

Equalization of Property Valued by the State

Prepared by Nebraska Department of Revenue Property Assessment Division
For Statewide Equalization by the Tax Equalization and Review Commission
August 6, 2007

Property valued by the state includes those companies or industries that the Property Tax Administrator is statutorily responsible for determining a taxable valuation for each year.

Pursuant to Neb. Rev. Stat. §77-5022 (Cum. Supp. 2006), the Tax Equalization and Review Commission "shall annually equalize the values of real property which is valued by the state."

The methodology used by the Property Tax Administrator to develop the state's real property equalization rate for property valued by the state is:

The abstract valuations for the property classes of residential, which includes residential, recreational, and agricultural residential dwelling and home site land, commercial and industrial, minerals, and agricultural outbuildings and farm site land are used to weight the levels of value as determined by the Tax Equalization and Review Commission for each class of real property respectively to develop the state's equalization rate.

In counties, or classes of property within a county, where the Tax Equalization and Review Commission was not able to determine a level of value pursuant to Neb. Rev. Stat. §77-5023 (R.S. Supp. 2007), the abstract values are weighted by an assumed level of value equal to the statutory level of value for the class of property.

The state's equalization rate is applied to the real property portion of companies valued by the state.

Pursuant to Neb. Rev. Stat. §77-5030 (Reissue 2003), on or before August 10 of each year, the Property Tax Administrator shall certify the distributed taxable value of property valued by the state, to each county assessor. The taxable value includes the real property portion of value as equalized by the Tax Equalization and Review Commission.

Equalization of Property Valued by the State August 6, 2007

The 2007 equalization rate, computed pursuant to the methodology outlined above, is **97.18%**. This rate is applicable to the real property portion of taxable value of property valued by the state.

Nebraska Dept. of Revenue Property Assessment Division
Recertified Abstract file as of 6-22-07 (postTERC action)

