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DEPARTMENT OF REVENUE

**2025 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

BUTLER COUNTY



April 7, 2025

Jim Pillen, Governor

Commissioner Hotz :

The 2025 Reports and Opinions of the Property Tax Administrator have been compiled for Butler 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 Butler 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,

Sarah Scott
Property Tax Administrator
402-471-5962

cc: Vickie Donoghue, Butler County Assessor

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Introduction

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

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

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

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

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

Statistical Analysis:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Analysis of Assessment Practices:

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

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

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

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

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

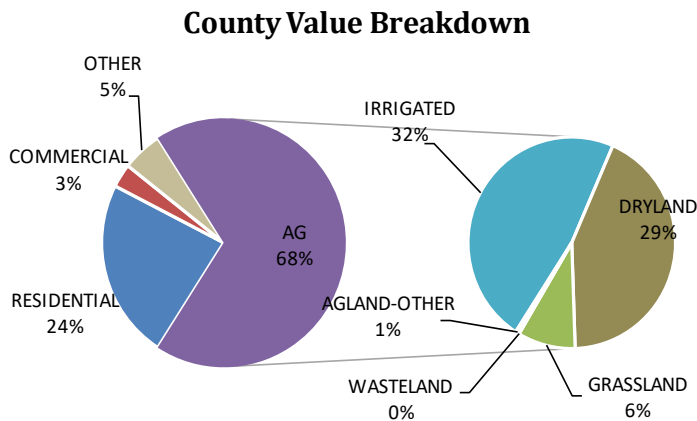
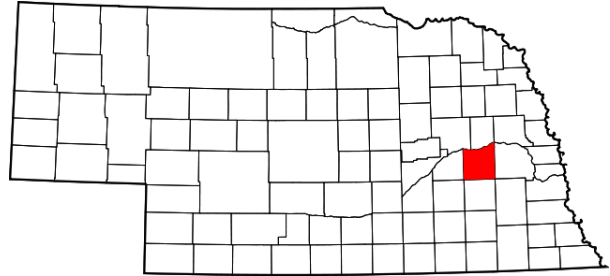
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors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

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

**Further information may be found in Exhibit 94*

County Overview

With a total area of 585 square miles, Butler County has 8459 residents, per the Census Bureau Quick Facts for 2023, a 1%, population increase from the 2020 U.S. Census. Reports indicate that 80% of county residents are homeowners and 90% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$159,053 (2024 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



2024 Certificate of Taxes Levied

NE Dept. of Revenue, Research Division 2024

CITY POPULATION CHANGE			
	2014	2024	Change
ABIE	69	65	-5.8%
BELLWOOD	435	407	-6.4%
BRAINARD	332	336	1.2%
BRUNO	99	95	-4.0%
DAVID CITY	2,913	2,999	3.0%
DWIGHT	204	229	12.3%
GARRISON	54	55	1.9%
LINWOOD	88	94	6.8%
OCTAVIA	127	107	-15.7%
RISING CITY	374	356	-4.8%
SURPRISE	43	37	-14.0%
ULYSSES	171	196	14.6%

Most of the commercial properties in Butler County are disbursed around the county but convene in and around David City. According to the latest information available from the U.S. Census Bureau, there are 221 employer establishments with total employment of 1864, a 9% decrease.

An overwhelming majority of Butler County's valuation base is attributed to agricultural land. A mix of dry and irrigated land makes up most of the land in the county. Butler County is included in the Lower Platte North, Upper Big Blue, and Lower Platte South Natural Resources Districts (NRD). Butler County has a robust market for poultry. In value of sales by commodity group, Butler County ranks first in milk from cows and sixth in poultry and eggs (USDA AgCensus).

2025 Residential Correlation for Butler County

Assessment Practices & Actions

The Department of Revenue, Property Assessment Division (Division) annually conducts a comprehensive review of assessment practices in each county. The review examines the integrity of the sales data provided to the Division for its ratio studies, as well as the more subjective aspects of the assessment process. The portions of the review that most significantly influence determinations of assessment quality are described herein, along with the assessment actions taken by the county assessor in the current assessment year.

The sales qualification and verification processes were reviewed to determine if all arm's-length transactions are used. The county assessor and staff continue to review all sales with a documentary stamp tax. A questionnaire is mailed to each property sold and an attempt is made to complete an on-site review of all sold parcels. The usability rate of qualified sales in Butler County is near the state average range. A review of the documentation of the non-qualified sales appears to be adequate and all arm's-length sales are available for measurement.

There are eight valuation groups defined in the residential class. Butler County has various lake properties identified in Valuation Group 1. The City of David City is the largest populated community and the county seat. Many of the small villages with similar economic influences are grouped together into Valuation Group 6.

The county assessor is current with the six-year inspection and review cycle. The county assessor completes an onsite review of all residential properties on a four-year rotation cycle.

The Butler County Assessor has a written valuation methodology on file.

2025 Residential Assessment Details for Butler County						
Valuation Group	Assessor Locations within Valuation Group	Depreciation Table Year	Costing Year	Lot Value Study Year	Last Inspection Year(s)	Description of Assessment Actions for Current Year
1	Lakes	2023	2022	2021-2022	2021-2022	adjusted economic depreciation
2	David City	2023	2022	*2024	2022	adjusted economic depreciation
3	Acreages & Rural Subdivisions	2023	2022	2021- *2024	2021- *2024	adjusted economic depreciation
4	Rising City	2023	2022	*2024	2023	adjusted economic depreciation
6	Small Towns	2023	2022	*2024	2021- *2024	adjusted economic depreciation
7	Dwight	2023	2022	*2024	2023	adjusted economic depreciation
8	Brainard	2023	2022	*2024	2023	adjusted economic depreciation
9	Bellwood	2023	2022	*2024	2021	
<u>Additional comments:</u> The inspection cycle included the towns of Abie, Bruno and Linwood. New photos are taken of the dwelling/buildings and any physical characteristics changes are documented. Along with economic adjustments, the county adjusted the R2 remodeling factor 10%. Pick-up work completed.						
* = assessment action for current year						

2025 Residential Correlation for Butler County

Description of Analysis

The residential statistical profile represents all valuation groups within the county. The median is the only measure of central tendency within the acceptable range; although the weighted mean and mean are low, they support a level of value near the low end of the acceptable range. The COD and PRD are within the recommended parameters. Each valuation group is also within the acceptable range.

The 2025 County Abstract of Assessment for Real Property Form 45 Compared to the 2024 Certificate of Taxes Levied Report (CTL) confirms the assessment actions as reported by the county assessor and supports that valuation adjustments have been equitably applied to sold and unsold parcels.

Equalization and Quality of Assessment

A review of the statistics and the assessment practices indicate the assessments are uniform and proportionated across the residential class. The same appraisal techniques are used throughout the class and values are at an acceptable level of value. The quality of assessment of the residential class complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	15	92.16	88.62	87.41	13.76	101.38
2	76	93.05	92.16	92.70	13.43	99.42
3	35	92.18	87.94	87.52	11.41	100.48
4	13	92.46	90.28	86.49	15.28	104.38
6	12	95.34	95.06	90.80	11.38	104.69
7	8	92.87	90.26	86.68	10.41	104.13
8	10	94.36	89.71	91.29	12.95	98.27
9	23	93.19	91.86	89.83	12.67	102.26
____ALL____	192	92.69	90.93	89.88	12.95	101.17

Level of Value

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

2025 Commercial Correlation for Butler County

Assessment Practices & Actions

The Department of Revenue, Property Assessment Division (Division) annually conducts a comprehensive review of assessment practices in each county. The review examines the integrity of the sales data provided to the Division for its ratio studies, as well as the more subjective aspects of the assessment process. The portions of the review that most significantly influence determinations of assessment quality are described herein, along with the assessment actions taken by the county assessor in the current assessment year.

The sales qualification and verification processes were reviewed to determine if all arm's-length transactions are used. The sales usability rate for the commercial class is near the statewide average. The county assessor provides documented reasons for all sales that are disqualified. A review of the documentation of the non-qualified sales indicates that all arm's length transactions have been made available for measurement purposes.

The valuation groups are currently stratified into two groups. The county assessor analyzes all the commercial parcels within David City limits as one valuation group and the remainder of the county as the other valuation group. The lack of economic differences outside the county seat of David City justifies the second valuation group of all the small towns.

2025 Commercial Assessment Details for Butler County						
Valuation Group	Assessor Locations within Valuation Group	Depreciation Table Year	Costing Year	Lot Value Study Year	Last Inspection Year(s)	Description of Assessment Actions for Current Year
11	Outside David City	2019	2019	2018-2022	2020- *2024	Adjusted economic depreciation
12	David City	2019	2019	2022	2022	
Additional comments: The inspection cycle included the towns of Abie, Bruno and Linwood. Also rural commercial properties in GEO codes 2989 (Richardson), 2941 (Center) 2943 (Oak Creek) and 2991 (Plum Creek). New photos are taken of the improvements and any physical characteristics changes are documented. Pick-up work completed.						
* = assessment action for current year						

Description of Analysis

Review of the statistical profile indicates that the median measure of central tendency is the only measure within the acceptable range. weighted mean and mean which are below the acceptable range, however the COD supports median as the measure of central tendency, and the PRD supports equity in the commercial class.

The 2025 County Abstract of Assessment for Real Property Form 45 Compared to the 2024 Certificate of Taxes Levied Report (CTL) confirms the assessment actions as reported by the county assessor.

2025 Commercial Correlation for Butler County

Equalization and Quality of Assessment

A review of the statistics with sufficient sales along with all other information, and the assessment practices suggest the assessments within the county are valued within the acceptable range and therefore are equalized. The quality of assessment of the commercial class of property complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
11	8	93.29	90.30	78.44	12.33	115.12
12	14	93.45	89.40	89.37	11.20	100.03
____ALL____	22	93.29	89.73	87.28	11.62	102.81

Level of Value

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

2025 Agricultural Correlation for Butler County

Assessment Practices & Actions

The Department of Revenue, Property Assessment Division (Division) annually conducts a comprehensive review of assessment practices in each county. The review examines the integrity of the sales data provided to the Division for its ratio studies, as well as the more subjective aspects of the assessment process. The portions of the review that most significantly influence determinations of assessment quality are described herein, along with the assessment actions taken by the county assessor in the current assessment year.

The sales qualification and verification processes were reviewed to determine if all arm 's-length transactions are used. The county assessor and staff continue to review all sales with a documentary stamp tax. A questionnaire is mailed to each property sold and an attempt is made to complete an on-site review of all sold parcels. The usability rate of qualified sales in Butler County is near the state average range. A review of the documentation of the non-qualified sales appears to be adequate and all arm 's-length sales are available for measurement.

The land use is reviewed and updated on a rotating cycle utilizing aerial imagery and NRD records. A review of the properties enrolled in the Conservation reserve Program (CRP) and Wetlands Reserve Program (WRP) are completed each year. Intensive use is identified for all agricultural parcels and is identified as a subclass of livestock facilities.

The county assessor is current with the six-year inspection and review cycle. The county assessor completes an onsite review of all agricultural properties on a four-year rotation cycle.

2025 Agricultural Assessment Details for Butler County						
		Depreciation Tables Year	Costing Year	Lot Value Study Year	Last Inspection Year(s)	Description of Assessment Actions for Current Year
AG OB	Agricultural outbuildings	2023	2022	*2024	2020- *2024	Based on the review process, adjustments were made to costing, condition and depreciation of improvements if necessary
AB DW	Agricultural dwellings	2023	2022	*2024	2020- *2024	Adjusted economic depreciation
<u>Additional comments:</u> Inspection and review included GEO codes 2989 (Richardson), 2941 (Center, 2943 (Oak Creek) and 2991 (Plum Creek) New photos are taken of the improvements and physical characteristics changes are documented. Pick-up work completed.						
* = assessment action for current year						

2025 Agricultural Correlation for Butler County

Market Area	Description of Unique Characteristics	Land Use Reviewed Year	Description of Assessment Actions for Current Year
1	One market area maintained in Butler County	2020-*2024	Increase irrigated land 21%, dryland varied increases of 22-49%, and grass increased 18%
Additional comments: Inspection and review included GEO codes 2989 (Richardson), 2941 (Center), 2943 (Oak Creek) and 2991 (Plum Creek) Pick-up work completed. * = assessment action for current year			

Description of Analysis

The statistical profile indicates that all three measures of central tendency are within the acceptable range, supporting the median as an indication of the level of value. The COD is supportive of the use of the median as the indicated level of value.

Review of the 80% Majority Land Use (MLU) substrata shows irrigated and dry to be within the acceptable range; however, there are five grass sales with a median of 41%. The county assessor did increase grass values 18% for the 2025 assessment year. The values in Butler County grass are the highest in the area. Comparison of the surrounding counties utilizing the Average Acre Comparison chart indicates that Butler County grass values are 11% to 46% higher than surrounding counties. In the appendix of this report is a what-if statistic that would bring the grass sales to a median of 72%, this would require a 76% increase. The average acre value for Butler County would then be \$5,736 and would be nearly double the value of adjoining counties causing more disparity with adjoining counties. Based on the analysis, a non-binding recommendation for grassland is not recommended.

The 2025 County Abstract of Assessment for Real Property Form 45 Compared to the 2024 Certificate of Taxes Levied Report (CTL) confirms the assessment actions as reported by the county assessor.

Equalization and Quality of Assessment

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

2025 Agricultural Correlation for Butler County

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
____Irrigated____						
County	29	72.15	76.72	72.06	18.41	106.47
1	29	72.15	76.72	72.06	18.41	106.47
____Dry____						
County	29	72.34	75.23	74.27	17.58	101.29
1	29	72.34	75.23	74.27	17.58	101.29
____Grass____						
County	5	40.65	41.07	39.01	14.05	105.28
1	5	40.65	41.07	39.01	14.05	105.28
____ALL____	77	70.29	72.86	70.43	19.79	103.45

Level of Value

Based on analysis of all available information, the level of value of agricultural property in Butler County is 70%

2025 Opinions of the Property Tax Administrator for Butler County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	93	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	93	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	70	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 7th day of April, 2025.



A handwritten signature in black ink, appearing to read "Sarah Scott", written over a horizontal line.

