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DEPARTMENT OF REVENUE

**2017 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

NEMAHA COUNTY



Pete Ricketts, Governor

April 7, 2017

Commissioner Salmon:

The Property Tax Administrator has compiled the 2017 Reports and Opinions of the Property Tax Administrator for Nemaha 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 Nemaha 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: Mallory Lempka, Nemaha County Assessor

Table of Contents

2017 Reports and Opinions of the Property Tax Administrator:

- Certification to the Commission
- Introduction
- County Overview
- Residential Correlation
- Commercial Correlation
- Agricultural Land Correlation
- PTA's Opinion

Appendices:

- Commission Summary

Statistical Reports and Displays:

- Residential Statistics
- Commercial Statistics
- Chart of Net Sales Compared to Commercial Assessed Value
- Agricultural Land Statistics
- Table-Average Value of Land Capability Groups
- Special Valuation Statistics (if applicable)

- Market Area Map
- Valuation History Charts

County Reports:

- County Abstract of Assessment for Real Property, Form 45
- County Abstract of Assessment for Real Property Compared to the Prior Year
- Certificate of Taxes Levied (CTL).
- Assessor Survey
- Three-Year Plan of Assessment
- Special Value Methodology (if applicable)
- Ad Hoc Reports Submitted by County (if applicable)

Introduction

[Neb. Rev. Stat. § 77-5027](#) provides that the Property Tax Administrator (PTA) shall prepare and deliver an annual Reports and Opinions (R&O) document to each county and to the Tax Equalization and Review Commission (Commission). This will contain 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 within each county. In addition to an opinion of the level of value and quality of assessment in the county, the PTA may make nonbinding recommendations for subclass adjustments for consideration by the Commission.

The statistical and narrative reports contained in the R&O of the PTA 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 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 state-wide sales file that contains all arm's-length transactions as required by [Neb. Rev. Stat. § 77-1327](#). From this sale file, the Division prepares a statistical analysis comparing assessments to sale prices. After determining if the sales represent the class or subclass of properties being measured, inferences are drawn regarding the assessment level and quality of assessment of the class or subclass being evaluated. 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 professionally accepted mass appraisal methods 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 on 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 Division's analysis is presented and contained within the correlation sections for Residential, Commercial, and Agricultural land.

Statistical 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 level. Since the median ratio is considered neutral in relationship to either assessed value or selling price, adjusting the class or subclass of properties based on 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 value 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 and coefficient of variation. 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. The coefficient produced by this calculation is referred to as the Price Related Differential (PRD) and measures the assessment level of lower-priced properties relative to the assessment level of higher-priced properties.

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

Pursuant to [Neb. Rev. Stat. § 77-5023](#), the acceptable range is 69% to 75% of actual value for agricultural land and 92% to 100% for all other classes of real property.

Nebraska Statutes do not provide for a range of acceptability for the COD or PRD; however, the IAAO establishes the following range of acceptability:

<u>Property Class</u>	<u>COD</u>	<u>PRD</u>
Residential	.05 -.15	.98-1.03
Newer Residential	.05 -.10	.98-1.03
Commercial	.05 -.20	.98-1.03
Agricultural Land	.05 -.25	.98-1.03

Analysis of Assessment Practices:

The Division reviews assessment practices that ultimately affect the valuation of real property in each county. This review is done to ensure the reliability of the statistical analysis and to ensure professionally accepted methods are used in the county assessor’s effort to establish uniform and proportionate valuations.

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, the Division audits a random sample from the county registers of deeds’ records 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 county’s sales verification and qualification procedures 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.

Valuation groupings and market areas are also examined to identify whether the areas being measured truly represent economic areas within the county. The measurement of economic areas is the method by which the Division ensures intra-county equalization exists. The progress of the county’s six-year inspection 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.

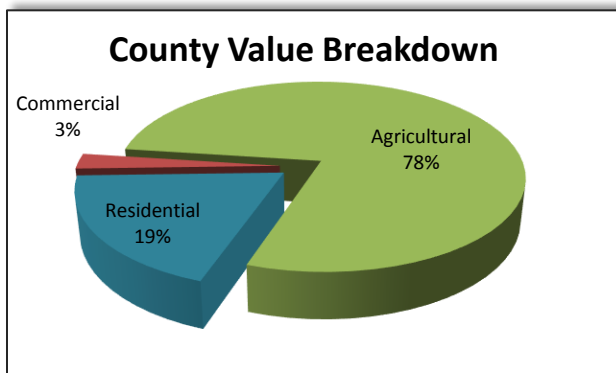
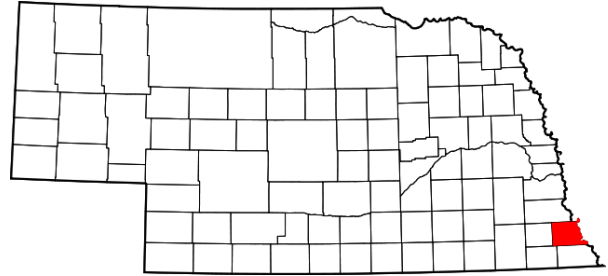
Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on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

The comprehensive review of assessment practices is conducted throughout the year. Issues are presented to the county assessor for clarification. The county assessor can then work to implement corrective measures prior to establishing assessed values. The PTA’s conclusion that assessment quality is either compliant or not compliant with professionally accepted mass appraisal methods 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 407 miles, Nemaha had 7,046 residents, per the Census Bureau Quick Facts for 2015, a 3% population decline from the 2010 US Census. In a review of the past fifty-five years, Nemaha has seen a steady drop in population of 23% (Nebraska Department of Economic Development). Reports indicated that 71% of county residents were homeowners and 82% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Nemaha convene in and around Auburn, the county seat. Per the latest information available from the U.S. Census Bureau, there were 188 employer establishments in Nemaha. Countywide employment was at 3,586 people, a 2% loss relative to the 2010 Census (Nebraska Department of Labor).

Simultaneously, the agricultural economy has remained another strong anchor for Nemaha that has fortified the local rural area economies. Nemaha is included in the Nemaha Natural Resources District (NRD). Dry land makes up the majority of the land in the county.

2017 Abstract of Assessment, Form 45

U.S. CENSUS POPULATION CHANGE			
	2006	2016	Change
AUBURN	3,350	3,460	3%
BROCK	162	112	-31%
BROWNVILLE	146	132	-10%
JOHNSON	280	328	17%
JULIAN	63	59	-6%
NEMAHA	178	149	-16%
PERU	922	865	-6%

2017 Residential Correlation for Nemaha County

Assessment Actions

For 2017, Nemaha County started reviewing Valuation Group 5 for rural residential and outbuildings and will be completed in 2018. Including all buildings associated with the main structure, new photos of the property, new market analysis and depreciation. The county implemented new replacement cost and established new assessed value for 2017. A land study was also completed for the class. All pickup work was completed by the county, including onsite inspections of any remodeling or additions.

Description of Analysis

Residential parcels are valued utilizing five valuation groupings that are based on the county assessor locations in the county. Two of the groupings comprise the residential parcels inside specific towns, and two groupings consist of the combination of smaller villages based on similar attributes that affect the market values. The remaining group is for the rural residential parcels in the County.

Valuation Grouping	Assessor Location
01	Auburn
02	Brock, Julian and Nemaha
03	Brownville
04	Johnson and Peru
05	Rural

For the residential property class, a review of Nemaha County's statistical analysis profiles indicates 179 residential sales, representing the valuation groupings. Valuation group 01 (Auburn) constitutes about 58% of the sales in the residential class of property and is the major trade center of the county. All three measures of central tendency for the residential class of properties are within acceptable range. The calculated median for the sales in the file is 95%.

Assessment Practice Review

An annual comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine compliance for all activities that ultimately affect the uniform and proportionate valuation of all three-property classes. Any incongruities are noted and discussed with the county assessor for further action.

