



**2019 REPORTS AND OPINIONS  
OF THE PROPERTY TAX ADMINISTRATOR**

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**BURT COUNTY**



Pete Ricketts, Governor

April 5, 2019

Commissioner Keetle:

The Property Tax Administrator has compiled the 2019 Reports and Opinions of the Property Tax Administrator for Burt 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 Burt County.

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

For the Tax Commissioner

Sincerely,

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

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

cc: Joni Renshaw, Burt County Assessor

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## Introduction

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

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

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

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

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

### **Statistical Analysis:**

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

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

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

The mean ratio is used as a basis for other statistical calculations, such as the Price Related Differential (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. The coefficient produced by this calculation is referred to as the PRD and measures the assessment level of lower-priced properties relative to the assessment level of higher-priced properties.

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

The confidence interval is another measure used to evaluate the reliability of the statistical indicators. The Division 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 [Section 77-5023](#), the acceptable range is 69% to 75% of actual value for agricultural land and 92% to 100% for all other classes of real property.

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

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

A COD under 5% indicates that the properties in the sample are either unusually homogenous, or possibly indicative of a non-representative sample due to the selective reappraisal of sold parcels. The reliability of the COD can be directly affected by extreme ratios.

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

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

The Division reviews assessment practices that ultimately affect the valuation of real property in each county. This review is done to ensure the reliability of the statistical analysis and to ensure professionally accepted mass appraisal methods are used in the county assessor's effort to establish uniform and proportionate valuations. The review of assessment practices is based on information filed from county assessors in the form of the Assessment Practices Survey, and in 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 Section 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 county's sales verification and qualification procedures are reviewed to ensure that sales are properly considered arm's-length transactions unless determined to be otherwise through the verification process. Proper sales verification practices ensure the statistical analysis is based on an unbiased sample of sales.

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'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 professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on the local market, and agricultural outbuildings and sites are reviewed as well.

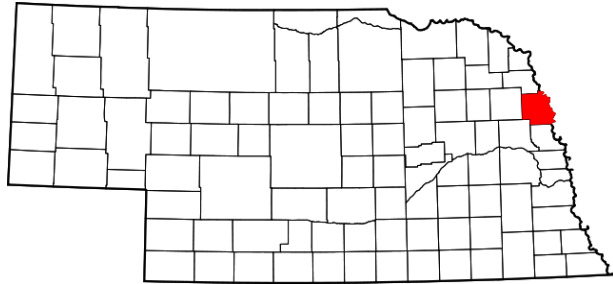
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for the end users, and highlight potential issues in other areas of the assessment process. Public trust in the assessment process demands transparency, and practices are reviewed to ensure taxpayers are served with such transparency.

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

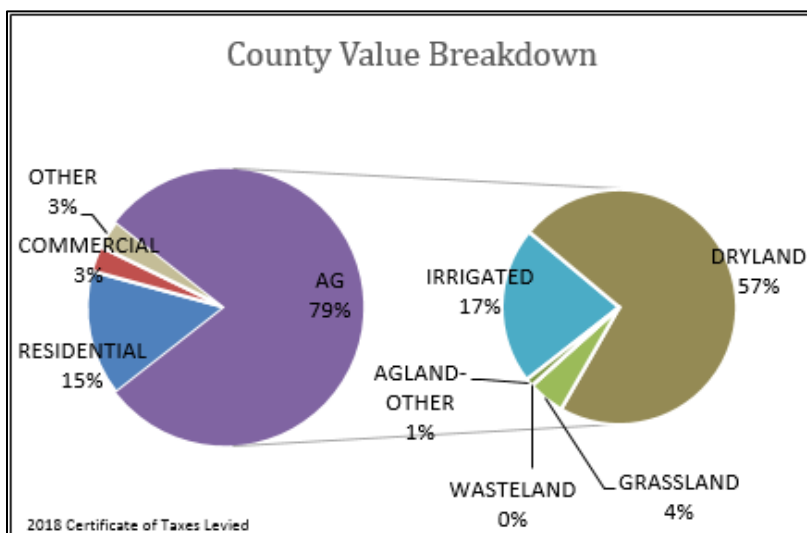
*\*Further information may be found in Exhibit 94*

## County Overview

With a total area of 492 square miles, Burt County has 6,535 residents, per the Census Bureau Quick Facts for 2017, a 5% population decline from the 2010 U.S. Census. Reports indicate that 76% of county residents are homeowners and 88% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$84,730 (2018 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Burt County are located in and around Tekamah, the county seat. According to the latest information available from the U.S. Census Bureau, there are 206 employer establishments with total employment of 1,166.



Over three-quarters of Burt County's valuation base comes from agricultural land. Dryland makes up a majority of the land in the county. Burt County is included in both the Papio-Missouri River and Lower Elkhorn Natural Resources Districts (NRD).

NE Dept. of Revenue, Research Division 2019

CITY POPULATION CHANGE			
	2008	2018	Change
CRAIG	241	199	-17.4%
DECATUR	618	481	-22.2%
LYONS	963	851	-11.6%
OAKLAND	1,367	1,244	-9.0%
TEKAMAH	1,892	1,823	-3.6%



## **2019 Residential Correlation for Burt County**

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### ***Assessment Actions***

Annually the county assessor conducts a review and market analysis that includes the qualified residential sales. The review and analysis is done to identify any adjustments that are necessary to properly value the residential class of property. Annually all appraisal maintenance is completed in a timely fashion and the county assessor plans to accomplish a portion of the required six-year inspection and review process.

For the 2019 assessment year, the city of Tekamah lot values were repriced and the dwellings were increased approximately 11%. The village of Oakland increased lot values and increased the dwellings approximately 10%.

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

Annually a review of the assessment practices is completed to examine the specific assessment practices of the county assessor to ensure they comply with all aspects of the process to achieve uniform and proportionate valuation for the residential class of property.

A review of the submission of the Real Estate Transfer Statement (Form 521) was completed. The county is having difficulty achieving a timely submission of the Form 521 or the supplemental information. The county assessor was strongly encouraged to submit the sales monthly and develop a schedule to follow. An audit of the county's Assessed Value Update (AVU) records showed no errors.

The sales verification process was also reviewed to determine if an adequate sample of sales are used and non-qualified sales are explained with proper documentation verifying the sale is not arm's-length. A review of the sales file indicates good documentation and a reasonable percentage of qualified sales are in the sales file.

The valuation groups were reviewed, the county has six groups in the residential class. The review confirms that the valuation groups are defined by the geographic locations within the county and the economic influences.

Vacant lot studies are completed when the reappraisal is done for each valuation group. The six-year inspection and review cycle is currently addressing Valuation Group 1, Tekamah because it was beginning to fall outside of the six-year inspection and review cycle.

The county assessor believes that the assessment process can be explained to a taxpayer, however, does not currently have a formal written methodology.

## 2019 Residential Correlation for Burt County

### *Description of Analysis*

The residential parcels are valued utilizing six valuation groups. These are based on the assessor locations or towns in the county.

Valuation Group	Description
1	Tekamah
5	Oakland
10	Lyons
15	Decatur
20	Craig
25	Rural

For the residential property class, a review of the residential statistical profile shows 201 residential sales, representing all the valuation groups. All valuation groups with an adequate number of sales display a median within the acceptable range. Additionally, two of the three measures of central tendency for the residential class of properties are within acceptable range. The mean is slightly higher than acceptable and the COD and PRD are slightly outside of the acceptable range. A review of the sales below \$30,000 appear to skew them. A review of the 2019 County Abstract of Assessment for Real Property, Form 45, Compared with the 2018 Certificate of Taxes Levied Report (CTL) supports the assessment actions for Burt County.

### *Equalization and Quality of Assessment*

A review of both the statistics and the assessment practices suggest that assessments within the county are valued within the acceptable parameters, and therefore considered equalized. The quality of assessment of the residential property class adheres to generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	72	97.08	105.51	97.35	20.43	108.38
5	42	97.33	106.65	100.66	22.25	105.95
10	32	99.71	99.73	95.21	13.44	104.75
15	15	99.66	102.24	89.73	20.86	113.94
20	5	100.73	93.03	80.42	20.29	115.68
25	35	94.84	106.10	96.98	26.18	109.40
____ALL____	201	97.97	104.38	97.19	20.64	107.40

## **2019 Residential Correlation for Burt County**

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### ***Level of Value***

Based on analysis of all available information, the level of value of the residential class of real property in Burt County is 98%.

## **2019 Commercial Correlation for Burt County**

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### ***Assessment Actions***

The assessment actions for the 2019 year included a review of the downtown commercial property, but minimal valuation changes were made. The county assessor also completed the pick-up and permit work for the year.

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

Annually a review of the assessment practices of the county is completed to examine the specific practices of the county assessor and determine if the county assessor complies with all aspects of the process to achieve uniform and proportionate valuation for the commercial class of property.

A review of the submission of the Real Estate Transfer Statement (Form 521) was completed. The county is having difficulty achieving a timely submission of the Form 521s or the supplemental information. The county was strongly encouraged to submit the sales monthly and develop a schedule to follow. An audit of the county's Assessed Value Update (AVU) records showed no errors.

The sales verification process was also reviewed to determine if an adequate sample of sales are used and non-qualified sales are explained with proper documentation verifying the sale is not arm's-length. The review of the Burt County sales revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were available for the measurement of real property.

A review of the county's process and documentation for the inspection and review cycle of all real property was conducted with the county assessor. The six year inspection and review cycle is up to date with a date of inspection of 2017.

Valuation groups were examined to ensure that the groups defined are equally subject to a set of economic forces that impact the value of properties within that geographic area. The review and analysis indicates that the county has adequately identified economic areas for the commercial property class.

The county assessor believes that the assessment process can be explained to a taxpayer, however, does not currently have a formal written methodology.

## 2019 Commercial Correlation for Burt County

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### *Description of Analysis*

The Burt County Assessor identifies six valuation groups for the commercial class of properties. These are based on the assessor locations or towns in the county.

<b>Valuation Group</b>	<b>Descriptions</b>
1	Tekamah
5	Oakland
10	Lyons
15	Decatur
20	Craig
25	Rural

There are 22 sales in the statistical profile for the county. The median measure of central tendency is the only one of the three within the acceptable range. The mean and weighted mean are four to seven points below the median. The Price Related Differential (PRD) is within the recommended range with the Coefficient of Dispersion (COD) being within the range. Analysis of removing the lowest or highest two ratios leaves the median at 95%

Review of the 2019 County Abstract for Real Property, Form 45 Compared with the 2018 Certificate of Taxes Levied Report (CTL) confirms that the commercial class shows minimal changes to the assessed values.

## 2019 Commercial Correlation for Burt County

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### *Equalization and Quality of Assessment*

When reviewing the statistics, there is no valuation group with enough sales to deem the statistics reliable, or enough sales in the occupancy codes to support a reliable sample. However, confidence in the assessment practices of the County Assessor and evaluation of the general movement of assessed values relative to the market indicate that the County Assessor has uniformly valued the commercial class of property. The quality of assessment of Burt County adheres to the generally accepted mass appraisals techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	7	95.44	88.03	95.82	17.60	91.87
5	4	72.28	69.61	64.56	31.52	107.82
10	5	106.83	114.55	96.31	15.04	118.94
15	1	95.20	95.20	95.20	00.00	100.00
20	2	95.41	95.41	94.93	01.83	100.51
25	3	73.89	79.44	78.41	11.33	101.31
____ALL____	22	94.99	90.53	87.68	17.89	103.25

### *Level of Value*

The Burt County Assessor has valued the commercial property on a regular basis, consistently and uniformly and has achieved the statutory level of value of 100% for the commercial class of property.

## **2019 Agricultural Correlation for Burt County**

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### ***Assessment Actions***

Annually the county assessor conducts a review and market analysis that includes the qualified agricultural sales. The review and analysis is done to identify any adjustments that are necessary to properly value the agricultural class of property. Annually all appraisal maintenance (pick-up work) is completed in a timely fashion and the county assessor plans to accomplish a portion of the six year inspection and review process. This year the township of Summit was reviewed.

For the 2019 assessment year, the county assessor reduced land values in Market Area 1 for the irrigated land approximately 16%, the dryland approximately 20% and the Conservation Reserve Program (CRP) land approximately 8%. For Market Area 2 no adjustments to the values of the land was necessary.

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

Annually a review of the assessment practices is completed to examine the specific assessment practices of the county assessor and determine if the county complies with all aspects of the process to achieve uniform and proportionate valuation for the agricultural class of property.

A review of the submission of the Real Estate Transfer Statements (Form 521) was completed. The county is having difficulty achieving a timely submission of the Form 521 or the supplemental information. The county assessor was strongly encouraged to submit the sales monthly and develop a schedule to follow. An audit of the county's Assessed Value Update (AVU) records showed no errors.

The sales verification process was also reviewed to determine if an adequate sample of sales are used and non-qualified sales are explained with proper documentation verifying the sale is not arm's-length. A review of the sales file indicates good documentation and a reasonable percentage of qualified sales are in the sales file. The review of Burt County processes revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were available for the measurement of real property.

A review of the county's process and documentation for the six-year inspection and review cycle for all real property was conducted with the county assessor. The rural inspection and review is a continual process and the county just finished the township of Summit.

The county assessor believes that the assessment process can be explained to a taxpayer, however, does not currently have a formal written methodology.

### ***Description of Analysis***

Burt County is divided into two market areas. Market Area 1 is the eastern portion of the county. Thurston County borders to the north and Washington County to the south. The Missouri River is

## 2019 Agricultural Correlation for Burt County

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the eastern boundary of the market area. This market area consists of about 56% dry land, 28% irrigated land, and 10% grassland.

Market Area 2 is the western portion of the county and is bordered on the West by Cuming County and the southern border is a small portion of Dodge and Washington counties. Dryland accounts for 78% of the acres with irrigated land at 9% and grassland at 10%.

The agricultural statistical sample consists of 66 agricultural sales. All three measures of central tendency are in the range with a three-point spread demonstrating moderate support for each other.

Review of the statistical profile for Market Area 1, 80% Majority Land Use (MLU) of irrigated land is represented with 13 sales and a median of 79.62%. The 95% MLU of irrigated in Area 1 has six of those sales with a median of 69%. The 10-point difference makes it hard to rely on either statistic and the county assessor reduced irrigated land by 16% in Market Area 1. This reduction was one of the highest valuation reductions in this region of the state.

A review of the 80% majority land use by market area demonstrates the valuation effort to reduce the dryland 20% is supported with the median of 74%. The counties schedule of values was compared to the adjoining counties with similar markets. It appears that the values are relatively similar, but the irrigated land in Market Area 1 is the lowest in Burt County at this time. It would distort the values considerably if a reduction to Market Area 1, irrigated land values was considered.

### ***Equalization and Quality of Assessment***

The analysis supports that the county has achieved equalization; comparison of the Burt County Assessor's values with the adjoining counties shows that all values are reasonably comparable, and statistical analysis supports that values are at uniform portions of market value.

The Property Assessment Division (Division) review of agricultural improvements and site acres indicate that these parcels are inspected and reappraised using the same processes that are used for rural residential and other similar properties in the county. Agricultural improvements are believed to be equalized and assessed at the statutory level.



## 2019 Agricultural Correlation for Burt County

Based on all relevant information, the quality of assessment of the agricultural class adheres to generally accepted mass appraisal techniques and has been determined to be in general compliance.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	15	70.98	79.14	75.13	16.68	105.34
1	13	79.62	80.91	76.39	15.67	105.92
2	2	67.62	67.62	69.09	04.98	97.87
<u>Dry</u>						
County	32	72.82	78.31	72.41	18.59	108.15
1	12	74.04	76.18	69.96	18.92	108.89
2	20	72.09	79.59	73.33	18.25	108.54
<u>Grass</u>						
County	3	52.64	55.68	59.78	09.65	93.14
1	2	51.11	51.11	51.13	02.99	99.96
2	1	64.82	64.82	64.82	00.00	100.00
<u>ALL</u>	66	71.10	73.88	71.27	20.27	103.66

### *Level of Value*

Based on analysis of all available information, the level of value of agricultural land in Burt County is 71%.

## 2019 Opinions of the Property Tax Administrator for Burt 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 (Reissue 2018). 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	98	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	71	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 5th day of April, 2019.



A handwritten signature in black ink, appearing to read "Ruth A. Sorensen".