Sarah Scott
Property Tax Administrator

APPENDICES

2025 Commission Summary

for Butler County

Residential Real Property - Current

Number of Sales	192	Median	92.69
Total Sales Price	\$38,728,311	Mean	90.93
Total Adj. Sales Price	\$38,728,311	Wgt. Mean	89.88
Total Assessed Value	\$34,808,645	Average Assessed Value of the Base	\$129,257
Avg. Adj. Sales Price	\$201,710	Avg. Assessed Value	\$181,295

Confidence Interval - Current

95% Median C.I	90.01 to 95.08
95% Wgt. Mean C.I	87.57 to 92.19
95% Mean C.I	88.78 to 93.08
% of Value of the Class of all Real Property Value in the County	16.88
% of Records Sold in the Study Period	4.63
% of Value Sold in the Study Period	6.49

Residential Real Property - History

Year	Number of Sales	LOV	Median
2024	214	94	92.20
2023	224	94	93.53
2022	212	93	92.72
2021	190	93	93.09

2025 Commission Summary for Butler County

Commercial Real Property - Current

Number of Sales	22	Median	93.29
Total Sales Price	\$2,925,500	Mean	89.73
Total Adj. Sales Price	\$2,925,500	Wgt. Mean	87.28
Total Assessed Value	\$2,553,275	Average Assessed Value of the Base	\$201,505
Avg. Adj. Sales Price	\$132,977	Avg. Assessed Value	\$116,058

Confidence Interval - Current

95% Median C.I	81.73 to 99.01
95% Wgt. Mean C.I	78.78 to 95.78
95% Mean C.I	83.66 to 95.80
% of Value of the Class of all Real Property Value in the County	2.63
% of Records Sold in the Study Period	5.30
% of Value Sold in the Study Period	3.05

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2024	20	100	94.16
2023	17	100	98.50
2022	17	100	95.20
2021	19	95	95.10

12 Butler
RESIDENTIAL

PAD 2025 R&O Statistics (Using 2025 Values)

Qualified

Date Range: 10/1/2022 To 9/30/2024 Posted on: 1/31/2025

Number of Sales : 192
 Total Sales Price : 38,728,311
 Total Adj. Sales Price : 38,728,311
 Total Assessed Value : 34,808,645
 Avg. Adj. Sales Price : 201,710
 Avg. Assessed Value : 181,295

MEDIAN : 93
 WGT. MEAN : 90
 MEAN : 91
 COD : 12.95
 PRD : 101.17

COV : 16.73
 STD : 15.21
 Avg. Abs. Dev : 12.00
 MAX Sales Ratio : 132.26
 MIN Sales Ratio : 48.25

95% Median C.I. : 90.01 to 95.08
 95% Wgt. Mean C.I. : 87.57 to 92.19
 95% Mean C.I. : 88.78 to 93.08

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-22 To 31-DEC-22	21	96.33	89.51	89.44	14.18	100.08	58.98	112.86	76.37 to 100.96	237,982	212,847
01-JAN-23 To 31-MAR-23	14	99.73	97.63	96.17	06.97	101.52	74.55	115.79	90.12 to 105.11	172,036	165,443
01-APR-23 To 30-JUN-23	28	92.83	92.57	93.37	11.11	99.14	66.47	114.69	85.62 to 99.16	196,916	183,856
01-JUL-23 To 30-SEP-23	34	94.70	94.75	90.63	11.80	104.55	70.43	124.87	86.71 to 102.23	168,849	153,033
01-OCT-23 To 31-DEC-23	16	96.32	92.07	87.00	14.67	105.83	56.32	132.26	75.04 to 105.20	164,563	143,163
01-JAN-24 To 31-MAR-24	25	95.04	93.51	93.44	10.25	100.07	70.49	126.54	89.34 to 99.21	199,196	186,137
01-APR-24 To 30-JUN-24	25	84.91	85.78	87.94	13.18	97.54	51.55	124.88	78.43 to 92.44	230,640	202,830
01-JUL-24 To 30-SEP-24	29	84.68	84.22	84.57	15.21	99.59	48.25	121.50	76.12 to 93.08	230,648	195,061
<u>Study Yrs</u>											
01-OCT-22 To 30-SEP-23	97	96.12	93.40	91.84	11.57	101.70	58.98	124.87	92.19 to 98.24	192,378	176,671
01-OCT-23 To 30-SEP-24	95	90.32	88.40	88.06	13.78	100.39	48.25	132.26	84.68 to 93.02	211,239	186,016
<u>Calendar Yrs</u>											
01-JAN-23 To 31-DEC-23	92	96.15	94.06	91.79	11.50	102.47	56.32	132.26	92.19 to 97.54	177,130	162,586
<u>ALL</u>	192	92.69	90.93	89.88	12.95	101.17	48.25	132.26	90.01 to 95.08	201,710	181,295

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	15	92.16	88.62	87.41	13.76	101.38	51.55	109.23	76.64 to 100.96	193,363	169,018
2	76	93.05	92.16	92.70	13.43	99.42	48.25	132.26	88.34 to 97.54	199,673	185,088
3	35	92.18	87.94	87.52	11.41	100.48	56.32	112.86	80.77 to 93.70	336,631	294,630
4	13	92.46	90.28	86.49	15.28	104.38	70.43	117.70	74.55 to 101.28	126,292	109,233
6	12	95.34	95.06	90.80	11.38	104.69	68.23	120.20	83.67 to 105.61	84,421	76,658
7	8	92.87	90.26	86.68	10.41	104.13	70.49	105.20	70.49 to 105.20	201,813	174,926
8	10	94.36	89.71	91.29	12.95	98.27	50.31	107.47	74.82 to 105.24	151,300	138,117
9	23	93.19	91.86	89.83	12.67	102.26	67.86	124.87	83.59 to 96.96	134,272	120,613
<u>ALL</u>	192	92.69	90.93	89.88	12.95	101.17	48.25	132.26	90.01 to 95.08	201,710	181,295

12 Butler
RESIDENTIAL

PAD 2025 R&O Statistics (Using 2025 Values)

Qualified

Date Range: 10/1/2022 To 9/30/2024 Posted on: 1/31/2025

Number of Sales : 192
 Total Sales Price : 38,728,311
 Total Adj. Sales Price : 38,728,311
 Total Assessed Value : 34,808,645
 Avg. Adj. Sales Price : 201,710
 Avg. Assessed Value : 181,295

MEDIAN : 93
 WGT. MEAN : 90
 MEAN : 91
 COD : 12.95
 PRD : 101.17

COV : 16.73
 STD : 15.21
 Avg. Abs. Dev : 12.00
 MAX Sales Ratio : 132.26
 MIN Sales Ratio : 48.25

95% Median C.I. : 90.01 to 95.08
 95% Wgt. Mean C.I. : 87.57 to 92.19
 95% Mean C.I. : 88.78 to 93.08

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	181	92.69	91.04	90.00	12.81	101.16	48.25	132.26	89.65 to 95.08	202,861	182,577
06	11	92.69	89.14	87.65	15.27	101.70	51.55	109.23	58.32 to 107.14	182,773	160,201
07											
____ALL____	192	92.69	90.93	89.88	12.95	101.17	48.25	132.26	90.01 to 95.08	201,710	181,295

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
____Low \$ Ranges____											
Less Than 5,000											
Less Than 15,000	1	117.00	117.00	117.00	00.00	100.00	117.00	117.00	N/A	10,000	11,700
Less Than 30,000	4	101.07	103.70	101.36	06.88	102.31	95.64	117.00	N/A	20,750	21,031
____Ranges Excl. Low \$____											
Greater Than 4,999	192	92.69	90.93	89.88	12.95	101.17	48.25	132.26	90.01 to 95.08	201,710	181,295
Greater Than 14,999	191	92.69	90.79	89.87	12.87	101.02	48.25	132.26	90.01 to 95.04	202,714	182,183
Greater Than 29,999	188	92.45	90.66	89.85	13.00	100.90	48.25	132.26	89.94 to 94.49	205,560	184,705
____Incremental Ranges____											
0 TO 4,999											
5,000 TO 14,999	1	117.00	117.00	117.00	00.00	100.00	117.00	117.00	N/A	10,000	11,700
15,000 TO 29,999	3	97.85	99.26	99.21	02.94	100.05	95.64	104.29	N/A	24,333	24,142
30,000 TO 59,999	10	113.89	110.40	111.34	10.33	99.16	72.10	132.26	99.33 to 124.87	47,705	53,114
60,000 TO 99,999	18	98.76	95.49	95.95	12.77	99.52	68.23	126.54	83.28 to 107.47	77,142	74,021
100,000 TO 149,999	38	87.78	86.22	86.31	13.92	99.90	48.25	114.69	78.43 to 95.04	126,882	109,517
150,000 TO 249,999	62	92.53	90.20	90.85	11.81	99.28	59.73	124.88	85.62 to 96.33	184,953	168,029
250,000 TO 499,999	57	91.88	89.46	89.78	11.67	99.64	56.32	121.50	84.91 to 95.08	328,090	294,550
500,000 TO 999,999	3	92.18	84.23	83.36	08.99	101.04	67.82	92.69	N/A	596,667	497,410
1,000,000 +											
____ALL____	192	92.69	90.93	89.88	12.95	101.17	48.25	132.26	90.01 to 95.08	201,710	181,295

12 Butler
COMMERCIAL

PAD 2025 R&O Statistics (Using 2025 Values)

Qualified

Date Range: 10/1/2021 To 9/30/2024 Posted on: 1/31/2025

Number of Sales : 22	MEDIAN : 93	COV : 15.26	95% Median C.I. : 81.73 to 99.01
Total Sales Price : 2,925,500	WGT. MEAN : 87	STD : 13.69	95% Wgt. Mean C.I. : 78.78 to 95.78
Total Adj. Sales Price : 2,925,500	MEAN : 90	Avg. Abs. Dev : 10.84	95% Mean C.I. : 83.66 to 95.80
Total Assessed Value : 2,553,275			
Avg. Adj. Sales Price : 132,977	COD : 11.62	MAX Sales Ratio : 109.62	
Avg. Assessed Value : 116,058	PRD : 102.81	MIN Sales Ratio : 64.23	

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-21 To 31-DEC-21	3	98.50	91.11	80.04	09.96	113.83	72.71	102.13	N/A	104,000	83,243
01-JAN-22 To 31-MAR-22	2	85.28	85.28	71.45	17.26	119.36	70.56	100.00	N/A	90,250	64,488
01-APR-22 To 30-JUN-22	3	98.03	97.49	97.91	01.21	99.57	95.44	99.01	N/A	190,000	186,028
01-JUL-22 To 30-SEP-22	1	65.69	65.69	65.69	00.00	100.00	65.69	65.69	N/A	260,000	170,800
01-OCT-22 To 31-DEC-22	2	87.97	87.97	88.96	01.69	98.89	86.48	89.46	N/A	180,000	160,135
01-JAN-23 To 31-MAR-23	2	92.02	92.02	92.62	05.29	99.35	87.15	96.89	N/A	89,000	82,433
01-APR-23 To 30-JUN-23	1	99.25	99.25	99.25	00.00	100.00	99.25	99.25	N/A	165,000	163,770
01-JUL-23 To 30-SEP-23	2	99.82	99.82	96.14	09.83	103.83	90.01	109.62	N/A	40,000	38,455
01-OCT-23 To 31-DEC-23											
01-JAN-24 To 31-MAR-24	1	97.87	97.87	97.87	00.00	100.00	97.87	97.87	N/A	150,000	146,810
01-APR-24 To 30-JUN-24	3	81.73	85.16	91.81	18.48	92.76	64.23	109.53	N/A	150,000	137,712
01-JUL-24 To 30-SEP-24	2	79.87	79.87	72.69	14.11	109.88	68.60	91.13	N/A	110,000	79,963
<u>Study Yrs</u>											
01-OCT-21 To 30-SEP-22	9	98.03	89.12	83.75	10.79	106.41	65.69	102.13	70.56 to 100.00	146,944	123,066
01-OCT-22 To 30-SEP-23	7	90.01	94.12	92.70	06.78	101.53	86.48	109.62	86.48 to 109.62	111,857	103,688
01-OCT-23 To 30-SEP-24	6	86.43	85.52	87.79	16.20	97.41	64.23	109.53	64.23 to 109.53	136,667	119,978
<u>Calendar Yrs</u>											
01-JAN-22 To 31-DEC-22	8	92.45	88.08	85.96	10.86	102.47	65.69	100.00	65.69 to 100.00	171,313	147,266
01-JAN-23 To 31-DEC-23	5	96.89	96.58	95.87	06.54	100.74	87.15	109.62	N/A	84,600	81,109
<u>ALL</u>	22	93.29	89.73	87.28	11.62	102.81	64.23	109.62	81.73 to 99.01	132,977	116,058

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
11	8	93.29	90.30	78.44	12.33	115.12	64.23	109.62	64.23 to 109.62	70,063	54,954
12	14	93.45	89.40	89.37	11.20	100.03	65.69	109.53	70.56 to 99.01	168,929	150,975
<u>ALL</u>	22	93.29	89.73	87.28	11.62	102.81	64.23	109.62	81.73 to 99.01	132,977	116,058

12 Butler
COMMERCIAL

PAD 2025 R&O Statistics (Using 2025 Values)
Qualified
Date Range: 10/1/2021 To 9/30/2024 Posted on: 1/31/2025

Number of Sales : 22	MEDIAN : 93	COV : 15.26	95% Median C.I. : 81.73 to 99.01
Total Sales Price : 2,925,500	WGT. MEAN : 87	STD : 13.69	95% Wgt. Mean C.I. : 78.78 to 95.78
Total Adj. Sales Price : 2,925,500	MEAN : 90	Avg. Abs. Dev : 10.84	95% Mean C.I. : 83.66 to 95.80
Total Assessed Value : 2,553,275			
Avg. Adj. Sales Price : 132,977	COD : 11.62	MAX Sales Ratio : 109.62	
Avg. Assessed Value : 116,058	PRD : 102.81	MIN Sales Ratio : 64.23	

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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	22	93.29	89.73	87.28	11.62	102.81	64.23	109.62	81.73 to 99.01	132,977	116,058
04											
____ALL____	22	93.29	89.73	87.28	11.62	102.81	64.23	109.62	81.73 to 99.01	132,977	116,058

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
____Low \$ Ranges____											
Less Than 5,000											
Less Than 15,000	2	101.07	101.07	101.46	01.06	99.62	100.00	102.13	N/A	8,750	8,878
Less Than 30,000	3	102.13	103.92	106.26	03.14	97.80	100.00	109.62	N/A	14,167	15,053
____Ranges Excl. Low \$____											
Greater Than 4,999	22	93.29	89.73	87.28	11.62	102.81	64.23	109.62	81.73 to 99.01	132,977	116,058
Greater Than 14,999	20	90.57	88.59	87.19	12.07	101.61	64.23	109.62	81.73 to 98.03	145,400	126,776
Greater Than 29,999	19	90.01	87.49	87.00	11.64	100.56	64.23	109.53	72.71 to 98.03	151,737	132,006
____Incremental Ranges____											
0 TO 4,999											
5,000 TO 14,999	2	101.07	101.07	101.46	01.06	99.62	100.00	102.13	N/A	8,750	8,878
15,000 TO 29,999	1	109.62	109.62	109.62	00.00	100.00	109.62	109.62	N/A	25,000	27,405
30,000 TO 59,999	4	93.29	93.90	93.90	03.57	100.00	90.01	99.01	N/A	47,500	44,603
60,000 TO 99,999	4	86.82	88.47	88.55	05.02	99.91	81.73	98.50	N/A	72,000	63,759
100,000 TO 149,999	2	80.56	80.56	78.43	20.27	102.72	64.23	96.89	N/A	115,000	90,193
150,000 TO 249,999	6	85.29	86.42	86.80	18.53	99.56	68.60	109.53	68.60 to 109.53	190,000	164,912
250,000 TO 499,999	3	89.46	84.39	87.42	12.05	96.53	65.69	98.03	N/A	345,000	301,605
500,000 TO 999,999											
1,000,000 TO 1,999,999											
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											
____ALL____	22	93.29	89.73	87.28	11.62	102.81	64.23	109.62	81.73 to 99.01	132,977	116,058

12 Butler
COMMERCIAL

PAD 2025 R&O Statistics (Using 2025 Values)

Qualified

Date Range: 10/1/2021 To 9/30/2024 Posted on: 1/31/2025

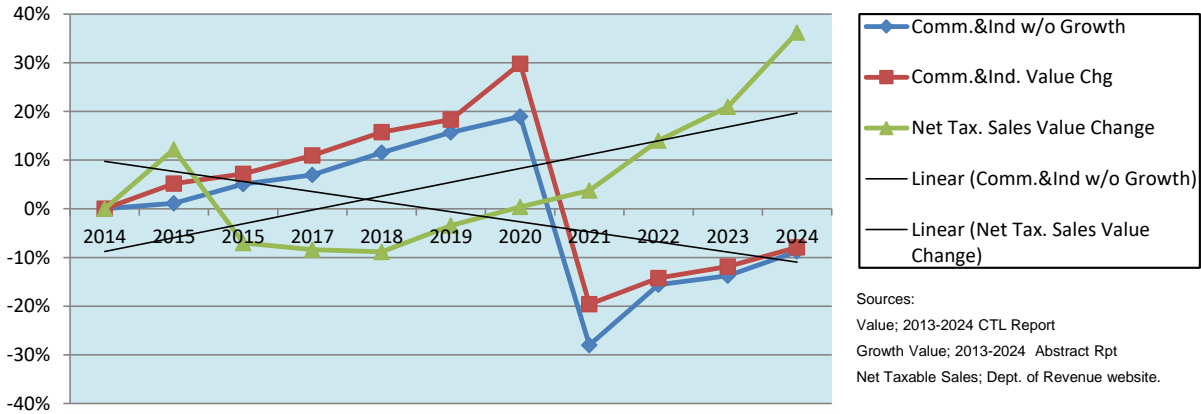
Number of Sales : 22	MEDIAN : 93	COV : 15.26	95% Median C.I. : 81.73 to 99.01
Total Sales Price : 2,925,500	WGT. MEAN : 87	STD : 13.69	95% Wgt. Mean C.I. : 78.78 to 95.78
Total Adj. Sales Price : 2,925,500	MEAN : 90	Avg. Abs. Dev : 10.84	95% Mean C.I. : 83.66 to 95.80
Total Assessed Value : 2,553,275			
Avg. Adj. Sales Price : 132,977	COD : 11.62	MAX Sales Ratio : 109.62	
Avg. Assessed Value : 116,058	PRD : 102.81	MIN Sales Ratio : 64.23	

