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DEPARTMENT OF REVENUE

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

SARPY COUNTY

April 9, 2024



Jim Pillen, Governor

Commissioner Hotz :

The Property Tax Administrator has compiled the 2024 Reports and Opinions of the Property Tax Administrator for Sarpy County pursuant to [Neb. Rev. Stat. § 77-5027](#). This Report and Opinion will inform the Tax Equalization and Review Commission of the level of value and quality of assessment for real property in Sarpy County.

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

For the Tax Commissioner

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

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

cc: Dan Pittman, Sarpy County Assessor

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Introduction

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

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

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

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

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

Statistical Analysis:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Analysis of Assessment Practices:

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

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

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

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

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

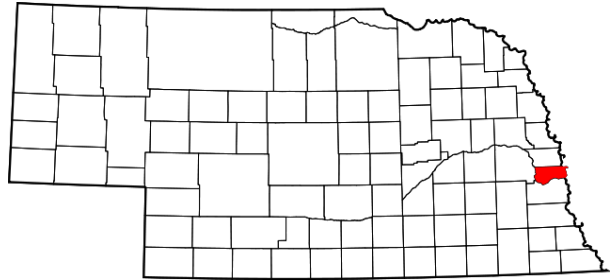
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors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

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

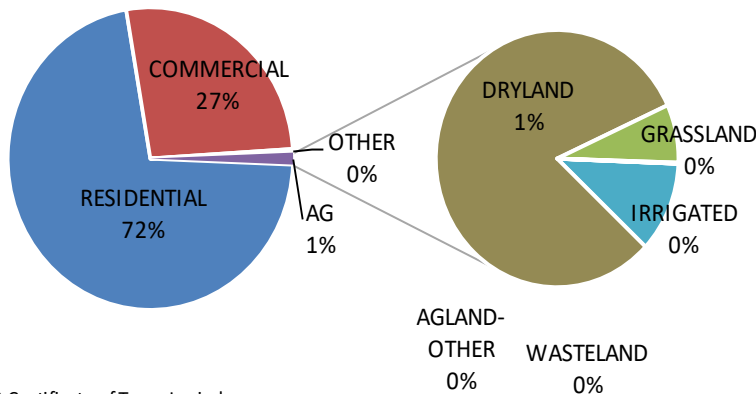
**Further information may be found in Exhibit 94*

County Overview

With a total area of 239 square miles, Sarpy County has 196,553 residents, per the Census Bureau Quick Facts for 2024, a 3% population increase over the 2023 U.S. Census. Reports indicate that 70% of county residents are homeowners and 87% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$283,419 (2023 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



County Value Breakdown



2023 Certificate of Taxes Levied

NE Dept. of Revenue, Research Division 2023

CITY POPULATION CHANGE

	2013	2023	Change
BELLEVUE	51,159	64,989	27.0%
GRETNA	4,905	9,323	90.1%
LA VISTA	16,638	16,746	0.6%
PAPILLION	19,143	25,407	32.7%
SPRINGFIELD	1,529	1,501	-1.8%

The majority of the commercial properties in Sarpy County are evenly disbursed around the county. According to the latest information available from the U.S. Census Bureau, there were 3,914 employer establishments with total employment of 59,064, for a 1% increase in employment.

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

2024 Residential Correlation for Sarpy County

Assessment Actions

A little over 12,300 residential parcels were physically reviewed. Models were adjusted to fall within the acceptable range. The pick-up work was completed in a timely manner.

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 for the residential class is slightly above the state average usability rate. A review of the sales roster shows an adequate reason for disqualification and that all arm's-length transactions were made available for measurement.

There are eight valuation groups in Sarpy County based on geographical location. One-sixth of the residential parcels are reviewed each year to remain in compliance with the six-year inspection and review cycle, dates of inspection range from 2018-2023. Costing and depreciation tables are dated 2021. Land value studies were completed in 2023.

The county assessor does not have a written methodology, but their website has detailed information on how values are set and the assessment process.

Description of Analysis

There are eight valuation groups in Sarpy County within the residential class.

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

2024 Residential Correlation for Sarpy County

The statistical sample for the residential class consists of 6,988 qualified sales. All three measures of central tendency are within the acceptable range. The qualitative statistics are both within the IAAO acceptable range.

All valuation groups have measures of central tendency and qualitative statistics within the acceptable range.

Review of the 2024 County Abstract of Assessment for Real Property, Form 45 Compared with the 2023 Certificate of Taxes Levied Report (CTL) supports that the values were uniformly applied to the residential class of property.

Equalization and Quality of Assessment

A review of the statistics and the assessment practices suggest that the assessments within the county are valued within the acceptable range, and therefore are equalized. The quality of the assessment of the residential property in Sarpy County complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	2,194	95.51	95.71	95.34	06.80	100.39
2	1,312	96.12	96.55	96.07	05.81	100.50
3	982	96.12	97.24	96.96	06.56	100.29
5	1,955	95.16	95.47	95.09	05.78	100.40
6	97	94.84	95.10	94.87	06.34	100.24
7	369	95.55	95.82	95.33	05.89	100.51
8	44	94.51	103.90	93.60	23.80	111.00
9	35	93.32	93.00	93.08	08.14	99.91
____ALL____	6,988	95.68	96.05	95.59	06.36	100.48

Level of Value

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

2024 Commercial Correlation for Sarpy County

Assessment Actions

For the commercial class reviews are completed by occupancy code. The occupancy codes physically reviewed for the 2024 assessment year were Independent Living, Super Markets, Theaters and Auto Dealerships costing, depreciation and land tables were also updated. Sales analysis was completed on the remaining occupancy codes and appraisal models were adjusted to bring them into acceptable range. The pick-up work was also completed in a timely manner.

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 for the commercial class was near the state average usability. A review of the sales roster shows an adequate reason for disqualification and that all arm's-length transactions were made available for measurement.

Sarpy County only utilizes one valuation group as they rely more on occupancy codes for reviews and valuation. The Sarpy County Assessor is behind on the six-year inspection and review cycle due to time and lack of staffing, with inspection dates ranging from 2013 to 2024. The county assessor has made some progress towards bringing the inspections into compliance. The county assessor has devised a plan to correct this, due to low staffing levels an attempt is being made to bring the inspections into compliance for 2025 however an additional year may be needed. Costing tables and depreciation tables are updated as the occupancy code is reviewed with dates ranging from 2013 to 2021. Land values are updated for the occupancy code as it is reviewed with dates ranging from 2013 to 2024.

Description of Analysis

The statistical sample for the commercial class consists of 178 qualified sales. The median is within the acceptable range while the mean and weighted mean are low. The qualitative statistics are both within the IAAO standard range.

All occupancy codes with sufficient sales and all property types have medians within the acceptable range.

Review of the 2024 County Abstract of Assessment for Real Property, Form 45 Compared with the 2023 Certificate of Taxes Levied Report (CTL) supports that the values were uniformly applied to the commercial class of property.

2024 Commercial Correlation for Sarpy County

Equalization and Quality of Assessment

A review of the statistics and the assessment practices suggest that the assessments within the county are valued within the acceptable range, and therefore are equalized. Although the county has fallen behind on the inspection and review cycle, properties have been annually adjusted to the appropriate level of market value, ensuring equalization. The quality of the assessment of the commercial property in Sarpy County complies with generally accepted mass appraisal techniques.

PROPERTY TYPE *	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
RANGE						
02	30	92.18	92.45	87.41	11.16	105.77
03	89	93.27	91.67	90.55	12.03	101.24
04	59	93.75	88.29	85.87	14.19	102.82
____ALL____	178	93.27	90.68	88.07	12.61	102.96

Level of Value

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

2024 Agricultural Correlation for Sarpy County

Assessment Actions

A physical review was completed on part of GEO codes 2353 and 2975 and all of neighborhood FRMF. A sales analysis was completed on the agricultural land which resulted in 4% increase to irrigated land, 11% increase to dryland, and a 2% increase to grassland.

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.

All agricultural land in Sarpy County is all subject to residential and commercial influence, so the Sarpy County sales are neither used to value or measure agricultural land within the county. There are ten market areas used to identify and establish fully influenced market value. Uninfluenced values are established using sales from comparable sales in uninfluenced markets in surrounding counties.

Land use is looked at and changed if needed as the parcels are reviewed within the six-year inspection and review cycle. Agricultural homes and outbuildings are valued using the same process as the rural residential, with costing and depreciation tables dated 2021.

There is not enough market data available to conduct a credible study of intensive use. Government programs have been identified within the county and are entered as information becomes available.

Description of Analysis

The statistical profile for the agricultural class indicates that 114 qualified sales were available for the measurement of special values. All sales come from comparable, uninfluenced areas outside of Sarpy County including Burt, Cass, Dodge, Otoe, and Saunders counties. The median and mean are within the acceptable range, while the weighted mean is low. The COD is within the IAAO standard range.

Review of the 80% Majority Land Use (MLU) subclass indicates that only dryland has a sufficient number of sales and has a median within the acceptable range. Review of the irrigated land, dryland and grassland in all areas compared to the surrounding counties indicates that Sarpy County values are comparable with surrounding counties.

Review of the 2024 County Abstract of Assessment for Real Property, Form 45 Compared with the 2023 Certificate of Taxes Levied Report (CTL) supports that the values were uniformly applied to the agricultural class of property.

Sarpy County has a school bond subject to a 50% assessment pursuant to LB2. There are no qualified sales within the school district to use to estimate the level of value of parcels subject to

2024 Agricultural Correlation for Sarpy County

the bond assessment. Review of assessed values in the county does support that valuations were reduced as required.

Equalization and Quality of Assessment

Agricultural homes and outbuildings have been valued using the same valuation process as rural residential improvements and are equalized at the statutorily required level. Agricultural land values are equalized at uniform portions of market value; all values have been determined to be acceptable and are reasonably comparable to adjoining counties. The quality of the assessment of the agricultural land in Sarpy County complies with generally accepted mass appraisal techniques.

<u>80%MLU By Market Area</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
<u> Irrigated </u>						
County	9	66.32	70.93	70.24	13.80	100.98
1	9	66.32	70.93	70.24	13.80	100.98
<u> Dry </u>						
County	67	69.07	69.99	66.87	18.85	104.67
1	67	69.07	69.99	66.87	18.85	104.67
<u> Grass </u>						
County	1	34.20	34.20	34.20		100.00
1	1	34.20	34.20	34.20		100.00
<u> ALL </u>						
10/01/2020 To 09/30/2023	114	71.25	69.71	67.37	19.31	103.47

Special Value Level of Value

Based on analysis of all available information, the level of value for special valuation of agricultural land in Sarpy County is 71%.

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

A review of agricultural land value in Sarpy 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 33%. Therefore, it is the opinion of the Property Tax Administrator that the level of value of agricultural land for school bond valuation in Sarpy County is 50%.

2024 Opinions of the Property Tax Administrator for Sarpy County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	96	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	93	Meets generally accepted mass appraisal techniques.	No recommendation.
Special Valuation of Agricultural Land	71	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 9th day of April, 2024.



Sarah Scott
Property Tax Administrator

APPENDICES

2024 Commission Summary for Sarpy County

Residential Real Property - Current

Number of Sales	6988	Median	95.68
Total Sales Price	\$2,538,534,060	Mean	96.05
Total Adj. Sales Price	\$2,538,534,060	Wgt. Mean	95.59
Total Assessed Value	\$2,426,675,107	Average Assessed Value of the Base	\$278,706
Avg. Adj. Sales Price	\$363,270	Avg. Assessed Value	\$347,263

Confidence Interval - Current

95% Median C.I	95.49 to 95.85
95% Wgt. Mean C.I	95.41 to 95.78
95% Mean C.I	95.81 to 96.29
% of Value of the Class of all Real Property Value in the County	71.50
% of Records Sold in the Study Period	10.22
% of Value Sold in the Study Period	12.73

Residential Real Property - History

Year	Number of Sales	LOV	Median
2023	7,629	96	96.08
2022	7,893	96	96.15
2021	7,342	96	96.09
2020	7,362	96	96.01

2024 Commission Summary for Sarpy County

Commercial Real Property - Current

Number of Sales	178	Median	93.27
Total Sales Price	\$428,494,083	Mean	90.68
Total Adj. Sales Price	\$428,494,083	Wgt. Mean	88.07
Total Assessed Value	\$377,386,855	Average Assessed Value of the Base	\$2,028,659
Avg. Adj. Sales Price	\$2,407,270	Avg. Assessed Value	\$2,120,151

Confidence Interval - Current

95% Median C.I	92.04 to 94.36
95% Wgt. Mean C.I	85.19 to 90.96
95% Mean C.I	88.10 to 93.26
% of Value of the Class of all Real Property Value in the County	25.70
% of Records Sold in the Study Period	5.27
% of Value Sold in the Study Period	5.51

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2023	173	94	94.36
2022	167	93	93.31
2021	144	93	93.45
2020	139	94	94.47

77 Sarpy
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 : 6,988
 Total Sales Price : 2,538,534,060
 Total Adj. Sales Price : 2,538,534,060
 Total Assessed Value : 2,426,675,107
 Avg. Adj. Sales Price : 363,270
 Avg. Assessed Value : 347,263