2007 Abstract Value Weighted State Equalization Rate for Real Property Valued by the State
as of: August 6, 2007

CO# COUNTY NAME	Residential, Recreational, Ag-Dwell&Homesite REAL PROP.	Res RATIO	%res value of statetotal	Res ratio contribute to state total	%res value of restotal	res ratio contribute to state res total	COMM/INDUST. REAL PROP.	C&I RATIO	%C&I value of statetotal	C&I ratio contribute to state total	%C&I value of C&I total	C&I ratio contribute to state C&I total	AG-OUTBLG & FARMST LAND	Assumed Ratio	%AgBldg value of statetotal	AgBldg ratio contribute to state total	%AgBldg value of AgBldg total	Agbldg ratio contribute to state agblg total	MINERALS	Assumed Ratio	%Min value of statetotal	Mineralratio contribute to state total	%Min value of Mineral total	Mineral ratio contribute to state Min total
67 PAWNEE	49,514,710	95.00	0.0005204	0.0494380	0.0007154	0.06796	6,232,460	99.00	0.0000655	0.0064845	0.0002598	0.02572	8,551,215	100	0.00009	0.00900	0.00506	0.50600	0					
68 PERKINS	79,179,879	99.00	0.0008321	0.0823779	0.0011441	0.11327	32,301,346	94.00	0.0003395	0.0319130	0.0013463	0.12655	8,379,607	100	0.00009	0.00900	0.00496	0.49600	0					
69 PHELPS	283,591,399	93.00	0.0029804	0.2771772	0.0040976	0.38108	57,985,661	97.00	0.0006094	0.0591118	0.0024168	0.23443	28,771,688	100	0.00030	0.03000	0.01704	1.70400	0					
70 PIERCE	201,295,685	97.00	0.0021155	0.2052035	0.0029085	0.28212	34,275,290	94.00	0.0003602	0.0338588	0.0014286	0.13429	26,975,915	100	0.00028	0.02800	0.01597	1.59700	0					
71 PLATTE	1,099,111,620	95.00	0.0115510	1.0973450	0.0158811	1.50870	448,205,625	97.00	0.0047104	0.4569088	0.0186807	1.81203	72,912,235	100	0.00077	0.07700	0.04318	4.31800	0					
72 POLK	166,998,090	98.00	0.0017550	0.1719900	0.0024130	0.23647	30,204,455	95.00	0.0003174	0.0301530	0.0012589	0.11960	25,654,275	100	0.00027	0.02700	0.01519	1.51900	0					
73 RED WILLOW	273,258,683	94.00	0.0028718	0.2699492	0.0039483	0.37114	93,138,857	97.00	0.0009788	0.0949436	0.0038819	0.37654	7,614,053	100	0.00008	0.00800	0.00451	0.45100	24,147,130	100	0.00025377	0.02537700	0.09186788	9.18678800
74 RICHARDSON	148,651,201	97.00	0.0015622	0.1515334	0.0021479	0.20835	24,812,176	99.00	0.0002608	0.0258192	0.0010341	0.10238	10,921,817	100	0.00011	0.01100	0.00647	0.64700	1,845,346	100	0.00001939	0.00193900	0.00702063	0.70206300
75 ROCK	31,318,380	97.00	0.0003291	0.0319227	0.0004525	0.04389	6,423,340	100.00	0.0000675	0.0067500	0.0002677	0.02677	7,156,410	100	0.00008	0.00800	0.00424	0.42400	0					
76 SALINE	414,750,350	99.00	0.0043588	0.4315212	0.0059927	0.59328	129,445,865	99.00	0.0013604	0.1346796	0.0053952	0.53412	28,261,595	100	0.00030	0.03000	0.01674	1.67400	0					
77 SARPY	7,536,099,266	98.00	0.0791995	7.7615510	0.1088892	10.67114	2,033,151,563	96.00	0.0213671	2.0512416	0.0847396	8.13500	13,731,487	100	0.00014	0.01400	0.00813	0.81300	0					
78 SAUNDERS	994,308,662	95.00	0.0104495	0.9927025	0.0143668	1.36485	102,670,970	94.00	0.0010790	0.1014260	0.0042792	0.40224	41,796,460	100	0.00044	0.04400	0.02475	2.47500	0					
79 SCOTTS BLUFF	1,059,671,314	94.00	0.0111365	1.0468310	0.0153112	1.43925	387,241,008	97.00	0.0040697	0.3947609	0.0161398	1.56556	25,437,636	100	0.00027	0.02700	0.01506	1.50600	2,520,706	100	0.00002649	0.00264900	0.00959004	0.95900400
80 SEWARD	686,336,018	97.00	0.0072129	0.6996513	0.0099169	0.96194	114,105,074	94.00	0.0011992	0.1127248	0.0047558	0.44705	22,833,458	100	0.00024	0.02400	0.01352	1.35200	0					
81 SHERIDAN	113,587,465	99.00	0.0011937	0.1181763	0.0016412	0.16248	20,278,662	97.00	0.0002131	0.0206707	0.0008452	0.08198	12,253,682	100	0.00013	0.01300	0.00726	0.72600	0					
82 SHERMAN	73,845,730	95.00	0.0007761	0.0737295	0.0010670	0.10137	8,388,215	100.00	0.0000882	0.0088200	0.0003496	0.03496	10,967,305	100	0.00012	0.01200	0.00649	0.64900	0					
83 SIOUX	31,697,270	97.00	0.0003331	0.0323107	0.0004580	0.04443	1,432,544	100.00	0.0000151	0.0015100	0.0000597	0.00597	6,472,520	100	0.00007	0.00700	0.00383	0.38300	23,570	100	0.00000025	0.00002500	0.00008967	0.00896700
84 STANTON	160,242,890	94.00	0.0016840	0.1582960	0.0023154	0.21765	22,823,620	100.00	0.0002399	0.0239900	0.0009513	0.09513	18,255,545	100	0.00019	0.01900	0.01081	1.08100	0					
85 THAYER	120,489,945	98.00	0.0012663	0.1240974	0.0017410	0.17062	36,168,980	97.00	0.0003801	0.0368697	0.0015075	0.14623	17,388,996	100	0.00018	0.01800	0.01030	1.03000	0					
86 THOMAS	16,961,098	97.00	0.0001783	0.0172951	0.0002451	0.02377	2,844,197	100.00	0.0000299	0.0029900	0.0001185	0.01185	3,036,091	100	0.00003	0.00300	0.00180	0.18000	1,520	100	0.00000002	0.00000200	0.00000578	0.00057800
87 THURSTON	69,094,680	93.00	0.0007261	0.0675273	0.0009984	0.09285	11,501,955	97.00	0.0001209	0.0117273	0.0004794	0.04650	12,056,635	100	0.00013	0.01300	0.00714	0.71400	0					
88 VALLEY	101,454,150	95.00	0.0010662	0.1012890	0.0014659	0.13926	21,359,265	95.00	0.0002245	0.0213275	0.0008902	0.08457	16,078,830	100	0.00017	0.01700	0.00952	0.95200	0					
89 WASHINGTON	1,082,522,140	96.00	0.0113766	1.0921536	0.0156414	1.50157	238,022,790	96.00	0.0025015	0.2401440	0.0099205	0.95237	47,419,885	100	0.00050	0.05000	0.02808	2.80800	0					
90 WAYNE	242,921,358	93.00	0.0025529	0.2374197	0.0035100	0.32643	55,952,245	96.00	0.0005880	0.0564480	0.0023320	0.22387	31,708,235	100	0.00033	0.03300	0.01878	1.87800	0					
91 WEBSTER	82,205,435	99.00	0.0008639	0.0855261	0.0011878	0.11759	18,571,765	99.00	0.0001952	0.0193248	0.0007741	0.07664	7,296,930	100	0.00008	0.00800	0.00432	0.43200	0					
92 WHEELER	14,547,275	92.00	0.0001529	0.0140668	0.0002102	0.01934	880,250	100.00	0.0000093	0.0009300	0.0000367	0.00367	22,053,717	100	0.00023	0.02300	0.01306	1.30600	0					
93 YORK	412,357,647	99.00	0.0043336	0.4290264	0.0059582	0.58986	167,413,351	99.00	0.0017594	0.1741806	0.0069776	0.69078	26,520,472	100	0.00028	0.02800	0.01570	1.57000	0					

Abstract values by class 69,208,862,603 70.79703 1.00000 97.33692 23,992,943,743 24.33298 1.00000 96.50164 1,688,666,862 1.77610 1.00000 100.00000 262,846,278 0.27623 1.00000 100.00000

Ratio weighted by abstract values by class 69,208,862,603 70.7970 23,992,943,743 24.3330 1,688,666,862 1.7761 262,846,278 0.2762
wtg res 97.3369 wtg C&I 96.5016

Post TERC Abstracts 6-22-07
Total Abstract Real Value includes minerals & agoutblid excludes agland 95,153,319,486
State Abstract Value Weighted Equalization Rate 97.18