

NEBRASKA

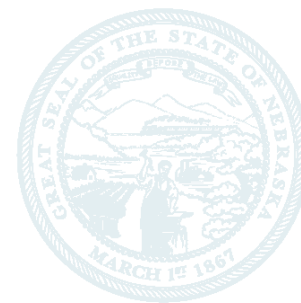
Good Life. Great Service.

DEPARTMENT OF REVENUE

**2023 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

DOUGLAS COUNTY

April 7, 2023



Jim Pillen, Governor

Commissioner Keetle :

The Property Tax Administrator has compiled the 2023 Reports and Opinions of the Property Tax Administrator for Douglas County pursuant to [Neb. Rev. Stat. § 77-5027](#). This Report and Opinion will inform the Tax Equalization and Review Commission of the level of value and quality of assessment for real property in Douglas County.

The information contained within the County Reports of the Appendices was provided by the county assessor pursuant to [Neb. Rev. Stat. § 77-1514](#).

For the Tax Commissioner

Sincerely,

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

Ruth A. Sorensen
Property Tax Administrator
402-471-5962

cc: Walt Peffer, Douglas County Assessor

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Introduction

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

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

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

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

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

Statistical Analysis:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Analysis of Assessment Practices:

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

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

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

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

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

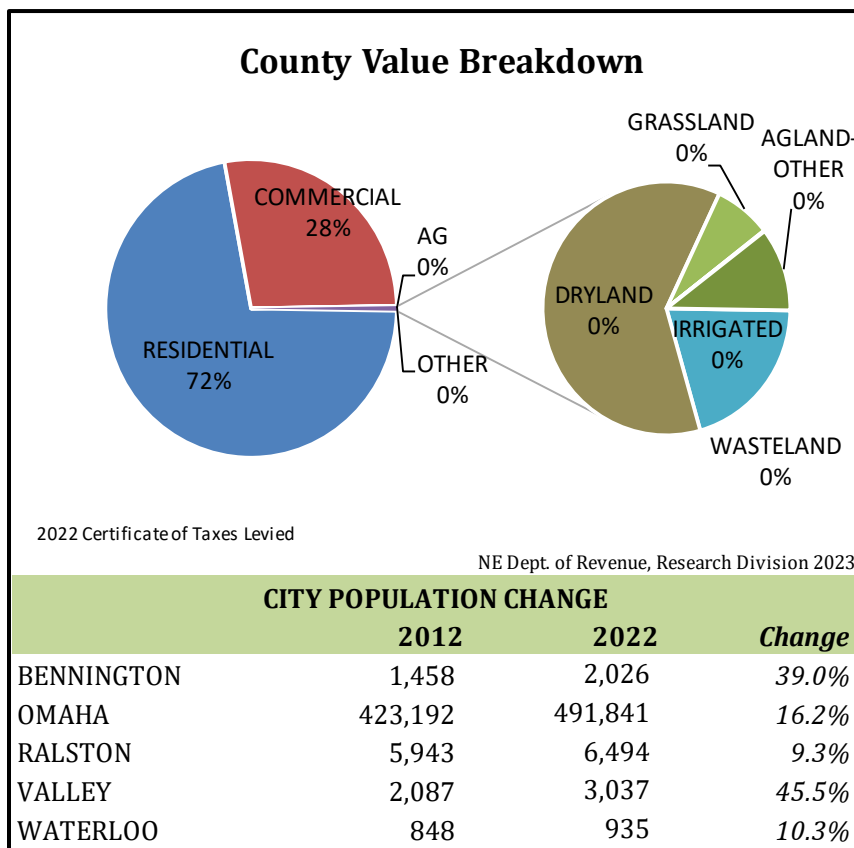
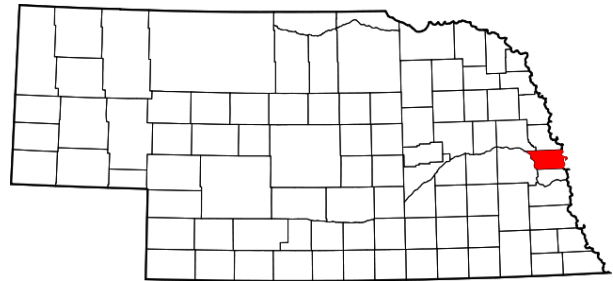
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors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

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

**Further information may be found in Exhibit 94*

County Overview

With a total area of 328 square miles, Douglas County has 585,008 residents, per the Census Bureau Quick Facts for 2021, a slight population increase over the 2020 U.S. Census. Reports indicate that 62% of county residents are homeowners and 85% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$224,478 (2022 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Douglas County are located in and around Omaha, the county seat and largest city in Nebraska. According to the latest information available from the U.S. Census Bureau, there are 16,028 employer establishments with total employment of 326,958 an increase of 1% since 2019.

While the majority of Douglas County's value comes from sources other than agriculture, an agricultural presence is still felt in the county. Dryland makes up a majority of the

land in the county. Douglas County is included in the Pappio-Missouri River Natural Resources District (NRD).

2023 Residential Correlation for Douglas County

Assessment Actions

A sales analysis was conducted within the residential class. The appraisal model was adjusted with an updated depreciation and cost table. The cost index was also factored based on sales data to achieve market value.

One-sixth of the residential parcels were reviewed to remain in-compliance with the six-year inspection and review requirement. The review work involved portions of 16 of the 19 valuation groups (referred to as market areas) as well as several mobile home parks. The pick-up work was completed timely.

Assessment Practice Review

As explained in the Introduction of this Report and Opinion, the assessment practices were reviewed to determine compliance with all assessment requirements and to ensure that all data submitted to the State sales file was timely and accurate.

The county assessor's sales verification and qualification practices were reviewed. Within the residential class, sales usability rates have been stable over the past five years and are comparable to the state average usability rates. Sales are verified by the appraisal staff; on-site inspections are scheduled and when necessary an interview will be conducted to determine the sale details.

There are 19 valuation groups utilized within the residential class, which identify general economic areas and market influences throughout the county. The market area boundaries are generally based on high school districts, residential properties in each area will tend to be similar in year built and square footage.

The county assessor is current with the six-year inspection and review cycle. Reviews are conducted in one-sixth of the county appraiser's assigned area each year. Appraisal supervisors ensure that data collection procedures are being adhered to consistently.

All appraisal tables were updated for the current year including residential lot values, and cost and depreciation tables.

The county assessor does not maintain a valuation methodology; however, the county assessor's website does contain information to help property owners understand how their property is valued. The valuation groups (referred to as market areas) by the county assessor are identified by a color map on the county assessor's website and each property record contains a link to recent sales within the subdivision of the subject property.

2023 Residential Correlation for Douglas County

Description of Analysis

The statistical profile consists of 19,773 qualified sales. The Douglas County Assessor uses 19 valuation groups in the residential class, the valuation groups generally follow high school districts in the county and stratify residential properties into groups of property that have both similar physical characteristics and economic influence.

Valuation Group	Description
1	DC West
2	Elkhorn South/Gretna
3	Elkhorn North
4	Bennington
5	Northwest
6	Millard North
7	Millard West
8	Millard South
9	Burke
10	Northwest Magnet
11	North
12	Benson
13	Westside
14	Central
15	Ralston
16	South Magnet
17	Bryan
18	Elkhorn
19	South

Analysis of the overall statistical profile supports the median as the indicator of the level of value for the class. All measures of central tendency correlate closely and the 95% Median Confidence interval supports a level of value at 94%.

2023 Residential Correlation for Douglas County

All valuation groups have been valued at 93% to 95% of market value supporting that the values are uniformly established. The PRD supports vertical equity in residential assessment, while the COD is slightly wide for a large metropolitan jurisdiction. The COD is influenced by the change in market value during the two-year assessment period, review of the date of sale substratum reflects that the calculated median dropped by 18 percentage points over the two-year period from a high of 104% to a low of 86%, when market value shifts significantly within a study period, qualitative statistics are expected to be slightly elevated.

Review of the changes to sold parcels relative the 2023 County Abstract of Assessment for Real Property Form 45 Compared with the 2022 Certificate of Taxes Levied Report (CTL) supports that sold properties and the overall residential class moved at consistent rates, showing an overall increase of 13% when growth is excluded.

Equalization and Quality of Assessment

Based on the review of all available information, assessments within the residential class of property have been uniformly established. The quality of assessment in the residential class complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	241	93.50	91.32	91.76	10.90	99.52
2	1,285	93.15	92.01	90.71	09.06	101.43
3	1,047	93.13	92.37	91.57	08.13	100.87
4	1,420	93.35	92.89	92.45	07.84	100.48
5	1,731	94.04	94.13	93.32	08.48	100.87
6	981	93.07	93.35	92.27	09.67	101.17
7	1,487	93.16	93.42	93.30	08.39	100.13
8	912	93.00	93.10	92.74	09.29	100.39
9	2,186	93.60	93.57	92.77	09.75	100.86
10	1,487	93.28	92.83	91.88	10.44	101.03
11	723	94.02	94.93	91.89	15.05	103.31
12	1,188	93.60	92.83	91.21	12.18	101.78
13	857	94.21	94.34	92.34	10.34	102.17
14	1,603	94.39	93.90	92.70	10.63	101.29
15	521	94.21	93.98	93.26	10.08	100.77
16	291	94.08	93.44	91.60	13.63	102.01
17	361	93.49	93.03	92.36	12.94	100.73
18	623	93.63	93.32	92.15	09.15	101.27
19	663	93.60	93.64	92.87	11.14	100.83
____ALL____	19,607	93.58	93.34	92.29	09.92	101.14

Level of Value

Based on analysis of all available information, the level of value for the residential property in Douglas County is 94%.

2023 Commercial Correlation for Douglas County

Assessment Actions

Within the commercial class of property, the six-year inspection and review cycle is organized by occupancy type. For 2023, the occupancy codes reviewed include high rise apartments, senior apartments, assisted living facilities, car washes, neighborhood shopping centers, convenience stores, dental offices, storage warehouses, storage hangers, storage material structures, transit warehouses, cold storage warehouses, and maintenance hangers. The pick-up work was also completed.

All valuation models were updated to bring commercial properties to market values, the cost and depreciation tables were updated.

Assessment Practice Review

As explained in the Introduction of this Report and Opinion, the assessment practices were reviewed to determine compliance with all assessment requirements and to ensure that all data submitted to the State sales file was timely and accurate.

Within the commercial class, sales usability rates have been declining since 2018 and are below the state average. However, analysis of the non-qualified sales roster supported that sales have been disqualified without a bias.

There are no valuation groups within the commercial class, however, properties are inspected and valued based on occupancy type with one-sixth of the class being reviewed each year. Review of inspection dates by property support that the county assessor is in compliance with the six-year inspection and review cycle.

All valuation tables were updated in 2022 including land, cost, and depreciation tables as well as the income approach models. The income approach is used to value most commercial properties, but the cost approach will be relied upon for unique properties and those without sufficient rental data.

Description of Analysis

There are 632 qualified sales in the current study period. Within the commercial class of property, only one valuation group is utilized as the commercial appraiser's value properties based on property type and occupancy code. Review of the overall statistics supports a level of value near the low end of the acceptable range. All three measures of central tendency correlate closely and the qualitative statistics all support that commercial properties have been assessed uniformly.

Review of property type shows a significant number of multi-family and industrial property in addition to those coded commercial, all property types are within the acceptable range at 93% to 97% of market value. Similarly, all occupancy codes with a sufficient sample of sales have a median within the acceptable range and qualitative measures that support appraisal uniformity.

2023 Commercial Correlation for Douglas County

Review of the changes to sold parcels relative the 2023 County Abstract of Assessment for Real Property Form 45 Compared with the 2022 Certificate of Taxes Levied Report (CTL) supports that both the sold properties and the abstract increased at approximately 9%, which supports the assessment actions.

Equalization and Quality of Assessment

As only one valuation group is utilized in the commercial class, review of sales by property type provides a more meaningful comparison for valuation equalization. All property types and occupancy codes with sufficient sales have been uniformly valued. Based on the review of all available information the commercial class of property in Douglas County complies with generally accepted mass appraisal techniques.

PROPERTY TYPE *						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
02	44	97.17	96.26	91.88	18.37	104.77
03	494	93.10	92.46	92.18	15.69	100.30
04	94	93.64	91.40	87.11	18.91	104.92
___ALL___	632	93.40	92.56	91.54	16.41	101.11

Level of Value

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

2023 Agricultural Correlation for Douglas County

Assessment Actions

A review of agricultural land use was completed utilizing aerial imagery with physical inspections where needed. After the review, the inventory of agricultural land acres was updated, and a sales analysis was completed. As a result, all Land Capability Group (LCG) were adjusted by various amounts resulting in increases to all subclasses, irrigated land increased an average of 8%, dryland increased 3%, and grassland increased 4%.

A portion of agricultural improvements were reviewed to remain in compliance with the cyclical inspection and review cycle. Agricultural homes and outbuildings were revalued with new cost, depreciation tables, and adjustments to valuation models were made to bring improvements to market value. The pick-up work was also completed.

Assessment Practice Review

As explained in the Introduction of this Report and Opinion, the assessment practices were reviewed to determine compliance with all assessment requirements and to ensure that all data submitted to the State sales file was timely and accurate.

For the agricultural class, sales qualification determinations are reviewed to ensure there is no bias in qualification, however, no agricultural sales from Douglas County are used to directly measure agricultural land in Douglas County as non-agricultural influence exists throughout the county.

Review of the six-year inspection and review cycle supports that all agricultural land was reviewed for primary and agricultural land use through aerial imagery and physical inspection this year. One-sixth of the agricultural improvements are also reviewed each year. The county assessor is in compliance with the statutory requirement for the agricultural class. Agricultural homes are valued in conjunction with other residential homes, all cost and depreciation tables were updated this year. Farm sites and farm home site values are determined based on the market and range from \$22,600 to \$45,000 for the first acre farm home site.

There are no market areas within the agricultural class, land values are delineated based on land use and LCG. Agricultural land across the county is subject to non-agricultural influences from residential and commercial development and recreational uses and special valuation is utilized. The county assessor relies on uninfluenced values from surrounding comparable counties to determine the uninfluenced values.

Description of Analysis

Review of the statistical profile for the agricultural class indicates that 143 sales were available for the measurement of the special values. All sales came from comparable, uninfluenced areas outside of Douglas County including Burt, Cass, Dodge, Otoe, and Sarpy counties. All three measures of central tendency are within the acceptable range and the COD is low enough to support the use of the median as an indicator of the level of value.

2023 Agricultural Correlation for Douglas County

Review of the 80% Majority Land Use (MLU) subclass indicates that only dryland has a sufficient sample of sales and is in the acceptable range. The irrigated land sample is small, but also supports that an acceptable assessment level has been achieved. Review of the Average Acre Value Comparison Chart supports that the special valuations used in Douglas County are comparable to the agricultural land values in all comparable adjacent counties.

Review of the 2023 County Abstract of Assessment for Real Property, Form 45 Compared with the 2022 Certificate of Taxes Levied Report (CTL) shows increases to irrigated land, dryland, and grassland at rates higher than the reported amount; however, this appears to be a difference in how agricultural land value was reported on the 2022 CTL, not an actual change in valuation. Comparison of the per acre values from the 2022 Abstract to the 2023 Abstract reflects the reported action of the county assessor.

Equalization and Quality of Assessment

Agricultural homes and outbuildings are valued using the same appraisal techniques that rural residential parcels and similar building across the county are valued with and are equalized at the statutory level of value.

Agricultural land values are also uniformly assessed within the acceptable range. The quality of assessment of the special valuation of agricultural land in Douglas County complies with generally accepted mass appraisal techniques.

<u>80%MLU By Market Area</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
<u> Irrigated </u>						
County	8	73.22	72.67	73.54	08.54	98.82
1	8	73.22	72.67	73.54	08.54	98.82
<u> Dry </u>						
County	91	71.60	72.22	69.52	16.59	103.88
1	91	71.60	72.22	69.52	16.59	103.88
<u> Grass </u>						
County	4	25.83	22.99	21.92	27.22	104.88
1	4	25.83	22.99	21.92	27.22	104.88
<u> ALL </u>						
10/01/2019 To 09/30/2022	143	71.78	71.08	69.40	17.89	102.42

Special Value Level of Value

Based on analysis of all available information, the level of value for Special Valuation of agricultural land in Douglas County is 72%.

2023 Opinions of the Property Tax Administrator for Douglas County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	94	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	93	Meets generally accepted mass appraisal techniques.	No recommendation.
Special Valuation of Agricultural Land	72	Meets generally accepted mass appraisal techniques.	No recommendation.

***A level of value displayed as NEI (not enough information) represents a class of property with insufficient information to determine a level of value.*

Dated this 7th day of April, 2023.



Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2023 Commission Summary for Douglas County

Residential Real Property - Current

Number of Sales	19773	Median	93.97
Total Sales Price	\$6,091,828,443	Mean	93.92
Total Adj. Sales Price	\$6,091,828,443	Wgt. Mean	92.97
Total Assessed Value	\$5,663,711,400	Average Assessed Value of the Base	\$236,207
Avg. Adj. Sales Price	\$308,088	Avg. Assessed Value	\$286,437

Confidence Interval - Current

95% Median C.I	93.77 to 94.24
95% Wgt. Mean C.I	92.75 to 93.19
95% Mean C.I	93.73 to 94.11
% of Value of the Class of all Real Property Value in the County	72.23
% of Records Sold in the Study Period	10.38
% of Value Sold in the Study Period	12.58

Residential Real Property - History

Year	Number of Sales	LOV	Median
2022	19,607	94	93.58
2021	17,633	94	94.43
2020	18,150	95	94.64
2019	18,893	94	93.62

2023 Commission Summary for Douglas County

Commercial Real Property - Current

Number of Sales	632	Median	93.40
Total Sales Price	\$899,195,774	Mean	92.56
Total Adj. Sales Price	\$899,195,774	Wgt. Mean	91.54
Total Assessed Value	\$823,102,700	Average Assessed Value of the Base	\$1,343,175
Avg. Adj. Sales Price	\$1,422,778	Avg. Assessed Value	\$1,302,378

Confidence Interval - Current

95% Median C.I	92.12 to 94.56
95% Wgt. Mean C.I	89.25 to 93.82
95% Mean C.I	90.82 to 94.30
% of Value of the Class of all Real Property Value in the County	26.84
% of Records Sold in the Study Period	5.07
% of Value Sold in the Study Period	4.92

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2022	716	95	94.56
2021	612	94	94.46
2020	663	94	94.49
2019	686	95	94.68

**28 Douglas
RESIDENTIAL**

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

Date Range: 10/1/2020 To 9/30/2022 Posted on: 1/31/2023

Number of Sales : 19,773
 Total Sales Price : 6,091,828,443
 Total Adj. Sales Price : 6,091,828,443
 Total Assessed Value : 5,663,711,400
 Avg. Adj. Sales Price : 308,088
 Avg. Assessed Value : 286,437

MEDIAN : 94
 WGT. MEAN : 93
 MEAN : 94
 COD : 10.75
 PRD : 101.02

COV : 14.17
 STD : 13.31
 Avg. Abs. Dev : 10.10
 MAX Sales Ratio : 177.81
 MIN Sales Ratio : 30.51

95% Median C.I. : 93.77 to 94.24
 95% Wgt. Mean C.I. : 92.75 to 93.19
 95% Mean C.I. : 93.73 to 94.11

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-20 To 31-DEC-20	2,646	103.95	104.61	103.98	08.83	100.61	54.41	155.26	103.37 to 104.50	274,878	285,808
01-JAN-21 To 31-MAR-21	1,779	99.61	100.50	99.69	09.07	100.81	44.42	163.03	98.76 to 100.22	272,733	271,897
01-APR-21 To 30-JUN-21	3,029	95.50	95.83	95.65	08.93	100.19	39.26	157.99	95.08 to 95.91	295,101	282,256
01-JUL-21 To 30-SEP-21	3,168	95.18	95.10	94.34	08.59	100.81	46.38	177.81	94.74 to 95.64	298,467	281,574
01-OCT-21 To 31-DEC-21	2,557	94.49	94.21	93.60	09.02	100.65	47.81	157.71	93.91 to 94.77	307,171	287,511
01-JAN-22 To 31-MAR-22	1,649	89.88	89.78	90.00	10.31	99.76	34.00	141.38	89.26 to 90.60	320,706	288,650
01-APR-22 To 30-JUN-22	2,519	85.20	84.55	84.35	10.80	100.24	30.51	132.07	84.73 to 85.70	348,490	293,968
01-JUL-22 To 30-SEP-22	2,426	86.06	85.76	85.53	10.61	100.27	33.19	149.57	85.31 to 86.62	349,454	298,898
<u>Study Yrs</u>											
01-OCT-20 To 30-SEP-21	10,622	97.44	98.58	97.87	09.41	100.73	39.26	177.81	97.18 to 97.64	287,321	281,202
01-OCT-21 To 30-SEP-22	9,151	88.69	88.51	88.05	10.75	100.52	30.51	157.71	88.42 to 88.95	332,194	292,512
<u>Calendar Yrs</u>											
01-JAN-21 To 31-DEC-21	10,533	95.84	96.00	95.36	09.00	100.67	39.26	177.81	95.64 to 96.00	295,266	281,577
<u>ALL</u>	19,773	93.97	93.92	92.97	10.75	101.02	30.51	177.81	93.77 to 94.24	308,088	286,437

28 Douglas
RESIDENTIAL

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

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VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	237	94.28	92.62	90.60	12.02	102.23	52.21	147.52	91.91 to 96.01	548,755	497,166
2	1,289	93.83	93.60	93.06	08.71	100.58	50.08	138.97	93.26 to 94.56	518,217	482,238
3	1,094	93.89	94.04	93.35	09.13	100.74	44.42	132.00	93.06 to 94.91	415,275	387,642
4	1,393	94.17	94.17	93.73	09.34	100.47	45.97	146.07	93.54 to 94.93	379,961	356,156
5	1,670	94.50	94.48	93.67	09.24	100.86	60.82	137.84	93.83 to 95.13	296,513	277,755
6	939	94.69	94.60	93.98	09.52	100.66	61.37	147.19	93.44 to 95.52	368,924	346,701
7	1,362	93.85	93.89	92.56	09.44	101.44	60.95	136.43	93.06 to 94.63	355,104	328,669
8	878	93.60	93.24	92.77	10.52	100.51	54.00	132.12	92.19 to 94.49	255,953	237,435
9	2,163	94.36	94.31	93.87	10.46	100.47	41.97	153.45	93.61 to 94.75	276,388	259,453
10	1,428	93.31	93.54	92.14	11.72	101.52	39.26	157.99	92.60 to 94.29	244,744	225,496
11	869	94.64	94.40	92.16	14.69	102.43	46.23	153.67	92.82 to 96.00	136,433	125,741
12	1,354	94.02	93.86	92.63	13.15	101.33	30.51	177.81	92.57 to 95.03	190,984	176,917
13	910	93.74	93.84	92.48	10.24	101.47	38.36	149.24	92.92 to 94.69	360,485	333,380
14	1,717	93.40	92.89	91.26	12.09	101.79	33.16	150.64	92.50 to 94.15	291,065	265,621
15	523	94.50	94.76	94.45	10.65	100.33	56.95	139.64	92.42 to 95.65	232,041	219,165
16	340	93.89	92.87	91.65	14.49	101.33	34.00	160.29	91.45 to 96.51	153,146	140,361
17	369	93.82	94.96	94.04	12.85	100.98	39.79	163.03	92.17 to 95.85	169,996	159,867
18	609	94.62	94.14	93.06	10.84	101.16	39.93	142.77	93.63 to 95.18	411,651	383,090
19	629	93.76	93.72	92.86	11.19	100.93	41.48	134.58	92.57 to 94.80	192,517	178,774
<u>ALL</u>	<u>19,773</u>	<u>93.97</u>	<u>93.92</u>	<u>92.97</u>	<u>10.75</u>	<u>101.02</u>	<u>30.51</u>	<u>177.81</u>	<u>93.77 to 94.24</u>	<u>308,088</u>	<u>286,437</u>

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	19,773	93.97	93.92	92.97	10.75	101.02	30.51	177.81	93.77 to 94.24	308,088	286,437
06											
07											
<u>ALL</u>	<u>19,773</u>	<u>93.97</u>	<u>93.92</u>	<u>92.97</u>	<u>10.75</u>	<u>101.02</u>	<u>30.51</u>	<u>177.81</u>	<u>93.77 to 94.24</u>	<u>308,088</u>	<u>286,437</u>

**28 Douglas
RESIDENTIAL**

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MEDIAN : 94
 WGT. MEAN : 93
 MEAN : 94
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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000											
Less Than 15,000	1	96.00	96.00	96.00	00.00	100.00	96.00	96.00	N/A	10,000	9,600
Less Than 30,000	4	77.26	79.80	78.22	11.99	102.02	68.67	96.00	N/A	19,625	15,350
Ranges Excl. Low \$											
Greater Than 4,999	19,773	93.97	93.92	92.97	10.75	101.02	30.51	177.81	93.77 to 94.24	308,088	286,437
Greater Than 14,999	19,772	93.97	93.92	92.97	10.75	101.02	30.51	177.81	93.77 to 94.24	308,103	286,451
Greater Than 29,999	19,769	93.97	93.92	92.97	10.75	101.02	30.51	177.81	93.77 to 94.24	308,147	286,491
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999	1	96.00	96.00	96.00	00.00	100.00	96.00	96.00	N/A	10,000	9,600
15,000 TO 29,999	3	72.40	74.39	75.62	06.19	98.37	68.67	82.11	N/A	22,833	17,267
30,000 TO 59,999	38	112.75	107.26	107.24	22.09	100.02	46.38	160.29	97.55 to 128.31	49,661	53,258
60,000 TO 99,999	334	102.70	103.54	103.12	14.92	100.41	33.19	177.81	101.03 to 105.09	83,366	85,970
100,000 TO 149,999	1,397	96.80	96.68	96.53	13.08	100.16	34.00	156.60	96.00 to 97.20	128,462	124,004
150,000 TO 249,999	7,108	94.93	94.81	94.69	10.64	100.13	30.51	163.03	94.64 to 95.23	203,686	192,873
250,000 TO 499,999	8,908	93.25	93.04	93.00	09.96	100.04	33.16	157.99	92.90 to 93.53	339,601	315,816
500,000 TO 999,999	1,786	91.57	91.38	91.41	10.13	99.97	45.32	153.45	90.92 to 92.08	634,967	580,406
1,000,000 +	198	85.16	86.32	86.68	14.89	99.58	39.93	146.07	82.93 to 88.84	1,391,654	1,206,271
ALL	19,773	93.97	93.92	92.97	10.75	101.02	30.51	177.81	93.77 to 94.24	308,088	286,437

28 Douglas
COMMERCIAL

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

Date Range: 10/1/2019 To 9/30/2022 Posted on: 1/31/2023

Number of Sales : 632
 Total Sales Price : 899,195,774
 Total Adj. Sales Price : 899,195,774
 Total Assessed Value : 823,102,700
 Avg. Adj. Sales Price : 1,422,778
 Avg. Assessed Value : 1,302,378

MEDIAN : 93
 WGT. MEAN : 92
 MEAN : 93
 COD : 16.41
 PRD : 101.11

COV : 24.07
 STD : 22.28
 Avg. Abs. Dev : 15.33
 MAX Sales Ratio : 218.33
 MIN Sales Ratio : 21.60

95% Median C.I. : 92.12 to 94.56
 95% Wgt. Mean C.I. : 89.25 to 93.82
 95% Mean C.I. : 90.82 to 94.30

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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>Qrtrs</u>											
01-OCT-19 To 31-DEC-19	37	100.11	102.91	101.04	13.76	101.85	72.57	156.32	94.39 to 103.17	989,873	1,000,170
01-JAN-20 To 31-MAR-20	28	96.58	105.11	102.29	16.67	102.76	76.52	218.33	92.75 to 106.37	1,123,996	1,149,782
01-APR-20 To 30-JUN-20	26	97.84	102.49	100.54	14.52	101.94	66.62	148.94	92.76 to 104.76	937,785	942,881
01-JUL-20 To 30-SEP-20	39	98.46	102.11	98.67	14.47	103.49	49.50	170.75	94.73 to 106.40	1,782,621	1,758,928
01-OCT-20 To 31-DEC-20	51	98.07	100.92	99.99	12.96	100.93	63.22	152.91	94.55 to 101.42	1,559,571	1,559,341
01-JAN-21 To 31-MAR-21	32	94.13	95.33	93.03	12.57	102.47	58.65	135.28	89.53 to 102.04	772,393	718,566
01-APR-21 To 30-JUN-21	67	92.33	94.71	93.25	14.13	101.57	54.80	150.43	90.72 to 95.69	1,400,383	1,305,800
01-JUL-21 To 30-SEP-21	69	92.33	91.20	90.36	16.16	100.93	27.26	176.38	87.34 to 96.49	914,204	826,099
01-OCT-21 To 31-DEC-21	93	90.52	86.69	86.61	16.74	100.09	39.76	152.16	86.16 to 93.52	1,653,659	1,432,253
01-JAN-22 To 31-MAR-22	57	87.73	85.25	78.84	20.14	108.13	25.39	169.22	78.15 to 95.22	1,498,668	1,181,589
01-APR-22 To 30-JUN-22	65	87.47	83.32	88.51	18.62	94.14	33.42	127.05	77.56 to 93.44	2,229,164	1,973,080
01-JUL-22 To 30-SEP-22	68	89.08	87.20	92.45	17.44	94.32	21.60	176.40	85.69 to 92.13	1,351,815	1,249,694
<u>Study Yrs</u>											
01-OCT-19 To 30-SEP-20	130	98.54	103.06	100.19	14.84	102.86	49.50	218.33	95.63 to 100.69	1,246,168	1,248,564
01-OCT-20 To 30-SEP-21	219	94.26	95.14	94.58	14.43	100.59	27.26	176.38	92.17 to 96.44	1,192,514	1,127,899
01-OCT-21 To 30-SEP-22	283	88.94	85.75	86.92	18.02	98.65	21.60	176.40	87.05 to 90.88	1,682,097	1,462,118
<u>Calendar Yrs</u>											
01-JAN-20 To 31-DEC-20	144	97.95	102.34	99.96	14.40	102.38	49.50	218.33	95.46 to 100.00	1,423,018	1,422,454
01-JAN-21 To 31-DEC-21	261	92.00	91.00	89.65	15.43	101.51	27.26	176.38	90.72 to 93.52	1,285,106	1,152,042
<u>ALL</u>	632	93.40	92.56	91.54	16.41	101.11	21.60	218.33	92.12 to 94.56	1,422,778	1,302,378

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
91	632	93.40	92.56	91.54	16.41	101.11	21.60	218.33	92.12 to 94.56	1,422,778	1,302,378
<u>ALL</u>	632	93.40	92.56	91.54	16.41	101.11	21.60	218.33	92.12 to 94.56	1,422,778	1,302,378

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02	44	97.17	96.26	91.88	18.37	104.77	40.43	152.91	88.51 to 106.65	313,454	287,991
03	494	93.10	92.46	92.18	15.69	100.30	21.60	218.33	91.90 to 94.33	1,562,885	1,440,689
04	94	93.64	91.40	87.11	18.91	104.92	37.89	170.75	89.07 to 98.46	1,205,730	1,050,324
<u>ALL</u>	632	93.40	92.56	91.54	16.41	101.11	21.60	218.33	92.12 to 94.56	1,422,778	1,302,378

28 Douglas
COMMERCIAL

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Qualified

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Number of Sales : 632
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 Avg. Assessed Value : 1,302,378

MEDIAN : 93
 WGT. MEAN : 92
 MEAN : 93
 COD : 16.41
 PRD : 101.11

COV : 24.07
 STD : 22.28
 Avg. Abs. Dev : 15.33
 MAX Sales Ratio : 218.33
 MIN Sales Ratio : 21.60

95% Median C.I. : 92.12 to 94.56
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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
Ranges Excl. Low \$											
Greater Than 4,999	632	93.40	92.56	91.54	16.41	101.11	21.60	218.33	92.12 to 94.56	1,422,778	1,302,378
Greater Than 14,999	632	93.40	92.56	91.54	16.41	101.11	21.60	218.33	92.12 to 94.56	1,422,778	1,302,378
Greater Than 29,999	632	93.40	92.56	91.54	16.41	101.11	21.60	218.33	92.12 to 94.56	1,422,778	1,302,378
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	10	101.25	113.05	112.02	17.65	100.92	92.76	170.75	93.40 to 153.57	44,090	49,390
60,000 TO 99,999	18	100.98	112.39	113.72	22.01	98.83	70.53	218.33	96.17 to 119.65	81,270	92,422
100,000 TO 149,999	31	100.07	104.42	103.78	15.84	100.62	61.43	150.50	96.49 to 110.69	123,194	127,848
150,000 TO 249,999	65	94.32	95.55	96.28	15.38	99.24	57.16	152.91	89.53 to 97.21	195,908	188,611
250,000 TO 499,999	149	92.33	89.68	90.24	17.47	99.38	21.60	176.40	90.41 to 94.59	362,142	326,799
500,000 TO 999,999	137	91.32	90.06	90.29	17.09	99.75	27.26	156.32	89.28 to 94.79	706,016	637,429
1,000,000 TO 1,999,999	107	91.76	91.07	91.19	13.51	99.87	51.43	176.38	87.28 to 93.75	1,414,986	1,290,279
2,000,000 TO 4,999,999	85	93.47	91.76	92.75	16.04	98.93	25.39	164.09	89.58 to 96.22	3,093,136	2,868,768
5,000,000 TO 9,999,999	20	80.73	84.38	83.22	17.33	101.39	57.43	123.46	72.20 to 94.94	6,891,096	5,734,895
10,000,000 +	10	94.50	96.56	96.73	05.92	99.82	85.07	111.28	90.49 to 105.52	17,791,367	17,209,830
ALL	632	93.40	92.56	91.54	16.41	101.11	21.60	218.33	92.12 to 94.56	1,422,778	1,302,378

