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2014 Commission Summary for Nemaha County

Residential Real Property - Current

Number of Sales	208	Median	96.92
Total Sales Price	\$17,560,737	Mean	100.17
Total Adj. Sales Price	\$17,560,737	Wgt. Mean	93.13
Total Assessed Value	\$16,353,835	Average Assessed Value of the Base	\$61,737
Avg. Adj. Sales Price	\$84,427	Avg. Assessed Value	\$78,624

Confidence Interval - Current

95% Median C.I	94.67 to 97.93
95% Wgt. Mean C.I	89.96 to 96.30
95% Mean C.I	96.01 to 104.33
% of Value of the Class of all Real Property Value in the	20.71
% of Records Sold in the Study Period	6.67
% of Value Sold in the Study Period	8.49

Residential Real Property - History

Year	Number of Sales	LOV	Median
2013	209	97	97.17
2012	202	97	96.59
2011	211	97	97
2010	247	97	97

2014 Commission Summary for Nemaha County

Commercial Real Property - Current

Number of Sales	44	Median	94.76
Total Sales Price	\$5,247,911	Mean	102.40
Total Adj. Sales Price	\$5,237,911	Wgt. Mean	99.98
Total Assessed Value	\$5,236,760	Average Assessed Value of the Base	\$60,169
Avg. Adj. Sales Price	\$119,043	Avg. Assessed Value	\$119,017

Confidence Interval - Current

95% Median C.I	82.20 to 102.13
95% Wgt. Mean C.I	59.26 to 140.69
95% Mean C.I	90.81 to 113.99
% of Value of the Class of all Real Property Value in the County	3.02
% of Records Sold in the Study Period	9.44
% of Value Sold in the Study Period	18.68

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2013	36	97	96.96
2012	28		99.74
2011	34		96
2010	37	95	95

2014 Opinions of the Property Tax Administrator for Nemaha 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 (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	97	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	95	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	70	Meets generally accepted mass appraisal practices.	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, 2014.



A handwritten signature in black ink, reading "Ruth A. Sorensen".

Ruth A. Sorensen
Property Tax Administrator

2014 Residential Assessment Actions for Nemaha County

The county reviewed the town of Auburn where the contract appraiser completed a physical review of the property, updating photos, verifying measurements, and updating the condition of the improvements. The county completed a sales analysis for the study period and determined that no other adjustment were necessary.

The county also completed all permit and pickup work for the residential class of property.

2014 Residential Assessment Survey for Nemaha County

1.	Valuation data collection done by:																								
	Assessor and listers																								
2.	List the valuation groupings recognized by the County and describe the unique characteristics of each:																								
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th><th><u>Description of unique characteristics</u></th></tr> <tr> <td style="text-align: center;">01</td><td>Auburn- County seat and the major trade area of the county.</td></tr> <tr> <td style="text-align: center;">02</td><td>Villages of Peru, Brock, Julian and Nemaha- Smaller villages with little economic development but located within commuting distance to both Auburn and Nebraska City</td></tr> <tr> <td style="text-align: center;">03</td><td>Brownville- Unique as a historical river town that attracts tourism</td></tr> <tr> <td style="text-align: center;">04</td><td>Johnson- Village that is between two trade and employment centers and maintains a unique market for residential properties</td></tr> <tr> <td style="text-align: center;">08</td><td>Rural- rural residential</td></tr> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	01	Auburn- County seat and the major trade area of the county.	02	Villages of Peru, Brock, Julian and Nemaha- Smaller villages with little economic development but located within commuting distance to both Auburn and Nebraska City	03	Brownville- Unique as a historical river town that attracts tourism	04	Johnson- Village that is between two trade and employment centers and maintains a unique market for residential properties	08	Rural- rural residential												
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04	Johnson- Village that is between two trade and employment centers and maintains a unique market for residential properties																								
08	Rural- rural residential																								
3.	List and describe the approach(es) used to estimate the market value of residential properties.																								
	The county uses a market approach based on appreciation or depreciation to the cost approach																								
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?																								
	The county uses depreciation developed from the local market of each valuation group.																								
5.	Are individual depreciation tables developed for each valuation grouping?																								
	Yes																								
6.	Describe the methodology used to determine the residential lot values?																								
	During the review of the valuation group the county conducts a review of the lot values by using vacant lot sales and also by doing an allocation of value on improved sales.																								
7.	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th><th style="width: 25%;"><u>Date of Depreciation Tables</u></th><th style="width: 25%;"><u>Date of Costing</u></th><th style="width: 35%;"><u>Date of Lot Value Study</u></th></tr> <tr> <td style="text-align: center;">01</td><td style="text-align: center;">2013</td><td style="text-align: center;">2013</td><td style="text-align: center;">2013</td></tr> <tr> <td style="text-align: center;">02</td><td style="text-align: center;">2008</td><td style="text-align: center;">2007</td><td style="text-align: center;">2008</td></tr> <tr> <td style="text-align: center;">03</td><td style="text-align: center;">2012</td><td style="text-align: center;">2007</td><td style="text-align: center;">2008</td></tr> <tr> <td style="text-align: center;">04</td><td style="text-align: center;">2008</td><td style="text-align: center;">2007</td><td style="text-align: center;">2008</td></tr> <tr> <td style="text-align: center;">08</td><td style="text-align: center;">2008</td><td style="text-align: center;">2007</td><td style="text-align: center;">2008</td></tr> </table>	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	01	2013	2013	2013	02	2008	2007	2008	03	2012	2007	2008	04	2008	2007	2008	08	2008	2007	2008
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01	2013	2013	2013																						
02	2008	2007	2008																						
03	2012	2007	2008																						
04	2008	2007	2008																						
08	2008	2007	2008																						
	The valuation groups in Nemaha County are more of a reflection of the appraisal review cycle as much as differences in the market. The county conducts a market analysis for each group and develops depreciation table from that market.																								

2014 Residential Correlation Section for Nemaha County

County Overview

Nemaha County is located in southeast Nebraska. The largest town and county seat is Auburn which is centered in the County. Nemaha is bordered to the south by Richardson County, with Johnson County to the west and Otoe County to the north. The county has the Missouri River for a majority of its eastern border with the McKissick Island lying on the east side of the Missouri River. Nemaha County has seen a slight decline in population over the past 10 years and the economic trend is relatively flat.

Description of Analysis

Residential parcels are valued utilizing 5 valuation groupings that are based on the assessor locations or towns in the county. Three of the groupings comprise the residential parcels inside specific towns, while one is comprised of five of the smaller villages. The remaining group is for the rural residential parcels in the county. The largest of all the valuation groups is 01, (Auburn) which represents the majority of the residential parcels in the County.

The sales file consists of 208 qualified residential sales and is considered to be an adequate and reliable sample for the residential class of property. All of the measures of central tendency are within the acceptable range and demonstrate support for each other. Of the qualitative statistics only the PRD is outside the recommended range. All of the valuation groups with an adequate sample of sales fall within the acceptable range for the calculated median.

Sales Qualification

Nemaha County has a consistent procedure for sales verification for the residential sales occurring in the County. A department review of the non-qualified sales demonstrates a sufficient explanation in the assessor notes to substantiate the reason for the exclusion from the qualified sales. Approximately 64% of the improved residential sales were considered arm-length sales as determined by the county. It has been determined that the county utilizes an acceptable portion of available sales and utilizes all information available from the sales file and there is no evidence of excessive trimming in the file.

Equalization and Quality of Assessment

All of the valuation groups with an adequate sample of sales fall within the acceptable range for the calculated median, and it has been confirmed that the assessment practices are acceptable. It is believed that residential property is treated in a uniform and proportionate manner.

2014 Residential Correlation Section for Nemaha County

Level of Value

Based on analysis of all available information, the LOV is determined to be 97% of market value for the residential class of property.

