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2014 Commission Summary for Otoe County

Residential Real Property - Current

Number of Sales	381	Median	95.39
Total Sales Price	\$47,676,107	Mean	99.48
Total Adj. Sales Price	\$47,674,107	Wgt. Mean	93.91
Total Assessed Value	\$44,769,730	Average Assessed Value of the Base	\$91,154
Avg. Adj. Sales Price	\$125,129	Avg. Assessed Value	\$117,506

Confidence Interval - Current

95% Median C.I	94.06 to 96.69
95% Wgt. Mean C.I	92.63 to 95.19
95% Mean C.I	96.83 to 102.13
% of Value of the Class of all Real Property Value in the	32.70
% of Records Sold in the Study Period	5.55
% of Value Sold in the Study Period	7.15

Residential Real Property - History

Year	Number of Sales	LOV	Median
2013	383	97	97.08
2012	332	97	97.12
2011	328	96	96
2010	383	94	94

2014 Commission Summary for Otoe County

Commercial Real Property - Current

Number of Sales	55	Median	98.50
Total Sales Price	\$8,203,003	Mean	105.61
Total Adj. Sales Price	\$8,203,003	Wgt. Mean	98.23
Total Assessed Value	\$8,057,920	Average Assessed Value of the Base	\$165,773
Avg. Adj. Sales Price	\$149,146	Avg. Assessed Value	\$146,508

Confidence Interval - Current

95% Median C.I	89.28 to 103.85
95% Wgt. Mean C.I	81.97 to 114.49
95% Mean C.I	94.92 to 116.30
% of Value of the Class of all Real Property Value in the County	7.17
% of Records Sold in the Study Period	6.64
% of Value Sold in the Study Period	5.87

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2013	60	94	94.34
2012	52	94	95.24
2011	51	95	95
2010	59	94	94

2014 Opinions of the Property Tax Administrator for Otoe 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	95	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	99	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	71	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 Otoe County

Otoe County

2014 Adjustments

Residential

Timberlake Subdivision

Equalized lot values after sale study

Improved lots 80¢/Sq Ft – Market Value

Rural Residential

Initial Ratio: 85.86%

Ending Ratio: 93.90%

Action Taken:

After a study of vacant land sales it was determined that land values needed to be adjusted. The home site acre and subsequent acres increased 10% in our 4500 class. All rural subdivisions were adjusted according to sales of vacant parcels.

Kearney Addition

Equalized lot values after lot value study

Belair Replat

Adjusted SFR values as needed

3-8-11

Per acre value adjusted to \$6380

R & R Subdivision

Adjust SFR to market value per sales

Country Ridge Estates

Adjusted value of SFR to market

Otoe

Adjusted SFR to market

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

2014 Residential Assessment Survey for Otoe County

1.	Valuation data collection done by:																										
	Primarily completed by the appraisal assistant with additional help from the assessor and office staff.																										
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;"> <thead> <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> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>Nebraska City- County seat and major trade area of the county. Situated at the intesection of two four lane expressways. Located at a major Missouri river crossing.</td> </tr> <tr> <td style="text-align: center;">02</td> <td>Burr- small village 2010 pop. of 57</td> </tr> <tr> <td style="text-align: center;">03</td> <td>Douglas- village 2010 pop. of 173</td> </tr> <tr> <td style="text-align: center;">04</td> <td>Dunbar- village 2010 pop. 187 No retail, one small manufacturing facility</td> </tr> <tr> <td style="text-align: center;">06</td> <td>Otoe-village 2010 pop. 171 No commercial business district</td> </tr> <tr> <td style="text-align: center;">07</td> <td>Palmyra-village 2010 pop. 545 Located along four lane highway</td> </tr> <tr> <td style="text-align: center;">09</td> <td>Syracuse-city 2010 pop. 1942 Located along four lane highway.</td> </tr> <tr> <td style="text-align: center;">10</td> <td>Talmage- village 2010 pop. 233</td> </tr> <tr> <td style="text-align: center;">11</td> <td>Unadilla- village 2010 pop. 311 Located along four lane highway</td> </tr> <tr> <td style="text-align: center;">12</td> <td>Timber Lake- Rural subdivision along highway 2 on western edge of county close proximity to Lincoln</td> </tr> <tr> <td style="text-align: center;">13</td> <td>Woodland Hills- Rural subdivision built around golf course situated between Palmyra and Eagle.</td> </tr> <tr> <td style="text-align: center;">15</td> <td>Rural Residential</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	01	Nebraska City- County seat and major trade area of the county. Situated at the intesection of two four lane expressways. Located at a major Missouri river crossing.	02	Burr- small village 2010 pop. of 57	03	Douglas- village 2010 pop. of 173	04	Dunbar- village 2010 pop. 187 No retail, one small manufacturing facility	06	Otoe-village 2010 pop. 171 No commercial business district	07	Palmyra-village 2010 pop. 545 Located along four lane highway	09	Syracuse-city 2010 pop. 1942 Located along four lane highway.	10	Talmage- village 2010 pop. 233	11	Unadilla- village 2010 pop. 311 Located along four lane highway	12	Timber Lake- Rural subdivision along highway 2 on western edge of county close proximity to Lincoln	13	Woodland Hills- Rural subdivision built around golf course situated between Palmyra and Eagle.	15	Rural Residential
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3.	List and describe the approach(es) used to estimate the market value of residential properties.																										
	The Cost approach and the sales comparison are correlated for a final value. The sales comparison uses a heavier weighting in the correlation.																										
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 local market information and completes sales analysis annually to maintain the depreciation tables used in the cost approach to value.																										
5.	Are individual depreciation tables developed for each valuation grouping?																										
	Yes																										
6.	Describe the methodology used to determine the residential lot values?																										
	The county utilizes a sales comparison method.																										

7.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>
	01	2008	2013	2014
	02	2008	2013	2008
	03	2008	2013	2008
	04	2008	2013	2008
	06	2008	2013	2008
	07	2008	2013	2008
	09	2008	2013	2008
	10	2008	2013	2008
	11	2008	2013	2008
	12	2008	2013	2013
	13	2008	2013	2008
	15	2008	2013	2014
	The county feels each have their own unique market by location and amenities as well as how they fit in the valuation sequence in the county as outlined in the 3 year plan.			

2014 Residential Correlation Section for Otoe County

County Overview

Otoe County is located in southeast Nebraska along the Iowa border. The largest town and county seat is Nebraska City which is situated on the Missouri River. The county has seen a stagnant population change since 2010. The county has two four lane highways intersecting in the county providing quick access to both Lincoln and Omaha. There is a Missouri river crossing just east of Nebraska City. The residential market in the county has been relatively flat over the current study period.

Description of Analysis

The statistical sampling of 381 qualified residential sales will be considered an adequate and reliable sample for the measurement of the residential class of real property in Otoe County. The measures of central tendency provide support for each other with all three within the acceptable range. The calculated median is 95%. Of the qualitative statistics the COD is within the recommended range with the PRD coming in above the range by three points. The statistical profile utilizes 11 valuation group in stratifying the residential class. Valuation group 01 represents Nebraska City which accounts for almost half the the residential sales in the County. All of the valuation groups with an adequate sample of sales fall within the acceptable range. The County maintains the current valuation groups to match with the appraisal cycle used in the valuation for the class.