28 Douglas
COMMERCIAL

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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
300	74	95.39	95.46	95.99	10.02	99.45	67.88	142.33	92.17 to 96.84	3,400,515	3,264,095
303	1	92.12	92.12	92.12	00.00	100.00	92.12	92.12	N/A	1,900,000	1,750,300
309	1	96.60	96.60	96.60	00.00	100.00	96.60	96.60	N/A	250,000	241,500
313	3	99.96	107.59	95.31	12.86	112.88	92.13	130.69	N/A	6,060,923	5,776,967
319	4	78.84	76.41	80.14	15.65	95.35	58.42	89.54	N/A	3,587,500	2,875,125
326	1	103.27	103.27	103.27	00.00	100.00	103.27	103.27	N/A	39,800	41,100
328	1	51.10	51.10	51.10	00.00	100.00	51.10	51.10	N/A	300,000	153,300
329	1	97.23	97.23	97.23	00.00	100.00	97.23	97.23	N/A	130,000	126,400
336	1	81.00	81.00	81.00	00.00	100.00	81.00	81.00	N/A	200,000	162,000
340	1	68.38	68.38	68.38	00.00	100.00	68.38	68.38	N/A	450,000	307,700
341	4	95.46	101.71	100.50	16.79	101.20	82.89	133.02	N/A	2,486,250	2,498,600
342	5	76.41	80.23	65.25	27.48	122.96	52.48	131.80	N/A	1,943,609	1,268,120
343	1	84.57	84.57	84.57	00.00	100.00	84.57	84.57	N/A	1,130,000	955,600
344	122	92.21	93.17	92.80	11.93	100.40	57.16	148.94	90.65 to 94.59	1,466,777	1,361,165
345	2	87.79	87.79	91.39	07.76	96.06	80.98	94.60	N/A	1,962,500	1,793,500
349	8	90.96	99.53	93.91	20.97	105.98	71.07	176.40	71.07 to 176.40	585,379	549,713
350	8	92.04	100.00	100.22	18.20	99.78	75.39	152.16	75.39 to 152.16	1,540,488	1,543,825
352	84	96.60	96.27	92.92	16.92	103.61	40.43	152.91	90.88 to 99.42	341,349	317,180
353	62	93.95	86.99	79.78	26.65	109.04	21.60	218.33	72.84 to 96.83	488,020	389,337
382	1	74.30	74.30	74.30	00.00	100.00	74.30	74.30	N/A	200,000	148,600
384	3	92.76	90.25	86.22	05.27	104.67	81.67	96.33	N/A	79,333	68,400
386	14	95.81	96.98	98.32	06.77	98.64	87.47	122.90	88.80 to 103.55	164,261	161,507
387	1	104.16	104.16	104.16	00.00	100.00	104.16	104.16	N/A	2,000,000	2,083,200
391	3	101.93	93.62	99.26	12.38	94.32	70.53	108.39	N/A	148,800	147,700
406	72	92.98	91.79	86.90	21.16	105.63	25.39	170.75	88.98 to 98.46	814,054	707,408
407	7	84.68	77.29	74.36	16.21	103.94	56.17	95.63	56.17 to 95.63	1,993,000	1,482,071
408	2	78.90	78.90	76.72	19.75	102.84	63.32	94.48	N/A	465,000	356,750
410	3	68.69	76.13	79.40	13.44	95.88	66.01	93.70	N/A	846,667	672,233
412	26	92.47	92.67	93.29	10.68	99.34	72.73	126.98	84.53 to 98.79	2,591,709	2,417,781
418	1	176.38	176.38	176.38	00.00	100.00	176.38	176.38	N/A	1,345,600	2,373,400
419	2	78.75	78.75	78.74	07.48	100.01	72.86	84.63	N/A	350,000	275,600
424	2	85.06	85.06	82.39	10.59	103.24	76.05	94.06	N/A	332,000	273,550
426	15	99.13	99.13	93.70	09.67	105.80	72.01	144.43	92.66 to 102.11	690,335	646,860
434	2	100.49	100.49	100.23	07.61	100.26	92.84	108.14	N/A	217,500	218,000
436	3	92.23	106.02	120.27	15.06	88.15	92.08	133.76	N/A	1,233,333	1,483,367

28 Douglas
COMMERCIAL

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

Date Range: 10/1/2019 To 9/30/2022 Posted on: 1/31/2023

Number of Sales : 632
 Total Sales Price : 899,195,774
 Total Adj. Sales Price : 899,195,774
 Total Assessed Value : 823,102,700
 Avg. Adj. Sales Price : 1,422,778
 Avg. Assessed Value : 1,302,378

MEDIAN : 93
 WGT. MEAN : 92
 MEAN : 93
 COD : 16.41
 PRD : 101.11

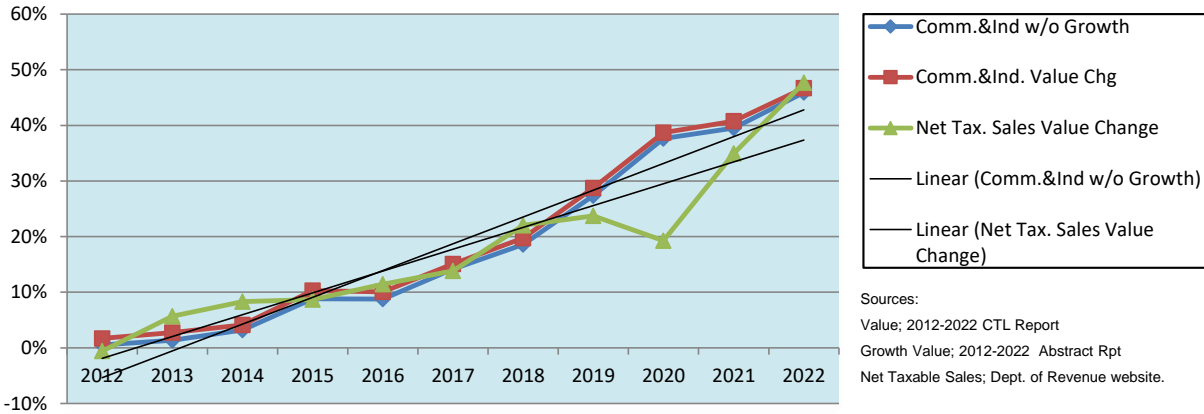
COV : 24.07
 STD : 22.28
 Avg. Abs. Dev : 15.33
 MAX Sales Ratio : 218.33
 MIN Sales Ratio : 21.60

95% Median C.I. : 92.12 to 94.56
 95% Wgt. Mean C.I. : 89.25 to 93.82
 95% Mean C.I. : 90.82 to 94.30

Printed:3/24/2023 11:19:29AM

442	6	97.04	99.09	94.63	08.90	104.71	82.96	123.71	82.96 to 123.71	320,817	303,583
444	4	83.75	84.49	82.04	08.23	102.99	73.24	97.21	N/A	292,000	239,550
446	3	121.30	114.27	104.11	29.31	109.76	57.43	164.09	N/A	5,474,013	5,698,733
447	1	77.71	77.71	77.71	00.00	100.00	77.71	77.71	N/A	170,000	132,100
451	1	77.19	77.19	77.19	00.00	100.00	77.19	77.19	N/A	5,700,000	4,400,000
453	27	92.21	94.86	95.62	12.59	99.21	63.23	124.75	85.16 to 104.76	1,253,189	1,198,356
455	1	49.11	49.11	49.11	00.00	100.00	49.11	49.11	N/A	2,500,000	1,227,800
483	1	82.29	82.29	82.29	00.00	100.00	82.29	82.29	N/A	1,490,000	1,226,100
494	8	81.13	73.24	69.39	26.22	105.55	37.89	100.72	37.89 to 100.72	2,374,375	1,647,513
496	2	81.61	81.61	92.95	22.53	87.80	63.22	100.00	N/A	1,070,000	994,600
528	18	95.29	91.18	90.81	16.23	100.41	32.32	143.20	82.18 to 99.73	611,211	555,061
529	2	82.98	82.98	51.31	50.00	161.72	41.49	124.47	N/A	198,500	101,850
531	1	69.58	69.58	69.58	00.00	100.00	69.58	69.58	N/A	450,000	313,100
588	5	75.97	87.32	82.43	23.81	105.93	66.21	120.07	N/A	6,570,164	5,415,900
594	1	73.68	73.68	73.68	00.00	100.00	73.68	73.68	N/A	8,800,000	6,483,400
595	7	95.46	100.60	97.40	10.56	103.29	84.27	132.66	84.27 to 132.66	3,610,857	3,516,871
851	3	54.95	66.69	71.15	35.01	93.73	43.71	101.42	N/A	1,076,667	766,000
<u>ALL</u>	<u>632</u>	<u>93.40</u>	<u>92.56</u>	<u>91.54</u>	<u>16.41</u>	<u>101.11</u>	<u>21.60</u>	<u>218.33</u>	<u>92.12 to 94.56</u>	<u>1,422,778</u>	<u>1,302,378</u>

Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2011	\$ 10,480,161,220	\$ 73,430,620	0.70%	\$ 10,406,730,600		\$ 8,213,178,329	
2012	\$ 10,659,051,460	\$ 124,091,280	1.16%	\$ 10,534,960,180	0.52%	\$ 8,165,469,737	-0.58%
2013	\$ 10,766,152,275	\$ 142,130,900	1.32%	\$ 10,624,021,375	-0.33%	\$ 8,682,183,671	6.33%
2014	\$ 10,913,051,020	\$ 97,071,400	0.89%	\$ 10,815,979,620	0.46%	\$ 8,897,828,252	2.48%
2015	\$ 11,559,524,765	\$ 155,055,920	1.34%	\$ 11,404,468,845	4.50%	\$ 8,925,844,832	0.31%
2016	\$ 11,536,581,930	\$ 137,451,664	1.19%	\$ 11,399,130,266	-1.39%	\$ 9,152,772,862	2.54%
2017	\$ 12,058,729,945	\$ 96,166,700	0.80%	\$ 11,962,563,245	3.69%	\$ 9,351,531,267	2.17%
2018	\$ 12,546,703,885	\$ 118,773,500	0.95%	\$ 12,427,930,385	3.06%	\$ 10,023,419,576	7.18%
2019	\$ 13,492,260,315	\$ 143,856,900	1.07%	\$ 13,348,403,415	6.39%	\$ 10,160,676,023	1.37%
2020	\$ 14,535,497,200	\$ 112,174,170	0.77%	\$ 14,423,323,030	6.90%	\$ 9,795,423,603	-3.59%
2021	\$ 14,749,867,520	\$ 127,355,700	0.86%	\$ 14,622,511,820	0.60%	\$ 11,086,316,277	13.18%
2022	\$ 15,374,438,583	\$ 84,293,500	0.55%	\$ 15,290,145,083	3.66%	\$ 12,126,302,427	9.38%
Ann %chg	3.73%			Average	2.55%	4.03%	3.71%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2011	-	-	-
2012	0.52%	1.71%	-0.58%
2013	1.37%	2.73%	5.71%
2014	3.20%	4.13%	8.34%
2015	8.82%	10.30%	8.68%
2016	8.77%	10.08%	11.44%
2017	14.14%	15.06%	13.86%
2018	18.59%	19.72%	22.04%
2019	27.37%	28.74%	23.71%
2020	37.63%	38.70%	19.26%
2021	39.53%	40.74%	34.98%
2022	45.90%	46.70%	47.64%

County Number	28
County Name	Douglas

Type : Qualified

Number of Sales :	143	Median :	72	COV :	24.94	95% Median C.I. :	68.96 to 74.81
Total Sales Price :	89,771,884	Wgt. Mean :	69	STD :	17.73	95% Wgt. Mean C.I. :	66.99 to 71.80
Total Adj. Sales Price :	91,140,319	Mean :	71	Avg. Abs.Dev :	12.84	95% Mean C.I. :	68.17 to 73.99
Total Assessed Value :	63,249,965						
Avg. Adj. Sales Price :	637,345	COD :	17.89	MAX Sales Ratio :	142.76		
Avg. Assessed Value :	442,307	PRD :	102.42	MIN Sales Ratio :	06.47		

Printed : 03/28/2023

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2019 To 12/31/2019	9	77.61	82.47	81.83	09.60	100.78	71.90	99.15	73.37 to 91.54	418,032	342,079
01/01/2020 To 03/31/2020	16	73.53	75.48	74.20	14.17	101.73	56.09	119.17	63.24 to 83.69	599,349	444,709
04/01/2020 To 06/30/2020	19	69.58	68.23	68.44	20.84	99.69	06.47	104.06	57.02 to 81.89	529,550	362,398
07/01/2020 To 09/30/2020	9	80.76	79.74	74.43	11.18	107.13	53.77	103.65	70.39 to 88.39	719,169	535,279
10/01/2020 To 12/31/2020	13	68.84	66.39	62.61	18.93	106.04	25.45	88.78	54.01 to 84.52	663,761	415,550
01/01/2021 To 03/31/2021	19	75.24	74.68	73.59	18.90	101.48	41.71	120.94	59.35 to 87.04	744,127	547,610
04/01/2021 To 06/30/2021	12	76.05	76.29	77.40	13.40	98.57	53.93	98.57	64.88 to 85.94	653,707	505,940
07/01/2021 To 09/30/2021	4	73.34	71.58	72.43	03.89	98.83	64.27	75.35	N/A	925,000	669,998
10/01/2021 To 12/31/2021	17	66.30	65.51	61.34	11.67	106.80	40.07	86.85	58.47 to 71.71	679,009	416,488
01/01/2022 To 03/31/2022	13	68.96	73.82	69.60	20.16	106.06	40.05	142.76	56.47 to 81.01	651,928	453,728
04/01/2022 To 06/30/2022	10	54.81	54.91	55.52	27.40	98.90	26.20	81.84	33.68 to 81.33	621,408	344,976
07/01/2022 To 09/30/2022	2	47.22	47.22	51.56	28.36	91.58	33.83	60.61	N/A	355,200	183,150
<u>Study Yrs</u>											
10/01/2019 To 09/30/2020	53	75.14	74.79	73.27	15.69	102.07	06.47	119.17	71.33 to 80.77	563,884	413,154
10/01/2020 To 09/30/2021	48	73.28	72.58	71.57	16.78	101.41	25.45	120.94	65.52 to 78.11	714,829	511,625
10/01/2021 To 09/30/2022	42	65.18	64.69	62.34	19.62	103.77	26.20	142.76	60.05 to 69.73	641,493	399,877
<u>Calendar Yrs</u>											
01/01/2020 To 12/31/2020	57	72.24	71.66	69.69	17.68	102.83	06.47	119.17	68.84 to 79.06	609,692	424,922
01/01/2021 To 12/31/2021	52	71.66	71.81	70.48	15.32	101.89	40.07	120.94	65.52 to 75.35	715,886	504,541

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1	143	71.78	71.08	69.40	17.89	102.42	06.47	142.76	68.96 to 74.81	637,345	442,307

Type : Qualified

Number of Sales :	143	Median :	72	COV :	24.94	95% Median C.I. :	68.96 to 74.81
Total Sales Price :	89,771,884	Wgt. Mean :	69	STD :	17.73	95% Wgt. Mean C.I. :	66.99 to 71.80
Total Adj. Sales Price :	91,140,319	Mean :	71	Avg. Abs. Dev :	12.84	95% Mean C.I. :	68.17 to 73.99
Total Assessed Value :	63,249,965						
Avg. Adj. Sales Price :	637,345	COD :	17.89	MAX Sales Ratio :	142.76		
Avg. Assessed Value :	442,307	PRD :	102.42	MIN Sales Ratio :	06.47		

Printed : 03/28/2023

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Irrigated</u>											
County	1	73.25	73.25	73.25		100.00	73.25	73.25	N/A	882,750	646,620
1	1	73.25	73.25	73.25		100.00	73.25	73.25	N/A	882,750	646,620
<u>Dry</u>											
County	63	66.30	67.42	64.73	15.84	104.16	40.05	120.94	60.11 to 71.71	677,327	438,408
1	63	66.30	67.42	64.73	15.84	104.16	40.05	120.94	60.11 to 71.71	677,327	438,408
<u>Grass</u>											
County	1	06.47	06.47	06.47		100.00	06.47	06.47	N/A	322,000	20,848
1	1	06.47	06.47	06.47		100.00	06.47	06.47	N/A	322,000	20,848
<u>ALL</u>											
10/01/2019 To 09/30/2022	143	71.78	71.08	69.40	17.89	102.42	06.47	142.76	68.96 to 74.81	637,345	442,307

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Irrigated</u>											
County	8	73.22	72.67	73.54	08.54	98.82	63.51	85.94	63.51 to 85.94	588,774	432,976
1	8	73.22	72.67	73.54	08.54	98.82	63.51	85.94	63.51 to 85.94	588,774	432,976
<u>Dry</u>											
County	91	71.60	72.22	69.52	16.59	103.88	40.05	142.76	68.72 to 74.99	640,927	445,600
1	91	71.60	72.22	69.52	16.59	103.88	40.05	142.76	68.72 to 74.99	640,927	445,600
<u>Grass</u>											
County	4	25.83	22.99	21.92	27.22	104.88	06.47	33.83	N/A	279,938	61,367
1	4	25.83	22.99	21.92	27.22	104.88	06.47	33.83	N/A	279,938	61,367
<u>ALL</u>											
10/01/2019 To 09/30/2022	143	71.78	71.08	69.40	17.89	102.42	06.47	142.76	68.96 to 74.81	637,345	442,307

Douglas County 2023 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Douglas	1	6,625	n/a	6,000	5,675	n/a	5,050	4,725	4,425	5,900
Dodge	3	7,150	6,920	6,690	6,470	6,240	6,020	5,790	5,560	6,764
Washington	1	7,455	7,415	6,685	6,545	n/a	4,350	4,015	2,735	5,837
Sarpy	1	6,510	n/a	5,975	5,830	n/a	4,920	4,600	4,330	5,804
Saunders	3	6,930	n/a	6,369	5,901	n/a	5,380	4,470	4,060	5,726

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Douglas	1	5,475	5,175	4,900	2,759	4,302	4,034	1,801	3,475	4,511
Dodge	3	7,160	6,930	6,700	6,470	6,225	5,945	5,775	5,545	6,638
Washington	1	7,430	7,395	6,575	6,340	4,190	4,185	3,800	2,615	5,441
Sarpy	1	5,500	5,325	5,000	4,850	4,680	4,140	3,845	3,640	4,597
Saunders	3	5,575	5,405	5,285	n/a	4,601	4,315	3,885	3,665	4,864