2014 Commercial Assessment Actions for Nemaha County

The County conducted an analysis of the sales and concluded that no adjustments were necessary for the commercial class of property. The contract appraiser continually reviews and verifies sales for the commercial class.

The appraiser also completed the pickup and permit work for the commercial class of property.

2014 Commercial Assessment Survey for Nemaha County

1.	Valuation data collection done by:												
	Assessor and listers												
2.	List the valuation groupings recognized in the County and describe the unique characteristics of each:												
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Grouping</u></th><th style="text-align: center;"><u>Description of unique characteristics</u></th></tr> <tr> <td style="text-align: center;">01</td><td>Auburn- County seat and trade center for the area.</td></tr> <tr> <td style="text-align: center;">02</td><td>Remainder of the assessor locations in the county.</td></tr> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	01	Auburn- County seat and trade center for the area.	02	Remainder of the assessor locations in the county.						
<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>												
01	Auburn- County seat and trade center for the area.												
02	Remainder of the assessor locations in the county.												
3.	List and describe the approach(es) used to estimate the market value of commercial properties.												
	Market value based on either a depreciated or appreciated cost approach												
3a.	Describe the process used to determine the value of unique commercial properties.												
	The county relies on researching similar sales from other counties in the state and adjusting to the local market.												
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?												
	The county uses depreciation tables based on the local market												
5.	Are individual depreciation tables developed for each valuation grouping?												
	Yes												
6.	Describe the methodology used to determine the commercial lot values.												
	Sales comparison based on local sales. The majority are calculated on a square foot basis while the larger on based on an acre value.												
7.	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 20%; text-align: center;"><u>Valuation Grouping</u></th><th style="width: 25%; text-align: center;"><u>Date of Depreciation Tables</u></th><th style="width: 25%; text-align: center;"><u>Date of Costing</u></th><th style="width: 30%; text-align: center;"><u>Date of Lot Value Study</u></th></tr> <tr> <td style="text-align: center;">01</td><td style="text-align: center;">2007</td><td style="text-align: center;">2007</td><td style="text-align: center;">2007</td></tr> <tr> <td style="text-align: center;">02</td><td style="text-align: center;">2007</td><td style="text-align: center;">2007</td><td style="text-align: center;">2007</td></tr> </table>	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	01	2007	2007	2007	02	2007	2007	2007
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01	2007	2007	2007										
02	2007	2007	2007										
	Other than the city of Auburn, generally not an organized market, with limited amount of sales without much consistency within the class.												

2014 Commercial Correlation Section for Nemaha County

County Overview

Nemaha County is located in southeast Nebraska. The largest town and county seat is Auburn which is centered in the County. Nemaha is bordered to the south by Richardson County, with Johnson County to the west and Otoe County to the north. The county has the Missouri River for a majority of its eastern border with the McKissick Island lying on the east side of the Missouri River. Nemaha County has seen a slight decline in population over the past 10 years and the economic trend is relatively flat.

Description of Analysis

Commercial parcels are valued utilizing two valuation groups. Valuation group (01) represents Auburn while (02) represents the remainder of the county. The overall statistics for the county have a calculated median of 95.

The sales file consists of 44 qualified commercial sales and is considered to be an adequate and reliable sample for the residential class of property. Two of the measures of central tendency are within the acceptable range and demonstrate support for each other with only the mean being above the range by two points. Of the qualitative statistics only the COD is above the recommended range. Both of the valuation groups fall within the acceptable range for the calculated median.

Sales Qualification

Nemaha County has a consistent procedure for sales verification for the commercial sales occurring in the County. A department review of the non-qualified sales demonstrates a sufficient explanation in the assessor notes to substantiate the reason for the exclusion from the qualified sales. Approximately 65% of the improved commercial sales were considered arm-length sales as determined by the county. It has been determined that the county utilizes an acceptable portion of available sales and utilizes all information available from the sales file and there is no evidence of excessive trimming in the file.

Both valuation groups with an adequate sample of sales fall within the acceptable range for the calculated median, and it has been confirmed that the assessment practices are acceptable. It is believed that commercial property is treated in a uniform and proportionate manner.

Level of Value

Based on analysis of all available information, the LOV is determined to be 95% of market value for the commercial class of property.

2014 Agricultural Assessment Actions for Nemaha County

The County completed an analysis of the sales to aid in determining values for the agricultural class of property. The county reviewed the market area determination and concluded that for the current year Nemaha County would continue with one market area, 8300 as displayed in the abstract. The county updated the schedule of values that now corresponds with the LCG structure. The county continually verifies sales and updates land use as discovered.

The county completed all pickup, and permit work for the class.

2014 Agricultural Assessment Survey for Nemaha County

1.	Valuation data collection done by:				
	Assessor and staff				
2.	List each market area, and describe the location and the specific characteristics that make each unique.				
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 15%; text-align: center;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> <tr> <td style="text-align: center;">01</td> <td>The county considers the entire county as one market area</td> </tr> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	01	The county considers the entire county as one market area
<u>Market Area</u>	<u>Description of unique characteristics</u>				
01	The county considers the entire county as one market area				
3.	Describe the process used to determine and monitor market areas.				
	The county completes an analysis with all of the sales and also reviews by geo code to determine if different factors attribute to different market values. These studies are done to see if they can achieve a reasonable level of value while maintaining the quality of assessment without market areas.				
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.				
	The county determines highest and best use and compares that to current use of the parcel				
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?				
	Yes				
6.	Describe the process used to identify and monitor the influence of non-agricultural characteristics.				
	The county relies on a sales verification process to determine if any non-agricultural characteristics influence the sale price for properties.				
7.	Have special valuation applications been filed in the county? If a value difference is recognized describe the process used to develop the uninfluenced value.				
	No				
8.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.				
	The county completed a sales analysis of similar parcels to arrive at market value for the parcels enrolled in the program.				

Nemaha County 2014 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Nemaha	8300	5,540	5,130	5,000	4,900	4,800	4,700	4,650	4,600	4,929
Johnson	1	4,914	4,493	4,560	3,867	3,690	N/A	2,517	2,130	3,858
Otoe	8000	4,700	4,700	4,500	4,000	3,400	3,200	3,000	2,800	3,917
Richardson	50	4,560	4,455	3,973	4,055	3,908	3,860	2,765	2,670	3,982

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Nemaha	8300	4,487	4,350	3,649	3,060	2,900	2,800	2,700	2,500	3,167
Johnson	1	3,664	3,383	3,310	2,779	2,880	2,885	2,000	1,630	2,696
Otoe	8000	4,100	4,100	3,900	3,600	3,300	3,200	3,000	2,700	3,490
Richardson	50	3,917	3,835	3,528	3,525	3,398	3,320	2,439	2,320	3,386

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Nemaha	8300	1,101	1,652	1,386	1,585	1,720	1,258	1,210	931	1,218
Johnson	1	1,647	2,009	1,616	1,517	1,571	1,500	1,338	1,018	1,389
Otoe	8000	1,682	1,924	1,669	1,926	1,815	1,657	1,488	1,051	1,607
Richardson	50	1,112	1,262	981	1,192	1,191	1,123	1,063	839	1,045

Source: 2014 Abstract of Assessment, Form 45, Schedule IX

2014 Agricultural Correlation Section for Nemaha County

County Overview

Nemaha County is located in southeast Nebraska. Nemaha is bordered to the south by Richardson County, with Johnson County to the east and Otoe County to the north. The county has the Missouri River for a majority of its eastern border with the McKissick Island portion of the county lying on the east side of the Missouri River. Nemaha County is comprised of approximately 3% irrigated land, 77% dry crop land and 19% grass/pasture land. Annually sales are reviewed and plotted to verify accuracy of the market area determination. For 2014 the county determined that the agricultural market did not necessitate the use of market areas for Nemaha County.