One of the areas addressed included sales qualification and verification. The Nemaha County Assessor has developed a consistent procedure for both sales qualification and verification. The Division's review inspects the nonqualified sales to ensure that the grounds for disqualifying sales

2017 Residential Correlation for Nemaha County

were supported and documented. The review includes a dialogue with the county assessor and a consideration of verification documentation. The review of Nemaha County revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were made available for the measurement of real property.

The county's six year inspection and review cycle for all real property was discussed with the county assessor. The county is working hard to stay on schedule to comply with six-year inspection and review requirement as evidenced by the six-year inspection plan detailed in the reports and opinions. The county assessor has been aggressive in their approach to bring all the inspections up to date and also have incorporated technology to aid in the assessment of the residential class. Valuation groups were examined to ensure that the groupings defined are equally subject to a set of economic forces that impact the value of properties within that geographic area. The review and analysis indicates that the County has adequately identified economic areas for the residential property class. The county typically bases the assessment decisions and review based on the individual towns and will adjust those with a separate economic depreciation if needed. Division reviews the transmission of data from the county to the sales file to see if it was done on a timely basis and for accuracy.

The review of Nemaha County revealed that the data was transmitted accurately but only periodically. It is important that the county transmit the sales data more frequently. The sale verification process and the usability decisions resulted in the use of all arm's length sales. There is no apparent bias in the measurement of real property. The Review cycle of the residential property appears to be on schedule to comply with the ongoing inspection and review requirements. The inspections are documented in the individual property record files. Based on all relevant information, the quality of assessment of the residential class adheres to professionally accepted mass appraisal standards and has been determined to be in general compliance.

Equalization

Of the valuation groups with an adequate sample all display medians within the acceptable range. A review of both the statistics and the assessment practices suggest that the county is in compliance with professionally accepted mass appraisal standards and are therefore considered equalized.

2017 Residential Correlation for Nemaha County

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
01	103	95.28	100.44	93.97	17.00	106.89
02	7	99.92	118.68	112.76	29.14	105.25
03	6	88.77	95.77	87.85	27.73	109.02
04	38	96.28	98.07	94.67	17.77	103.59
05	25	91.60	93.83	83.68	22.49	112.13
_____ ALL _____						
10/01/2014 To 09/30/2016	179	95.06	99.57	91.92	18.88	108.32

Level of Value

Based on analysis of all available information, the level of value of the residential class of real property in Nemaha County is 95%.

2017 Commercial Correlation for Nemaha County

Assessment Actions

For 2017, the county analyzed the sales within the commercial class of properties and determined that no adjustments were necessary for this year. The county verified all commercial sales in the county. The county completed the permit and pickup work for the year.

Description of Analysis

Nemaha County has two valuation groupings for the commercial class, which are defined by assessor locations and towns within the county.

VALUATION GROUPING	ASSESSOR LOCATION
01	Auburn
02	Remainder of the County

For the commercial property class, a review of the Nemaha statistical profile includes 15 commercial sales, representing the two valuation groupings. Twelve sales in grouping (01) and three sales in grouping (02). The change in value over ten years for Nemaha County has risen an annual percentage without growth of approximately 1%. However, this is comparable to surrounding communities and reflective of the commercial reappraisal that went on in 2016. Nemaha County has updated their cost and depreciation tables to 2015 values.

A review of the median measure will display six sales above and three below the acceptable level of value and six within the range. However all three measures of central tendency calculate to an acceptable level of value and support one another. The qualitative measures are indicating some uniformity. The COD of 11.95% the statistical sampling is considered reliable for measurement purposes or representative of the population as a whole. Nemaha County has kept up with the general market.

Assessment Practice Review

An annual comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine compliance for all activities that ultimately affect the uniform and proportionate valuation of all three-property classes. Any inconsistencies are noted and discussed with the county assessor for further action.

One of the areas addressed included sales qualification and verification. The Nemaha County Assessor has developed a consistent procedure for both sales qualification and verification. The Division's review inspects the non-qualified sales to ensure that the grounds for disqualifying sales were supported and documented. The review includes a dialogue with the county assessor and a

2017 Commercial Correlation for Nemaha County

consideration of verification documentation. The review of Nemaha County revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were made available for the measurement of real property.

The review of Nemaha County revealed that the data was transmitted accurately but only periodically. It is important that the county transmit the sales data more frequently. The sale verification process and the usability decisions resulted in the use of all arm's length sales. There is no apparent bias in the measurement of real property. Review cycle of the residential property appears to be on schedule to comply with the ongoing inspection and review requirements. The inspections are documented in the individual property record files.

Based on all relevant information, the quality of assessment of the commercial class adheres to professionally accepted mass appraisal standards and has been determined to be in general compliance.

Equalization

Based on the assessment practices review and the statistical analysis, the quality of assessment in Gage County is in compliance with professionally accepted mass appraisal standards.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
01	12	99.07	92.32	74.05	19.90	124.67
02	3	98.66	94.40	107.41	11.96	87.89
_____ ALL _____						
10/01/2013 To 09/30/2016	15	98.66	92.74	81.62	18.38	113.62

Level of Value

Based on analysis of all available information, Nemaha County has achieved the statutory level of 100% for the commercial property class.

2017 Agricultural Correlation for Nemaha County

Assessment Actions

For 2017, Nemaha County did a systematic review of land use. The review was primarily conducted using aerial imagery. When additional information was needed, the property owner was contacted to verify Farm Service Agency (FSA) certifications and/or a physical inspection was completed. The county continually verifies sales and completed all pick-up work for the year. The analysis conducted resulted in values decreasing an average of 5% for 2017.

Description of Analysis

The majority of agricultural land in Nemaha county is predominately Dry land with some Grass and very little Irrigated. The county uses a schedule of values based generally on the LCG structure with some variations by soil type.

There are 43 agricultural sales in the statistical profile. The county has only one market area for the county. The calculated median of the sample is rounded to 71%. A review of the statistical profile for the 80% majority land use (MLU) by Market Area indicates that the dry land is within the acceptable range by market area. The grassland uses have a very limited number of sales for accurate measurement.

Assessment Practice Review

Annually, a comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine compliance for all activities that ultimately affect the uniform and proportionate valuation of all three-property classes. Any incongruities are noted and discussed with the county Assessor for further action. Nemaha County needs improvement in submitting sales information to the state sales file in a timely fashion. While the delay never interfered with a review of the assessment, the sales from the county were not always available to other users of the state sales file. The county has improved the submission of sales over the past year and is trying to submit sales on a monthly routine schedule.

One assessment practice reviewed is that of sales qualification and verification. Nemaha County's process consists of a mailed questionnaire sent to one or both parties of an agricultural transaction. The Division reviews the non-qualified sales to ensure that the reasons for disqualifying sales are supported and documented. The review also includes a dialogue with the county assessor and a consideration of verification documentation. It is the practice of the county assessor to consider all sales qualified unless shown to be non-arm's-length. The review of the county revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were made available for the measurement of agricultural land. The county's inspection and review cycle for all real property was also discussed with the county assessor. Within the agricultural class, rural

2017 Agricultural Correlation for Nemaha County

dwellings and outbuildings are reviewed at the same time as the rural residential review. Land use was updated for this assessment year, via comparison of each record to the information supplied by aerial imagery. In addition, Conservation Reserve Program acres are confirmed on a yearly basis. The county has been aggressive in their approach to bring all the inspections up to date and have incorporated technology to aid in the assessment of the agricultural class.

The review process also examines the agricultural market areas as needed to ensure that all areas are equally subject to a set of economic forces that affect the value of land within the delineated areas. The summary of the market area analysis concluded that the county's determination that market areas for the agricultural land class are not necessary or reasonable. Another portion of the assessment practices review relates to how rural residential and recreational land use is identified apart from agricultural land within the county. The county determines highest and best use and compares that to current use of the parcel and they conduct a thorough sale verification with questionnaires.

Based on all relevant information, the quality of assessment of the agricultural class adheres to professionally accepted mass appraisal standards and has been determined to be in general compliance.