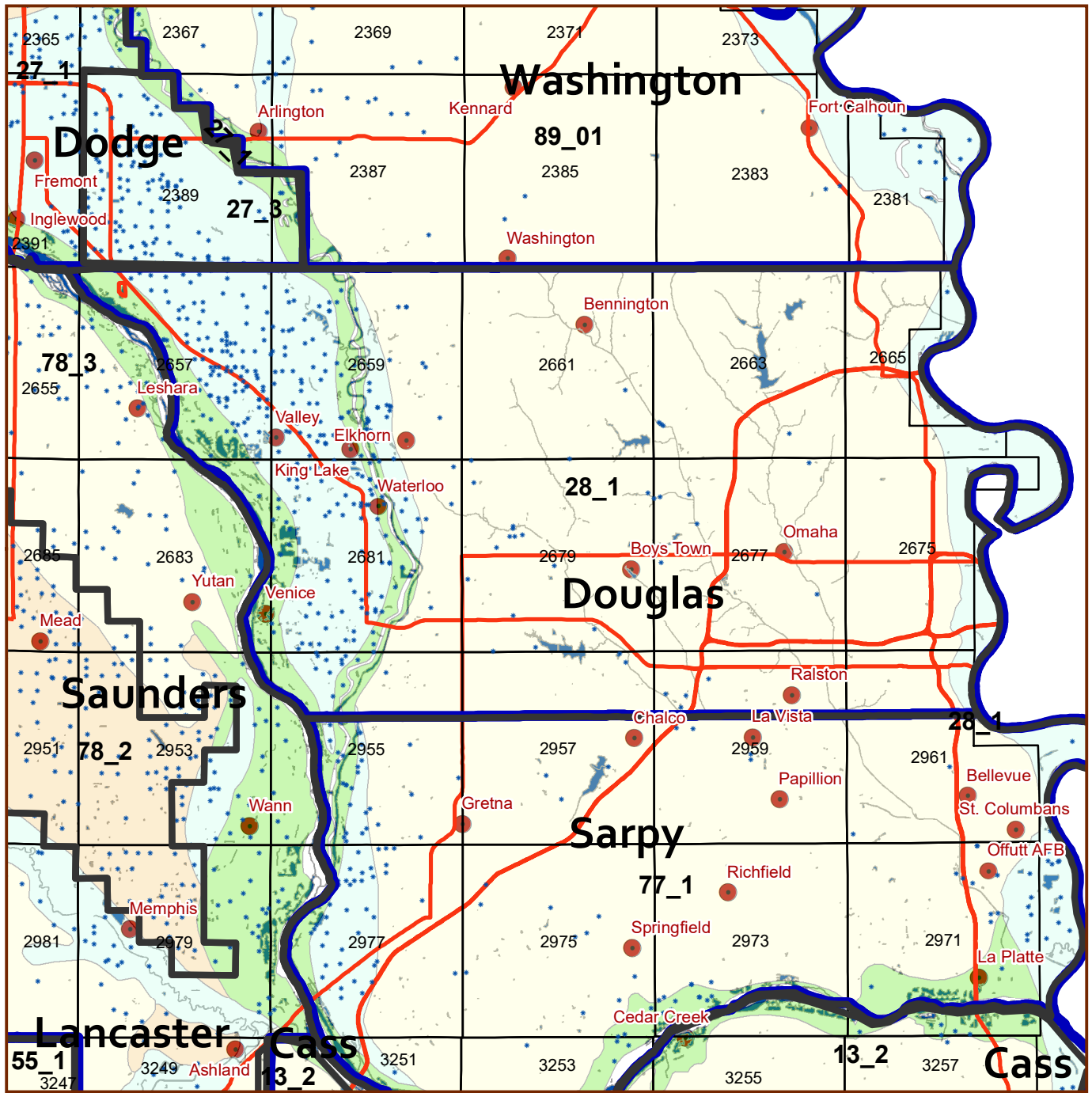
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Douglas	1	2,139	1,655	1,644	1,635	732	883	777	882	1,908
Dodge	3	2,560	2,560	2,450	2,450	n/a	n/a	n/a	n/a	2,538
Washington	1	2,390	2,195	1,875	1,805	1,760	1,715	1,665	1,554	2,263
Sarpy	1	2,355	2,330	2,250	2,165	2,070	2,040	1,840	1,775	2,336
Saunders	3	2,250	2,250	2,247	n/a	n/a	2,000	n/a	2,000	2,246

County	Mkt Area	CRP	TIMBER	WASTE
Douglas	1	n/a	n/a	150
Dodge	3	3,210	n/a	131
Washington	1	3,913	n/a	420
Sarpy	1	3,694	1,200	150
Saunders	3	2,353	600	130

Source: 2023 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.

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

DOUGLAS COUNTY



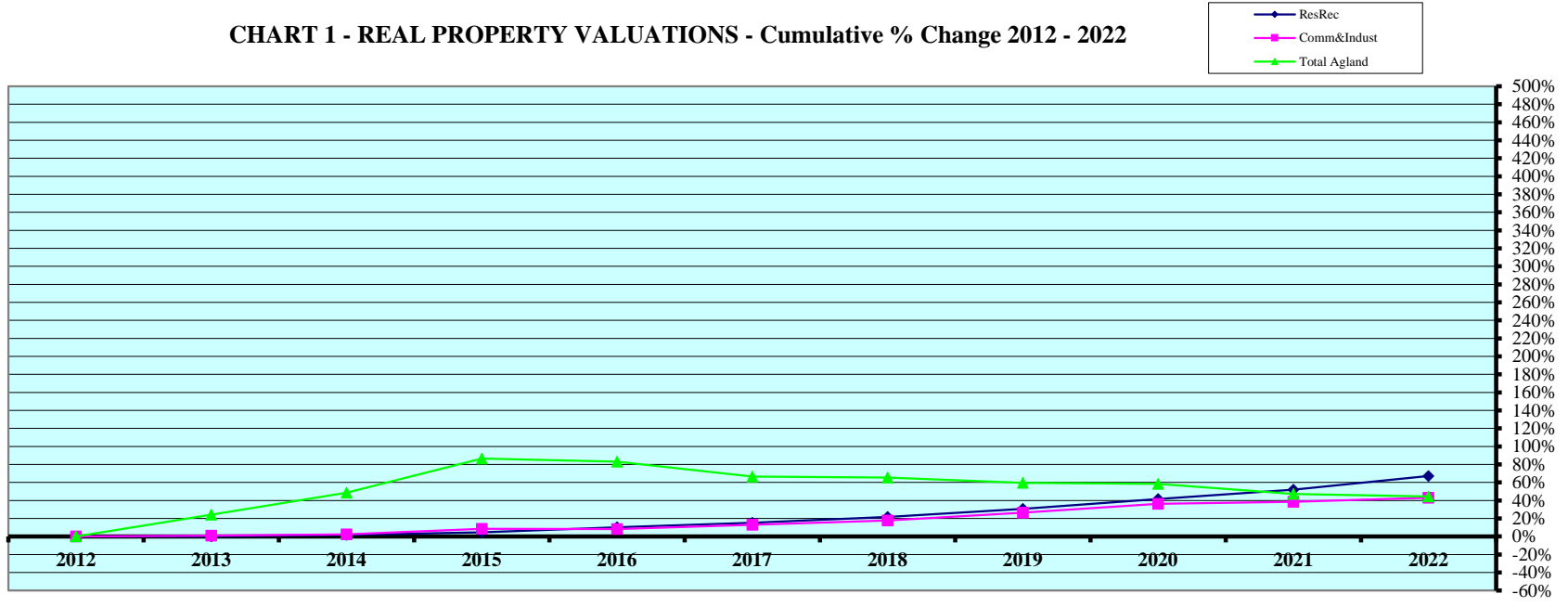
Legend

- Market Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

**Soils
CLASS**

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

CHART 1 - REAL PROPERTY VALUATIONS - Cumulative % Change 2012 - 2022



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2012	23,521,427,240	-	-	-	10,659,051,460	-	-	-	187,042,400	-	-	-
2013	23,557,998,585	36,571,345	0.16%	0.16%	10,766,152,275	107,100,815	1.00%	1.00%	232,090,335	45,047,935	24.08%	24.08%
2014	23,965,713,535	407,714,950	1.73%	1.89%	10,913,051,020	146,898,745	1.36%	2.38%	277,828,465	45,738,130	19.71%	48.54%
2015	24,603,062,715	637,349,180	2.66%	4.60%	11,559,524,765	646,473,745	5.92%	8.45%	348,919,630	71,091,165	25.59%	86.55%
2016	25,934,559,760	1,331,497,045	5.41%	10.26%	11,536,581,930	-22,942,835	-0.20%	8.23%	342,296,320	-6,623,310	-1.90%	83.00%
2017	27,080,489,080	1,145,929,320	4.42%	15.13%	12,058,729,945	522,148,015	4.53%	13.13%	311,376,460	-30,919,860	-9.03%	66.47%
2018	28,620,913,935	1,540,424,855	5.69%	21.68%	12,546,703,885	487,973,940	4.05%	17.71%	309,189,210	-2,187,250	-0.70%	65.30%
2019	30,760,081,725	2,139,167,790	7.47%	30.77%	13,492,260,315	945,556,430	7.54%	26.58%	298,176,000	-11,013,210	-3.56%	59.42%
2020	33,302,138,735	2,542,057,010	8.26%	41.58%	14,535,497,200	1,043,236,885	7.73%	36.37%	296,527,625	-1,648,375	-0.55%	58.53%
2021	35,713,409,055	2,411,270,320	7.24%	51.83%	14,749,867,520	214,370,320	1.47%	38.38%	275,106,655	-21,420,970	-7.22%	47.08%
2022	39,322,849,665	3,609,440,610	10.11%	67.18%	15,245,686,355	495,818,835	3.36%	43.03%	270,207,010	-4,899,645	-1.78%	44.46%

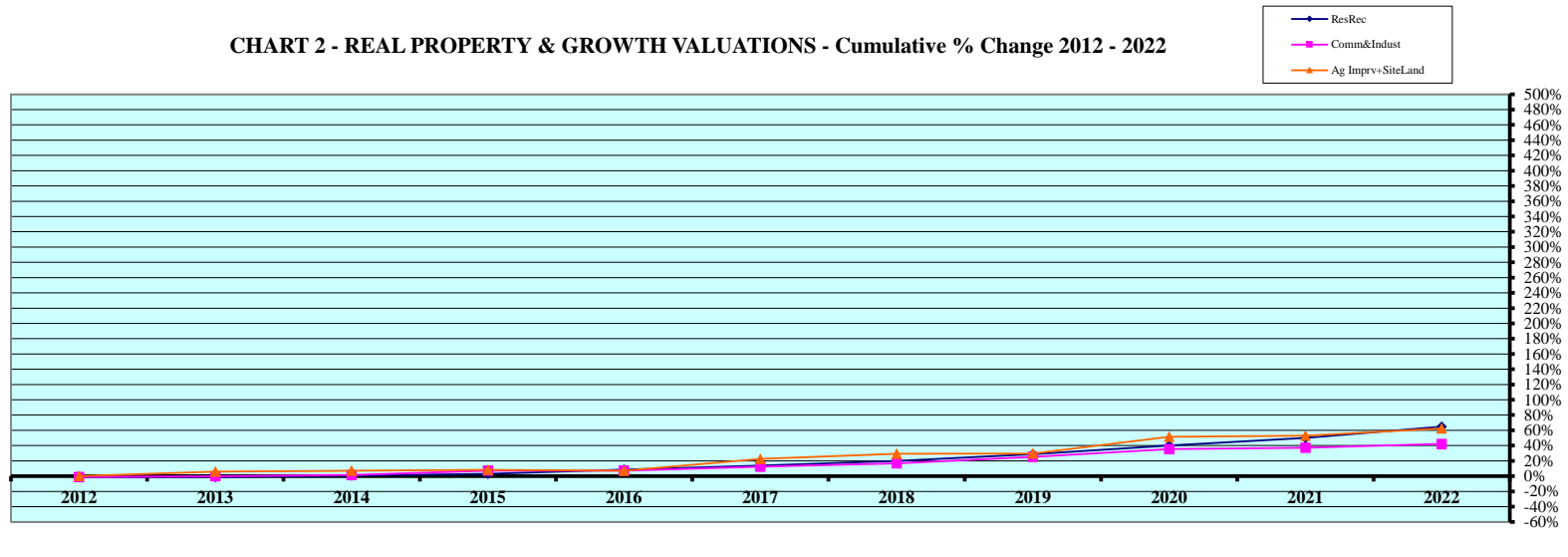
Rate Annual %chg: Residential & Recreational **5.27%** Commercial & Industrial **3.64%** Agricultural Land **3.75%**

Cnty# **28**
County **DOUGLAS**

CHART 1

(1) Residential & Recreational excludes Agric. dwelling & farm home site land. Commercial & Industrial excludes minerals. Agricultural land includes irrigated, dry, grass, waste, & other agland, excludes farm site land.

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative % Change 2012 - 2022



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾											
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth						
2012	23,521,427,240	207,552,140	0.88%	23,313,875,100	-	-0.88%	10,659,051,460	124,091,280	1.16%	10,534,960,180	-	-1.16%						
2013	23,557,998,585	313,369,580	1.33%	23,244,629,005	-1.18%	-1.18%	10,766,152,275	142,130,900	1.32%	10,624,021,375	-0.33%	-0.33%						
2014	23,965,713,535	315,387,400	1.32%	23,650,326,135	0.39%	0.55%	10,913,051,020	97,071,400	0.89%	10,815,979,620	0.46%	1.47%						
2015	24,603,062,715	396,625,600	1.61%	24,206,437,115	1.00%	2.91%	11,559,524,765	155,055,920	1.34%	11,404,468,845	4.50%	6.99%						
2016	25,934,559,760	407,526,690	1.57%	25,527,033,070	3.76%	8.53%	11,536,581,930	137,451,664	1.19%	11,399,130,266	-1.39%	6.94%						
2017	27,080,489,080	335,095,400	1.24%	26,745,393,680	3.13%	13.71%	12,058,729,945	96,166,700	0.80%	11,962,563,245	3.69%	12.23%						
2018	28,620,913,935	417,539,700	1.46%	28,203,374,235	4.15%	19.91%	12,546,703,885	118,773,500	0.95%	12,427,930,385	3.06%	16.60%						
2019	30,760,081,725	460,985,540	1.50%	30,299,096,185	5.86%	28.81%	13,492,260,315	143,856,900	1.07%	13,348,403,415	6.39%	25.23%						
2020	33,302,138,735	373,300,200	1.12%	32,928,838,535	7.05%	40.00%	14,535,497,200	112,174,170	0.77%	14,423,323,030	6.90%	35.32%						
2021	35,713,409,055	449,303,795	1.26%	35,264,105,260	5.89%	49.92%	14,749,867,520	127,355,700	0.86%	14,622,511,820	0.60%	37.18%						
2022	39,322,849,665	562,626,650	1.43%	38,760,223,015	8.53%	64.79%	15,245,686,355	84,293,500	0.55%	15,161,392,855	2.79%	42.24%						
Rate Ann%chg	5.27%			Resid & Recreat w/o growth			3.86%			3.64%			C & I w/o growth			2.67%		

Tax Year	Ag Improvements & Site Land ⁽¹⁾									
	Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth		
2012	146,804,130	11,816,410	158,620,540	636,670	0.40%	157,983,870	-	-		
2013	152,688,245	17,272,305	169,960,550	2,126,100	1.25%	167,834,450	5.81%	5.81%		
2014	154,062,530	17,294,705	171,357,235	1,583,400	0.92%	169,773,835	-0.11%	7.03%		
2015	155,824,755	17,244,705	173,069,460	1,480,100	0.86%	171,589,360	0.14%	8.18%		
2016	158,302,535	16,904,820	175,207,355	5,600,762	3.20%	169,606,593	-2.00%	6.93%		
2017	179,716,220	16,604,045	196,320,265	1,756,100	0.89%	194,564,165	11.05%	22.66%		
2018	190,518,355	16,414,095	206,932,450	1,997,000	0.97%	204,935,450	4.39%	29.20%		
2019	191,819,510	15,338,435	207,157,945	1,747,600	0.84%	205,410,345	-0.74%	29.50%		
2020	226,725,040	15,787,905	242,512,945	2,102,000	0.87%	240,410,945	16.05%	51.56%		
2021	231,728,895	16,236,710	247,965,605	5,486,900	2.21%	242,478,705	-0.01%	52.87%		
2022	248,063,185	16,094,215	264,157,400	6,532,600	2.47%	257,624,800	3.90%	62.42%		
Rate Ann%chg	5.39%		3.14%		5.23%		Ag Imprv+Site w/o growth		3.85%	