Description of Analysis

There are 77 qualified sales being used in the agricultural analysis for the three year study period. The agricultural market in the County along with the area and state is seeing a rapid increase and has for the past several years. The statistical sample consists of sales that meet the required balance as to date of sale and are proportionate by majority land use. This was met by including comparable sales from the same general market all within six miles of the subject county. The 80% majority land use dry shows a median 71 which almost mirrors the county as a whole.

Nemaha County for 2014 valued agricultural land by the LCG structure. A comparison of average values by LCG demonstrates that Nemaha is in the same relative range between Otoe, Johnson, and Richardson counties for dry and grass. For irrigated they are at the top of the range. The county made a conscious effort to bring up the lower classes of irrigation so that the irrigated would be valued at a premium over dry. All indications support that Nemaha County has achieved equalization both within the county as well as with adjoining counties.

Sales Qualification

Nemaha County has a consistent procedure for sales verification for the agricultural sales occurring in the County. A department review of the non-qualified sales demonstrates a sufficient explanation in the assessor notes to substantiate the reason for the exclusion from the qualified sales. It has been determined that the county utilizes an acceptable portion of available sales and utilizes all information available from the sales file and there is no evidence of excessive trimming in the file.

2014 Agricultural Correlation Section for Nemaha County

Equalization and Quality of Assessment

All of the valuation groups with an adequate sample of sales fall within the acceptable range for the calculated median, and it has been confirmed that the assessment practices are acceptable. It is believed that residential property is treated in a uniform and proportionate manner.

Level of Value

Based on the consideration of all available information, the level of value is determined to be 70% of market value for the agricultural class of property, and all subclasses are determined to be valued within the acceptable range.

64 Nemaha
RESIDENTIAL

PAD 2014 R&O Statistics (Using 2014 Values)

Qualified

Date Range: 10/1/2011 To 9/30/2013 Posted on: 1/1/2014

Number of Sales : 208
 Total Sales Price : 17,560,737
 Total Adj. Sales Price : 17,560,737
 Total Assessed Value : 16,353,835
 Avg. Adj. Sales Price : 84,427
 Avg. Assessed Value : 78,624

MEDIAN : 97
 WGT. MEAN : 93
 MEAN : 100
 COD : 17.23
 PRD : 107.56

COV : 30.55
 STD : 30.60
 Avg. Abs. Dev : 16.70
 MAX Sales Ratio : 279.06
 MIN Sales Ratio : 40.35

95% Median C.I. : 94.67 to 97.93
 95% Wgt. Mean C.I. : 89.96 to 96.30
 95% Mean C.I. : 96.01 to 104.33

Printed: 4/2/2014 2:34:22PM

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-11 To 31-DEC-11	23	97.98	105.78	92.60	16.91	114.23	52.36	215.96	93.83 to 105.53	90,815	84,094
01-JAN-12 To 31-MAR-12	20	94.22	89.46	93.08	11.76	96.11	59.77	118.13	81.96 to 97.31	77,013	71,683
01-APR-12 To 30-JUN-12	18	92.67	92.13	89.13	11.50	103.37	57.75	126.00	87.74 to 100.09	79,972	71,276
01-JUL-12 To 30-SEP-12	22	95.85	96.77	95.39	12.55	101.45	62.62	128.59	94.08 to 106.29	73,292	69,910
01-OCT-12 To 31-DEC-12	34	99.97	100.81	98.21	11.97	102.65	59.81	147.90	96.66 to 103.29	87,018	85,462
01-JAN-13 To 31-MAR-13	25	97.13	105.43	95.26	18.66	110.68	64.61	279.06	94.12 to 100.66	85,376	81,330
01-APR-13 To 30-JUN-13	35	97.75	101.80	94.79	16.86	107.40	52.58	241.83	93.04 to 100.74	79,838	75,678
01-JUL-13 To 30-SEP-13	31	93.62	103.22	86.13	31.80	119.84	40.35	230.97	84.22 to 105.38	96,532	83,140
<u>Study Yrs</u>											
01-OCT-11 To 30-SEP-12	83	95.95	96.50	92.63	13.51	104.18	52.36	215.96	94.08 to 97.31	80,493	74,564
01-OCT-12 To 30-SEP-13	125	97.66	102.61	93.43	19.58	109.83	40.35	279.06	94.70 to 99.61	87,039	81,320
<u>Calendar Yrs</u>											
01-JAN-12 To 31-DEC-12	94	96.79	95.79	94.83	12.33	101.01	57.75	147.90	94.50 to 98.46	80,327	76,174
<u>ALL</u>	208	96.92	100.17	93.13	17.23	107.56	40.35	279.06	94.67 to 97.93	84,427	78,624

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	101	97.82	100.44	97.64	07.18	102.87	82.63	182.69	96.18 to 99.04	100,670	98,292
02	42	93.00	107.39	96.64	36.24	111.12	49.75	279.06	80.07 to 100.27	33,349	32,227
03	5	102.64	103.16	103.62	06.30	99.56	93.49	115.29	N/A	42,200	43,727
04	18	91.73	97.92	92.01	24.30	106.42	57.75	169.56	81.96 to 111.69	59,222	54,491
08	42	92.94	92.91	82.14	22.19	113.11	40.35	230.97	88.61 to 97.17	112,271	92,221
<u>ALL</u>	208	96.92	100.17	93.13	17.23	107.56	40.35	279.06	94.67 to 97.93	84,427	78,624

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	203	96.91	100.14	93.05	17.06	107.62	40.35	279.06	94.67 to 97.87	85,784	79,825
06											
07	5	100.79	101.30	101.92	22.70	99.39	66.00	144.78	N/A	29,300	29,863
<u>ALL</u>	208	96.92	100.17	93.13	17.23	107.56	40.35	279.06	94.67 to 97.93	84,427	78,624

64 Nemaha
RESIDENTIAL

PAD 2014 R&O Statistics (Using 2014 Values)

Qualified

Date Range: 10/1/2011 To 9/30/2013 Posted on: 1/1/2014

Number of Sales : 208
 Total Sales Price : 17,560,737
 Total Adj. Sales Price : 17,560,737
 Total Assessed Value : 16,353,835
 Avg. Adj. Sales Price : 84,427
 Avg. Assessed Value : 78,624

MEDIAN : 97
 WGT. MEAN : 93
 MEAN : 100
 COD : 17.23
 PRD : 107.56

COV : 30.55
 STD : 30.60
 Avg. Abs. Dev : 16.70
 MAX Sales Ratio : 279.06
 MIN Sales Ratio : 40.35

95% Median C.I. : 94.67 to 97.93
 95% Wgt. Mean C.I. : 89.96 to 96.30
 95% Mean C.I. : 96.01 to 104.33