MEDIAN : 96
 WGT. MEAN : 96
 MEAN : 96
 COD : 06.36
 PRD : 100.48

COV : 10.75
 STD : 10.33
 Avg. Abs. Dev : 06.09
 MAX Sales Ratio : 643.41
 MIN Sales Ratio : 36.41

95% Median C.I. : 95.49 to 95.85
 95% Wgt. Mean C.I. : 95.41 to 95.78
 95% Mean C.I. : 95.81 to 96.29

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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	1,003	103.44	103.90	103.48	05.92	100.41	84.83	134.14	102.85 to 103.99	318,736	329,815	
01-JAN-22 To 31-MAR-22	688	98.20	99.27	99.05	06.26	100.22	76.95	129.33	97.49 to 98.97	349,847	346,535	
01-APR-22 To 30-JUN-22	1,114	95.51	95.64	95.41	05.61	100.24	69.23	119.46	95.01 to 95.87	363,605	346,920	
01-JUL-22 To 30-SEP-22	1,016	96.08	96.43	95.68	05.66	100.78	67.49	643.41	95.74 to 96.31	360,575	344,992	
01-OCT-22 To 31-DEC-22	701	95.73	95.43	94.99	05.25	100.46	51.27	125.56	95.14 to 96.04	365,191	346,884	
01-JAN-23 To 31-MAR-23	571	94.29	93.92	93.84	04.92	100.09	68.99	110.62	93.59 to 94.65	379,486	356,112	
01-APR-23 To 30-JUN-23	998	91.88	91.46	91.63	05.46	99.81	37.01	124.13	91.38 to 92.17	387,859	355,411	
01-JUL-23 To 30-SEP-23	897	91.97	91.85	92.01	05.31	99.83	36.41	127.33	91.51 to 92.41	386,821	355,929	
<u>Study Yrs</u>												
01-OCT-21 To 30-SEP-22	3,821	97.63	98.67	98.08	06.46	100.60	67.49	643.41	97.38 to 97.95	348,544	341,848	
01-OCT-22 To 30-SEP-23	3,167	93.02	92.89	92.85	05.48	100.04	36.41	127.33	92.79 to 93.27	381,038	353,796	
<u>Calendar Yrs</u>												
01-JAN-22 To 31-DEC-22	3,519	96.09	96.54	96.09	05.76	100.47	51.27	643.41	95.95 to 96.26	360,356	346,281	
<u>ALL</u>	6,988	95.68	96.05	95.59	06.36	100.48	36.41	643.41	95.49 to 95.85	363,270	347,263	

VALUATION GROUP											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	2,194	95.51	95.71	95.34	06.80	100.39	66.78	134.14	95.15 to 95.77	290,782	277,222	
2	1,312	96.12	96.55	96.07	05.81	100.50	75.78	128.63	95.76 to 96.36	461,990	443,840	
3	982	96.12	97.24	96.96	06.56	100.29	72.76	129.33	95.90 to 96.40	316,673	307,051	
5	1,955	95.16	95.47	95.09	05.78	100.40	67.49	126.18	94.76 to 95.65	410,026	389,889	
6	97	94.84	95.10	94.87	06.34	100.24	74.35	123.64	93.10 to 96.67	358,790	340,380	
7	369	95.55	95.82	95.33	05.89	100.51	76.14	127.58	94.91 to 96.14	286,925	273,539	
8	44	94.51	103.90	93.60	23.80	111.00	36.41	643.41	90.19 to 99.21	412,186	385,813	
9	35	93.32	93.00	93.08	08.14	99.91	68.99	121.41	87.99 to 96.17	658,286	612,730	
<u>ALL</u>	6,988	95.68	96.05	95.59	06.36	100.48	36.41	643.41	95.49 to 95.85	363,270	347,263	

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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 : 6,988
 Total Sales Price : 2,538,534,060
 Total Adj. Sales Price : 2,538,534,060
 Total Assessed Value : 2,426,675,107
 Avg. Adj. Sales Price : 363,270
 Avg. Assessed Value : 347,263

MEDIAN : 96
 WGT. MEAN : 96
 MEAN : 96
 COD : 06.36
 PRD : 100.48

COV : 10.75
 STD : 10.33
 Avg. Abs. Dev : 06.09
 MAX Sales Ratio : 643.41
 MIN Sales Ratio : 36.41

95% Median C.I. : 95.49 to 95.85
 95% Wgt. Mean C.I. : 95.41 to 95.78
 95% Mean C.I. : 95.81 to 96.29

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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	6,983	95.68	95.98	95.59	06.27	100.41	37.01	134.14	95.49 to 95.85	363,492	347,480
06	4	97.44	218.68	81.89	159.78	267.04	36.41	643.41	N/A	48,525	39,738
07	1	84.07	84.07	84.07	00.00	100.00	84.07	84.07	N/A	73,500	61,790
<u>ALL</u>	6,988	95.68	96.05	95.59	06.36	100.48	36.41	643.41	95.49 to 95.85	363,270	347,263

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	1	643.41	643.41	643.41	00.00	100.00	643.41	643.41	N/A	4,100	26,380
Less Than 15,000	1	643.41	643.41	643.41	00.00	100.00	643.41	643.41	N/A	4,100	26,380
Less Than 30,000	1	643.41	643.41	643.41	00.00	100.00	643.41	643.41	N/A	4,100	26,380
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	6,987	95.68	95.97	95.59	06.28	100.40	36.41	134.14	95.49 to 95.85	363,322	347,309
Greater Than 14,999	6,987	95.68	95.97	95.59	06.28	100.40	36.41	134.14	95.49 to 95.85	363,322	347,309
Greater Than 29,999	6,987	95.68	95.97	95.59	06.28	100.40	36.41	134.14	95.49 to 95.85	363,322	347,309
<u>Incremental Ranges</u>											
0 TO 4,999	1	643.41	643.41	643.41	00.00	100.00	643.41	643.41	N/A	4,100	26,380
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	3	97.98	99.10	100.67	06.87	98.44	89.57	109.75	N/A	50,999	51,342
60,000 TO 99,999	6	102.99	94.14	94.45	19.83	99.67	36.41	119.95	36.41 to 119.95	85,833	81,066
100,000 TO 149,999	85	99.77	100.48	100.41	09.72	100.07	51.27	126.27	96.81 to 104.66	132,288	132,829
150,000 TO 249,999	1,283	97.21	97.72	97.60	07.61	100.12	37.01	134.14	96.68 to 97.75	211,611	206,524
250,000 TO 499,999	4,645	95.49	95.82	95.88	05.89	99.94	69.23	128.63	95.32 to 95.69	357,220	342,520
500,000 TO 999,999	946	94.02	94.00	93.84	05.55	100.17	75.15	115.89	93.39 to 94.68	604,549	567,284
1,000,000 +	19	92.51	92.77	92.33	04.46	100.48	82.04	105.19	90.46 to 96.35	1,259,435	1,162,774
<u>ALL</u>	6,988	95.68	96.05	95.59	06.36	100.48	36.41	643.41	95.49 to 95.85	363,270	347,263

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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 : 178
 Total Sales Price : 428,494,083
 Total Adj. Sales Price : 428,494,083
 Total Assessed Value : 377,386,855
 Avg. Adj. Sales Price : 2,407,270
 Avg. Assessed Value : 2,120,151

MEDIAN : 93
 WGT. MEAN : 88
 MEAN : 91
 COD : 12.61
 PRD : 102.96

COV : 19.33
 STD : 17.53
 Avg. Abs. Dev : 11.76
 MAX Sales Ratio : 175.52
 MIN Sales Ratio : 38.56

95% Median C.I. : 92.04 to 94.36
 95% Wgt. Mean C.I. : 85.19 to 90.96
 95% Mean C.I. : 88.10 to 93.26

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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>Qtrts</u>												
01-OCT-20 To 31-DEC-20	9	98.15	97.34	97.14	08.87	100.21	77.17	125.65	81.91 to 102.09		1,779,067	1,728,215
01-JAN-21 To 31-MAR-21	12	93.77	97.53	94.81	08.19	102.87	83.79	131.17	89.58 to 100.19		3,149,542	2,986,131
01-APR-21 To 30-JUN-21	23	98.80	99.47	97.12	08.86	102.42	69.28	132.27	95.35 to 101.63		2,025,870	1,967,433
01-JUL-21 To 30-SEP-21	16	94.46	94.57	91.86	10.27	102.95	68.18	139.73	84.89 to 98.94		1,392,688	1,279,314
01-OCT-21 To 31-DEC-21	27	93.27	89.86	88.61	08.91	101.41	51.56	109.82	85.73 to 96.68		3,248,776	2,878,624
01-JAN-22 To 31-MAR-22	16	93.05	97.61	89.81	10.46	108.69	80.88	130.49	86.36 to 105.27		1,579,287	1,418,392
01-APR-22 To 30-JUN-22	21	93.17	93.27	91.93	07.81	101.46	62.85	124.95	88.97 to 96.86		2,300,595	2,114,917
01-JUL-22 To 30-SEP-22	9	77.71	76.60	82.03	19.48	93.38	42.96	96.02	47.07 to 94.13		2,367,855	1,942,441
01-OCT-22 To 31-DEC-22	11	83.70	87.81	84.93	25.97	103.39	48.80	175.52	58.57 to 100.59		2,075,361	1,762,698
01-JAN-23 To 31-MAR-23	11	83.49	83.95	81.01	11.51	103.63	66.09	99.54	73.91 to 98.51		1,548,403	1,254,399
01-APR-23 To 30-JUN-23	10	81.17	79.04	83.46	17.93	94.70	54.48	107.89	58.24 to 95.46		4,383,736	3,658,605
01-JUL-23 To 30-SEP-23	13	76.47	75.24	71.37	19.68	105.42	38.56	97.91	57.10 to 93.90		3,038,653	2,168,684
<u>Study Yrs</u>												
01-OCT-20 To 30-SEP-21	60	96.66	97.46	95.45	09.52	102.11	68.18	139.73	93.78 to 99.36		2,044,735	1,951,792
01-OCT-21 To 30-SEP-22	73	93.09	90.90	88.89	10.16	102.26	42.96	130.49	90.39 to 94.21		2,501,489	2,223,457
01-OCT-22 To 30-SEP-23	45	80.38	81.28	79.52	19.43	102.21	38.56	175.52	73.91 to 91.74		2,737,806	2,177,045
<u>Calendar Yrs</u>												
01-JAN-21 To 31-DEC-21	78	95.35	94.84	92.23	09.47	102.83	51.56	139.73	93.27 to 96.85		2,492,172	2,298,416
01-JAN-22 To 31-DEC-22	57	92.84	90.80	88.33	13.54	102.80	42.96	175.52	88.97 to 94.13		2,065,276	1,824,196
<u>ALL</u>	178	93.27	90.68	88.07	12.61	102.96	38.56	175.52	92.04 to 94.36		2,407,270	2,120,151

VALUATION GROUP											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
10	178	93.27	90.68	88.07	12.61	102.96	38.56	175.52	92.04 to 94.36		2,407,270	2,120,151
<u>ALL</u>	178	93.27	90.68	88.07	12.61	102.96	38.56	175.52	92.04 to 94.36		2,407,270	2,120,151

PROPERTY TYPE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
02	30	92.18	92.45	87.41	11.16	105.77	71.40	139.73	84.42 to 95.35		2,924,583	2,556,254
03	89	93.27	91.67	90.55	12.03	101.24	42.96	131.17	91.85 to 95.09		1,942,303	1,758,835
04	59	93.75	88.29	85.87	14.19	102.82	38.56	175.52	89.67 to 96.46		2,845,621	2,443,440
<u>ALL</u>	178	93.27	90.68	88.07	12.61	102.96	38.56	175.52	92.04 to 94.36		2,407,270	2,120,151

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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 : 178
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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	1	95.46	95.46	95.46	00.00	100.00	95.46	95.46	N/A	23,655	22,580
Ranges Excl. Low \$											
Greater Than 4,999	178	93.27	90.68	88.07	12.61	102.96	38.56	175.52	92.04 to 94.36	2,407,270	2,120,151
Greater Than 14,999	178	93.27	90.68	88.07	12.61	102.96	38.56	175.52	92.04 to 94.36	2,407,270	2,120,151
Greater Than 29,999	177	93.26	90.65	88.07	12.67	102.93	38.56	175.52	91.94 to 94.36	2,420,737	2,132,002
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	1	95.46	95.46	95.46	00.00	100.00	95.46	95.46	N/A	23,655	22,580
30,000 TO 59,999											
60,000 TO 99,999											
100,000 TO 149,999											
150,000 TO 249,999	10	95.64	100.96	99.98	26.46	100.98	47.07	175.52	51.56 to 132.27	185,200	185,161
250,000 TO 499,999	43	92.48	91.04	90.81	10.86	100.25	48.80	130.12	89.67 to 94.91	352,349	319,951
500,000 TO 999,999	24	94.49	92.48	93.38	11.66	99.04	54.48	130.49	83.70 to 99.36	717,626	670,085
1,000,000 TO 1,999,999	43	92.84	89.41	89.61	13.15	99.78	42.96	139.73	85.41 to 96.46	1,407,672	1,261,346
2,000,000 TO 4,999,999	37	93.78	89.51	87.64	12.41	102.13	38.56	131.17	91.09 to 96.13	3,042,000	2,666,030
5,000,000 TO 9,999,999	13	94.21	87.05	87.76	10.44	99.19	54.78	100.00	77.43 to 96.94	6,824,730	5,989,385
10,000,000 +	7	89.11	87.69	86.78	06.04	101.05	77.71	97.91	77.71 to 97.91	18,919,857	16,418,540
ALL	178	93.27	90.68	88.07	12.61	102.96	38.56	175.52	92.04 to 94.36	2,407,270	2,120,151