Ruth A. Sorensen  
Property Tax Administrator

## APPENDICES

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## 2019 Commission Summary for Burt County

### Residential Real Property - Current

Number of Sales	201	Median	97.97
Total Sales Price	\$18,534,026	Mean	104.38
Total Adj. Sales Price	\$18,534,026	Wgt. Mean	97.19
Total Assessed Value	\$18,012,960	Average Assessed Value of the Base	\$73,503
Avg. Adj. Sales Price	\$92,209	Avg. Assessed Value	\$89,617

### Confidence Interval - Current

95% Median C.I	95.25 to 100.87
95% Wgt. Mean C.I	93.74 to 100.63
95% Mean C.I	100.35 to 108.41
% of Value of the Class of all Real Property Value in the County	13.82
% of Records Sold in the Study Period	6.12
% of Value Sold in the Study Period	7.46

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2018	185	95	94.67
2017	183	96	95.93
2016	205	97	96.76
2015	172	98	97.62

## 2019 Commission Summary for Burt County

### Commercial Real Property - Current

Number of Sales	22	Median	94.99
Total Sales Price	\$3,052,291	Mean	90.53
Total Adj. Sales Price	\$3,052,291	Wgt. Mean	87.68
Total Assessed Value	\$2,676,345	Average Assessed Value of the Base	\$133,541
Avg. Adj. Sales Price	\$138,741	Avg. Assessed Value	\$121,652

### Confidence Interval - Current

95% Median C.I	73.89 to 98.29
95% Wgt. Mean C.I	78.60 to 96.76
95% Mean C.I	79.50 to 101.56
% of Value of the Class of all Real Property Value in the County	3.23
% of Records Sold in the Study Period	5.21
% of Value Sold in the Study Period	4.75

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2018	22	100	95.32
2017	21	97	96.69
2016	22	100	93.66
2015	23	100	94.71

**11 Burt**  
**RESIDENTIAL**

**PAD 2019 R&O Statistics (Using 2019 Values)**

Qualified

Date Range: 10/1/2016 To 9/30/2018 Posted on: 1/31/2019

Number of Sales : 201  
 Total Sales Price : 18,534,026  
 Total Adj. Sales Price : 18,534,026  
 Total Assessed Value : 18,012,960  
 Avg. Adj. Sales Price : 92,209  
 Avg. Assessed Value : 89,617

MEDIAN : 98  
 WGT. MEAN : 97  
 MEAN : 104  
 COD : 20.64  
 PRD : 107.40

COV : 27.94  
 STD : 29.16  
 Avg. Abs. Dev : 20.22  
 MAX Sales Ratio : 238.57  
 MIN Sales Ratio : 42.58

95% Median C.I. : 95.25 to 100.87  
 95% Wgt. Mean C.I. : 93.74 to 100.63  
 95% Mean C.I. : 100.35 to 108.41

Printed:3/21/2019 11:30:47AM

DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
____ Qtrts ____											
01-OCT-16 To 31-DEC-16	19	95.97	106.57	99.95	19.66	106.62	75.05	184.21	89.79 to 114.83	64,079	64,047
01-JAN-17 To 31-MAR-17	20	107.36	122.97	107.86	25.84	114.01	80.30	238.57	95.66 to 132.62	106,025	114,354
01-APR-17 To 30-JUN-17	35	99.12	105.68	98.93	21.64	106.82	44.17	196.35	90.47 to 112.61	105,774	104,640
01-JUL-17 To 30-SEP-17	22	100.87	105.56	98.48	17.16	107.19	71.54	200.96	88.64 to 116.83	78,399	77,206
01-OCT-17 To 31-DEC-17	16	93.20	97.92	99.85	14.16	98.07	76.02	135.84	85.36 to 110.46	101,000	100,849
01-JAN-18 To 31-MAR-18	24	99.66	108.00	98.61	21.57	109.52	66.33	181.34	87.49 to 116.40	81,125	79,994
01-APR-18 To 30-JUN-18	26	93.27	98.41	90.83	18.71	108.35	68.36	181.31	85.31 to 101.70	104,106	94,564
01-JUL-18 To 30-SEP-18	39	95.13	96.33	90.19	20.35	106.81	42.58	179.43	81.72 to 109.50	89,728	80,922
____ Study Yrs ____											
01-OCT-16 To 30-SEP-17	96	101.27	109.43	101.14	21.37	108.20	44.17	238.57	95.74 to 107.57	91,301	92,343
01-OCT-17 To 30-SEP-18	105	95.50	99.75	93.64	19.50	106.52	42.58	181.34	89.20 to 100.35	93,040	87,124
____ Calendar Yrs ____											
01-JAN-17 To 31-DEC-17	93	101.78	108.04	101.07	20.51	106.90	44.17	238.57	95.66 to 107.48	98,531	99,587
____ ALL ____	201	97.97	104.38	97.19	20.64	107.40	42.58	238.57	95.25 to 100.87	92,209	89,617

**VALUATION GROUP**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	72	97.08	105.51	97.35	20.43	108.38	67.13	200.96	93.13 to 110.24	99,066	96,442
5	42	97.33	106.65	100.66	22.25	105.95	68.60	238.57	89.56 to 105.18	86,690	87,265
10	32	99.71	99.73	95.21	13.44	104.75	66.27	141.85	89.39 to 102.26	54,258	51,659
15	15	99.66	102.24	89.73	20.86	113.94	42.58	181.31	86.20 to 113.46	59,460	53,351
20	5	100.73	93.03	80.42	20.29	115.68	44.17	123.82	N/A	32,200	25,895
25	35	94.84	106.10	96.98	26.18	109.40	58.63	196.35	88.01 to 112.61	142,033	137,748
____ ALL ____	201	97.97	104.38	97.19	20.64	107.40	42.58	238.57	95.25 to 100.87	92,209	89,617

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	200	98.39	104.46	97.20	20.60	107.47	42.58	238.57	95.25 to 101.70	92,545	89,955
06	1	88.00	88.00	88.00	00.00	100.00	88.00	88.00	N/A	25,000	22,000
07											
____ ALL ____	201	97.97	104.38	97.19	20.64	107.40	42.58	238.57	95.25 to 100.87	92,209	89,617

**11 Burt**  
**RESIDENTIAL**

**PAD 2019 R&O Statistics (Using 2019 Values)**

Qualified

Date Range: 10/1/2016 To 9/30/2018 Posted on: 1/31/2019

Number of Sales : 201	MEDIAN : 98	COV : 27.94	95% Median C.I. : 95.25 to 100.87
Total Sales Price : 18,534,026	WGT. MEAN : 97	STD : 29.16	95% Wgt. Mean C.I. : 93.74 to 100.63
Total Adj. Sales Price : 18,534,026	MEAN : 104	Avg. Abs. Dev : 20.22	95% Mean C.I. : 100.35 to 108.41
Total Assessed Value : 18,012,960			
Avg. Adj. Sales Price : 92,209	COD : 20.64	MAX Sales Ratio : 238.57	
Avg. Assessed Value : 89,617	PRD : 107.40	MIN Sales Ratio : 42.58	

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SALE PRICE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	5	99.78	114.37	109.83	25.55	104.13	85.36	181.31	N/A	9,950	10,928
Less Than 30,000	30	122.82	129.75	132.21	25.43	98.14	76.02	238.57	101.78 to 138.45	20,625	27,267
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	201	97.97	104.38	97.19	20.64	107.40	42.58	238.57	95.25 to 100.87	92,209	89,617
Greater Than 14,999	196	97.93	104.12	97.15	20.49	107.17	42.58	238.57	95.24 to 101.70	94,308	91,624
Greater Than 29,999	171	96.18	99.93	95.98	17.70	104.12	42.58	196.35	93.14 to 99.66	104,768	100,555
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	5	99.78	114.37	109.83	25.55	104.13	85.36	181.31	N/A	9,950	10,928
15,000 TO 29,999	25	124.73	132.83	134.16	24.82	99.01	76.02	238.57	109.50 to 141.85	22,760	30,535
30,000 TO 59,999	42	106.55	112.06	109.97	20.57	101.90	58.63	196.35	96.90 to 113.77	43,249	47,560
60,000 TO 99,999	67	99.12	101.02	100.83	15.38	100.19	44.17	181.34	93.24 to 105.18	78,347	78,995
100,000 TO 149,999	35	89.20	90.45	90.45	15.86	100.00	42.58	160.72	81.13 to 96.18	124,169	112,313
150,000 TO 249,999	17	88.53	87.74	88.14	15.78	99.55	60.20	136.29	70.64 to 101.70	200,979	177,136
250,000 TO 499,999	10	93.81	95.47	95.97	10.51	99.48	79.81	117.80	80.30 to 110.46	308,700	296,245
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>	201	97.97	104.38	97.19	20.64	107.40	42.58	238.57	95.25 to 100.87	92,209	89,617

**11 Burt**  
**COMMERCIAL**

**PAD 2019 R&O Statistics (Using 2019 Values)**

Qualified

Date Range: 10/1/2015 To 9/30/2018 Posted on: 1/31/2019

Number of Sales : 22  
 Total Sales Price : 3,052,291  
 Total Adj. Sales Price : 3,052,291  
 Total Assessed Value : 2,676,345  
 Avg. Adj. Sales Price : 138,741  
 Avg. Assessed Value : 121,652

MEDIAN : 95  
 WGT. MEAN : 88  
 MEAN : 91  
 COD : 17.89  
 PRD : 103.25

COV : 27.47  
 STD : 24.87  
 Avg. Abs. Dev : 16.99  
 MAX Sales Ratio : 146.24  
 MIN Sales Ratio : 36.38

95% Median C.I. : 73.89 to 98.29  
 95% Wgt. Mean C.I. : 78.60 to 96.76  
 95% Mean C.I. : 79.50 to 101.56

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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>Qtrts</u>											
01-OCT-15 To 31-DEC-15	2	83.59	83.59	74.54	16.66	112.14	69.66	97.51	N/A	142,450	106,176
01-JAN-16 To 31-MAR-16	1	116.26	116.26	116.26	00.00	100.00	116.26	116.26	N/A	40,000	46,503
01-APR-16 To 30-JUN-16	2	110.28	110.28	118.27	15.07	93.24	93.66	126.89	N/A	6,750	7,984
01-JUL-16 To 30-SEP-16	2	116.75	116.75	97.09	25.26	120.25	87.26	146.24	N/A	27,000	26,214
01-OCT-16 To 31-DEC-16	2	77.81	77.81	98.37	35.52	79.10	50.17	105.44	N/A	234,500	230,668
01-JAN-17 To 31-MAR-17	1	97.47	97.47	97.47	00.00	100.00	97.47	97.47	N/A	200,000	194,948
01-APR-17 To 30-JUN-17	3	95.20	92.85	94.58	02.64	98.17	87.92	95.44	N/A	174,597	165,134
01-JUL-17 To 30-SEP-17	2	79.13	79.13	88.71	19.76	89.20	63.49	94.77	N/A	154,800	137,327
01-OCT-17 To 31-DEC-17	2	65.44	65.44	87.81	44.41	74.52	36.38	94.50	N/A	282,500	248,060
01-JAN-18 To 31-MAR-18	2	82.06	82.06	61.99	30.19	132.38	57.29	106.83	N/A	63,250	39,207
01-APR-18 To 30-JUN-18	1	97.15	97.15	97.15	00.00	100.00	97.15	97.15	N/A	2,000	1,943
01-JUL-18 To 30-SEP-18	2	86.09	86.09	74.63	14.17	115.36	73.89	98.29	N/A	232,000	173,140
<u>Study Yrs</u>											
01-OCT-15 To 30-SEP-16	7	97.51	105.35	83.40	20.34	126.32	69.66	146.24	69.66 to 146.24	56,057	46,750
01-OCT-16 To 30-SEP-17	8	94.99	86.24	94.94	12.79	90.84	50.17	105.44	50.17 to 105.44	187,799	178,292
01-OCT-17 To 30-SEP-18	7	94.50	80.62	79.72	20.36	101.13	36.38	106.83	36.38 to 106.83	165,357	131,822
<u>Calendar Yrs</u>											
01-JAN-16 To 31-DEC-16	7	105.44	103.70	99.95	21.44	103.75	50.17	146.24	50.17 to 146.24	82,357	82,319
01-JAN-17 To 31-DEC-17	8	94.64	83.15	91.41	13.28	90.96	36.38	97.47	36.38 to 97.47	199,799	182,641
<u>ALL</u>	22	94.99	90.53	87.68	17.89	103.25	36.38	146.24	73.89 to 98.29	138,741	121,652

VALUATION GROUP										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	7	95.44	88.03	95.82	17.60	91.87	50.17	116.26	50.17 to 116.26	128,000	122,651
5	4	72.28	69.61	64.56	31.52	107.82	36.38	97.51	N/A	68,600	44,290
10	5	106.83	114.55	96.31	15.04	118.94	94.50	146.24	N/A	109,000	104,981
15	1	95.20	95.20	95.20	00.00	100.00	95.20	95.20	N/A	396,791	377,729
20	2	95.41	95.41	94.93	01.83	100.51	93.66	97.15	N/A	2,750	2,611
25	3	73.89	79.44	78.41	11.33	101.31	69.66	94.77	N/A	311,533	244,258
<u>ALL</u>	22	94.99	90.53	87.68	17.89	103.25	36.38	146.24	73.89 to 98.29	138,741	121,652



**11 Burt**  
**COMMERCIAL**
**PAD 2019 R&O Statistics (Using 2019 Values)**

Qualified

Date Range: 10/1/2015 To 9/30/2018 Posted on: 1/31/2019

Number of Sales : 22  
 Total Sales Price : 3,052,291  
 Total Adj. Sales Price : 3,052,291  
 Total Assessed Value : 2,676,345  
 Avg. Adj. Sales Price : 138,741  
 Avg. Assessed Value : 121,652

MEDIAN : 95  
 WGT. MEAN : 88  
 MEAN : 91  
 COD : 17.89  
 PRD : 103.25

COV : 27.47  
 STD : 24.87  
 Avg. Abs. Dev : 16.99  
 MAX Sales Ratio : 146.24  
 MIN Sales Ratio : 36.38

95% Median C.I. : 73.89 to 98.29  
 95% Wgt. Mean C.I. : 78.60 to 96.76  
 95% Mean C.I. : 79.50 to 101.56

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**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	20	95.32	91.17	89.01	18.45	102.43	36.38	146.24	87.26 to 98.29	105,115	93,568
04	2	84.20	84.20	84.74	12.24	99.36	73.89	94.50	N/A	475,000	402,498
<u>ALL</u>	22	94.99	90.53	87.68	17.89	103.25	36.38	146.24	73.89 to 98.29	138,741	121,652

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000	2	95.41	95.41	94.93	01.83	100.51	93.66	97.15	N/A	2,750	2,611
Less Than 15,000	6	102.56	111.51	114.16	14.76	97.68	93.66	146.24	93.66 to 146.24	8,417	9,609
Less Than 30,000	6	102.56	111.51	114.16	14.76	97.68	93.66	146.24	93.66 to 146.24	8,417	9,609
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	20	94.99	90.05	87.67	19.49	102.71	36.38	146.24	73.89 to 98.29	152,340	133,556
Greater Than 14,999	16	91.21	82.67	87.24	18.54	94.76	36.38	116.26	63.49 to 97.47	187,612	163,668
Greater Than 29,999	16	91.21	82.67	87.24	18.54	94.76	36.38	116.26	63.49 to 97.47	187,612	163,668
<u>Incremental Ranges</u>											
0 TO 4,999	2	95.41	95.41	94.93	01.83	100.51	93.66	97.15	N/A	2,750	2,611
5,000 TO 14,999	4	116.86	119.56	116.51	14.55	102.62	98.29	146.24	N/A	11,250	13,108
15,000 TO 29,999											
30,000 TO 59,999	4	92.72	97.24	96.62	10.41	100.64	87.26	116.26	N/A	45,475	43,936
60,000 TO 99,999	4	56.83	61.37	63.47	31.85	96.69	36.38	95.44	N/A	66,250	42,049
100,000 TO 149,999	1	57.29	57.29	57.29	00.00	100.00	57.29	57.29	N/A	114,500	65,594
150,000 TO 249,999	3	94.77	87.30	86.94	09.78	100.41	69.66	97.47	N/A	228,200	198,401
250,000 TO 499,999	3	95.20	91.51	90.90	11.05	100.67	73.89	105.44	N/A	418,597	380,494
500,000 TO 999,999	1	94.50	94.50	94.50	00.00	100.00	94.50	94.50	N/A	500,000	472,475
1,000,000 +											
<u>ALL</u>	22	94.99	90.53	87.68	17.89	103.25	36.38	146.24	73.89 to 98.29	138,741	121,652