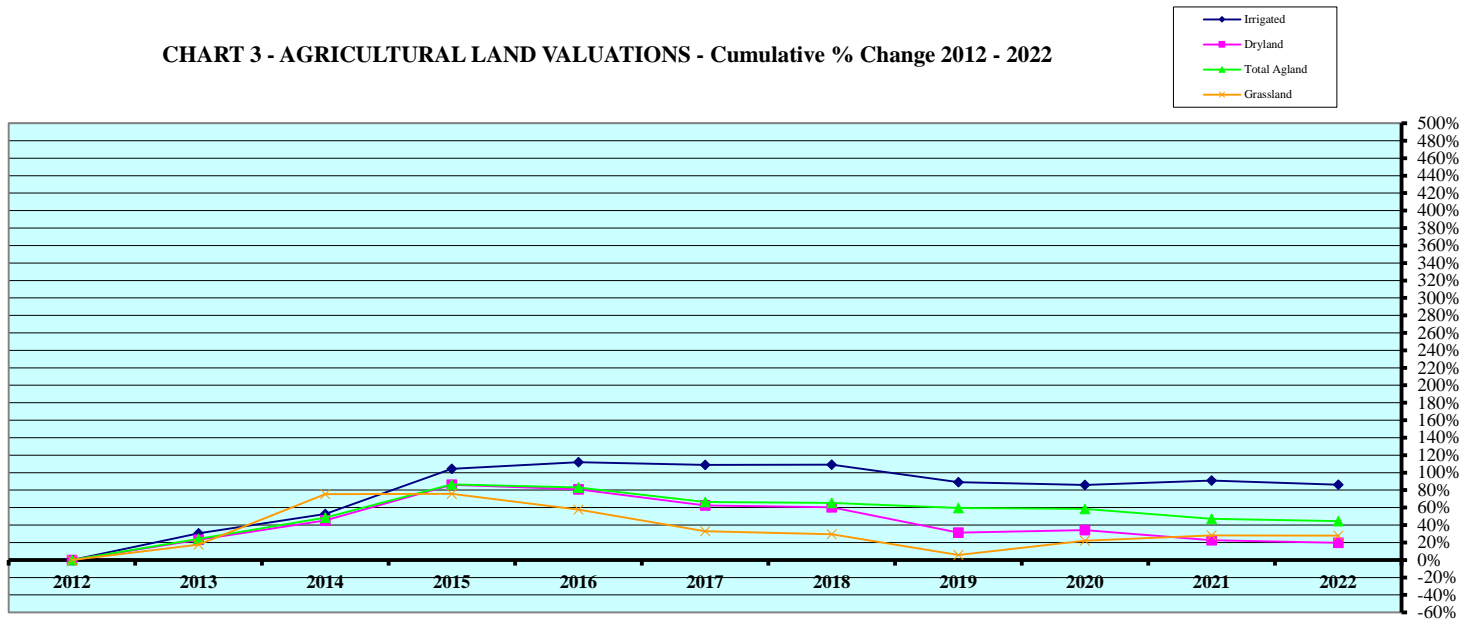
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property. Sources: Value; 2012 - 2022 CTL Growth Value; 2012 - 2022 Abstract of Asmnt Rpt. Prepared as of 12/29/2022

Cnty# 28
County DOUGLAS

CHART 2

NE Dept. of Revenue, Property Assessment Division

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2012 - 2022



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2012	29,524,560	-	-	-	138,791,430	-	-	-	15,746,410	-	-	-
2013	38,555,170	9,030,610	30.59%	30.59%	170,985,450	32,194,020	23.20%	23.20%	18,529,905	2,783,495	17.68%	17.68%
2014	45,064,390	6,509,220	16.88%	52.63%	201,790,805	30,805,355	18.02%	45.39%	27,603,385	9,073,480	48.97%	75.30%
2015	60,310,500	15,246,110	33.83%	104.27%	258,286,990	56,496,185	28.00%	86.10%	27,673,770	70,385	0.25%	75.75%
2016	62,580,840	2,270,340	3.76%	111.96%	251,142,275	-7,144,715	-2.77%	80.95%	24,825,020	-2,848,750	-10.29%	57.66%
2017	61,689,300	-891,540	-1.42%	108.94%	225,530,255	-25,612,020	-10.20%	62.50%	20,922,890	-3,902,130	-15.72%	32.87%
2018	61,722,200	32,900	0.05%	109.05%	222,452,800	-3,077,455	-1.36%	60.28%	20,407,680	-515,210	-2.46%	29.60%
2019	55,834,770	-5,887,430	-9.54%	89.11%	182,278,950	-40,173,850	-18.06%	31.33%	16,664,745	-3,742,935	-18.34%	5.83%
2020	54,884,080	-950,690	-1.70%	85.89%	186,277,525	3,998,575	2.19%	34.21%	19,208,515	2,543,770	15.26%	21.99%
2021	56,392,990	1,508,910	2.75%	91.00%	170,355,450	-15,922,075	-8.55%	22.74%	20,182,755	974,240	5.07%	28.17%
2022	54,986,025	-1,406,965	-2.49%	86.24%	165,999,930	-4,355,520	-2.56%	19.60%	20,126,975	-55,780	-0.28%	27.82%

Rate Ann.%chg: Irrigated **6.42%** Dryland **1.81%** Grassland **2.48%**

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2012	149,420	-	-	-	2,830,580	-	-	-	187,042,400	-	-	-
2013	149,340	-80	-0.05%	-0.05%	3,870,470	1,039,890	36.74%	36.74%	232,090,335	45,047,935	24.08%	24.08%
2014	338,770	189,430	126.84%	126.72%	3,031,115	-839,355	-21.69%	7.08%	277,828,465	45,738,130	19.71%	48.54%
2015	344,540	5,770	1.70%	130.58%	2,303,830	-727,285	-23.99%	-18.61%	348,919,630	71,091,165	25.59%	86.55%
2016	376,260	31,720	9.21%	151.81%	3,371,925	1,068,095	46.36%	19.12%	342,296,320	6,223,310	-1.90%	83.00%
2017	398,910	22,650	6.02%	166.97%	2,835,105	-536,820	-15.92%	0.16%	311,376,460	-30,919,860	-9.03%	66.47%
2018	390,870	-8,040	-2.02%	161.59%	4,215,660	1,380,555	48.70%	48.93%	309,189,210	-2,187,250	-0.70%	65.30%
2019	333,640	-57,230	-14.64%	123.29%	43,063,895	38,848,235	921.52%	1421.38%	298,176,000	-11,013,210	-3.56%	59.42%
2020	336,375	2,735	0.82%	125.12%	35,821,130	-7,242,765	-16.82%	1165.50%	296,527,625	-1,648,375	-0.55%	58.53%
2021	247,210	-89,165	-26.51%	65.45%	27,928,250	-7,892,880	-22.03%	886.66%	275,106,655	-21,420,970	-7.22%	47.08%
2022	245,250	-1,960	-0.79%	64.13%	28,848,830	920,580	3.30%	919.18%	270,207,010	-4,899,645	-1.78%	44.46%

Cnty# **28**
County **DOUGLAS**

Rate Ann.%chg: Total Agric Land **3.75%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2012 - 2022 (from County Abstract Reports)(1)

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2012	29,835,036	9,946	3,000			139,373,087	48,083	2,899			12,702,488	9,097	1,396		
2013	38,655,014	10,172	3,800	26.67%	26.67%	172,908,528	48,030	3,600	24.20%	24.20%	14,356,389	8,973	1,600	14.58%	14.58%
2014	44,612,858	10,082	4,425	16.45%	47.51%	204,618,617	47,059	4,348	20.78%	50.01%	21,510,984	8,964	2,400	49.99%	71.86%
2015	60,488,055	10,612	5,700	28.81%	90.01%	262,761,564	46,714	5,625	29.36%	94.06%	21,484,675	8,952	2,400	0.01%	71.87%
2016	62,546,660	10,677	5,858	2.77%	95.28%	254,892,390	46,052	5,535	-1.60%	90.95%	18,920,330	8,982	2,106	-12.23%	50.85%
2017	61,864,105	10,801	5,727	-2.23%	90.92%	229,371,835	45,249	5,069	-8.42%	74.88%	18,243,460	8,653	2,108	0.08%	50.98%
2018	62,006,495	10,833	5,724	-0.06%	90.81%	233,861,165	46,511	5,028	-0.81%	73.47%	18,698,975	9,214	2,029	-3.74%	45.33%
2019	60,602,465	10,759	5,633	-1.60%	87.76%	224,694,895	46,033	4,881	-2.92%	68.40%	20,339,940	13,004	1,564	-22.92%	12.01%
2020	62,951,460	10,751	5,855	3.96%	95.19%	212,304,955	44,415	4,780	-2.07%	64.91%	21,970,965	12,338	1,781	13.85%	27.53%
2021	68,604,420	11,723	5,852	-0.06%	95.08%	198,181,615	42,115	4,706	-1.55%	62.35%	21,897,350	11,756	1,863	4.60%	33.40%
2022	68,486,790	11,701	5,853	0.02%	95.11%	197,686,290	41,019	4,819	2.41%	66.27%	21,622,450	11,626	1,860	-0.15%	33.19%

Rate Annual %chg Average Value/Acre: 6.91%

5.22%

2.91%

Tax Year	WASTE LAND (2)					OTHER AGLAND (2)					TOTAL AGRICULTURAL LAND (1)				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2012	151,909	3,038	50			4,566,560	5,167	884			186,629,081	75,331	2,477		
2013	149,059	2,981	50	0.00%	0.00%	6,096,556	5,204	1,172	32.56%	32.56%	232,165,546	75,360	3,081	24.35%	24.35%
2014	442,011	2,947	150	199.99%	200.00%	8,017,520	5,502	1,457	24.38%	64.88%	279,201,990	74,553	3,745	21.56%	51.16%
2015	438,676	2,925	150	0.00%	200.00%	7,777,560	5,328	1,460	0.17%	65.16%	352,950,530	74,531	4,736	26.45%	91.15%
2016	429,955	2,866	150	0.00%	200.00%	7,646,475	5,192	1,473	0.90%	66.65%	344,435,810	73,769	4,669	-1.40%	88.46%
2017	406,420	2,709	150	0.00%	200.00%	4,418,555	4,847	912	-38.10%	3.15%	314,304,375	72,260	4,350	-6.84%	75.57%
2018	444,535	2,968	150	-0.16%	199.51%	7,587,525	2,256	3,363	268.90%	280.53%	322,598,695	71,782	4,494	3.32%	81.40%
2019	431,915	2,926	148	-1.42%	195.25%	536,850	1,144	469	-86.05%	-46.91%	306,606,065	73,866	4,151	-7.64%	67.54%
2020	418,705	2,798	150	1.37%	199.29%	707,495	1,066	664	41.44%	-24.90%	298,353,580	71,368	4,180	0.71%	68.74%
2021	392,020	2,619	150	0.01%	199.31%	434,230	1,017	427	-35.67%	-51.69%	289,509,635	69,230	4,182	0.03%	68.80%
2022	263,530	1,758	150	0.19%	199.89%	469,790	507	927	117.13%	4.90%	288,528,850	66,610	4,332	3.58%	74.84%

28
DOUGLAS

Rate Annual %chg Average Value/Acre: 5.75%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2012 - 2022 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 12/29/2022

CHART 4

CHART 5 - 2022 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
584,526	DOUGLAS	1,822,484,360	434,245,715	457,165,020	39,322,849,665	12,827,318,775	2,418,367,580	0	270,207,010	248,063,185	16,094,215	0	57,816,795,525
cnty sectorvalue % of total value:		3.15%	0.75%	0.79%	68.01%	22.19%	4.18%		0.47%	0.43%	0.03%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
1,458	BENNINGTON	2,811,640	513,595	425,505	170,390,700	15,316,300	10,572,500	0	0	0	0	0	200,030,240
0.25%	%sector of county sector	0.15%	0.12%	0.09%	0.43%	0.12%	0.44%						0.35%
	%sector of municipality	1.41%	0.26%	0.21%	85.18%	7.66%	5.29%						100.00%
459,959	OMAHA	1,647,930,550	405,591,395	388,732,710	28,786,120,835	11,768,263,065	2,199,524,980	0	0	0	0	0	45,196,163,535
78.69%	%sector of county sector	90.42%	93.40%	85.03%	73.20%	91.74%	90.95%						78.17%
	%sector of municipality	3.65%	0.90%	0.86%	63.69%	26.04%	4.87%						100.00%
5,943	RALSTON	10,562,680	1,932,260	2,204,000	369,920,170	92,409,700	30,518,700	0	0	0	0	0	507,547,510
1.02%	%sector of county sector	0.58%	0.44%	0.48%	0.94%	0.72%	1.26%						0.88%
	%sector of municipality	2.08%	0.38%	0.43%	72.88%	18.21%	6.01%						100.00%
2,408	VALLEY	67,129,500	3,562,410	21,114,605	355,722,075	59,526,200	42,627,900	0	0	0	0	0	549,682,690
0.41%	%sector of county sector	3.68%	0.82%	4.62%	0.90%	0.46%	1.76%						0.95%
	%sector of municipality	12.21%	0.65%	3.84%	64.71%	10.83%	7.76%						100.00%
848	WATERLOO	8,224,660	858,115	3,109,315	52,389,500	17,148,400	24,024,000	0	0	0	0	0	105,753,990
0.15%	%sector of county sector	0.45%	0.20%	0.68%	0.13%	0.13%	0.99%						0.18%
	%sector of municipality	7.78%	0.81%	2.94%	49.54%	16.22%	22.72%						100.00%
	%sector of county sector												
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470,617	Total Municipalities	1,736,659,031	412,457,776	415,586,136	29,734,543,284	11,952,663,667	2,307,268,081	0	0	0	0	0	46,559,177,971
80.51%	%all municip.sectors of cnty	95.29%	94.98%	90.91%	75.62%	93.18%	95.41%						80.53%

Total Real Property Sum Lines 17, 25, & 30	Records : 204,709	Value : 62,313,310,790	Growth 796,217,150	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	8,250	159,829,905	5,783	200,936,730	1,718	68,723,990	15,751	429,490,625	
02. Res Improve Land	144,022	4,256,949,800	28,001	1,213,844,200	2,780	256,713,200	174,803	5,727,507,200	
03. Res Improvements	144,022	29,101,455,500	28,001	8,973,453,100	2,780	778,208,340	174,803	38,853,116,940	
04. Res Total	152,272	33,518,235,205	33,784	10,388,234,030	4,498	1,103,645,530	190,554	45,010,114,765	682,638,550
% of Res Total	79.91	74.47	17.73	23.08	2.36	2.45	93.09	72.23	85.74
05. Com UnImp Land	1,756	353,001,400	331	119,218,800	115	37,048,000	2,202	509,268,200	
06. Com Improve Land	7,569	2,433,299,350	228	115,469,100	83	31,864,000	7,880	2,580,632,450	
07. Com Improvements	7,569	10,328,170,800	228	577,746,500	83	149,077,100	7,880	11,054,994,400	
08. Com Total	9,325	13,114,471,550	559	812,434,400	198	217,989,100	10,082	14,144,895,050	99,894,300
% of Com Total	92.49	92.72	5.54	5.74	1.96	1.54	4.93	22.70	12.55
09. Ind UnImp Land	482	53,960,400	6	1,843,000	27	8,453,500	515	64,256,900	
10. Ind Improve Land	1,791	557,578,300	8	7,218,700	58	10,743,500	1,857	575,540,500	
11. Ind Improvements	1,791	1,836,057,700	8	29,829,900	58	77,316,500	1,857	1,943,204,100	
12. Ind Total	2,273	2,447,596,400	14	38,891,600	85	96,513,500	2,372	2,583,001,500	7,151,700
% of Ind Total	95.83	94.76	0.59	1.51	3.58	3.74	1.16	4.15	0.90
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	0	0	0	0	0
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	152,272	33,518,235,205	33,784	10,388,234,030	4,498	1,103,645,530	190,554	45,010,114,765	682,638,550
% of Res & Rec Total	79.91	74.47	17.73	23.08	2.36	2.45	93.09	72.23	85.74
Com & Ind Total	11,598	15,562,067,950	573	851,326,000	283	314,502,600	12,454	16,727,896,550	107,046,000
% of Com & Ind Total	93.13	93.03	4.60	5.09	2.27	1.88	6.08	26.84	13.44
17. Taxable Total	163,870	49,080,303,155	34,357	11,239,560,030	4,781	1,418,148,130	203,008	61,738,011,315	789,684,550
% of Taxable Total	80.72	79.50	16.92	18.21	2.36	2.30	99.17	99.08	99.18

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	1,889	28,841,100	594,564,800	0	0	0
19. Commercial	874	654,167,200	2,131,432,900	0	0	0
20. Industrial	65	88,676,400	107,317,000	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	1,889	28,841,100	594,564,800
19. Commercial	0	0	0	874	654,167,200	2,131,432,900
20. Industrial	0	0	0	65	88,676,400	107,317,000
21. Other	0	0	0	0	0	0
22. Total Sch II				2,828	771,684,700	2,833,314,700

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	5,489	821	80	6,390

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	994	214,826,790	994	214,826,790
28. Ag-Improved Land	0	0	0	0	707	122,844,285	707	122,844,285
29. Ag Improvements	0	0	0	0	707	237,628,400	707	237,628,400

30. Ag Total				1,701	575,299,475
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	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	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	0	0.00	0	
37. FarmSite Improvements	0	0.00	0	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	602	633.66	20,575,720	602	633.66	20,575,720	
33. HomeSite Improvements	602	0.00	232,954,735	602	0.00	232,954,735	5,779,600
34. HomeSite Total				602	633.66	253,530,455	
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	664	1,245.21	26,283,340	664	1,245.21	26,283,340	
37. FarmSite Improvements	664	0.00	4,673,665	664	0.00	4,673,665	753,000
38. FarmSite Total				664	1,245.21	30,957,005	
39. Road & Ditches	0	0.00	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				1,266	1,878.87	284,487,460	6,532,600

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	0	0.00	0	0	0.00	0

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Market Value	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	1,015	68,509.76	290,792,015	1,015	68,509.76	290,792,015
44. Market Value	0	0	0	0	0	0