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COMMERCIAL

PAD 2024 R&O Statistics (Using 2024 Values)

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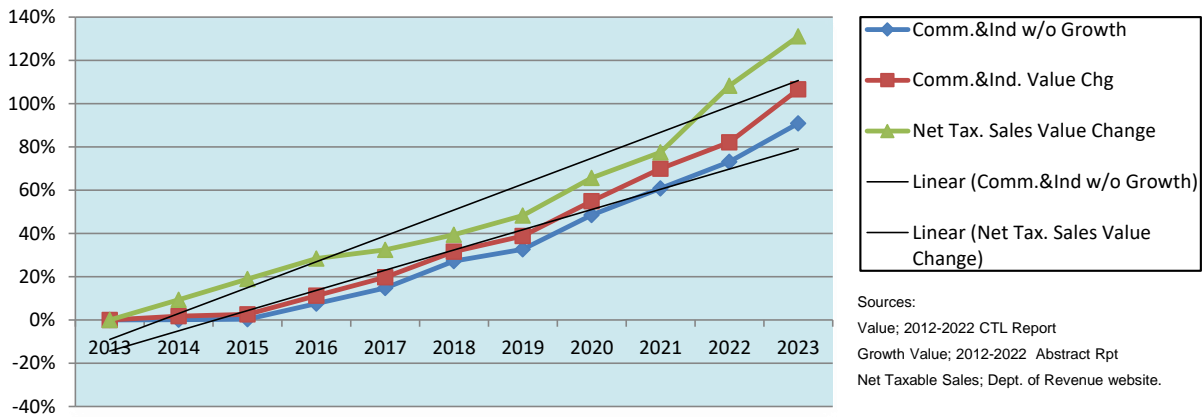
95% Median C.I. : 92.04 to 94.36
 95% Wgt. Mean C.I. : 85.19 to 90.96
 95% Mean C.I. : 88.10 to 93.26

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
297	2	92.95	92.95	92.82	00.91	100.14	92.10	93.79	N/A	473,195	439,200
304	2	100.71	100.71	94.43	24.07	106.65	76.47	124.95	N/A	1,350,000	1,274,748
313	1	54.78	54.78	54.78	00.00	100.00	54.78	54.78	N/A	6,391,494	3,501,220
341	3	78.61	71.14	75.71	20.74	93.96	42.96	91.85	N/A	1,363,233	1,032,164
343	2	96.36	96.36	96.44	03.31	99.92	93.17	99.54	N/A	1,989,500	1,918,769
344	27	92.48	91.21	88.43	12.07	103.14	47.07	130.12	88.57 to 100.00	2,366,444	2,092,663
349	2	81.07	81.07	68.77	17.76	117.89	66.67	95.46	N/A	161,828	111,290
350	1	86.36	86.36	86.36	00.00	100.00	86.36	86.36	N/A	2,100,000	1,813,470
352	31	92.62	92.76	87.48	11.09	106.04	71.40	139.73	84.42 to 95.66	2,845,000	2,488,860
353	5	92.04	87.57	84.25	19.58	103.94	51.56	125.65	N/A	289,000	243,493
384	1	91.57	91.57	91.57	00.00	100.00	91.57	91.57	N/A	300,000	274,699
386	4	94.45	90.54	94.09	08.48	96.23	74.67	98.57	N/A	1,009,033	949,386
387	1	66.09	66.09	66.09	00.00	100.00	66.09	66.09	N/A	4,200,000	2,775,662
406	23	93.75	86.81	79.60	22.84	109.06	38.56	175.52	68.18 to 98.15	1,759,630	1,400,630
407	5	92.15	93.28	92.10	03.00	101.28	89.11	97.91	N/A	13,257,800	12,210,207
410	1	93.09	93.09	93.09	00.00	100.00	93.09	93.09	N/A	3,100,000	2,885,943
412	12	95.28	96.02	93.75	12.50	102.42	68.69	130.49	85.41 to 104.25	2,375,725	2,227,343
419	4	100.37	99.89	99.84	02.98	100.05	93.65	105.18	N/A	1,160,367	1,158,484
426	1	83.70	83.70	83.70	00.00	100.00	83.70	83.70	N/A	500,000	418,512
442	1	101.17	101.17	101.17	00.00	100.00	101.17	101.17	N/A	180,000	182,100
444	2	93.70	93.70	93.90	00.47	99.79	93.26	94.13	N/A	645,000	605,656
446	2	96.41	96.41	96.74	01.26	99.66	95.20	97.61	N/A	5,500,000	5,320,460
451	1	115.19	115.19	115.19	00.00	100.00	115.19	115.19	N/A	2,002,000	2,306,157
453	18	93.22	88.04	85.63	09.19	102.81	57.10	101.63	84.79 to 96.46	2,200,197	1,884,038
455	2	93.22	93.22	93.94	03.90	99.23	89.58	96.86	N/A	1,920,000	1,803,680
470	3	89.67	87.87	89.74	07.34	97.92	77.10	96.85	N/A	467,667	419,666
490	1	94.85	94.85	94.85	00.00	100.00	94.85	94.85	N/A	650,000	616,544
494	5	99.04	94.04	88.63	05.67	106.10	74.88	100.19	N/A	1,441,900	1,277,955
528	9	92.05	85.37	78.59	12.43	108.63	66.05	100.19	67.74 to 98.94	1,321,889	1,038,817
531	1	92.78	92.78	92.78	00.00	100.00	92.78	92.78	N/A	150,000	139,167
594	4	95.12	99.71	95.42	14.60	104.50	77.43	131.17	N/A	5,182,500	4,945,241
851	1	100.43	100.43	100.43	00.00	100.00	100.43	100.43	N/A	2,428,000	2,438,356
<u>ALL</u>	<u>178</u>	<u>93.27</u>	<u>90.68</u>	<u>88.07</u>	<u>12.61</u>	<u>102.96</u>	<u>38.56</u>	<u>175.52</u>	<u>92.04 to 94.36</u>	<u>2,407,270</u>	<u>2,120,151</u>

Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2012	\$ 2,613,727,280	\$ 35,840,888	1.37%	\$ 2,577,886,392		\$ 1,316,902,534	
2013	\$ 2,659,770,921	\$ 44,359,727	1.67%	\$ 2,615,411,194	0.06%	\$ 1,440,611,314	9.39%
2014	\$ 2,681,265,360	\$ 59,860,679	2.23%	\$ 2,621,404,681	-1.44%	\$ 1,566,802,225	8.76%
2015	\$ 2,906,139,280	\$ 94,168,827	3.24%	\$ 2,811,970,453	4.87%	\$ 1,691,615,901	7.97%
2016	\$ 3,128,766,492	\$ 127,302,828	4.07%	\$ 3,001,463,664	3.28%	\$ 1,743,450,920	3.06%
2017	\$ 3,440,327,629	\$ 114,307,546	3.32%	\$ 3,326,020,083	6.30%	\$ 1,835,611,916	5.29%
2018	\$ 3,627,932,524	\$ 161,063,082	4.44%	\$ 3,466,869,442	0.77%	\$ 1,952,317,063	6.36%
2019	\$ 4,049,744,275	\$ 167,810,185	4.14%	\$ 3,881,934,090	7.00%	\$ 2,181,391,182	11.73%
2020	\$ 4,441,003,462	\$ 238,121,785	5.36%	\$ 4,202,881,677	3.78%	\$ 2,337,485,593	7.16%
2021	\$ 4,760,575,930	\$ 234,187,212	4.92%	\$ 4,526,388,718	1.92%	\$ 2,742,306,363	17.32%
2022	\$ 5,399,078,259	\$ 409,624,433	7.59%	\$ 4,989,453,826	4.81%	\$ 3,042,858,178	10.96%
2023	\$ 6,502,198,153	\$ 297,285,753	4.57%	\$ 6,204,912,400	14.93%	\$ 3,192,494,698	4.92%
Ann %chg	9.35%			Average	4.21%	8.28%	8.45%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2012	-	-	-
2013	0.06%	1.76%	9.39%
2014	0.29%	2.58%	18.98%
2015	7.58%	11.19%	28.45%
2016	14.83%	19.71%	32.39%
2017	27.25%	31.63%	39.39%
2018	32.64%	38.80%	48.25%
2019	48.52%	54.94%	65.65%
2020	60.80%	69.91%	77.50%
2021	73.18%	82.14%	108.24%
2022	90.89%	106.57%	131.06%
2023	137.40%	148.77%	142.42%

County Number	77
County Name	Sarpy

Type : Qualified

Number of Sales :	114	Median :	71	COV :	24.20	95% Median C.I. :	66.41 to 75.41
Total Sales Price :	82,870,292	Wgt. Mean :	67	STD :	16.87	95% Wgt. Mean C.I. :	64.52 to 70.23
Total Adj. Sales Price :	83,036,110	Mean :	70	Avg.Abs.Dev :	13.76	95% Mean C.I. :	66.61 to 72.81
Total Assessed Value :	55,943,785						
Avg. Adj. Sales Price :	728,387	COD :	19.31	MAX Sales Ratio :	106.75		
Avg. Assessed Value :	490,735	PRD :	103.47	MIN Sales Ratio :	30.16		

Printed : 04/09/2024

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	13	80.04	77.03	71.93	16.22	107.09	56.34	100.88	61.20 to 93.05	665,645	478,770
01/01/2021 To 03/31/2021	16	77.57	79.87	78.04	11.41	102.34	62.24	106.75	71.06 to 86.50	749,475	584,885
04/01/2021 To 06/30/2021	14	82.67	77.07	80.61	16.15	95.61	41.49	100.01	54.15 to 93.50	588,460	474,369
07/01/2021 To 09/30/2021	4	72.96	71.91	69.92	12.73	102.85	55.37	86.35	N/A	1,070,000	748,093
10/01/2021 To 12/31/2021	18	73.82	72.05	66.02	11.72	109.13	45.32	90.09	66.41 to 80.19	750,094	495,176
01/01/2022 To 03/31/2022	10	81.88	80.59	78.58	10.37	102.56	62.40	93.94	68.83 to 91.99	701,343	551,127
04/01/2022 To 06/30/2022	9	57.26	61.40	60.32	16.15	101.79	49.15	83.77	49.87 to 71.18	730,643	440,757
07/01/2022 To 09/30/2022	2	51.64	51.64	57.29	33.77	90.14	34.20	69.07	N/A	355,200	203,493
10/01/2022 To 12/31/2022	7	56.87	62.80	61.32	13.29	102.41	53.98	79.90	53.98 to 79.90	751,857	461,072
01/01/2023 To 03/31/2023	8	57.82	57.87	56.92	20.41	101.67	30.16	95.23	30.16 to 95.23	853,500	485,837
04/01/2023 To 06/30/2023	10	53.53	52.39	50.58	16.40	103.58	35.10	72.72	41.07 to 59.62	741,801	375,167
07/01/2023 To 09/30/2023	3	31.18	38.74	41.52	26.43	93.30	30.16	54.88	N/A	854,127	354,652
<u>Study Yrs</u>											
10/01/2020 To 09/30/2021	47	77.62	77.58	76.03	15.02	102.04	41.49	106.75	73.80 to 84.52	705,605	536,505
10/01/2021 To 09/30/2022	39	71.86	70.73	67.62	15.24	104.60	34.20	93.94	66.64 to 79.26	712,854	482,006
10/01/2022 To 09/30/2023	28	56.30	55.09	54.05	18.45	101.92	30.16	95.23	50.35 to 58.46	788,264	426,065
<u>Calendar Yrs</u>											
01/01/2021 To 12/31/2021	52	76.92	75.80	73.41	13.48	103.26	41.49	106.75	72.63 to 81.71	730,995	536,632
01/01/2022 To 12/31/2022	28	68.27	67.90	67.03	17.68	101.30	34.20	93.94	56.87 to 77.08	698,665	468,306

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1	114	71.25	69.71	67.37	19.31	103.47	30.16	106.75	66.41 to 75.41	728,387	490,735

Type : Qualified

Number of Sales :	114	Median :	71	COV :	24.20	95% Median C.I. :	66.41 to 75.41
Total Sales Price :	82,870,292	Wgt. Mean :	67	STD :	16.87	95% Wgt. Mean C.I. :	64.52 to 70.23
Total Adj. Sales Price :	83,036,110	Mean :	70	Avg.Abs.Dev :	13.76	95% Mean C.I. :	66.61 to 72.81
Total Assessed Value :	55,943,785						
Avg. Adj. Sales Price :	728,387	COD :	19.31	MAX Sales Ratio :	106.75		
Avg. Assessed Value :	490,735	PRD :	103.47	MIN Sales Ratio :	30.16		