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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
342	1	97.87	97.87	97.87	00.00	100.00	97.87	97.87	N/A	150,000	146,810
344	3	98.50	95.84	96.05	03.05	99.78	90.01	99.01	N/A	60,000	57,628
352	2	94.36	94.36	92.94	05.19	101.53	89.46	99.25	N/A	232,500	216,078
353	2	91.69	91.69	92.98	05.68	98.61	86.48	96.89	N/A	80,000	74,388
386	2	77.22	77.22	74.97	05.84	103.00	72.71	81.73	N/A	150,000	112,450
406	4	101.07	100.72	98.92	05.11	101.82	91.13	109.62	N/A	20,625	20,403
442	2	91.30	91.30	90.18	04.55	101.24	87.15	95.44	N/A	61,500	55,463
470	2	64.96	64.96	65.20	01.12	99.63	64.23	65.69	N/A	195,000	127,148
491	1	109.53	109.53	109.53	00.00	100.00	109.53	109.53	N/A	245,000	268,340
526	1	98.03	98.03	98.03	00.00	100.00	98.03	98.03	N/A	475,000	465,630
528	2	69.58	69.58	69.56	01.41	100.03	68.60	70.56	N/A	177,500	123,475
<u>ALL</u>	22	93.29	89.73	87.28	11.62	102.81	64.23	109.62	81.73 to 99.01	132,977	116,058

Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2013	\$ 84,824,440	\$ 1,895,111	2.23%	\$ 82,929,329		\$ 47,482,773	
2014	\$ 89,218,605	\$ 3,433,685	3.85%	\$ 85,784,920	1.13%	\$ 53,277,740	12.20%
2015	\$ 90,890,450	\$ 1,763,150	1.94%	\$ 89,127,300	-0.10%	\$ 44,143,550	-17.14%
2016	\$ 94,134,065	\$ 3,415,005	3.63%	\$ 90,719,060	-0.19%	\$ 43,507,032	-1.44%
2017	\$ 98,201,965	\$ 3,569,100	3.63%	\$ 94,632,865	0.53%	\$ 43,282,176	-0.52%
2018	\$ 100,361,230	\$ 2,199,170	2.19%	\$ 98,162,060	-0.04%	\$ 45,849,553	5.93%
2019	\$ 110,112,270	\$ 9,203,875	8.36%	\$ 100,908,395	0.55%	\$ 47,679,473	3.99%
2020	\$ 68,193,230	\$ 7,110,400	10.43%	\$ 61,082,830	-44.53%	\$ 49,271,868	3.34%
2021	\$ 72,766,665	\$ 1,189,050	1.63%	\$ 71,577,615	4.96%	\$ 54,143,197	9.89%
2022	\$ 74,771,680	\$ 1,618,335	2.16%	\$ 73,153,345	0.53%	\$ 57,442,738	6.09%
2023	\$ 78,119,870	\$ 707,230	0.91%	\$ 77,412,640	3.53%	\$ 64,679,490	12.60%
2024	\$ 113,261,215	\$ 30,069,775	26.55%	\$ 83,191,440	6.49%	\$ 65,269,085	0.91%
Ann %chg	2.41%			Average	-2.47%	2.05%	3.26%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2013	-	-	-
2014	1.13%	5.18%	12.20%
2015	5.07%	7.15%	-7.03%
2016	6.95%	10.98%	-8.37%
2017	11.56%	15.77%	-8.85%
2018	15.72%	18.32%	-3.44%
2019	18.96%	29.81%	0.41%
2020	-27.99%	-19.61%	3.77%
2021	-15.62%	-14.21%	14.03%
2022	-13.76%	-11.85%	20.98%
2023	-8.74%	-7.90%	36.22%
2024	-1.93%	33.52%	37.46%

County Number	12
County Name	Butler

12 Butler**AGRICULTURAL LAND****PAD 2025 R&O Statistics (Using 2025 Values)**

Qualified

Date Range: 10/1/2021 To 9/30/2024 Posted on: 1/31/2025

Number of Sales : 77	MEDIAN : 70	COV : 24.46	95% Median C.I. : 65.71 to 76.49
Total Sales Price : 81,499,448	WGT. MEAN : 70	STD : 17.82	95% Wgt. Mean C.I. : 66.35 to 74.52
Total Adj. Sales Price : 81,499,448	MEAN : 73	Avg. Abs. Dev : 13.91	95% Mean C.I. : 68.88 to 76.84
Total Assessed Value : 57,403,170			
Avg. Adj. Sales Price : 1,058,434	COD : 19.79	MAX Sales Ratio : 121.46	
Avg. Assessed Value : 745,496	PRD : 103.45	MIN Sales Ratio : 32.18	

*Printed:3/17/2025 5:07:36PM***DATE OF SALE ***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-21 To 31-DEC-21	15	76.49	81.58	78.08	17.31	104.48	58.56	121.46	65.88 to 98.85	1,205,045	940,942
01-JAN-22 To 31-MAR-22	5	93.60	93.00	92.15	08.58	100.92	77.67	107.48	N/A	717,900	661,523
01-APR-22 To 30-JUN-22	6	70.65	72.48	70.16	10.96	103.31	61.18	88.11	61.18 to 88.11	1,042,883	731,718
01-JUL-22 To 30-SEP-22	7	78.07	74.25	75.30	10.12	98.61	63.09	89.59	63.09 to 89.59	952,959	717,585
01-OCT-22 To 31-DEC-22	1	74.77	74.77	74.77	00.00	100.00	74.77	74.77	N/A	1,000,000	747,740
01-JAN-23 To 31-MAR-23	4	74.59	79.46	72.43	18.39	109.71	62.30	106.35	N/A	1,673,210	1,211,855
01-APR-23 To 30-JUN-23	3	86.63	83.38	83.32	08.83	100.07	70.29	93.23	N/A	1,113,908	928,138
01-JUL-23 To 30-SEP-23	3	68.08	64.12	58.78	09.08	109.08	52.87	71.40	N/A	981,485	576,950
01-OCT-23 To 31-DEC-23	8	58.96	62.66	63.25	20.69	99.07	35.90	87.96	35.90 to 87.96	1,164,496	736,545
01-JAN-24 To 31-MAR-24	16	61.30	64.24	57.89	23.15	110.97	32.18	104.10	52.21 to 80.34	1,004,220	581,385
01-APR-24 To 30-JUN-24	7	65.61	61.59	63.60	13.52	96.84	47.90	74.57	47.90 to 74.57	720,305	458,114
01-JUL-24 To 30-SEP-24	2	85.93	85.93	82.20	26.22	104.54	63.40	108.46	N/A	1,250,814	1,028,143
<u>Study Yrs</u>											
01-OCT-21 To 30-SEP-22	33	77.67	80.10	77.57	15.22	103.26	58.56	121.46	72.34 to 87.95	1,048,278	813,186
01-OCT-22 To 30-SEP-23	11	71.40	75.92	72.33	15.06	104.96	52.87	106.35	62.30 to 93.23	1,270,820	919,130
01-OCT-23 To 30-SEP-24	33	62.98	64.61	62.13	21.24	103.99	32.18	108.46	55.11 to 67.63	997,795	619,927
<u>Calendar Yrs</u>											
01-JAN-22 To 31-DEC-22	19	78.07	78.65	76.89	12.92	102.29	61.18	107.48	66.28 to 88.11	921,974	708,882
01-JAN-23 To 31-DEC-23	18	68.63	70.09	68.42	19.15	102.44	35.90	106.35	58.06 to 83.99	1,238,610	847,503
<u>ALL</u>	77	70.29	72.86	70.43	19.79	103.45	32.18	121.46	65.71 to 76.49	1,058,434	745,496

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	77	70.29	72.86	70.43	19.79	103.45	32.18	121.46	65.71 to 76.49	1,058,434	745,496
<u>ALL</u>	77	70.29	72.86	70.43	19.79	103.45	32.18	121.46	65.71 to 76.49	1,058,434	745,496

12 Butler
AGRICULTURAL LAND

PAD 2025 R&O Statistics (Using 2025 Values)

Qualified

Date Range: 10/1/2021 To 9/30/2024 Posted on: 1/31/2025

Number of Sales : 77	MEDIAN : 70	COV : 24.46	95% Median C.I. : 65.71 to 76.49
Total Sales Price : 81,499,448	WGT. MEAN : 70	STD : 17.82	95% Wgt. Mean C.I. : 66.35 to 74.52
Total Adj. Sales Price : 81,499,448	MEAN : 73	Avg. Abs. Dev : 13.91	95% Mean C.I. : 68.88 to 76.84
Total Assessed Value : 57,403,170			
Avg. Adj. Sales Price : 1,058,434	COD : 19.79	MAX Sales Ratio : 121.46	
Avg. Assessed Value : 745,496	PRD : 103.45	MIN Sales Ratio : 32.18	

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
____Irrigated____											
County	10	68.23	76.04	69.29	21.59	109.74	53.85	106.35	56.86 to 104.10	1,658,087	1,148,852
1	10	68.23	76.04	69.29	21.59	109.74	53.85	106.35	56.86 to 104.10	1,658,087	1,148,852
____Dry____											
County	18	70.72	72.87	71.98	13.96	101.24	49.56	107.48	65.61 to 80.08	763,185	549,357
1	18	70.72	72.87	71.98	13.96	101.24	49.56	107.48	65.61 to 80.08	763,185	549,357
____Grass____											
County	5	40.65	41.07	39.01	14.05	105.28	32.18	48.71	N/A	1,073,753	418,924
1	5	40.65	41.07	39.01	14.05	105.28	32.18	48.71	N/A	1,073,753	418,924
____ALL____	77	70.29	72.86	70.43	19.79	103.45	32.18	121.46	65.71 to 76.49	1,058,434	745,496

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	29	72.15	76.72	72.06	18.41	106.47	53.85	106.35	65.00 to 87.95	1,372,601	989,110
1	29	72.15	76.72	72.06	18.41	106.47	53.85	106.35	65.00 to 87.95	1,372,601	989,110
____Dry____											
County	29	72.34	75.23	74.27	17.58	101.29	49.56	121.46	65.61 to 80.08	817,084	606,864
1	29	72.34	75.23	74.27	17.58	101.29	49.56	121.46	65.61 to 80.08	817,084	606,864
____Grass____											
County	5	40.65	41.07	39.01	14.05	105.28	32.18	48.71	N/A	1,073,753	418,924
1	5	40.65	41.07	39.01	14.05	105.28	32.18	48.71	N/A	1,073,753	418,924
____ALL____	77	70.29	72.86	70.43	19.79	103.45	32.18	121.46	65.71 to 76.49	1,058,434	745,496

Butler County 2025 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Butler	1	8,398	7,796	7,652	7,370	6,960	6,650	6,160	6,042	7,678
Colfax	1	7,964	7,679	7,558	7,260	6,945	6,600	6,119	5,514	7,130
Saunders	1	7,630	n/a	7,040	6,580	n/a	5,880	4,720	4,430	5,759
Seward	1	8,249	8,100	7,197	7,199	7,000	6,199	5,800	5,091	7,379
Seward	2	7,200	7,000	6,700	6,500	6,200	5,000	4,800	4,000	6,601
Seward	3	7,200	7,000	6,700	6,500	6,200	5,000	4,800	4,000	6,669
Polk	1	8,784	7,869	7,442	6,982	6,393	6,355	6,124	5,414	8,086
Platte	6	10,630	10,280	9,281	9,044	8,350	7,883	7,590	7,129	8,856

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Butler	1	8,200	7,500	7,300	7,000	6,700	6,300	5,800	5,700	6,930
Colfax	1	7,724	7,607	7,286	7,250	6,639	6,578	6,079	5,595	6,915
Saunders	1	7,495	7,200	7,010	n/a	6,085	5,445	4,560	4,240	5,698
Seward	1	6,400	6,400	6,350	6,200	6,100	5,500	5,350	4,300	6,047
Seward	2	6,400	6,400	6,350	6,200	6,100	5,494	5,350	4,300	5,858
Seward	3	6,400	6,400	6,350	6,200	6,100	5,500	5,350	4,300	6,066
Polk	1	6,281	5,951	4,576	4,565	4,114	3,982	3,839	3,861	5,543
Platte	6	8,625	8,085	7,531	7,434	7,078	6,652	5,440	4,169	7,174

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Butler	1	3,295	3,270	3,208	3,220	2,659	3,079	n/a	2,975	3,259
Colfax	1	2,200	2,201	2,007	2,007	n/a	1,893	n/a	1,783	2,155
Saunders	1	2,720	2,720	2,720	n/a	n/a	n/a	n/a	2,415	2,719
Seward	1	2,948	2,950	2,799	n/a	2,800	n/a	n/a	2,400	2,909
Seward	2	2,949	2,950	2,800	n/a	2,800	n/a	n/a	2,400	2,900
Seward	3	2,948	2,950	2,800	n/a	2,800	n/a	n/a	2,400	2,902
Polk	1	1,840	1,675	1,669	1,664	1,659	n/a	1,585	1,575	1,758
Platte	6	2,827	2,951	2,769	2,743	n/a	n/a	2,450	2,314	2,849

County	Mkt Area	CRP	TIMBER	WASTE
Butler	1	3,824	1,899	754
Colfax	1	4,559	1,675	205
Saunders	1	2,856	725	250
Seward	1	3,022	802	100
Seward	2	3,044	816	101
Seward	3	3,031	839	100
Polk	1	2,310	1,150	300
Platte	6	2,900	2,653	200

Source: 2025 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.