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SALE PRICE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Low \$ Ranges</u>											
Less Than 5,000	4	73.82	109.81	121.57	70.35	90.33	49.75	241.83	N/A	2,463	2,994
Less Than 15,000	23	97.17	111.88	109.21	39.95	102.44	49.75	279.06	68.73 to 115.06	8,272	9,033
Less Than 30,000	49	102.64	115.09	114.23	33.07	100.75	49.75	279.06	94.50 to 117.43	15,219	17,385
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	204	97.00	99.98	93.11	16.35	107.38	40.35	279.06	94.70 to 97.98	86,034	80,107
Greater Than 14,999	185	96.91	98.72	92.95	14.39	106.21	40.35	230.97	94.67 to 97.93	93,895	87,276
Greater Than 29,999	159	96.05	95.58	92.19	11.58	103.68	40.35	230.97	94.35 to 97.56	105,755	97,497
<u>Incremental Ranges</u>											
0 TO 4,999	4	73.82	109.81	121.57	70.35	90.33	49.75	241.83	N/A	2,463	2,994
5,000 TO 14,999	19	100.27	112.32	108.53	34.18	103.49	52.58	279.06	68.73 to 126.00	9,495	10,305
15,000 TO 29,999	26	109.38	117.92	115.95	26.40	101.70	59.77	221.70	96.91 to 128.59	21,365	24,773
30,000 TO 59,999	42	98.25	104.92	104.32	16.38	100.58	64.61	230.97	96.43 to 104.90	42,773	44,620
60,000 TO 99,999	44	95.83	93.80	94.27	08.36	99.50	57.75	111.69	93.49 to 98.24	73,688	69,464
100,000 TO 149,999	38	94.54	93.75	93.56	08.32	100.20	45.95	128.52	93.04 to 97.30	123,457	115,501
150,000 TO 249,999	29	94.67	90.35	89.99	11.04	100.40	40.35	118.67	91.44 to 98.04	183,368	165,019
250,000 TO 499,999	6	87.63	79.99	79.04	15.14	101.20	52.36	101.26	52.36 to 101.26	294,542	232,816
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>	208	96.92	100.17	93.13	17.23	107.56	40.35	279.06	94.67 to 97.93	84,427	78,624

64 Nemaha
COMMERCIAL

PAD 2014 R&O Statistics (Using 2014 Values)

Qualified

Date Range: 10/1/2010 To 9/30/2013 Posted on: 1/1/2014

Number of Sales : 44
 Total Sales Price : 5,247,911
 Total Adj. Sales Price : 5,237,911
 Total Assessed Value : 5,236,760
 Avg. Adj. Sales Price : 119,043
 Avg. Assessed Value : 119,017

MEDIAN : 95
 WGT. MEAN : 100
 MEAN : 102
 COD : 28.77
 PRD : 102.42

COV : 38.30
 STD : 39.22
 Avg. Abs. Dev : 27.26
 MAX Sales Ratio : 192.80
 MIN Sales Ratio : 14.89

95% Median C.I. : 82.20 to 102.13
 95% Wgt. Mean C.I. : 59.26 to 140.69
 95% Mean C.I. : 90.81 to 113.99

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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>Qtrts</u>											
01-OCT-10 To 31-DEC-10	4	111.19	107.47	81.15	24.01	132.43	59.40	148.09	N/A	46,250	37,531
01-JAN-11 To 31-MAR-11	1	97.26	97.26	97.26	00.00	100.00	97.26	97.26	N/A	4,200	4,085
01-APR-11 To 30-JUN-11											
01-JUL-11 To 30-SEP-11	3	85.29	86.59	90.75	07.36	95.42	77.82	96.66	N/A	70,667	64,133
01-OCT-11 To 31-DEC-11	7	93.55	93.31	95.03	10.06	98.19	72.95	110.99	72.95 to 110.99	98,205	93,325
01-JAN-12 To 31-MAR-12	4	94.22	87.22	60.63	15.64	143.86	56.85	103.59	N/A	424,165	257,155
01-APR-12 To 30-JUN-12	5	82.13	102.43	95.81	39.56	106.91	66.66	163.35	N/A	72,220	69,191
01-JUL-12 To 30-SEP-12	1	176.14	176.14	176.14	00.00	100.00	176.14	176.14	N/A	40,000	70,455
01-OCT-12 To 31-DEC-12	5	122.30	127.71	186.52	21.21	68.47	95.96	189.31	N/A	197,400	368,195
01-JAN-13 To 31-MAR-13	3	75.09	74.18	78.09	05.83	94.99	67.15	80.30	N/A	64,667	50,497
01-APR-13 To 30-JUN-13	3	69.01	60.26	61.12	39.60	98.59	14.89	96.89	N/A	71,667	43,800
01-JUL-13 To 30-SEP-13	8	90.62	123.29	101.90	45.02	120.99	72.67	192.80	72.67 to 192.80	81,940	83,498
<u>Study Yrs</u>											
01-OCT-10 To 30-SEP-11	8	96.96	98.36	86.39	19.15	113.86	59.40	148.09	59.40 to 148.09	50,150	43,326
01-OCT-11 To 30-SEP-12	17	93.55	99.43	75.34	23.98	131.98	56.85	176.14	72.95 to 110.99	163,835	123,430
01-OCT-12 To 30-SEP-13	19	92.75	106.75	136.09	37.60	78.44	14.89	192.80	75.09 to 133.67	107,975	146,939
<u>Calendar Yrs</u>											
01-JAN-11 To 31-DEC-11	11	93.55	91.83	94.04	09.40	97.65	72.95	110.99	77.82 to 103.92	82,149	77,251
01-JAN-12 To 31-DEC-12	15	100.32	111.71	106.52	31.04	104.87	56.85	189.31	82.13 to 133.67	205,651	219,067
<u>ALL</u>	44	94.76	102.40	99.98	28.77	102.42	14.89	192.80	82.20 to 102.13	119,043	119,017

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	31	92.75	101.29	80.05	25.11	126.53	56.85	186.31	82.20 to 103.59	125,044	100,098
02	13	97.26	105.02	156.71	36.88	67.02	14.89	192.80	69.01 to 163.35	104,735	164,132
<u>ALL</u>	44	94.76	102.40	99.98	28.77	102.42	14.89	192.80	82.20 to 102.13	119,043	119,017

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02	4	112.08	118.31	100.47	26.66	117.76	72.95	176.14	N/A	80,000	80,376
03	39	92.75	98.53	78.55	26.61	125.44	14.89	192.80	82.16 to 97.83	101,741	79,919
04	1	189.31	189.31	189.31	00.00	100.00	189.31	189.31	N/A	950,000	1,798,430
<u>ALL</u>	44	94.76	102.40	99.98	28.77	102.42	14.89	192.80	82.20 to 102.13	119,043	119,017

64 Nemaha
COMMERCIAL

PAD 2014 R&O Statistics (Using 2014 Values)

Qualified

Date Range: 10/1/2010 To 9/30/2013 Posted on: 1/1/2014

Number of Sales : 44	MEDIAN : 95	COV : 38.30	95% Median C.I. : 82.20 to 102.13
Total Sales Price : 5,247,911	WGT. MEAN : 100	STD : 39.22	95% Wgt. Mean C.I. : 59.26 to 140.69
Total Adj. Sales Price : 5,237,911	MEAN : 102	Avg. Abs. Dev : 27.26	95% Mean C.I. : 90.81 to 113.99
Total Assessed Value : 5,236,760			
Avg. Adj. Sales Price : 119,043	COD : 28.77	MAX Sales Ratio : 192.80	
Avg. Assessed Value : 119,017	PRD : 102.42	MIN Sales Ratio : 14.89	

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SALE PRICE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000	3	102.13	130.73	111.96	31.19	116.76	97.26	192.80	N/A	3,150	3,527
Less Than 15,000	10	98.81	107.24	97.01	17.19	110.55	67.15	192.80	93.55 to 122.30	7,465	7,242
Less Than 30,000	15	97.30	107.21	100.18	20.21	107.02	67.15	192.80	86.62 to 122.30	11,447	11,467
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	41	92.75	100.32	99.96	28.59	100.36	14.89	189.31	82.16 to 100.32	127,523	127,468
Greater Than 14,999	34	88.31	100.97	100.02	33.12	100.95	14.89	189.31	80.30 to 103.92	151,861	151,893
Greater Than 29,999	29	88.49	99.90	99.97	34.23	99.93	14.89	189.31	75.09 to 103.92	174,697	174,647
<u>Incremental Ranges</u>											
0 TO 4,999	3	102.13	130.73	111.96	31.19	116.76	97.26	192.80	N/A	3,150	3,527
5,000 TO 14,999	7	97.30	97.17	94.84	10.22	102.46	67.15	122.30	67.15 to 122.30	9,314	8,834
15,000 TO 29,999	5	86.62	107.17	102.62	26.39	104.43	82.16	148.09	N/A	19,410	19,918
30,000 TO 59,999	10	126.56	127.15	124.51	32.78	102.12	66.66	186.31	75.09 to 184.50	46,910	58,408
60,000 TO 99,999	8	77.44	75.57	77.72	25.36	97.23	14.89	103.92	14.89 to 103.92	74,004	57,514
100,000 TO 149,999	4	86.03	82.03	82.39	14.16	99.56	59.40	96.66	N/A	128,750	106,076
150,000 TO 249,999	4	85.13	88.55	89.81	12.93	98.60	72.95	110.99	N/A	166,474	149,506
250,000 TO 499,999	1	92.75	92.75	92.75	00.00	100.00	92.75	92.75	N/A	374,180	347,050
500,000 TO 999,999	1	189.31	189.31	189.31	00.00	100.00	189.31	189.31	N/A	950,000	1,798,430
1,000,000 +	1	56.85	56.85	56.85	00.00	100.00	56.85	56.85	N/A	1,500,000	852,750
<u>ALL</u>	44	94.76	102.40	99.98	28.77	102.42	14.89	192.80	82.20 to 102.13	119,043	119,017