Printed : 04/09/2024

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Irrigated</u>											
County	3	65.59	67.22	69.44	09.74	96.80	58.46	77.62	N/A	672,917	467,275
1	3	65.59	67.22	69.44	09.74	96.80	58.46	77.62	N/A	672,917	467,275
<u>Dry</u>											
County	47	67.71	68.63	65.12	17.53	105.39	45.10	95.96	61.20 to 74.00	811,438	528,428
1	47	67.71	68.63	65.12	17.53	105.39	45.10	95.96	61.20 to 74.00	811,438	528,428
<u>ALL</u>											
10/01/2020 To 09/30/2023	114	71.25	69.71	67.37	19.31	103.47	30.16	106.75	66.41 to 75.41	728,387	490,735

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Irrigated</u>											
County	9	66.32	70.93	70.24	13.80	100.98	55.37	89.75	58.46 to 83.77	736,615	517,379
1	9	66.32	70.93	70.24	13.80	100.98	55.37	89.75	58.46 to 83.77	736,615	517,379
<u>Dry</u>											
County	67	69.07	69.99	66.87	18.85	104.67	41.49	106.75	62.24 to 75.41	759,834	508,101
1	67	69.07	69.99	66.87	18.85	104.67	41.49	106.75	62.24 to 75.41	759,834	508,101
<u>Grass</u>											
County	1	34.20	34.20	34.20		100.00	34.20	34.20	N/A	240,000	82,070
1	1	34.20	34.20	34.20		100.00	34.20	34.20	N/A	240,000	82,070
<u>ALL</u>											
10/01/2020 To 09/30/2023	114	71.25	69.71	67.37	19.31	103.47	30.16	106.75	66.41 to 75.41	728,387	490,735

Sarpy County 2024 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Sarpy	1	n/a	6,214	6,214	6,063	n/a	5,117	4,784	4,503	6,036
Cass	2	n/a	5,545	5,545	5,510	4,880	4,850	4,250	4,215	5,388
Douglas	1	n/a	6,000	6,000	5,675	n/a	5,050	4,725	4,425	5,897
Saunders	3	7,484	-	6,887	6,382	-	5,810	4,971	4,385	6,233

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Sarpy	1	6,105	5,911	5,550	5,384	5,195	4,595	3,868	4,040	5,105
Cass	2	5,465	5,304	4,829	4,783	4,421	4,474	4,170	3,926	4,767
Douglas	1	5,700	5,600	5,300	4,801	4,600	4,500	n/a	4,200	4,998
Saunders	3	5,965	5,783	5,655	-	4,930	4,617	4,157	3,922	5,207

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Sarpy	1	2,402	2,377	2,295	2,208	2,111	2,081	1,877	1,811	2,382
Cass	2	1,649	1,650	1,650	n/a	1,650	n/a	1,650	1,650	1,649
Douglas	1	2,144	1,693	1,710	1,648	900	825	809	858	1,943
Saunders	3	2,365	2,365	2,361	-	-	2,100	-	2,100	2,360

County	Mkt Area	CRP	TIMBER	WASTE
Sarpy	1	3,695	1,215	150
Cass	2	2,000	1,650	670
Douglas	1		n/a	150
Saunders	3	#N/A	#N/A	250

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 - BASE STAT

Type : Qualified

Date Range : 10/01/2020 to 09/30/2023 Posted Before : 01/31/2024

Number of Sales :	0	Median :	0	COV :	00.00	95% Median C.I. :	N/A
Total Sales Price :	0	Wgt. Mean :	0	STD :	00.00	95% Wgt. Mean C.I. :	N/A
Total Adj. Sales Price :	0	Mean :	0	Avg.Abs.Dev :	00.00	95% Mean C.I. :	N/A
Total Assessed Value :	0						
Avg. Adj. Sales Price :	0	COD :	00.00	MAX Sales Ratio :	00.00		
Avg. Assessed Value :	0	PRD :	00.00	MIN Sales Ratio :	00.00		

Printed : 04/04/2024

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											
01/01/2021 To 03/31/2021											
04/01/2021 To 06/30/2021											
07/01/2021 To 09/30/2021											
10/01/2021 To 12/31/2021											
01/01/2022 To 03/31/2022											
04/01/2022 To 06/30/2022											
07/01/2022 To 09/30/2022											
10/01/2022 To 12/31/2022											
01/01/2023 To 03/31/2023											
04/01/2023 To 06/30/2023											
07/01/2023 To 09/30/2023											
<u>Study Yrs</u>											
10/01/2020 To 09/30/2021											
10/01/2021 To 09/30/2022											
10/01/2022 To 09/30/2023											
<u>Calendar Yrs</u>											
01/01/2021 To 12/31/2021											
01/01/2022 To 12/31/2022											
<u>ALL</u>											
10/01/2020 To 09/30/2023											

AGRICULTURAL - BASE STAT

Type : Qualified

Date Range : 10/01/2020 to 09/30/2023 Posted Before : 01/31/2024

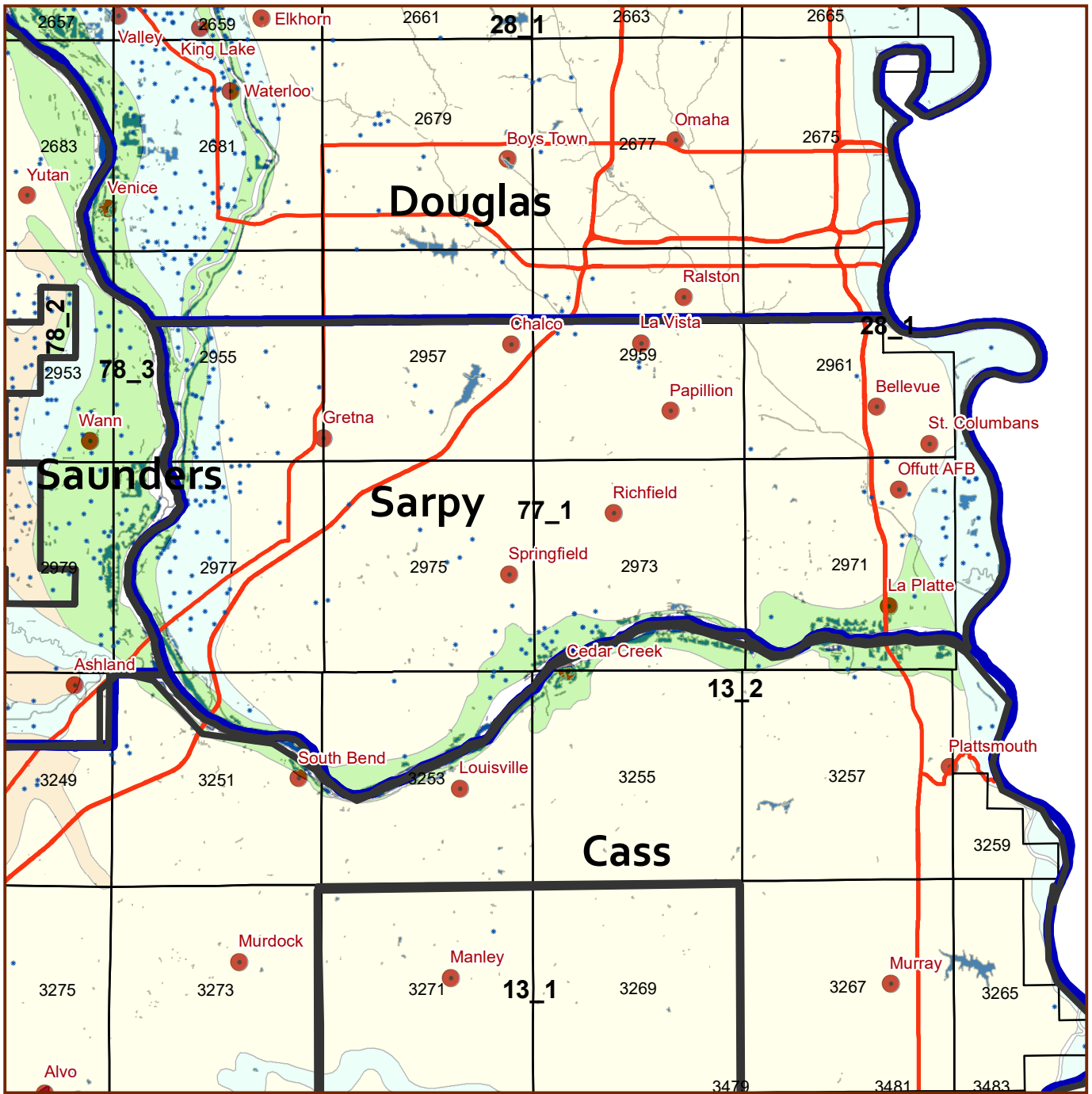
Number of Sales :	0	Median :	0	COV :	00.00	95% Median C.I. :	N/A
Total Sales Price :	0	Wgt. Mean :	0	STD :	00.00	95% Wgt. Mean C.I. :	N/A
Total Adj. Sales Price :	0	Mean :	0	Avg.Abs.Dev :	00.00	95% Mean C.I. :	N/A
Total Assessed Value :	0						
Avg. Adj. Sales Price :	0	COD :	00.00	MAX Sales Ratio :	00.00		
Avg. Assessed Value :	0	PRD :	00.00	MIN Sales Ratio :	00.00		

Printed : 04/04/2024

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
130032											
280001											
280017											
770001											
770027											
770037											
770046											
780001											
ALL											
10/01/2020 To 09/30/2023											

SARPY COUNTY



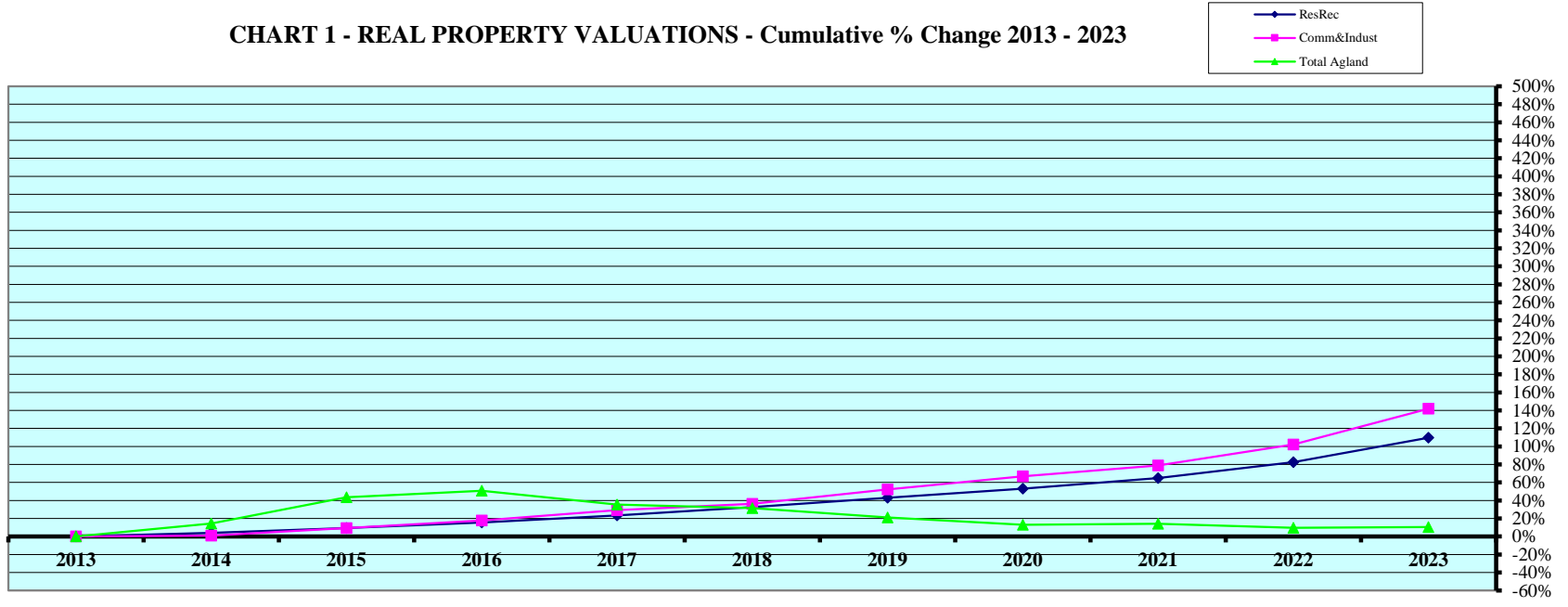
Legend

- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

**Soils
CLASS**

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

CHART 1 - REAL PROPERTY VALUATIONS - Cumulative % Change 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	8,078,097,700	-	-	-	2,659,770,921	-	-	-	274,278,197	-	-	-
2014	8,397,346,693	319,248,993	3.95%	3.95%	2,681,265,360	21,494,439	0.81%	0.81%	313,572,688	39,294,491	14.33%	14.33%
2015	8,840,328,734	442,982,041	5.28%	9.44%	2,906,139,280	224,873,920	8.39%	9.26%	393,525,850	79,953,162	25.50%	43.48%
2016	9,339,896,340	499,567,606	5.65%	15.62%	3,128,766,492	222,627,212	7.66%	17.63%	413,475,449	19,949,599	5.07%	50.75%
2017	9,967,061,475	627,165,135	6.71%	23.38%	3,440,327,629	311,561,137	9.96%	29.35%	371,318,498	-42,156,951	-10.20%	35.38%
2018	10,717,403,599	750,342,124	7.53%	32.67%	3,627,932,524	187,604,895	5.45%	36.40%	360,553,352	-10,765,146	-2.90%	31.46%
2019	11,545,635,682	828,232,083	7.73%	42.93%	4,049,744,275	421,811,751	11.63%	52.26%	332,368,669	-28,184,683	-7.82%	21.18%
2020	12,356,898,145	811,262,463	7.03%	52.97%	4,441,003,462	391,259,187	9.66%	66.97%	309,575,353	-22,793,316	-6.86%	12.87%
2021	13,319,661,005	962,762,860	7.79%	64.89%	4,760,575,930	319,572,468	7.20%	78.98%	313,015,545	3,440,192	1.11%	14.12%
2022	14,755,280,854	1,435,619,849	10.78%	82.66%	5,375,190,854	614,614,924	12.91%	102.09%	300,917,408	-12,098,137	-3.87%	9.71%
2023	16,938,720,186	2,183,439,332	14.80%	109.69%	6,433,575,150	1,058,384,296	19.69%	141.88%	303,187,913	2,270,505	0.75%	10.54%