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

AGRICULTURAL

Type : Qualified

Number of Sales :	5	Median :	41	COV :	17.68	95% Median C.I. :	N/A
Total Sales Price :	5,368,765	Wgt. Mean :	39	STD :	07.26	95% Wgt. Mean C.I. :	N/A
Total Adj. Sales Price :	5,368,765	Mean :	41	Avg. Abs. Dev :	05.71	95% Mean C.I. :	32.06 to 50.08
Total Assessed Value :	2,094,620						
Avg. Adj. Sales Price :	1,073,753	COD :	14.05	MAX Sales Ratio :	48.71		
Avg. Assessed Value :	418,924	PRD :	105.28	MIN Sales Ratio :	32.18		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
____Qrtrs____											
10/01/2021 To 12/31/2021											
01/01/2022 To 03/31/2022											
04/01/2022 To 06/30/2022											
07/01/2022 To 09/30/2022											
10/01/2022 To 12/31/2022											
01/01/2023 To 03/31/2023											
04/01/2023 To 06/30/2023											
07/01/2023 To 09/30/2023											
10/01/2023 To 12/31/2023	1	35.90	35.90	35.90		100.00	35.90	35.90	N/A	829,312	297,730
01/01/2024 To 03/31/2024	2	36.42	36.42	36.66	11.64	99.35	32.18	40.65	N/A	1,700,000	623,248
04/01/2024 To 06/30/2024	2	48.31	48.31	48.30	00.85	100.02	47.90	48.71	N/A	569,727	275,198
07/01/2024 To 09/30/2024											
____Study Yrs____											
10/01/2021 To 09/30/2022											
10/01/2022 To 09/30/2023											
10/01/2023 To 09/30/2024	5	40.65	41.07	39.01	14.05	105.28	32.18	48.71	N/A	1,073,753	418,924
____Calendar Yrs____											
01/01/2022 To 12/31/2022											
01/01/2023 To 12/31/2023	1	35.90	35.90	35.90		100.00	35.90	35.90	N/A	829,312	297,730

AGRICULTURAL

Type : Qualified

Number of Sales :	5	Median :	41	COV :	17.68	95% Median C.I. :	N/A
Total Sales Price :	5,368,765	Wgt. Mean :	39	STD :	07.26	95% Wgt. Mean C.I. :	N/A
Total Adj. Sales Price :	5,368,765	Mean :	41	Avg.Abs.Dev :	05.71	95% Mean C.I. :	32.06 to 50.08
Total Assessed Value :	2,094,620						
Avg. Adj. Sales Price :	1,073,753	COD :	14.05	MAX Sales Ratio :	48.71		
Avg. Assessed Value :	418,924	PRD :	105.28	MIN Sales Ratio :	32.18		

What IF

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1	5	40.65	41.07	39.01	14.05	105.28	32.18	48.71	N/A	1,073,753	418,924

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
_____Grass_____											
County	5	40.65	41.07	39.01	14.05	105.28	32.18	48.71	N/A	1,073,753	418,924
1	5	40.65	41.07	39.01	14.05	105.28	32.18	48.71	N/A	1,073,753	418,924
_____ALL_____											
10/01/2021 To 09/30/2024	5	40.65	41.07	39.01	14.05	105.28	32.18	48.71	N/A	1,073,753	418,924

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
_____Grass_____											
County	5	40.65	41.07	39.01	14.05	105.28	32.18	48.71	N/A	1,073,753	418,924
1	5	40.65	41.07	39.01	14.05	105.28	32.18	48.71	N/A	1,073,753	418,924
_____ALL_____											
10/01/2021 To 09/30/2024	5	40.65	41.07	39.01	14.05	105.28	32.18	48.71	N/A	1,073,753	418,924

AGRICULTURAL - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
80%MLU By Market Area	Grass_1	Total	Increase	0%

What IF

AGRICULTURAL

Type : Qualified

Number of Sales :	77	Median :	72	COV :	21.23	95% Median C.I. :	67.07 to 77.67
Total Sales Price :	81,644,448	Wgt. Mean :	72	STD :	15.90	95% Wgt. Mean C.I. :	68.18 to 76.59
Total Adj. Sales Price :	81,499,448	Mean :	75	Avg.Abs.Dev :	12.60	95% Mean C.I. :	71.34 to 78.44
Total Assessed Value :	58,995,081						
Avg. Adj. Sales Price :	1,058,434	COD :	17.46	MAX Sales Ratio :	121.46		
Avg. Assessed Value :	766,170	PRD :	103.45	MIN Sales Ratio :	49.56		

What IF

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
____Irrigated____											
County	29	72.15	76.72	72.06	18.41	106.47	53.85	106.35	65.00 to 87.95	1,372,601	989,110
1	29	72.15	76.72	72.06	18.41	106.47	53.85	106.35	65.00 to 87.95	1,372,601	989,110
____Dry____											
County	29	72.34	75.23	74.27	17.58	101.29	49.56	121.46	65.61 to 80.08	817,084	606,864
1	29	72.34	75.23	74.27	17.58	101.29	49.56	121.46	65.61 to 80.08	817,084	606,864
____Grass____											
County	5	71.54	72.28	68.67	14.03	105.26	56.63	85.73	N/A	1,073,753	737,306
1	5	71.54	72.28	68.67	14.03	105.26	56.63	85.73	N/A	1,073,753	737,306
____ALL____											
10/01/2021 To 09/30/2024	77	72.15	74.89	72.39	17.46	103.45	49.56	121.46	67.07 to 77.67	1,058,434	766,170

AGRICULTURAL - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
80%MLU By Market Area	Grass_1	Land	Increase	76%

What IF

AGRICULTURAL

Type : Qualified

Number of Sales :	77	Median :	72	COV :	21.23	95% Median C.I. :	67.07 to 77.67
Total Sales Price :	81,644,448	Wgt. Mean :	72	STD :	15.90	95% Wgt. Mean C.I. :	68.18 to 76.59
Total Adj. Sales Price :	81,499,448	Mean :	75	Avg.Abs.Dev :	12.60	95% Mean C.I. :	71.34 to 78.44
Total Assessed Value :	58,995,081						
Avg. Adj. Sales Price :	1,058,434	COD :	17.46	MAX Sales Ratio :	121.46		
Avg. Assessed Value :	766,170	PRD :	103.45	MIN Sales Ratio :	49.56		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2021 To 12/31/2021	15	76.49	81.58	78.08	17.31	104.48	58.56	121.46	65.88 to 98.85	1,205,045	940,942
01/01/2022 To 03/31/2022	5	93.60	93.00	92.15	08.58	100.92	77.67	107.48	N/A	717,900	661,523
04/01/2022 To 06/30/2022	6	70.65	72.48	70.16	10.96	103.31	61.18	88.11	61.18 to 88.11	1,042,883	731,718
07/01/2022 To 09/30/2022	7	78.07	74.25	75.30	10.12	98.61	63.09	89.59	63.09 to 89.59	952,959	717,585
10/01/2022 To 12/31/2022	1	74.77	74.77	74.77		100.00	74.77	74.77	N/A	1,000,000	747,740
01/01/2023 To 03/31/2023	4	74.59	79.46	72.43	18.39	109.71	62.30	106.35	N/A	1,673,210	1,211,855
04/01/2023 To 06/30/2023	3	86.63	83.38	83.32	08.83	100.07	70.29	93.23	N/A	1,113,908	928,138
07/01/2023 To 09/30/2023	3	68.08	64.12	58.78	09.08	109.08	52.87	71.40	N/A	981,485	576,950
10/01/2023 To 12/31/2023	8	61.52	66.07	65.68	15.64	100.59	51.05	87.96	51.05 to 87.96	1,164,496	764,829
01/01/2024 To 03/31/2024	16	63.20	67.70	63.79	18.67	106.13	49.56	104.10	54.27 to 80.34	1,004,220	640,593
04/01/2024 To 06/30/2024	7	72.15	72.08	71.90	11.25	100.25	55.11	85.73	55.11 to 85.73	720,305	517,871
07/01/2024 To 09/30/2024	2	85.93	85.93	82.20	26.22	104.54	63.40	108.46	N/A	1,250,814	1,028,143
<u>Study Yrs</u>											
10/01/2021 To 09/30/2022	33	77.67	80.10	77.57	15.22	103.26	58.56	121.46	72.34 to 87.95	1,048,278	813,186
10/01/2022 To 09/30/2023	11	71.40	75.92	72.33	15.06	104.96	52.87	106.35	62.30 to 93.23	1,270,820	919,130
10/01/2023 To 09/30/2024	33	65.61	69.34	66.96	17.85	103.55	49.56	108.46	59.61 to 72.15	997,795	668,167
<u>Calendar Yrs</u>											
01/01/2022 To 12/31/2022	19	78.07	78.65	76.89	12.92	102.29	61.18	107.48	66.28 to 88.11	921,974	708,882
01/01/2023 To 12/31/2023	18	68.63	71.61	69.44	16.93	103.13	51.05	106.35	59.85 to 83.99	1,238,610	860,073

AGRICULTURAL

Type : Qualified

Number of Sales :	77	Median :	72	COV :	21.23	95% Median C.I. :	67.07 to 77.67
Total Sales Price :	81,644,448	Wgt. Mean :	72	STD :	15.90	95% Wgt. Mean C.I. :	68.18 to 76.59
Total Adj. Sales Price :	81,499,448	Mean :	75	Avg.Abs.Dev :	12.60	95% Mean C.I. :	71.34 to 78.44
Total Assessed Value :	58,995,081						
Avg. Adj. Sales Price :	1,058,434	COD :	17.46	MAX Sales Ratio :	121.46		
Avg. Assessed Value :	766,170	PRD :	103.45	MIN Sales Ratio :	49.56		

What IF

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1	77	72.15	74.89	72.39	17.46	103.45	49.56	121.46	67.07 to 77.67	1,058,434	766,170

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
_____Irrigated_____											
County	10	68.23	76.04	69.29	21.59	109.74	53.85	106.35	56.86 to 104.10	1,658,087	1,148,852
1	10	68.23	76.04	69.29	21.59	109.74	53.85	106.35	56.86 to 104.10	1,658,087	1,148,852
_____Dry_____											
County	18	70.72	72.87	71.98	13.96	101.24	49.56	107.48	65.61 to 80.08	763,185	549,357
1	18	70.72	72.87	71.98	13.96	101.24	49.56	107.48	65.61 to 80.08	763,185	549,357
_____Grass_____											
County	5	71.54	72.28	68.67	14.03	105.26	56.63	85.73	N/A	1,073,753	737,306
1	5	71.54	72.28	68.67	14.03	105.26	56.63	85.73	N/A	1,073,753	737,306
_____ALL_____											
10/01/2021 To 09/30/2024	77	72.15	74.89	72.39	17.46	103.45	49.56	121.46	67.07 to 77.67	1,058,434	766,170

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
_____Irrigated_____											
County	29	72.15	76.72	72.06	18.41	106.47	53.85	106.35	65.00 to 87.95	1,372,601	989,110
1	29	72.15	76.72	72.06	18.41	106.47	53.85	106.35	65.00 to 87.95	1,372,601	989,110
_____Dry_____											
County	29	72.34	75.23	74.27	17.58	101.29	49.56	121.46	65.61 to 80.08	817,084	606,864
1	29	72.34	75.23	74.27	17.58	101.29	49.56	121.46	65.61 to 80.08	817,084	606,864
_____Grass_____											
County	5	71.54	72.28	68.67	14.03	105.26	56.63	85.73	N/A	1,073,753	737,306
1	5	71.54	72.28	68.67	14.03	105.26	56.63	85.73	N/A	1,073,753	737,306
_____ALL_____											

10/01/2021 To 09/30/2024	77	72.15	74.89	72.39	17.46	103.45	49.56	121.46	67.07 to 77.67	1,058,434	766,170
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AGRICULTURAL - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
80%MLU By Market Area	Grass_1	Land	Increase	76%

What IF

Butler County 2025 Average Acre Value Comparison

Hypothetical increase of Grass 76%

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Butler	1	8,398	7,796	7,652	7,370	6,960	6,650	6,160	6,042	7,678
Colfax	1	7,964	7,679	7,558	7,260	6,945	6,600	6,119	5,514	7,130
Saunders	1	7,630	n/a	7,040	6,580	n/a	5,880	4,720	4,430	5,759
Seward	1	8,249	8,100	7,197	7,199	7,000	6,199	5,800	5,091	7,379
Seward	2	7,200	7,000	6,700	6,500	6,200	5,000	4,800	4,000	6,601
Seward	3	7,200	7,000	6,700	6,500	6,200	5,000	4,800	4,000	6,669
Polk	1	8,784	7,869	7,442	6,982	6,393	6,355	6,124	5,414	8,086
Platte	6	10,630	10,280	9,281	9,044	8,350	7,883	7,590	7,129	8,856

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Butler	1	8,200	7,500	7,300	7,000	6,700	6,300	5,800	5,700	6,930
Colfax	1	7,724	7,607	7,286	7,250	6,639	6,578	6,079	5,595	6,915
Saunders	1	7,495	7,200	7,010	n/a	6,085	5,445	4,560	4,240	5,698
Seward	1	6,400	6,400	6,350	6,200	6,100	5,500	5,350	4,300	6,047
Seward	2	6,400	6,400	6,350	6,200	6,100	5,494	5,350	4,300	5,858
Seward	3	6,400	6,400	6,350	6,200	6,100	5,500	5,350	4,300	6,066
Polk	1	6,281	5,951	4,576	4,565	4,114	3,982	3,839	3,861	5,543
Platte	6	8,625	8,085	7,531	7,434	7,078	6,652	5,440	4,169	7,174

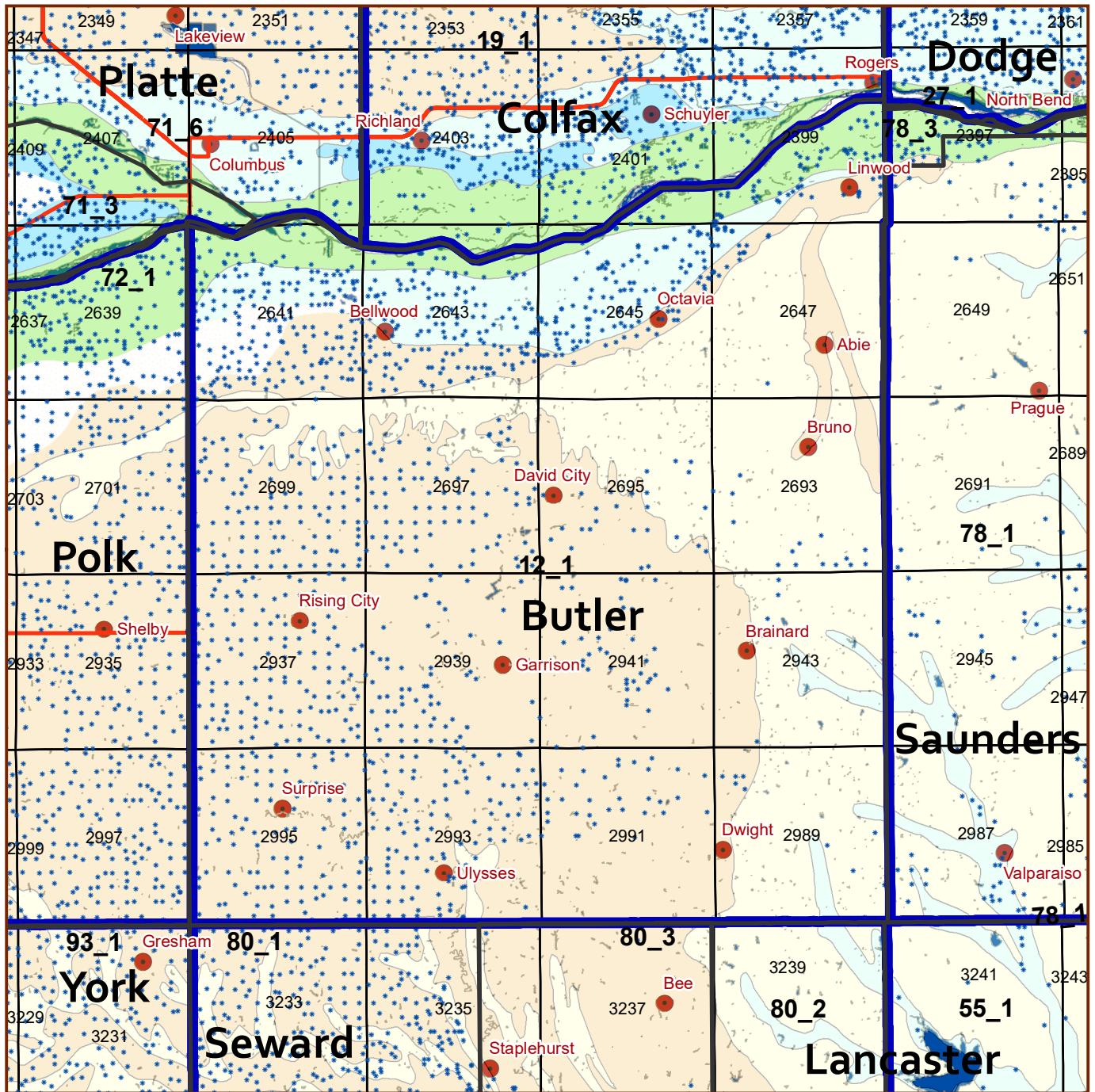
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Butler	1	5,799	5,755	5,646	5,667	4,680	5,419	n/a	5,236	5,736
Colfax	1	2,200	2,201	2,007	2,007	n/a	1,893	n/a	1,783	2,155
Saunders	1	2,720	2,720	2,720	n/a	n/a	n/a	n/a	2,415	2,719
Seward	1	2,948	2,950	2,799	n/a	2,800	n/a	n/a	2,400	2,909
Seward	2	2,949	2,950	2,800	n/a	2,800	n/a	n/a	2,400	2,900
Seward	3	2,948	2,950	2,800	n/a	2,800	n/a	n/a	2,400	2,902
Polk	1	1,840	1,675	1,669	1,664	1,659	n/a	1,585	1,575	1,758
Platte	6	2,827	2,951	2,769	2,743	n/a	n/a	2,450	2,314	2,849

County	Mkt Area	CRP	TIMBER	WASTE
Butler	1	3,824	1,899	754
Colfax	1	4,559	1,675	205
Saunders	1	2,856	725	250
Seward	1	3,022	802	100
Seward	2	3,044	816	101
Seward	3	3,031	839	100
Polk	1	2,310	1,150	300
Platte	6	2,900	2,653	200

Source: 2025 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.