**11 Burt**  
**COMMERCIAL**

**PAD 2019 R&O Statistics (Using 2019 Values)**

Qualified

Date Range: 10/1/2015 To 9/30/2018 Posted on: 1/31/2019

Number of Sales : 22	MEDIAN : 95	COV : 27.47	95% Median C.I. : 73.89 to 98.29
Total Sales Price : 3,052,291	WGT. MEAN : 88	STD : 24.87	95% Wgt. Mean C.I. : 78.60 to 96.76
Total Adj. Sales Price : 3,052,291	MEAN : 91	Avg. Abs. Dev : 16.99	95% Mean C.I. : 79.50 to 101.56
Total Assessed Value : 2,676,345			
Avg. Adj. Sales Price : 138,741	COD : 17.89	MAX Sales Ratio : 146.24	
Avg. Assessed Value : 121,652	PRD : 103.25	MIN Sales Ratio : 36.38	

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**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Blank	10	94.99	90.97	84.13	16.32	108.13	57.29	146.24	63.49 to 98.29	142,289	119,704
344	2	112.18	112.18	98.87	13.11	113.46	97.47	126.89	N/A	105,000	103,819
352	2	101.48	101.48	104.57	03.91	97.05	97.51	105.44	N/A	229,450	239,945
353	1	116.26	116.26	116.26	00.00	100.00	116.26	116.26	N/A	40,000	46,503
406	2	61.82	61.82	57.19	41.15	108.10	36.38	87.26	N/A	55,000	31,456
410	1	69.66	69.66	69.66	00.00	100.00	69.66	69.66	N/A	235,000	163,696
442	1	93.66	93.66	93.66	00.00	100.00	93.66	93.66	N/A	3,500	3,278
494	2	72.34	72.34	89.75	30.65	80.60	50.17	94.50	N/A	280,000	251,288
555	1	106.83	106.83	106.83	00.00	100.00	106.83	106.83	N/A	12,000	12,820
<u>ALL</u>	<u>22</u>	94.99	90.53	87.68	17.89	103.25	36.38	146.24	73.89 to 98.29	138,741	121,652

**11 Burt****AGRICULTURAL LAND****PAD 2019 R&O Statistics (Using 2019 Values)**

Qualified

Date Range: 10/1/2015 To 9/30/2018 Posted on: 1/31/2019

Number of Sales : 66  
 Total Sales Price : 52,220,108  
 Total Adj. Sales Price : 52,220,108  
 Total Assessed Value : 37,216,037  
 Avg. Adj. Sales Price : 791,214  
 Avg. Assessed Value : 563,879

MEDIAN : 71  
 WGT. MEAN : 71  
 MEAN : 74  
 COD : 20.27  
 PRD : 103.66

COV : 26.57  
 STD : 19.63  
 Avg. Abs. Dev : 14.41  
 MAX Sales Ratio : 127.73  
 MIN Sales Ratio : 32.08

95% Median C.I. : 66.71 to 74.53  
 95% Wgt. Mean C.I. : 67.58 to 74.95  
 95% Mean C.I. : 69.14 to 78.62

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RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-15 To 31-DEC-15	7	65.29	64.23	66.09	10.86	97.19	52.64	75.83	52.64 to 75.83	976,571	645,407
01-JAN-16 To 31-MAR-16	5	67.25	71.65	70.85	11.79	101.13	62.41	96.73	N/A	940,930	666,681
01-APR-16 To 30-JUN-16	4	67.90	72.32	70.81	22.27	102.13	49.58	103.88	N/A	659,761	467,195
01-JUL-16 To 30-SEP-16	2	69.73	69.73	73.90	35.72	94.36	44.82	94.64	N/A	253,344	187,219
01-OCT-16 To 31-DEC-16	5	73.49	78.81	80.42	12.29	98.00	64.65	102.35	N/A	708,321	569,631
01-JAN-17 To 31-MAR-17	6	63.64	76.74	64.21	33.64	119.51	44.26	126.19	44.26 to 126.19	845,918	543,184
01-APR-17 To 30-JUN-17	6	71.90	65.97	67.88	15.45	97.19	32.08	82.43	32.08 to 82.43	904,553	614,015
01-JUL-17 To 30-SEP-17	2	76.93	76.93	76.73	07.24	100.26	71.36	82.50	N/A	581,500	446,169
01-OCT-17 To 31-DEC-17	8	75.86	78.43	73.10	12.40	107.29	64.25	100.63	64.25 to 100.63	603,067	440,857
01-JAN-18 To 31-MAR-18	8	84.97	85.09	78.39	23.35	108.55	55.57	127.73	55.57 to 127.73	1,088,133	852,983
01-APR-18 To 30-JUN-18	9	66.71	67.12	65.19	23.76	102.96	37.87	99.00	38.14 to 94.38	576,366	375,755
01-JUL-18 To 30-SEP-18	4	74.28	80.70	74.95	16.83	107.67	67.47	106.78	N/A	902,355	676,341
<u>Study Yrs</u>											
01-OCT-15 To 30-SEP-16	18	66.27	68.70	68.73	16.90	99.96	44.82	103.88	58.43 to 71.60	815,910	560,804
01-OCT-16 To 30-SEP-17	19	72.58	73.90	70.25	19.56	105.20	32.08	126.19	62.93 to 82.43	800,391	562,299
01-OCT-17 To 30-SEP-18	29	73.55	77.07	73.63	21.41	104.67	37.87	127.73	66.71 to 86.13	769,873	566,824
<u>Calendar Yrs</u>											
01-JAN-16 To 31-DEC-16	16	69.79	73.81	73.95	18.83	99.81	44.82	103.88	63.26 to 94.64	711,999	526,549
01-JAN-17 To 31-DEC-17	22	71.97	74.43	68.90	18.94	108.03	32.08	126.19	64.25 to 82.50	749,562	516,472
<u>ALL</u>	66	71.10	73.88	71.27	20.27	103.66	32.08	127.73	66.71 to 74.53	791,214	563,879

**AREA (MARKET)**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	38	70.08	73.49	71.44	21.93	102.87	32.08	127.73	64.65 to 82.43	676,354	483,207
2	28	71.29	74.39	71.10	18.32	104.63	37.87	126.19	64.82 to 76.23	947,095	673,363
<u>ALL</u>	66	71.10	73.88	71.27	20.27	103.66	32.08	127.73	66.71 to 74.53	791,214	563,879

**11 Burt****AGRICULTURAL LAND****PAD 2019 R&O Statistics (Using 2019 Values)**

Qualified

Date Range: 10/1/2015 To 9/30/2018 Posted on: 1/31/2019

Number of Sales : 66  
 Total Sales Price : 52,220,108  
 Total Adj. Sales Price : 52,220,108  
 Total Assessed Value : 37,216,037  
 Avg. Adj. Sales Price : 791,214  
 Avg. Assessed Value : 563,879

MEDIAN : 71  
 WGT. MEAN : 71  
 MEAN : 74  
 COD : 20.27  
 PRD : 103.66

COV : 26.57  
 STD : 19.63  
 Avg. Abs. Dev : 14.41  
 MAX Sales Ratio : 127.73  
 MIN Sales Ratio : 32.08

95% Median C.I. : 66.71 to 74.53  
 95% Wgt. Mean C.I. : 67.58 to 74.95  
 95% Mean C.I. : 69.14 to 78.62

*Printed:3/21/2019 11:30:48AM***95%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
____Irrigated____											
County	7	67.47	71.17	70.43	07.87	101.05	64.25	83.74	64.25 to 83.74	690,375	486,236
1	6	69.04	72.33	71.24	08.20	101.53	65.29	83.74	65.29 to 83.74	711,847	507,144
2	1	64.25	64.25	64.25	00.00	100.00	64.25	64.25	N/A	561,545	360,789
____Dry____											
County	25	73.06	78.94	72.42	19.82	109.00	44.26	126.19	68.94 to 78.17	906,461	656,427
1	9	73.55	75.69	69.42	20.76	109.03	44.26	115.41	57.01 to 106.78	694,117	481,886
2	16	72.82	80.77	73.56	19.23	109.80	58.80	126.19	65.15 to 102.35	1,025,904	754,607
____Grass____											
County	2	58.73	58.73	62.04	10.37	94.66	52.64	64.82	N/A	473,839	293,991
1	1	52.64	52.64	52.64	00.00	100.00	52.64	52.64	N/A	216,000	113,693
2	1	64.82	64.82	64.82	00.00	100.00	64.82	64.82	N/A	731,677	474,288
____ALL____	66	71.10	73.88	71.27	20.27	103.66	32.08	127.73	66.71 to 74.53	791,214	563,879

**80%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
____Irrigated____											
County	15	70.98	79.14	75.13	16.68	105.34	64.25	127.73	67.25 to 83.80	771,554	579,635
1	13	79.62	80.91	76.39	15.67	105.92	65.29	127.73	67.25 to 88.84	736,501	562,581
2	2	67.62	67.62	69.09	04.98	97.87	64.25	70.98	N/A	999,400	690,482
____Dry____											
County	32	72.82	78.31	72.41	18.59	108.15	44.26	126.19	68.59 to 82.43	873,699	632,629
1	12	74.04	76.18	69.96	18.92	108.89	44.26	115.41	64.31 to 86.13	636,579	445,322
2	20	72.09	79.59	73.33	18.25	108.54	58.80	126.19	68.59 to 94.38	1,015,972	745,013
____Grass____											
County	3	52.64	55.68	59.78	09.65	93.14	49.58	64.82	N/A	385,892	230,699
1	2	51.11	51.11	51.13	02.99	99.96	49.58	52.64	N/A	213,000	108,905
2	1	64.82	64.82	64.82	00.00	100.00	64.82	64.82	N/A	731,677	474,288
____ALL____	66	71.10	73.88	71.27	20.27	103.66	32.08	127.73	66.71 to 74.53	791,214	563,879

## Burt County 2019 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Burt	1	5565	5615	4992	4945	3896	4225	3740	2549	<b>4537</b>
Thurston	2	6025	6000	5900	5900	5800	5650	4980	4290	<b>5761</b>
Cuming	1	6347	6351	6009	5964	5498	5504	4649	4552	<b>5885</b>
Washington	1	6050	6020	5485	5315	5090	5010	4025	3125	<b>5499</b>
Burt	2	6940	6905	n/a	6095	5602	5745	4615	3580	<b>6415</b>
Cuming	4	7876	7902	7395	7356	6617	5990	4942	5702	<b>7081</b>
Dodge	1	6740	6525	6310	6100	5885	5670	5455	5240	<b>6241</b>
Washington	1	6050	6020	5485	5315	5090	5010	4025	3125	<b>5499</b>

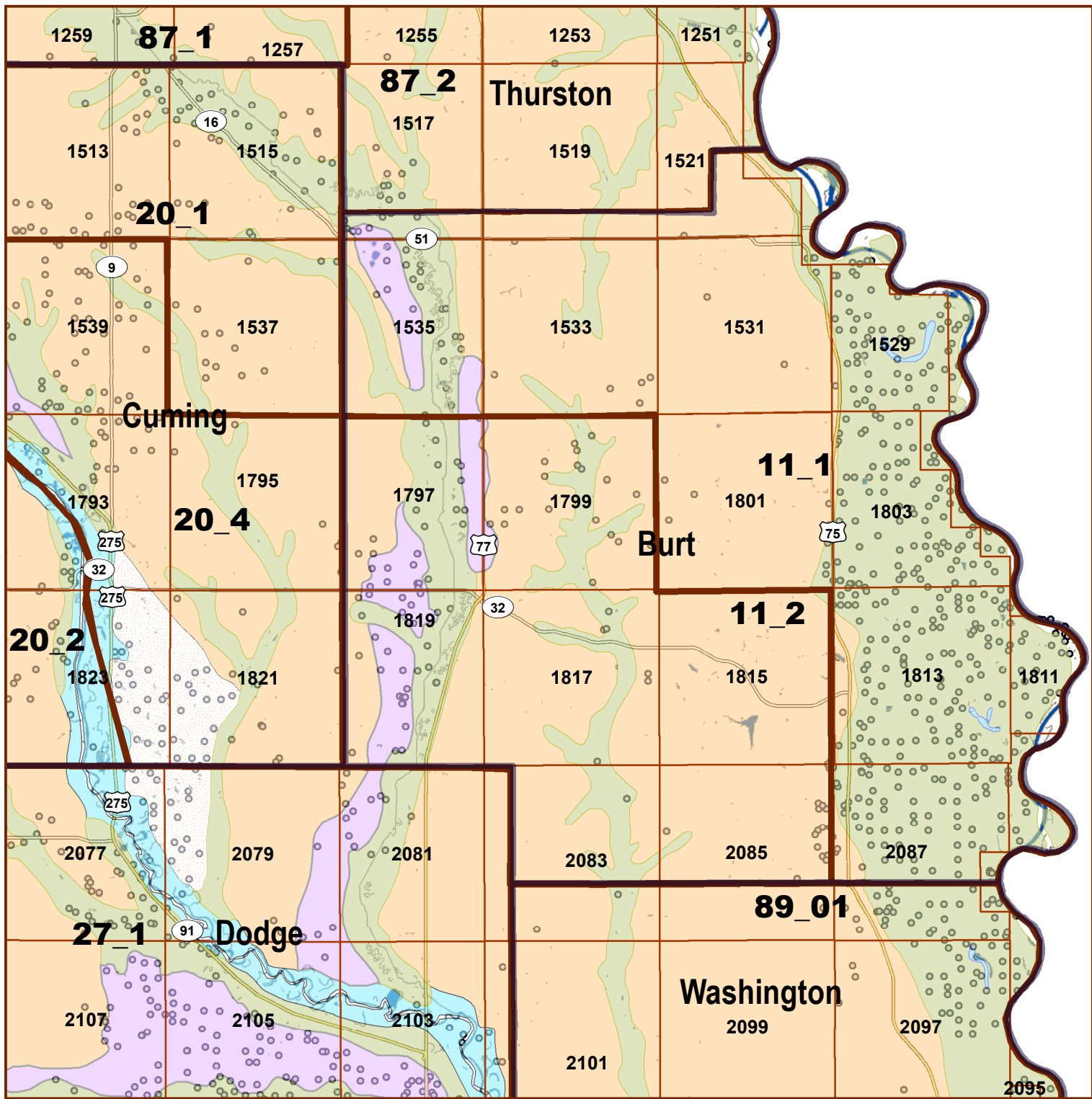
County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Burt	1	5411	5215	4474	4635	3905	3900	3540	2436	<b>4258</b>
Thurston	2	4820	4820	4195	4195	4055	4055	3930	3720	<b>4163</b>
Cuming	1	6021	6025	5670	5663	5172	5173	4305	4310	<b>5486</b>
Washington	1	6020	5990	5460	5260	5060	4980	3990	3065	<b>5380</b>
Burt	2	6755	6720	6125	5905	5634	5590	4480	3440	<b>5989</b>
Cuming	4	7599	7599	7154	7087	6542	6367	5167	5482	<b>7008</b>
Dodge	1	6435	6225	6020	5810	5595	5340	5190	4980	<b>5872</b>
Washington	1	6020	5990	5460	5260	5060	4980	3990	3065	<b>5380</b>

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Burt	1	2599	2380	1971	1965	1895	1830	1765	1605	<b>1878</b>
Thurston	2	1765	1765	1545	1545	1325	1325	1325	1325	<b>1424</b>
Cuming	1	2555	2532	2305	2182	1959	1955	1773	1801	<b>2199</b>
Washington	1	2226	2050	1745	1685	1636	1600	1550	1435	<b>1777</b>
Burt	2	2740	2526	2155	2080	2015	1975	1910	1770	<b>2117</b>
Cuming	4	2548	2528	2293	2138	1941	1881	1584	1871	<b>2081</b>
Dodge	1	2460	2460	2355	2355	2245	2245	2140	2140	<b>2292</b>
Washington	1	2226	2050	1745	1685	1636	1600	1550	1435	<b>1777</b>

County	Mkt Area	CRP	TIMBER	WASTE
Burt	1	2939	n/a	121
Thurston	2	n/a	500	75
Cuming	1	4628	1090	125
Washington	1	4626	n/a	401
Burt	2	3108	n/a	150
Cuming	4	5487	1059	330
Dodge	1	3210	n/a	167
Washington	1	4626	n/a	401

Source: 2019 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.