Sales Qualification

Otoe 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 68% 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 Otoe County

Level of Value

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

2014 Commercial Assessment Actions for Otoe County

Commercial

Syracuse

Beginning Ratio: 119% 17 Sales

Syracuse commercial land values adjusted

Ending Ratio: 97.27% 17 Sales

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

2014 Commercial Assessment Survey for Otoe County

1.	Valuation data collection done by:														
	The Assessor and the appraisal assistant														
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>Nebraska City – county seat and major trade center for the area</td> </tr> <tr> <td style="text-align: center;">05</td> <td>Remainder of the County, consists of smaller communities without a consistent or reliable commercial market</td> </tr> </table>			<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	01	Nebraska City – county seat and major trade center for the area	05	Remainder of the County, consists of smaller communities without a consistent or reliable commercial market						
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01	Nebraska City – county seat and major trade center for the area														
05	Remainder of the County, consists of smaller communities without a consistent or reliable commercial market														
3.	List and describe the approach(es) used to estimate the market value of commercial properties.														
	All three approaches to value are considered. The cost is used with a market based depreciation model. Income is used as a check against the cost approach.														
3a.	Describe the process used to determine the value of unique commercial properties.														
	The county compares sales if available from other counties in the state or region and then will make adjustments for local market. The State sales file is utilized to help in gathering sale information.														
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 develops depreciation tables using local market information to build the depreciation tables used in the cost approach to value.														
5.	Are individual depreciation tables developed for each valuation grouping?														
	Yes														
6.	Describe the methodology used to determine the commercial lot values.														
	The county uses market approach, vacant lot are analyzed when possible. The county uses either a front foot or a square foot calculation where appropriate.														
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;">2008</td> <td style="text-align: center;">2013</td> <td style="text-align: center;">2008</td> </tr> <tr> <td style="text-align: center;">05</td> <td style="text-align: center;">2008</td> <td style="text-align: center;">2013</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	2008	2013	2008	05	2008	2013	2008
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2014 Commercial Correlation Section for Otoe County

County Overview

Otoe County is located in southeast Nebraska along the Iowa border. The largest town and county seat is Nebraska City which is situated on the Missouri River. The county has seen a stagnant population change since 2010. The county has two four lane highways intersecting in the county providing quick access to both Lincoln and Omaha. There is a Missouri river crossing just east of Nebraska City. The commercial market in the county has been relatively flat over the current study period.

Description of Analysis

The statistical sampling of 55 qualified sales will be considered an adequate and reliable sample for the measurement of the commercial class of real property in Otoe County. The measures of central tendency provide support for each other with two of the three measures within the acceptable range. The calculated median for the sample is 99%. Both qualitative statistics are above the recommended range with the COD coming in above the range by three points. The statistical profile utilizes two valuation groups in stratifying the commercial class. Valuation group 01 (Nebraska City) accounts for over half the commercial sales in the County. Both of the valuation groups fall within the acceptable range.

Sales Qualification

Otoe 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, 64% 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.

Equalization and Quality of Assessment

The Department utilizes a yearly analysis of one-third of the counties within the state to systematically review assessment practices. With the information available it was confirmed that the assessment practices are reliable and applied consistently. It is believed the commercial properties are being treated in a uniform and proportionate manner.

2014 Commercial Correlation Section for Otoe County

Level of Value

Based on all available information, the level of value of the commercial class of real property in Otoe County is 99%.

2014 Agricultural Assessment Actions for Otoe County

Agricultural

Preliminary Ratios:

Unimproved: 58.52% 96 Sales

Ending Ratio: 69.59%

All Ag Sales: 123 Sales

Market Area 7000 – Beginning Ratio: 55.63%

Market Area 7000 – 9 Sales – 72.63%

Market Area 8000 – Beginning Ratio: 59.02%

Market Area 8000 – 114 Sales – 70.16%

Action Taken:

Used comprehensive sales analysis to set agland values

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

2014 Agricultural Assessment Survey for Otoe County

1.	Valuation data collection done by:						
	Assessor Staff and contract appraiser						
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;">7000</td> <td>SW portion of the County, consists of the Geo codes of 3729 and 3731, soil structure consists of overall lower productivity.</td> </tr> <tr> <td style="text-align: center;">8000</td> <td>remainder of the county, Better overall soil capabilities</td> </tr> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	7000	SW portion of the County, consists of the Geo codes of 3729 and 3731, soil structure consists of overall lower productivity.	8000	remainder of the county, Better overall soil capabilities
<u>Market Area</u>	<u>Description of unique characteristics</u>						
7000	SW portion of the County, consists of the Geo codes of 3729 and 3731, soil structure consists of overall lower productivity.						
8000	remainder of the county, Better overall soil capabilities						
3.	Describe the process used to determine and monitor market areas.						
	The county conducts a sales analysis each year, and uses one value for the entire county. Currently the county uses two sets of value and market areas to arrive at the same level of value for both areas with reasonable quality statistics.						
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.						
	The county considers the highest and best use methodology and compares that with the present use of the parcel. The county analyzes the market value and applies either the 100% of market for residential or recreational or the 75% of market value for agricultural land						
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?						
	Presently there is a market difference between the two based on the market.						
6.	Describe the process used to identify and monitor the influence of non-agricultural characteristics.						
	Present use of the parcel, along with sales verifications and analysis.						
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.						
	Yes						
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.						

Otoe County 2014 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Otoe	7000	3,900	3,900	3,400	3,400	3,000	N/A	2,600	2,400	3,245
Johnson	1	4,914	4,493	4,560	3,867	3,690	N/A	2,517	2,130	3,858
Lancaster	1	6,000	6,000	5,982	5,993	4,874	4,854	2,999	2,999	5,463
Otoe	8000	4,700	4,700	4,500	4,000	3,400	3,200	3,000	2,800	3,917
Cass	27	5,760	5,570	4,900	4,900	4,140	4,140	3,760	3,760	4,458
Johnson	1	4,914	4,493	4,560	3,867	3,690	N/A	2,517	2,130	3,858
Lancaster	1	6,000	6,000	5,982	5,993	4,874	4,854	2,999	2,999	5,463
Nemaha	8300	5,540	5,130	5,000	4,900	4,800	4,700	4,650	4,600	4,929

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Otoe	7000	3,300	3,300	3,150	3,150	2,700	N/A	2,500	2,100	2,848
Johnson	1	3,664	3,383	3,310	2,779	2,880	2,885	2,000	1,630	2,696
Lancaster	1	3,748	3,750	3,371	3,373	3,000	3,000	2,625	2,624	3,263
Otoe	8000	4,100	4,100	3,900	3,600	3,300	3,200	3,000	2,700	3,490
Cass	27	4,340	4,300	4,130	3,720	3,550	3,550	3,560	2,980	3,780
Johnson	1	3,664	3,383	3,310	2,779	2,880	2,885	2,000	1,630	2,696
Lancaster	1	3,748	3,750	3,371	3,373	3,000	3,000	2,625	2,624	3,263
Nemaha	8300	4,487	4,350	3,649	3,060	2,900	2,800	2,700	2,500	3,167

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Otoe	7000	1,562	1,447	1,282	1,476	1,407	N/A	1,231	1,051	1,315
Johnson	1	1,647	2,009	1,616	1,517	1,571	1,500	1,338	1,018	1,389
Lancaster	1	2,362	2,539	2,088	2,163	1,817	1,829	1,432	1,366	1,805
Otoe	8000	1,682	1,924	1,669	1,926	1,815	1,657	1,488	1,051	1,607
Cass	27	1,770	1,770	1,500	1,500	1,460	1,460	1,340	1,340	1,421
Johnson	1	1,647	2,009	1,616	1,517	1,571	1,500	1,338	1,018	1,389
Lancaster	1	2,362	2,539	2,088	2,163	1,817	1,829	1,432	1,366	1,805
Nemaha	8300	1,101	1,652	1,386	1,585	1,720	1,258	1,210	931	1,218

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

2014 Agricultural Correlation Section for Otoe County

County Overview

Otoe County is located in south east Nebraska along the Iowa border. Cass County is directly north with Nemaha and Johnson to the south and Lancaster to the west.

Otoe County is comprised of approximately 1% irrigated land, 79% dry crop land and 19% grass/pasture land. Otoe County has two market areas. Annually sales are reviewed and plotted to verify accuracy of the market area determination. The county contends that topography and soils as well as proximity to Lancaster affect the market values for land among the two areas. The county continually explores the possibility of combining the two areas but the sales continue to demonstrate a wide variance between the two areas.

Market area 700 can be described as the southwestern portion of the County. The market area totals, 2% irrigated, 75% dry and 23% grass.