BUTLER COUNTY



Legend

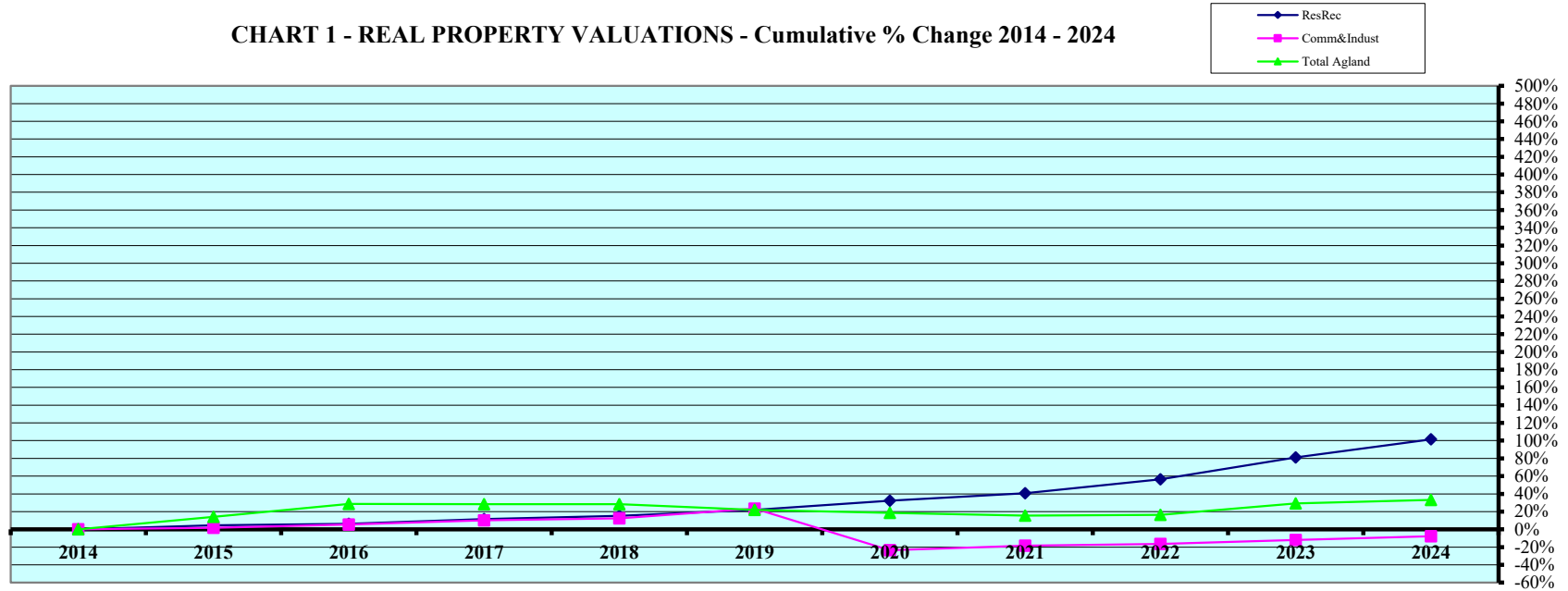
- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

Soils

CLASS

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

CHART 1 - REAL PROPERTY VALUATIONS - Cumulative % Change 2014 - 2024



Tax Year	Residential & Recreational (1)				Commercial & Industrial (1)				Total Agricultural Land (1)			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2014	243,306,770	-	-	-	89,218,605	-	-	-	1,367,091,430	-	-	-
2015	254,394,350	11,087,580	4.56%	4.56%	90,890,450	1,671,845	1.87%	1.87%	1,558,443,105	191,351,675	14.00%	14.00%
2016	258,545,780	4,151,430	1.63%	6.26%	94,134,065	3,243,615	3.57%	5.51%	1,758,458,995	200,015,890	12.83%	28.63%
2017	271,163,715	12,617,935	4.88%	11.45%	98,201,965	4,067,900	4.32%	10.07%	1,756,698,430	-1,760,565	-0.10%	28.50%
2018	280,302,625	9,138,910	3.37%	15.21%	100,361,230	2,159,265	2.20%	12.49%	1,753,556,950	-3,141,480	-0.18%	28.27%
2019	296,768,320	16,465,695	5.87%	21.97%	110,112,270	9,751,040	9.72%	23.42%	1,668,672,255	-84,884,695	-4.84%	22.06%
2020	321,826,425	25,058,105	8.44%	32.27%	68,193,230	-41,919,040	-38.07%	-23.57%	1,619,209,840	-49,462,415	-2.96%	18.44%
2021	342,252,065	20,425,640	6.35%	40.67%	72,766,665	4,573,435	6.71%	-18.44%	1,580,064,280	-39,145,560	-2.42%	15.58%
2022	380,486,742	38,234,677	11.17%	56.38%	74,490,155	1,723,490	2.37%	-16.51%	1,591,514,745	11,450,465	0.72%	16.42%
2023	440,796,455	60,309,713	15.85%	81.17%	78,516,215	4,026,060	5.40%	-12.00%	1,765,910,955	174,396,210	10.96%	29.17%
2024	490,045,275	49,248,820	11.17%	101.41%	82,259,115	3,742,900	4.77%	-7.80%	1,820,775,505	54,864,550	3.11%	33.19%

Rate Annual %chg: Residential & Recreational **7.25%** Commercial & Industrial **-0.81%** Agricultural Land **2.91%**

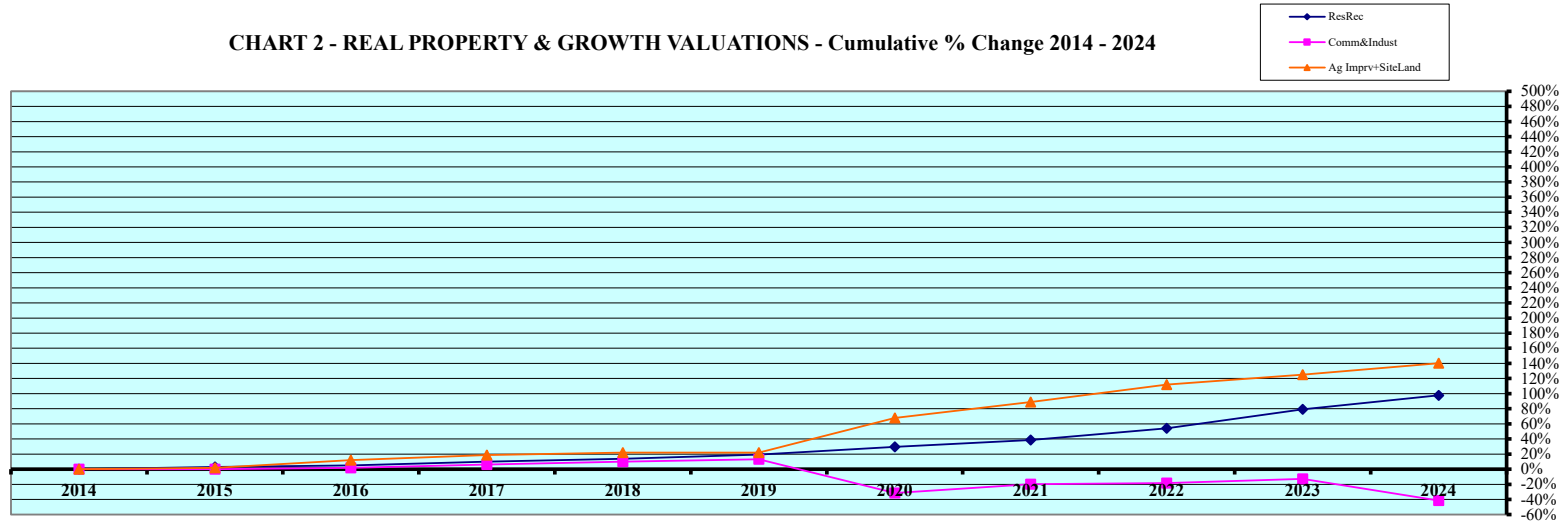
Cnty# **12**
County **BUTLER**

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: 2014 - 2024 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division Prepared as of 02/11/2025

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative % Change 2014 - 2024



Tax Year	Residential & Recreational (1)						Commercial & Industrial (1)					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2014	243,306,770	3,486,001	1.43%	239,820,769	--	--	89,218,605	3,433,685	3.85%	85,784,920	--	--
2015	254,394,350	4,035,865	1.59%	250,358,485	2.90%	2.90%	90,890,450	1,763,150	1.94%	89,127,300	-0.10%	-0.10%
2016	258,545,780	2,952,625	1.14%	255,593,155	0.47%	5.05%	94,134,065	3,415,005	3.63%	90,719,060	-0.19%	1.68%
2017	271,163,715	3,665,183	1.35%	267,498,532	3.46%	9.94%	98,201,965	3,569,100	3.63%	94,632,865	0.53%	6.07%
2018	280,302,625	3,562,585	1.27%	276,740,040	2.06%	13.74%	100,361,230	2,199,170	2.19%	98,162,060	-0.04%	10.02%
2019	296,768,320	6,390,233	2.15%	290,378,087	3.59%	19.35%	110,112,270	9,203,875	8.36%	100,908,395	0.55%	13.10%
2020	321,826,425	6,425,250	2.00%	315,401,175	6.28%	29.63%	68,193,230	7,110,400	10.43%	61,082,830	-44.53%	-31.54%
2021	342,252,065	5,104,355	1.49%	337,147,710	4.76%	38.57%	72,766,665	1,189,050	1.63%	71,577,615	4.96%	-19.77%
2022	380,486,742	5,693,500	1.50%	374,793,242	9.51%	54.04%	74,490,155	1,618,335	2.17%	72,871,820	0.14%	-18.32%
2023	440,796,455	4,870,815	1.11%	435,925,640	14.57%	79.17%	78,516,215	707,230	0.90%	77,808,985	4.46%	-12.79%
2024	490,045,275	8,906,235	1.82%	481,139,040	9.15%	97.75%	82,259,115	30,069,775	36.55%	52,189,340	-33.53%	-41.50%
Rate Ann%chg	7.25%	Resid & Recreat w/o growth				5.68%	-0.81%	C & I w/o growth				-6.78%

Tax Year	Ag Improvements & Site Land (1)						Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv+Site Total Value	Growth Value	% growth of value	Value Exclud. Growth		
2014	66,186,315	45,661,235	111,847,550	2,808,970	2.51%	109,038,580	--	--
2015	69,772,195	48,330,020	118,102,215	4,256,340	3.60%	113,845,875	1.79%	1.79%
2016	74,047,195	55,475,545	129,522,740	4,381,725	3.38%	125,141,015	5.96%	11.89%
2017	77,886,720	59,450,205	137,336,925	4,392,941	3.20%	132,943,984	2.64%	18.86%
2018	77,728,685	61,173,950	138,902,635	2,480,715	1.79%	136,421,920	-0.67%	21.97%
2019	82,075,525	56,935,630	139,011,155	2,542,755	1.83%	136,468,400	-1.75%	22.01%
2020	123,058,115	85,632,825	208,690,940	21,156,100	10.14%	187,534,840	34.91%	67.67%
2021	104,613,125	126,140,195	230,753,320	19,565,568	8.48%	211,187,752	1.20%	88.82%
2022	111,332,015	131,265,870	242,597,885	5,717,070	2.36%	236,880,815	2.66%	111.79%
2023	123,320,155	133,908,845	257,229,000	5,594,990	2.18%	251,634,010	3.72%	124.98%
2024	136,558,920	139,678,370	276,237,290	7,587,690	2.75%	268,649,600	4.44%	140.19%
Rate Ann%chg	7.51%	11.83%	9.46%	Ag Imprv+Site w/o growth			5.49%	

(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; 2014 - 2024 CTL
Growth Value; 2014 - 2024 Abstract of Asmnt Rpt.
Prepared as of 02/11/2025

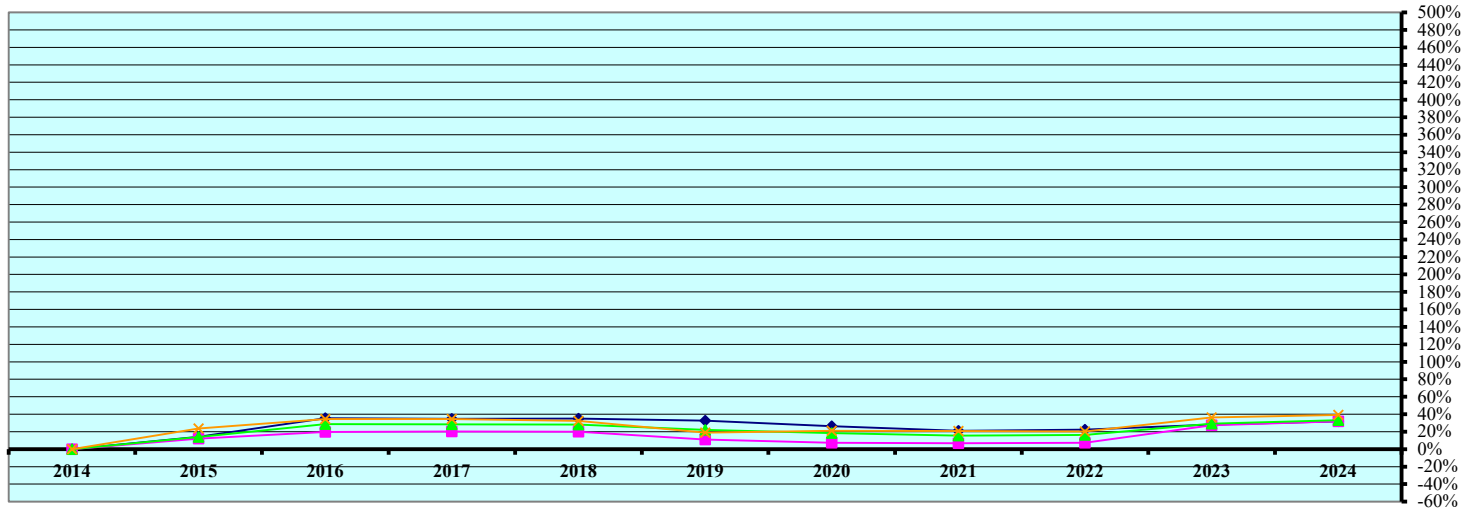
Cnty#
County

12
BUTLER

CHART 2

NE Dept. of Revenue, Property Assessment Division

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2014 - 2024



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
2014	655,016,995	-	-	-	593,462,370	-	-	-	117,825,240	-	-	-
2015	747,092,455	92,075,460	14.06%	14.06%	664,737,035	71,274,665	12.01%	12.01%	145,568,875	27,743,635	23.55%	23.55%
2016	887,152,270	140,059,815	18.75%	35.44%	710,677,080	45,940,045	6.91%	19.75%	158,403,125	12,834,250	8.82%	34.44%
2017	882,309,865	-4,842,405	-0.55%	34.70%	713,624,180	2,947,100	0.41%	20.25%	158,531,645	128,520	0.08%	34.55%
2018	883,965,015	1,655,150	0.19%	34.95%	711,285,790	-2,338,390	-0.33%	19.85%	156,067,290	-2,464,355	-1.55%	32.46%
2019	868,205,650	-15,759,365	-1.78%	32.55%	658,082,320	-53,203,470	-7.48%	10.89%	140,078,870	-15,988,420	-10.24%	18.89%
2020	827,890,935	-40,314,715	-4.64%	26.39%	636,795,035	-21,287,285	-3.23%	7.30%	142,658,085	2,579,215	1.84%	21.08%
2021	792,727,590	-35,163,345	-4.25%	21.02%	633,270,560	-3,524,475	-0.55%	6.71%	142,331,155	-326,930	-0.23%	20.80%
2022	801,512,695	8,785,105	1.11%	22.37%	637,438,545	4,167,985	0.66%	7.41%	141,592,325	-738,830	-0.52%	20.17%
2023	839,118,520	37,605,825	4.69%	28.11%	755,309,280	117,870,735	18.49%	27.27%	160,594,725	19,002,400	13.42%	36.30%
2024	863,156,255	24,037,735	2.86%	31.78%	782,658,155	27,348,875	3.62%	31.88%	163,975,710	3,380,985	2.11%	39.17%