Equalization

All dwellings located on both agricultural and rural residential land are valued using the same cost index and depreciation schedule. Farm home sites carry the same value as rural residential home sites, because the county Assessor believes there are minimal market differences between them.

Agricultural land values appear to be equalized at uniform portions of market value; all values have been determined to be acceptable and are reasonably comparable to adjoining counties. The quality of assessment of agricultural land in Nemaha County complies with professionally accepted mass appraisal practices.

<u>80%MLU By Market Area</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
<u> Dry </u>						
County	30	70.37	74.40	71.52	16.84	104.03
1	30	70.37	74.40	71.52	16.84	104.03
<u> Grass </u>						
County	3	67.58	68.30	67.50	04.17	101.19
1	3	67.58	68.30	67.50	04.17	101.19
<u> ALL </u>						
10/01/2013 To 09/30/2016	43	70.93	73.42	71.03	16.06	103.36

2017 Agricultural Correlation for Nemaha County

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Nemaha County is 71%.

2017 Opinions of the Property Tax Administrator for Nemaha County

My opinions and recommendations are stated as a conclusion based on all of the factors known to me regarding the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. § 77-5027 (Cum. Supp. 2016). While the median assessment sales ratio from the Qualified Statistical Reports for each class of real property is considered, my opinion of the level of value for a class of real property may be determined from other evidence contained within these Reports and Opinions of the Property Tax Administrator. My opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	95	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	71	Meets generally accepted mass appraisal practices.	No recommendation.

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

Dated this 7th day of April, 2017.



Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2017 Commission Summary for Nemaha County

Residential Real Property - Current

Number of Sales	179	Median	95.06
Total Sales Price	\$16,814,313	Mean	99.57
Total Adj. Sales Price	\$16,784,384	Wgt. Mean	91.92
Total Assessed Value	\$15,427,665	Average Assessed Value of the Base	\$66,822
Avg. Adj. Sales Price	\$93,768	Avg. Assessed Value	\$86,188

Confidence Interval - Current

95% Median C.I	92.99 to 97.08
95% Wgt. Mean C.I	88.13 to 95.70
95% Mean C.I	95.66 to 103.48
% of Value of the Class of all Real Property Value in the County	19.32
% of Records Sold in the Study Period	5.75
% of Value Sold in the Study Period	7.42

Residential Real Property - History

Year	Number of Sales	LOV	Median
2016	221	99	99.38
2015	243	99	98.56
2014	208	97	96.92
2013	209	97	97.17

2017 Commission Summary for Nemaha County

Commercial Real Property - Current

Number of Sales	15	Median	98.66
Total Sales Price	\$1,774,622	Mean	99.08
Total Adj. Sales Price	\$1,777,122	Wgt. Mean	97.67
Total Assessed Value	\$1,735,780	Average Assessed Value of the Base	\$70,332
Avg. Adj. Sales Price	\$118,475	Avg. Assessed Value	\$115,719

Confidence Interval - Current

95% Median C.I	95.26 to 109.97
95% Wgt. Mean C.I	88.30 to 107.05
95% Mean C.I	87.84 to 110.32
% of Value of the Class of all Real Property Value in the County	3.02
% of Records Sold in the Study Period	3.25
% of Value Sold in the Study Period	5.34

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2016	16	100	101.59
2015	48	100	91.03
2014	44	95	94.76
2013	36	97	96.96

**64 Nemaha
RESIDENTIAL**

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

Date Range: 10/1/2014 To 9/30/2016 Posted on: 1/13/2017

Number of Sales : 179
 Total Sales Price : 16,814,313
 Total Adj. Sales Price : 16,784,384
 Total Assessed Value : 15,427,665
 Avg. Adj. Sales Price : 93,768
 Avg. Assessed Value : 86,188

MEDIAN : 95
 WGT. MEAN : 92
 MEAN : 100
 COD : 18.88
 PRD : 108.32

COV : 26.84
 STD : 26.72
 Avg. Abs. Dev : 17.95
 MAX Sales Ratio : 225.29
 MIN Sales Ratio : 12.05

95% Median C.I. : 92.99 to 97.08
 95% Wgt. Mean C.I. : 88.13 to 95.70
 95% Mean C.I. : 95.66 to 103.48

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qtrts</u>											
01-OCT-14 To 31-DEC-14	12	99.21	116.99	103.52	27.54	113.01	79.59	225.29	87.76 to 113.99	79,362	82,159
01-JAN-15 To 31-MAR-15	17	94.62	96.50	83.44	21.64	115.65	12.05	143.24	80.47 to 118.64	102,832	85,808
01-APR-15 To 30-JUN-15	27	93.65	96.23	93.26	14.80	103.18	54.31	141.29	88.67 to 109.74	108,907	101,572
01-JUL-15 To 30-SEP-15	28	95.65	95.56	88.31	14.03	108.21	58.66	133.17	92.35 to 101.26	93,419	82,499
01-OCT-15 To 31-DEC-15	9	95.65	97.06	93.85	13.49	103.42	66.07	131.64	85.53 to 115.34	74,989	70,374
01-JAN-16 To 31-MAR-16	12	96.39	107.12	96.01	22.13	111.57	70.28	192.33	85.08 to 126.05	100,583	96,568
01-APR-16 To 30-JUN-16	34	94.08	101.20	91.95	19.80	110.06	59.25	175.33	88.48 to 100.69	90,600	83,306
01-JUL-16 To 30-SEP-16	40	90.78	97.62	92.73	20.79	105.27	56.57	165.71	85.18 to 107.80	89,134	82,651
<u>Study Yrs</u>											
01-OCT-14 To 30-SEP-15	84	95.96	99.03	90.80	17.81	109.06	12.05	225.29	93.23 to 99.24	98,294	89,251
01-OCT-15 To 30-SEP-16	95	94.43	100.05	93.00	19.79	107.58	56.57	192.33	89.94 to 97.65	89,765	83,480
<u>Calendar Yrs</u>											
01-JAN-15 To 31-DEC-15	81	94.86	96.15	89.54	15.83	107.38	12.05	143.24	92.99 to 98.45	98,510	88,204
<u>ALL</u>	179	95.06	99.57	91.92	18.88	108.32	12.05	225.29	92.99 to 97.08	93,768	86,188

VALUATION GROUPING										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	103	95.28	100.44	93.97	17.00	106.89	63.48	192.33	92.99 to 98.70	100,222	94,179
02	7	99.92	118.68	112.76	29.14	105.25	73.39	225.29	73.39 to 225.29	40,643	45,829
03	6	88.77	95.77	87.85	27.73	109.02	54.31	167.90	54.31 to 167.90	77,500	68,086
04	38	96.28	98.07	94.67	17.77	103.59	56.57	165.71	88.17 to 106.45	52,264	49,477
05	25	91.60	93.83	83.68	22.49	112.13	12.05	212.01	83.52 to 97.50	149,040	124,710
<u>ALL</u>	179	95.06	99.57	91.92	18.88	108.32	12.05	225.29	92.99 to 97.08	93,768	86,188

PROPERTY TYPE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	175	94.86	98.87	91.69	18.51	107.83	12.05	225.29	92.74 to 96.44	95,362	87,442
06											
07	4	131.59	130.18	130.60	02.27	99.68	124.37	133.17	N/A	24,000	31,345
<u>ALL</u>	179	95.06	99.57	91.92	18.88	108.32	12.05	225.29	92.99 to 97.08	93,768	86,188

**64 Nemaha
RESIDENTIAL**

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

Date Range: 10/1/2014 To 9/30/2016 Posted on: 1/13/2017

Number of Sales : 179
 Total Sales Price : 16,814,313
 Total Adj. Sales Price : 16,784,384
 Total Assessed Value : 15,427,665
 Avg. Adj. Sales Price : 93,768
 Avg. Assessed Value : 86,188

MEDIAN : 95
 WGT. MEAN : 92
 MEAN : 100
 COD : 18.88
 PRD : 108.32

COV : 26.84
 STD : 26.72
 Avg. Abs. Dev : 17.95
 MAX Sales Ratio : 225.29
 MIN Sales Ratio : 12.05