The majority land use for area 8000 shows the market area to be fairly representative of the County as a whole.

Description of Analysis

The overall calculated median for the County is 71%, with two of the measures of central tendency within the acceptable range with only the weighted mean being two points below showing moderate support for each other.

Otoe County has 13 qualified agricultural sales in the statistical profile for area 7000 for the three year study period all of the sales are from the same general agricultural market. The sales are proportionately spread across the three years of the study period. In looking at the majority land use of the sales in area 7000 they appear to be representative of the market area. In analyzing the average acre table the Johnson County values strongly support the values in Otoe County. The calculated median for market area 7000 is 74%.

107 qualified agricultural sales were used in the agricultural analysis for the three year study period for area 8000. The sample consists of sales that meet the required balance as to the date of sale and are proportionate by majority land use. This was met by including comparable sales from the same general agricultural market all within six miles of the subject county. The average assessed value comparison table shows support for the schedule of values in Otoe County when comparing the dry and grass land values. The irrigated values tend to be toward the low end when comparing but the county continues to increase those values even with the limited sale information. The statistics show an overall calculated median of 70% for area 8000.

2014 Agricultural Correlation Section for Otoe County

Sales Qualification

Otoe 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.

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 analysis of all available information, the LOV is determined to be 71% of market value for the residential class of property.

66 Otoe
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 : 381
 Total Sales Price : 47,676,107
 Total Adj. Sales Price : 47,674,107
 Total Assessed Value : 44,769,730
 Avg. Adj. Sales Price : 125,129
 Avg. Assessed Value : 117,506

MEDIAN : 95
 WGT. MEAN : 94
 MEAN : 99
 COD : 15.49
 PRD : 105.93

COV : 26.54
 STD : 26.40
 Avg. Abs. Dev : 14.78
 MAX Sales Ratio : 288.88
 MIN Sales Ratio : 30.90

95% Median C.I. : 94.06 to 96.69
 95% Wgt. Mean C.I. : 92.63 to 95.19
 95% Mean C.I. : 96.83 to 102.13

Printed: 4/1/2014 9:22:46AM

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>Qtrrs</u>											
01-OCT-11 To 31-DEC-11	52	98.02	104.42	93.49	21.42	111.69	30.90	257.89	91.70 to 105.93	110,106	102,936
01-JAN-12 To 31-MAR-12	30	95.44	97.51	94.68	11.97	102.99	58.68	185.13	92.27 to 97.22	135,851	128,618
01-APR-12 To 30-JUN-12	49	94.91	97.60	93.69	16.13	104.17	48.08	236.24	90.06 to 97.68	120,153	112,572
01-JUL-12 To 30-SEP-12	44	96.54	102.79	95.61	18.00	107.51	47.53	288.88	89.39 to 100.21	101,875	97,407
01-OCT-12 To 31-DEC-12	54	94.90	97.92	92.11	15.41	106.31	58.00	165.05	89.16 to 99.70	127,057	117,035
01-JAN-13 To 31-MAR-13	40	93.34	97.63	93.76	12.31	104.13	69.71	185.20	89.67 to 97.41	126,396	118,510
01-APR-13 To 30-JUN-13	54	95.03	97.23	93.74	12.24	103.72	58.68	207.98	91.72 to 97.74	148,176	138,907
01-JUL-13 To 30-SEP-13	58	96.57	99.96	94.87	13.80	105.37	73.65	203.10	93.47 to 99.44	130,770	124,057
<u>Study Yrs</u>											
01-OCT-11 To 30-SEP-12	175	96.44	100.92	94.26	17.57	107.07	30.90	288.88	93.89 to 97.65	115,263	108,647
01-OCT-12 To 30-SEP-13	206	94.99	98.26	93.65	13.60	104.92	58.00	207.98	93.59 to 96.93	133,510	125,032
<u>Calendar Yrs</u>											
01-JAN-12 To 31-DEC-12	177	95.48	98.97	93.78	15.69	105.53	47.53	288.88	93.64 to 97.09	120,376	112,883
<u>ALL</u>	381	95.39	99.48	93.91	15.49	105.93	30.90	288.88	94.06 to 96.69	125,129	117,506

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	188	95.59	99.37	94.04	16.38	105.67	30.90	257.89	93.89 to 97.68	104,957	98,705
02	3	95.70	84.16	94.12	14.20	89.42	58.00	98.78	N/A	19,000	17,883
03	5	95.33	110.51	94.53	38.57	116.90	58.68	207.80	N/A	34,094	32,228
04	1	71.64	71.64	71.64	00.00	100.00	71.64	71.64	N/A	70,000	50,150
06	4	110.57	118.82	104.18	17.94	114.05	94.96	159.20	N/A	19,750	20,575
07	19	94.82	98.50	94.72	10.43	103.99	82.14	139.50	89.64 to 102.33	91,411	86,583
09	58	95.77	103.79	96.17	18.31	107.92	48.08	288.88	90.93 to 99.50	107,647	103,522
10	9	96.68	104.79	96.67	23.54	108.40	64.38	161.00	73.65 to 129.38	38,014	36,748
11	12	98.69	102.93	97.85	15.57	105.19	62.92	203.10	85.53 to 102.20	91,167	89,203
12	13	97.12	96.23	96.34	04.31	99.89	88.87	106.23	89.23 to 100.21	273,144	263,155
15	69	93.89	94.87	91.75	10.21	103.40	68.05	207.98	89.03 to 96.42	211,570	194,121
<u>ALL</u>	381	95.39	99.48	93.91	15.49	105.93	30.90	288.88	94.06 to 96.69	125,129	117,506

66 Otoe
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 : 381
 Total Sales Price : 47,676,107
 Total Adj. Sales Price : 47,674,107
 Total Assessed Value : 44,769,730
 Avg. Adj. Sales Price : 125,129
 Avg. Assessed Value : 117,506

MEDIAN : 95
 WGT. MEAN : 94
 MEAN : 99
 COD : 15.49
 PRD : 105.93

COV : 26.54
 STD : 26.40
 Avg. Abs. Dev : 14.78
 MAX Sales Ratio : 288.88
 MIN Sales Ratio : 30.90

95% Median C.I. : 94.06 to 96.69
 95% Wgt. Mean C.I. : 92.63 to 95.19
 95% Mean C.I. : 96.83 to 102.13

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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	380	95.44	99.52	93.98	15.50	105.89	30.90	288.88	94.07 to 96.69	124,669	117,163
06	1	82.60	82.60	82.60	00.00	100.00	82.60	82.60	N/A	300,000	247,810
07											
<u>ALL</u>	381	95.39	99.48	93.91	15.49	105.93	30.90	288.88	94.06 to 96.69	125,129	117,506

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000	1	78.00	78.00	78.00	00.00	100.00	78.00	78.00	N/A	3,500	2,730
Less Than 15,000	18	127.51	142.04	143.84	43.15	98.75	48.08	288.88	93.59 to 169.00	9,424	13,555
Less Than 30,000	41	128.46	131.80	129.74	31.33	101.59	30.90	288.88	104.20 to 139.50	16,324	21,180
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	380	95.44	99.53	93.91	15.48	105.98	30.90	288.88	94.07 to 96.69	125,449	117,808
Greater Than 14,999	363	95.29	97.37	93.73	13.07	103.88	30.90	207.98	93.90 to 96.51	130,866	122,660
Greater Than 29,999	340	94.81	95.58	93.40	11.24	102.33	50.63	207.98	93.47 to 96.03	138,249	129,122
<u>Incremental Ranges</u>											
0 TO 4,999	1	78.00	78.00	78.00	00.00	100.00	78.00	78.00	N/A	3,500	2,730
5,000 TO 14,999	17	133.20	145.81	145.22	41.30	100.41	48.08	288.88	93.59 to 203.10	9,772	14,192
15,000 TO 29,999	23	128.46	123.78	124.96	22.33	99.06	30.90	207.80	104.20 to 138.97	21,724	27,147
30,000 TO 59,999	52	106.39	109.51	108.07	20.47	101.33	58.68	207.98	96.68 to 113.19	45,917	49,620
60,000 TO 99,999	73	94.06	93.56	93.79	10.87	99.75	58.68	137.06	90.47 to 96.69	80,633	75,625
100,000 TO 149,999	103	93.75	93.70	93.51	09.71	100.20	66.48	139.78	90.19 to 96.79	121,761	113,855
150,000 TO 249,999	72	94.37	93.18	93.25	06.04	99.92	68.05	109.92	91.87 to 96.45	184,674	172,212
250,000 TO 499,999	39	92.42	90.27	90.47	08.09	99.78	50.63	106.23	86.40 to 95.48	317,385	287,152
500,000 TO 999,999	1	92.27	92.27	92.27	00.00	100.00	92.27	92.27	N/A	515,000	475,170
1,000,000 +											
<u>ALL</u>	381	95.39	99.48	93.91	15.49	105.93	30.90	288.88	94.06 to 96.69	125,129	117,506