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	204.97	1.76%	1,357,925	1.97%	6,624.99
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	8,996.93	77.04%	53,981,580	78.35%	6,000.00
48. 2A	2,032.87	17.41%	11,536,530	16.74%	5,675.00
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	56.85	0.49%	287,095	0.42%	5,050.04
51. 4A1	75.72	0.65%	357,780	0.52%	4,725.04
52. 4A	311.00	2.66%	1,376,175	2.00%	4,425.00
53. Total	11,678.34	100.00%	68,897,085	100.00%	5,899.56
Dry					
54. 1D1	1,344.50	3.18%	7,361,190	3.86%	5,475.04
55. 1D	8,136.77	19.26%	42,107,760	22.09%	5,175.00
56. 2D1	16,155.20	38.23%	79,160,475	41.52%	4,900.00
57. 2D	113.36	0.27%	312,760	0.16%	2,759.00
58. 3D1	1,611.27	3.81%	6,931,735	3.64%	4,302.03
59. 3D	5,387.42	12.75%	21,733,100	11.40%	4,034.05
60. 4D1	3.54	0.01%	6,375	0.00%	1,800.85
61. 4D	9,503.57	22.49%	33,022,260	17.32%	3,474.72
62. Total	42,255.63	100.00%	190,635,655	100.00%	4,511.49
Grass					
63. 1G1	9,335.41	78.42%	19,963,835	87.88%	2,138.51
64. 1G	184.94	1.55%	306,055	1.35%	1,654.89
65. 2G1	154.33	1.30%	253,680	1.12%	1,643.75
66. 2G	370.10	3.11%	605,030	2.66%	1,634.77
67. 3G1	206.24	1.73%	150,955	0.66%	731.94
68. 3G	37.18	0.31%	32,840	0.14%	883.27
69. 4G1	195.30	1.64%	151,735	0.67%	776.93
70. 4G	1,421.38	11.94%	1,254,000	5.52%	882.24
71. Total	11,904.88	100.00%	22,718,130	100.00%	1,908.30
Irrigated Total	11,678.34	17.05%	68,897,085	23.69%	5,899.56
Dry Total	42,255.63	61.68%	190,635,655	65.55%	4,511.49
Grass Total	11,904.88	17.38%	22,718,130	7.81%	1,908.30
72. Waste	1,968.41	2.87%	295,265	0.10%	150.00
73. Other	702.50	1.03%	8,265,880	2.84%	11,766.38
74. Exempt	184.00	0.27%	0	0.00%	0.00
75. Market Area Total	68,509.76	100.00%	290,812,015	100.00%	4,244.83

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	0.00	0	11,678.34	68,897,085	11,678.34	68,897,085
77. Dry Land	0.00	0	0.00	0	42,255.63	190,635,655	42,255.63	190,635,655
78. Grass	0.00	0	0.00	0	11,904.88	22,718,130	11,904.88	22,718,130
79. Waste	0.00	0	0.00	0	1,968.41	295,265	1,968.41	295,265
80. Other	0.00	0	0.00	0	702.50	8,265,880	702.50	8,265,880
81. Exempt	0.00	0	0.00	0	184.00	0	184.00	0
82. Total	0.00	0	0.00	0	68,509.76	290,812,015	68,509.76	290,812,015

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	11,678.34	17.05%	68,897,085	23.69%	5,899.56
Dry Land	42,255.63	61.68%	190,635,655	65.55%	4,511.49
Grass	11,904.88	17.38%	22,718,130	7.81%	1,908.30
Waste	1,968.41	2.87%	295,265	0.10%	150.00
Other	702.50	1.03%	8,265,880	2.84%	11,766.38
Exempt	184.00	0.27%	0	0.00%	0.00
Total	68,509.76	100.00%	290,812,015	100.00%	4,244.83

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 FB 0C	2,319	92,962,300	13,734	666,023,100	13,734	4,681,892,000	16,053	5,440,877,400	292,389,900
83.2 FB 0E	732	33,653,030	757	59,858,500	757	285,826,700	1,489	379,338,230	77,331,700
83.3 FB 0F	114	8,533,900	653	49,449,800	653	171,571,100	767	229,554,800	1,613,800
83.4 FB 0J	1,944	67,056,000	9,771	398,121,500	9,771	3,072,459,900	11,715	3,537,637,400	162,766,750
83.5 FB 0U	694	22,765,900	3,366	114,193,900	3,366	792,342,400	4,060	929,302,200	32,229,500
83.6 FB 0W	572	32,972,990	1,185	157,102,600	1,185	527,025,800	1,757	717,101,390	18,410,300
83.7 FB 1	158	1,415,100	1,954	19,169,800	1,954	144,320,500	2,112	164,905,400	169,900
83.8 FB 10	118	1,790,300	1,694	31,066,000	1,694	222,434,100	1,812	255,290,400	0
83.9 FB 11	38	352,300	684	16,300,600	684	117,427,364	722	134,080,264	0
83.10 FB 15	13	150,400	428	8,206,900	428	77,386,300	441	85,743,600	0
83.11 FB 16	48	1,080,700	1,085	7,607,700	1,085	74,649,500	1,133	83,337,900	0
83.12 FB 18	60	883,300	582	8,701,800	582	60,464,300	642	70,049,400	0
83.13 FB 19	134	1,253,000	1,022	21,950,100	1,022	179,925,300	1,156	203,128,400	0
83.14 FB 2	323	2,481,400	1,158	10,041,500	1,158	84,561,474	1,481	97,084,374	462,400
83.15 FB 20	28	491,900	2,171	49,095,500	2,171	389,441,100	2,199	439,028,500	0
83.16 FB 21	23	214,400	1,274	16,913,200	1,274	193,275,500	1,297	210,403,100	0
83.17 FB 23	442	2,140,400	1,008	10,025,700	1,008	135,148,900	1,450	147,315,000	326,200
83.18 FB 24	137	1,047,900	966	14,367,700	966	113,447,700	1,103	128,863,300	0
83.19 FB 25	158	1,277,700	708	11,602,200	708	80,847,000	866	93,726,900	0
83.20 FB 26	65	612,900	1,000	14,211,000	1,000	100,535,500	1,065	115,359,400	0
83.21 FB 27	225	1,572,800	1,151	18,002,600	1,151	117,439,600	1,376	137,015,000	69,200
83.22 FB 28	44	445,100	2,813	47,215,700	2,813	431,171,700	2,857	478,832,500	0
83.23 FB 29	219	1,207,100	455	3,855,700	455	34,849,153	674	39,911,953	166,800
83.24 FB 3	329	976,300	848	6,515,200	848	62,788,400	1,177	70,279,900	0
83.25 FB 30	117	875,700	1,946	16,558,900	1,946	195,512,382	2,063	212,946,982	183,800
83.26 FB 31	116	675,833	2,549	26,302,900	2,549	249,911,900	2,665	276,890,633	184,000
83.27 FB 32	101	267,900	411	4,909,900	411	43,919,600	512	49,097,400	0
83.28 FB 33	89	662,500	991	14,223,000	991	111,728,900	1,080	126,614,400	203,000
83.29 FB 34	21	217,900	546	8,030,900	546	59,199,000	567	67,447,800	0
83.30 FB 35	96	904,200	1,677	24,713,800	1,677	209,289,900	1,773	234,907,900	289,600
83.31 FB 36	49	432,700	1,137	12,750,100	1,137	134,968,600	1,186	148,151,400	87,300
83.32 FB 37	157	1,276,000	845	10,876,000	845	85,820,300	1,002	97,972,300	267,700
83.33 FB 38	142	1,317,700	2,283	28,065,600	2,283	263,392,088	2,425	292,775,388	311,200
83.34 FB 39	28	673,100	2,208	120,216,900	2,208	646,705,600	2,236	767,595,600	247,000
83.35 FB 4	241	1,844,300	2,167	25,414,900	2,167	185,691,000	2,408	212,950,200	148,200
83.36 FB 40	34	525,400	2,535	71,454,300	2,535	489,883,500	2,569	561,863,200	0
83.37 FB 41	38	500,400	2,323	50,639,500	2,323	327,754,600	2,361	378,894,500	0

Schedule XI : Residential Records - Assessor Location Detail

Line#	Assessor Location	Unimproved Land		Improved Land		Improvements		Total		Growth
		Records	Value	Records	Value	Records	Value	Records	Value	
83.38	FB 42	45	824,400	2,666	64,987,100	2,666	474,048,200	2,711	539,859,700	521,300
83.39	FB 43	94	2,379,500	4,556	101,770,800	4,556	683,801,304	4,650	787,951,604	1,920,800
83.40	FB 44	253	4,761,200	2,297	52,538,900	2,297	377,314,300	2,550	434,614,400	446,200
83.41	FB 45	60	897,800	2,445	121,019,900	2,445	558,200,500	2,505	680,118,200	1,123,600
83.42	FB 46	141	3,119,000	1,444	25,677,300	1,444	228,304,900	1,585	257,101,200	0
83.43	FB 47	110	1,517,800	1,807	26,291,900	1,807	256,852,600	1,917	284,662,300	436,200
83.44	FB 48	40	338,900	1,128	20,575,300	1,128	189,838,300	1,168	210,752,500	0
83.45	FB 49	13	910,000	653	62,107,500	653	221,677,600	666	284,695,100	1,823,500
83.46	FB 5	293	1,886,600	449	3,788,400	449	40,110,900	742	45,785,900	6,541,700
83.47	FB 50	1	100	492	30,479,500	492	121,119,200	493	151,598,800	0
83.48	FB 51	77	4,421,300	1,944	201,420,900	1,944	879,472,300	2,021	1,085,314,500	4,057,900
83.49	FB 52	173	1,210,000	142	1,201,700	142	11,964,100	315	14,375,800	0
83.50	FB 53	50	822,700	2,352	49,516,800	2,352	411,754,400	2,402	462,093,900	0
83.51	FB 54	194	2,132,400	1,696	30,177,400	1,696	252,597,900	1,890	284,907,700	0
83.52	FB 55	24	266,000	248	4,311,300	248	39,378,300	272	43,955,600	0
83.53	FB 56	7	23,700	1,835	40,294,600	1,835	333,659,400	1,842	373,977,700	0
83.54	FB 57	31	1,464,800	1,949	105,948,300	1,949	651,409,000	1,980	758,822,100	1,270,600
83.55	FB 58	79	4,123,100	2,934	71,204,700	2,934	582,741,500	3,013	658,069,300	775,700
83.56	FB 59	48	455,200	3,537	130,729,900	3,537	917,994,200	3,585	1,049,179,300	764,900
83.57	FB 6	312	1,064,200	945	7,179,200	945	77,556,660	1,257	85,800,060	0
83.58	FB 60	67	4,310,000	6,102	220,935,000	6,102	1,456,236,175	6,169	1,681,481,175	4,777,100
83.59	FB 61	3	141,900	2,722	56,087,600	2,722	482,318,300	2,725	538,547,800	0
83.60	FB 62	7	89,000	4,228	120,058,200	4,228	846,879,100	4,235	967,026,300	0
83.61	FB 63	43	510,100	4,723	116,827,700	4,723	877,927,000	4,766	995,264,800	1,305,600
83.62	FB 64	23	282,800	2,002	40,693,400	2,002	370,315,200	2,025	411,291,400	1,235,600
83.63	FB 65	12	178,300	3,016	79,881,700	3,016	618,479,100	3,028	698,539,100	0
83.64	FB 66	43	1,303,600	4,810	230,490,000	4,810	1,497,396,900	4,853	1,729,190,500	396,300
83.65	FB 67	82	1,115,400	4,411	111,988,600	4,411	822,376,000	4,493	935,480,000	432,100
83.66	FB 68	56	7,863,500	5,250	285,964,900	5,250	1,679,009,200	5,306	1,972,837,600	3,845,900
83.67	FB 69	18	608,800	4,742	166,242,500	4,742	1,178,321,900	4,760	1,345,173,200	148,800
83.68	FB 7	26	130,300	368	7,409,000	368	102,808,000	394	110,347,300	0
83.69	FB 70	11	241,200	5,078	199,828,100	5,078	1,303,280,200	5,089	1,503,349,500	0
83.70	FB 71	19	366,100	3,915	141,654,600	3,915	1,015,495,500	3,934	1,157,516,200	500,400
83.71	FB 72	574	0	1,249	0	1,249	29,094,800	1,823	29,094,800	63,000
83.72	FB 73	2	54,500	620	16,805,800	620	145,164,400	622	162,024,700	0
83.73	FB 74	51	1,246,200	869	53,371,200	869	299,559,100	920	354,176,500	211,600
83.74	FB 75	84	17,868,100	2,777	181,125,200	2,777	1,209,621,500	2,861	1,408,614,800	3,737,600

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.75 FB 76	50	1,240,400	1,626	63,227,000	1,626	492,967,100	1,676	557,434,500	1,656,100
83.76 FB 77	61	1,229,400	1,186	53,169,700	1,186	288,512,900	1,247	342,912,000	354,000
83.77 FB 78	65	2,801,300	1,016	72,181,400	1,016	391,992,500	1,081	466,975,200	3,298,000
83.78 FB 9	212	2,208,000	1,031	18,333,900	1,031	111,363,700	1,243	131,905,600	1,086,500
83.79 FB D2	78	1,053,800	2,013	47,739,100	2,013	359,238,500	2,091	408,031,400	0
83.80 FB IL	411	72,000	664	0	664	24,678,200	1,075	24,750,200	392,100
83.81 FB M1	51	7,586,800	4	1,000,000	4	2,881,100	55	11,467,900	2,881,100
83.82 FB MC	476	4,431,200	1,435	42,620,500	1,435	374,784,700	1,911	421,836,400	2,159,800
83.83 FB V1	1,015	52,428,470	1,342	74,895,700	1,342	407,611,642	2,357	534,935,812	46,616,300
84 Residential Total	15,751	429,490,623	174,803	5,727,507,200	174,803	38,853,116,942	190,554	45,010,114,765	682,638,550

Schedule XII : Commercial Records - Assessor Location Detail

Line#	Assessor Location	Unimproved Land		Improved Land		Improvements		Total		Growth
		Records	Value	Records	Value	Records	Value	Records	Value	
85.1	FB 0C	215	78,584,600	189	72,689,700	189	412,036,700	404	563,311,000	19,060,700
85.2	FB 0E	10	6,229,000	8	4,441,900	8	6,554,000	18	17,224,900	0
85.3	FB 0F	0	0	5	965,100	5	4,159,200	5	5,124,300	0
85.4	FB 0J	83	10,653,800	80	17,157,300	80	116,839,900	163	144,651,000	23,168,100
85.5	FB 0U	74	13,435,600	103	38,630,900	103	177,193,500	177	229,260,000	3,644,400
85.6	FB 0W	76	5,543,700	76	5,521,300	76	54,652,100	152	65,717,100	3,414,300
85.7	FB 1	6	39,600	34	1,203,700	34	6,120,800	40	7,364,100	0
85.8	FB 10	29	1,939,100	235	20,335,100	235	91,866,800	264	114,141,000	0
85.9	FB 11	10	307,900	84	4,570,600	84	40,142,800	94	45,021,300	0
85.10	FB 15	20	2,359,300	199	23,304,400	199	88,498,700	219	114,162,400	0
85.11	FB 16	51	3,762,800	313	33,717,600	313	202,825,000	364	240,305,400	0
85.12	FB 18	20	792,600	65	6,892,500	65	16,283,600	85	23,968,700	0
85.13	FB 19	14	883,500	142	3,842,100	142	59,789,800	156	64,515,400	0
85.14	FB 2	55	449,100	89	1,569,200	89	19,278,300	144	21,296,600	0
85.15	FB 20	10	1,636,700	98	10,810,600	98	46,582,200	108	59,029,500	0
85.16	FB 21	10	468,500	24	1,442,300	24	4,483,900	34	6,394,700	0
85.17	FB 23	90	26,540,900	815	146,991,600	815	711,794,900	905	885,327,400	0
85.18	FB 24	35	1,729,400	116	8,683,900	116	29,165,300	151	39,578,600	0
85.19	FB 25	35	1,226,800	31	4,098,300	31	28,040,400	66	33,365,500	0
85.20	FB 26	14	619,900	91	13,511,800	91	45,401,900	105	59,533,600	0
85.21	FB 27	15	744,800	68	3,653,500	68	22,309,600	83	26,707,900	0
85.22	FB 28	2	39,600	93	11,967,600	93	69,807,300	95	81,814,500	0
85.23	FB 29	24	199,600	24	363,600	24	3,019,400	48	3,582,600	0
85.24	FB 3	28	413,900	57	1,302,900	57	15,748,500	85	17,465,300	0
85.25	FB 30	6	56,300	23	434,500	23	8,014,700	29	8,505,500	0
85.26	FB 31	4	108,000	23	315,500	23	2,616,000	27	3,039,500	0
85.27	FB 32	34	2,358,300	55	12,921,000	55	77,322,200	89	92,601,500	695,600
85.28	FB 33	12	191,100	36	2,145,300	36	18,659,900	48	20,996,300	0
85.29	FB 34	18	403,100	138	9,142,400	138	51,370,200	156	60,915,700	0
85.30	FB 35	60	4,919,400	170	47,969,300	170	113,865,700	230	166,754,400	0
85.31	FB 36	23	1,237,600	88	12,523,100	88	30,450,000	111	44,210,700	211,000
85.32	FB 37	37	588,500	104	4,012,800	104	26,475,900	141	31,077,200	0
85.33	FB 38	37	1,918,800	54	4,273,700	54	11,815,100	91	18,007,600	210,200
85.34	FB 39	3	484,000	145	8,804,700	145	93,495,000	148	102,783,700	0
85.35	FB 4	12	70,900	51	877,500	51	10,695,000	63	11,643,400	0
85.36	FB 40	5	267,700	56	6,268,200	56	27,144,200	61	33,680,100	0
85.37	FB 41	8	134,000	60	3,241,900	60	18,971,300	68	22,347,200	0