95% Median C.I. : 92.99 to 97.08
 95% Wgt. Mean C.I. : 88.13 to 95.70
 95% Mean C.I. : 95.66 to 103.48

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
___ Low \$ Ranges ___												
Less Than 5,000												
Less Than 15,000	2	151.38	151.38	151.38	27.06	100.00	110.42	192.33	N/A	12,000	18,165	
Less Than 30,000	22	113.67	118.48	115.49	22.31	102.59	56.57	192.33	97.73 to 133.17	23,432	27,061	
___ Ranges Excl. Low \$ ___												
Greater Than 4,999	179	95.06	99.57	91.92	18.88	108.32	12.05	225.29	92.99 to 97.08	93,768	86,188	
Greater Than 14,999	177	94.93	98.99	91.83	18.46	107.80	12.05	225.29	92.74 to 96.93	94,691	86,957	
Greater Than 29,999	157	93.69	96.92	91.17	17.13	106.31	12.05	225.29	91.87 to 96.12	103,623	94,473	
___ Incremental Ranges ___												
0 TO 4,999												
5,000 TO 14,999	2	151.38	151.38	151.38	27.06	100.00	110.42	192.33	N/A	12,000	18,165	
15,000 TO 29,999	20	113.67	115.19	113.74	20.94	101.27	56.57	175.33	97.73 to 133.17	24,575	27,950	
30,000 TO 59,999	35	104.94	112.39	111.25	23.26	101.02	54.31	225.29	96.12 to 118.37	42,882	47,705	
60,000 TO 99,999	59	95.10	95.85	95.18	14.08	100.70	63.48	143.24	89.77 to 97.65	76,930	73,221	
100,000 TO 149,999	32	92.09	96.48	94.68	12.50	101.90	67.31	136.55	88.48 to 101.26	121,977	115,487	
150,000 TO 249,999	25	89.42	85.04	85.57	11.06	99.38	58.66	109.74	76.29 to 93.23	185,495	158,732	
250,000 TO 499,999	6	79.27	69.05	69.81	21.81	98.91	12.05	95.06	12.05 to 95.06	281,417	196,460	
500,000 TO 999,999												
1,000,000 +												
___ ALL ___	179	95.06	99.57	91.92	18.88	108.32	12.05	225.29	92.99 to 97.08	93,768	86,188	

64 Nemaha
COMMERCIAL

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

Date Range: 10/1/2013 To 9/30/2016 Posted on: 1/13/2017

Number of Sales : 15
Total Sales Price : 1,774,622
Total Adj. Sales Price : 1,777,122
Total Assessed Value : 1,735,780
Avg. Adj. Sales Price : 118,475
Avg. Assessed Value : 115,719

MEDIAN : 99
WGT. MEAN : 98
MEAN : 99
COD : 11.95
PRD : 101.44

COV : 20.49
STD : 20.30
Avg. Abs. Dev : 11.79
MAX Sales Ratio : 144.06
MIN Sales Ratio : 48.88

95% Median C.I. : 95.26 to 109.97
95% Wgt. Mean C.I. : 88.30 to 107.05
95% Mean C.I. : 87.84 to 110.32

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-13 To 31-DEC-13	1	95.26	95.26	95.26	00.00	100.00	95.26	95.26	N/A	135,000	128,596
01-JAN-14 To 31-MAR-14											
01-APR-14 To 30-JUN-14	3	99.65	99.76	99.65	00.77	100.11	98.66	100.98	N/A	54,500	54,308
01-JUL-14 To 30-SEP-14											
01-OCT-14 To 31-DEC-14											
01-JAN-15 To 31-MAR-15	2	97.12	97.12	97.94	01.42	99.16	95.74	98.49	N/A	187,500	183,638
01-APR-15 To 30-JUN-15	1	99.72	99.72	99.72	00.00	100.00	99.72	99.72	N/A	45,000	44,875
01-JUL-15 To 30-SEP-15	2	104.23	104.23	104.46	05.51	99.78	98.49	109.97	N/A	312,361	326,280
01-OCT-15 To 31-DEC-15											
01-JAN-16 To 31-MAR-16	2	127.81	127.81	121.47	12.71	105.22	111.56	144.06	N/A	41,000	49,803
01-APR-16 To 30-JUN-16											
01-JUL-16 To 30-SEP-16	4	84.25	83.40	79.55	25.72	104.84	48.88	116.22	N/A	87,975	69,986
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	4	99.16	98.64	97.66	01.69	101.00	95.26	100.98	N/A	74,625	72,880
01-OCT-14 To 30-SEP-15	5	98.49	100.48	101.91	03.14	98.60	95.74	109.97	N/A	208,944	212,942
01-OCT-15 To 30-SEP-16	6	102.74	98.20	87.47	25.05	112.27	48.88	144.06	48.88 to 144.06	72,317	63,259
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	3	99.65	99.76	99.65	00.77	100.11	98.66	100.98	N/A	54,500	54,308
01-JAN-15 To 31-DEC-15	5	98.49	100.48	101.91	03.14	98.60	95.74	109.97	N/A	208,944	212,942
<u>ALL</u>	15	98.66	99.08	97.67	11.95	101.44	48.88	144.06	95.26 to 109.97	118,475	115,719

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	12	99.07	100.25	94.82	11.89	105.73	48.88	144.06	95.26 to 111.56	114,492	108,557
02	3	98.66	94.40	107.41	11.96	87.89	74.58	109.97	N/A	134,407	144,364
<u>ALL</u>	15	98.66	99.08	97.67	11.95	101.44	48.88	144.06	95.26 to 109.97	118,475	115,719

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02	2	94.59	94.59	94.47	00.71	100.13	93.92	95.26	N/A	162,450	153,471
03	13	99.65	99.77	98.39	12.95	101.40	48.88	144.06	95.74 to 111.56	111,709	109,911
04											
<u>ALL</u>	15	98.66	99.08	97.67	11.95	101.44	48.88	144.06	95.26 to 109.97	118,475	115,719

**64 Nemaha
COMMERCIAL**

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

Date Range: 10/1/2013 To 9/30/2016 Posted on: 1/13/2017

Number of Sales : 15
 Total Sales Price : 1,774,622
 Total Adj. Sales Price : 1,777,122
 Total Assessed Value : 1,735,780
 Avg. Adj. Sales Price : 118,475
 Avg. Assessed Value : 115,719

MEDIAN : 99
 WGT. MEAN : 98
 MEAN : 99
 COD : 11.95
 PRD : 101.44

COV : 20.49
 STD : 20.30
 Avg. Abs. Dev : 11.79
 MAX Sales Ratio : 144.06
 MIN Sales Ratio : 48.88

95% Median C.I. : 95.26 to 109.97
 95% Wgt. Mean C.I. : 88.30 to 107.05
 95% Mean C.I. : 87.84 to 110.32

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
___ Low \$ Ranges ___												
Less Than 5,000												
Less Than 15,000	1	74.58	74.58	74.58	00.00	100.00	74.58	74.58	N/A	6,000	4,475	
Less Than 30,000	2	109.32	109.32	130.61	31.78	83.70	74.58	144.06	N/A	15,500	20,245	
___ Ranges Excl. Low \$ ___												
Greater Than 4,999	15	98.66	99.08	97.67	11.95	101.44	48.88	144.06	95.26 to 109.97	118,475	115,719	
Greater Than 14,999	14	99.16	100.83	97.75	11.00	103.15	48.88	144.06	95.26 to 111.56	126,509	123,665	
Greater Than 29,999	13	98.66	97.50	97.09	08.37	100.42	48.88	116.22	95.26 to 109.97	134,317	130,407	
___ Incremental Ranges ___												
0 TO 4,999												
5,000 TO 14,999	1	74.58	74.58	74.58	00.00	100.00	74.58	74.58	N/A	6,000	4,475	
15,000 TO 29,999	1	144.06	144.06	144.06	00.00	100.00	144.06	144.06	N/A	25,000	36,014	
30,000 TO 59,999	5	100.98	105.63	105.31	05.62	100.30	99.65	116.22	N/A	44,800	47,179	
60,000 TO 99,999	2	97.20	97.20	97.18	01.50	100.02	95.74	98.66	N/A	73,750	71,667	
100,000 TO 149,999	2	72.07	72.07	72.96	32.18	98.78	48.88	95.26	N/A	130,000	94,846	
150,000 TO 249,999	1	93.92	93.92	93.92	00.00	100.00	93.92	93.92	N/A	189,900	178,345	
250,000 TO 499,999	3	98.49	102.32	102.52	03.89	99.80	98.49	109.97	N/A	308,241	316,009	
500,000 TO 999,999												
1,000,000 +												
___ ALL ___	15	98.66	99.08	97.67	11.95	101.44	48.88	144.06	95.26 to 109.97	118,475	115,719	