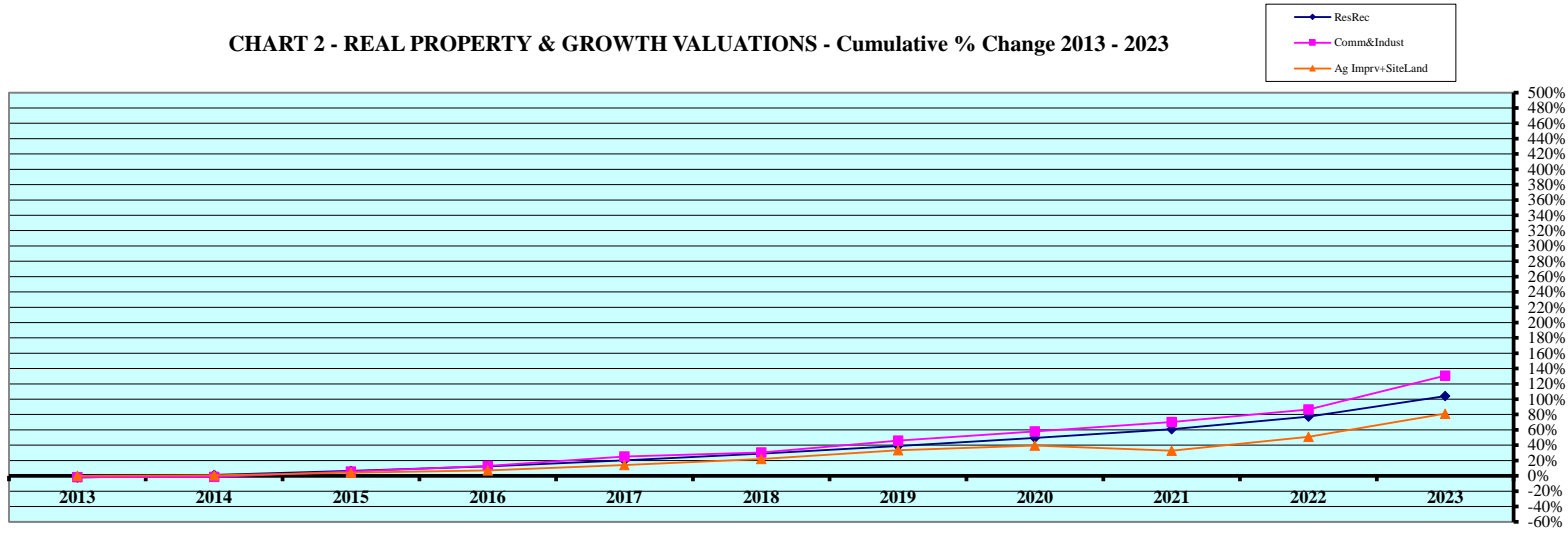
Rate Annual %chg: Residential & Recreational **7.69%** Commercial & Industrial **9.23%** Agricultural Land **1.01%**

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

CHART 1

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

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative % Change 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	8,078,097,700	177,382,524	2.20%	7,900,715,176	-	-2.20%	2,659,770,921	44,359,727	1.67%	2,615,411,194	-	-1.67%	
2014	8,397,346,693	229,970,674	2.74%	8,167,376,019	1.11%	1.11%	2,681,265,360	59,860,679	2.23%	2,621,404,681	-1.44%	-1.44%	
2015	8,840,328,734	239,632,508	2.71%	8,600,696,226	2.42%	6.47%	2,906,139,280	94,168,827	3.24%	2,811,970,453	4.87%	5.72%	
2016	9,339,896,340	253,905,995	2.72%	9,085,990,345	2.78%	12.48%	3,128,766,492	127,302,828	4.07%	3,001,463,664	3.28%	12.85%	
2017	9,967,061,475	262,988,131	2.64%	9,704,073,344	3.90%	20.13%	3,440,327,629	114,307,546	3.32%	3,326,020,083	6.30%	25.05%	
2018	10,717,403,599	300,180,511	2.80%	10,417,223,088	4.52%	28.96%	3,627,932,524	161,063,082	4.44%	3,466,869,442	0.77%	30.34%	
2019	11,545,635,682	311,622,494	2.70%	11,234,013,188	4.82%	39.07%	4,049,744,275	167,810,185	4.14%	3,881,934,090	7.00%	45.95%	
2020	12,356,898,145	273,218,148	2.21%	12,083,679,997	4.66%	49.59%	4,441,003,462	238,121,785	5.36%	4,202,881,677	3.78%	58.02%	
2021	13,319,661,005	319,245,002	2.40%	13,000,416,003	5.21%	60.93%	4,760,575,930	234,187,212	4.92%	4,526,388,718	1.92%	70.18%	
2022	14,755,280,854	444,515,320	3.01%	14,310,765,534	7.44%	77.16%	5,375,190,854	409,624,433	7.62%	4,965,566,421	4.31%	86.69%	
2023	16,938,720,186	457,423,004	2.70%	16,481,297,182	11.70%	104.02%	6,433,575,150	297,285,753	4.62%	6,136,289,397	14.16%	130.71%	
Rate Ann%chg	7.69%			Resid & Recreat w/o growth			9.23%			C & I w/o growth			4.50%

Tax Year	Ag Improvements & Site Land ⁽¹⁾							
	Agric. Dwelling & Homesite Value	Ag Outblgd & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2013	140,691,543	81,873,581	222,565,124	3,567,282	1.60%	218,997,842	-	-
2014	189,117,341	40,011,471	229,128,812	5,173,049	2.26%	223,955,763	0.62%	0.62%
2015	201,044,072	42,784,033	243,828,105	12,130,612	4.98%	231,697,493	1.12%	4.10%
2016	194,123,487	51,529,858	245,653,345	7,045,555	2.87%	238,607,790	-2.14%	7.21%
2017	205,619,810	53,916,910	259,536,720	5,680,646	2.19%	253,856,074	3.34%	14.06%
2018	240,700,956	61,408,023	302,108,979	30,450,756	10.08%	271,658,223	4.67%	22.06%
2019	235,680,092	71,208,444	306,888,536	9,806,643	3.20%	297,081,893	-1.66%	33.48%
2020	249,014,179	71,759,162	320,773,341	10,584,634	3.30%	310,188,707	1.08%	39.37%
2021	232,422,922	70,271,838	302,694,760	7,127,368	2.35%	295,567,392	-7.86%	32.80%
2022	258,205,851	82,643,997	340,849,848	5,088,333	1.49%	335,761,515	10.92%	50.86%
2023	317,536,961	91,058,895	408,595,856	5,408,775	1.32%	403,187,081	18.29%	81.15%
Rate Ann%chg	8.48%	1.07%	6.26%	Ag Imprv+Site w/o growth			2.84%	

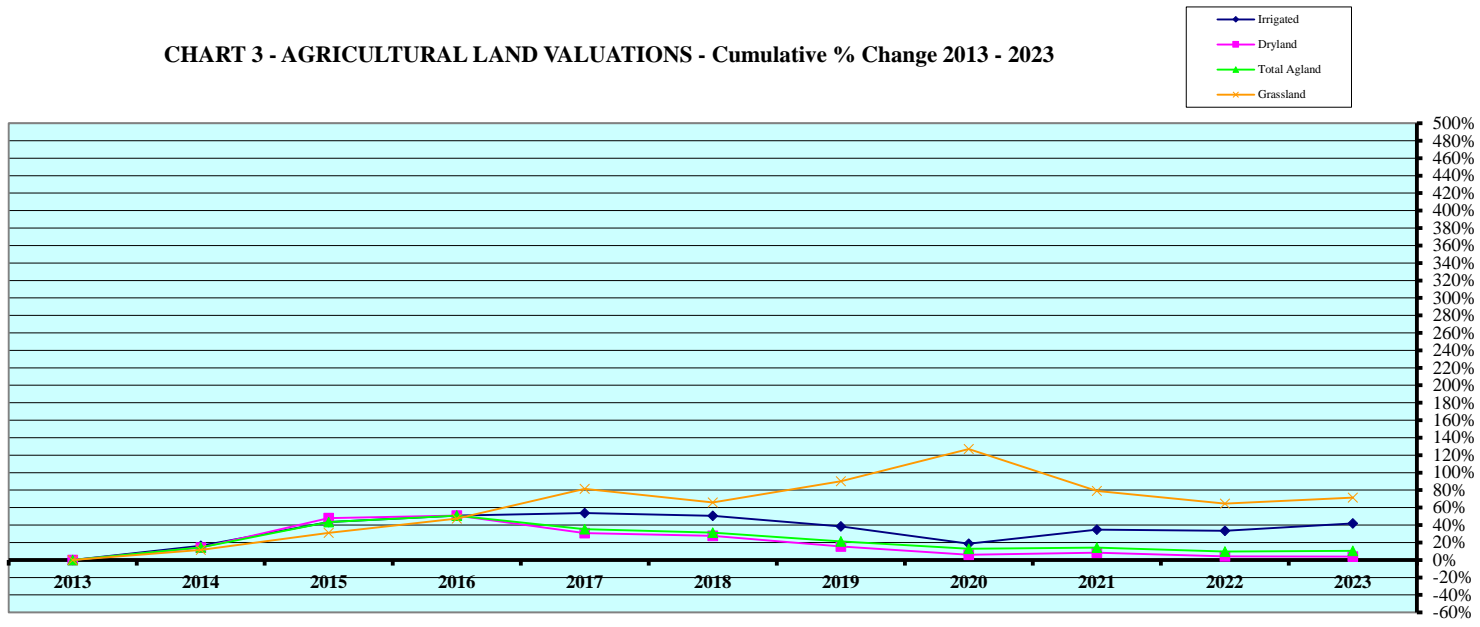
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and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

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	24,325,303	-	-	-	236,744,227	-	-	-	12,925,791	-	-	-
2014	28,289,408	3,964,105	16.30%	16.30%	270,501,966	33,757,739	14.26%	14.26%	14,416,318	1,490,527	11.53%	11.53%
2015	34,879,581	6,590,173	23.30%	43.39%	350,251,289	79,749,323	29.48%	47.95%	16,935,953	2,519,635	17.48%	31.02%
2016	36,717,610	1,838,029	5.27%	50.94%	357,150,905	6,899,616	1.97%	50.86%	19,062,223	2,126,270	12.55%	47.47%
2017	37,403,421	685,811	1.87%	53.76%	309,907,712	-47,243,193	-13.23%	30.90%	23,457,867	4,395,644	23.06%	81.48%
2018	36,634,127	-769,294	-2.06%	50.60%	301,921,118	-7,986,594	-2.58%	27.53%	21,443,959	-2,013,908	-8.59%	65.90%
2019	33,661,997	-2,972,130	-8.11%	38.38%	273,530,072	-28,391,046	-9.40%	15.54%	24,563,201	3,119,242	14.55%	90.03%
2020	28,849,171	-4,812,826	-14.30%	18.60%	250,769,551	-22,760,521	-8.32%	5.92%	29,346,204	4,783,003	19.47%	127.04%
2021	32,786,130	3,936,959	13.65%	34.78%	256,624,118	5,854,567	2.33%	8.40%	23,141,096	-6,205,108	-21.14%	79.03%
2022	32,476,647	-309,483	-0.94%	33.51%	246,794,850	-9,829,268	-3.83%	4.25%	21,276,780	-1,864,316	-8.06%	64.61%
2023	34,514,601	2,037,954	6.28%	41.89%	246,130,911	-663,939	-0.27%	3.96%	22,167,783	891,003	4.19%	71.50%