66 Otoe
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 : 55
 Total Sales Price : 8,203,003
 Total Adj. Sales Price : 8,203,003
 Total Assessed Value : 8,057,920
 Avg. Adj. Sales Price : 149,146
 Avg. Assessed Value : 146,508

MEDIAN : 99
 WGT. MEAN : 98
 MEAN : 106
 COD : 28.19
 PRD : 107.51

COV : 38.29
 STD : 40.44
 Avg. Abs. Dev : 27.77
 MAX Sales Ratio : 217.63
 MIN Sales Ratio : 21.60

95% Median C.I. : 89.28 to 103.85
 95% Wgt. Mean C.I. : 81.97 to 114.49
 95% Mean C.I. : 94.92 to 116.30

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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	6	112.07	120.97	107.83	20.77	112.19	89.28	173.33	89.28 to 173.33	223,442	240,940
01-JAN-11 To 31-MAR-11	6	102.61	128.24	97.04	41.94	132.15	80.66	216.00	80.66 to 216.00	93,333	90,572
01-APR-11 To 30-JUN-11	3	103.48	104.44	101.41	24.20	102.99	67.36	142.48	N/A	92,000	93,297
01-JUL-11 To 30-SEP-11	5	75.59	84.72	85.21	26.97	99.42	56.18	127.72	N/A	94,000	80,096
01-OCT-11 To 31-DEC-11	3	96.72	91.87	78.84	09.93	116.53	75.04	103.85	N/A	154,833	122,077
01-JAN-12 To 31-MAR-12	4	97.31	95.24	96.40	03.70	98.80	87.32	99.00	N/A	101,225	97,578
01-APR-12 To 30-JUN-12	6	92.10	88.85	84.71	26.16	104.89	39.40	122.09	39.40 to 122.09	71,167	60,287
01-JUL-12 To 30-SEP-12	5	73.34	91.59	75.69	53.79	121.01	21.60	190.93	N/A	298,289	225,788
01-OCT-12 To 31-DEC-12	7	94.91	124.59	122.15	45.61	102.00	70.63	217.63	70.63 to 217.63	203,429	248,484
01-JAN-13 To 31-MAR-13	1	137.43	137.43	137.43	00.00	100.00	137.43	137.43	N/A	35,000	48,100
01-APR-13 To 30-JUN-13	7	100.38	101.93	101.79	18.21	100.14	56.59	152.40	56.59 to 152.40	129,071	131,387
01-JUL-13 To 30-SEP-13	2	102.77	102.77	106.91	04.15	96.13	98.50	107.04	N/A	203,005	217,040
<u>Study Yrs</u>											
01-OCT-10 To 30-SEP-11	20	100.38	111.61	100.86	31.16	110.66	56.18	216.00	82.65 to 127.72	132,333	133,472
01-OCT-11 To 30-SEP-12	18	96.08	91.53	80.61	23.62	113.55	21.60	190.93	73.34 to 100.00	154,880	124,844
01-OCT-12 To 30-SEP-13	17	100.38	113.45	113.46	28.25	99.99	56.59	217.63	86.08 to 137.43	162,854	184,781
<u>Calendar Yrs</u>											
01-JAN-11 To 31-DEC-11	17	96.72	104.82	89.81	29.92	116.71	56.18	216.00	75.04 to 127.72	104,147	93,531
01-JAN-12 To 31-DEC-12	22	95.43	102.01	96.61	32.53	105.59	21.60	217.63	73.34 to 120.54	170,334	164,562
<u>ALL</u>	55	98.50	105.61	98.23	28.19	107.51	21.60	217.63	89.28 to 103.85	149,146	146,508

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	29	95.95	106.65	96.39	34.64	110.64	21.60	217.63	80.38 to 120.54	175,891	169,539
02	26	98.85	104.45	101.26	21.82	103.15	39.40	216.00	89.28 to 112.89	119,313	120,819
<u>ALL</u>	55	98.50	105.61	98.23	28.19	107.51	21.60	217.63	89.28 to 103.85	149,146	146,508

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02	2	88.45	88.45	80.95	14.54	109.26	75.59	101.30	N/A	120,000	97,140
03	52	97.89	105.53	96.98	28.61	108.82	21.60	217.63	89.28 to 103.85	147,365	142,921
04	1	143.92	143.92	143.92	00.00	100.00	143.92	143.92	N/A	300,000	431,760
<u>ALL</u>	55	98.50	105.61	98.23	28.19	107.51	21.60	217.63	89.28 to 103.85	149,146	146,508

66 Otoe
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 : 55
 Total Sales Price : 8,203,003
 Total Adj. Sales Price : 8,203,003
 Total Assessed Value : 8,057,920
 Avg. Adj. Sales Price : 149,146
 Avg. Assessed Value : 146,508

MEDIAN : 99
 WGT. MEAN : 98
 MEAN : 106
 COD : 28.19
 PRD : 107.51

COV : 38.29
 STD : 40.44
 Avg. Abs. Dev : 27.77
 MAX Sales Ratio : 217.63
 MIN Sales Ratio : 21.60

95% Median C.I. : 89.28 to 103.85
 95% Wgt. Mean C.I. : 81.97 to 114.49
 95% Mean C.I. : 94.92 to 116.30

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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	1	152.40	152.40	152.40	00.00	100.00	152.40	152.40	N/A	2,500	3,810
Less Than 15,000	4	97.61	108.43	97.39	17.45	111.34	86.08	152.40	N/A	8,250	8,035
Less Than 30,000	14	101.93	121.91	126.80	38.46	96.14	39.40	216.00	86.08 to 184.90	17,571	22,281
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	54	97.89	104.74	98.21	27.88	106.65	21.60	217.63	89.28 to 103.48	151,861	149,150
Greater Than 14,999	51	98.67	105.39	98.23	29.00	107.29	21.60	217.63	89.28 to 103.85	160,196	157,368
Greater Than 29,999	41	96.20	100.04	97.35	24.60	102.76	21.60	217.63	86.79 to 103.85	194,073	188,927
<u>Incremental Ranges</u>											
0 TO 4,999	1	152.40	152.40	152.40	00.00	100.00	152.40	152.40	N/A	2,500	3,810
5,000 TO 14,999	3	96.72	93.77	92.89	04.28	100.95	86.08	98.50	N/A	10,167	9,443
15,000 TO 29,999	10	106.07	127.31	131.36	44.38	96.92	39.40	216.00	70.63 to 189.00	21,300	27,979
30,000 TO 59,999	13	101.30	101.18	101.48	17.85	99.70	56.18	137.43	72.06 to 122.09	44,962	45,625
60,000 TO 99,999	3	133.52	141.04	141.44	23.03	99.72	98.67	190.93	N/A	81,058	114,647
100,000 TO 149,999	10	90.16	91.83	91.13	13.98	100.77	67.36	142.48	73.34 to 97.27	118,350	107,858
150,000 TO 249,999	6	79.12	82.19	84.09	20.02	97.74	56.59	115.48	56.59 to 115.48	192,467	161,850
250,000 TO 499,999	4	125.48	135.91	134.43	35.76	101.10	75.04	217.63	N/A	370,753	498,400
500,000 TO 999,999	5	89.28	81.63	83.60	25.74	97.64	21.60	116.87	N/A	661,604	553,128
1,000,000 +											
<u>ALL</u>	55	98.50	105.61	98.23	28.19	107.51	21.60	217.63	89.28 to 103.85	149,146	146,508

