023	2020
9		2020	2020	2023	2019
12		2020	2020	2021	2021
13		2020	2020	2021	2021
14		2020	2020	2021	2021
15		2020	2020	2023	2021-2022
20		2020	2020	2022	2022
AG DW		2020	2020	2021-2022	2021-2022
AG OB		2020	2020	2021-2022	2021-2022

2024 Commercial Assessment Survey for Otoe County

1.	Valuation data collection done by:																							
	Primarily completed by the appraisal assistants with additional help from the county assessor and office staff.																							
2.	List the valuation group recognized in the County and describe the unique characteristics of each:																							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Group</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Nebraska City – county seat and major trade center for the area</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Syracuse -- small town with minimal commercial properties located on main highway</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Remainder of County -- consists of smaller villages and rural parcels - Typically, no organized market and few sales.</td> </tr> </tbody> </table>				<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Nebraska City – county seat and major trade center for the area	2	Syracuse -- small town with minimal commercial properties located on main highway	3	Remainder of County -- consists of smaller villages and rural parcels - Typically, no organized market and few sales.												
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3	Remainder of County -- consists of smaller villages and rural parcels - Typically, no organized market and few sales.																							
3.	List and describe the approach(es) used to estimate the market value of commercial properties.																							
	The cost and sales approaches are used to estimate market value.																							
3a.	Describe the process used to determine the value of unique commercial properties.																							
	The county compares sales if available from other counties in the state or region and then will make adjustments for local market. The state sales file is utilized to help in gathering sale information.																							
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?																							
	The County develops depreciation tables using local market information.																							
5.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.																							
	Yes, Economic depreciation is applied to arrive at market value for the commercial properties other than those in Nebraska City																							
6.	Describe the methodology used to determine the commercial lot values.																							
	The county relies on the analysis of sales in their local market to determine commercial land values. Typically the square foot method is used.																							
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2	2020	2020	2016	2016-2018																				
3	2020	2020	2016	2016-2018																				

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

2024 Agricultural Assessment Survey for Otoe County

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

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



Christina M. Smallfoot
Assessor

Rayna J. Lane
Deputy Assessor

Office of Otoe County Assessor

2023 Plan of Assessment

For years 2024, 2025 & 2026

of Parcels

Residential	6,858
Commercial & Industrial	870
Agricultural	3,886
Recreational	117
Exempt	1,021

PLAN OF ASSESSMENT REQUIREMENTS

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

REAL PROPERTY ASSESSMENT REQUIREMENTS

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

GENERAL COUNTY DESCRIPTION

Otoe County has a total count of 12,752 parcels as reported on the 2023 County Abstract. Per the 2022 County Abstract, Otoe County consists of the following real property types:

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	6,858	53.78%	38.31%
Commercial	844	6.62%	6.35%
Industrial	26	.204%	.80%
Recreational	117	.918%	1.17%
Agricultural	3,886	30.47%	53.38%
Exempt	1,021	8.00%	0%

Current Resources

The Otoe County Assessor’s Office currently has five full-time employees and one part-time employee. This includes the Assessor, Deputy Assessor, 2 Appraisal Assistants, a GIS Specialist and a part-time lister. The total budget for 2022-2023 was \$262,523. There was a total of \$241,223 in the budget for staff salaries, \$5,950 for assessor schooling, workshop fees and association dues, \$12,500 for appraisal fees and \$2,850 for office supplies and equipment. The total proposed budget request for 2023-2024 is \$256,292.

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

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

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

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

Maintain all records, paper and electronic.

Annually prepare and file the following administrative reports:

County Abstract of Assessment for Real Property

Assessor Survey

Annual Level of Value Certification

Annual Plan of Assessment Report

Certification of Values to Political Subdivisions

School District Taxable Value Report

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

Homestead Exemption Tax Loss Report

Certificate of Taxes Levied Report

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

Certify completion of real property assessment roll & publish in newspaper.

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

521's Filed with Department of Revenue

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

Personal Property: Administer annual filing of approximately 1,100 schedules; prepare subsequent notices for a change in value, incomplete filings, failure to file and/or penalties applied. Review and implement Beginning Farmer Exemptions Form 1027 if applicable.

