

AGRICULTURE - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Mrkt Area	Strata Heading	Strata	Change Value	Change Type	Percent Change
1	Dry Land	Dry1D1	6125	Decrease	7.4%
1	Dry Land	Dry1D	6125	Decrease	7.4%
1	Dry Land	Dry2D1	5695	Decrease	7.4%
1	Dry Land	Dry2D	5542	Decrease	7.4%
1	Dry Land	Dry3D1	5394	Decrease	7.4%
1	Dry Land	Dry3D	5348	Decrease	7.4%
1	Dry Land	Dry4D1	4556	Decrease	7.4%
1	Dry Land	Dry4D	4176	Decrease	7.4%

PAD 2026 Comparable Sales Statistics with What-If values

Type : Qualified

Number of Sales :	55	Median :	70	COV :	20.72	95% Median C.I. :	62.11 to 72.58
Total Sales Price :	43,079,318	Wgt. Mean :	67	STD :	14.44	95% Wgt. Mean C.I. :	63.34 to 71.42
Total Adj. Sales Price :	43,079,318	Mean :	70	Avg.Abs.Dev :	11.40	95% Mean C.I. :	65.87 to 73.51
Total Assessed Value :	29,026,961						
Avg. Adj. Sales Price :	783,260	COD :	16.28	MAX Sales Ratio :	105.79		
Avg. Assessed Value :	527,763	PRD :	103.43	MIN Sales Ratio :	41.31		

Printed : 04/16/2026

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>											
10/01/2022 To 12/31/2022	3	93.37	88.42	82.95	06.99	106.59	76.15	95.74	N/A	562,000	466,164
01/01/2023 To 03/31/2023	4	71.00	71.92	67.82	21.92	106.05	47.67	98.02	N/A	964,305	654,021
04/01/2023 To 06/30/2023	3	61.33	72.98	74.22	29.33	98.33	51.83	105.79	N/A	796,072	590,830
07/01/2023 To 09/30/2023	1	57.96	57.96	57.96		100.00	57.96	57.96	N/A	1,153,000	668,280
10/01/2023 To 12/31/2023	11	63.34	67.83	66.38	11.40	102.18	54.38	82.16	60.32 to 81.22	907,883	602,632
01/01/2024 To 03/31/2024	1	61.82	61.82	61.82		100.00	61.82	61.82	N/A	922,070	570,037
04/01/2024 To 06/30/2024	2	71.89	71.89	71.88	00.10	100.01	71.82	71.95	N/A	562,345	404,231
07/01/2024 To 09/30/2024	2	59.93	59.93	61.94	19.52	96.75	48.23	71.63	N/A	972,500	602,410
10/01/2024 To 12/31/2024	8	81.30	77.59	73.74	10.66	105.22	62.11	90.58	62.11 to 90.58	782,391	576,946
01/01/2025 To 03/31/2025	8	70.56	71.36	65.53	16.07	108.90	53.00	103.96	53.00 to 103.96	801,699	525,374
04/01/2025 To 06/30/2025	5	63.55	64.33	64.89	11.68	99.14	53.90	74.86	N/A	722,760	468,998
07/01/2025 To 09/30/2025	7	59.23	59.72	58.87	15.60	101.44	41.31	77.77	41.31 to 77.77	532,843	313,685
<u>Study Yrs</u>											
10/01/2022 To 09/30/2023	11	76.15	75.44	71.06	22.21	106.16	47.67	105.79	51.83 to 98.02	825,858	586,850
10/01/2023 To 09/30/2024	16	66.55	66.98	65.90	11.40	101.64	48.23	82.16	61.39 to 72.58	873,654	575,767
10/01/2024 To 09/30/2025	28	70.22	68.97	66.74	15.92	103.34	41.31	103.96	60.79 to 74.86	714,872	477,120
<u>Calendar Yrs</u>											
01/01/2023 To 12/31/2023	19	63.34	68.99	67.22	17.15	102.63	47.67	105.79	60.32 to 76.94	915,008	615,042
01/01/2024 To 12/31/2024	13	71.82	72.78	70.23	12.46	103.63	48.23	90.58	62.11 to 84.69	788,530	553,760

PAD 2026 Comparable Sales Statistics with What-If values

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Total Assessed Value :	29,026,961						
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Avg. Assessed Value :	527,763	PRD :	103.43	MIN Sales Ratio :	41.31		

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AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1	48	64.94	68.70	65.96	17.92	104.15	41.31	103.96	61.39 to 72.74	779,367	514,071
2	7	71.95	76.44	76.75	09.76	99.60	63.55	105.79	63.55 to 105.79	809,956	621,652