64 Nemaha
COMMERCIAL

PAD 2014 R&O Statistics (Using 2014 Values)

Qualified

Date Range: 10/1/2010 To 9/30/2013 Posted on: 1/1/2014

Number of Sales : 44	MEDIAN : 95	COV : 38.30	95% Median C.I. : 82.20 to 102.13
Total Sales Price : 5,247,911	WGT. MEAN : 100	STD : 39.22	95% Wgt. Mean C.I. : 59.26 to 140.69
Total Adj. Sales Price : 5,237,911	MEAN : 102	Avg. Abs. Dev : 27.26	95% Mean C.I. : 90.81 to 113.99
Total Assessed Value : 5,236,760			
Avg. Adj. Sales Price : 119,043	COD : 28.77	MAX Sales Ratio : 192.80	
Avg. Assessed Value : 119,017	PRD : 102.42	MIN Sales Ratio : 14.89	

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Blank	4	76.46	75.57	77.94	05.82	96.96	67.15	82.20	N/A	46,750	36,436
300	5	120.24	121.38	101.96	22.11	119.05	72.95	176.14	N/A	67,000	68,311
306	1	92.75	92.75	92.75	00.00	100.00	92.75	92.75	N/A	374,180	347,050
344	6	101.96	118.24	119.18	22.25	99.21	88.49	186.31	88.49 to 186.31	40,450	48,210
346	1	102.13	102.13	102.13	00.00	100.00	102.13	102.13	N/A	4,000	4,085
350	2	137.17	137.17	122.86	19.09	111.65	110.99	163.35	N/A	121,518	149,298
352	1	122.30	122.30	122.30	00.00	100.00	122.30	122.30	N/A	5,000	6,115
353	11	91.75	85.25	77.20	21.55	110.43	14.89	148.09	66.66 to 97.26	52,336	40,403
384	1	97.30	97.30	97.30	00.00	100.00	97.30	97.30	N/A	5,000	4,865
406	4	128.59	127.34	86.82	47.68	146.67	59.40	192.80	N/A	58,321	50,633
407	1	96.66	96.66	96.66	00.00	100.00	96.66	96.66	N/A	138,000	133,395
419	1	69.01	69.01	69.01	00.00	100.00	69.01	69.01	N/A	70,000	48,310
442	1	86.62	86.62	86.62	00.00	100.00	86.62	86.62	N/A	22,051	19,100
453	1	189.31	189.31	189.31	00.00	100.00	189.31	189.31	N/A	950,000	1,798,430
458	1	56.85	56.85	56.85	00.00	100.00	56.85	56.85	N/A	1,500,000	852,750
528	3	82.16	84.14	85.15	02.43	98.81	82.13	88.12	N/A	117,653	100,182
<u>ALL</u>	<u>44</u>	94.76	102.40	99.98	28.77	102.42	14.89	192.80	82.20 to 102.13	119,043	119,017

64 Nemaha**AGRICULTURAL LAND****PAD 2014 R&O Statistics (Using 2014 Values)**

Qualified

Date Range: 10/1/2010 To 9/30/2013 Posted on: 1/1/2014

Number of Sales : 77	MEDIAN : 70	COV : 38.41	95% Median C.I. : 61.86 to 78.02
Total Sales Price : 34,654,182	WGT. MEAN : 69	STD : 29.65	95% Wgt. Mean C.I. : 54.12 to 83.37
Total Adj. Sales Price : 34,650,432	MEAN : 77	Avg. Abs. Dev : 21.22	95% Mean C.I. : 70.57 to 83.81
Total Assessed Value : 23,820,585			
Avg. Adj. Sales Price : 450,006	COD : 30.39	MAX Sales Ratio : 199.39	
Avg. Assessed Value : 309,358	PRD : 112.28	MIN Sales Ratio : 41.25	

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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>Qtrts</u>											
01-OCT-10 To 31-DEC-10	16	100.29	103.52	100.09	25.20	103.43	54.09	199.39	78.13 to 114.83	342,643	342,944
01-JAN-11 To 31-MAR-11	8	70.86	76.86	70.83	20.97	108.51	50.56	114.74	50.56 to 114.74	497,061	352,048
01-APR-11 To 30-JUN-11	2	119.33	119.33	127.77	18.95	93.39	96.72	141.93	N/A	335,400	428,555
01-JUL-11 To 30-SEP-11	3	92.08	93.23	97.52	06.17	95.60	85.29	102.33	N/A	259,854	253,410
01-OCT-11 To 31-DEC-11	7	69.51	74.99	75.68	22.17	99.09	44.71	111.94	44.71 to 111.94	198,933	150,545
01-JAN-12 To 31-MAR-12	11	55.93	69.98	56.97	38.74	122.84	41.80	150.49	42.43 to 95.21	397,290	226,330
01-APR-12 To 30-JUN-12	1	60.85	60.85	60.85	00.00	100.00	60.85	60.85	N/A	706,368	429,790
01-JUL-12 To 30-SEP-12	2	75.95	75.95	71.58	09.91	106.11	68.42	83.47	N/A	650,500	465,635
01-OCT-12 To 31-DEC-12	16	60.67	63.72	59.78	17.55	106.59	45.35	116.12	52.80 to 69.67	620,932	371,200
01-JAN-13 To 31-MAR-13	5	55.49	58.01	49.48	15.95	117.24	41.25	81.88	N/A	836,565	413,923
01-APR-13 To 30-JUN-13	6	54.65	56.15	53.22	19.87	105.51	41.28	79.27	41.28 to 79.27	308,913	164,407
01-JUL-13 To 30-SEP-13											
<u>Study Yrs</u>											
01-OCT-10 To 30-SEP-11	29	92.08	96.19	90.94	24.78	105.77	50.56	199.39	78.13 to 102.33	376,177	342,097
01-OCT-11 To 30-SEP-12	21	68.42	71.78	63.12	26.62	113.72	41.80	150.49	52.50 to 78.02	370,004	233,548
01-OCT-12 To 30-SEP-13	27	57.54	60.98	56.32	18.51	108.27	41.25	116.12	52.80 to 67.16	591,526	333,157
<u>Calendar Yrs</u>											
01-JAN-11 To 31-DEC-11	20	80.36	82.91	80.47	23.82	103.03	44.71	141.93	67.96 to 95.33	340,969	274,377
01-JAN-12 To 31-DEC-12	30	60.90	66.73	60.01	24.29	111.20	41.80	150.49	54.33 to 69.67	543,749	326,330
<u>ALL</u>	77	69.82	77.19	68.75	30.39	112.28	41.25	199.39	61.86 to 78.02	450,006	309,358