Schedule XII : Commercial Records - Assessor Location Detail

Line#	Assessor Location	Unimproved Land		Improved Land		Improvements		Total		Growth
		Records	Value	Records	Value	Records	Value	Records	Value	
85.38	FB 42	7	814,800	114	4,982,500	114	21,508,800	121	27,306,100	0
85.39	FB 43	41	8,229,800	226	28,934,600	226	138,379,100	267	175,543,500	0
85.40	FB 44	44	5,812,200	132	13,077,400	132	81,994,500	176	100,884,100	0
85.41	FB 45	6	1,834,800	75	42,942,800	75	69,943,500	81	114,721,100	0
85.42	FB 46	18	2,052,300	55	19,156,500	55	38,231,200	73	59,440,000	1,361,900
85.43	FB 47	46	5,963,500	272	88,846,000	272	262,908,200	318	357,717,700	0
85.44	FB 48	0	0	12	3,127,300	12	24,355,400	12	27,482,700	0
85.45	FB 49	42	13,342,800	184	136,328,000	184	411,720,000	226	561,390,800	2,157,200
85.46	FB 5	39	1,101,400	37	1,516,000	37	9,987,900	76	12,605,300	0
85.47	FB 50	1	167,100	10	3,088,100	10	12,862,400	11	16,117,600	0
85.48	FB 51	8	2,828,200	54	39,073,800	54	296,195,500	62	338,097,500	0
85.49	FB 52	45	5,989,100	46	13,456,500	46	89,441,400	91	108,887,000	0
85.50	FB 53	20	2,506,900	117	50,679,200	117	314,157,300	137	367,343,400	0
85.51	FB 54	16	676,700	42	3,980,200	42	29,191,300	58	33,848,200	1,849,400
85.52	FB 55	66	27,272,300	105	40,384,300	105	236,029,400	171	303,686,000	0
85.53	FB 56	19	3,276,800	153	48,438,200	153	196,029,700	172	247,744,700	0
85.54	FB 57	17	2,208,900	72	31,379,400	72	144,498,900	89	178,087,200	296,800
85.55	FB 58	36	10,282,600	274	83,623,200	274	465,954,200	310	559,860,000	1,861,100
85.56	FB 59	28	19,286,500	261	206,759,400	261	789,971,400	289	1,016,017,300	12,907,600
85.57	FB 6	53	1,865,800	100	1,850,400	100	17,073,100	153	20,789,300	0
85.58	FB 60	94	15,676,900	233	156,134,800	233	555,657,800	327	727,469,500	0
85.59	FB 61	58	16,798,800	499	298,660,700	499	883,127,000	557	1,198,586,500	0
85.60	FB 62	36	8,938,800	463	177,150,400	463	806,446,900	499	992,536,100	269,900
85.61	FB 63	33	6,432,300	234	88,426,200	234	390,561,100	267	485,419,600	2,565,800
85.62	FB 64	21	2,951,300	148	38,563,900	148	112,105,700	169	153,620,900	0
85.63	FB 65	27	7,907,900	120	59,545,400	120	156,861,900	147	224,315,200	0
85.64	FB 66	24	4,683,200	273	136,417,400	273	460,390,600	297	601,491,200	1,097,200
85.65	FB 67	53	10,762,300	128	65,018,250	128	304,706,700	181	380,487,250	3,489,700
85.66	FB 68	21	5,578,800	88	105,796,100	88	374,614,500	109	485,989,400	0
85.67	FB 69	34	9,934,000	99	73,326,400	99	354,409,900	133	437,670,300	0
85.68	FB 7	114	35,876,700	172	112,644,200	172	326,708,600	286	475,229,500	378,600
85.69	FB 70	5	1,269,800	32	14,796,800	32	66,201,800	37	82,268,400	0
85.70	FB 71	18	4,400,700	81	69,571,300	81	337,707,500	99	411,679,500	1,213,700
85.71	FB 72	53	132,200	69	1,476,700	69	146,713,000	122	148,321,900	0
85.72	FB 73	16	8,858,200	39	55,022,300	39	179,326,300	55	243,206,800	1,843,800
85.73	FB 74	8	802,900	16	14,117,800	16	21,588,200	24	36,508,900	0
85.74	FB 75	60	34,543,600	75	71,445,300	75	329,747,600	135	435,736,500	16,219,600

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u> <u>I</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.75 FB 76	69	17,825,600	116	81,807,400	116	304,769,800	185	404,402,800	224,500
85.76 FB 77	32	17,394,100	112	47,220,600	112	114,202,100	144	178,816,800	5,322,500
85.77 FB 78	0	0	1	2,000	1	41,900	1	43,900	0
85.78 FB 9	30	8,062,800	46	1,486,500	46	19,523,200	76	29,072,500	0
85.79 FB D2	28	3,650,500	166	28,963,900	166	114,016,700	194	146,631,100	565,100
85.80 FB IL	13	0	7	0	7	1,154,900	20	1,154,900	0
85.81 FB M1	8	13,872,300	2	6,940,000	2	24,214,600	10	45,026,900	0
85.82 FB MC	65	40,870,600	12	23,406,900	12	100,217,200	77	164,494,700	0
85.83 FB V1	60	9,449,900	123	16,010,500	123	99,260,000	183	124,720,400	3,017,300
86 Commercial Total	2,717	573,525,100	9,737	3,156,172,950	9,737	12,998,198,500	12,454	16,727,896,550	107,046,000

Schedule XIII : Agricultural Records : Grass Land Detail By Market Area

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	9,335.41	78.42%	19,963,835	87.88%	2,138.51
88. 1G	184.94	1.55%	306,055	1.35%	1,654.89
89. 2G1	154.33	1.30%	253,680	1.12%	1,643.75
90. 2G	370.10	3.11%	605,030	2.66%	1,634.77
91. 3G1	206.24	1.73%	150,955	0.66%	731.94
92. 3G	37.18	0.31%	32,840	0.14%	883.27
93. 4G1	195.30	1.64%	151,735	0.67%	776.93
94. 4G	1,421.38	11.94%	1,254,000	5.52%	882.24
95. Total	11,904.88	100.00%	22,718,130	100.00%	1,908.30
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	11,904.88	100.00%	22,718,130	100.00%	1,908.30
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	11,904.88	100.00%	22,718,130	100.00%	1,908.30

**2023 County Abstract of Assessment for Real Property, Form 45
Compared with the 2022 Certificate of Taxes Levied Report (CTL)**

28 Douglas

	2022 CTL County Total	2023 Form 45 County Total	Value Difference (2023 form 45 - 2022 CTL)	Percent Change	2023 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	39,322,849,665	45,010,114,765	5,687,265,100	14.46%	682,638,550	12.73%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	248,063,185	253,530,455	5,467,270	2.20%	5,779,600	-0.13%
04. Total Residential (sum lines 1-3)	39,570,912,850	45,263,645,220	5,692,732,370	14.39%	688,418,150	12.65%
05. Commercial	12,827,318,775	14,144,895,050	1,317,576,275	10.27%	99,894,300	9.49%
06. Industrial	2,418,367,580	2,583,001,500	164,633,920	6.81%	7,151,700	6.51%
07. Total Commercial (sum lines 5-6)	15,245,686,355	16,727,896,550	1,482,210,195	9.72%	107,046,000	9.02%
08. Ag-Farmsite Land, Outbuildings	16,094,215	30,957,005	14,862,790	92.35%	753,000	87.67%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	0	0	0			
11. Total Non-Agland (sum lines 8-10)	16,094,215	30,957,005	14,862,790	92.35%	753,000	87.67%
12. Irrigated	54,986,025	68,897,085	13,911,060	25.30%		
13. Dryland	165,999,930	190,635,655	24,635,725	14.84%		
14. Grassland	20,126,975	22,718,130	2,591,155	12.87%		
15. Wasteland	245,250	295,265	50,015	20.39%		
16. Other Agland	28,848,830	8,265,880	-20,582,950	-71.35%		
17. Total Agricultural Land	270,207,010	290,812,015	20,605,005	7.63%		
18. Total Value of all Real Property (Locally Assessed)	55,102,900,430	62,313,310,790	7,210,410,360	13.09%	796,217,150	11.64%

2023 Assessment Survey for Douglas County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	0
2.	Appraiser(s) on staff:
	29 appraisers and listers (includes 2 appraiser managers). The county assessor will be hiring 1 commercial manager.
3.	Other full-time employees:
	3 additional administrative/managers (1 GIS manager is to be hired, 2 Homestead/Personal Property) Other Staff: 5 GIS, 6 Homestead/Personal Property, 5 Real Estate Records, 1 IT-Assessor side only.
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$6,065,727 (Assessor/Register of Deeds combined budget)
7.	Adopted budget, or granted budget if different from above:
	Same as above
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$2,222,459.20 (This amount represents salaries for appraisal staff)
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	N/A
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$502,639.17, which includes ESRI, Pictometry, RealWare, Mobile Assessor, etc. and maintenance contracts.
11.	Amount of the assessor's budget set aside for education/workshops:
	0 dollars budgeted specifically for education/workshops. Educational opportunities are funded throughout the year.
12.	Amount of last year's assessor's budget not used:
	\$38,358.20 (total returned from Assessor/Register of Deeds combined budget)

B. Computer, Automation Information and GIS

1.	Administrative software:
	IMS Mainframe System
2.	CAMA software:
	Harris Systems (Realware)
3.	Personal Property software:
	Harris Systems (Realware)
4.	Are cadastral maps currently being used?
	Yes
5.	If so, who maintains the Cadastral Maps?
	GIS Department within the Assessor/Register of Deeds Office
6.	Does the county have GIS software?
	Yes
7.	Is GIS available to the public? If so, what is the web address?
	dcassessor.org
8.	Who maintains the GIS software and maps?
	GIS Department within the Assessor/Register of Deeds office
9.	What type of aerial imagery is used in the cyclical review of properties?
	Pictometry
10.	When was the aerial imagery last updated?
	2020

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?
	All municipalities in the county are zoned
4.	When was zoning implemented?
	50+ years ago

D. Contracted Services

1.	Appraisal Services:
	N/A
2.	GIS Services:
	In-House
3.	Other services:
	N/A

E. Appraisal /Listing Services

1.	List any outside appraisal or listing services employed by the county for the current assessment year
	None
2.	If so, is the appraisal or listing service performed under contract?
	N/A
3.	What appraisal certifications or qualifications does the County require?
	N/A
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

2023 Residential Assessment Survey for Douglas County

1.	Valuation data collection done by:														
	Residential Appraisal Staff														
2.	List the valuation group 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 Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Model 01 is generally the rural and unincorporated areas of Western Douglas County. This area is comprised of a mixture of rural residential homes and farmsteads. Model 01 has several newer lake subdivisions and large rural tracts that command premium prices. Properties in this area average 46 years old, 2020 square feet, and are built on lot sizes averaging 31,000 square feet. The median sales price is \$409,000, while the sales range from \$221,000 to \$665,000. The area includes some of the million-dollar-plus homes on large tracts of land and is predominantly owner-occupied homes. The lake subdivisions are very active and in demand. Most of the homes in Model 01 are Fair to Good quality maintained at Average to Very Good condition.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Model 02 is generally associated with properties located within the Elkhorn South High School District and predominantly owner-occupied. Properties in this area average 15 years old, 2,385 square feet, and are built on lot sizes averaging 17,500 square feet. The median sales price is \$465,000, while the sales range from \$370,000 to \$582,000. Most of the homes in Model 02 are Average to Very Good quality maintained at Average to Very Good condition.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Model 03 is generally associated with properties located within the Elkhorn North High School District and predominantly owner-occupied. Properties in this area average 10 years old, 1,925 square feet, and are built on lot sizes averaging 9,900 square feet. The median sales price is \$410,000, while the sales range from \$308,000 to \$491,000. Most of the homes in Model 03 are Average to Good quality maintained at Average to Very Good condition.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Model 04 is generally associated with properties located within the Bennington High School District and predominantly owner-occupied. Properties in this area average 10 years old, 1,960 square feet, and are built on lot sizes averaging 14,000 square feet. The median sales price is \$353,000, while the sales range from \$290,000 to \$420,000. Most of the homes in Model 04 are Average to Good quality maintained at Average to Very Good condition.</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Model 05 is generally associated with properties located within the Westview High School District and predominantly owner-occupied. Properties average 20 years old, 1,675 square feet, and are built on lot sizes averaging 9,000 square feet. The median sales price is \$268,000, while most sales range from \$228,000 to \$333,000. Most of the homes in Model 05 are Average to Good quality maintained at Average to Good condition.</td> </tr> <tr> <td style="text-align: center;">6</td> <td>Model 06 is generally associated with properties located within the Millard North High School District and predominantly owner-occupied. Properties in this area average 35 years old, 2,100 square feet, and are built on lot sizes averaging 11,200 square feet. The median sales price is \$298,000, while most sales range from \$258,000 to \$363,000. Most of the homes in Model 06 are Average to Good quality maintained at Average to Good condition.</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Model 01 is generally the rural and unincorporated areas of Western Douglas County. This area is comprised of a mixture of rural residential homes and farmsteads. Model 01 has several newer lake subdivisions and large rural tracts that command premium prices. Properties in this area average 46 years old, 2020 square feet, and are built on lot sizes averaging 31,000 square feet. The median sales price is \$409,000, while the sales range from \$221,000 to \$665,000. The area includes some of the million-dollar-plus homes on large tracts of land and is predominantly owner-occupied homes. The lake subdivisions are very active and in demand. Most of the homes in Model 01 are Fair to Good quality maintained at Average to Very Good condition.	2	Model 02 is generally associated with properties located within the Elkhorn South High School District and predominantly owner-occupied. Properties in this area average 15 years old, 2,385 square feet, and are built on lot sizes averaging 17,500 square feet. The median sales price is \$465,000, while the sales range from \$370,000 to \$582,000. Most of the homes in Model 02 are Average to Very Good quality maintained at Average to Very Good condition.	3	Model 03 is generally associated with properties located within the Elkhorn North High School District and predominantly owner-occupied. Properties in this area average 10 years old, 1,925 square feet, and are built on lot sizes averaging 9,900 square feet. The median sales price is \$410,000, while the sales range from \$308,000 to \$491,000. Most of the homes in Model 03 are Average to Good quality maintained at Average to Very Good condition.	4	Model 04 is generally associated with properties located within the Bennington High School District and predominantly owner-occupied. Properties in this area average 10 years old, 1,960 square feet, and are built on lot sizes averaging 14,000 square feet. The median sales price is \$353,000, while the sales range from \$290,000 to \$420,000. 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7	Model 07 is generally associated with properties located within the Millard West High School District and predominantly owner-occupied. Properties in this area average 20 years old, 1,975 square feet, and are built on lot sizes averaging 10,500 square feet. The median sales price is \$326,000, while most sales range from \$265,000 to \$405,000. Most of the homes in Model 07 are Average to Good quality maintained at Average to Very Good condition.
8	Model 08 is generally associated with properties located within the Millard South High School District and predominantly owner-occupied. Properties in this area average 40 years old, 1500 square feet, and are built on lot sizes averaging 8,500 square feet. The median sales price is \$245,000, while most sales range from \$219,000 to \$285,000. Most of the homes in Model 08 are Average to Good quality maintained at Average to Good condition.
9	Model 09 is generally associated with properties located within the Burke High School District and predominantly owner-occupied. Properties in this area average 45 years old, 1,600 square feet, and are built on lot sizes averaging 10,200 square feet. The median sales price is \$250,000, while most sales range from \$215,000 to \$303,000. Most of the homes in Model 09 are Average to Good quality maintained at Average to Good condition.
10	Model 10 is generally associated with properties located within the Northwest Magnet High School District and predominantly owner-occupied. Properties in this area average 45 years old, 1,360 square feet, and are built on lot sizes averaging 19,800 square feet. The median sales price is \$225,000, while most sales range from \$201,000 to \$254,000. Most of the homes in Model 10 are Average to Good quality maintained at Average to Good condition.
11	Model 11 is generally associated with properties located within the North High School District and predominantly owner-occupied. Properties in this area average 85 years old, 1,140 square feet, and are built on lot sizes averaging 7,900 square feet. The median sales price is \$135,000, while most sales range from \$103,000 to \$161,000. Most of the homes in Model 11 are Fair to Average quality maintained at Fair to Average condition. The area has an even mixture of owner-occupied/rental homes and is generally viewed as starter homes.
12	Model 12 is generally associated with properties located within the Benson High School District and predominantly owner-occupied. Properties in this area average 85 years old, 1,215 square feet, and are built on lot sizes averaging 6,900 square feet. The median sales price is \$170,000, while most sales range from \$142,000 to \$213,000. Most of the homes in Model 12 are Fair to Average quality maintained at Fair to Average condition. The area has an even mixture of owner-occupied/rental homes and is generally viewed as starter homes.
13	Model 13 is generally associated with properties located within the Westside High School District and predominantly owner-occupied. Properties in this area average 60 years old, 1,760 square feet, and are built on lot sizes averaging 14,100 square feet. The median sales price is \$270,000, while most sales range from \$217,000 to \$414,000. Most of the homes in Model 13 are Fair to Good quality maintained at Average to Good condition.
14	Model 14 is generally associated with properties located within the Central High School District and predominantly owner-occupied. Properties in this area average 85 years old, 1,500 square feet, and are built on lot sizes averaging 9,900 square feet. The median sales price is \$245,000, while most sales range from \$190,000 to \$321,000. Most of the homes in Model 14 are Fair to Good quality maintained at Fair to Good condition. The area has an even mixture of owner-occupied/rental homes and is generally viewed as starter homes.