OCCUPANCY CODE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
Blank	1	93.92	93.92	93.92	00.00	100.00	93.92	93.92	N/A	189,900	178,345	
300	1	95.26	95.26	95.26	00.00	100.00	95.26	95.26	N/A	135,000	128,596	
344	2	110.77	110.77	110.21	00.72	100.51	109.97	111.56	N/A	190,861	210,342	
350	1	98.66	98.66	98.66	00.00	100.00	98.66	98.66	N/A	72,500	71,526	
353	4	108.60	102.54	79.86	25.42	128.40	48.88	144.06	N/A	58,750	46,917	
386	1	95.74	95.74	95.74	00.00	100.00	95.74	95.74	N/A	75,000	71,808	
406	2	87.12	87.12	96.15	14.39	90.61	74.58	99.65	N/A	21,500	20,673	
442	1	99.72	99.72	99.72	00.00	100.00	99.72	99.72	N/A	45,000	44,875	
531	2	98.49	98.49	98.49	00.00	100.00	98.49	98.49	N/A	300,000	295,467	
___ ALL ___	15	98.66	99.08	97.67	11.95	101.44	48.88	144.06	95.26 to 109.97	118,475	115,719	

64 Nemaha
AGRICULTURAL LAND

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

Date Range: 10/1/2013 To 9/30/2016 Posted on: 1/13/2017

Number of Sales : 43
Total Sales Price : 23,429,315
Total Adj. Sales Price : 23,429,315
Total Assessed Value : 16,641,539
Avg. Adj. Sales Price : 544,868
Avg. Assessed Value : 387,013

MEDIAN : 71
WGT. MEAN : 71
MEAN : 73
COD : 16.06
PRD : 103.36

COV : 21.41
STD : 15.72
Avg. Abs. Dev : 11.39
MAX Sales Ratio : 125.52
MIN Sales Ratio : 39.69

95% Median C.I. : 65.34 to 75.65
95% Wgt. Mean C.I. : 65.99 to 76.07
95% Mean C.I. : 68.72 to 78.12

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-13 To 31-DEC-13	6	64.90	68.06	64.84	07.52	104.97	62.09	86.09	62.09 to 86.09	659,339	427,500
01-JAN-14 To 31-MAR-14	6	70.29	78.73	73.36	19.26	107.32	62.62	108.63	62.62 to 108.63	587,852	431,267
01-APR-14 To 30-JUN-14	4	77.56	79.94	75.84	14.48	105.41	64.43	100.22	N/A	392,114	297,392
01-JUL-14 To 30-SEP-14	1	85.63	85.63	85.63	00.00	100.00	85.63	85.63	N/A	173,963	148,960
01-OCT-14 To 31-DEC-14	3	71.75	71.45	71.50	11.90	99.93	58.49	84.10	N/A	519,500	371,456
01-JAN-15 To 31-MAR-15	3	73.56	73.56	74.02	05.22	99.38	67.80	79.32	N/A	475,667	352,094
01-APR-15 To 30-JUN-15	1	67.85	67.85	67.85	00.00	100.00	67.85	67.85	N/A	444,000	301,242
01-JUL-15 To 30-SEP-15	4	57.15	58.06	57.50	02.92	100.97	55.85	62.07	N/A	901,750	518,540
01-OCT-15 To 31-DEC-15	1	54.76	54.76	54.76	00.00	100.00	54.76	54.76	N/A	528,000	289,137
01-JAN-16 To 31-MAR-16	10	77.22	79.18	84.46	21.13	93.75	39.69	125.52	60.35 to 91.95	425,255	359,165
01-APR-16 To 30-JUN-16	1	73.59	73.59	73.59	00.00	100.00	73.59	73.59	N/A	400,000	294,353
01-JUL-16 To 30-SEP-16	3	72.89	71.89	71.94	03.90	99.93	67.12	75.65	N/A	662,235	476,403
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	17	67.70	75.65	70.36	16.44	107.52	62.09	108.63	64.43 to 86.09	542,680	381,831
01-OCT-14 To 30-SEP-15	11	67.80	66.83	64.61	11.52	103.44	55.85	84.10	56.92 to 79.32	639,682	413,278
01-OCT-15 To 30-SEP-16	15	73.59	75.72	78.19	17.72	96.84	39.69	125.52	67.12 to 89.48	477,817	373,623
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	14	72.94	78.01	73.82	16.25	105.68	58.49	108.63	64.43 to 95.29	487,716	360,036
01-JAN-15 To 31-DEC-15	9	62.07	63.95	61.95	11.39	103.23	54.76	79.32	55.85 to 73.56	667,333	413,425
<u>ALL</u>	43	70.93	73.42	71.03	16.06	103.36	39.69	125.52	65.34 to 75.65	544,868	387,013

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	43	70.93	73.42	71.03	16.06	103.36	39.69	125.52	65.34 to 75.65	544,868	387,013
<u>ALL</u>	43	70.93	73.42	71.03	16.06	103.36	39.69	125.52	65.34 to 75.65	544,868	387,013

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Dry</u>											
County	16	73.58	77.51	72.69	15.30	106.63	55.85	100.22	67.38 to 91.87	523,757	380,734
1	16	73.58	77.51	72.69	15.30	106.63	55.85	100.22	67.38 to 91.87	523,757	380,734
<u>Grass</u>											
County	2	70.24	70.24	70.23	03.79	100.01	67.58	72.89	N/A	180,000	126,418
1	2	70.24	70.24	70.23	03.79	100.01	67.58	72.89	N/A	180,000	126,418
<u>ALL</u>	43	70.93	73.42	71.03	16.06	103.36	39.69	125.52	65.34 to 75.65	544,868	387,013

64 Nemaha
AGRICULTURAL LAND

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

Date Range: 10/1/2013 To 9/30/2016 Posted on: 1/13/2017

Number of Sales : 43
 Total Sales Price : 23,429,315
 Total Adj. Sales Price : 23,429,315
 Total Assessed Value : 16,641,539
 Avg. Adj. Sales Price : 544,868
 Avg. Assessed Value : 387,013

MEDIAN : 71
 WGT. MEAN : 71
 MEAN : 73
 COD : 16.06
 PRD : 103.36

COV : 21.41
 STD : 15.72
 Avg. Abs. Dev : 11.39
 MAX Sales Ratio : 125.52
 MIN Sales Ratio : 39.69

95% Median C.I. : 65.34 to 75.65
 95% Wgt. Mean C.I. : 65.99 to 76.07
 95% Mean C.I. : 68.72 to 78.12

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80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u> Dry </u>											
County	30	70.37	74.40	71.52	16.84	104.03	54.76	125.52	65.34 to 78.68	582,525	416,610
1	30	70.37	74.40	71.52	16.84	104.03	54.76	125.52	65.34 to 78.68	582,525	416,610
<u> Grass </u>											
County	3	67.58	68.30	67.50	04.17	101.19	64.43	72.89	N/A	226,667	153,002
1	3	67.58	68.30	67.50	04.17	101.19	64.43	72.89	N/A	226,667	153,002
<u> ALL </u>	43	70.93	73.42	71.03	16.06	103.36	39.69	125.52	65.34 to 75.65	544,868	387,013