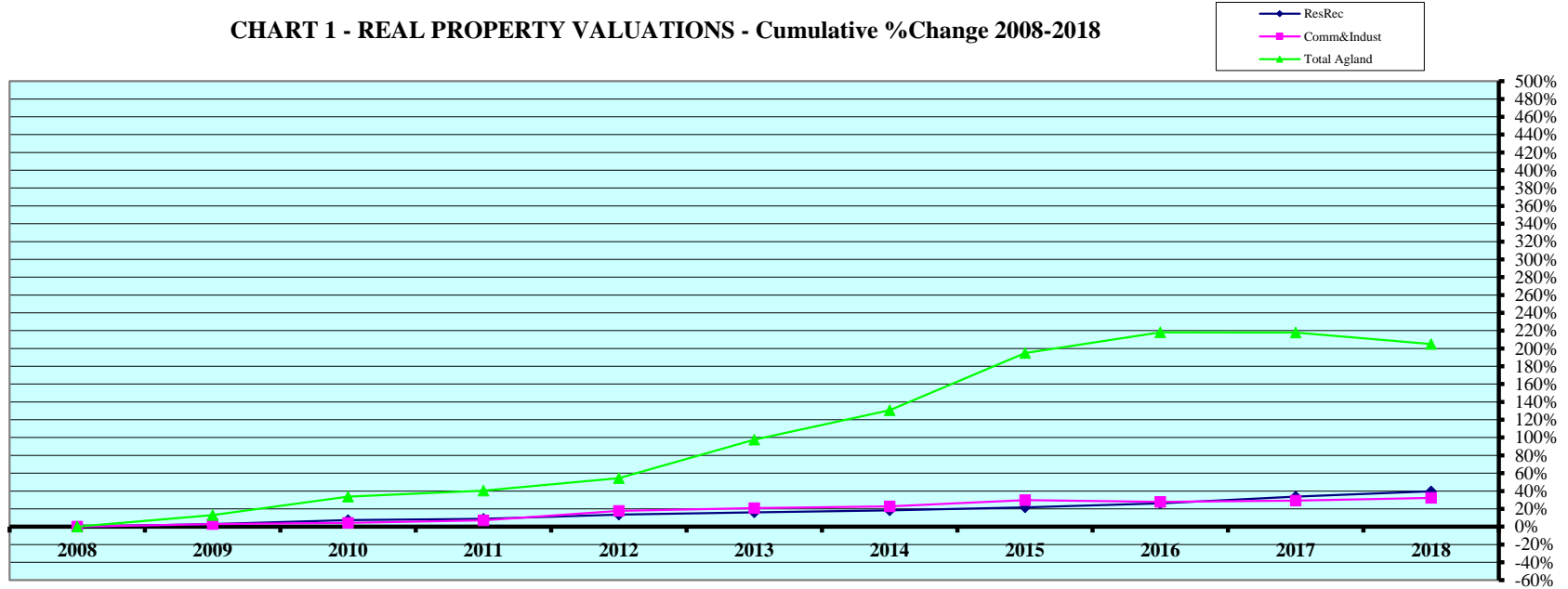
#### Legend

- County Lines
- Market Areas
- Geo Codes
- Moderately well drained silty soils on uplands and in depressions formed in loess
- Moderately well drained silty soils with clayey subsoils on uplands
- Well drained silty soils formed in loess on uplands
- Well drained silty soils formed in loess and alluvium on stream terraces
- Well to somewhat excessively drained loamy soils formed in weathered sandstone and eolian material on uplands
- Excessively drained sandy soils formed in alluvium in valleys and eolian sand on uplands in sandhills
- Excessively drained sandy soils formed in eolian sands on uplands in sandhills
- Somewhat poorly drained soils formed in alluvium on bottom lands
- Lakes and Ponds
- Irrigation Wells

## Burt County Map



**CHART 1 - REAL PROPERTY VALUATIONS - Cumulative %Change 2008-2018**



Tax Year	Residential & Recreational <sup>(1)</sup>				Commercial & Industrial <sup>(1)</sup>				Total Agricultural Land <sup>(1)</sup>			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2008	159,012,611	--	--	--	42,220,920	--	--	--	482,083,100	--	--	--
2009	163,592,276	4,579,665	2.88%	2.88%	43,432,085	1,211,165	2.87%	2.87%	545,208,340	63,125,240	13.09%	13.09%
2010	170,701,707	7,109,431	4.35%	7.35%	44,017,440	585,355	1.35%	4.26%	645,063,415	99,855,075	18.32%	33.81%
2011	173,130,430	2,428,723	1.42%	8.88%	45,187,885	1,170,445	2.66%	7.03%	677,057,365	31,993,950	4.96%	40.44%
2012	180,294,741	7,164,311	4.14%	13.38%	49,718,216	4,530,331	10.03%	17.76%	744,199,535	67,142,170	9.92%	54.37%
2013	184,301,626	4,006,885	2.22%	15.90%	50,976,261	1,258,045	2.53%	20.74%	952,534,295	208,334,760	27.99%	97.59%
2014	188,208,966	3,907,340	2.12%	18.36%	51,858,135	881,874	1.73%	22.83%	1,112,660,670	160,126,375	16.81%	130.80%
2015	193,307,745	5,098,779	2.71%	21.57%	54,782,525	2,924,390	5.64%	29.75%	1,422,094,890	309,434,220	27.81%	194.99%
2016	200,550,644	7,242,899	3.75%	26.12%	53,961,160	-821,365	-1.50%	27.81%	1,533,479,648	111,384,758	7.83%	218.09%
2017	212,402,487	11,851,843	5.91%	33.58%	54,613,416	652,256	1.21%	29.35%	1,532,936,862	-542,786	-0.04%	217.98%
2018	222,135,975	9,733,488	4.58%	39.70%	55,843,559	1,230,143	2.25%	32.27%	1,469,917,480	-63,019,382	-4.11%	204.91%

Rate Annual %chg: Residential & Recreational **3.40%**

Commercial & Industrial **2.84%**

Agricultural Land **11.79%**

Cnty# **11**  
County **BURT**

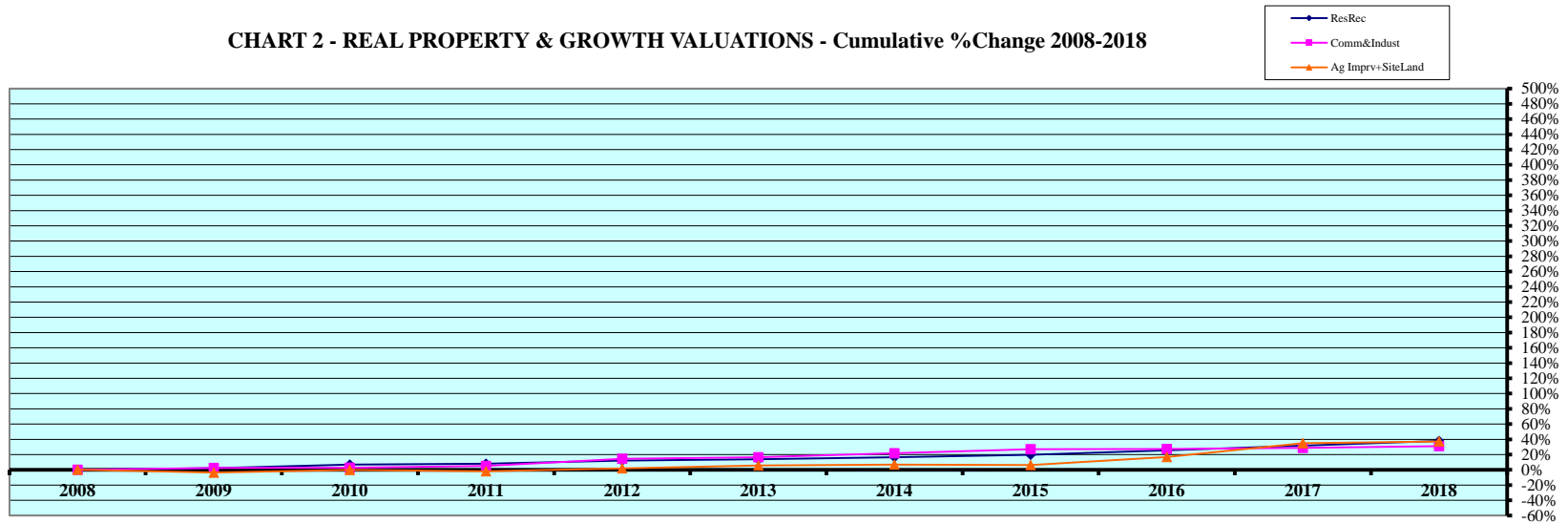
**CHART 1**

(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.

Source: 2008 - 2018 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division

Prepared as of 03/01/2019

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2008-2018



Tax Year	Residential & Recreational <sup>(1)</sup>						Commercial & Industrial <sup>(1)</sup>					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2008	159,012,611	1,828,330	1.15%	157,184,281	--	--	42,220,920	7,280,590	17.24%	34,940,330	--	--
2009	163,592,276	993,347	0.61%	162,598,929	2.26%	2.26%	43,432,085	167,110	0.38%	43,264,975	2.47%	2.47%
2010	170,701,707	876,838	0.51%	169,824,869	3.81%	6.80%	44,017,440	605,386	1.38%	43,412,054	-0.05%	2.82%
2011	173,130,430	1,261,254	0.73%	171,869,176	0.68%	8.09%	45,187,885	802,270	1.78%	44,385,615	0.84%	5.13%
2012	180,294,741	1,996,779	1.11%	178,297,962	2.98%	12.13%	49,718,216	1,404,612	2.83%	48,313,604	6.92%	14.43%
2013	184,301,626	3,248,098	1.76%	181,053,528	0.42%	13.86%	50,976,261	1,752,059	3.44%	49,224,202	-0.99%	16.59%
2014	188,208,966	2,923,747	1.55%	185,285,219	0.53%	16.52%	51,858,135	478,583	0.92%	51,379,552	0.79%	21.69%
2015	193,307,745	3,025,530	1.57%	190,282,215	1.10%	19.66%	54,782,525	1,161,960	2.12%	53,620,565	3.40%	27.00%
2016	200,550,644	819,422	0.41%	199,731,222	3.32%	25.61%	53,961,160	230,345	0.43%	53,730,815	-1.92%	27.26%
2017	212,402,487	2,889,313	1.36%	209,513,174	4.47%	31.76%	54,613,416	267,441	0.49%	54,345,975	0.71%	28.72%
2018	222,135,975	2,817,309	1.27%	219,318,666	3.26%	37.93%	55,843,559	537,943	0.96%	55,305,616	1.27%	30.99%
Rate Ann%chg	3.40%				2.28%		2.84%			C & I w/o growth	1.34%	

Tax Year	Ag Improvements & Site Land <sup>(1)</sup>						Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth		
2008	53,474,665	29,448,340	82,923,005	177,430	0.21%	82,745,575	--	--
2009	51,557,395	29,087,119	80,644,514	700,580	0.87%	79,943,934	-3.59%	-3.59%
2010	50,025,910	32,846,564	82,872,474	151,300	0.18%	82,721,174	2.58%	-0.24%
2011	50,110,770	32,940,210	83,050,980	1,637,465	1.97%	81,413,515	-1.76%	-1.82%
2012	49,502,160	37,150,020	86,652,180	2,235,070	2.58%	84,417,110	1.64%	1.80%
2013	49,832,335	40,296,075	90,128,410	2,392,995	2.66%	87,735,415	1.25%	5.80%
2014	48,657,715	41,243,728	89,901,443	1,229,474	1.37%	88,671,969	-1.62%	6.93%
2015	48,688,555	41,708,141	90,396,696	2,331,326	2.58%	88,065,370	-2.04%	6.20%
2016	49,947,234	54,009,482	103,956,716	7,112,159	6.84%	96,844,557	7.13%	16.79%
2017	53,322,508	61,194,231	114,516,739	2,559,049	2.23%	111,957,690	7.70%	35.01%
2018	53,449,394	62,432,715	115,882,109	2,170,442	1.87%	113,711,667	-0.70%	37.13%
Rate Ann%chg	0.00%	7.80%	3.40%			Ag Imprv+Site w/o growth	1.06%	

(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; 2008 - 2018 CTL  
Growth Value; 2008-2018 Abstract of Asmnt Rpt.

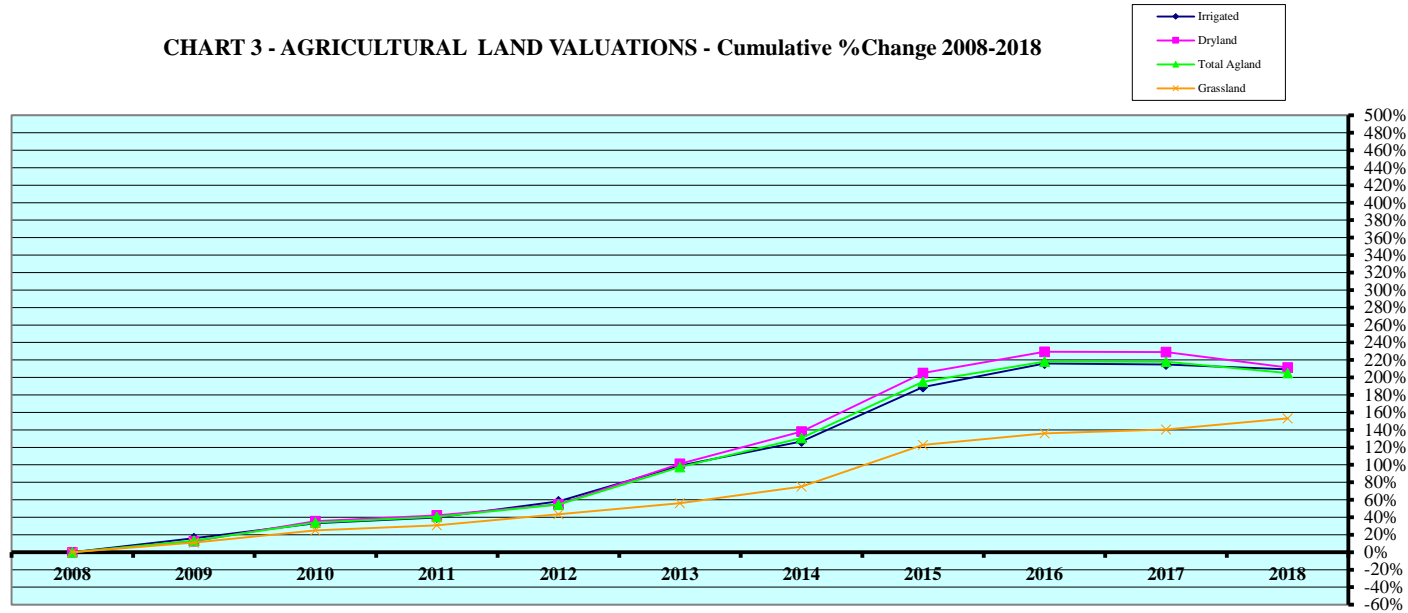
NE Dept. of Revenue, Property Assessment Division  
Prepared as of 03/01/2019

Cnty# 11  
County BURT

CHART 2



CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative %Change 2008-2018



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
2008	102,848,905	--	--	--	340,975,475	--	--	--	29,605,200	--	--	--
2009	119,323,355	16,474,450	16.02%	16.02%	383,792,450	42,816,975	12.56%	12.56%	32,864,035	3,258,835	11.01%	11.01%
2010	136,804,405	17,481,050	14.65%	33.01%	461,834,970	78,042,520	20.33%	35.45%	37,014,725	4,150,690	12.63%	25.03%
2011	143,745,215	6,940,810	5.07%	39.76%	484,593,485	22,758,515	4.93%	42.12%	38,736,920	1,722,195	4.65%	30.84%
2012	162,638,110	18,892,895	13.14%	58.13%	527,364,590	42,771,105	8.83%	54.66%	42,438,585	3,701,665	9.56%	43.35%
2013	204,846,145	42,208,035	25.95%	99.17%	686,303,500	158,938,910	30.14%	101.28%	46,192,920	3,754,335	8.85%	56.03%
2014	233,108,795	28,262,650	13.80%	126.65%	812,122,900	125,819,400	18.33%	138.18%	51,808,090	5,615,170	12.16%	75.00%
2015	297,301,985	64,193,190	27.54%	189.07%	1,039,941,480	227,818,580	28.05%	204.99%	65,926,305	14,118,215	27.25%	122.68%
2016	324,948,888	27,646,903	9.30%	215.95%	1,123,102,750	83,161,270	8.00%	229.38%	69,839,642	3,913,337	5.94%	135.90%
2017	323,852,677	-1,096,211	-0.34%	214.88%	1,122,280,513	-822,237	-0.07%	229.14%	71,147,880	1,308,238	1.87%	140.32%
2018	318,007,739	-5,844,938	-1.80%	209.20%	1,061,272,274	-61,008,239	-5.44%	211.25%	74,937,842	3,789,962	5.33%	153.12%