Rate Ann.%chg: Irrigated **2.80%** Dryland **2.81%** Grassland **3.36%**

Tax Year	Waste Land (1)				Other Agland (1)				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2014	325,835	-	-	-	460,990	-	-	-	1,367,091,430	-	-	-
2015	430,095	104,260	32.00%	32.00%	614,645	153,655	33.33%	33.33%	1,558,443,105	191,351,675	14.00%	14.00%
2016	680,040	249,945	58.11%	108.71%	1,546,480	931,835	151.61%	235.47%	1,758,458,995	200,015,890	12.83%	28.63%
2017	704,050	24,010	3.53%	116.08%	1,528,690	-17,790	-1.15%	231.61%	1,756,698,430	-1,760,565	-0.10%	28.50%
2018	726,915	22,865	3.25%	123.09%	1,511,940	-16,750	-1.10%	227.98%	1,753,556,950	-3,141,480	-0.18%	28.27%
2019	763,635	36,720	5.05%	134.36%	1,541,780	29,840	1.97%	234.45%	1,668,672,255	-84,884,695	-4.84%	22.06%
2020	2,193,245	1,429,610	187.21%	573.12%	9,672,540	8,130,760	527.36%	1998.21%	1,619,209,840	-49,462,415	-2.96%	18.44%
2021	2,184,525	-8,720	-0.40%	570.44%	9,550,450	-122,090	-1.26%	1971.73%	1,580,064,280	-39,145,560	-2.42%	15.58%
2022	1,736,265	-448,260	-20.52%	432.87%	9,234,915	-315,535	-3.30%	1903.28%	1,591,514,745	11,450,465	0.72%	16.42%
2023	1,599,110	-137,155	-7.90%	390.77%	9,289,320	54,405	0.59%	1915.08%	1,765,910,955	174,396,210	10.96%	29.17%
2024	1,580,670	-18,440	-1.15%	385.11%	9,404,715	115,395	1.24%	1940.11%	1,820,775,505	54,864,550	3.11%	33.19%

Cnty# **12**
County **BUTLER**

Rate Ann.%chg: Total Agric Land **2.91%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2014 - 2024 (from County Abstract Reports)(¹)

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2014	654,712,450	132,731	4,933			594,375,905	150,156	3,958			117,235,210	68,036	1,723		
2015	746,353,155	133,575	5,588	13.28%	13.28%	665,185,415	147,715	4,503	13.76%	13.76%	145,745,385	69,608	2,094	21.51%	21.51%
2016	887,714,965	134,449	6,603	18.17%	33.86%	710,913,470	148,286	4,794	6.46%	21.11%	158,204,325	68,310	2,316	10.61%	34.41%
2017	881,212,945	133,442	6,604	0.02%	33.88%	713,900,360	148,873	4,795	0.02%	21.14%	159,946,880	68,912	2,321	0.22%	34.70%
2018	883,383,425	134,158	6,585	-0.29%	33.49%	712,169,190	148,937	4,782	-0.29%	20.80%	155,868,450	67,809	2,299	-0.96%	33.40%
2019	868,955,475	134,645	6,454	-1.99%	30.84%	658,318,860	148,317	4,439	-7.17%	12.13%	141,190,520	67,765	2,084	-9.36%	20.92%
2020	828,281,110	134,323	6,166	-4.45%	25.01%	637,428,655	147,429	4,324	-2.59%	9.23%	142,735,700	67,208	2,124	1.93%	23.25%
2021	791,392,640	134,977	5,863	-4.92%	18.87%	634,989,985	147,058	4,318	-0.13%	9.08%	141,946,665	67,210	2,112	-0.56%	22.57%
2022	800,910,985	135,464	5,912	0.84%	19.86%	638,712,500	146,201	4,369	1.18%	10.37%	141,671,095	65,435	2,165	2.51%	25.65%
2023	837,919,930	135,855	6,168	4.32%	25.04%	756,428,820	145,510	5,198	18.99%	31.33%	160,568,385	65,062	2,468	13.99%	43.22%
2024	863,262,870	136,194	6,338	2.77%	28.50%	782,561,065	144,965	5,398	3.84%	36.38%	164,023,950	64,900	2,527	2.41%	46.67%

Rate Annual %chg Average Value/Acre:

2.80%

2.79%

3.42%

Tax Year	WASTE LAND (2)					OTHER AGLAND (2)					TOTAL AGRICULTURAL LAND (1)				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2014	324,180	1,081	300			460,990	1,537	300			1,367,108,735	353,541	3,867		
2015	430,110	1,075	400	33.33%	33.33%	614,655	1,537	400	33.34%	33.34%	1,558,328,720	353,510	4,408	14.00%	14.00%
2016	674,370	1,124	600	50.03%	100.03%	1,554,220	1,554	1,000	150.00%	233.36%	1,759,061,350	353,724	4,973	12.81%	28.60%
2017	697,500	1,162	600	0.00%	100.03%	1,528,100	1,536	995	-0.50%	231.68%	1,757,285,785	353,926	4,965	-0.16%	28.40%
2018	718,390	1,197	600	0.00%	100.02%	1,511,940	1,520	995	-0.01%	231.66%	1,753,651,395	353,621	4,959	-0.12%	28.25%
2019	763,610	1,273	600	0.00%	100.02%	1,531,190	1,539	995	0.01%	231.68%	1,670,759,655	353,538	4,726	-4.70%	22.21%
2020	2,185,785	2,776	787	31.21%	162.46%	9,653,185	2,410	4,005	302.56%	1235.22%	1,620,284,435	354,146	4,575	-3.19%	18.32%
2021	2,184,615	2,781	786	-0.21%	161.90%	9,576,745	2,045	4,684	16.94%	1461.42%	1,580,090,650	354,070	4,463	-2.46%	15.41%
2022	1,754,030	2,302	762	-3.03%	153.96%	9,239,910	1,326	6,967	48.75%	2222.56%	1,592,288,520	350,727	4,540	1.73%	17.41%
2023	1,599,495	2,136	749	-1.68%	149.68%	9,299,600	1,332	6,982	0.21%	2227.44%	1,765,816,230	349,895	5,047	11.16%	30.51%
2024	1,580,670	2,094	755	0.79%	151.67%	9,404,715	1,349	6,971	-0.16%	2223.72%	1,820,833,270	349,502	5,210	3.23%	34.73%

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BUTLER

Rate Annual %chg Average Value/Acre:

2.91%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2014 - 2024 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 02/11/2025

CHART 4

CHART 5 - 2024 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
8,369	BUTLER	122,023,041	37,249,215	36,865,084	453,099,590	65,875,720	16,383,395	36,945,685	1,820,775,505	136,558,920	139,678,370	1,741,165	2,867,195,690
cnty sectorvalue % of total value:		4.26%	1.30%	1.29%	15.80%	2.30%	0.57%	1.29%	63.50%	4.76%	4.87%	0.06%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
65	ABIE	966,702	8,741	267	2,831,380	137,670	0	0	8,815	0	19,570	0	3,973,145
0.78%	%sector of county sector	0.79%	0.02%	0.00%	0.62%	0.21%			0.00%		0.01%		0.14%
	%sector of municipality	24.33%	0.22%	0.01%	71.26%	3.47%			0.22%		0.49%		100.00%
407	BELLWOOD	355,284	237,630	350,390	21,023,290	4,605,395	0	0	26,465	0	0	0	26,598,454
4.86%	%sector of county sector	0.29%	0.64%	0.95%	4.64%	6.99%			0.00%				0.93%
	%sector of municipality	1.34%	0.89%	1.32%	79.04%	17.31%			0.10%				100.00%
336	BRAINARD	1,667,502	383,153	1,103,097	25,165,665	6,047,875	0	0	11,040	0	0	0	34,378,332
4.01%	%sector of county sector	1.37%	1.03%	2.99%	5.55%	9.18%			0.00%				1.20%
	%sector of municipality	4.85%	1.11%	3.21%	73.20%	17.59%			0.03%				100.00%
95	BRUNO	389,782	134,905	4,122	3,236,780	377,780	0	0	194,065	119,395	27,015	0	4,483,844
1.14%	%sector of county sector	0.32%	0.36%	0.01%	0.71%	0.57%			0.01%	0.09%	0.02%		0.16%
	%sector of municipality	8.69%	3.01%	0.09%	72.19%	8.43%			4.33%	2.66%	0.60%		100.00%
2,999	DAVID CITY	13,965,008	2,318,253	1,521,007	167,139,225	25,650,920	16,093,285	0	1,228,750	481,435	608,435	0	229,006,318
35.83%	%sector of county sector	11.44%	6.22%	4.13%	36.89%	38.94%	98.23%		0.07%	0.35%	0.44%		7.99%
	%sector of municipality	6.10%	1.01%	0.66%	72.98%	11.20%	7.03%		0.54%	0.21%	0.27%		100.00%
229	DWIGHT	413,527	106,386	3,251	14,450,775	1,449,300	0	0	79,960	0	0	0	16,503,199
2.74%	%sector of county sector	0.34%	0.29%	0.01%	3.19%	2.20%			0.00%				0.58%
	%sector of municipality	2.51%	0.64%	0.02%	87.56%	8.78%			0.48%				100.00%
55	GARRISON	202,291	103,826	318,679	1,515,200	2,994,140	0	0	32,400	0	0	0	5,166,536
0.66%	%sector of county sector	0.17%	0.28%	0.86%	0.33%	4.55%			0.00%				0.18%
	%sector of municipality	3.92%	2.01%	6.17%	29.33%	57.95%			0.63%				100.00%
94	LINWOOD	86,770	0	0	1,843,205	214,435	0	0	691,765	30,000	43,935	0	2,910,110
1.12%	%sector of county sector	0.07%			0.41%	0.33%			0.04%	0.02%	0.03%		0.10%
	%sector of municipality	2.98%			63.34%	7.37%			23.77%	1.03%	1.51%		100.00%
107	OCTAVIA	6,567	116,752	3,568	3,804,860	21,900	0	0	156,505	0	4,125	0	4,114,277
1.28%	%sector of county sector	0.01%	0.31%	0.01%	0.84%	0.03%			0.01%		0.00%		0.14%
	%sector of municipality	0.16%	2.84%	0.09%	92.48%	0.53%			3.80%		0.10%		100.00%
356	RISING CITY	486,289	539,074	550,893	18,843,760	5,432,080	0	0	169,880	0	5,640	0	26,027,616
4.25%	%sector of county sector	0.40%	1.45%	1.49%	4.16%	8.25%			0.01%		0.00%		0.91%
	%sector of municipality	1.87%	2.07%	2.12%	72.40%	20.87%			0.65%		0.02%		100.00%
37	SURPRISE	12,477	115,677	3,535	1,211,935	176,365	0	0	777,360	119,430	28,390	0	2,445,169
0.44%	%sector of county sector	0.01%	0.31%	0.01%	0.27%	0.27%			0.04%	0.09%	0.02%		0.09%
	%sector of municipality	0.51%	4.73%	0.14%	49.56%	7.21%			31.79%	4.88%	1.16%		100.00%
196	ULYSSES	417,932	262,059	330,217	5,732,435	1,742,555	0	0	8,990	0	0	0	8,494,188
2.34%	%sector of county sector	0.34%	0.70%	0.90%	1.27%	2.65%			0.00%				0.30%
	%sector of municipality	4.92%	3.09%	3.89%	67.49%	20.51%			0.11%				100.00%
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
4,977	Total Municipalities	18,970,132	4,326,456	4,189,026	266,798,519	48,850,418	16,093,286	0	3,385,996	750,260	737,110	0	364,101,200
59.46%	%all municip.sectors of cnty	15.55%	11.61%	11.36%	58.88%	74.16%	98.23%		0.19%	0.55%	0.53%		12.70%

Sources: 2024 Certificate of Taxes Levied CTL, 2020 US Census; Dec. 2024 Municipality Population per Research Division

NE Dept. of Revenue, Property Assessment Division Prepared as of 02/11/2025

CHART 5

Total Real Property
Sum Lines 17, 25, & 30

Records : 8,813

Value : 3,174,975,545

Growth 17,927,700

Sum Lines 17, 25, & 41

Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	241	2,177,495	0	0	619	9,279,285	860	11,456,780	
02. Res Improve Land	2,094	33,370,805	0	0	703	25,534,000	2,797	58,904,805	
03. Res Improvements	2,134	252,537,665	0	0	803	173,387,360	2,937	425,925,025	
04. Res Total	2,375	288,085,965	0	0	1,422	208,200,645	3,797	496,286,610	10,287,525
% of Res Total	62.55	58.05	0.00	0.00	37.45	41.95	43.08	15.63	57.38
05. Com UnImp Land	57	611,345	0	0	10	5,118,640	67	5,729,985	
06. Com Improve Land	276	3,439,940	0	0	30	1,529,015	306	4,968,955	
07. Com Improvements	294	45,967,350	0	0	40	10,527,090	334	56,494,440	
08. Com Total	351	50,018,635	0	0	50	17,174,745	401	67,193,380	883,465
% of Com Total	87.53	74.44	0.00	0.00	12.47	25.56	4.55	2.12	4.93
09. Ind UnImp Land	2	933,945	0	0	3	290,110	5	1,224,055	
10. Ind Improve Land	9	1,843,005	0	0	0	0	9	1,843,005	
11. Ind Improvements	9	13,364,130	0	0	0	0	9	13,364,130	
12. Ind Total	11	16,141,080	0	0	3	290,110	14	16,431,190	47,795
% of Ind Total	78.57	98.23	0.00	0.00	21.43	1.77	0.16	0.52	0.27
13. Rec UnImp Land	0	0	0	0	92	6,918,670	92	6,918,670	
14. Rec Improve Land	0	0	0	0	74	6,643,225	74	6,643,225	
15. Rec Improvements	0	0	0	0	258	26,180,345	258	26,180,345	
16. Rec Total	0	0	0	0	350	39,742,240	350	39,742,240	477,500
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	3.97	1.25	2.66
Res & Rec Total	2,375	288,085,965	0	0	1,772	247,942,885	4,147	536,028,850	10,765,025
% of Res & Rec Total	57.27	53.74	0.00	0.00	42.73	46.26	47.06	16.88	60.05
Com & Ind Total	362	66,159,715	0	0	53	17,464,855	415	83,624,570	931,260
% of Com & Ind Total	87.23	79.12	0.00	0.00	12.77	20.88	4.71	2.63	5.19
17. Taxable Total	2,737	354,245,680	0	0	1,825	265,407,740	4,562	619,653,420	11,696,285
% of Taxable Total	60.00	57.17	0.00	0.00	40.00	42.83	51.76	19.52	65.24

Schedule II : Tax Increment Financing (TIF)

	Records	Urban Value Base	Value Excess		Records	SubUrban Value Base	Value Excess
18. Residential	36	4,023,725	5,007,815		0	0	0
19. Commercial	31	7,407,550	10,200,690		0	0	0
20. Industrial	5	12,289,450	76,815,075		0	0	0
21. Other	1	564,315	132,595		0	0	0
	Records	Rural Value Base	Value Excess		Records	Total Value Base	Value Excess
18. Residential	0	0	0		36	4,023,725	5,007,815
19. Commercial	0	0	0		31	7,407,550	10,200,690
20. Industrial	0	0	0		5	12,289,450	76,815,075
21. Other	0	0	0		1	564,315	132,595
22. Total Sch II					73	24,285,040	92,156,175

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	3	1,348,790	3	1,348,790	0
24. Non-Producing	0	0	0	0	1	446,545	1	446,545	0
25. Total	0	0	0	0	4	1,795,335	4	1,795,335	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	295	0	445	740

Schedule V : Agricultural Records

	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value
27. Ag-Vacant Land	116	3,570,715	0	0	2,681	1,511,775,565	2,797	1,515,346,280
28. Ag-Improved Land	14	1,423,510	0	0	1,353	786,031,720	1,367	787,455,230
29. Ag Improvements	15	985,330	0	0	1,435	249,739,950	1,450	250,725,280

