

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 7, 2012

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](#), the Tax Equalization and Review Commission, (Commission), ". . . shall annually. . . equalize the values of real property that 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 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 Commission was not able to determine a level of value pursuant to Neb. Rev. Stat. [§ 77-5023](#), 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](#), 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 Commission.

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The 2012 equalization rate, computed pursuant to the methodology outlined above, is 96.86%. 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
Abstract file as of 5-7-2012 (postTERC action)

2012 Abstract Value Weighted State Equalization Rate for Real Property Valued by the State
As of August 7, 2012

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 agbldg 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	56,931,545	97.00	0.0005363	0.0520211	0.0007527	0.07301	12,704,245	100.00	0.0001197	0.0119700	0.0004606	0.04606	11,530,265	100	0.00011	0.01100	0.00477	0.47700	0					
68	PERKINS	92,680,554	100.00	0.0008730	0.0873000	0.0012253	0.12253	58,377,087	100.00	0.0005499	0.0549900	0.0021167	0.21167	13,971,219	100	0.00013	0.01300	0.00578	0.57800	18,208	100	0.00000017	0.00001700	0.00003473	0.00347300
69	PHELPS	338,286,614	94.00	0.0031865	0.2995310	0.0044722	0.42039	76,922,447	100.00	0.0007246	0.0724600	0.0027891	0.27891	24,382,638	100	0.00023	0.02300	0.01009	1.00900	0					
70	PIERCE	248,115,735	95.00	0.0023372	0.2220340	0.0032802	0.31162	47,280,875	100.00	0.0004454	0.0445400	0.0017143	0.17143	36,546,580	100	0.00034	0.03400	0.01513	1.51300	0					
71	PLATTE	1,398,046,590	95.00	0.0131691	1.2510645	0.0184826	1.75585	609,490,275	97.00	0.0057412	0.5568964	0.0220992	2.14362	104,997,272	100	0.00099	0.09900	0.04346	4.34600	0					
72	POLK	191,872,260	96.00	0.0018074	0.1735104	0.0025366	0.24351	29,558,505	100.00	0.0002784	0.0278400	0.0010717	0.10717	39,448,235	100	0.00037	0.03700	0.01633	1.63300	0					
73	RED WILLOW	301,007,870	95.00	0.0028354	0.2693630	0.0039794	0.37804	105,770,359	98.00	0.0009963	0.0976374	0.0038351	0.37584	12,294,641	100	0.00012	0.01200	0.00509	0.50900	49,109,010	100	0.00046259	0.04625900	0.09366539	9.36653900
74	RICHARDSON	177,712,450	95.00	0.0016740	0.1590300	0.0023494	0.22319	27,731,767	100.00	0.0002612	0.0261200	0.0010055	0.10055	21,483,160	100	0.00020	0.02000	0.00889	0.88900	10,860,516	100	0.00010230	0.01023000	0.02071421	2.07142100
75	ROCK	36,847,780	97.00	0.0003471	0.0336687	0.0004871	0.04725	7,143,265	100.00	0.0000673	0.0067300	0.0002590	0.02590	10,136,040	100	0.00010	0.01000	0.00420	0.42000	0					
76	SALINE	440,809,685	97.00	0.0041523	0.4027731	0.0058276	0.56528	138,211,580	100.00	0.0013019	0.1301900	0.0050113	0.50113	33,220,010	100	0.00031	0.03100	0.01375	1.37500	0					
77	SARPY	8,177,662,890	96.00	0.0770305	7.3949280	0.1081109	10.37865	2,567,632,917	98.00	0.0241861	2.3702378	0.0930984	9.12364	81,226,583	100	0.00077	0.07700	0.03362	3.36200	0					
78	SAUNDERS	1,169,465,579	96.00	0.0110159	1.0575264	0.0154606	1.48422	115,613,990	93.00	0.0010890	0.1012770	0.0041920	0.38986	56,922,200	100	0.00054	0.05400	0.02356	2.35600	0					