Rate Ann.%chg: Irrigated 11.95%

Dryland 12.02%

Grassland 9.73%

Tax Year	Waste Land <sup>(1)</sup>				Other Agland <sup>(1)</sup>				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2008	238,050	--	--	--	8,415,470	--	--	--	482,083,100	--	--	--
2009	238,940	890	0.37%	0.37%	8,989,560	574,090	6.82%	6.82%	545,208,340	63,125,240	13.09%	13.09%
2010	265,955	27,015	11.31%	11.72%	9,143,360	153,800	1.71%	8.65%	645,063,415	99,855,075	18.32%	33.81%
2011	285,950	19,995	7.52%	20.12%	9,695,795	552,435	6.04%	15.21%	677,057,365	31,993,950	4.96%	40.44%
2012	309,510	23,560	8.24%	30.02%	11,448,740	1,752,945	18.08%	36.04%	744,199,535	67,142,170	9.92%	54.37%
2013	610,055	300,545	97.10%	156.27%	14,581,675	3,132,935	27.36%	73.27%	952,534,295	208,334,760	27.99%	97.59%
2014	593,450	-16,605	-2.72%	149.30%	15,027,435	445,760	3.06%	78.57%	1,112,660,670	160,126,375	16.81%	130.80%
2015	711,290	117,840	19.86%	198.80%	18,213,830	3,186,395	21.20%	116.43%	1,422,094,890	309,434,220	27.81%	194.99%
2016	481,095	-230,195	-32.36%	102.10%	15,107,273	-3,106,557	-17.06%	79.52%	1,533,479,648	111,384,758	7.83%	218.09%
2017	480,627	-468	-0.10%	101.90%	15,175,165	67,892	0.45%	80.32%	1,532,936,862	-542,786	-0.04%	217.98%
2018	466,962	-13,665	-2.84%	96.16%	15,232,663	57,498	0.38%	81.01%	1,469,917,480	-63,019,382	-4.11%	204.91%

Cnty# 11  
County BURT

Rate Ann.%chg: Total Agric Land 11.79%

**CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2008-2018** (from County Abstract Reports)<sup>(1)</sup>

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2008	103,111,060	56,673	1,819			341,390,195	185,619	1,839			29,642,015	34,967	848		
2009	119,324,990	56,496	2,112	16.09%	16.09%	383,885,550	185,405	2,071	12.58%	12.58%	32,818,475	34,847	942	11.10%	11.10%
2010	136,631,230	56,743	2,408	14.00%	32.35%	462,370,640	185,149	2,497	20.61%	35.78%	37,035,950	34,730	1,066	13.23%	25.80%
2011	144,283,020	56,705	2,544	5.67%	39.85%	484,182,735	184,863	2,619	4.88%	42.41%	38,960,420	34,745	1,121	5.15%	32.27%
2012	165,217,495	56,044	2,948	15.86%	62.03%	529,550,960	184,573	2,869	9.54%	56.00%	42,865,310	34,183	1,254	11.83%	47.92%
2013	205,853,635	55,734	3,693	25.29%	103.01%	686,704,615	188,565	3,642	26.93%	98.01%	45,586,130	29,634	1,538	22.67%	81.47%
2014	232,255,085	55,365	4,195	13.58%	130.57%	812,869,900	188,893	4,303	18.17%	133.98%	51,909,765	29,588	1,754	14.05%	106.96%
2015	296,865,880	54,708	5,426	29.35%	198.25%	1,042,398,800	190,380	5,475	27.24%	197.70%	65,909,610	29,458	2,237	27.53%	163.93%
2016	325,126,424	57,024	5,702	5.07%	213.38%	1,120,606,945	188,038	5,959	8.84%	224.03%	70,890,493	29,350	2,415	7.95%	184.92%
2017	324,936,301	56,932	5,707	0.10%	213.70%	1,122,518,493	188,344	5,960	0.01%	224.05%	70,588,229	29,178	2,419	0.16%	185.38%
2018	317,319,608	56,436	5,623	-1.49%	209.04%	1,066,500,808	188,432	5,660	-5.03%	207.74%	72,172,260	29,536	2,444	1.00%	188.24%

Rate Annual %chg Average Value/Acre:

11.94%

11.90%

11.17%

Tax Year	WASTE LAND <sup>(2)</sup>					OTHER AGLAND <sup>(2)</sup>					TOTAL AGRICULTURAL LAND <sup>(1)</sup>				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2008	240,735	3,206	75			8,145,210	12,141	671			482,529,215	292,606	1,649		
2009	238,050	3,170	75	0.00%	0.00%	8,994,810	12,804	702	4.71%	4.71%	545,261,875	292,722	1,863	12.96%	12.96%
2010	269,970	3,173	85	13.28%	13.28%	9,003,525	12,828	702	-0.09%	4.62%	645,311,315	292,623	2,205	18.39%	33.73%
2011	281,385	3,126	90	5.80%	19.86%	9,581,420	13,165	728	3.69%	8.48%	677,288,980	292,604	2,315	4.96%	40.36%
2012	404,010	4,147	97	8.22%	29.71%	11,528,040	13,664	844	15.93%	25.76%	749,565,815	292,612	2,562	10.67%	55.34%
2013	614,880	4,959	124	27.28%	65.10%	13,691,730	13,620	1,005	19.16%	49.85%	952,450,990	292,512	3,256	27.11%	97.45%
2014	600,220	4,842	124	-0.02%	65.07%	14,872,830	14,922	997	-0.85%	48.57%	1,112,507,800	293,610	3,789	16.37%	129.77%
2015	683,865	4,239	161	30.13%	114.80%	18,113,980	14,996	1,208	21.19%	80.05%	1,423,972,135	293,781	4,847	27.92%	193.93%
2016	481,095	3,022	159	-1.31%	111.99%	15,114,235	9,450	1,599	32.41%	138.40%	1,532,219,192	286,884	5,341	10.19%	223.87%
2017	480,627	3,019	159	0.00%	111.98%	15,166,585	9,484	1,599	-0.01%	138.37%	1,533,690,235	286,957	5,345	0.07%	224.10%
2018	467,349	3,588	130	-18.18%	73.44%	15,233,853	9,472	1,608	0.57%	139.73%	1,471,693,878	287,465	5,120	-4.21%	210.45%

11

BURT

Rate Annual %chg Average Value/Acre:

12.00%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2008 - 2018 County Abstract Reports  
 Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2019

**CHART 4**

Sources: 2018 Certificate of Taxes Levied CTL, 2010 US Census; Dec. 2018 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2019

11	BURT
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### CHART 5

Total Real Property  
Sum Lines 17, 25, & 30

Records : 6,950

Value : 1,745,785,502

Growth 4,772,614

Sum Lines 17, 25, &amp; 41

## Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	394	3,403,779	12	195,838	53	2,048,176	459	5,647,793	
02. Res Improve Land	2,043	15,744,532	66	2,323,841	490	18,890,953	2,599	36,959,326	
03. Res Improvements	2,084	133,384,522	66	7,484,405	556	55,608,107	2,706	196,477,034	
04. Res Total	2,478	152,532,833	78	10,004,084	609	76,547,236	3,165	239,084,153	2,760,344
% of Res Total	78.29	63.80	2.46	4.18	19.24	32.02	45.54	13.69	57.84
05. Com UnImp Land	41	165,682	5	50,875	4	83,320	50	299,877	
06. Com Improve Land	319	2,262,577	18	637,451	19	163,485	356	3,063,513	
07. Com Improvements	323	22,841,659	18	2,528,424	25	6,484,044	366	31,854,127	
08. Com Total	364	25,269,918	23	3,216,750	29	6,730,849	416	35,217,517	584,934
% of Com Total	87.50	71.75	5.53	9.13	6.97	19.11	5.99	2.02	12.26
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	4	87,685	0	0	2	497,505	6	585,190	
11. Ind Improvements	4	2,800,304	0	0	2	17,751,445	6	20,551,749	
12. Ind Total	4	2,887,989	0	0	2	18,248,950	6	21,136,939	0
% of Ind Total	66.67	13.66	0.00	0.00	33.33	86.34	0.09	1.21	0.00
13. Rec UnImp Land	0	0	0	0	2	34,000	2	34,000	
14. Rec Improve Land	0	0	0	0	6	112,000	6	112,000	
15. Rec Improvements	22	394,976	10	68,950	84	1,614,941	116	2,078,867	
16. Rec Total	22	394,976	10	68,950	86	1,760,941	118	2,224,867	29,689
% of Rec Total	18.64	17.75	8.47	3.10	72.88	79.15	1.70	0.13	0.62
Res & Rec Total	2,500	152,927,809	88	10,073,034	695	78,308,177	3,283	241,309,020	2,790,033
% of Res & Rec Total	76.15	63.37	2.68	4.17	21.17	32.45	47.24	13.82	58.46
Com & Ind Total	368	28,157,907	23	3,216,750	31	24,979,799	422	56,354,456	584,934
% of Com & Ind Total	87.20	49.97	5.45	5.71	7.35	44.33	6.07	3.23	12.26

17. Taxable Total	2,868	181,085,716	111	13,289,784	726	103,287,976	3,705	297,663,476	3,374,967
% of Taxable Total	77.41	60.84	3.00	4.46	19.60	34.70	53.31	17.05	70.72

## Schedule II : Tax Increment Financing (TIF)

	Records	Urban Value Base	Value Excess		Records	SubUrban Value Base	Value Excess
18. Residential	0	0	0		0	0	0
19. Commercial	1	13,415	571,825		0	0	0
20. Industrial	0	0	0		0	0	0
21. Other	0	0	0		0	0	0
	Records	Rural Value Base	Value Excess		Records	Total Value Base	Value Excess
18. Residential	0	0	0		0	0	0
19. Commercial	0	0	0		1	13,415	571,825
20. Industrial	0	0	0		0	0	0
21. Other	0	0	0		0	0	0
22. Total Sch II					1	13,415	571,825

## 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	0	0	0	0

## Schedule V : Agricultural Records

	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value
27. Ag-Vacant Land	10	697,300	152	46,513,889	2,198	882,006,541	2,360	929,217,730
28. Ag-Improved Land	0	0	49	21,438,581	807	410,538,926	856	431,977,507
29. Ag Improvements	1	1,000	49	5,637,041	835	81,288,748	885	86,926,789

30. Ag Total

3,245

1,448,122,026

## Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	31	34.88	627,840	
33. HomeSite Improvements	0	0.00	0	31	0.00	3,740,841	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	1	0.37	1,850	
36. FarmSite Improv Land	0	0.00	0	48	164.02	820,100	
37. FarmSite Improvements	1	0.00	1,000	46	0.00	1,896,200	
38. FarmSite Total							
39. Road & Ditches	0	0.91	0	0	220.12	0	
40. Other- Non Ag Use	0	0.00	0	0	230.03	167,922	
	Rural			Total			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	4	5.00	90,000	4	5.00	90,000	
32. HomeSite Improv Land	428	450.00	8,100,000	459	484.88	8,727,840	
33. HomeSite Improvements	435	0.00	40,263,177	466	0.00	44,004,018	360,606
34. HomeSite Total				470	489.88	52,821,858	
35. FarmSite UnImp Land	49	62.94	314,700	50	63.31	316,550	
36. FarmSite Improv Land	793	3,071.94	15,359,700	841	3,235.96	16,179,800	
37. FarmSite Improvements	800	0.00	41,025,571	847	0.00	42,922,771	1,037,041
38. FarmSite Total				897	3,299.27	59,419,121	
39. Road & Ditches	0	5,220.71	0	0	5,441.74	0	
40. Other- Non Ag Use	0	5,653.32	4,115,976	0	5,883.35	4,283,898	
41. Total Section VI				1,367	15,114.24	116,524,877	1,397,647

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	0	0.00	0	0	0.00	0

Schedule VIII : Agricultural Records : Special Value

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



## Schedule IX : Agricultural Records : Ag Land Market Area Detail

## Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	10,616.37	23.35%	59,081,778	28.65%	5,565.16
46. 1A	924.18	2.03%	5,189,286	2.52%	5,615.02
47. 2A1	4,932.59	10.85%	24,623,118	11.94%	4,991.92
48. 2A	5,035.36	11.08%	24,899,381	12.07%	4,944.91
49. 3A1	22,792.97	50.14%	88,804,875	43.06%	3,896.15
50. 3A	317.69	0.70%	1,342,246	0.65%	4,225.02
51. 4A1	135.95	0.30%	508,453	0.25%	3,740.00
52. 4A	703.65	1.55%	1,793,719	0.87%	2,549.16
53. Total	45,458.76	100.00%	206,242,856	100.00%	4,536.92
Dry					
54. 1D1	11,821.09	13.07%	63,966,959	16.61%	5,411.26
55. 1D	14,700.53	16.25%	76,663,575	19.90%	5,215.02
56. 2D1	3,118.32	3.45%	13,951,526	3.62%	4,474.05
57. 2D	8,000.13	8.84%	37,080,720	9.63%	4,635.01
58. 3D1	21,652.59	23.94%	84,547,718	21.95%	3,904.74
59. 3D	7,021.29	7.76%	27,383,031	7.11%	3,900.00
60. 4D1	20,610.85	22.79%	72,962,413	18.94%	3,540.00
61. 4D	3,528.08	3.90%	8,594,261	2.23%	2,435.96
62. Total	90,452.88	100.00%	385,150,203	100.00%	4,258.02
Grass					
63. 1G1	606.12	3.47%	1,744,270	4.32%	2,877.76
64. 1G	2,019.17	11.57%	5,535,358	13.71%	2,741.40
65. 2G1	458.12	2.62%	1,340,495	3.32%	2,926.08
66. 2G	1,177.74	6.75%	2,735,953	6.77%	2,323.05
67. 3G1	2,479.56	14.21%	6,513,508	16.13%	2,626.88
68. 3G	880.92	5.05%	2,056,054	5.09%	2,333.98
69. 4G1	6,279.51	35.98%	13,995,135	34.65%	2,228.70
70. 4G	3,552.51	20.35%	6,465,808	16.01%	1,820.07
71. Total	17,453.65	100.00%	40,386,581	100.00%	2,313.93
Irrigated Total	45,458.76	27.92%	206,242,856	32.06%	4,536.92
Dry Total	90,452.88	55.55%	385,150,203	59.87%	4,258.02
Grass Total	17,453.65	10.72%	40,386,581	6.28%	2,313.93
72. Waste	2,526.82	1.55%	305,389	0.05%	120.86
73. Other	6,930.31	4.26%	11,264,290	1.75%	1,625.37
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	162,822.42	100.00%	643,349,319	100.00%	3,951.23

## Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	3,351.90	30.42%	23,262,186	32.91%	6,940.00
46. 1A	2,331.55	21.16%	16,099,384	22.78%	6,905.01
47. 2A1	0.00	0.00%	0	0.00%	0.00
48. 2A	2,747.05	24.93%	16,743,289	23.69%	6,095.01
49. 3A1	982.29	8.92%	5,502,300	7.79%	5,601.50
50. 3A	1,473.39	13.37%	8,464,651	11.98%	5,745.02
51. 4A1	128.44	1.17%	592,753	0.84%	4,615.02
52. 4A	3.00	0.03%	10,740	0.02%	3,580.00
53. Total	11,017.62	100.00%	70,675,303	100.00%	6,414.75
Dry					
54. 1D1	11,915.47	12.28%	80,489,143	13.85%	6,755.01
55. 1D	29,498.35	30.40%	198,228,913	34.11%	6,720.00
56. 2D1	209.20	0.22%	1,281,356	0.22%	6,125.03
57. 2D	11,801.63	12.16%	69,688,803	11.99%	5,905.02
58. 3D1	11,037.07	11.38%	62,184,483	10.70%	5,634.15
59. 3D	22,008.07	22.68%	123,025,132	21.17%	5,590.00
60. 4D1	9,512.10	9.80%	42,614,208	7.33%	4,480.00
61. 4D	1,041.08	1.07%	3,581,314	0.62%	3,440.00
62. Total	97,022.97	100.00%	581,093,352	100.00%	5,989.23
Grass					
63. 1G1	350.70	2.75%	1,049,178	3.25%	2,991.67
64. 1G	2,711.78	21.26%	7,915,565	24.49%	2,918.96
65. 2G1	62.33	0.49%	204,705	0.63%	3,284.21
66. 2G	1,793.40	14.06%	4,055,826	12.55%	2,261.53
67. 3G1	846.00	6.63%	2,232,364	6.91%	2,638.73
68. 3G	1,113.84	8.73%	2,703,183	8.36%	2,426.90
69. 4G1	4,557.00	35.73%	11,385,004	35.23%	2,498.36
70. 4G	1,320.46	10.35%	2,774,825	8.59%	2,101.41
71. Total	12,755.51	100.00%	32,320,650	100.00%	2,533.86
Irrigated Total	11,017.62	8.86%	70,675,303	10.27%	6,414.75
Dry Total	97,022.97	77.99%	581,093,352	84.43%	5,989.23
Grass Total	12,755.51	10.25%	32,320,650	4.70%	2,533.86
72. Waste	1,044.73	0.84%	156,609	0.02%	149.90
73. Other	2,565.33	2.06%	4,001,916	0.58%	1,560.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	124,406.16	100.00%	688,247,830	100.00%	5,532.26

## Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	0.00	0	1,945.19	9,547,808	54,531.19	267,370,351	56,476.38	276,918,159
<b>77. Dry Land</b>	140.39	682,666	9,805.70	51,815,704	177,529.76	913,745,185	187,475.85	966,243,555
<b>78. Grass</b>	2.31	5,498	1,610.94	4,255,248	28,595.91	68,446,485	30,209.16	72,707,231
<b>79. Waste</b>	2.17	358	305.35	47,147	3,264.03	414,493	3,571.55	461,998
<b>80. Other</b>	5.32	8,778	411.90	668,851	9,078.42	14,588,577	9,495.64	15,266,206
<b>81. Exempt</b>	0.00	0	0.00	0	0.00	0	0.00	0
<b>82. Total</b>	<b>150.19</b>	<b>697,300</b>	<b>14,079.08</b>	<b>66,334,758</b>	<b>272,999.31</b>	<b>1,264,565,091</b>	<b>287,228.58</b>	<b>1,331,597,149</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	56,476.38	19.66%	276,918,159	20.80%	4,903.26
<b>Dry Land</b>	187,475.85	65.27%	966,243,555	72.56%	5,153.96
<b>Grass</b>	30,209.16	10.52%	72,707,231	5.46%	2,406.79
<b>Waste</b>	3,571.55	1.24%	461,998	0.03%	129.36
<b>Other</b>	9,495.64	3.31%	15,266,206	1.15%	1,607.71
<b>Exempt</b>	0.00	0.00%	0	0.00%	0.00
<b>Total</b>	<b>287,228.58</b>	<b>100.00%</b>	<b>1,331,597,149</b>	<b>100.00%</b>	<b>4,636.02</b>

## Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 Craig	29	161,169	108	345,497	109	3,180,553	138	3,687,219	14,613
83.2 Decatur	107	808,659	264	1,485,136	314	12,072,356	421	14,366,151	80,309
83.3 Lyons	65	322,715	412	1,372,025	412	22,175,312	477	23,870,052	136,516
83.4 Oakland	52	425,578	514	4,597,732	514	37,303,261	566	42,326,571	86,830
83.5 R-arizona	26	422,675	143	3,813,295	237	12,557,931	263	16,793,901	304,844
83.6 R-bell Creek	2	28,558	46	1,938,020	50	5,796,946	52	7,763,524	49,896
83.7 R-craig Rural	3	53,485	48	2,217,010	49	5,297,831	52	7,568,326	368,936
83.8 R-decatur Rural	5	96,488	30	1,085,996	41	2,805,111	46	3,987,595	37,440
83.9 R-everett	3	126,821	25	1,031,679	29	3,694,428	32	4,852,928	0
83.10 R-logan	2	2,003	65	3,232,050	70	8,060,009	72	11,294,062	119,133
83.11 R-oakland Rural	3	5,800	24	981,583	27	2,865,045	30	3,852,428	55,231
83.12 R-pershing	4	517,501	24	1,038,116	26	2,590,157	30	4,145,774	0
83.13 R-quinnebaugh	4	23,250	18	345,279	20	1,556,787	24	1,925,316	96,483
83.14 R-riverside	8	82,053	23	492,042	46	3,097,643	54	3,671,738	273,694
83.15 R-silver Creek	3	113,342	26	1,233,044	29	4,195,634	32	5,542,020	35,172
83.16 R-summit	5	806,568	90	3,918,680	92	12,258,881	97	16,984,129	340,979
83.17 Tekamah	140	1,685,128	745	7,944,142	757	59,048,016	897	68,677,286	789,957
84 Residential Total	461	5,681,793	2,605	37,071,326	2,822	198,555,901	3,283	241,309,020	2,790,033

## 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	Craig	7	17,340	15	23,305	15	107,250	22	147,895	0
85.2	Decatur	7	21,867	29	132,538	30	2,023,822	37	2,178,227	0
85.3	Lyons	10	37,050	70	270,604	70	5,580,468	80	5,888,122	0
85.4	Oakland	9	31,725	97	486,761	98	7,642,999	107	8,161,485	83,329
85.5	R-arizona	1	30,850	12	329,070	14	2,289,164	15	2,649,084	0
85.6	R-bell Creek	0	0	2	28,115	2	2,840,465	2	2,868,580	0
85.7	R-craig Rural	1	3,920	1	5,660	1	7,330	2	16,910	0
85.8	R-decatur Rural	1	2,610	4	20,330	5	2,881,423	6	2,904,363	131,778
85.9	R-everett	2	14,245	1	9,560	1	226,910	3	250,715	0
85.10	R-logan	2	47,145	3	40,800	3	215,806	5	303,751	0
85.11	R-oakland Rural	1	32,300	5	745,510	5	18,162,259	6	18,940,069	0
85.12	R-pershing	0	0	4	23,830	5	438,028	5	461,858	0
85.13	R-quinnebaugh	1	3,125	1	610	1	2,590	2	6,325	0
85.14	R-riverside	0	0	5	38,850	5	107,140	5	145,990	0
85.15	R-silver Creek	0	0	0	0	1	1,000	1	1,000	0
85.16	R-summit	0	0	2	61,221	3	128,803	3	190,024	0
85.17	Tekamah	8	57,700	111	1,431,939	113	9,750,419	121	11,240,058	369,827
86	Commercial Total	50	299,877	362	3,648,703	372	52,405,876	422	56,354,456	584,934

## 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	447.22	4.35%	1,162,310	6.02%	2,598.97
88. 1G	1,395.47	13.58%	3,321,220	17.21%	2,380.00
89. 2G1	157.22	1.53%	309,955	1.61%	1,971.47
90. 2G	861.88	8.39%	1,693,615	8.78%	1,965.02
91. 3G1	868.70	8.45%	1,646,208	8.53%	1,895.02
92. 3G	469.84	4.57%	859,811	4.46%	1,830.01
93. 4G1	3,438.80	33.46%	6,069,551	31.45%	1,765.02
94. 4G	2,638.00	25.67%	4,235,191	21.95%	1,605.46
95. Total	10,277.13	100.00%	19,297,861	100.00%	1,877.75
CRP					
96. 1C1	158.90	2.21%	581,960	2.76%	3,662.43
97. 1C	623.70	8.69%	2,214,138	10.50%	3,550.00
98. 2C1	300.90	4.19%	1,030,540	4.89%	3,424.86
99. 2C	315.86	4.40%	1,042,338	4.94%	3,300.00
100. 3C1	1,610.86	22.45%	4,867,300	23.08%	3,021.55
101. 3C	411.08	5.73%	1,196,243	5.67%	2,910.00
102. 4C1	2,840.71	39.58%	7,925,584	37.58%	2,790.00
103. 4C	914.51	12.74%	2,230,617	10.58%	2,439.14
104. Total	7,176.52	100.00%	21,088,720	100.00%	2,938.57
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
Grass Total	10,277.13	58.88%	19,297,861	47.78%	1,877.75
CRP Total	7,176.52	41.12%	21,088,720	52.22%	2,938.57
Timber Total	0.00	0.00%	0	0.00%	0.00
114. Market Area Total	17,453.65	100.00%	40,386,581	100.00%	2,313.93

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

## Market Area 2

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	260.18	3.52%	712,893	4.56%	2,740.00
88. 1G	1,754.50	23.75%	4,431,067	28.34%	2,525.54
89. 2G1	10.00	0.14%	21,550	0.14%	2,155.00
90. 2G	1,540.06	20.85%	3,203,327	20.49%	2,080.00
91. 3G1	388.51	5.26%	782,855	5.01%	2,015.02
92. 3G	632.18	8.56%	1,248,569	7.99%	1,975.02
93. 4G1	1,966.58	26.62%	3,756,175	24.03%	1,910.00
94. 4G	834.23	11.29%	1,476,590	9.45%	1,770.00
95. Total	7,386.24	100.00%	15,633,026	100.00%	2,116.51
CRP					
96. 1C1	90.52	1.69%	336,285	2.02%	3,715.04
97. 1C	957.28	17.83%	3,484,498	20.88%	3,640.00
98. 2C1	52.33	0.97%	183,155	1.10%	3,500.00
99. 2C	253.34	4.72%	852,499	5.11%	3,365.04
100. 3C1	457.49	8.52%	1,449,509	8.69%	3,168.39
101. 3C	481.66	8.97%	1,454,614	8.72%	3,020.00
102. 4C1	2,590.42	48.25%	7,628,829	45.72%	2,945.02
103. 4C	486.23	9.06%	1,298,235	7.78%	2,670.00
104. Total	5,369.27	100.00%	16,687,624	100.00%	3,107.99
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
Grass Total	7,386.24	57.91%	15,633,026	48.37%	2,116.51
CRP Total	5,369.27	42.09%	16,687,624	51.63%	3,107.99
Timber Total	0.00	0.00%	0	0.00%	0.00
114. Market Area Total	12,755.51	100.00%	32,320,650	100.00%	2,533.86

**2019 County Abstract of Assessment for Real Property, Form 45**  
**Compared with the 2018 Certificate of Taxes Levied Report (CTL)**

**11 Burt**

	<b>2018 CTL County Total</b>	<b>2019 Form 45 County Total</b>	<b>Value Difference (2019 form 45 - 2018 CTL)</b>	<b>Percent Change</b>	<b>2019 Growth (New Construction Value)</b>	<b>Percent Change excl. Growth</b>
01. Residential	219,957,094	239,084,153	19,127,059	8.70%	2,760,344	7.44%
02. Recreational	2,178,881	2,224,867	45,986	2.11%	29,689	0.75%
03. Ag-Homesite Land, Ag-Res Dwelling	53,449,394	52,821,858	-627,536	-1.17%	360,606	-1.85%
<b>04. Total Residential (sum lines 1-3)</b>	<b>275,585,369</b>	<b>294,130,878</b>	<b>18,545,509</b>	<b>6.73%</b>	<b>3,150,639</b>	<b>5.59%</b>
05. Commercial	35,340,254	35,217,517	-122,737	-0.35%	584,934	-2.00%
06. Industrial	20,503,305	21,136,939	633,634	3.09%	0	3.09%
<b>07. Total Commercial (sum lines 5-6)</b>	<b>55,843,559</b>	<b>56,354,456</b>	<b>510,897</b>	<b>0.91%</b>	<b>584,934</b>	<b>-0.13%</b>
08. Ag-Farmsite Land, Outbuildings	58,148,817	59,419,121	1,270,304	2.18%	1,037,041	0.40%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	4,283,898	4,283,898	0	0.00%		
<b>11. Total Non-Agland (sum lines 8-10)</b>	<b>62,432,715</b>	<b>63,703,019</b>	<b>1,270,304</b>	<b>2.03%</b>	<b>1,037,041</b>	<b>0.37%</b>
12. Irrigated	318,007,739	276,918,159	-41,089,580	-12.92%		
13. Dryland	1,061,272,274	966,243,555	-95,028,719	-8.95%		
14. Grassland	74,937,842	72,707,231	-2,230,611	-2.98%		
15. Wasteland	466,962	461,998	-4,964	-1.06%		
16. Other Agland	15,232,663	15,266,206	33,543	0.22%		
<b>17. Total Agricultural Land</b>	<b>1,469,917,480</b>	<b>1,331,597,149</b>	<b>-138,320,331</b>	<b>-9.41%</b>		
<b>18. Total Value of all Real Property</b> (Locally Assessed)	<b>1,863,779,123</b>	<b>1,745,785,502</b>	<b>-117,993,621</b>	<b>-6.33%</b>	<b>4,772,614</b>	<b>-6.59%</b>



## 2019 Assessment Survey for Burt County

### A. Staffing and Funding Information

1.	<b>Deputy(ies) on staff:</b>
	1
2.	<b>Appraiser(s) on staff:</b>
	Part-time for commercial
3.	<b>Other full-time employees:</b>
	4
4.	<b>Other part-time employees:</b>
	1 (Also high school girl for hour after school; another person 20 hours a week when busy...)
5.	<b>Number of shared employees:</b>
	0
6.	<b>Assessor's requested budget for current fiscal year:</b>
	\$351,555 - so we could hire another person to work with reappraisal and pictometry imagery (\$50,000 more - allowed \$25,000 and promised the Pictometry but have not come through on that yet)
7.	<b>Adopted budget, or granted budget if different from above:</b>
	\$326,555 (Pictometry was to be paid out of Inheritance Fund for the 1st year of 6 year contract.)
8.	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	Had a separate budget for appraisal employees, etc. but County Board found too confusing and asked the County Clerk to combine into one budget for 2017-2018.
9.	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	Combined into one fund in 2017-2018 budget year.
10.	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	\$38,000 This amount includes GIS, ESRI, and Vanguard
11.	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$1,000
12.	<b>Other miscellaneous funds:</b>
	0
13.	<b>Amount of last year's assessor's budget not used:</b>

	\$350
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## B. Computer, Automation Information and GIS

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

## C. Zoning Information

1.	<b>Does the county have zoning?</b>
	Yes
2.	<b>If so, is the zoning countywide?</b>
	Yes
3.	<b>What municipalities in the county are zoned?</b>
	Decatur, Lyons, Oakland, Tekamah
4.	<b>When was zoning implemented?</b>
	2000

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

<b>1.</b>	<b>Appraisal Services:</b>
	None
<b>2.</b>	<b>GIS Services:</b>
	gWorks
<b>3.</b>	<b>Other services:</b>
	None

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

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

## 2019 Residential Assessment Survey for Burt County

<b>1.</b>	<b>Valuation data collection done by:</b>																
	Assessor and staff																
<b>2.</b>	<b>List the valuation group recognized by the County and describe the unique characteristics of each:</b>																
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; 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>Tekamah- County seat, full retail, grade school and high school (includes Herman)</td></tr> <tr> <td style="text-align: center;">5</td><td>Oakland- full retail, grade school and high school (includes Craig)</td></tr> <tr> <td style="text-align: center;">10</td><td>Lyons- retail, restaurants, grocery, high School (includes Decatur)</td></tr> <tr> <td style="text-align: center;">15</td><td>Decatur- retail, restaurants, grocery (no school - joined Lyons)</td></tr> <tr> <td style="text-align: center;">20</td><td>Craig- limited retail, bar, no grocery, no school (with Oakland)</td></tr> <tr> <td style="text-align: center;">25</td><td>Rural</td></tr> <tr> <td style="text-align: center;">AG</td><td>Agricultural Homes and Outbuildings</td></tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Tekamah- County seat, full retail, grade school and high school (includes Herman)	5	Oakland- full retail, grade school and high school (includes Craig)	10	Lyons- retail, restaurants, grocery, high School (includes Decatur)	15	Decatur- retail, restaurants, grocery (no school - joined Lyons)	20	Craig- limited retail, bar, no grocery, no school (with Oakland)	25	Rural	AG	Agricultural Homes and Outbuildings
<u>Valuation Group</u>	<u>Description of unique characteristics</u>																
1	Tekamah- County seat, full retail, grade school and high school (includes Herman)																
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25	Rural																
AG	Agricultural Homes and Outbuildings																
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>																
	Cost approach and sales study to determine market and depreciation analysis.																
<b>4.</b>	<b>If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?</b>																
	Costing tables, multipliers, etc. are from the vendor but depreciation is based on local market information and applied as an economic adjustment.																
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation group?</b>																
	Yes, they have different economic depreciations.																
<b>6.</b>	<b>Describe the methodology used to determine the residential lot values?</b>																
	Sales study from the market with adjustments for accessibility, etc.																
<b>7.</b>	<b>How are rural residential site values developed?</b>																
	Review small tract sales and consider the cost to add amenities.																
<b>8.</b>	<b>Describe the methodology used to determine value for vacant lots being held for sale or resale?</b>																
	There have been no applications in the county.																