Rate Ann.%chg: Irrigated Dryland Grassland

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2013	281,436	-	-	-	1,440	-	-	-	274,278,197	-	-	-
2014	362,254	80,818	28.72%	28.72%	2,742	1,302	90.42%	90.42%	313,572,688	39,294,491	14.33%	14.33%
2015	441,923	79,669	21.99%	57.02%	(8,982,896)	-8,985,638	-327703.79%	-623912.22%	393,525,850	79,953,162	25.50%	43.48%
2016	560,186	118,263	26.76%	99.05%	(15,475)	8,967,421	-	-1174.65%	413,475,449	19,949,599	5.07%	50.75%
2017	547,717	-12,469	-2.23%	94.62%	1,781	17,256	-	23.68%	371,318,498	-42,156,951	-10.20%	35.38%
2018	570,497	22,780	4.16%	102.71%	(16,349)	-18,130	-1017.97%	-1235.35%	360,553,352	-10,765,146	-2.90%	31.46%
2019	612,227	41,730	7.31%	117.54%	1,172	17,521	-	-18.61%	332,368,669	-28,184,683	-7.82%	21.18%
2020	608,970	-3,257	-0.53%	116.38%	1,457	285	24.32%	1.18%	309,575,353	-22,793,316	-6.86%	12.87%
2021	462,034	-146,936	-24.13%	64.17%	2,167	710	48.73%	50.49%	313,015,545	3,440,192	1.11%	14.12%
2022	366,964	-95,070	-20.58%	30.39%	2,167	0	0.00%	50.49%	300,917,408	-12,098,137	-3.87%	9.71%
2023	372,451	5,487	1.50%	32.34%	2,167	0	0.00%	50.49%	303,187,913	2,270,505	0.75%	10.54%

Cnty#
County

Rate Ann.%chg: Total Agric Land

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	24,610,506	6,218	3,958			237,499,823	65,864	3,606			9,791,799	7,204	1,359		
2014	28,579,366	6,205	4,606	16.36%	16.36%	270,556,847	65,343	4,141	14.83%	14.83%	10,712,421	7,076	1,514	11.38%	11.38%
2015	34,872,071	6,205	5,620	22.02%	41.98%	352,713,171	64,867	5,438	31.32%	50.79%	13,007,275	7,105	1,831	20.93%	34.69%
2016	37,866,157	6,325	5,987	6.53%	51.26%	368,135,968	63,899	5,761	5.95%	59.77%	19,117,920	12,402	1,541	-15.80%	13.41%
2017	37,403,421	6,374	5,868	-1.99%	48.25%	313,351,946	62,299	5,030	-12.70%	39.49%	23,416,944	12,947	1,809	17.34%	33.07%
2018	36,959,456	6,288	5,878	0.16%	48.50%	303,375,929	60,293	5,032	0.04%	39.54%	21,519,386	12,747	1,688	-6.66%	24.21%
2019	37,522,999	6,394	5,869	-0.16%	48.26%	281,434,665	58,891	4,779	-5.02%	32.53%	20,942,577	12,356	1,695	0.40%	24.71%
2020	28,841,701	4,983	5,789	-1.36%	46.24%	251,261,996	54,984	4,570	-4.38%	26.73%	32,687,950	15,786	2,071	22.16%	52.35%
2021	33,583,205	5,932	5,662	-2.19%	43.04%	257,833,896	57,280	4,501	-1.50%	24.83%	23,396,341	11,943	1,959	-5.39%	44.13%
2022	32,475,917	5,717	5,681	0.33%	43.51%	252,210,364	56,017	4,502	0.02%	24.86%	23,214,840	12,033	1,929	-1.52%	41.94%
2023	34,503,882	5,945	5,804	2.17%	46.63%	242,113,229	52,663	4,597	2.11%	27.50%	23,092,221	12,059	1,915	-0.74%	40.89%

Rate Annual %chg Average Value/Acre: 3.90%

2.46%

3.49%

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	281,959	2,777	102			3,098,465	6,725	461			275,282,552	88,788	3,100		
2014	353,000	2,906	121	19.63%	19.63%	3,616,350	6,364	568	23.34%	23.34%	313,817,984	87,894	3,570	15.16%	15.16%
2015	443,642	2,926	152	24.81%	49.31%	3,891,598	6,486	600	5.58%	30.23%	404,927,757	87,589	4,623	29.48%	49.11%
2016	439,706	2,887	152	0.47%	50.00%	111,048	1,107	100	-83.28%	-78.23%	425,670,799	86,620	4,914	6.30%	58.50%
2017	537,157	3,544	152	-0.50%	49.26%	1,675	384	4	-95.65%	-99.05%	374,711,143	85,548	4,380	-10.87%	41.27%
2018	538,277	3,548	152	0.10%	49.40%	1,675	538	3	-28.67%	-99.32%	362,394,723	83,415	4,344	-0.81%	40.12%
2019	513,441	3,368	152	0.50%	50.16%	2,638	446	6	90.00%	-98.72%	340,416,320	81,454	4,179	-3.80%	34.79%
2020	555,984	3,652	152	-0.14%	49.95%	47,001	778	60	921.80%	-86.89%	313,394,632	80,183	3,909	-6.48%	26.06%
2021	422,722	2,764	153	0.46%	50.64%	52,592	804	65	8.36%	-85.79%	315,288,756	78,723	4,005	2.47%	29.18%
2022	392,832	2,626	150	-2.20%	47.32%	64,439	882	73	11.62%	-84.14%	308,358,392	77,276	3,990	-0.37%	28.70%
2023	352,285	2,356	150	-0.03%	47.27%	67,493	632	107	46.19%	-76.82%	300,129,110	73,654	4,075	2.12%	31.43%

77
SARPY

Rate Annual %chg Average Value/Acre: 2.77%

(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
Agland 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
190,604	SARPY	636,007,728	76,689,233	52,723,049	16,911,502,859	3,682,394,034	2,751,181,116	27,217,327	303,187,913	317,536,961	91,058,895	0	24,849,499,115
cnty sectorvalue % of total value:		2.56%	0.31%	0.21%	68.06%	14.82%	11.07%	0.11%	1.22%	1.28%	0.37%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
64,989	BELLEVUE	66,315,571	14,499,955	8,077,331	4,310,249,483	1,125,622,180	113,402,672	0	1,984,025	373,972	1,567,668	0	5,642,092,857
34.10%	%sector of county sector	10.43%	18.91%	15.32%	25.49%	30.57%	4.12%		0.65%	0.12%	1.72%		22.71%
	%sector of municipality	1.18%	0.26%	0.14%	76.39%	19.95%	2.01%		0.04%	0.01%	0.03%		100.00%
9,323	GRETN	106,584,955	1,951,836	635,963	809,732,072	226,861,492	173,135,311	0	2,405,477	6,335,107	2,305,012	0	1,329,947,225
4.89%	%sector of county sector	16.76%	2.55%	1.21%	4.79%	6.16%	6.29%		0.79%	2.00%	2.53%		5.35%
	%sector of municipality	8.01%	0.15%	0.05%	60.88%	17.06%	13.02%		0.18%	0.48%	0.17%		100.00%
16,746	LA VISTA	175,759,878	6,917,726	1,077,677	1,020,836,366	640,064,530	452,880,773	0	208,414	0	0	0	2,297,745,364
8.79%	%sector of county sector	27.63%	9.02%	2.04%	6.04%	17.38%	16.46%		0.07%	0.00%	0.00%		9.25%
	%sector of municipality	7.65%	0.30%	0.05%	44.43%	27.86%	19.71%		0.01%				100.00%
25,407	PAPILLION	110,262,480	9,545,939	1,462,508	2,066,751,217	679,571,265	972,952,299	0	56,800	0	479,765	0	3,841,082,273
13.33%	%sector of county sector	17.34%	12.45%	2.77%	12.22%	18.45%	35.36%		0.02%		0.53%		15.46%
	%sector of municipality	2.87%	0.25%	0.04%	53.81%	17.69%	25.33%		0.00%		0.01%		100.00%
1,501	SPRINGFIELD	5,629,041	222,126	48,732	110,975,191	19,193,318	103,880,848	0	0	0	0	0	239,949,256
0.79%	%sector of county sector	0.89%	0.29%	0.09%	0.66%	0.52%	3.78%						0.97%
	%sector of municipality	2.35%	0.09%	0.02%	46.25%	8.00%	43.29%						100.00%
	%sector of county sector												
	%sector of municipality												
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117,967	Total Municipalities	464,551,926	33,137,582	11,302,211	8,318,544,332	2,691,312,787	1,816,251,905	0	4,654,716	6,709,079	4,352,445	0	13,350,816,981
61.89%	%all municip.sectors of cnty	73.04%	43.21%	21.44%	49.19%	73.09%	66.02%		1.54%	2.11%	4.78%		53.73%

Total Real Property Sum Lines 17, 25, & 30	Records : 73,574	Value : 26,664,743,379	Growth 692,816,095	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	707	15,238,828	7,239	240,353,818	703	27,803,838	8,649	283,396,484	
02. Res Improve Land	34,008	1,435,897,845	17,375	1,123,254,577	7,636	503,205,208	59,019	3,062,357,630	
03. Res Improvements	34,300	0	17,423	0	7,653	0	59,376	15,690,437,319	
04. Res Total	35,007	1,451,136,673	24,662	1,363,608,395	8,356	531,009,046	68,025	19,036,191,433	375,806,276
% of Res Total	51.46	7.62	36.25	7.16	12.28	2.79	92.46	71.39	54.24
05. Com UnImp Land	338	85,777,997	297	76,901,582	17	3,478,308	652	166,157,887	
06. Com Improve Land	1,365	526,521,088	194	143,276,430	61	30,643,526	1,620	700,441,044	
07. Com Improvements	1,378	0	198	679,123,955	64	146,945,785	1,640	3,033,575,256	
08. Com Total	1,716	612,299,085	495	899,301,967	81	181,067,619	2,292	3,900,174,187	124,150,215
% of Com Total	74.87	15.70	21.60	23.06	3.53	4.64	3.12	14.63	17.92
09. Ind UnImp Land	108	57,820,099	128	44,333,014	6	89,938	242	102,243,051	
10. Ind Improve Land	516	368,123,974	262	235,440,401	64	16,046,776	842	619,611,151	
11. Ind Improvements	516	1,507,995,371	263	686,119,702	65	36,667,231	844	2,230,782,304	
12. Ind Total	624	1,933,939,444	391	965,893,117	71	52,803,945	1,086	2,952,636,506	181,418,677
% of Ind Total	57.46	65.50	36.00	32.71	6.54	1.79	1.48	11.07	26.19
13. Rec UnImp Land	0	0	5	669,296	87	5,528,615	92	6,197,911	
14. Rec Improve Land	0	0	13	1,495,554	34	3,822,634	47	5,318,188	
15. Rec Improvements	0	0	13	1,073,956	273	15,534,786	286	16,608,742	
16. Rec Total	0	0	18	3,238,806	360	24,886,035	378	28,124,841	282,121
% of Rec Total	0.00	0.00	4.76	11.52	95.24	88.48	0.51	0.11	0.04
Res & Rec Total	35,007	1,451,136,673	24,680	1,366,847,201	8,716	555,895,081	68,403	19,064,316,274	376,088,397
% of Res & Rec Total	51.18	7.61	36.08	7.17	12.74	2.92	92.97	71.50	54.28
Com & Ind Total	2,340	2,546,238,529	886	1,865,195,084	152	233,871,564	3,378	6,852,810,693	305,568,892
% of Com & Ind Total	69.27	37.16	26.23	27.22	4.50	3.41	4.59	25.70	44.11
17. Taxable Total	37,347	3,997,375,202	25,566	3,232,042,285	8,868	789,766,645	71,781	25,917,126,967	681,657,289
% of Taxable Total	52.03	15.42	35.62	12.47	12.35	3.05	97.56	97.20	98.39

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	51	345,421	4,770,681	0	0	0
19. Commercial	32	10,200,773	203,306,240	0	0	0
20. Industrial	1	1,300,000	1,392,953	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	51	345,421	4,770,681
19. Commercial	0	0	0	32	10,200,773	203,306,240
20. Industrial	0	0	0	1	1,300,000	1,392,953
21. Other	0	0	0	0	0	0
22. Total Sch II				84	11,846,194	209,469,874

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	1,240	1,067	599	2,906

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	51	6,845,203	531	97,731,687	411	93,372,926	993	197,949,816
28. Ag-Improved Land	15	4,130,499	400	122,403,945	376	114,419,505	791	240,953,949
29. Ag Improvements	15	7,600,568	402	157,236,155	383	143,875,924	800	308,712,647