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
8300	77	69.82	77.19	68.75	30.39	112.28	41.25	199.39	61.86 to 78.02	450,006	309,358
<u>ALL</u>	77	69.82	77.19	68.75	30.39	112.28	41.25	199.39	61.86 to 78.02	450,006	309,358

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
<u>Dry</u>											
County	23	78.13	87.04	84.43	29.46	103.09	44.71	199.39	70.74 to 83.47	293,876	248,119
8300	23	78.13	87.04	84.43	29.46	103.09	44.71	199.39	70.74 to 83.47	293,876	248,119
<u>Grass</u>											
County	1	96.72	96.72	96.72	00.00	100.00	96.72	96.72	N/A	210,000	203,115
8300	1	96.72	96.72	96.72	00.00	100.00	96.72	96.72	N/A	210,000	203,115
<u>ALL</u>	77	69.82	77.19	68.75	30.39	112.28	41.25	199.39	61.86 to 78.02	450,006	309,358

64 Nemaha**AGRICULTURAL LAND****PAD 2014 R&O Statistics (Using 2014 Values)**

Qualified

Date Range: 10/1/2010 To 9/30/2013 Posted on: 1/1/2014

Number of Sales : 77	MEDIAN : 70	COV : 38.41	95% Median C.I. : 61.86 to 78.02
Total Sales Price : 34,654,182	WGT. MEAN : 69	STD : 29.65	95% Wgt. Mean C.I. : 54.12 to 83.37
Total Adj. Sales Price : 34,650,432	MEAN : 77	Avg. Abs. Dev : 21.22	95% Mean C.I. : 70.57 to 83.81
Total Assessed Value : 23,820,585			
Avg. Adj. Sales Price : 450,006	COD : 30.39	MAX Sales Ratio : 199.39	
Avg. Assessed Value : 309,358	PRD : 112.28	MIN Sales Ratio : 41.25	

*Printed:4/2/2014 2:34:24PM***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
<u> Irrigated </u>											
County	1	54.33	54.33	54.33	00.00	100.00	54.33	54.33	N/A	1,311,836	712,715
8300	1	54.33	54.33	54.33	00.00	100.00	54.33	54.33	N/A	1,311,836	712,715
<u> Dry </u>											
County	53	70.74	76.23	66.87	31.31	114.00	41.25	199.39	60.40 to 78.13	494,149	330,418
8300	53	70.74	76.23	66.87	31.31	114.00	41.25	199.39	60.40 to 78.13	494,149	330,418
<u> Grass </u>											
County	4	63.14	67.04	71.07	21.43	94.33	45.17	96.72	N/A	143,386	101,903
8300	4	63.14	67.04	71.07	21.43	94.33	45.17	96.72	N/A	143,386	101,903
<u> ALL </u>	<u>77</u>	69.82	77.19	68.75	30.39	112.28	41.25	199.39	61.86 to 78.02	450,006	309,358

Total Real Property
Sum Lines 17, 25, & 30

Records : 6,155

Value : 929,875,915

Growth 1,478,677

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	380	2,585,910	41	286,790	49	131,060	470	3,003,760	
02. Res Improve Land	2,038	16,705,140	117	1,539,115	381	5,755,040	2,536	23,999,295	
03. Res Improvements	2,079	116,640,395	119	9,883,000	398	36,773,025	2,596	163,296,420	
04. Res Total	2,459	135,931,445	160	11,708,905	447	42,659,125	3,066	190,299,475	1,024,177
% of Res Total	80.20	71.43	5.22	6.15	14.58	22.42	49.81	20.47	69.26
05. Com UnImp Land	86	412,345	1	8,760	2	14,335	89	435,440	
06. Com Improve Land	326	2,470,855	15	203,335	15	134,435	356	2,808,625	
07. Com Improvements	336	17,873,490	20	1,183,240	16	909,860	372	19,966,590	
08. Com Total	422	20,756,690	21	1,395,335	18	1,058,630	461	23,210,655	454,500
% of Com Total	91.54	89.43	4.56	6.01	3.90	4.56	7.49	2.50	30.74
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	1	26,650	4	107,285	0	0	5	133,935	
11. Ind Improvements	1	1,605,670	4	3,088,380	0	0	5	4,694,050	
12. Ind Total	1	1,632,320	4	3,195,665	0	0	5	4,827,985	0
% of Ind Total	20.00	33.81	80.00	66.19	0.00	0.00	0.08	0.52	0.00
13. Rec UnImp Land	0	0	7	413,760	42	1,682,495	49	2,096,255	
14. Rec Improve Land	0	0	2	30,405	2	95,085	4	125,490	
15. Rec Improvements	0	0	2	33,220	2	4,040	4	37,260	
16. Rec Total	0	0	9	477,385	44	1,781,620	53	2,259,005	0
% of Rec Total	0.00	0.00	16.98	21.13	83.02	78.87	0.86	0.24	0.00
Res & Rec Total	2,459	135,931,445	169	12,186,290	491	44,440,745	3,119	192,558,480	1,024,177
% of Res & Rec Total	78.84	70.59	5.42	6.33	15.74	23.08	50.67	20.71	69.26
Com & Ind Total	423	22,389,010	25	4,591,000	18	1,058,630	466	28,038,640	454,500
% of Com & Ind Total	90.77	79.85	5.36	16.37	3.86	3.78	7.57	3.02	30.74
17. Taxable Total	2,882	158,320,455	194	16,777,290	509	45,499,375	3,585	220,597,120	1,478,677
% of Taxable Total	80.39	71.77	5.41	7.61	14.20	20.63	58.25	23.72	100.00

Schedule II : Tax Increment Financing (TIF)

	Records	Urban Value Base	Value Excess		Records	SubUrban Value Base	Value Excess
18. Residential	276	8,681,410	4,687,440		0	0	0
19. Commercial	217	10,428,365	7,825,570		0	0	0
20. Industrial	0	0	0		0	0	0
21. Other	0	0	0		0	0	0
	Records	Rural Value Base	Value Excess		Records	Total Value Base	Value Excess
18. Residential	0	0	0		276	8,681,410	4,687,440
19. Commercial	0	0	0		217	10,428,365	7,825,570
20. Industrial	0	0	0		0	0	0
21. Other	0	0	0		0	0	0
22. Total Sch II					493	19,109,775	12,513,010

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	0	0	0	0	0	0	0	0	0
24. Non-Producing	0	0	0	0	0	0	0	0	0
25. Total	0	0	0	0	0	0	0	0	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	255	59	102	416

Schedule V : Agricultural Records

	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value
27. Ag-Vacant Land	54	716,575	143	24,700,005	1,490	375,074,070	1,687	400,490,650
28. Ag-Improved Land	2	194,630	77	18,663,895	779	255,464,645	858	274,323,170
29. Ag Improvements	2	4,470	79	2,995,790	802	31,464,715	883	34,464,975
30. Ag Total							2,570	709,278,795

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	43	43.01	258,060	
33. HomeSite Improvements	1	0.00	900	48	43.01	2,188,515	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	1	2.51	6,400	
36. FarmSite Improv Land	1	0.46	1,380	60	115.18	290,910	
37. FarmSite Improvements	1	0.00	3,570	75	0.00	807,275	
38. FarmSite Total							
39. Road & Ditches	0	3.98	0	0	262.34	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	5	4.99	29,940	5	4.99	29,940	
32. HomeSite Improv Land	449	469.72	2,818,320	492	512.73	3,076,380	
33. HomeSite Improvements	461	459.64	21,489,675	510	502.65	23,679,090	0
34. HomeSite Total				515	517.72	26,785,410	
35. FarmSite UnImp Land	27	339.75	142,455	28	342.26	148,855	
36. FarmSite Improv Land	601	1,098.43	3,095,870	662	1,214.07	3,388,160	
37. FarmSite Improvements	770	0.00	9,975,040	846	0.00	10,785,885	0
38. FarmSite Total				874	1,556.33	14,322,900	
39. Road & Ditches	0	4,444.06	0	0	4,710.38	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				1,389	6,784.43	41,108,310	0

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	3	272.74	231,705
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	10	728.46	763,360	13	1,001.20	995,065

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. Recapture Value N/A	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

* LB 968 (2006) for tax year 2009 and forward there will be no Recapture value.