66 Otoe
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 : 55
 Total Sales Price : 8,203,003
 Total Adj. Sales Price : 8,203,003
 Total Assessed Value : 8,057,920
 Avg. Adj. Sales Price : 149,146
 Avg. Assessed Value : 146,508

MEDIAN : 99
 WGT. MEAN : 98
 MEAN : 106
 COD : 28.19
 PRD : 107.51

COV : 38.29
 STD : 40.44
 Avg. Abs. Dev : 27.77
 MAX Sales Ratio : 217.63
 MIN Sales Ratio : 21.60

95% Median C.I. : 89.28 to 103.85
 95% Wgt. Mean C.I. : 81.97 to 114.49
 95% Mean C.I. : 94.92 to 116.30

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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	8	95.93	82.09	56.45	18.04	145.42	21.60	101.30	21.60 to 101.30	157,938	89,156
304	1	100.00	100.00	100.00	00.00	100.00	100.00	100.00	N/A	734,270	734,270
330	1	107.04	107.04	107.04	00.00	100.00	107.04	107.04	N/A	400,010	428,170
341	1	127.72	127.72	127.72	00.00	100.00	127.72	127.72	N/A	54,000	68,970
343	1	89.28	89.28	89.28	00.00	100.00	89.28	89.28	N/A	693,750	619,360
344	5	142.48	141.53	99.83	22.93	141.77	80.38	190.93	N/A	220,035	219,670
350	3	96.20	107.21	99.56	17.13	107.68	87.99	137.43	N/A	61,667	61,397
352	2	85.77	85.77	86.95	11.87	98.64	75.59	95.95	N/A	214,950	186,905
353	9	98.50	110.00	91.76	45.72	119.88	39.40	189.00	56.18 to 184.90	35,056	32,168
407	1	92.32	92.32	92.32	00.00	100.00	92.32	92.32	N/A	132,500	122,320
412	2	158.15	158.15	195.00	37.61	81.10	98.67	217.63	N/A	236,500	461,165
419	1	116.87	116.87	116.87	00.00	100.00	116.87	116.87	N/A	550,000	642,790
442	5	103.85	127.83	113.38	31.54	112.74	86.79	216.00	N/A	58,400	66,216
444	1	94.91	94.91	94.91	00.00	100.00	94.91	94.91	N/A	100,000	94,910
470	1	72.06	72.06	72.06	00.00	100.00	72.06	72.06	N/A	34,000	24,500
471	1	82.65	82.65	82.65	00.00	100.00	82.65	82.65	N/A	195,000	161,170
472	3	103.48	99.82	98.92	06.87	100.91	87.32	108.65	N/A	22,000	21,763
478	1	56.59	56.59	56.59	00.00	100.00	56.59	56.59	N/A	150,000	84,890
494	1	143.92	143.92	143.92	00.00	100.00	143.92	143.92	N/A	300,000	431,760
526	1	70.63	70.63	70.63	00.00	100.00	70.63	70.63	N/A	24,000	16,950
528	6	91.68	91.99	91.50	18.06	100.54	66.88	115.48	66.88 to 115.48	118,400	108,342
<u>ALL</u>	<u>55</u>	98.50	105.61	98.23	28.19	107.51	21.60	217.63	89.28 to 103.85	149,146	146,508

66 Otoe**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 : 120	MEDIAN : 71	COV : 29.54	95% Median C.I. : 65.11 to 76.85
Total Sales Price : 60,788,682	WGT. MEAN : 67	STD : 22.08	95% Wgt. Mean C.I. : 62.02 to 71.17
Total Adj. Sales Price : 60,755,492	MEAN : 75	Avg. Abs. Dev : 17.64	95% Mean C.I. : 70.79 to 78.69
Total Assessed Value : 40,460,402			
Avg. Adj. Sales Price : 506,296	COD : 24.98	MAX Sales Ratio : 139.56	
Avg. Assessed Value : 337,170	PRD : 112.22	MIN Sales Ratio : 32.17	

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RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-10 To 31-DEC-10	13	85.37	89.68	85.17	12.17	105.30	72.74	117.94	78.12 to 110.31	445,247	379,202
01-JAN-11 To 31-MAR-11	12	95.99	94.13	85.96	14.47	109.50	56.19	139.56	78.96 to 103.09	355,809	305,861
01-APR-11 To 30-JUN-11	5	73.23	79.62	76.51	23.62	104.06	56.29	117.94	N/A	424,613	324,880
01-JUL-11 To 30-SEP-11	6	88.72	93.24	96.47	13.12	96.65	78.84	111.97	78.84 to 111.97	309,626	298,705
01-OCT-11 To 31-DEC-11	13	76.64	79.57	73.48	16.34	108.29	55.35	121.37	67.57 to 96.08	442,699	325,290
01-JAN-12 To 31-MAR-12	15	66.82	73.01	65.90	19.93	110.79	52.42	110.36	56.51 to 84.62	505,175	332,931
01-APR-12 To 30-JUN-12	8	64.95	65.24	61.13	09.67	106.72	48.06	75.99	48.06 to 75.99	381,603	233,285
01-JUL-12 To 30-SEP-12	1	49.89	49.89	49.89	00.00	100.00	49.89	49.89	N/A	227,500	113,490
01-OCT-12 To 31-DEC-12	28	61.49	69.58	59.78	28.85	116.39	39.55	124.79	58.45 to 70.15	666,616	398,475
01-JAN-13 To 31-MAR-13	1	54.67	54.67	54.67	00.00	100.00	54.67	54.67	N/A	932,000	509,540
01-APR-13 To 30-JUN-13	3	58.93	62.97	51.31	21.48	122.72	45.99	83.98	N/A	410,570	210,650
01-JUL-13 To 30-SEP-13	15	55.46	54.81	53.29	13.42	102.85	32.17	70.17	50.20 to 62.70	618,317	329,501
<u>Study Yrs</u>											
01-OCT-10 To 30-SEP-11	36	87.30	90.36	85.60	15.74	105.56	56.19	139.56	81.62 to 98.34	389,965	333,794
01-OCT-11 To 30-SEP-12	37	69.97	73.01	67.43	18.15	108.28	48.06	121.37	65.11 to 76.64	449,001	302,770
01-OCT-12 To 30-SEP-13	47	59.78	64.13	57.27	23.94	111.98	32.17	124.79	54.67 to 62.99	640,504	366,836
<u>Calendar Yrs</u>											
01-JAN-11 To 31-DEC-11	36	85.55	86.71	80.79	18.46	107.33	55.35	139.56	76.64 to 96.08	389,045	314,326
01-JAN-12 To 31-DEC-12	52	64.01	69.52	61.41	23.51	113.21	39.55	124.79	60.87 to 69.97	567,754	348,674
<u>ALL</u>	120	70.62	74.74	66.60	24.98	112.22	32.17	139.56	65.11 to 76.85	506,296	337,170

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
7000	13	72.63	74.02	58.90	29.79	125.67	38.03	139.56	46.22 to 96.08	474,664	279,559
8000	107	70.17	74.82	67.47	24.41	110.89	32.17	124.79	64.78 to 77.21	510,139	344,169
<u>ALL</u>	120	70.62	74.74	66.60	24.98	112.22	32.17	139.56	65.11 to 76.85	506,296	337,170