9.	<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1	2011	2008	2016	2018 started
	5	2011	2008	2017	2014
	10	2013	2008	2017	2017
	15	2013	2008	2013	2013
	20	2012	2008	2012	2012
	25	2009	2008	2017	2011-2017
	AG	2009	2008	2017	2011-2017
<p>The valuation groupings reflect the appraisal cycle of the county as much as unique markets. The county reviews these in separate cycles and applies depreciation based on the local market. The rural residential is an ongoing review by townships. Everett and Logan townships were completed for 2017. (The county is presently converting to the Vanguard system and as such is using a modified CAMA system. The cost table in Vanguard CAMAVISION is based on 2008 costs but they are adjusted annually.)</p>					

## 2019 Commercial Assessment Survey for Burt County

<b>1.</b>	<b>Valuation data collection done by:</b>														
	Assessor and Staff														
<b>2.</b>	<b>List the valuation group recognized in the County and describe the unique characteristics of each:</b>														
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; 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>Tekamah-114 improved parcels. County seat and the commercial hub of Burt County.</td></tr> <tr> <td style="text-align: center;">5</td><td>Oakland-96 improved commercial parcels. Main street business active.</td></tr> <tr> <td style="text-align: center;">10</td><td>Lyons-73 commercial improved parcels. Main street business is declining, several vacant storefronts.</td></tr> <tr> <td style="text-align: center;">15</td><td>Decatur-29 improved commercial parcels. Active commercial</td></tr> <tr> <td style="text-align: center;">20</td><td>Craig-13 improved commercial parcels.</td></tr> <tr> <td style="text-align: center;">25</td><td>Rural-37 improved commercial parcels.</td></tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Tekamah-114 improved parcels. County seat and the commercial hub of Burt County.	5	Oakland-96 improved commercial parcels. Main street business active.	10	Lyons-73 commercial improved parcels. Main street business is declining, several vacant storefronts.	15	Decatur-29 improved commercial parcels. Active commercial	20	Craig-13 improved commercial parcels.	25	Rural-37 improved commercial parcels.
<u>Valuation Group</u>	<u>Description of unique characteristics</u>														
1	Tekamah-114 improved parcels. County seat and the commercial hub of Burt County.														
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20	Craig-13 improved commercial parcels.														
25	Rural-37 improved commercial parcels.														
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>														
	The cost approach is the primary method used to estimate value in the commercial class, however, income information and comparable sales are considered when available.														
<b>3a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>														
	The County relies on sales of similar property across the state and then adjust those to the local market. The County will search the state sales file and rely on their certified appraiser to make any necessary adjustments.														
<b>4.</b>	<b>If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?</b>														
	Costing tables, multipliers, etc. are from vendor. The depreciation based on our own local market information (economic)														
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>														
	Yes, several have different economic depreciations.														
<b>6.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>														
	Sales study of the market														

7.	<u>Valuation Group</u>	<u>Date of Depreciation</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1	2014	2012	2012	2017
	5	2014	2009	2009	2017
	10	2014	2009	2009	2017
	15	2014	2009	2009	2017
	20	2014	2009	2009	2017
	25	2014	2009	2009	2017
<p>The valuation groups are based on current assessor locations in the county. Each town has its own unique economic depreciation that is based on reviewing the sales and the local knowledge the assessor and staff have about that town. Tekamah and Oakland are fairly similar though Tekamah has lost more businessess because it is easier for people to travel t o Blair, Fremont, or Omaha. Decatur seems to benefit from travel across the bridge to Iowa. Improved parcel counts were based on 2016 County abstract.</p> <p>(The county is presently converting to the Vaguard system and as such is using a modified CAMA system. The cost table in the Vanguard CAMAVISION is based on 2008 costs but they are adjusted annually.)</p>					



## 2019 Agricultural Assessment Survey for Burt County

<b>1.</b>	<b>Valuation data collection done by:</b>										
	Assessor and staff										
<b>2.</b>	<b>List each market area, and describe the location and the specific characteristics that make each unique.</b>										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Market Area</u></th> <th style="width: 65%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 20%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Mainly flat river bottom land (North and Eastern GEO codes)</td> <td style="text-align: center;">2014-2017</td> </tr> <tr> <td style="text-align: center;">2</td> <td>More hills and valleys (South and Western GEO codes)</td> <td style="text-align: center;">2014-2017</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	Mainly flat river bottom land (North and Eastern GEO codes)	2014-2017	2	More hills and valleys (South and Western GEO codes)	2014-2017
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>									
1	Mainly flat river bottom land (North and Eastern GEO codes)	2014-2017									
2	More hills and valleys (South and Western GEO codes)	2014-2017									
	N/A										
<b>3.</b>	<b>Describe the process used to determine and monitor market areas.</b>										
	Market areas are determined through market analysis and are delineated by both topography and market activity. Boundaries currently follow township lines.										
<b>4.</b>	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>										
	Parcels less than 20 acres are checked for current use. It is classified accordingly. Some parcels are mixed use with several acres of residential and additional acres being farmed or grazed. Currently do not have a recreational class.										
<b>5.</b>	<b>Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?</b>										
	Yes.										
<b>6.</b>	<b>What separate market analysis has been conducted where intensive use is identified in the county?</b>										
	Not at this time, feedlots are valued in the farm site values										
<b>7.</b>	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>										
	We originally checked with Cuming Couty's sales on Wetland Reserve to have a starting value. Since that time, we have moved them to 100% of market after the Tax Equalization and Review Commission made their ruling. We currently track the sales every year that occur on WRP to see if any adjustments are necessary. All Wetland Reserve Program acres are given their own separat classification (WRP).										
	<b><u>If your county has special value applications, please answer the following</u></b>										
<b>8a.</b>	<b>How many special valuation applications are on file?</b>										
	Each sale is reviewed and questionnaires are mailed if any question as to the future use or other influences.										
<b>8b.</b>	<b>What process was used to determine if non-agricultural influences exist in the county?</b>										

	Currently we have not experienced any non-agricultural influences. Our commercial and residential are both rather static and do not create any influence on the agricultural. We are predominantly an agricultural county.
	<b><u>If your county recognizes a special value, please answer the following</u></b>
<b>8c.</b>	<b>Describe the non-agricultural influences recognized within the county.</b>
	We have 13 applications and they are coded as such, but there is not a difference in value as there are no outside influences at this time.
<b>8d.</b>	<b>Where is the influenced area located within the county?</b>
	There is not an influenced area at this time.
<b>8e.</b>	<b>Describe in detail how the special values were arrived at in the influenced area(s).</b>
	We are not seeing anything but uninfluenced agland sales in Burt County. We study our sales of agland over three years to determine the value of the LCG's

# **Burt County's 3 Year Plan of Assessment June 15, 2018**

## **PLAN OF ASSESSMENT REQUIREMENTS**

This plan of assessment is required by law, as amended by Neb. Laws 2005, LB 263, Section 9. The former provisions relating to the assessors' 5-year plan of assessment in Neb. Rev. Stat 77-1311(8) were repealed. On or before June 15<sup>th</sup> each year the county assessor shall prepare a plan of assessment and present it to the county board of equalization on or before July 31<sup>st</sup>. The county assessor may amend the plan of assessment, if necessary, after the budget is approved by the county board. The plan shall be updated annually before its adoption. The updates shall examine the level, quality, and uniformity of assessment in the County and shall describe the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete these actions. A copy of the plan and any amendments shall be mailed to the Department of Revenue, Property Assessment Division, on or before October 31<sup>st</sup> each year.

## **REAL PROPERTY ASSESSMENT REQUIREMENTS**

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

Assessment levels required for real property are as follows:

- 1) 100% of actual value for all classes of real property excluding agricultural and horticultural land;
- 2) 75% of actual value for agricultural land and horticultural land; and
- 3) 75% of special value for agricultural and horticultural land which meets the qualifications for special valuation under 77-1344.

Reference: Neb. Rev. Stat. 77-201 (R.S. Supp 2007)

## GENERAL COUNTY DESCRIPTION

Burt County has a total count of 6,931 parcels as reported on the 2018 County Abstract. Per the 2018 County Abstract, Burt County consists of the following real property types:

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	3,122	45.05%	11.65%
Commercial	422	6.08%	1.90%
Industrial	6	.09%	1.10%
Recreational	120	1.73%	.11%
Agricultural	3,261	47.05%	85.24%

Agricultural land – 287,464.67 taxable acres

New Property: For assessment year 2018, an estimated 181 building permits and/or information statements were filed for new property construction/additions to the county.

The county handled 725 personal property schedules for 2018. The office also processed 347 homestead applications. Approximately 60 permissive exemptions are applied for each year through the County Assessor's Office.

The Burt County Assessor has the required assessor certification, several IAAO educational course certifications and numerous assessor workshops of assessment education. She has a continuing education requirement pursuant to Section 77-414 of 40 hours prior to December 31, 2002 and thereafter, 60 hours of continued education as required within the following 4-year period. She has completed the required IAAO Course 101 – Fundamentals of Real Property Appraisal and IAAO Course 300 – Fundamentals of Mass Appraisal.

The County Assessor's Office has a deputy and three full-time clerks to carry out the responsibilities and duties of the office with the assessor. One clerk assists with the review, pickup work, and data entry in the appraisal area. The deputy has the necessary certification to hold the position and will fulfill the continuing education requirement of 60 hours required within the next 4-year period. The county does have a part-time appraiser and one part-time lister/reviewer for "pickup work" and other needed valuation projects being completed to keep Burt County in line with uniform and proportionate valuations. An additional clerk was hired to assist primarily in the appraisal area but has since had to step into the regular office clerk's position. The office lost an employee with four years of experience because the wages were not enough to keep her on staff.

The current 2018-2019 budget for the office is being reviewed by the County Board. For the current budget year, the board decided to combine the general budget and appraisal budget into one so it was easier to understand. The County Board agreed to let the offices include the possibility of a 2.5% cost of living increase in the salaries. This would mean an increase from last year's total request of \$294,202.00 to \$301,555.00 which includes the Assessor, Deputy, and two clerk's salaries. This will now also include the two part-time appraiser/listers and possibly another appraisal clerk if we can get one hired and trained again. This also funds all cadastral map work, appraisal schooling, GIS system, and data service contracts and fees. The GIS yearly maintenance contract amount that had been added to the appraisal budget will now be included in this combined budget. The new WebGIS developed for Burt County by GIS Workshop will move into this total. Maintenance and support costs on this web hosting is \$3,800.00 annually.

## **PROCEDURES**

A procedures manual is in place with continual updating that describes the procedures and operations of the office. The manual adheres to the statutes, regulations and directives that apply to the Assessor's Office. A copy of this is entered into the record at the County Board of Equalization meetings each year as part of the process of hearing protests.

## **CADASTRAL MAPS**

The cadastral maps are updated on a daily basis as sales and other changes arise. The city maps were completed with all information having been proofed by the Assessor's Office staff over the last 3-4 years. The maps are currently in the process of being revised and updated by a local surveyor to improve the readability. We hope to be able to continue on with the rural maps if we are allowed to budget for them.

## **PROPERTY RECORD CARDS**

Regulation 10-004 requires the assessor to prepare and maintain a property record file for each parcel of real property including improvements on leased land in the county. New property record cards have been made for all residential, commercial, agricultural, exempt, and leased improvements. The new cards will contain all the required information including ownership, legal

description, classification codes, and tax districts. Any and all changes to the property record card must be noted along with the date that the change was made and the reason for the change.

## **REPORT GENERATION**

The County Assessor has basic duties and requirements in filing administrative reports with the Property Tax Administrator that may be different than those specified in statute to ensure proper administration of the law. They include the County Real Estate Abstract due March 19<sup>th</sup>, 3 Year Plan of Assessment to be presented to the county board of equalization by July 31<sup>st</sup>, and due with the Department of Revenue, Property Assessment Division, by October 31<sup>st</sup>, Certification of Values to School Districts and Political Subdivisions due August 20<sup>th</sup>, School District Taxable Value Report due August 25<sup>th</sup>, Average Residential Value for Homestead Exemption by September 1<sup>st</sup>, generate Tax Roll to be given to the County Treasurer by November 22<sup>nd</sup>, and Certificate of Taxes Levied Report due December 1<sup>st</sup>. Taxpayer appeals must be handled during the months of June and July. Regulation 10-002.09 requires tax list corrections created because of undervalued or overvalued real property and omitted real property must be reported to the County Board of Equalization by July 25<sup>th</sup>. Clerical error may be corrected as needed. In 2018, the Assessor will be filing a personal property abstract by July 19<sup>th</sup> and a Tax Loss Summary Certificate, Form 259P, by November 30<sup>th</sup> showing the tax revenue loss due to the new Personal Property Tax Relief Act.

The assessor must do an annual review of all government owned property and if not used for public purpose, send notices of intent to tax, and place on the tax roll. All centrally assessed property valuations must be reviewed after being certified by PAD for railroads and public service entities along with establishing assessment records and tax billing for the tax list. The assessor also manages school district and other entity boundary changes necessary for correct assessment and tax information. This process includes the input and review of all tax rates for the billing process. We prepare and certify the tax lists/books to the county treasurer for real, personal property, and centrally assessed. The assessor prepares all tax list correction documents for county board approval. The assessor must attend all County Board of Equalization meetings for valuation protests where information is assembled and provided. The assessor must prepare information and attend taxpayer appeal hearings before the Tax Equalization and Review Commission where we also defend the valuation. During TERC Statewide Equalization, we attend hearings if applicable to county, defend values and/or implement orders of the TERC.

There are many numerous other deadlines that the assessor must meet throughout the year. All administrative reports are prepared by the County Assessor by their due dates and will continue to be done in a timely fashion as part of Burt County's assessment plan.

## **HOMESTEAD EXEMPTIONS**

Statutes 77-3510 through 77-3528 require the County Assessor to furnish forms for persons desiring to make application for Homestead Exemption. Applications are furnished and accepted along with an income statement between the dates of February 1<sup>st</sup> and June 30<sup>th</sup> of each year. The County Assessor must approve or disapprove the applications based on conformity to law. Notices shall be sent to rejected applicants by July 31<sup>st</sup> of each year except in the case of change of ownership or occupancy from January 1<sup>st</sup> through August 15<sup>th</sup>. Notice will be sent within a reasonable time. Approved applications will be sent to the Tax Commissioner on or before August 1<sup>st</sup> of each year. The County Assessor and clerical staff will process the applications and place them on the tax roll after their approval by the State based on income.

In 2018, the County Assessor was required to print the homestead applications' along with all accompanying instructions and enclosures, which was an additional expense to their budget. Cost of paper and copier expenses was several hundred dollars that was shifted from the State to the county level. Future plans are for the homesteads to be done online, but will probably be additional work for the office, as most older citizens do not use computers. We will have to help them in the office or print up their forms and mail to them as requested.

Per section 77-3506.02, the county assessor is required to certify to the Department of Revenue the average assessed value of single-family residential property in the county and to report the computed exempt amounts pursuant to section 77-3501.01 on or before September 1<sup>st</sup> each year.

## **PERSONAL PROPERTY**

The Burt County Assessor's office will require that all taxable personal property be lawfully assessed throughout the county according to the requirements of the statutes and regulations. All schedules are to be filed by May 1<sup>st</sup> to be considered timely. From May 1 to June 30, all schedules received by the office have a 10% penalty applied. After June 30, a 25% penalty is assessed. Postcards are mailed around February 1 to remind taxpayers that it is the

beginning of personal property season. Advertisements are placed in the three county newspapers to remind taxpayers of the deadlines and to alert new personal property owners of the requirements for filing a timely schedule with the appropriate information. The taxpayer's federal income tax depreciation schedule is used as a basis for the personal property schedule. Local accountants are provided with their clients' forms when requested, which they compute and return to our office. Legislation has eliminated the 13AG's and the taxpayer's federal income tax depreciation schedule will be our only source of information in the future. We have been requiring them and have close to 95% compliance. The assessor and staff process Personal Property schedules. The new Personal Property Tax Relief Act took effect in 2016 which required more diligence in making sure schedules were filed timely to qualify for the exemption which had a maximum of \$10,000. It was also necessary to double check on filing locations.

## **REAL PROPERTY**

All real property is assessed each year as of January 1, 12:01 a.m. following the statutes. The assessment level of residential and commercial property will be set between 92-100% of actual market value. The agricultural land will be assessed at 69-75% of actual market value. Valuation notices will be sent out on or before June 1<sup>st</sup> of each year to every owner of record in which the assessed valuation changed from the previous year.