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	0.00	0.00%	0	0.00%	0.00
48. 2A	0.00	0.00%	0	0.00%	0.00
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	0.00	0.00%	0	0.00%	0.00
52. 4A	0.00	0.00%	0	0.00%	0.00
53. Total	0.00	0.00%	0	0.00%	0.00
Dry					
54. 1D1	6.46	42.47%	29,070	53.24%	4,500.00
55. 1D	0.00	0.00%	0	0.00%	0.00
56. 2D1	0.06	0.39%	220	0.40%	3,666.67
57. 2D	4.30	28.27%	13,155	24.09%	3,059.30
58. 3D1	0.00	0.00%	0	0.00%	0.00
59. 3D	3.03	19.92%	8,485	15.54%	2,800.33
60. 4D1	1.36	8.94%	3,675	6.73%	2,702.21
61. 4D	0.00	0.00%	0	0.00%	0.00
62. Total	15.21	100.00%	54,605	100.00%	3,590.07
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	0.00	0.00%	0	0.00%	0.00
65. 2G1	0.33	15.00%	280	14.74%	848.48
66. 2G	0.33	15.00%	280	14.74%	848.48
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	1.23	55.91%	1,045	55.00%	849.59
69. 4G1	0.31	14.09%	295	15.53%	951.61
70. 4G	0.00	0.00%	0	0.00%	0.00
71. Total	2.20	100.00%	1,900	100.00%	863.64
Irrigated Total	0.00	0.00%	0	0.00%	0.00
Dry Total	15.21	87.36%	54,605	96.64%	3,590.07
Grass Total	2.20	12.64%	1,900	3.36%	863.64
72. Waste	0.00	0.00%	0	0.00%	0.00
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	0.07	0.40%	0	0.00%	0.00
75. Market Area Total	17.41	100.00%	56,505	100.00%	3,245.55

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 8300

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	351.47	4.34%	1,947,135	4.87%	5,539.97
46. 1A	626.60	7.73%	3,214,455	8.05%	5,130.00
47. 2A1	3,106.50	38.33%	15,532,500	38.89%	5,000.00
48. 2A	990.94	12.23%	4,855,610	12.16%	4,900.00
49. 3A1	1,885.35	23.26%	9,049,690	22.66%	4,800.01
50. 3A	590.21	7.28%	2,773,970	6.94%	4,699.97
51. 4A1	499.64	6.16%	2,323,365	5.82%	4,650.08
52. 4A	53.83	0.66%	247,625	0.62%	4,600.13
53. Total	8,104.54	100.00%	39,944,350	100.00%	4,928.64
Dry					
54. 1D1	2,314.92	1.28%	10,387,430	1.81%	4,487.17
55. 1D	16,442.58	9.07%	71,522,030	12.45%	4,349.81
56. 2D1	38,678.03	21.33%	141,154,200	24.58%	3,649.47
57. 2D	16,272.03	8.98%	49,792,330	8.67%	3,059.99
58. 3D1	36,796.16	20.30%	106,708,430	18.58%	2,899.99
59. 3D	43,225.30	23.84%	121,030,900	21.08%	2,800.00
60. 4D1	23,620.72	13.03%	63,766,750	11.10%	2,699.61
61. 4D	3,953.29	2.18%	9,882,175	1.72%	2,499.73
62. Total	181,303.03	100.00%	574,244,245	100.00%	3,167.32
Grass					
63. 1G1	283.85	0.65%	312,660	0.59%	1,101.50
64. 1G	2,376.52	5.42%	3,926,275	7.35%	1,652.11
65. 2G1	5,959.03	13.60%	8,257,895	15.46%	1,385.78
66. 2G	4,031.92	9.20%	6,388,590	11.96%	1,584.50
67. 3G1	2,004.22	4.57%	3,447,230	6.46%	1,719.99
68. 3G	4,528.14	10.33%	5,698,345	10.67%	1,258.43
69. 4G1	8,713.72	19.88%	10,542,175	19.74%	1,209.84
70. 4G	15,930.10	36.35%	14,828,340	27.77%	930.84
71. Total	43,827.50	100.00%	53,401,510	100.00%	1,218.45
Irrigated Total	8,104.54	3.42%	39,944,350	5.98%	4,928.64
Dry Total	181,303.03	76.57%	574,244,245	85.95%	3,167.32
Grass Total	43,827.50	18.51%	53,401,510	7.99%	1,218.45
72. Waste	3,202.41	1.35%	508,170	0.08%	158.68
73. Other	331.05	0.14%	15,705	0.00%	47.44
74. Exempt	418.68	0.18%	0	0.00%	0.00
75. Market Area Total	236,768.53	100.00%	668,113,980	100.00%	2,821.80

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	672.81	3,342,340	7,431.73	36,602,010	8,104.54	39,944,350
77. Dry Land	256.88	863,190	11,060.03	35,478,735	170,001.33	537,956,925	181,318.24	574,298,850
78. Grass	36.61	46,615	3,518.73	3,936,290	40,274.36	49,420,505	43,829.70	53,403,410
79. Waste	0.19	20	284.81	50,480	2,917.41	457,670	3,202.41	508,170
80. Other	0.00	0	47.05	685	284.00	15,020	331.05	15,705
81. Exempt	0.16	0	222.88	0	195.71	0	418.75	0
82. Total	293.68	909,825	15,583.43	42,808,530	220,908.83	624,452,130	236,785.94	668,170,485

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	8,104.54	3.42%	39,944,350	5.98%	4,928.64
Dry Land	181,318.24	76.57%	574,298,850	85.95%	3,167.35
Grass	43,829.70	18.51%	53,403,410	7.99%	1,218.43
Waste	3,202.41	1.35%	508,170	0.08%	158.68
Other	331.05	0.14%	15,705	0.00%	47.44
Exempt	418.75	0.18%	0	0.00%	0.00
Total	236,785.94	100.00%	668,170,485	100.00%	2,821.83

2014 County Abstract of Assessment for Real Property, Form 45 Compared with the 2013 Certificate of Taxes Levied (CTL)

64 Nemaha

	2013 CTL County Total	2014 Form 45 County Total	Value Difference (2014 form 45 - 2013 CTL)	Percent Change	2014 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	181,378,360	190,299,475	8,921,115	4.92%	1,024,177	4.35%
02. Recreational	2,243,265	2,259,005	15,740	0.70%	0	0.70%
03. Ag-Homesite Land, Ag-Res Dwelling	27,292,160	26,785,410	-506,750	-1.86%	0	-1.86%
04. Total Residential (sum lines 1-3)	210,913,785	219,343,890	8,430,105	4.00%	1,024,177	3.51%
05. Commercial	22,147,670	23,210,655	1,062,985	4.80%	454,500	2.75%
06. Industrial	4,827,985	4,827,985	0	0.00%	0	0.00%
07. Ag-Farmsite Land, Outbuildings	13,192,450	14,322,900	1,130,450	8.57%	0	8.57%
08. Minerals	0	0	0		0	
09. Total Commercial (sum lines 5-8)	40,168,105	42,361,540	2,193,435	5.46%	454,500	4.33%
10. Total Non-Agland Real Property	251,081,890	261,705,430	10,623,540	4.23%	1,478,677	3.64%
11. Irrigated	27,003,080	39,944,350	12,941,270	47.93%		
12. Dryland	473,995,090	574,298,850	100,303,760	21.16%		
13. Grassland	50,685,785	53,403,410	2,717,625	5.36%		
14. Wasteland	531,100	508,170	-22,930	-4.32%		
15. Other Agland	0	15,705	15,705			
16. Total Agricultural Land	552,215,055	668,170,485	115,955,430	21.00%		
17. Total Value of all Real Property (Locally Assessed)	803,296,945	929,875,915	126,578,970	15.76%	1,478,677	15.57%