30. Ag Total				4,247	2,553,526,790
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	1	1.00	36,000	0	0.00	0	
32. HomeSite Improv Land	4	4.92	147,100	0	0.00	0	
33. HomeSite Improvements	4	0.00	826,635	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	5	2.99	10,065	0	0.00	0	
36. FarmSite Improv Land	10	11.85	58,925	0	0.00	0	
37. FarmSite Improvements	14	0.00	158,695	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	21	20.95	0	0	0.00	0	
40. Other- Non Ag Use	1	1.00	564,315	0	0.00	0	
	Records	Rural Acres	Value	Records	Total Acres	Value	Growth
31. HomeSite UnImp Land	21	21.50	794,000	22	22.50	830,000	
32. HomeSite Improv Land	717	727.04	26,273,800	721	731.96	26,420,900	
33. HomeSite Improvements	739	0.00	128,069,325	743	0.00	128,895,960	421,675
34. HomeSite Total				765	754.46	156,146,860	
35. FarmSite UnImp Land	66	68.73	501,505	71	71.72	511,570	
36. FarmSite Improv Land	1,260	2,911.55	14,153,340	1,270	2,923.40	14,212,265	
37. FarmSite Improvements	1,406	0.00	121,670,625	1,420	0.00	121,829,320	5,809,740
38. FarmSite Total				1,491	2,995.12	136,553,155	
39. Road & Ditches	3,511	7,591.54	0	3,532	7,612.49	0	
40. Other- Non Ag Use	90	1,733.52	5,057,355	91	1,734.52	5,621,670	
41. Total Section VI				2,256	13,096.59	298,321,685	6,231,415

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	2	316.95	975,565	2	316.95	975,565

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	55,421.40	40.57%	465,421,435	44.38%	8,397.86
46. 1A	21,988.12	16.10%	171,421,285	16.34%	7,796.09
47. 2A1	17,043.78	12.48%	130,414,900	12.44%	7,651.76
48. 2A	14,286.20	10.46%	105,295,525	10.04%	7,370.44
49. 3A1	2,296.71	1.68%	15,984,015	1.52%	6,959.53
50. 3A	7,686.41	5.63%	51,112,190	4.87%	6,649.68
51. 4A1	9,675.72	7.08%	59,601,565	5.68%	6,159.91
52. 4A	8,196.55	6.00%	49,520,225	4.72%	6,041.59
53. Total	136,594.89	100.00%	1,048,771,140	100.00%	7,677.97
Dry					
54. 1D1	32,488.25	22.39%	266,403,680	26.49%	8,200.00
55. 1D	26,808.06	18.47%	201,060,450	19.99%	7,500.00
56. 2D1	13,458.01	9.27%	98,243,475	9.77%	7,300.00
57. 2D	7,919.20	5.46%	55,434,400	5.51%	7,000.00
58. 3D1	5,588.12	3.85%	37,440,385	3.72%	6,700.00
59. 3D	16,074.62	11.08%	101,270,045	10.07%	6,300.00
60. 4D1	20,315.32	14.00%	117,828,790	11.72%	5,800.00
61. 4D	22,466.51	15.48%	128,059,085	12.73%	5,700.00
62. Total	145,118.09	100.00%	1,005,740,310	100.00%	6,930.50
Grass					
63. 1G1	30,577.56	47.45%	102,908,760	54.24%	3,365.50
64. 1G	5,177.39	8.03%	17,242,965	9.09%	3,330.44
65. 2G1	9,139.54	14.18%	29,970,465	15.80%	3,279.21
66. 2G	726.87	1.13%	2,377,995	1.25%	3,271.55
67. 3G1	633.85	0.98%	1,706,315	0.90%	2,691.99
68. 3G	0.82	0.00%	2,525	0.00%	3,079.27
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	18,180.37	28.21%	35,526,380	18.72%	1,954.11
71. Total	64,436.40	100.00%	189,735,405	100.00%	2,944.54
Irrigated Total	136,594.89	39.08%	1,048,771,140	46.50%	7,677.97
Dry Total	145,118.09	41.52%	1,005,740,310	44.60%	6,930.50
Grass Total	64,436.40	18.43%	189,735,405	8.41%	2,944.54
72. Waste	2,105.00	0.60%	1,587,425	0.07%	754.12
73. Other	1,291.03	0.37%	9,370,825	0.42%	7,258.41
74. Exempt	183.57	0.05%	1,103,375	0.05%	6,010.65
75. Market Area Total	349,545.41	100.00%	2,255,205,105	100.00%	6,451.82

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	96.72	760,275	0.00	0	136,498.17	1,048,010,865	136,594.89	1,048,771,140
77. Dry Land	406.92	3,040,250	0.00	0	144,711.17	1,002,700,060	145,118.09	1,005,740,310
78. Grass	133.76	376,450	0.00	0	64,302.64	189,358,955	64,436.40	189,735,405
79. Waste	1.41	845	0.00	0	2,103.59	1,586,580	2,105.00	1,587,425
80. Other	0.00	0	0.00	0	1,291.03	9,370,825	1,291.03	9,370,825
81. Exempt	183.57	1,103,375	0.00	0	0.00	0	183.57	1,103,375
82. Total	638.81	4,177,820	0.00	0	348,906.60	2,251,027,285	349,545.41	2,255,205,105

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	136,594.89	39.08%	1,048,771,140	46.50%	7,677.97
Dry Land	145,118.09	41.52%	1,005,740,310	44.60%	6,930.50
Grass	64,436.40	18.43%	189,735,405	8.41%	2,944.54
Waste	2,105.00	0.60%	1,587,425	0.07%	754.12
Other	1,291.03	0.37%	9,370,825	0.42%	7,258.41
Exempt	183.57	0.05%	1,103,375	0.05%	6,010.65
Total	349,545.41	100.00%	2,255,205,105	100.00%	6,451.82

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	Abie	9	11,310	50	89,790	51	3,042,845	60	3,143,945	142,625
83.2	Acreage	582	8,217,590	589	21,395,665	609	134,421,935	1,191	164,035,190	3,631,125
83.3	Adamy Subdivision	2	56,975	14	474,785	14	4,323,940	16	4,855,700	6,430
83.4	Bay Meadows Trlr Crt	0	0	0	0	7	100,185	7	100,185	0
83.5	Bellwood	16	151,015	179	2,153,035	191	19,854,670	207	22,158,720	27,910
83.6	Bellwood Lakes	1	125,185	2	610,490	55	3,370,900	56	4,106,575	109,255
83.7	Benesch Lakes	0	0	2	483,130	23	613,800	23	1,096,930	150
83.8	Bow Strings	13	510,255	11	491,995	11	3,368,010	24	4,370,260	575,170
83.9	Brainard	24	402,675	166	2,876,860	167	22,455,915	191	25,735,450	2,955
83.10	Brandenburgh Lakes	2	925,900	0	0	88	14,190,520	90	15,116,420	335,665
83.11	Bruno	17	58,165	68	344,400	68	4,096,035	85	4,498,600	125,295
83.12	Clear Lake	3	37,685	42	1,888,260	42	10,622,055	45	12,548,000	54,540
83.13	Clearwater	1	116,080	0	0	6	375,365	7	491,445	0
83.14	Cornell Subdivision	0	0	5	323,525	5	1,392,155	5	1,715,680	41,775
83.15	David City	40	876,920	1,042	22,786,020	1,037	154,650,005	1,077	178,312,945	3,523,745
83.16	Dwight	11	92,050	119	1,842,750	119	14,248,805	130	16,183,605	465,460
83.17	Gans Lake	16	477,570	21	653,090	28	2,995,710	44	4,126,370	729,315
83.18	Garrison	7	13,240	36	83,005	36	1,499,150	43	1,595,395	37,020
83.19	Jarecki Lake	3	446,040	0	0	34	5,944,810	37	6,390,850	6,290
83.20	Jarecki Subdivision	0	0	13	449,320	13	2,083,970	13	2,533,290	0
83.21	Lakeside Estates	0	0	0	0	26	565,370	26	565,370	0
83.22	Linwood	30	132,855	48	262,385	50	1,659,865	80	2,055,105	31,245
83.23	Loma	6	7,275	12	26,015	13	610,345	19	643,635	11,915
83.24	Octavia	9	77,860	58	267,620	61	4,143,680	70	4,489,160	11,320
83.25	Rising City	29	199,895	186	2,092,585	186	19,855,640	215	22,148,120	592,310
83.26	Riverside Meadows	11	342,290	16	453,835	16	3,517,535	27	4,313,660	196,670
83.27	Riverview Lake Sub	13	300,150	21	641,890	26	2,033,045	39	2,975,085	79,660
83.28	Rural Recreational	57	4,594,675	20	3,770,565	35	4,877,660	92	13,242,900	0
83.29	Shyla Subdivison	1	40,285	2	82,595	2	556,120	3	679,000	0
83.30	Smokie L Lake	0	0	1	299,280	28	3,353,075	28	3,652,355	0
83.31	Surprise	12	18,870	25	59,840	25	1,179,145	37	1,257,855	0
83.32	Ulysses	37	142,640	117	512,515	117	5,286,540	154	5,941,695	27,180
83.33	Valley Heights	0	0	6	132,785	6	816,570	6	949,355	0
84	Residential Total	952	18,375,450	2,871	65,548,030	3,195	452,105,370	4,147	536,028,850	10,765,025

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>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		David City-commercial	20	1,436,900	151	4,661,660	156	36,351,560	176	42,450,120	414,290
85.2		Other Commercial	52	5,517,140	164	2,150,300	187	33,507,010	239	41,174,450	516,970
86		Commercial Total	72	6,954,040	315	6,811,960	343	69,858,570	415	83,624,570	931,260

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	26,713.91	64.55%	88,033,520	65.28%	3,295.42
88. 1G	4,586.81	11.08%	14,998,765	11.12%	3,269.98
89. 2G1	7,991.57	19.31%	25,636,865	19.01%	3,207.99
90. 2G	656.72	1.59%	2,114,915	1.57%	3,220.42
91. 3G1	612.90	1.48%	1,629,840	1.21%	2,659.23
92. 3G	0.82	0.00%	2,525	0.00%	3,079.27
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	821.20	1.98%	2,443,105	1.81%	2,975.04
95. Total	41,383.93	100.00%	134,859,535	100.00%	3,258.74
CRP					
96. 1C1	3,863.65	67.05%	14,875,240	67.51%	3,850.05
97. 1C	590.58	10.25%	2,244,200	10.19%	3,799.99
98. 2C1	1,147.97	19.92%	4,333,600	19.67%	3,775.01
99. 2C	70.15	1.22%	263,080	1.19%	3,750.25
100. 3C1	20.95	0.36%	76,475	0.35%	3,650.36
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	68.94	1.20%	241,290	1.10%	3,500.00
104. Total	5,762.24	100.00%	22,033,885	100.00%	3,823.84
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	17,290.23	100.00%	32,841,985	100.00%	1,899.45
113. Total	17,290.23	100.00%	32,841,985	100.00%	1,899.45
Grass Total	41,383.93	64.22%	134,859,535	71.08%	3,258.74
CRP Total	5,762.24	8.94%	22,033,885	11.61%	3,823.84
Timber Total	17,290.23	26.83%	32,841,985	17.31%	1,899.45
114. Market Area Total	64,436.40	100.00%	189,735,405	100.00%	2,944.54

2025 County Abstract of Assessment for Real Property, Form 45
Compared with the 2024 Certificate of Taxes Levied Report (CTL)

12 Butler

	2024 CTL County Total	2025 Form 45 County Total	Value Difference (2025 form 45 - 2024 CTL)	Percent Change	2025 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	453,099,590	496,286,610	43,187,020	9.53%	10,287,525	7.26%
02. Recreational	36,945,685	39,742,240	2,796,555	7.57%	477,500	6.28%
03. Ag-Homesite Land, Ag-Res Dwelling	136,558,920	156,146,860	19,587,940	14.34%	421,675	14.04%
04. Total Residential (sum lines 1-3)	626,604,195	692,175,710	65,571,515	10.46%	11,186,700	8.68%
05. Commercial	65,875,720	67,193,380	1,317,660	2.00%	883,465	0.66%
06. Industrial	16,383,395	16,431,190	47,795	0.29%	47,795	0.00%
07. Total Commercial (sum lines 5-6)	82,259,115	83,624,570	1,365,455	1.66%	931,260	0.53%
08. Ag-Farmsite Land, Outbuildings	134,703,650	136,553,155	1,849,505	1.37%	5,809,740	-2.94%
09. Minerals	1,741,165	1,795,335	54,170	3.11	0	3.11%
10. Non Ag Use Land	4,974,720	5,621,670	646,950	13.00%		
11. Total Non-Agland (sum lines 8-10)	141,419,535	143,970,160	2,550,625	1.80%	5,809,740	-2.30%
12. Irrigated	863,156,255	1,048,771,140	185,614,885	21.50%		
13. Dryland	782,658,155	1,005,740,310	223,082,155	28.50%		
14. Grassland	163,975,710	189,735,405	25,759,695	15.71%		
15. Wasteland	1,580,670	1,587,425	6,755	0.43%		
16. Other Agland	9,404,715	9,370,825	-33,890	-0.36%		
17. Total Agricultural Land	1,820,775,505	2,255,205,105	434,429,600	23.86%		
18. Total Value of all Real Property (Locally Assessed)	2,671,058,350	3,174,975,545	503,917,195	18.87%	17,927,700	18.19%

2025 Assessment Survey for Butler County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	One
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	Two
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$253,198
7.	Adopted budget, or granted budget if different from above:
	\$253,198 This does not include benefits; health insurance
8.	Amount of the total assessor's budget set aside for appraisal work:
	0
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	\$63,922 (does not include benefits, health insurance.
10.	Part of the assessor's budget that is dedicated to the computer system:
	0. This comes from county data processing, not the assessor's budget.
11.	Amount of the assessor's budget set aside for education/workshops:
	\$1,000
12.	Amount of last year's assessor's budget not used:
	Assessor's budget \$8,491 Reappraisal budget \$11,249

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS in April 2020.
2.	CAMA software:
	MIPS in April 2020.
3.	Personal Property software:
	MIPS in April 2020.
4.	Are cadastral maps currently being used?
	Cadastral maps are available, but are not updated. GIS processes have replaced their function
5.	If so, who maintains the Cadastral Maps?
	They are not being maintained; Since 2004, the cadastral maps have been created and updated in the GIS system.
6.	Does the county have GIS software?
	Yes
7.	Is GIS available to the public? If so, what is the web address?
	Yes; butler.gworks.com
8.	Who maintains the GIS software and maps?
	Assessor and Staff
9.	What type of aerial imagery is used in the cyclical review of properties?
	gWorks aerial imagery
10.	When was the aerial imagery last updated?
	2022

C. Zoning Information

1.	Does the county have zoning?
	Yes; but only in some of the towns
2.	If so, is the zoning countywide?
	No; there is no zoning in the rural

3.	What municipalities in the county are zoned?
	Bellwood, Brainard, David City, Octavia, Ulysses
4.	When was zoning implemented?
	Zoning was implemented in 1985 for David City, Octavia was added in 2005, and the other three are not known.

D. Contracted Services

1.	Appraisal Services:
	Standard Appraisal specific for Ag Processing Inc. only.
2.	GIS Services:
	GIS programming, programming support and instruction are provided through gWorks.
3.	Other services:
	The administrative, appraisal, programming, and support functions are contracted through MIPS

E. Appraisal /Listing Services

1.	List any outside appraisal or listing services employed by the county for the current assessment year
	Stanard Appraisal for Ag Processing Inc. only
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	NA
4.	Have the existing contracts been approved by the PTA?
	Yes
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Only for Ag Processing Inc.