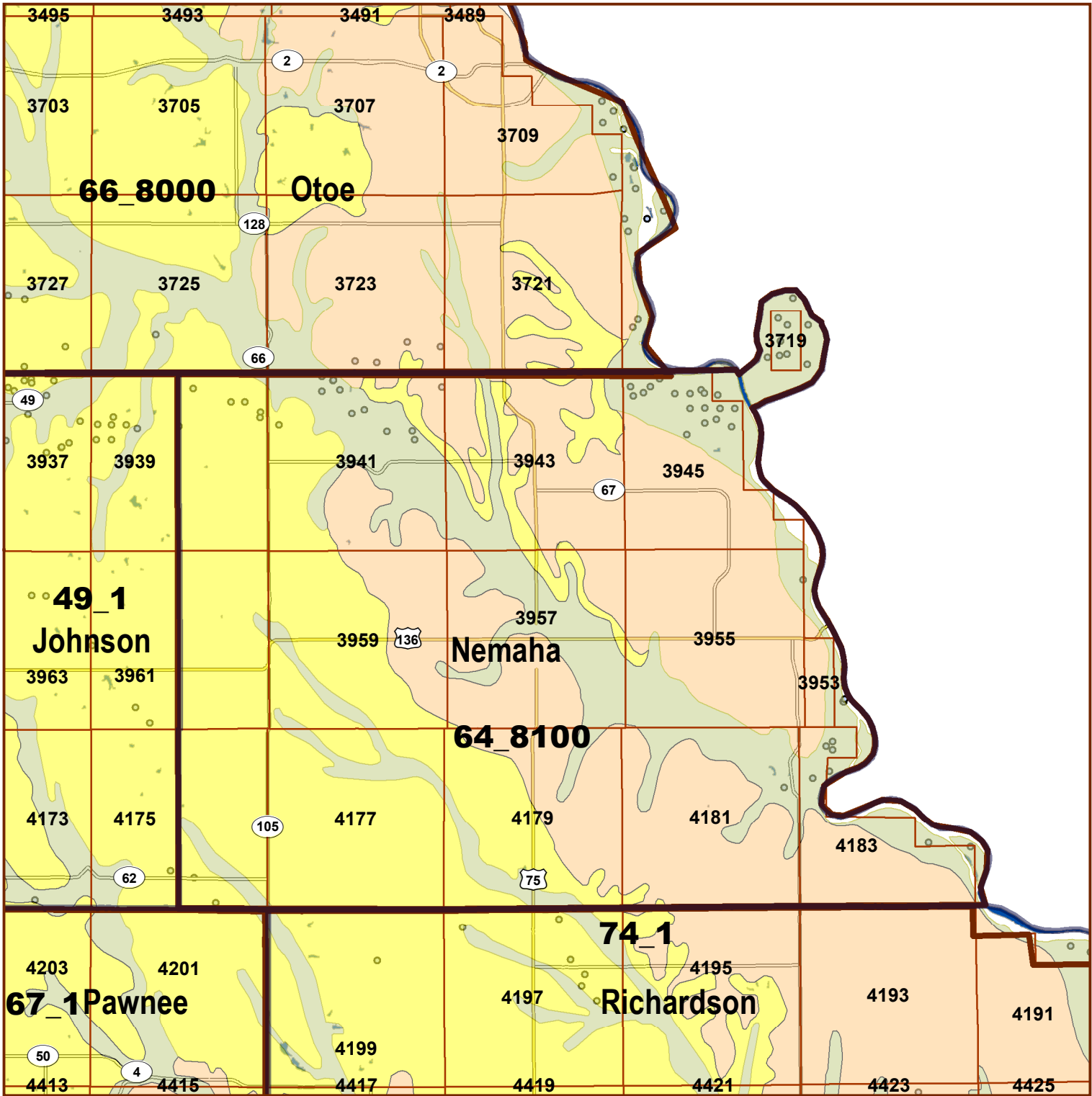
Nemaha County 2017 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Nemaha	1	5675	5450	5150	5050	4950	4850	4050	3950	5021
Johnson	1	7344	5957	6820	5465	4321	n/a	3250	2770	5217
Otoe	8000	5600	5600	5500	5500	5000	5000	4200	4200	5215
Richardson	50	5450	5325	4153	4845	4715	4615	3145	3195	4743

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Nemaha	1	4820	4669	4369	4120	3820	3669	2770	2520	3844
Johnson	1	4212	3897	3810	3446	3012	3312	2500	1870	3174
Otoe	8000	4600	4600	4350	4300	4200	4200	3600	3200	4244
Richardson	50	4675	4585	4247	4209	4062	3965	2916	2770	4046

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Nemaha	1	2200	2050	1875	1775	1725	1675	1525	1400	1622
Johnson	1	2810	2740	2280	1974	1903	1980	1880	1410	1888
Otoe	8000	2290	2250	2180	2160	2030	2000	1750	1550	1999
Richardson	50	2365	2275	2030	1950	1871	1760	1722	1498	1790

Source: 2017 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.



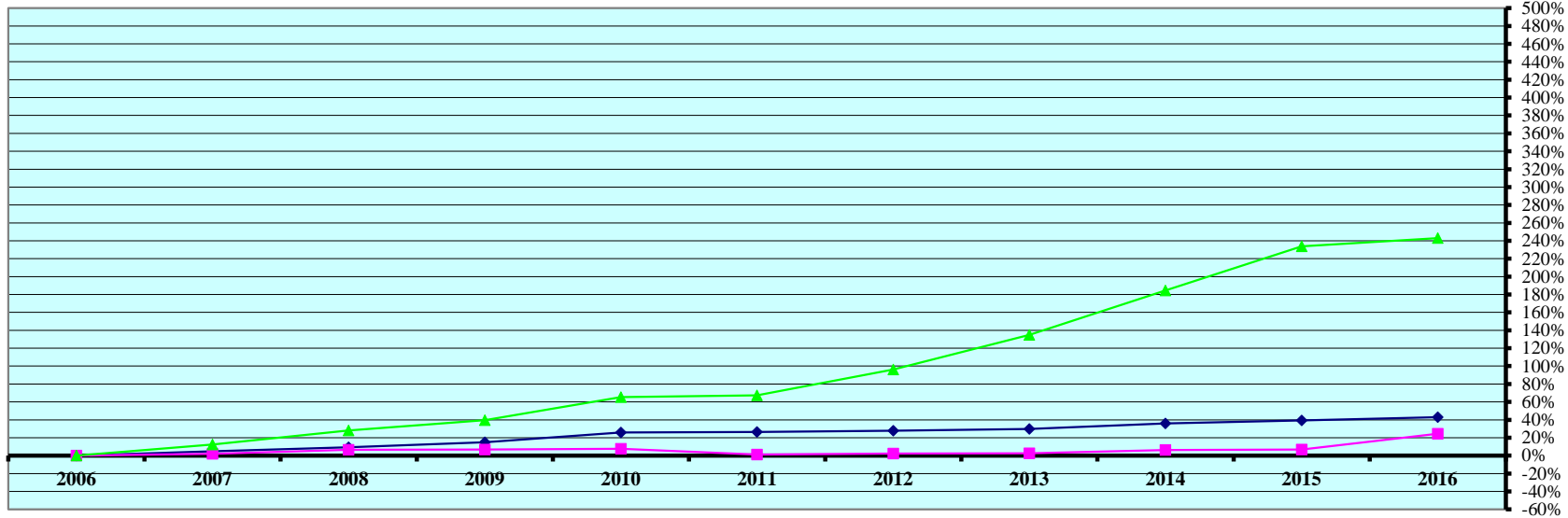
Legend

- County Lines
- Market Areas
- Geo Codes
- Moderately well drained silty soils on uplands and in depressions formed in loess
- Moderately well drained silty soils with clayey subsoils on uplands
- 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
- Excessively 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
- Somewhat poorly drained soils formed in alluvium on bottom lands
- Lakes and Ponds
- Irrigation Wells