30. Ag Total				1,793	747,616,412
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	1	0.01	445	10	7.61	295,884	
32. HomeSite Improv Land	8	10.36	564,458	314	536.01	29,519,608	
33. HomeSite Improvements	13	10.36	7,280,762	333	534.91	141,131,935	
34. HomeSite Total							
35. FarmSite UnImp Land	8	11.59	370,608	58	67.77	935,629	
36. FarmSite Improv Land	13	88.94	1,406,345	360	863.77	22,613,215	
37. FarmSite Improvements	8	0.00	319,806	337	0.00	16,104,220	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	1.38	0	
40. Other- Non Ag Use	0	0.00	0	0	24.00	791,010	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	10	50.23	357,360	21	57.85	653,689	
32. HomeSite Improv Land	299	502.84	27,636,737	621	1,049.21	57,720,803	
33. HomeSite Improvements	314	499.69	124,788,180	660	1,044.96	273,200,877	11,158,806
34. HomeSite Total				681	1,107.06	331,575,369	
35. FarmSite UnImp Land	76	502.67	3,632,923	142	582.03	4,939,160	
36. FarmSite Improv Land	335	1,142.64	16,824,401	708	2,095.35	40,843,961	
37. FarmSite Improvements	331	0.00	19,087,744	676	0.00	35,511,770	0
38. FarmSite Total				818	2,677.38	81,294,891	
39. Road & Ditches	0	0.00	0	0	1.38	0	
40. Other- Non Ag Use	0	257.09	0	0	281.09	791,010	
41. Total Section VI				1,499	4,066.91	413,661,270	11,158,806

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

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

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	65	1,939.12	8,610,186	909	35,305.80	165,092,945
44. Market Value	65	1,939.12	61,513,552	909	35,305.80	544,747,357
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	774	37,859.91	159,019,371	1,748	75,104.83	332,722,502
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	84.90	1.49%	574,773	1.68%	6,770.00
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	3,976.48	70.01%	24,709,848	72.08%	6,214.00
48. 2A	989.53	17.42%	5,999,524	17.50%	6,063.00
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	45.85	0.81%	234,615	0.68%	5,117.01
51. 4A1	490.58	8.64%	2,346,935	6.85%	4,784.00
52. 4A	92.57	1.63%	416,843	1.22%	4,503.00
53. Total	5,679.91	100.00%	34,282,538	100.00%	6,035.75
Dry					
54. 1D1	348.88	0.65%	2,129,913	0.77%	6,105.00
55. 1D	15,277.83	28.31%	90,307,257	32.77%	5,911.00
56. 2D1	10,157.63	18.82%	56,375,041	20.46%	5,550.02
57. 2D	265.41	0.49%	1,428,969	0.52%	5,384.01
58. 3D1	579.88	1.07%	3,012,483	1.09%	5,195.01
59. 3D	21,304.83	39.47%	97,895,746	35.53%	4,595.00
60. 4D1	5.78	0.01%	22,357	0.01%	3,867.99
61. 4D	6,032.18	11.18%	24,370,013	8.84%	4,040.00
62. Total	53,972.42	100.00%	275,541,779	100.00%	5,105.23
Grass					
63. 1G1	11,483.96	94.15%	22,598,061	95.47%	1,967.79
64. 1G	50.56	0.41%	98,685	0.42%	1,951.84
65. 2G1	14.25	0.12%	26,747	0.11%	1,876.98
66. 2G	62.85	0.52%	112,551	0.48%	1,790.79
67. 3G1	49.71	0.41%	76,106	0.32%	1,531.00
68. 3G	379.70	3.11%	492,802	2.08%	1,297.87
69. 4G1	129.59	1.06%	216,753	0.92%	1,672.61
70. 4G	27.34	0.22%	47,797	0.20%	1,748.24
71. Total	12,197.96	100.00%	23,669,502	100.00%	1,940.45
Irrigated Total					
Irrigated Total	5,679.91	7.56%	34,282,538	10.27%	6,035.75
Dry Total					
Dry Total	53,972.42	71.84%	275,541,779	82.51%	5,105.23
Grass Total					
Grass Total	12,197.96	16.24%	23,669,502	7.09%	1,940.45
72. Waste	2,567.28	3.42%	383,987	0.11%	149.57
73. Other	708.39	0.94%	77,336	0.02%	109.17
74. Exempt	910.61	1.21%	0	0.00%	0.00
75. Market Area Total	75,125.96	100.00%	333,955,142	100.00%	4,445.27

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	1,571.30	9,030,505	4,108.61	25,252,033	5,679.91	34,282,538
77. Dry Land	1,571.35	8,031,810	29,110.35	148,981,984	23,290.72	118,527,985	53,972.42	275,541,779
78. Grass	302.62	592,883	3,755.46	7,835,994	8,139.88	15,240,625	12,197.96	23,669,502
79. Waste	51.70	7,764	822.33	122,020	1,693.25	254,203	2,567.28	383,987
80. Other	20.12	1,389	247.36	9,783	440.91	66,164	708.39	77,336
81. Exempt	0.00	0	710.27	0	200.34	0	910.61	0
82. Total	1,945.79	8,633,846	35,506.80	165,980,286	37,673.37	159,341,010	75,125.96	333,955,142

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	5,679.91	7.56%	34,282,538	10.27%	6,035.75
Dry Land	53,972.42	71.84%	275,541,779	82.51%	5,105.23
Grass	12,197.96	16.24%	23,669,502	7.09%	1,940.45
Waste	2,567.28	3.42%	383,987	0.11%	149.57
Other	708.39	0.94%	77,336	0.02%	109.17
Exempt	910.61	1.21%	0	0.00%	0.00
Total	75,125.96	100.00%	333,955,142	100.00%	4,445.27

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 Bellevue Area	1,452	37,167,092	21,297	862,070,937	21,572	4,636,535,586	23,024	5,535,773,615	48,251,618
83.2 Gretna Area	3,097	119,467,087	7,635	550,785,692	7,635	2,719,114,878	10,732	3,389,367,657	165,435,222
83.3 La Vista Area	6	105,720	4,819	202,803,521	4,819	1,133,806,078	4,825	1,336,715,319	1,439,330
83.4 Millard Area	485	9,459,918	9,160	438,969,954	9,160	2,354,712,290	9,645	2,803,142,162	5,200,219
83.5 Papillion Area	3,314	82,280,056	13,784	753,882,340	13,830	4,122,149,937	17,144	4,958,312,333	142,456,840
83.6 Rec Lake Area	230	14,216,306	768	106,359,297	1,019	214,230,230	1,249	334,805,833	2,206,920
83.7 Rural Area	127	25,674,638	757	108,398,245	759	304,537,406	886	438,610,289	8,352,920
83.8 Springfield Area	30	1,223,578	846	44,405,832	868	221,959,656	898	267,589,066	2,745,328
84 Residential Total	8,741	289,594,395	59,066	3,067,675,818	59,662	15,707,046,061	68,403	19,064,316,274	376,088,397

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line# I</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Bellevue Area	177	35,046,200	772	224,250,928	780	1,138,348,481	957	1,397,645,609	17,390,909
85.2	Gretna Area	216	54,496,440	370	172,542,410	371	426,063,580	587	653,102,430	67,731,136
85.3	La Vista Area	108	40,705,339	346	232,753,522	348	947,941,897	456	1,221,400,758	17,117,309
85.4	Millard Area	5	963,363	4	3,867,542	4	5,027,320	9	9,858,225	0
85.5	Papillion Area	246	75,238,992	568	463,128,898	570	1,872,167,439	816	2,410,535,329	108,551,517
85.6	Rural Area	6	671,778	5	1,934,295	6	2,064,965	12	4,671,038	371,552
85.7	Sarpy County	99	30,373,083	288	153,696,645	296	622,369,241	395	806,438,969	1,442,503
85.8	Springfield Area	37	30,905,743	109	67,877,955	109	250,374,637	146	349,158,335	92,963,966
86	Commercial Total	894	268,400,938	2,462	1,320,052,195	2,484	5,264,357,560	3,378	6,852,810,693	305,568,892

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

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	5,373.10	94.53%	12,906,113	95.33%	2,401.99
88. 1G	18.68	0.33%	44,401	0.33%	2,376.93
89. 2G1	6.71	0.12%	15,399	0.11%	2,294.93
90. 2G	32.42	0.57%	71,584	0.53%	2,208.02
91. 3G1	24.38	0.43%	51,468	0.38%	2,111.07
92. 3G	105.09	1.85%	218,696	1.62%	2,081.04
93. 4G1	98.16	1.73%	184,235	1.36%	1,876.88
94. 4G	25.40	0.45%	46,001	0.34%	1,811.06
95. Total	5,683.94	100.00%	13,537,897	100.00%	2,381.78
CRP					
96. 1C1	880.18	98.51%	3,261,068	98.76%	3,705.00
97. 1C	2.88	0.32%	10,325	0.31%	3,585.07
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	10.47	1.17%	30,468	0.92%	2,910.03
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	893.53	100.00%	3,301,861	100.00%	3,695.30
Timber					
105. 1T1	5,230.68	93.06%	6,430,880	94.16%	1,229.45
106. 1T	29.00	0.52%	43,959	0.64%	1,515.83
107. 2T1	7.54	0.13%	11,348	0.17%	1,505.04
108. 2T	30.43	0.54%	40,967	0.60%	1,346.27
109. 3T1	25.33	0.45%	24,638	0.36%	972.68
110. 3T	264.14	4.70%	243,638	3.57%	922.38
111. 4T1	31.43	0.56%	32,518	0.48%	1,034.62
112. 4T	1.94	0.03%	1,796	0.03%	925.77
113. Total	5,620.49	100.00%	6,829,744	100.00%	1,215.15
<hr/>					
Grass Total	5,683.94	46.60%	13,537,897	57.20%	2,381.78
CRP Total	893.53	7.33%	3,301,861	13.95%	3,695.30
Timber Total	5,620.49	46.08%	6,829,744	28.85%	1,215.15
<hr/>					
114. Market Area Total	12,197.96	100.00%	23,669,502	100.00%	1,940.45

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

77 Sarpy

	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	16,911,502,859	19,036,191,433	2,124,688,574	12.56%	375,806,276	10.34%
02. Recreational	27,217,327	28,124,841	907,514	3.33%	282,121	2.30%
03. Ag-Homesite Land, Ag-Res Dwelling	317,536,961	331,575,369	14,038,408	4.42%	11,158,806	0.91%
04. Total Residential (sum lines 1-3)	17,256,257,147	19,395,891,643	2,139,634,496	12.40%	387,247,203	10.16%
05. Commercial	3,682,394,034	3,900,174,187	217,780,153	5.91%	124,150,215	2.54%
06. Industrial	2,751,181,116	2,952,636,506	201,455,390	7.32%	181,418,677	0.73%
07. Total Commercial (sum lines 5-6)	6,433,575,150	6,852,810,693	419,235,543	6.52%	305,568,892	1.77%
08. Ag-Farmsite Land, Outbuildings	80,862,819	81,294,891	432,072	0.53%	0	0.53%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	10,196,076	791,010	-9,405,066	-92.24%		
11. Total Non-Agland (sum lines 8-10)	91,058,895	82,085,901	-8,972,994	-9.85%	0	-9.85%
12. Irrigated	34,514,601	34,282,538	-232,063	-0.67%		
13. Dryland	246,130,911	275,541,779	29,410,868	11.95%		
14. Grassland	22,167,783	23,669,502	1,501,719	6.77%		
15. Wasteland	372,451	383,987	11,536	3.10%		
16. Other Agland	2,167	77,336	75,169	3,468.80%		
17. Total Agricultural Land	303,187,913	333,955,142	30,767,229	10.15%		
18. Total Value of all Real Property (Locally Assessed)	24,084,079,105	26,664,743,379	2,580,664,274	10.72%	692,816,095	7.84%

2024 Assessment Survey for Sarpy County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	One
2.	Appraiser(s) on staff:
	10 full time
3.	Other full-time employees:
	8 administrative, 2 data collectors
4.	Other part-time employees:
	No part-time employees
5.	Number of shared employees:
	No shared employees
6.	Assessor's requested budget for current fiscal year:
	\$2,135,062
7.	Adopted budget, or granted budget if different from above:
	Same
8.	Amount of the total assessor's budget set aside for appraisal work:
	Not segregated in our operating budget
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	Not segregated in our operating budget
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$161,599 Data Processing Software \$12,745 Data Processing Equipment
11.	Amount of the assessor's budget set aside for education/workshops:
	\$4,558
12.	Amount of last year's assessor's budget not used:
	All funds were used

B. Computer, Automation Information and GIS

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

C. Zoning Information

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

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

D. Contracted Services

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

E. Appraisal /Listing Services

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

2024 Residential Assessment Survey for Sarpy County

1.	Valuation data collection done by:																				
	Staff Appraisers, Data Collectors																				
2.	List the valuation group recognized by the County and describe the unique characteristics of each:																				
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Bellevue Area - Community in the eastern portion of the county serving Offutt Air Force Base.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Gretna Area - Located in the western portion of the county north of Interstate 80.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Millard Area - A Douglas/Sarpy County suburb with shared fire and school districts</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Papillion Area – Centrally located and the seat of county government.</td> </tr> <tr> <td style="text-align: center;">6</td> <td>Springfield Area - Located in the south central portion of the county.</td> </tr> <tr> <td style="text-align: center;">7</td> <td>La Vista Area – A city located to the north of Papillion along the Sarpy/Douglas county line.</td> </tr> <tr> <td style="text-align: center;">8</td> <td>Recreational/Lake Area - Recreational/Lake Area - All around the county’s river perimeter; IOLL; includes sand pits and flood areas.</td> </tr> <tr> <td style="text-align: center;">9</td> <td>Rural Sarpy - Located throughout the county, outside extraterritorial zoning jurisdictions.</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Agricultural outbuildings and improvements</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Bellevue Area - Community in the eastern portion of the county serving Offutt Air Force Base.	2	Gretna Area - Located in the western portion of the county north of Interstate 80.	3	Millard Area - A Douglas/Sarpy County suburb with shared fire and school districts	5	Papillion Area – Centrally located and the seat of county government.	6	Springfield Area - Located in the south central portion of the county.	7	La Vista Area – A city located to the north of Papillion along the Sarpy/Douglas county line.	8	Recreational/Lake Area - Recreational/Lake Area - All around the county’s river perimeter; IOLL; includes sand pits and flood areas.	9	Rural Sarpy - Located throughout the county, outside extraterritorial zoning jurisdictions.	AG	Agricultural outbuildings and improvements
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AG	Agricultural outbuildings and improvements																				
3.	List and describe the approach(es) used to estimate the market value of residential properties.																				
	Cost approach to value with market transactions used to adjust depreciation tables and for market influences.																				
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?																				
	Depreciation tables are based on local market information.																				
5.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.																				
	No, depreciation tables are developed for the entire County as environmental and physical factors equally affect the entire county. The economic depreciation is developed by neighborhood.																				
6.	Describe the methodology used to determine the residential lot values?																				
	Sales comparison, allocation, and/or abstraction.																				
7.	How are rural residential site values developed?																				
	The site values are developed using sales of similar properties and attributes.																				