66 Otoe**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 : 120	MEDIAN : 71	COV : 29.54	95% Median C.I. : 65.11 to 76.85
Total Sales Price : 60,788,682	WGT. MEAN : 67	STD : 22.08	95% Wgt. Mean C.I. : 62.02 to 71.17
Total Adj. Sales Price : 60,755,492	MEAN : 75	Avg. Abs. Dev : 17.64	95% Mean C.I. : 70.79 to 78.69
Total Assessed Value : 40,460,402			
Avg. Adj. Sales Price : 506,296	COD : 24.98	MAX Sales Ratio : 139.56	
Avg. Assessed Value : 337,170	PRD : 112.22	MIN Sales Ratio : 32.17	

*Printed: 4/1/2014 9:22:47AM***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
____Dry____											
County	23	75.99	75.63	70.39	17.66	107.44	48.06	109.97	64.78 to 84.62	470,147	330,946
7000	1	87.76	87.76	87.76	00.00	100.00	87.76	87.76	N/A	119,730	105,080
8000	22	74.61	75.08	70.20	18.08	106.95	48.06	109.97	62.70 to 84.62	486,075	341,213
____Grass____											
County	3	96.08	78.53	72.26	19.82	108.68	41.19	98.31	N/A	243,267	175,774
7000	1	96.08	96.08	96.08	00.00	100.00	96.08	96.08	N/A	330,000	317,072
8000	2	69.75	69.75	52.59	40.95	132.63	41.19	98.31	N/A	199,900	105,125
____ALL____	120	70.62	74.74	66.60	24.98	112.22	32.17	139.56	65.11 to 76.85	506,296	337,170

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
____Dry____											
County	76	70.61	73.73	66.64	23.72	110.64	32.17	121.37	62.99 to 78.84	531,349	354,072
7000	6	60.74	63.44	56.20	20.23	112.88	46.22	87.76	46.22 to 87.76	670,060	376,550
8000	70	71.90	74.61	67.79	23.66	110.06	32.17	121.37	64.78 to 78.96	519,460	352,145
____Grass____											
County	5	76.64	74.62	70.41	24.10	105.98	41.19	98.31	N/A	266,760	187,826
7000	1	96.08	96.08	96.08	00.00	100.00	96.08	96.08	N/A	330,000	317,072
8000	4	68.76	69.25	61.97	26.50	111.75	41.19	98.31	N/A	250,950	155,515
____ALL____	120	70.62	74.74	66.60	24.98	112.22	32.17	139.56	65.11 to 76.85	506,296	337,170

Total Real Property
Sum Lines 17, 25, & 30

Records : 11,509

Value : 1,913,730,140

Growth 21,638,120

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	770	3,663,040	55	1,229,680	206	6,073,220	1,031	10,965,940	
02. Res Improve Land	4,193	30,018,710	249	8,882,870	1,134	45,156,400	5,576	84,057,980	
03. Res Improvements	4,351	319,975,100	250	32,589,400	1,138	159,722,290	5,739	512,286,790	
04. Res Total	5,121	353,656,850	305	42,701,950	1,344	210,951,910	6,770	607,310,710	10,371,650
% of Res Total	75.64	58.23	4.51	7.03	19.85	34.74	58.82	31.73	47.93
05. Com UnImp Land	165	2,463,900	16	447,020	9	152,640	190	3,063,560	
06. Com Improve Land	545	10,878,060	38	2,048,610	23	1,031,770	606	13,958,440	
07. Com Improvements	559	80,982,570	38	12,970,700	24	8,344,560	621	102,297,830	
08. Com Total	724	94,324,530	54	15,466,330	33	9,528,970	811	119,319,830	5,161,420
% of Com Total	89.27	79.05	6.66	12.96	4.07	7.99	7.05	6.23	23.85
09. Ind UnImp Land	1	25,630	0	0	0	0	1	25,630	
10. Ind Improve Land	9	364,280	7	604,390	0	0	16	968,670	
11. Ind Improvements	9	8,261,410	7	8,684,870	0	0	16	16,946,280	
12. Ind Total	10	8,651,320	7	9,289,260	0	0	17	17,940,580	2,150
% of Ind Total	58.82	48.22	41.18	51.78	0.00	0.00	0.15	0.94	0.01
13. Rec UnImp Land	0	0	4	252,610	46	5,761,090	50	6,013,700	
14. Rec Improve Land	0	0	2	407,910	31	7,600,510	33	8,008,420	
15. Rec Improvements	0	0	3	66,070	43	4,464,370	46	4,530,440	
16. Rec Total	0	0	7	726,590	89	17,825,970	96	18,552,560	1,839,350
% of Rec Total	0.00	0.00	7.29	3.92	92.71	96.08	0.83	0.97	8.50
Res & Rec Total	5,121	353,656,850	312	43,428,540	1,433	228,777,880	6,866	625,863,270	12,211,000
% of Res & Rec Total	74.58	56.51	4.54	6.94	20.87	36.55	59.66	32.70	56.43
Com & Ind Total	734	102,975,850	61	24,755,590	33	9,528,970	828	137,260,410	5,163,570
% of Com & Ind Total	88.65	75.02	7.37	18.04	3.99	6.94	7.19	7.17	23.86
17. Taxable Total	5,855	456,632,700	373	68,184,130	1,466	238,306,850	7,694	763,123,680	17,374,570
% of Taxable Total	76.10	59.84	4.85	8.93	19.05	31.23	66.85	39.88	80.30

Schedule II : Tax Increment Financing (TIF)

	Records	Urban Value Base	Value Excess		Records	SubUrban Value Base	Value Excess
18. Residential	0	0	0		0	0	0
19. Commercial	4	616,360	2,583,470		0	0	0
20. Industrial	0	0	0		0	0	0
21. Other	0	0	0		0	0	0
	Records	Rural Value Base	Value Excess		Records	Total Value Base	Value Excess
18. Residential	0	0	0		0	0	0
19. Commercial	0	0	0		4	616,360	2,583,470
20. Industrial	0	0	0		0	0	0
21. Other	0	0	0		0	0	0
22. Total Sch II					4	616,360	2,583,470

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	596	94	339	1,029

Schedule V : Agricultural Records

	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value
27. Ag-Vacant Land	1	53,840	310	72,595,060	2,261	602,139,800	2,572	674,788,700
28. Ag-Improved Land	1	37,800	135	41,367,110	1,057	360,564,600	1,193	401,969,510
29. Ag Improvements	1	6,040	135	7,219,540	1,107	66,622,670	1,243	73,848,250
30. Ag Total							3,815	1,150,606,460

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	1	1.00	10,000	66	66.00	660,000	
33. HomeSite Improvements	1	1.00	6,040	65	64.00	4,905,620	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	17	106.33	196,030	
36. FarmSite Improv Land	0	0.00	0	124	305.53	500,530	
37. FarmSite Improvements	0	0.00	0	133	0.00	2,313,920	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	666.36	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	3	8.45	30,860	3	8.45	30,860	
32. HomeSite Improv Land	621	627.00	6,322,400	688	694.00	6,992,400	
33. HomeSite Improvements	629	601.00	47,859,030	695	666.00	52,770,690	4,263,550
34. HomeSite Total				698	702.45	59,793,950	
35. FarmSite UnImp Land	210	2,558.13	1,994,510	227	2,664.46	2,190,540	
36. FarmSite Improv Land	985	2,678.37	3,475,240	1,109	2,983.90	3,975,770	
37. FarmSite Improvements	1,074	0.00	18,763,640	1,207	0.00	21,077,560	0
38. FarmSite Total				1,434	5,648.36	27,243,870	
39. Road & Ditches	0	6,941.47	0	0	7,607.83	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				2,132	13,958.64	87,037,820	4,263,550

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	77.00	108,890	2	77.00	108,890