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

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

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

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

Tax Increment Financing: Management of record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax. We currently have 17 TIF parcels for tax year 2023.

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

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

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

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

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

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

Property Review: For assessment year 2023, an estimated 320 building permits were filed for new property construction/additions or improvements in Otoe County. Our office reviewed approximately 356 parcels as part of our pickup work and reviewed over 900 parcels to comply with the state mandated six-year review cycle.

Assessment Action Planned for Assessment Year 2024:

Residential – Complete all pickup work and review building permits filed. Update property record cards to reflect any changes. Review all residential sales. After sales studies are completed, adjust values to reflect market.

Commercial – As part of six-year review cycle, complete physical review of approximately 800 Nebraska City commercial & exempt parcels. Complete all pickup work and review building permits filed. Update property record cards to reflect any changes. Review all commercial sales. After sales studies are completed, adjust value to reflect market.

Agricultural – As part of six-year review cycle, begin physical review of 1/2 unimproved agricultural parcels in the west half of the county, approximately 1,170 parcels. Adjust information to reflect current land use. Review all agricultural sales. Complete all pickup work and review all building permits. After sales studies are completed, adjust values to reflect agricultural market.

Assessment Action Planned for Assessment Year 2025:

Residential – Complete all pickup work and review building permits filed. Update property record cards to reflect any changes. Review all residential sales. After sales studies are completed, adjust values to reflect market.

Commercial – As part of six-year review cycle, complete physical review of Syracuse, Villages and Rural commercial and exempt parcels. Complete all pickup work and review building permits filed. Update property record cards to reflect any changes. Review all commercial sales. After sales studies are completed, adjust values to reflect market.

Agricultural – As part of six-year review cycle, begin physical review of 1/2 unimproved agricultural parcels in the east half of the county, approximately 1,390 parcels. Adjust information to reflect current land use. Review all agricultural sales. Complete all pickup work and review all building permits. After sales studies are completed, adjust values to reflect agricultural market.

Assessment Action Planned for Assessment Year 2026:

Residential – As part of the six-year review cycle, begin physical review of Nebraska City and small villages residential parcels. Complete all pickup work and review building permits filed. Update property record cards to reflect any changes. Review all residential sales. After sales studies are completed, adjust values to reflect market.

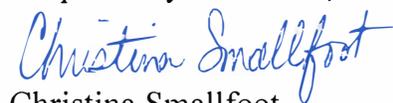
Commercial – Review all commercial sales. Complete all pickup work and review building permits filed. Update property record cards to reflect any changes. Adjust values to reflect market.

Agricultural – Review all agricultural sales. Complete all pickup work and review all building permits. After sales studies are completed, adjust values to reflect agricultural market.

Conclusion:

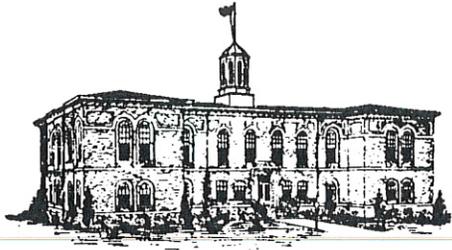
I feel that our office is accomplishing a great deal of work both efficiently and accurately. Our office will continue to strive to do the absolute best job that can be done with the resources we have available to maintain up-to-date assessments to achieve the statutory required statistics.

Respectfully submitted,



Christina Smallfoot
Otoe County Assessor

Date: June 15, 2023



Christina M. Smallfoot
Assessor

Rayna J. Lane
Deputy Assessor

Office of Otoe County Assessor

March 25, 2024

Ms. Sarah Scott
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 – 2024

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 2024 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 land 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

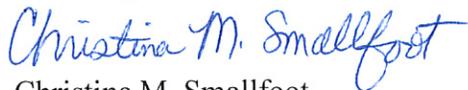
The market analysis that has been performed in Otoe County for 2024 shows that our county does not have any measurable "influence" for agricultural land. Otoe County uses the sales comparison approach to set agricultural values. Extensive research is done with the buyer, seller, and any real estate agents 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 not influenced 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,



Christina M. Smallfoot
Otoe County Assessor