15	Model 15 is generally associated with properties located within the Ralston High School District and predominantly owner-occupied. Properties in this area average 50 years old, 1,450 square feet, and are built on lot sizes averaging 8,900 square feet. The median sales price is \$228,000, while most sales range from \$201,000 to \$268,000. Most of the homes in Model 15 are Fair to Average quality maintained at Average condition.
16	Model 16 is generally associated with properties located within the South Magnet High School District and predominantly owner-occupied. Properties in this area average 105 years old, 1,180 square feet, and are built on lot sizes averaging 6,425 square feet. The median sales price is \$148,000, while most sales range from \$120,000 to \$172,000. Most of the homes in Model 16 are Fair to Average quality maintained at Fair to Average condition. The area has an even mixture of owner-occupied/rental homes and is generally viewed as starter homes.
17	Model 17 is generally associated with properties located within the Bryan High School District and predominantly owner-occupied. Properties in this area average 75 years old, 1,065 square feet, and are built on lot sizes averaging 8,700 square feet. The median sales price is \$167,000, while most sales range from \$147,000 to \$194,000. Most of the homes in Model 17 are Fair to Average quality maintained at Fair to Average condition. The area has an even mixture of owner-occupied/rental homes and is generally viewed as starter homes.
18	Model 18 is generally associated with properties located within the original Elkhorn High School District and predominantly owner-occupied. Properties in this area average 25 years old, 1,875 square feet, and are built on lot sizes averaging 14,700 square feet. The median sales price is \$369,000, while most sales range from \$304,000 to \$439,000. Most of the homes in Model 18 are Average to Good quality maintained at Average to Good condition.
19	Model 19 is generally associated with properties located within the Buena Vista High School District and predominantly owner-occupied. Properties in this area average 75 years old, 1,185 square feet, and are built on lot sizes averaging 7,600 square feet. The median sales price is \$190,000, while most sales range from \$165,000 to \$214,000. Most of the homes in Model 19 are Fair to Average quality maintained at Fair to Average condition. The area has an even mixture of owner-occupied/rental homes and is generally viewed as starter homes.
94	Agricultural outbuildings and improvements
98	Improvements on Leased land are assigned a model separate from other improved properties.
99	Mobile homes are assigned to a model separate from other residential-use properties.

3.	List and describe the approach(es) used to estimate the market value of residential properties.
	Cost and Market
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?
	The County uses local market sales to develop the depreciation tables used in the CAMA system.
5.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.
	No, the depreciation is from one table.

6.	Describe the methodology used to determine the residential lot values?
	Primarily use a sales-comparison approach, but the county may use allocation/residual method to establish lot values in older neighborhoods with limited vacant-lot sales.
7.	How are rural residential site values developed?
	Primarily using a sales-comparison approach.
8.	Are there form 191 applications on file?
	Yes (27 Commercial and 91 Residential)
9.	Describe the methodology used to determine value for vacant lots being held for sale or resale?
	For those qualifying under LB 191, the lots are valued using a discounted cash-flow analysis in keeping with the county's previous practice. Lots are assessed at market value when construction begins. We use an 8% annual compound interest table.

10.	<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1	2023	2023	2023	2017-2022
	2	2023	2023	2023	2017-2022
	3	2023	2023	2023	2017-2022
	4	2023	2023	2023	2017-2022
	5	2023	2023	2023	2017-2022
	6	2023	2023	2023	2017-2022
	7	2023	2023	2023	2017-2022
	8	2023	2023	2023	2017-2022
	9	2023	2023	2023	2017-2022
	10	2023	2023	2023	2017-2022
	11	2023	2023	2023	2017-2022
	12	2023	2023	2023	2017-2022
	13	2023	2023	2023	2017-2022
	14	2023	2023	2023	2017-2022
	15	2023	2023	2023	2017-2022
	16	2023	2023	2023	2017-2022
	17	2023	2023	2023	2017-2022
	18	2023	2023	2023	2017-2022
	19	2023	2023	2023	2017-2022
	94	2023	2023	N/A	2017-2022
	98	2023	2023	N/A	2017-2022
	99	2023	2023	NA	2017-2022

Valuation groupings are created by looking for similar characteristics; for example, proximity, size, and amenities. Inspections are completed by sub-areas; multiple sub-areas are in each of the valuation groups, so a date range is used to cover the years of inspections for each of the value groups.

2023 Commercial Assessment Survey for Douglas County

1.	Valuation data collection done by:													
	Commercial Appraisal Staff													
2.	List the valuation group recognized in 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 Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">91</td> <td>Douglas County is considered one valuation group.</td> </tr> </tbody> </table>				<u>Valuation Group</u>	<u>Description of unique characteristics</u>	91	Douglas County is considered one valuation group.						
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3.	List and describe the approach(es) used to estimate the market value of commercial properties.													
	The county primarily uses the income approach; the cost approach is used for unique properties and sometimes used for new construction if it is a partial value because the subject is not completed.													
3a.	Describe the process used to determine the value of unique commercial properties.													
	The county usually uses the cost approach for valuing unique properties; income data is usually not available for unique properties because most unique properties are owner- occupied.													
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?													
	Marshall & Swift as provided by the CAMA vendor													
5.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.													
	No, the tables are adjusted by property type													
6.	Describe the methodology used to determine the commercial lot values.													
	Market approach													
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91	2022	2022	2022	2017-2022										
	<p>Commercial properties are grouped together and valued according to "built as" classification. We then group them into neighborhoods according to their location. The inspections are ongoing and generally updated by occupancies.</p> <p>Within the valuation group 91 there are Market Areas 89 - LIHTC, 90 - Commercial, 91 - Office, 92 - Industrial and 93 - Multiple Commercial</p>													

2023 Agricultural Assessment Survey for Douglas County

1.	Valuation data collection done by:							
	Appraisal 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;"> <thead> <tr> <th style="text-align: center;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">94</td> <td>All ag land in Douglas County is currently considered fully influenced and is given special value.</td> <td style="text-align: center;">Ongoing</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	94	All ag land in Douglas County is currently considered fully influenced and is given special value.	Ongoing
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>						
94	All ag land in Douglas County is currently considered fully influenced and is given special value.	Ongoing						
3.	Describe the process used to determine and monitor market areas.							
	Because all ag parcels in Douglas County are influenced by non-ag factors, the county has one schedule of agricultural land values for the entire county.							
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.							
	The county physically reviews the parcel to determine primary use, and then comparable properties are used to establish market value.							
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?							
	In cases where the characteristics are similar, the farm home sites and rural residential home sites are valued similarly. Some rural residential home sites may have different values because they have different amenities than farm home sites.							
6.	What separate market analysis has been conducted where intensive use is identified in the county?							
	Due to all ag parcels in Douglas County being influenced by non-ag factors, and the intensive use within the county is extremely low, a separate market analysis is not applicable.							
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.							
	N/A							
7a.	Are any other agricultural subclasses used? If yes, please explain.							
	No							
	<i><u>If your county has special value applications, please answer the following</u></i>							
8a.	How many parcels have a special valuation application on file?							
	1,761							
8b.	What process was used to determine if non-agricultural influences exist in the county?							

	The county uses sales information from within the county to determine market values, and uninfluenced sales from outside the county to determine uninfluenced values. The difference is monitored and quantified as the portion attributable to non-ag influences.
	<i><u>If your county recognizes a special value, please answer the following</u></i>
8c.	Describe the non-agricultural influences recognized within the county.
	Development for residential and commercial and recreational uses
8d.	Where is the influenced area located within the county?
	All of Douglas County is considered influenced by non-agricultural factors
8e.	Describe in detail how the special values were arrived at in the influenced area(s).
	Douglas County utilizes information supplied by PAD from the state sales file. The median ratio was considered the most appropriate for determining the level of value for direct equalization. The median ratio is generally less influenced by extreme ratios.



DOUGLAS COUNTY ASSESSOR • REGISTER OF DEEDS

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THREE-YEAR PLAN OF ASSESSMENT, 2023-2025

Introduction

The trend of rising selling prices across multiple classes of real property in Douglas County has been constant for several years. A rising demand and limited supply of properties for sale have continued to drive selling prices higher. According to the Multiple Listing Service, the median selling price for a single-family residence in the Omaha area on Jan. 1, 2017, was approximately \$166,000. By mid-2022, that median selling price was above \$285,000. A copy of the MLS chart of median closed selling price is attached. Beginning in tax year 2018, in order to be more precise in the valuation of residential property, the Assessor/Register of Deeds Office divided the county into 17 “market areas” —geographical groupings of properties that were likely to share similar market characteristics. The idea was to analyze value in smaller, more homogenous groups so that any valuation changes more closely followed the market. Another market area was added in tax year 2020, dividing Elkhorn into two market areas (3 and 18) due to the growth of the area in the last few years. In 2021, a 19th market area was added

That trend continued unabated in 2022 and residential values were set, which left the median level of value—the measuring stick applied to counties for statewide equalization purposes—below the midpoint of the acceptable range of 92 percent-100 percent countywide and for a number of the market areas in use for 2022. The levels were as follows:

Countywide --93.58%
Market Area 1—93.50%
Market Area 2—93.15%
Market Area 3—93.13%
Market Area 4—93.35%
Market Area 5—94.04%
Market Area 6—93.07%
Market Area 7—93.16%
Market Area 8—93.00%

Market Area 9—93.60%
Market Area 10—93.28%
Market Area 11—94.02%
Market Area 12—93.60%
Market Area 13—94.21%
Market Area 14—94.39%
Market Area 15—94.21%
Market Area 16—94.08%
Market Area 17—93.49%
Market Area 18—93.63%
Market Area 19—93.60%

The qualitative statistic that measures how closely the assessment/sales ratios cluster around the median (in layman’s terms, the reliability of that median level of value) has continued to improve, and for 2022 was 9.92, well within the acceptable range.

Setting assessed values so that the median level of value is below the midpoint of the acceptable range limits the impact of a rising market on taxable values. But it also means that if sales prices continue to rise, those rising prices will quickly push assessed values below the statutorily-mandated level of value, making some valuation increases likely, given current market conditions. This is what we are currently seeing. During the last two quarters of the study period for 2022 (October 1, 2019 to September 30, 2021), the median assessment/sales ratios for residential property in Douglas County overall were 86.13 percent and 85.16 percent, meaning that selling prices and market values are continuing to climb and further reappraisal work for 2023 will be necessary. In order to be sure that the sales data used to value residential properties is accurate, the office has emphasized its process to review each sale in order to determine whether it is an “arm’s-length” transaction and useful for analyzing the market. The Assessor/Register of Deeds Office will monitor those market trends, carefully making changes to value that are mandated by the available sales data.

The increases in real estate selling prices are not limited to residential property. They also have been evident for commercial/industrial property. For 2022, the Commercial Department did reappraisal work on a number of different types of commercial properties, such as high rise apartments, discount stores, supermarkets, storage warehouses, carwashes, fitness centers, and service garages. It did reappraisal work on other classes, too, depending on what sales of those types of property were telling us in terms of level of value. After the reappraisal work, the level of value for commercial/industrial property was 94.56 percent. However, we are seeing declining assessment/sales ratios for commercial properties. The last three quarters of the study period for commercial property measurement for 2022 had median levels of value below 92 percent, the acceptable level of assessment, indicating rising market values.

Tax Year 2023

In tax year 2020, the office added a market area to reflect the growth in Elkhorn that resulted in the addition of a new high school. In tax year 2021, the office added another new market area

and adjusted the boundaries of three existing market areas to reflect the new high schools being built by Omaha Public Schools. In our experience, high school boundaries have proved to be good boundaries for market areas, reflecting changes in market characteristics in different parts of the county. The current South market area (Market Area 16) was split into two. Additionally, the boundaries of three market areas (Northwest, Burke/Northwest, and Burke, Market Areas 10, 5, and 9, respectively) were changed to make them more homogenous for the markets they reflect.

The office will perform field inspections, as required by Neb. Rev. Stat. §77-1311.03, of at least one-sixth of the real estate parcels in the county. (All parcels must be inspected at least once every six years.) It also will follow up on building-permit information to ensure that the property characteristics for the properties with building permits accurately reflect that property, and the valuation for those properties reflects any added value as a result of the improvement to the property. Additionally, the office will carefully monitor sales data from what has become a robust residential real estate market. When sales data is reviewed, the trend has been for the quarterly data from the state sales-study period for each succeeding quarter to show declining assessment/sales ratios. The last four quarters of the study period used for the measurement of value in 2022, which will be part of the study period for 2023, have continued to show declining assessment/sales ratios. As we continue into calendar year 2022 and the latter quarters of the sales-study period used for valuation year 2023, if those ratios continue to decline, it will require additional reappraisal work to get values for 2023 to meet state statutory requirements. Consequently, the office plans to continue the following, which started in 2018:

--Develop market models that reflect current sales trends for residential property in the county. To say there will be a one-size-fits-all residential market model would not be accurate. The plan is to develop models that would apply to different market areas in the county in order to try to reflect the behaviors of buyers and sellers in different parts of the county.

--Review rural properties, including agricultural-use properties.

--Begin the collection of residential-rent information to develop a gross-rent multiplier for residential-rental properties that will help determine condition and comparable sales for residential property types.

The downward movement in the level of value numbers at the end of the last study period does point out an issue inherent of the state standards for measuring the assessment of real property. The applicable study period ends a calendar quarter before the actual state assessment date and contains sales within the study that are several years before the upcoming assessment date. What that means is that the study data tends to lag the market a bit. In a rising market, those older sales and assessment sales ratios tend to moderate the size of valuation increases. In a declining market, the study tends to lag behind the downward shift in sales prices.

Despite rising interest rates, which would seem to indicate a potential decline in the residential real estate market, the data we are seeing from recent sales is that, while properties are taking longer to sell than they were a year ago, the sales prices are not themselves declining in any meaningful way.

The Commercial Department made a significant change designed to more accurately analyze and value commercial property. We divided it into four categories: Commercial, Office Buildings, Industrial Buildings, and Multi-Family. The idea was to group similar properties, rather than place all of them under the general heading of “commercial” property. The principle is the same as for creating smaller, more homogenous market areas for residential property.

The overall trend of higher sales prices for commercial property will lead to reappraisal work for 2023 to meet state standards. The most significant work will be focused on those classes of commercial property that appear to be most out of range for level of assessment.

The Commercial Department will continue to collect income and expense data for all types of commercial and industrial property and perform the statutorily-mandated inspections.

In January and February, the office will continue with preliminary meetings with property owners to discuss their property value. In June, the office will continue to provide property-record files to the county board of equalization referees. These files assist the referees in the evaluation of property-valuation protests in June and July. Every year we seek to provide the referees more and better information about the properties for which protests are filed, in order to provide them as much information as possible to fairly evaluate each protest. Both of these tasks are performed annually.

That said, assessment/sales ratios for commercial properties have been declining as well, indicating rising sales prices for commercial properties in the county. As discussed in an earlier paragraph, the median level of value for commercial property was in decline during the latter quarters of the last study period, indicating rising sales prices for commercial property. The impact of those sales on the market will have to be addressed for 2023.

Tax Year 2024

Projecting future years is dependent on what the buyers and sellers do in the marketplace. The classes or subclasses that show significant market activity and rapid changes in selling prices will become obvious candidates for reappraisal. However, it is hard to predict market activity two or more years out.

The office will continue field inspections—the six-year, statutorily-required inspection cycle is ongoing. We will continue to monitor sales activity throughout the county and analyze market trends to determine those portions of the county in need of reappraisal. We will continue to refine residential-market models and collect residential-rent information. This will help us determine the impact of “condition” in the comparability of properties, since higher rents tend to correspond to better property condition, when factored for location.

The Commercial Department will review and reappraise, if necessary, classes and subclasses of property based on what sales transactions in those classes and subclasses say about their market value.

Tax Year 2025

The office will continue field inspections—the six-year statutorily-required inspection cycle is ongoing—as well as permit review, preliminary meetings, and the preparation of record-file information for board of equalization referees. We will monitor sales activity throughout the county and analyze market trends to determine those portions of the county in need of reappraisal. We will continue to refine residential-market models.

The Commercial Department will review and reappraise, if necessary, classes and subclasses of property based on what sales transactions in those classes and subclasses say about their market value.

2023 DOUGLAS COUNTY SPECIAL-VALUATION METHODOLOGY

Douglas County focused on using generally-accepted appraisal practices in establishing its special valuations on agricultural land. Douglas County is a fully- influenced county in that all agricultural sales are influenced by non-agricultural factors. Therefore, sales of agricultural land within Douglas County are not representative of the agricultural market value of the land. As a result, Douglas County analyzed uninfluenced agricultural land sales in comparable counties to determine accurate agricultural market values. The use of agricultural sales from other counties to determine special valuation is authorized by Nebraska Department of Revenue Regulation 11-005.02, which says:

“Sales in neighboring counties shall be used in the market comparison approach if all agricultural land and horticultural sales within the county have been determined to reflect selling prices that have been influenced by other than agricultural or horticultural purposes or uses.”

Douglas County relied on information supplied by PAD from the state sales file which included 147 sales from Burt, Cass, Dodge, Otoe and Saunders Counties.

These counties were selected for this analysis due to similar location, topography and geological features to Douglas County. Douglas County values all Special Value land by Land Capability Groups specific to land use.

In 2019, LB372 was passed, which amended Neb. Rev. Statute 77-1363 to require that Land Capability Groups be based on Natural Resource Conservation Service data specific to each land use, effective Sept. 1, 2019. The conversion was completed in calendar year 2019, and the 2023 values continue to reflect Land Capability Groups now specific to each land use.

The analysis revealed dry land, which makes up the majority of agricultural land in Douglas County, had a moderate decrease in value for the higher classes while the lower classes had a moderate increase for 2023, grass land increased slightly across all classes, while irrigated land saw moderate increases in value for 2023. There were not many CRP sales available so grass-land values were utilized for CRP land. The primary value determinants for agricultural sales were use, size and location. Groups of sales greater than 40 acres were analyzed, from which an overall rate was selected and used for each of the land capability groups.