2014-2015-2016 PLAN OF ASSESSMENT FOR NEMAHA COUNTY, NE

To: Nemaha County Board of Equalization
Nebraska Department of Revenue--Property Assessment Division

As required by Sec. 77-1311.02, R.R.S. Nebr. as amended by 2007 Neb. Laws LB334, Section 64, the assessor shall prepare a Plan of Assessment on or before June 15 of each year, which shall described the assessment actions the county assessor plans to make for the next assessment year and two years thereafter and submit such plan to the County Board of Equalization on or before July 31 of each year, any may amend the plan, if necessary, after a budget is approved by the County Board, and submit a copy of the plan and any amendments of the Nebraska Department of Revenue, Property Assessment Division on or before October 31 each year. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law and the resources necessary to complete those actions.

The following is a plan of assessment for:

Tax Year 2014:

Residential—

1. Finish review of Auburn. This would included all related buildings associated with the main structure, new photos of property implement, new market analysis and depreciation, implement new replacement cost new, and establish new assessed value for 2014.
2. Start review of Brock, Julian, Nemaha, Johnson, and Peru using Pictometry and on-site inspection when needed. (Note: Brownville was reviewed in 2012 with no change in value.)
3. Pick up new construction and removal of buildings
4. Review preliminary sale statistics developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible subclass percentage adjustment needed to comply with statistical measures as required by law.
5. Continue with review and analysis of sales as they occur.

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2014-2016 PLAN OF ASSESSMENT
FOR NEMAHA COUNTY, NE

Commercial/Recreational—

1. Pick up new construction and verify removal of buildings.
2. Review preliminary sale statistics developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible class/subclass percentage adjustment needed to comply with statistical measures as required by law.
3. Continue with review and analysis of sales as they occur.

Agricultural/Horticultural Land—

1. Start review of agricultural houses and outbuildings in Township 4 & 6.
2. New agricultural land study and value will be applied for 2014.
3. Review remaining rural improvements and preliminary sale statistic developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible class/subclass percentage adjustment needed to comply with statistical measures as required by law.
4. Continue with review and analysis of sales as they occur.
5. Continue land use updates when discovered or identified with use of Pictometry.

BUDGET REQUEST FOR 2013-2014:

Requested budget of \$87,000 is needed to:

1. Accomplish a complete review of residential properties in Auburn. This would include all related buildings associated with the main structure, new photos of property buildings, new market analysis and depreciation, implement new replacement cost new, and establish new assessed value for 2014.
2. Pick up work for new buildings or structure changes made through out county in all classes. Verify removal of buildings. New value to be applied for 2014.
3. Analyze and possible adjustment to class/subclass of residential properties.
4. Analyze and possible adjustments to class/subclass of commercial/recreational properties.
5. Analyze and possible adjustments to class/subclass of agricultural properties.

TAX YEAR 2015:

Residential—

1. Continue reviewing Brock, Johnson, Julian and Peru using Pictometry, and doing an inspection of house when needed. This would include all related buildings associated with the main structure, photographs used in Pictometry late 2012, new market analysis and depreciation. New values will be applied when the review is completed on each town.
2. Pick up new construction and verify removal of buildings.
3. Review preliminary sale statistics developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible subclass percentage adjustment needed to comply with statistical measures as required by law.
4. Continue with review and analysis of sales as they occur.

Commercial/Recreational—

1. Pick up new construction and verify removal of buildings.
2. Review preliminary sale statistics developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible subclass percentage adjustment needed to comply with statistical measures as required by law.
3. Continue with review and analysis of sales as they occur.

Agricultural/Horticultural—

1. Finish review of agricultural houses and outbuildings in Townships 4 & 6.
2. This would include all related buildings associated with the main structure, new photos of property development, new market analysis and depreciation, implement new replacement cost new, and establish new assessed values for 2015.

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2014-2016 PLAN OF ASSESSMENT
FOR NEMAHA COUNTY, NE

3. Start review of agricultural houses and outbuildings in Township 5. This would include all related buildings associated with the main structure, new photos of property development, new market analysis and depreciation, implement new replacement cost new, and establish new assessed values for 2016.
4. Pick up new construction and verify removal of buildings.
5. Review preliminary sales statistics developed in-house and preliminary sale statistics developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible subclass percentage adjustment needed to comply with statistical measurer as required by law.
6. Continue with review and analysis of sales as they occur.
7. Continue land use updates when discovered or identified.

TAX YEAR 2016:

Residential—

1. Pick up new construction and verify removal of buildings.
2. This would include all related buildings associated with the main improvement, new photos of property development, new market analysis and depreciation, implement new replacement cost new, and establish new assessed value for 2016, if needed.
3. Continue with review and analysis of sales as they occur.

Commercial/Recreational—

1. Review commercial buildings in the county. This would include all related improvements associated with the main structure, new photos of property development, new market analysis and depreciation, implement new replacement cost new, and establish new assessed value for 2017.
2. Review preliminary sale statistics developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, Adjusting by class/subclass to arrive at acceptable levels of value.
3. Continue land use updates when discovered or identified.

Agricultural/Horticultural Land—

1. Finish review of agricultural houses and buildings in Township 5 and apply new values in 2016.
2. This would include all related buildings associated with the main structure, new photos of property development, new market analysis and depreciation, implement new replacement cost new, and establish new assessed values for 2016.
3. New agricultural land study and value will be applied for 2016.
4. Review remaining rural improvements and preliminary sale statistic developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible class/subclass percentage adjustment needed to comply with statistical measures as required by law.
5. Continue with review and analysis of sales as they occur.
6. Continue land use updates when discovered or identified.

2014 Assessment Survey for Nemaha County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	0
4.	Other part-time employees:
	1
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	172,825
7.	
8.	Amount of the total assessor's budget set aside for appraisal work:
	87,000
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	NA
10.	Part of the assessor's budget that is dedicated to the computer system:
	This line item is funded out of the County General budget
11.	Amount of the assessor's budget set aside for education/workshops:
	1000
12.	Other miscellaneous funds:
	0
13.	Amount of last year's assessor's budget not used:
	3,000

B. Computer, Automation Information and GIS

1.	Administrative software:
	Terra Scan
2.	CAMA software:
	Terra Scan
3.	Are cadastral maps currently being used?
	No
4.	If so, who maintains the Cadastral Maps?
	NA
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	http://www.nemaha.assessor.gisworkshop.com/
7.	Who maintains the GIS software and maps?
	Assessor and staff
8.	Personal Property software:
	Terra Scan

C. Zoning Information

1.	Does the county have zoning?
	No
2.	If so, is the zoning countywide?
	N/A
3.	What municipalities in the county are zoned?
	All of the communities are zoned.
4.	When was zoning implemented?
	The County is not aware of the date of zoning for the various communities

D. Contracted Services

1.	Appraisal Services:
	Fritz Appraisal & Valuation LLC
2.	GIS Services:
	GIS Workshop
3.	

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Yes
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	Certified General
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?
	Yes

2014 Certification for Nemaha County

This is to certify that the 2014 Reports and Opinions of the Property Tax Administrator have been sent to the following:

One copy by electronic transmission to the Tax Equalization and Review Commission.

One copy by electronic transmission to the Nemaha County Assessor.

Dated this 7th day of April, 2014.



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

Ruth A. Sorensen
Property Tax Administrator