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	286	25,506.93	77,033,880
44. Recapture Value N/A	0	0.00	0	286	25,506.93	77,033,880
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	2,285	232,426.99	695,331,340	2,571	257,933.92	772,365,220
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	0.00	0.00%	0	0.00%	0.00
55. 1D	12.21	27.68%	50,070	33.29%	4,100.74
56. 2D1	0.84	1.90%	3,280	2.18%	3,904.76
57. 2D	25.85	58.60%	81,430	54.14%	3,150.10
58. 3D1	0.00	0.00%	0	0.00%	0.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	5.21	11.81%	15,630	10.39%	3,000.00
61. 4D	0.00	0.00%	0	0.00%	0.00
62. Total	44.11	100.00%	150,410	100.00%	3,409.88
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	3.07	27.14%	6,750	30.58%	2,198.70
65. 2G1	3.48	30.77%	7,310	33.12%	2,100.57
66. 2G	4.11	36.34%	7,360	33.35%	1,790.75
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	0.65	5.75%	650	2.95%	1,000.00
70. 4G	0.00	0.00%	0	0.00%	0.00
71. Total	11.31	100.00%	22,070	100.00%	1,951.37
Irrigated Total	0.00	0.00%	0	0.00%	0.00
Dry Total	44.11	79.59%	150,410	87.20%	3,409.88
Grass Total	11.31	20.41%	22,070	12.80%	1,951.37
72. Waste	0.00	0.00%	0	0.00%	0.00
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	3.80	6.86%	0	0.00%	0.00
75. Market Area Total	55.42	100.00%	172,480	100.00%	3,112.23

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 7000

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	32.93	4.83%	128,440	5.81%	3,900.39
46. 1A	116.14	17.04%	452,970	20.48%	3,900.21
47. 2A1	67.28	9.87%	228,740	10.34%	3,399.82
48. 2A	186.35	27.34%	633,600	28.65%	3,400.05
49. 3A1	120.34	17.66%	361,020	16.32%	3,000.00
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	132.48	19.44%	344,440	15.57%	2,599.94
52. 4A	26.08	3.83%	62,590	2.83%	2,399.92
53. Total	681.60	100.00%	2,211,800	100.00%	3,245.01
Dry					
54. 1D1	252.91	0.81%	834,580	0.94%	3,299.91
55. 1D	2,065.49	6.64%	6,816,220	7.69%	3,300.05
56. 2D1	1,740.43	5.59%	5,482,470	6.18%	3,150.07
57. 2D	9,209.29	29.59%	29,009,460	32.72%	3,150.02
58. 3D1	9,612.36	30.88%	25,953,520	29.27%	2,700.02
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	8,116.03	26.07%	20,291,520	22.89%	2,500.18
61. 4D	130.54	0.42%	274,160	0.31%	2,100.20
62. Total	31,127.05	100.00%	88,661,930	100.00%	2,848.39
Grass					
63. 1G1	21.63	0.22%	33,780	0.26%	1,561.72
64. 1G	719.09	7.34%	1,040,650	8.08%	1,447.18
65. 2G1	2,227.52	22.74%	2,855,150	22.17%	1,281.76
66. 2G	1,941.08	19.82%	2,865,150	22.25%	1,476.06
67. 3G1	1,120.85	11.44%	1,577,040	12.24%	1,407.00
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	3,059.59	31.24%	3,766,940	29.25%	1,231.19
70. 4G	704.45	7.19%	740,620	5.75%	1,051.35
71. Total	9,794.21	100.00%	12,879,330	100.00%	1,314.99
Irrigated Total	681.60	1.62%	2,211,800	2.13%	3,245.01
Dry Total	31,127.05	74.16%	88,661,930	85.42%	2,848.39
Grass Total	9,794.21	23.34%	12,879,330	12.41%	1,314.99
72. Waste	367.88	0.88%	36,810	0.04%	100.06
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	41,970.74	100.00%	103,789,870	100.00%	2,472.91

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 8000

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	110.67	2.73%	520,160	3.28%	4,700.10
46. 1A	573.68	14.18%	2,696,310	17.01%	4,700.02
47. 2A1	746.05	18.44%	3,357,360	21.18%	4,500.18
48. 2A	1,057.84	26.14%	4,231,360	26.70%	4,000.00
49. 3A1	789.99	19.52%	2,685,940	16.95%	3,399.97
50. 3A	311.01	7.69%	995,240	6.28%	3,200.03
51. 4A1	408.82	10.10%	1,226,460	7.74%	3,000.00
52. 4A	48.47	1.20%	135,720	0.86%	2,800.08
53. Total	4,046.53	100.00%	15,848,550	100.00%	3,916.58
Dry					
54. 1D1	2,597.92	1.07%	10,651,550	1.25%	4,100.03
55. 1D	32,138.37	13.18%	131,768,900	15.48%	4,100.05
56. 2D1	23,233.72	9.53%	90,612,660	10.65%	3,900.05
57. 2D	66,021.69	27.07%	237,678,090	27.93%	3,600.00
58. 3D1	47,925.58	19.65%	158,161,360	18.58%	3,300.14
59. 3D	34,632.91	14.20%	110,825,280	13.02%	3,200.00
60. 4D1	35,347.34	14.49%	106,042,040	12.46%	3,000.00
61. 4D	1,969.62	0.81%	5,318,330	0.62%	2,700.18
62. Total	243,867.15	100.00%	851,058,210	100.00%	3,489.84
Grass					
63. 1G1	175.79	0.31%	295,670	0.32%	1,681.95
64. 1G	4,123.74	7.17%	7,932,690	8.58%	1,923.66
65. 2G1	13,773.11	23.94%	22,993,220	24.87%	1,669.43
66. 2G	8,928.23	15.52%	17,195,540	18.60%	1,925.97
67. 3G1	4,798.97	8.34%	8,710,790	9.42%	1,815.14
68. 3G	3,229.39	5.61%	5,349,820	5.79%	1,656.60
69. 4G1	14,463.50	25.14%	21,519,090	23.27%	1,487.82
70. 4G	8,050.13	13.99%	8,463,550	9.15%	1,051.36
71. Total	57,542.86	100.00%	92,460,370	100.00%	1,606.81
Irrigated Total	4,046.53	1.31%	15,848,550	1.65%	3,916.58
Dry Total	243,867.15	79.22%	851,058,210	88.69%	3,489.84
Grass Total	57,542.86	18.69%	92,460,370	9.64%	1,606.81
72. Waste	2,363.96	0.77%	237,450	0.02%	100.45
73. Other	16.95	0.01%	1,710	0.00%	100.88
74. Exempt	231.54	0.08%	0	0.00%	0.00
75. Market Area Total	307,837.45	100.00%	959,606,290	100.00%	3,117.25

Schedule X : Agricultural Records :Ag Land Total

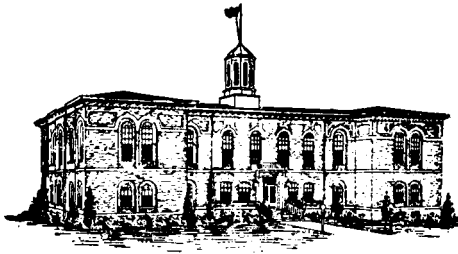
	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	592.84	2,266,450	4,135.29	15,793,900	4,728.13	18,060,350
77. Dry Land	21.08	81,640	29,228.38	100,568,590	245,788.85	839,220,320	275,038.31	939,870,550
78. Grass	0.00	0	6,474.54	9,712,200	60,873.84	95,649,570	67,348.38	105,361,770
79. Waste	0.00	0	580.60	58,140	2,151.24	216,120	2,731.84	274,260
80. Other	0.00	0	2.27	230	14.68	1,480	16.95	1,710
81. Exempt	0.00	0	113.13	0	122.21	0	235.34	0
82. Total	21.08	81,640	36,878.63	112,605,610	312,963.90	950,881,390	349,863.61	1,063,568,640

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	4,728.13	1.35%	18,060,350	1.70%	3,819.77
Dry Land	275,038.31	78.61%	939,870,550	88.37%	3,417.24
Grass	67,348.38	19.25%	105,361,770	9.91%	1,564.43
Waste	2,731.84	0.78%	274,260	0.03%	100.39
Other	16.95	0.00%	1,710	0.00%	100.88
Exempt	235.34	0.07%	0	0.00%	0.00
Total	349,863.61	100.00%	1,063,568,640	100.00%	3,039.95