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> Dry </u>											
County	9	71.10	73.23	67.81	24.05	107.99	47.67	103.96	48.23 to 98.02	728,176	493,787
1	9	71.10	73.23	67.81	24.05	107.99	47.67	103.96	48.23 to 98.02	728,176	493,787
<u> Grass </u>											
County	1	56.60	56.60	56.60		100.00	56.60	56.60	N/A	1,162,000	657,736
1	1	56.60	56.60	56.60		100.00	56.60	56.60	N/A	1,162,000	657,736
<u> ALL </u>											
10/01/2022 To 09/30/2025	55	70.01	69.69	67.38	16.28	103.43	41.31	105.79	62.11 to 72.58	783,260	527,763

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> Dry </u>											
County	37	71.95	73.27	69.56	16.40	105.33	47.67	105.79	63.55 to 77.77	784,947	546,045
1	31	72.19	72.53	68.11	17.33	106.49	47.67	103.96	61.78 to 82.16	802,367	546,476
2	6	71.89	77.09	78.25	11.25	98.52	63.55	105.79	63.55 to 105.79	694,948	543,819
<u> Grass </u>											
County	1	56.60	56.60	56.60		100.00	56.60	56.60	N/A	1,162,000	657,736
1	1	56.60	56.60	56.60		100.00	56.60	56.60	N/A	1,162,000	657,736
<u> ALL </u>											
10/01/2022 To 09/30/2025	55	70.01	69.69	67.38	16.28	103.43	41.31	105.79	62.11 to 72.58	783,260	527,763

RE: Otoe Agricultural

From Scott, Sarah <sarah.scott@nebraska.gov>

Date Thu 4/16/2026 4:22 PM

To Hotz, Rob <rob.hotz@nebraska.gov>; Kinport, Nathan <Nathan.Kinport@nebraska.gov>; Williams, Debra <Debra.Williams@nebraska.gov>; csmallfoot@otoecountyne.gov <csmallfoot@otoecountyne.gov>

Cc Kuhn, Jim <jim.kuhn@nebraska.gov>; Keetle, Steve <Steve.Keetle@nebraska.gov>; Russell, Jacqueline <Jacqueline.Russell@nebraska.gov>; Daugherty, Raymond <Raymond.Daugherty@nebraska.gov>

 2 attachments (1 MB)

Otoe Ag 80% Dry MK 1 decrease 7.4% request from TERC.pdf; Corrected Pages_Otoe.pdf;

Commissioner Hotz,

I apologize for the delay with this request.

Upon reviewing your request, it came to our attention that the what-ifs that were presented in the Report & Opinion for Otoe County inadvertently included six comparable sales. What-if statistics for agricultural land are generated through our comparable sales feature because it produces the most accurate adjusted valuation. However, it was our intention to produce this statistic by using the technology without using any comparable sales.

Upon correcting our error, the hypothetical decrease to dryland in Market Area 1 was rounded to 8% to bring the midpoint to the acceptable range, and all other references to the adjustment were corrected as well. This impacted pages 15-16, 39-44, and 46 of the Report & Opinion for Otoe County but does not change my opinion that an adjustment to agricultural land in Otoe County is not necessary.

I have attached your what-if request of a 7.4% decrease to Market Area 1, 80% MLU dryland. This was produced using only the sales in Otoe County. If upon reviewing this statistic, you would like to see the impact of a different adjustment, please let me know.

I have also attached the corrected pages to the Report & Opinion for Otoe County. I will offer to interlineate these pages at Tuesday morning's session of Statewide Equalization. A corrected digital copy of the Report & Opinion has been uploaded to the FTP site for Otoe County as well.

Thank you,

Sarah Scott

Property Tax Administrator

Nebraska Department of Revenue

200 S Silber

North Platte, NE 69101

OFFICE 402-471-5962

sarah.scott@nebraska.gov

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From: Hotz, Rob <rob.hotz@nebraska.gov>

Sent: Wednesday, April 15, 2026 4:15 PM

To: Scott, Sarah <sarah.scott@nebraska.gov>; Kinport, Nathan <Nathan.Kinport@nebraska.gov>; Williams, Debra <Debra.Williams@nebraska.gov>; csmallfoot@otoecountyne.gov

Cc: Kuhn, Jim <jim.kuhn@nebraska.gov>; Keetle, Steve <Steve.Keetle@nebraska.gov>; Russell, Jacqueline <Jacqueline.Russell@nebraska.gov>; Daugherty, Raymond <Raymond.Daugherty@nebraska.gov>

Subject: Otoe Agricultural

Ms. Scott,

Please provide a What-If statistic for Agricultural, 80% MLU, Dry, Market Area 1, adjusting the median of 77.80 by a 7.4% decrease.

Rob Hotz

Robert W. Hotz, Vice-Chairman
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