2025 Residential Assessment Survey for Butler County

1.	Valuation data collection done by:
	Assessor and Staff
2.	List and describe the approach(es) used to estimate the market value of residential properties.
	The cost approach is used to estimate value in the residential class with Marshall Swift information used as the cost estimator.
3.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?
	Depreciation schedules are based on local market information.
4.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.
	Yes; the county develops a general physical depreciation table for use countywide. They then analyze the market of each individual valuation grouping and prepares economic and location factors to be separately applied to the parcels in each specific valuation group.
5.	Describe the methodology used to determine the residential lot values?
	The county uses an analysis of vacant residential sales to establish assessments for the land component of the assessed value.
6.	How are rural residential site values developed?
	The county studies vacant lot sales.
7.	Are there form 191 applications on file?
	No
8.	Describe the methodology used to determine value for vacant lots being held for sale or resale?
	Presently, there are four minor subdivisions that use a discounted cash flow (DCF) methodology to value the undeveloped lots. All of these procedures were in place prior to this year and are reviewed and updated annually. The county has used these techniques to estimate the present market value of all of the lots in a development that remain for sale.

2025 Commercial Assessment Survey for Butler County

1.	Valuation data collection done by:
	Assessor and Staff
2.	List and describe the approach(es) used to estimate the market value of commercial properties.
	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.
2a.	Describe the process used to determine the value of unique commercial properties.
	Butler County has a limited number of unique properties, but when they do value one, they develop the cost approach and often rely on the expertise of a contract appraiser for the value and also make comparisons to any known similar property in other counties.
3.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?
	Depreciation tables are developed using information derived from the market.
4.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.
	The basic physical depreciation tables are used throughout the commercial class. There are variations developed for locational or economic considerations. The economic variations are more related to the type and use of the structure and the locational variations more closely related to the valuation groups.
5.	Describe the methodology used to determine the commercial lot values.
	Vacant commercial lots are valued primarily using market information from vacant lot sales.

2025 Agricultural Assessment Survey for Butler County

1.	Valuation data collection done by:
	Assessor and Staff
2.	Describe the process used to determine and monitor market areas.
	The county reviews sale information and identifies common characteristics of the parcels. At this time all parcels in the county are influenced by the same market forces, so one market area has been defined.
3.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.
	The county considers a parcel agricultural if it is primarily used for the production of an ag product, residential if it is not being used for ag and has a primary residence, and it is recreational if seasonal dwellings exist or non ag uses are predominant.
4.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?
	Farm home sites and rural residential home sites are valued the same. The base home site value is \$36,000. There is a location in the Northwest part of the county near Columbus where the home site values are slightly higher at \$37,000, but the two types of sites are the same within those locations.
5.	What separate market analysis has been conducted where intensive use is identified in the county?
	A study of vacant land sales are used for the specific use if available.
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.
	The county has only eight known WRP parcels. Most of those parcels were sold after the easement was implemented several years ago. Those sales were the primary information used to estimate the probable market value per acre of the WRP land. The value per acre is reviewed and potentially adjusted each year. Presently, the value was estimated to be \$2,500 per acre.
6a.	Are any other agricultural subclasses used? If yes, please explain.
	Intensive use and flooded properties
	<u><i>If your county has special value applications, please answer the following</i></u>
7a.	How many parcels have a special valuation application on file?
	N/A
7b.	What process was used to determine if non-agricultural influences exist in the county?
	N/A
	<u><i>If your county recognizes a special value, please answer the following</i></u>
7c.	Describe the non-agricultural influences recognized within the county.
	N/A

7d.	Where is the influenced area located within the county?
	N/A
7e.	Describe in detail how the special values were arrived at in the influenced area(s).
	N/A

BUTLER COUNTY
2024 PLAN OF ASSESSMENT
For tax year 2025, 2026 & 2027

Plan of Assessment Requirements:

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

Real Property Assessment Requirements:

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

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;

Assessment Statistics for 2024:

Property Class	Median	COD	PRD
Residential	92%	12.13	100.83
Commercial	94%	10.79	105.30
Agricultural Land	72%	17.54	107.07

Median: The middle placement when the assessment/sales ratios are arrayed from high to low (or low to high).

COD: (Coefficient of Dispersion) the average absolute deviation divided by the median.

PRD: (Price Related Differential) the mean ratio divided by the aggregate ratio.

Aggregate: The sum of the assessed values divided by the sum of the sales prices.

Average Absolute Deviation: Each ratio minus the median, summed and divided by the number of sales.

Mean: The sum of the ratios divided by the number of sales.

GENERAL DESCRIPTION OF REAL PROPERTY IN BUTLER COUNTY

Per the 2024 County Abstract, Butler County consists of the following real property types:

Residential	\$453,254,010
Recreational	\$ 36,997,145
Ag-Homesite Land, Ag-Res Dwelling	\$136,537,525
Total Residential	\$626,788,680
Commercial	\$71,308,615
Industrial	\$41,952,600
Total Commercial	\$113,261,215
Ag-Farm-site Land, Outbuildings	\$134,028,060
Minerals	\$1,741,165
Non-Ag Use Land	\$5,534,000
Total Non-Acland	\$141,303,225

Agricultural land	Total Value
Irrigated Acres	\$863,262,870
Dry Acres	\$782,561,065
Grass Acres	\$164,023,950
Waste Acres	\$1,580,670
Other Acres (Accretion, Ag Intensive)	\$9,404,715

Total **\$1,820,833,270**

Total Value of all Real Property (locally Assessed) \$2,702,186,390

For more information see 2024 Reports & Opinions, Abstract and Assessor Survey.

ASSESSMENT PLAN/PROCEDURES MANUAL

The primary goal for the Butler County Assessor's Office is to do the best job possible in a professional manner to maintain fair and equitable values in meeting the statutory statistical requirements with the resources available.

The Department of Property Assessment and Taxation has prepared the progress report for Butler County which is on file in the Assessor's office and serves as additional information for this report. The 2024 Butler County statistical measures are on file in the annual report and kept on file in the Assessor's Office.

Office Staff and Budget Information

Butler County Assessor's Office currently employs 3 full time clerks, along with the Assessor and Deputy Assessor. Information pertaining to budget and staffing is included in the survey given to the Department of Revenue, Property Assessment Division (PAD). Staff salaries are included in the office's budget presented to the County Board each year.

The Department of Revenue Property Assessment Division Regulations and Directives as approved by the Attorney General and signed by the Governor are filed in the office and are implemented by the assessor's office. An informal manual of office and assessment procedures are also on file. A formal annual assessment plan includes a 4 to 5 year cycle of reappraisal and inspection, which has been a part of the county's assessment plan.

RECORD MAINTENANCE/RESPONSIBILITIES

A property record card is on file for every parcel of real property including improvements on leased land. The cards are updated to include any changes made to the assessment information of the property. The record cards contain current ownership, address, legal description, situs address, book and page numbers of the last deed recorded and any changes of record of ownership. Also included are the pictures of improvements or main structure, sketches and valuation information. A unique number is assigned to each property record card along with tax district codes and other codes created relevant to the specific parcel.

The assessment records are kept and updated in the computerized administration system, MIPS. Hard copy forms with updates are made in the form of inserts. The owner/valuations history is kept on the face of the hard copy and updated to reflect all changes made.

The office maintains a cadastral map system. The Mylar cadastral maps were done in 1964. The Mylar cadastral maps have not been revised with name change, legal description and new subdivisions since January 2004. On March 2001 we began implementing a GIS program for updating our current cadastral maps as well as other reports required by our office. The office staff has completed identifying each parcel and attaching the parcel identification number used in the MIPS CAMA system. A land use layer and an improvement on leased land layer has been created and added also.

ArcView is the GIS software and ARC 10.4.1 is currently being used by Butler County and is supported by GWorks in Omaha, Nebraska. GWorks is also the host for the Butler County Assessor's Website. Available on the website is the property record information, tax information, latest deed information, parcel lines, land use, soil types, flood plain, digital photos and sketches and aerial photos on the rural sites. GIS annotation layer is available for all the towns located in Butler County. Other layers: tax district, fire district, cemetery are also available on the website.

The Butler County Assessor's office is continually maintaining their GIS mapping system. Parcel splits are entered into the GIS program as the deeds are filed reflecting the split and become available in the Assessor's office. A Butler County Assessor web site has been on line since June 2004. At the beginning of 2020, funds were made available for new aerial obliques were flown and was processed and added to the website.

Website address is: butler.gworks.com.

2020 aerial obliques were flown and have been processed in our office. Each oblique is printed, each building identified and placed in the property record cards; these aerials were added to our CAMA package so that they are available directly on our property record cards.

The office utilized the MIPS administrative and CAMA system using the Marshall Swift cost. All data collected in all classifications of property have been entered in CAMA. A sketch of each house is entered into CAMA and was completed in 2001. Digital photos for each property have been entered into the system. 1992, 1998, 2005 & 2010 aerial photos are also a part of the property record card. 2020 colored imagery have been copied into the GIS and are being used to determine land use. 2011 digital obliques have been added to GIS and copied to the MIPS property record information. 2016 aeriels are also included. And 2020 digital obliques have be added for the 2022 year.

Real Estate transfer statements are received from the Register of Deeds & are processed daily. Ownership changes are made in the administrative package and updated on the website. Building permits are flagged in the computer for review. Pick-up work is to be completed by March 19th of each year.

“Sales Books” are continually kept updated reflecting current sales in agricultural, residential, commercial & miscellaneous properties. These Sales Books are used by incoming independent appraisers, the general public, and office staff.

It is a continuing practice to send out questionnaires to property owners to maintain the current information on the properties throughout the county.

Splits and subdivision changes are made as they become available to the Assessor’s office from County Clerk through a filed survey and/or deed. These are updated in the GIS system at the same time they are changed on the appraisal cards and in the computer Administrative Package. The Assessor’s office verifies any surveys that may be reflective of the new deed with the County Surveyor.

Homestead Exemption applications are accepted in the office from February 1 to June 30. Notice to file is published in the local newspaper April, May, and June. Pre-printed forms are mailed to the applicants that filed for the Homestead Exemption the prior year. The applicant is verified for owner/occupant. Signed applications, income statements, U.S. Citizenship Attestation, and doctor’s certification of disability (where required) are forwarded to the Nebraska Department of Revenue on or before August 1. All homestead data is entered into the state program at the county level. The Nebraska Department of Revenue returns a roster in October of approved (with a percentage) and disapproved applications for final processing.

Permissive exemptions- The assessor and staff administer annual filings of applications for new or continued exempt use properties. The properties are reviewed and recommendations are made to the County Board of Equalization.

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

Tax Increment Financing- Management of record/valuation information for properties in Community Redevelopment Projects for proper reporting on administrative reports and allocation of ad valorem tax.

Centrally Assessed Properties - Review the valuations as certified by the Department of Revenue, Property Assessment Division. Establish and maintain assessment records and tax billing for the tax list.

Tax Districts and Tax Rates – Maintain school district and other tax entity boundary changes necessary for correct assessment and tax information including the input of tax rates used for tax billing.

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

Tax List Corrections - Prepare tax list correction documents for the County Board of Equalizations approval.

County Board of Equalization - Attend county board of equalization meetings, including meetings for valuation protests. Prepare documentation for the board for the hearings.

TERC (Tax Equalization and Review Commission) Appeals- Prepare the information and attend the taxpayer appeals hearings before TERC. Testify in defense of the county's valuation.

REPORT GENERATION

The major reports required by the Assessor are: (but not limited to):

County Abstract of Assessment for Real Property

Certify completion of real property assessment roll & publish in newspaper

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

Prepare the plan of assessment for the next 3 assessment years

File 3-year plan of Assessment with the County Board of Equalization

Review the ownership and use of all cemetery real property and report such review to the County Board

Certification of Values to Political Subdivisions

School District Taxable Value Report

Deliver Tax Rolls to Treasurer

Certificate of Taxes Levied

Assessor Survey

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

PERSONAL PROPERTY

A Nebraska Personal Property Return for all depreciable tangible personal property which is used in a trade or business for the production of income, and which has a determinable life of longer than one year must be filed on or before May 1. For a late filing after May 1, but before July 1, a 10 percent penalty is applied. After July 1, a 25 percent penalty is applied to the taxes due. A notice to file is published in the local newspaper in March and April. In February a notice to file letter is mailed to each individual who previously filed.

SALES REVIEW/VERIFICATION

The assessor and office staff attempts to obtain 100% coverage of each sale, which contains a doc. stamp, beginning with the buyer, seller and then the broker. Questionnaires are mailed on each of these sales. Questionnaires consist of information about the sale and also about the property. Coding and the computerized sale file track the mailings. An on-site review is made on the parcels sold.

Agricultural land is reviewed every year and values established to maintain the ratios and statistics mandated by the Tax Equalization and Review Commission. An annual study will be conducted to see if the current market continues to support the areas.

The qualification process involves a careful review of the information on the 521 Real Estate Transfers and utilizes the personal knowledge of the assessor and staff to make a decision about the usability of the sales. Some are later modified based on information discovered during the verification and inspection processes. The county attempts to inspect all sales in the sales roster.

The Butler County Assessor's Office continues to work with the NRD for accurate and up to date land use information. We track our permits in our administrative program and we are then able to run a list of permits from this system. All pick-up work is entered on corresponding property record cards.

Pick-up work, the collection of data relating to new construction, remodeling, additions, alterations and removals of existing buildings or structures is done on a continuous year-round basis.

EDUCATION

No person shall be eligible to file, assume, or be appointed to, or hold the office of county assessor, serve as a deputy assessor, or hold the position of state assessment manager unless he or she holds a County Assessor Certificate issued by the Property Tax Administrator or State Tax Commissioner. In order to obtain a County Assessor Certificate, each person must successfully complete an examination given by the Property Tax Administrator. In order to retain certification, all certificate holders must obtain 60 hours of approved continuing education to be eligible to receive approval by the Property Tax Administrator for re-certification. Credit hours are obtained by the completion of approved courses that are recommended by the Nebraska Assessment Education and Certification Advisory Board and approved by the Property Tax Administrator. Courses are available throughout the year and are attended by the Assessor and Deputy Assessor to gain greater professionalism in their duties by offering a means of state certification.

REAL PROPERTY

An on-site review of all properties is on a rotation plan. The assessor and/or office staff reviews approximately four towns and four townships annually, depending on the size and amount of parcels within them. This is to maintain a continuation of the rotation throughout the county. A conducted market study of all properties is done annually throughout the county to maintain ratios and statistics mandated by the Tax Equalization and Review Commission.

The Rotation review for 2025:

Residential – Abie, Bruno & Linwood as part of the 6-year inspection. (Which is completed in 4 years).

Commercial – Abie, Bruno & Linwood and any commercial within the townships for 2025 rotational review. (Which is completed in 5 years). Ag processing facility will be reviewed and values updated according to completion.

Agricultural Land and Improvements – Center, Plum Creek, Oak Creek & Richardson townships as part of the 6-year inspection. (Which is completed in 5 years).

Review & analyze sales for market trends and revalue land as needed to comply with the required levels of value.

Continue to monitor land use changes using GIS, FSA records, maps, owner info and inspection of properties.

All reviews will include new digital photos for the property record cards.

Complete pick-up work, including building permits on new construction.

New property record cards were purchased in 2024. All information will be transferred to the new card and information will be transferred to them as they are completed.

The Rotation review for 2026:

Residential – Octavia, Garrison, Bellwood & Surprise as part of the 6-year inspection
Commercial – Octavia, Garrison, Bellwood & Surprise and any commercial within the townships for 2026 rotational review
Agricultural Land and Improvements – Summit, Olive, Franklin & Skull Creek Townships as part of the 6-year inspection.
Review & analyze sales for market trends and revalue land as needed to comply with the required levels of value.
Continue to monitor land use changes using GIS, FSA records, maps, owner info and inspection of properties.
All reviews will include new digital photos for the property record cards.
Complete pick-up work, including building permits on new construction.

The Rotation review for 2027:

Residential –David City as part of the 6-year inspection
Commercial – David City and any commercial within the townships for 2027 rotational review.
Agricultural Land and Improvements – Bone Creek, Linwood & Platte Townships as part of the 6-year inspection.
All reviews will include new digital photos for the property record cards.
Review & analyze sales for market trends and revalue land as needed to comply with the required levels of value on all classes of property.
Continue to monitor land use changes using GIS, FSA records, maps, owner info and inspection of properties.
Complete pick-up work, including building permits on new construction.

Respectfully submitted:

Signature: *Vickie Donoghue*

Vickie Donoghue
Butler County Assessor
June 3, 2024

Filed with the County Board of Equalization,

Date: 6-3-24



Anthony Whitmore, Chairman