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

66 Otoe

	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	589,646,200	607,310,710	17,664,510	3.00%	10,371,650	1.24%
02. Recreational	11,592,550	18,552,560	6,960,010	60.04%	1,839,350	44.17%
03. Ag-Homesite Land, Ag-Res Dwelling	58,879,680	59,793,950	914,270	1.55%	4,263,550	-5.69%
04. Total Residential (sum lines 1-3)	660,118,430	685,657,220	25,538,790	3.87%	16,474,550	1.37%
05. Commercial	117,248,460	119,319,830	2,071,370	1.77%	5,161,420	-2.64%
06. Industrial	16,971,950	17,940,580	968,630	5.71%	2,150	5.69%
07. Ag-Farmsite Land, Outbuildings	24,483,240	27,243,870	2,760,630	11.28%	0	11.28%
08. Minerals	0	0	0		0	
09. Total Commercial (sum lines 5-8)	158,703,650	164,504,280	5,800,630	3.66%	5,163,570	0.40%
10. Total Non-Agland Real Property	818,822,080	850,161,500	31,339,420	3.83%	21,638,120	1.18%
11. Irrigated	17,629,320	18,060,350	431,030	2.44%		
12. Dryland	809,112,860	939,870,550	130,757,690	16.16%		
13. Grassland	88,422,400	105,361,770	16,939,370	19.16%		
14. Wasteland	289,550	274,260	-15,290	-5.28%		
15. Other Agland	0	1,710	1,710			
16. Total Agricultural Land	915,454,130	1,063,568,640	148,114,510	16.18%		
17. Total Value of all Real Property (Locally Assessed)	1,734,276,210	1,913,730,140	179,453,930	10.35%	21,638,120	9.10%



Therese E. Gruber
Assessor

Christina M. Smallfoot
Deputy Assessor

Office of Otoe County Assessor

**** Three Year Plan ****

	<u># of Parcels</u>
Residential	6763
Commercial & Industrial	833
Agriculture	3848
Recreational	63

Property Review: For assessment year 2013, an estimated 750+ building permits and/or information statements were filed for new property construction/additions or improvements in Otoe County. My office also reviewed 2000+ parcels to comply with the state mandated six year review cycle.

Assessment Action Planned for Assessment Year 2014:

Residential – Review Nebraska City and Syracuse residential properties. Update property record cards. Adjust value to market.

Commercial – Review all commercial sales countywide. Update property record cards. Adjust to market.

Agricultural – Start land use review of unimproved agland parcels (1/2). Adjust information to reflect current use. Adjust values to agricultural market after sales studies are completed.

Assessment Action Planned for Assessment Year 2015:

Residential – Review smaller communities of Douglas, Burr, Otoe, Dunbar, Palmyra, Unadilla and Lorton. Update property record cards to reflect any changes. Adjust value to reflect market.

Commercial – Review all sale parcels. Update property record cards to reflect any changes. Adjust values as needed.

Agricultural – Continue land use review of unimproved agland parcels (1/2). Adjust information to reflect current use. Adjust value to reflect agricultural market after sales studies are completed.

Assessment Action Planned for Assessment Year 2016:

Residential – Review Woodland Hills and Timberlake subdivisions. Begin reviewing rural residential properties (1/3). Update property record cards to reflect any changes. Adjust value to reflect market.

Commercial – Review all sale parcels. Update property record cards to reflect any changes. Adjust values as needed.

Agricultural – Begin review of improved agricultural parcels (1/2). Conduct land use review of improved agricultural parcels. Update property record card to reflect any changes. Adjust value to reflect agricultural market after sales studies are completed.

Current Resources

The Otoe County Assessor's Office has five full-time and three part-time staff (temporary). That includes Assessor, Deputy Assessor, Administrative Assistant, Appraisal Assistant, GIS Specialist and three (3) appraisal review assistants. I have a total of \$227,324 (12-13 figures) in our budget for staff salaries and \$2,400 for training staff.

The cadastral maps are current in my office and are continuously maintained by the staff. We update our GIS system on a daily basis with new subdivisions, splits and surveys. The GIS specialist verifies and corrects information by using the cadastrals, Terrascan, the GIS system, and physical reviews. The GIS and current sales information is available to the public online.

Physical and electronic property record cards are maintained for all real property parcels in Otoe County. My administrative assistant does an annual inventory on all the physical cards to match the electronic file.

Otoe County continues to physically review 100% of all qualified sales in each class of property. We make an attempt to briefly interview either a buyer, seller, or real estate agent involved with the sale. We also conduct interviews on any questionable disqualified sales. After inclusion or exclusion from the sales files, we continually review sales in order to determine if a change in qualification occurs.

Other functions performed by the assessor's office, but not limited to:

Annually prepare and file Assessor's Administrative reports required by law/regulation:

- Maintain all records, paper and electronic

- File abstract with Department of Revenue Property Assessment Division

- Assessor Survey

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

- Certification of Value to Political Subdivisions

- School District Taxable Value Report

- Homestead Exemption Tax Loss Report

Certificate of Taxes Levied Report
Report of current values for properties owned by Board of Education Lands & Funds
Annual Plan of Assessment Report
521's Filed with Department of Revenue
Annual Level of Value Certification

Personal Property: administer annual filing of approximately 1400 schedules; prepare subsequent notices for a change in value, incomplete filings, failure to file and/or penalties applied, as required. Review and implement Beginning Farmer Exemptions Form #1027.

Permissive Exemptions: administer annual filings of approximately 200 applications for new or continued exempt properties, review and make recommendations to 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.

Homestead Exemptions: administer approximately 700 annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance. We also hold workshops in smaller communities outside of the county seat for those who need assistance with their applications.

Centrally assessed: review valuations as certified by PAD for railroads and public service entities, establish assessment records and tax billing for tax list.

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. We currently have 3 TIF projects for tax year 2011.

Tax Districts and Tax Rates: management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.

Tax Lists: prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.

County Board of Equalization: attend county board of equalization meetings for valuation protests – assemble and provide information. Prepare tax list correction documents for county board of equalization approval.

TERC Appeals: prepare information and attend taxpayer appeal hearings before TERC, defend valuation.

TERC Statewide Equalization: attend hearings if applicable to county, defend values, and/or implement orders of the TERC.

Education: Assessor – attend southeast district assessor's meetings once a month, workshops sponsored by NACO or PAD, and educational classes to obtain required hours for continued education in order to maintain assessor/deputy assessor certification. Have each staff member attend at least one 15 or 30-hour course each year, depending on budget constraints.

Conclusion:

I feel that my office is accomplishing a great deal of work both efficiently and accurately. My office will continue to strive to do the absolute best job that can be done.

This concludes my three-year plan of assessment at this time.
Respectfully submitted,

Therese Gruber
Otoe County Assessor

2014 Assessment Survey for Otoe County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	3
4.	Other part-time employees:
	2
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	239560
7.	
8.	Amount of the total assessor's budget set aside for appraisal work:
	80400
9.	
10.	Part of the assessor's budget that is dedicated to the computer system:
	The computer system is funded out of the county general fund
11.	Amount of the assessor's budget set aside for education/workshops:
	3,300
12.	Other miscellaneous funds:
	4,900
13.	Amount of last year's assessor's budget not used:
	0

B. Computer, Automation Information and GIS

1.	Administrative software:
	Terra Scan
2.	CAMA software:
	Terra Scan
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	Assessor staff
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes, http://www.otoe.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?
	Yes
2.	If so, is the zoning countywide?
	Yes
3.	What municipalities in the county are zoned?
	Nebraska City and Syracuse
4.	When was zoning implemented?
	April 2002

D. Contracted Services

1.	
2.	GIS Services:
	GIS Workshop
3.	Other services:
	Thomsen Reuters

E. Appraisal /Listing Services

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

2014 Certification for Otoe 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 Otoe County Assessor.

Dated this 7th day of April, 2014.



A handwritten signature in cursive script that reads "Ruth A. Sorensen".

Ruth A. Sorensen
Property Tax Administrator