79	SCOTTS BLUFF	1,248,635,638	94.00	0.0117617	1.1055998	0.0165073	1.55169	493,808,293	97.00	0.0046515	0.4511955	0.0179047	1.73676	28,044,232	100	0.00026	0.02600	0.01161	1.16100	6,274,620	100	0.00005910	0.00591000	0.01196755	1.19675500
80	SEWARD	778,414,486	95.00	0.0073324	0.6965780	0.0102908	0.97763	133,652,605	100.00	0.0012590	0.1259000	0.0048460	0.48460	36,784,639	100	0.00035	0.03500	0.01523	1.52300	0					
81	SHERIDAN	121,963,085	96.00	0.0011488	0.1102848	0.0016124	0.15479	23,384,176	100.00	0.0002203	0.0220300	0.0008479	0.08479	15,001,751	100	0.00014	0.01400	0.00621	0.62100	0					
82	SHERMAN	89,423,970	99.00	0.0008423	0.0833877	0.0011822	0.11704	9,307,250	100.00	0.0000877	0.0087700	0.0003375	0.03375	11,995,055	100	0.00011	0.01100	0.00497	0.49700	0					
83	SIOUX	43,158,241	100.00	0.0004065	0.0406500	0.0005706	0.05706	5,351,351	100.00	0.0000504	0.0050400	0.0001940	0.01940	12,859,147	100	0.00012	0.01200	0.00532	0.53200	0					
84	STANTON	203,395,035	100.00	0.0019159	0.1915900	0.0026889	0.26889	26,003,330	100.00	0.0002449	0.0244900	0.0009428	0.09428	21,784,230	100	0.00021	0.02100	0.00902	0.90200	0					
85	THAYER	141,888,235	97.00	0.0013365	0.1296405	0.0018758	0.18195	38,655,905	100.00	0.0003641	0.0364100	0.0014016	0.14016	24,942,655	100	0.00023	0.02300	0.01032	1.03200	0					
86	THOMAS	21,990,081	98.00	0.0002071	0.0202958	0.0002907	0.02849	2,980,096	100.00	0.0000281	0.0028100	0.0001081	0.01081	3,596,862	100	0.00003	0.00300	0.00149	0.14900	1,520	100	0.00000001	0.00000100	0.00000290	0.00029000
87	THURSTON	87,120,185	100.00	0.0008206	0.0820600	0.0011518	0.11518	13,044,190	100.00	0.0001229	0.0122900	0.0004730	0.04730	20,109,590	100	0.00019	0.01900	0.00832	0.83200	0					
88	VALLEY	126,265,115	99.00	0.0011894	0.1177506	0.0016693	0.16526	30,064,365	100.00	0.0002832	0.0283200	0.0010901	0.10901	18,895,290	100	0.00018	0.01800	0.00782	0.78200	0					
89	WASHINGTON	1,170,542,695	94.00	0.0110261	1.0364534	0.0154749	1.45464	323,699,985	93.00	0.0030491	0.2835663	0.0117369	1.09153	52,294,190	100	0.00049	0.04900	0.02165	2.16500	0					
90	WAYNE	273,308,890	95.00	0.0025745	0.2445775	0.0036132	0.34325	65,088,035	100.00	0.0006131	0.0613100	0.0023600	0.23600	40,472,485	100	0.00038	0.03800	0.01675	1.67500	0					
91	WEBSTER	93,857,855	97.00	0.0008841	0.0857577	0.0012408	0.12036	16,472,230	100.00	0.0001552	0.0155200	0.0005973	0.05973	9,581,440	100	0.00009	0.00900	0.00397	0.39700	0					
92	WHEELER	17,299,994	100.00	0.0001630	0.0163000	0.0002287	0.02287	1,000,825	100.00	0.0000094	0.0009400	0.0000363	0.00363	26,316,077	100	0.00025	0.02500	0.01089	1.08900	0					
93	YORK	496,839,853	99.00	0.0046800	0.4633200	0.0065684	0.65027	220,008,890	98.00	0.0020724	0.2030952	0.0079772	0.78177	36,095,986	100	0.00034	0.03400	0.01494	1.49400	0					

Abstract values by class	75,641,430,998		68.7906	1.00000	96.54634		27,579,773,352		25.30339	1.00000	97.39894		2,415,819,117		2.26940	0.99998	99.99800	524,302,608		0.49387	1.00000	100.00000					
Ratio weighted by abstract values by class	75,641,430,998		wtg res	68.7906			27,579,773,352		wtg C&I	25.3034			2,415,819,117		2.2694			524,302,608		0.4939							
Post TERC Abstracts 5-7-2012 Total Abstract Real Value includes minerals & agoutbld excludes agland	106,161,326,075						State Abstract Value Weighted Equalization Rate																				
							96.86																				