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

2024 Commercial Assessment Survey for Sarpy County

1.	Valuation data collection done by:			
	2024 tax year data collection done by Staff Appraisers.			
2.	List the valuation group recognized in the County and describe the unique characteristics of each:			
	<u>Valuation Group</u>	<u>Description of unique characteristics</u>		
	10	All commercial property in Sarpy County falls within Valuation Group 10.		
3.	List and describe the approach(es) used to estimate the market value of commercial properties.			
	The income and cost approaches, with more emphasis on the income approach.			
3a.	Describe the process used to determine the value of unique commercial properties.			
	Same as above with the addition of the sales comparison approach, using comparable sales from a broad area outside of the County.			
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?			
	Depreciation tables are based on tables in the CAMA system, which comes from Marshall & Swift. A contract appraisal firm used in years past determined depreciation based on the local market for the subject occupancy groups.			
5.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.			
	Yes, CAMA Depreciation tables are used as established in the commercial cost table. Depreciation can be adjusted through market sales analysis in occupancy groups.			
6.	Describe the methodology used to determine the commercial lot values.			
	Sales comparison approach.			
7.	<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>
	10	2013-2023	2013-2021	2012-2024
	<u>Date of Last Inspection</u>			
	2013-2024			
	Within one valuation group, the county separates parcels as detailed in the Marshall & Swift occupancy code. Examples include regional shopping center, service garage, and storage warehouses this is typically how the county reviews the commercial by occupancy. This is why there is a range of years in the chart for valuation groups. There was a complete land study completed in 2012 but they do adjust values when the market dictates.			

2024 Agricultural Assessment Survey for Sarpy County

1.	Valuation data collection done by:	Staff Appraiser																																	
2.	List each market area, and describe the location and the specific characteristics that make each unique.	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Market Area</u></th> <th style="width: 60%;"><u>Description of unique characteristics</u></th> <th style="width: 25%;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td>FRM</td> <td>Agricultural parcels in the AACR market area</td> <td>2018-2023</td> </tr> <tr> <td>FRM2</td> <td>Agricultural parcels in transition or known to be commercial</td> <td>Annually</td> </tr> <tr> <td>FRMB</td> <td>Agricultural parcels in the BACR market area</td> <td>2018-2023</td> </tr> <tr> <td>FRMD</td> <td>Agricultural parcels in transition to Res/Com</td> <td>Annually</td> </tr> <tr> <td>FRME</td> <td>Agricultural parcels in the GERH market area</td> <td>2018-2023</td> </tr> <tr> <td>FRMF</td> <td>Agricultural parcels in the REC2 market area, with floodway impact</td> <td>2018-2023</td> </tr> <tr> <td>FRMG</td> <td>Agricultural parcels in the GACR market area</td> <td>2018-2023</td> </tr> <tr> <td>FRMI</td> <td>Agricultural parcels in city limits/SID boundaries</td> <td>Annually</td> </tr> <tr> <td>FRML</td> <td>Agricultural parcels in the ALPR market area</td> <td>2018-2023</td> </tr> <tr> <td>FRMO</td> <td>Agricultural parcels in the 012 market area</td> <td>2018-2023</td> </tr> </tbody> </table> <p>There are 7 market areas for land valuation purposes. Sarpy County is 100% influenced by non-agricultural uses and Agricultural Special Valuation applies throughout. As directed by the state, our land sales come from non-influenced counties and our assessed values are measured against same.</p>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	FRM	Agricultural parcels in the AACR market area	2018-2023	FRM2	Agricultural parcels in transition or known to be commercial	Annually	FRMB	Agricultural parcels in the BACR market area	2018-2023	FRMD	Agricultural parcels in transition to Res/Com	Annually	FRME	Agricultural parcels in the GERH market area	2018-2023	FRMF	Agricultural parcels in the REC2 market area, with floodway impact	2018-2023	FRMG	Agricultural parcels in the GACR market area	2018-2023	FRMI	Agricultural parcels in city limits/SID boundaries	Annually	FRML	Agricultural parcels in the ALPR market area	2018-2023	FRMO	Agricultural parcels in the 012 market area	2018-2023
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3.	Describe the process used to determine and monitor market areas.	Sales analysis is the primary factor in determining market areas. Areas are monitored by frequent visits physically review market areas.																																	
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.	Rural residential exists outside of the boundaries of cities and the surrounding suburbs. Almost all our land that we classify as recreational is along the three rivers that form all but the north boundary of our county.																																	
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?	Yearly analysis of relevant market transactions assists us in constructing land valuation models which aid in equalization. We find no difference in the market value of farm homesites and rural residential homesites.																																	
6.	What separate market analysis has been conducted where intensive use is identified in the county?	There is not enough market data available to conduct a credible study.																																	

7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.
	Currently, location is the primary driver of our assessed values.
7a.	Are any other agricultural subclasses used? If yes, please explain.
	No
	<i>If your county has special value applications, please answer the following</i>
8a.	How many parcels have a special valuation application on file?
	1793
8b.	What process was used to determine if non-agricultural influences exist in the county?
	It is very evident by the sale price of raw land and the building permits issued after a land purchase. No farmer-to-farmer land transactions occur in Sarpy County.
	<i>If your county recognizes a special value, please answer the following</i>
8c.	Describe the non-agricultural influences recognized within the county.
	Housing developments, commercial and industrial development.
8d.	Where is the influenced area located within the county?
	The entire county is influenced by these factors.
8e.	Describe in detail how the special values were arrived at in the influenced area(s).
	The PAD provides a list of counties with land comparable to that in Sarpy County. Qualified sales from those counties are provided to Sarpy County for valuation and measurement purposes.

Date: October 31, 2023
From: Dan Pittman, Sarpy County Assessor
To: Nebraska Department of Revenue, Assessment Division
Regarding: Plan of Assessment

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

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

- Cadastral Mapping
A county assessor is required to prepare and maintain a cadastral map system accurately showing each parcel of real property to scale. Regulations permit the use of the Nebraska Geographic Information Systems to meet this requirement.
- Computer-Assisted Mass Appraisal Software (CAMA)
Computerized record keeping and data management with mass processing. Reliable statistical analysis and valuation model building requires the assistance of computer software specific to our industry. Sarpy County uses the E-Ring Capture CAMA System.
- Marshall Valuation Service
Digital construction cost service, along with the associated handbooks, are a necessary supplement to CAMA software as the Coast Approach is one of the three accepted methods of valuation for ad valorem purposes.
- Geographic Information System
This system is integral to fulfillment of the requirement to maintain cadastral maps. Beyond this requirement, the assessor uses the orthographic and oblique imagery overlays to view all land and improvements to land.
- Internet Access
E-government provides easy access and lowers the time and expense of connecting with local government. Public relationships improve with this form of communication and assessors gain a great amount of necessary data from both the public domain and subscriptions to industry specific websites.
- Appraisal and Administrative Staffing
Appraisal staffing requires specific technical training and experience in the mass appraisal of real property. Administrative specialties, while less technical, are very methodical and susceptible to annual changes in state laws and processing computer software changes.

- Computer Technical Support
Computers and their technical support are provided by the Sarpy County Information Systems Department.
- Legal Counsel
The county assessor performs state mandated duties as s/he understands them through state statutes, regulations, and directives. Attorneys, largely provided through the county attorney’s office, are necessary to provide a legal opinion. Further, legal counsel outside of the county attorney’s office is available to the county assessor should s/he need to settle matters of law where the county attorney has a conflict of interest.

Approaches to value

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

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

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

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

- Commercial assessment actions: Commercial properties are identified by occupancy codes. Pertinent statistics and the date of the last inspection will largely determine what parcels will be inspected and operating statements requested.

2024 Occupancy Codes are:	Parcels:
Medical Office/Dental Office	75
Fast food	210
Restaurant	84
Bank	43
Supermarket	46
Theater	14
Auto Dealership	5
	46

- Industrial assessment actions: Industrial properties are identified by occupancy codes. Pertinent statistics and the date of the last inspection will largely determine what parcels will be inspected and operating statements requested.

2024 Occupancy Codes are: none for 2024

- Residential assessment actions
Residential parcels are identified by market areas. Statistics are run against each market area and the dates of the last physical inspection are noted for possible reinspection, with a system for reinspecting no less than one-sixth of the improved parcels each year. The areas of current inspection activities are posted on the county website for taxpayer viewing. Appraisers and data collectors are actively updating real property physical characteristics throughout the year.
- Agricultural land assessment actions
Agricultural land is valued by updating our rural vacant land base model. Adjustments from the base are made annually when market data and statistical testing indicates the need. All land sales in Sarpy County are for the purpose of development into other than agricultural uses. So, Sarpy County gets agricultural land sales information from surrounding counties that do not have the land development influence. Appraisers and data collectors are actively updating real property physical characteristics and land uses.

Recent legislative changes (LB727) require the county assessor to identify and remove from Agricultural Special Valuation parcels with less than 5 acres of agricultural land. Further, agricultural land located within the corporate boundaries of a city or SID may now apply for agricultural Special Valuation.

- Recreational assessment actions
Sarpy County is enclosed by rivers on three sides along with their adjacent sandpit lake areas. Sales analysis of land and improvements in these areas is ongoing, with many improvements qualifying as improvements on leased land. Inspections are scheduled to meet the six-year cycle requirements. Appraisers and data collectors are actively updating real property physical characteristics and land uses.

Assessment Action Plans for 2025 and 2026

Planning Assessment actions beyond 12 months is determined during the run-up to those years. While the date of the last inspection largely determines priority, statistical analysis may present concerns that can influence the actions to be taken. If an occupancy code, class, or sub-class should tend to fall out of statistically acceptable parameters it may require attention to better understand what is happening with that market or if our assessment procedures are wanting.

- Commercial and Industrial assessment actions
The date of the last inspection and the sales/assessment ratio studies will largely determine the inspection and re-appraisal activities in these two classes of real property. Occupancy codes will be identified for review and valuation.
- Residential Assessment actions
The date of the last inspection and the sales/assessment ratio studies will be considered, and a plan made to complete all necessary inspections for statutory compliance. All market areas are susceptible to value adjustments as the sales data dictates.

- **Agricultural Assessment Actions**
Agricultural land sales will be provided to Sarpy County by the PAD for the purpose of valuing agricultural land. The process of reviewing agricultural land for nonagricultural uses and collecting statements of land use from new owners will continue.
- **Recreational Assessment Actions**
The river corridors are getting greater attention from developers of recreational communities and will be observed for any changes in land use and sales activities. The natural resource districts are active with new flood control schemes and aggregate mining continues, which often leaves sandpit lakes.

Noteworthy:

The Sarpy County Assessor's Office updates the Marshall & Swift Residential Cost Information annually. This is not possible for 2024 due to difficulties in incorporating the cost data into the E-Ring Capture CAMA Software. The assessor will make updates to cost information manually for 2024 with the expectation that the difficulties will be resolved for 2025.

Money has been budgeted for hiring a data collection contractor to perform commercial/industrial parcel inspections for the 2025 assessed values. As of this writing it has not been determined when this contract will be rewarded.

Money has been budgeted for the hire of an additional commercial appraiser. At present, attracting suitable applicants has not been successful.

SARPY COUNTY ASSESSOR - Standard Operating Procedure

Date: March 6, 2024

SPECIAL VALUATION METHODOLOGY

OBJECTIVE: To establish the policy and method of valuing improved and unimproved agricultural and/or horticultural land.

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

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

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

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

AGRICULTURAL LAND VALUATION: Sarpy County has no sales that are purely for an agricultural purpose. Therefore, Sarpy County relies on sales information received from the Property Assessment Division of the Nebraska Department of Revenue (PAD). For 2024, the PAD selected comparable counties from which to draw land sales that were analyzed to establish the agricultural special valuation, ensuring equalization with comparable and neighboring counties.

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



APPROVED
DATED: 3/6/2024