Real property is updated annually through maintenance and "pickup work". We plan to finish by the end of February, to allow time for data entry and completion of value generation. We do sales analysis with assistance of our liaison to determine what assessment actions need to be implemented. This is an ongoing study with all data available on spread-sheets in our computers. Information is updated and areas for adjustment are determined along with the information provided from the current rosters.

The mass appraisal process for valuing properties in the county mainly is performed with the cost approach and market approach. We use the costing data supplied through Vanguard Appraisals, Inc. which has been approved by the Property Assessment Division. We do a depreciation study on an annual basis to determine any actions that may need to be taken. The income approach was applied on the contracted commercial reappraisal. Our part-time appraiser will use the income approach on commercial properties as each area is reviewed. The county plans to accomplish a portion of the required six-year inspection process annually and previously was using a system of review that was similar.



Burt County had originally worked with Northeast Data on CAMA and administrative programming. With the death of the owner, we moved to MIPS/County Solutions to fill our needs. After several years, Burt County has signed a contract with Vanguard Appraisals, Inc. to handle our CAMA real estate pricing program and all administrative and report programs. We are currently using their system for all CAMA pricing and administrative reports.

Countywide zoning was adopted by the Burt County Board effective February 4, 2000. The Assessor's Office works with the zoning administrator in locating new improvements. We also let the administrator know about improvements that need to have an accompanying permit application where they have failed to file one. In 2018, the Assessor's Office worked with the zoning administrator to update and improve the zoning permit with more information that was needed by both departments. Going forward, there may be a penalty for failure to file the necessary permit.

The review process in place in Burt County consists of a physical inspection of all properties that are being revalued. If there was any question as to the accuracy of the data, the property was remeasured, confirmed, and/or corrected. Additional information was collected that is necessary for the new CAMA software. The quality and condition of the property are noted as well as any other outstanding facts. A new digital photo was taken of each parcel. With the owner's permission and accompaniment, an interior inspection was performed. If permission was denied or there was no response to our door hanger and follow-up calls, we assumed that the interior condition of the property was the same as the exterior, unless there was evidence otherwise.

REG-50-003 requires the county assessor to determine the portion to be inspected and reviewed each year to assure that all parcels of real property in the county have been inspected and reviewed no less frequently than every six years. This plan is given in more detail below.

#### LEVEL OF VALUE, QUALITY, AND UNIFORMITY FOR ASSESSMENT YEAR 2018

<u>Property Class</u>	<u>Median</u>
Residential	95.00
Commercial	100.00
Agricultural Land	73.00

The Property Assessment Division no longer includes the COD or PRD statistical measures as part of their Reports & Opinions. (COD means coefficient of dispersion and PRD means price related differential. Also, where there was not enough sales or data to determine a level on commercial it was given 100%.)

## ASSESSMENT ACTIONS PLANNED

### RESIDENTIAL

2019 – Summit Township will be reviewed for both residential and farm buildings to determine current condition and valuation. We continue to check for buildings added to parcels without benefit of building permits and report such to the zoning administrator. Summit is a larger township which includes both North Summit (21-10) with 36 sections and South Summit (20-10) with 24 sections. It is also very populated with homes and farm buildings. We will continue on with the review of the city residential with Tekamah City which is the largest jurisdiction with over 900 parcels. It may have to be continued into 2020. We will continue working on depreciation analysis and effective age studies. The COD and PRD will be examined on an annual basis to see if the quality of assessment is appropriate, and what might be done to improve these numbers on all other mapping areas. Continue to analyze for uniformity and that levels are within the acceptable ranges. We had seen an increase in the market on small rural residential tracts and did increase the home site land value and associated acres to keep up with the current market in 2017. We are continuing to see a steady rise in the market on both rural and city residential which will probably require some increases in most residential jurisdictions for 2019.

2020 - Decatur Township will be the next area that we review in the rural area. We will be checking both residential and farm buildings. We also will be working on our second largest jurisdiction, Oakland City, which has over 620 parcels. All parcels will be physically reviewed, photographed, remeasured if needed, and a possible interior inspection performed if owner available. If not, a questionnaire will be left to be filled out and returned to the office, or to set up an appointment when the reviewers can return to conduct the interior inspection.

2021 – Bell Creek Township will be reviewed for both residential and farm buildings. It is also very populated with homes and farm buildings. We will check the current condition, and as always, watch for any new structures or removal of existing ones. We will continue the city residential with completion of Oakland City if necessary and move onto the small village of Craig if time allows.

## COMMERCIAL

The commercial class of property had a complete reappraisal done in 2000 by Great Plains Appraisal Company. The pricing program that was applied was 1999 and all data was entered in the new CAMA 2000 system. Market, income, and cost approach were all applied in valuing the commercial class. In 2010, All commercial data was moved to the windows version of CAMA 2000 along with the implementation of newer pricing. Jeff Quist has been assisting the office with an updated sales analysis and depreciation study. The Tekamah commercial was revalued using the new MIPS 2 CAMA system for 2014. The COD and PRD will be examined to address the quality of the assessments and their uniformity for all the towns and rural commercial. MIPS 2 CAMA has been replaced by Vanguard Appraisals and all data has been moved to the new system. Review has begun and is ongoing at this time by the office staff. Jeff Quist, our part-time staff appraiser, has used the new pricing since it was installed in 2016 and has established market factors and depreciation.

2019 – Most of the commercial in the towns had been reviewed and placed in MIPS 2 but we are now basically starting over with Vanguard. It was decided for 2018 to implement the reappraisal of the following occupancy codes: grocery stores, convenience stores, storage units, industrial and heavy manufacturing, and warehouse storage. These were some of the larger and more active commercial entities within the county. The county also always completes any and all pick-up and permit work for that year. We will continue to monitor the COD and PRD to see if we are improving our quality of assessments. Our smaller communities have such a wide variance in commercial sales; we may never be able to achieve really tight numbers. Our liaison, along with the Department of Revenue – Property Assessment Division, is working to compile more commercial data that may help the smaller counties have more information to determine our levels of value and be able to compare our sales with other counties. We hope to get some new insight and assistance from Vanguard Appraisal and their appraisal staff as well.

2020 – We will continue the review of the commercial properties in the county by doing the downtown main streets in all 5 towns. Vanguard has models that actually represent the typical downtown store that you see in the Midwest. We will look closely at our occupancy codes as uses have changed on older buildings on our main streets and throughout our commercial classifications. We have been changing some over the last few years to residential even as people have bought for personal uses such as storage. We will also conduct another study on vacant lots if any sales are available.

2021 - We will continue with the review of the rural commercial and look at all land associated with those commercial properties. Sales information is very scarce on vacant commercial land in the rural area. Sales continue to be limited, making it difficult to establish a level of value on the commercial. We continue to study what we have. The State's review of both our statistics and our assessment practices support that we are within the acceptable parameters and therefore equalized.

## AGRICULTURAL

Burt County will study the market of the agricultural class on the required 3-year sale period each year. Based on that study, values will be set for land valuation groups to keep the level of assessment at an acceptable level by statute. The new level has been implemented as changed by the Legislature in 2006. Burt County currently has implemented two market areas and will continue to monitor the market activity to be assured that the market areas are needed. Market areas were adjusted in 2006 with Logan and Everett Townships being moved from Area 2 to Area 1 as their sales showed it was needed. We will continue to review and locate sales of Solomon and Luton soils in Map Area 2 as it is becoming a problem on the west side of the county as well as on the east. We have adjusted both dry and irrigated acres within these soil types. It is classified as 3A1 and 3D1 which falls in with some of the Monona and Moody that are bringing higher prices on the market. We have separated our Solomon and Luton and call them "gumbo" in our current computer pricing program. The problem is in finding enough sales to verify value as it is not very desirable and there are not a lot of sales. The value on these soils is no longer comparable with the Monona and Moody when it comes to sale but has shown an increase in value over the last few years.

We are implementing wetland reserve pricing on the acres that have been converted and verified as such with the Farm Service Agency. We were originally told that there could be as many as 3,000 acres with the wetland reserve easement. With additional acres still being added, we now have over 5,845 acres that have been converted. This land is actually no longer considered ag land once it is implemented and goes on at 100% of market as determined by the Tax Equalization and Review Commission.

In 2010, we implemented the new numeric identifiers from the Natural Resource Conservation Service on our soil surveys. The new numeric system combined several mapping symbols for similar soils, reducing the total number of soils and creating more uniformity across the state. We have reviewed all of our soil maps for any changes, especially along the county's boundaries where changes were made to blend soil types. The Natural Resource Conservation Service did not

publish a book this time. We implemented a new GIS system to be able to obtain the 2008 soil maps and to assist in determining acres of each soil type on individual parcels. We started with the areas that had experienced changes in classification first as those changes had to be completed for the 2010 tax year. Completion of the total GIS project was in 2015 with some additional layers to be added. Lower Elkhorn Natural Resource District assisted in the completion of the land use phase as they needed it in determining the number of irrigated acres currently in Burt County. We have had our land maps and administrative information on a website since 2014 and it is being hosted and maintained by GIS Workshop.

2019 – Besides continuing the study of all agricultural sales on the required 3- year sale period, we still continue to monitor flood damaged land. We had over 4,300 acres of ag land that was adjusted in 2012 due to the damages incurred during the flood of 2011. Some was lowered to 4A, 4D, 4G, or even down to waste. We will need to keep in contact with the individual landowners or ag producers to see how the land is responding to their efforts to return it to its former productivity. We have requested their most current FSA Farm Summary Reports (Form 578) every few years to see how it compares with the previous years. They will have to let us know of continuing issues with problem areas so we can address them. We have many parcels covered with deep enough sand that they may never be farmed again. We will also monitor these parcels. We will track any sales that occur on these damaged parcels to see if we can better determine the current market value. We will also physically inspect and review the ag land for changes as we do our annual one-sixth of the county this year. The values were not raised in 2017 as the agricultural land fell within the 69% - 75% level of value with the current market. In 2018, Map area 2 was lowered about 9-10% on the higher LVG's to bring it to 69 to 75% of market. Map area 1 was not changed as it was still falling between 69% and 75% of market. For 2019, our studies may indicate that both will need lowered if the trend continues. We will continue to monitor the sales to see if the value stays steady or goes up or down.

2020 – Review data from the GIS program now that the land use is complete along with the new and updated aerial maps from 2015-2016. We may still request new farm summary reports from ag land owners if we have any questions that cannot be determined from our GIS system. All those individuals will be contacted about providing us with that information. We need to be watching for land to be removed from CRP with contracts coming up for renewal. We will continue to monitor sales in the northwest corner of the county to see if an additional market area needs to be implemented. We have even considered moving all of the county back into one map area if sales would indicate it was possible. We will be collecting and studying all sales data we

can find on wetland reserve acres to establish its current value. We will continue to study the market of the agricultural class on the required 3-year sale period each year. Based on that study, values are set for land valuation groups to keep the level of assessment at an acceptable level by statute.

2021 – Review all information that we have been able to obtain on land in the CRP program. Implement a study on the available sales data to determine how CRP land compares to both dryland and grassland sales. CRP payments were increased in 2015-2016 to try and encourage farmers to put acres into the program. We have been told that new acres have been allocated to CRP as well. We hope to be able to use our new GIS system maps to assist in updating areas that were affected by the flooding and seeing if they are being renovated and put back into full farming capabilities. Continue to study the market of the agricultural class on the required 3-year sale period each year. Based on that study, values are set for land valuation groups to keep the level of assessment at an acceptable level by statute.

All school land was valued according to soil and use for 2018. Current soil survey is dated 2008 and is required by the Nebraska Department of Revenue, Property Assessment Division. All school land was updated with the new soil survey and numeric designations. The school land will be updated in 2018 when the new soil survey is implemented on all other agricultural parcels. Counties have expressed concerns about the Natural Resources Conservation Service changing soil classifications on a yearly basis even if it may only affect several counties each year. Their website may be showing different soil symbols than what the county is currently using.

New aerial photos were taken of the rural properties by GIS Workshop for use in 2015. They were used to assist in the review of the rural properties as well as a physical inspection of the parcel. Plans have been completed to review two to three townships a year for the next six years. All outbuildings have been measured again, and their condition verified. Each home has been physically inspected or a detailed questionnaire was left for completion. We will be implementing the Vanguard CAMA software during this review and are monitoring the market activity to ensure that the quality and level of assessment are uniform. We are continuing on with our 6-year review cycle of rural land, residences, and outbuildings. We would like to look at Pictometry in the near future as our obliques are due to be flown again. At this time, no money has been budgeted for this project.

Small tracts continue to be a concern in our sales study. Buyers purchase as much as 20-40 acres to build a home in the country. A home may be located on 1-2 acres but the remainder acres are used as farmland. Some are grazing cattle or allowing the nearest neighbor to farm along with his operation. New

legislative statute LB 777 clarified the definition of agricultural and horticultural land versus land associated with a building or enclosed structure. This legislation was needed to support our procedure for valuing these properties. We had raised our home site value to 14,000 and our building site value to 2,500 for 2008. As we reviewed and studied our rural sales, we found we needed to adjust the building site value from the 3,500 established for 2010 to 4,000 in 2013. We left our home and building sites at their current value for 2016. Recent sales on small tracts indicated that our home sites needed to be raised to 18,000 for 2017. We also had to raise the farm site acres from 4,000 to 5,000 to get our level of value between 92% - 100% of market on rural residential. Without this adjustment, our rural residential had fallen to 87% of market. This may need to be adjusted again as we see the market on an upswing again in both the rural and city.

### **SALES REVIEW**

Effective January 1, 2009, the prescribed Real Estate Transfer Statement (Form 521) will become a single part form, rather than a multi-part form. The register of deeds shall forward the completed statement to the county assessor. The assessor shall process the statement and submit the original single part Real Estate Transfer Statement to the Department of Revenue according to the instructions of the Property Tax Administrator. See *Neb. Rev. Stat. §76-214*.

The County Assessor shall forward the completed "original" single part Form 521 to the Tax Commissioner on or before the fifteenth of the second month following the month the deed was recorded. This data is to be provided to the Property Assessment Division electronically in 2011 and the county is currently doing so. The office makes every effort to file them as timely as possible. Two full-time employees help with the completion of the 521's and filling out of the supplemental sheets after the review of all transfer statements by the assessor. Verification of all sales is done primarily with a questionnaire that is mailed first to the seller. If additional information is needed, we may call whoever might be able to provide that information. All sales are reviewed with the property card out in the field to see if any major improvements or changes have occurred. A new photo is taken at that time. The office maintains sales books for residential, commercial, small tracts, and farms. All agricultural sales are maintained on a spreadsheet to allow for setting value according to market. The sales review process will continue to be a part of the assessment plan with sales being disallowed as non-qualified based on statutes.

## **CONCLUSION**

The office will continue to do studies annually to determine if values are within range and determine what type of revaluations are needed. We hope to be able to complete the above-mentioned projects for better assessment and data control in the office. The end result should create better efficiency and improved assessment and appraisal practices. It is important that we follow these requirements set forth by law and the Department of Revenue, Property Assessment Division, to prove to the State and our taxpayers that the assessment in our county is being done well.

This process will be accomplished with the current requested amount of \$301,555 for our combined general and appraisal budget in 2018-2019.

I attest this to be true and accurate to the best of my knowledge and ability.

Joni L. Renshaw  
Burt County Assessor

6/15/18



## Burt County Assessor's Office

111 N 13<sup>th</sup> Street, Suite 10  
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Phone: (402) 374-2926 Fax: (402) 374-2956

Joni L. Renshaw	Jeanice Bowers	Rebeca Varga	Jeff Quist	Jay Johnson	Jan Rasmussen
County Assessor	Deputy Assessor	Clerk	Appraiser	Reviewer	Clerk/Reviewer

February 26, 2019

Dear Ms. Sorensen:

Concerning Burt County being a county needing special valuation procedures. Please see below for our current methodology concerning the parcels where applications have been made for special value.

### ***Burt County Special Valuation Methodology:***

- *Due to the applications of a few taxpayers, Burt County has implemented a special valuation process.*
- *This is reported on lines 43 and 44 of Form 45 of the County Abstract of Assessment for Real Property.*
- *The market analysis that has been performed over the past years has not demonstrated that there are consistently measureable non-agricultural influences in the Burt County market.*
- *In my opinion, the valuations that have been prepared for the agricultural land in Burt County do not reflect any non-agricultural influence. As a result, the special valuation process that is in place in Burt County has identical values for special value and recapture value.*
- *This is demonstrated in the county's Abstract on lines 43 and 44 of Form 45.*

I hope this explanation of the situation in Burt County and our methodology will suffice. If you need anything further, please contact me.

Sincerely,

Joni L. Renshaw  
Burt County Assessor