Nemaha County Map



REAL PROPERTY VALUATIONS - Cumulative %Change 2006-2016



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
2006	141,386,685	--	--	--	26,280,985	--	--	--	235,140,205	--	--	--
2007	148,331,515	6,944,830	4.91%	4.91%	26,779,665	498,680	1.90%	1.90%	264,259,930	29,119,725	12.38%	12.38%
2008	154,482,150	6,150,635	4.15%	9.26%	28,018,010	1,238,345	4.62%	6.61%	301,026,100	36,766,170	13.91%	28.02%
2009	162,579,335	8,097,185	5.24%	14.99%	28,034,850	16,840	0.06%	6.67%	328,121,010	27,094,910	9.00%	39.54%
2010	178,100,445	15,521,110	9.55%	25.97%	28,313,170	278,320	0.99%	7.73%	388,748,440	60,627,430	18.48%	65.33%
2011	178,713,840	613,395	0.34%	26.40%	26,563,740	-1,749,430	-6.18%	1.08%	393,465,705	4,717,265	1.21%	67.33%
2012	180,883,130	2,169,290	1.21%	27.94%	26,856,815	293,075	1.10%	2.19%	461,261,700	67,795,995	17.23%	96.16%
2013	183,621,625	2,738,495	1.51%	29.87%	26,975,655	118,840	0.44%	2.64%	552,215,055	90,953,355	19.72%	134.85%
2014	192,104,890	8,483,265	4.62%	35.87%	27,909,905	934,250	3.46%	6.20%	668,898,125	116,683,070	21.13%	184.47%
2015	196,831,550	4,726,660	2.46%	39.22%	28,068,105	158,200	0.57%	6.80%	784,976,115	116,077,990	17.35%	233.83%
2016	202,084,734	5,253,184	2.67%	42.93%	32,706,651	4,638,546	16.53%	24.45%	806,438,197	21,462,082	2.73%	242.96%

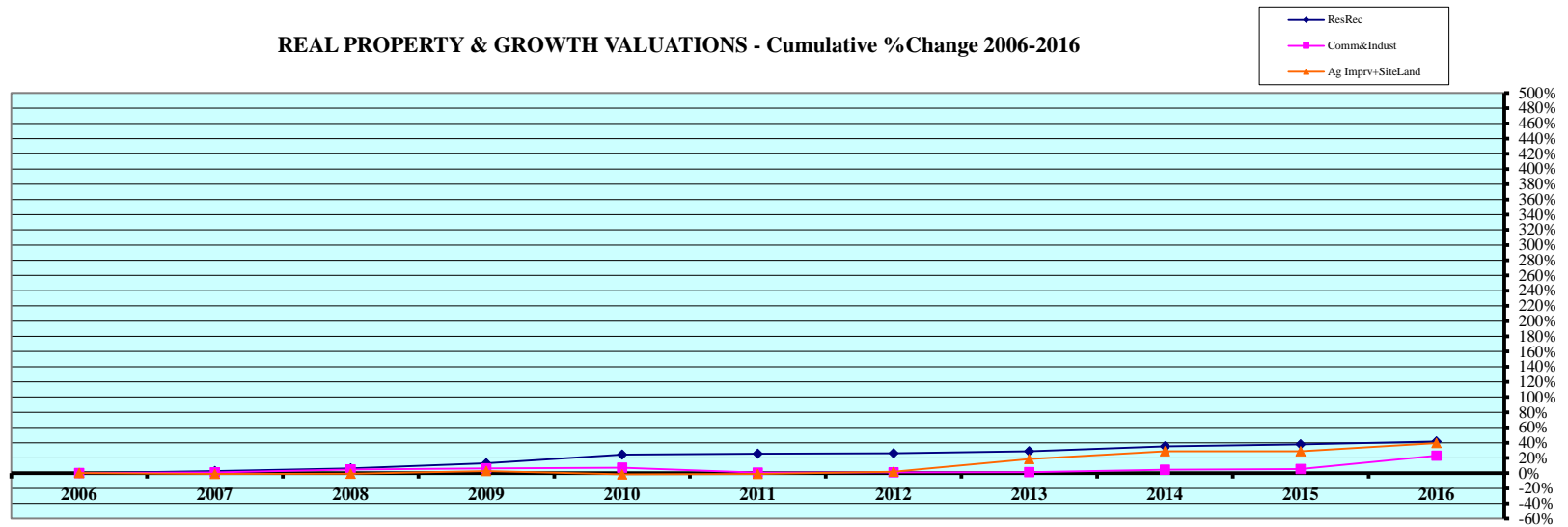
Rate Annual %chg: Residential & Recreational 3.64% Commercial & Industrial 2.21% Agricultural Land 13.12%

Cnty# 64
 County NEMAHA

CHART 1 EXHIBIT 64B Page 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.

REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2006-2016



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
2006	141,386,685	3,048,690	2.16%	138,337,995	--	--	26,280,985	490,210	1.87%	25,790,775	--	--
2007	148,331,515	2,904,005	1.96%	145,427,510	2.86%	2.86%	26,779,665	222,275	0.83%	26,557,390	1.05%	1.05%
2008	154,482,150	4,124,590	2.67%	150,357,560	1.37%	6.34%	28,018,010	509,215	1.82%	27,508,795	2.72%	4.67%
2009	162,579,335	2,786,920	1.71%	159,792,415	3.44%	13.02%	28,034,850	151,920	0.54%	27,882,930	-0.48%	6.10%
2010	178,100,445	2,132,690	1.20%	175,967,755	8.24%	24.46%	28,313,170	191,795	0.68%	28,121,375	0.31%	7.00%
2011	178,713,840	1,350,485	0.76%	177,363,355	-0.41%	25.45%	26,563,740	76,445	0.29%	26,487,295	-6.45%	0.79%
2012	180,883,130	2,460,250	1.36%	178,422,880	-0.16%	26.19%	26,856,815	286,530	1.07%	26,570,285	0.02%	1.10%
2013	183,621,625	1,417,155	0.77%	182,204,470	0.73%	28.87%	26,975,655	392,985	1.46%	26,582,670	-1.02%	1.15%
2014	192,104,890	1,024,177	0.53%	191,080,713	4.06%	35.15%	27,909,905	454,500	1.63%	27,455,405	1.78%	4.47%
2015	196,831,550	1,858,478	0.94%	194,973,072	1.49%	37.90%	28,068,105	393,865	1.40%	27,674,240	-0.84%	5.30%
2016	202,084,734	1,858,478	0.92%	200,226,256	1.72%	41.62%	32,706,651	393,865	1.20%	32,312,786	15.12%	22.95%
Rate Ann%chg	3.64%				2.33%		2.21%			C & I w/o growth	1.22%	

Tax Year	Ag Improvements & Site Land ⁽¹⁾					Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value		
2006	23,137,370	9,086,850	32,224,220	548,975	1.70%	31,675,245	--
2007	23,191,560	9,233,395	32,424,955	551,500	1.70%	31,873,455	-1.09%
2008	23,801,070	9,729,215	33,530,285	1,561,080	4.66%	31,969,205	-0.79%
2009	23,753,200	9,905,180	33,658,380	538,230	1.60%	33,120,150	2.78%
2010	22,738,235	9,617,885	32,356,120	636,360	1.97%	31,719,760	-1.57%
2011	23,097,370	9,822,450	32,919,820	1,068,220	3.24%	31,851,600	-1.16%
2012	23,309,110	10,356,190	33,665,300	862,075	2.56%	32,803,225	1.80%
2013	27,292,160	13,192,450	40,484,610	2,284,580	5.64%	38,200,030	18.54%
2014	26,918,115	14,532,330	41,450,445	0	0.00%	41,450,445	28.63%
2015	26,679,910	14,831,540	41,511,450	0	0.00%	41,511,450	28.82%
2016	29,875,763	15,072,282	44,948,045	0	0.00%	44,948,045	39.49%
Rate Ann%chg	2.59%	5.19%	3.38%		Ag Imprv+Site w/o growth		1.29%

(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.

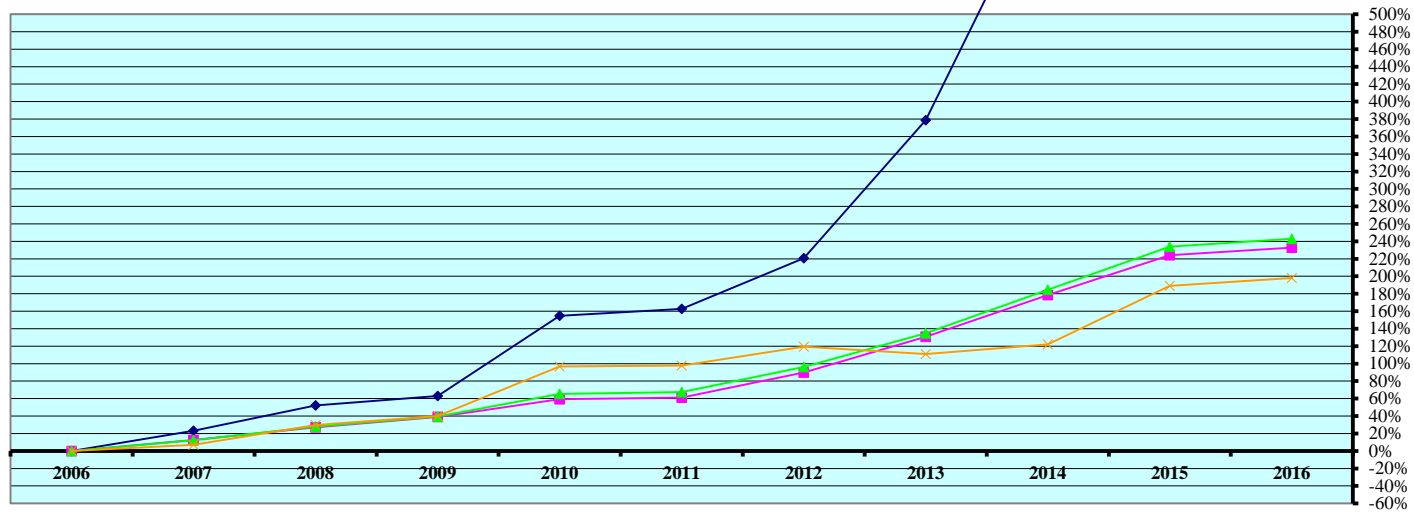
Sources:
Value; 2006 - 2016 CTL
Growth Value; 2006-2016 Abstract of Asmnt Rpt.

NE Dept. of Revenue, Property Assessment Division
Prepared as of 03/01/2017

Cnty# 64
County NEMAHA

CHART 2

AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2006-2016



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
2006	5,641,145	--	--	--	205,339,670	--	--	--	24,033,055	--	--	--
2007	6,940,645	1,299,500	23.04%	23.04%	231,457,025	26,117,355	12.72%	12.72%	25,743,855	1,710,800	7.12%	7.12%
2008	8,583,450	1,642,805	23.67%	52.16%	261,113,055	29,656,030	12.81%	27.16%	31,194,050	5,450,195	21.17%	29.80%
2009	9,192,380	608,930	7.09%	62.95%	285,141,730	24,028,675	9.20%	38.86%	33,651,115	2,457,065	7.88%	40.02%
2010	14,374,105	5,181,725	56.37%	154.81%	326,962,960	41,821,230	14.67%	59.23%	47,275,210	13,624,095	40.49%	96.71%
2011	14,818,015	443,910	3.09%	162.68%	330,944,070	3,981,110	1.22%	61.17%	47,566,685	291,475	0.62%	97.92%
2012	18,093,400	3,275,385	22.10%	220.74%	390,098,855	59,154,785	17.87%	89.98%	52,721,930	5,155,245	10.84%	119.37%
2013	27,003,080	8,909,680	49.24%	378.68%	473,995,090	83,896,235	21.51%	130.83%	50,685,785	-2,036,145	-3.86%	110.90%
2014	43,001,065	15,997,985	59.25%	662.28%	572,062,600	98,067,510	20.69%	178.59%	53,345,040	2,659,255	5.25%	121.97%
2015	49,649,995	6,648,930	15.46%	780.14%	665,385,815	93,323,215	16.31%	224.04%	69,450,145	16,105,105	30.19%	188.98%
2016	51,097,016	1,447,021	2.91%	805.79%	683,381,191	17,995,376	2.70%	232.81%	71,632,430	2,182,285	3.14%	198.06%

Rate Ann.%chg: Irrigated **24.65%** Dryland **12.78%** Grassland **11.54%**

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
2006	105,735	--	--	--	20,600	--	--	--	235,140,205	--	--	--
2007	102,030	-3,705	-3.50%	-3.50%	16,375	-4,225	-20.51%	-20.51%	264,259,930	29,119,725	12.38%	12.38%
2008	119,170	17,140	16.80%	12.71%	16,375	0	0.00%	-20.51%	301,026,100	36,766,170	13.91%	28.02%
2009	119,410	240	0.20%	12.93%	16,375	0	0.00%	-20.51%	328,121,010	27,094,910	9.00%	39.54%
2010	120,790	1,380	1.16%	14.24%	15,375	-1,000	-6.11%	-25.36%	388,748,440	60,627,430	18.48%	65.33%
2011	121,550	760	0.63%	14.96%	15,385	10	0.07%	-25.32%	393,465,705	4,717,265	1.21%	67.33%
2012	332,190	210,640	173.29%	214.17%	15,325	-60	-0.39%	-25.61%	461,261,700	67,795,995	17.23%	96.16%
2013	531,100	198,910	59.88%	402.29%	0	-15,325	-100.00%	-100.00%	552,215,055	90,953,355	19.72%	134.85%
2014	489,420	-41,680	-7.85%	362.87%	0	0		-100.00%	668,898,125	116,683,070	21.13%	184.47%
2015	490,160	740	0.15%	363.57%	0	0		-100.00%	784,976,115	116,077,990	17.35%	233.83%
2016	327,560	-162,600	-33.17%	209.79%	0	0		-100.00%	806,438,197	21,462,082	2.73%	242.96%

Cnty# **64**
County **NEMAHA**

Rate Ann.%chg: Total Agric Land **13.12%**

AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2006-2016 (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
2006	5,624,615	4,383	1,283			205,364,430	182,209	1,127			24,073,220	49,054	491		
2007	7,094,615	5,064	1,401	9.17%	9.17%	231,582,980	180,225	1,285	14.01%	14.01%	25,768,690	48,619	530	8.00%	8.00%
2008	8,583,450	5,198	1,651	17.86%	28.67%	260,994,395	179,539	1,454	13.13%	28.98%	31,278,365	48,471	645	21.75%	31.49%
2009	9,085,500	5,388	1,686	2.12%	31.39%	285,165,625	179,760	1,586	9.13%	40.75%	33,688,275	47,913	703	8.96%	43.27%
2010	15,497,590	7,269	2,132	26.45%	66.14%	330,444,910	178,327	1,853	16.81%	64.41%	55,373,520	48,641	1,138	61.91%	131.97%
2011	14,789,820	7,563	1,955	-8.29%	52.37%	331,067,510	181,520	1,824	-1.57%	61.82%	47,628,725	45,356	1,050	-7.76%	113.98%
2012	18,093,400	7,499	2,413	23.38%	88.00%	391,423,800	181,236	2,160	18.42%	91.62%	52,817,910	45,162	1,170	11.37%	138.31%
2013	25,703,540	7,545	3,406	41.19%	165.45%	475,620,780	182,243	2,610	20.84%	131.56%	50,865,205	43,805	1,161	-0.71%	136.61%
2014	39,944,350	8,105	4,929	44.68%	284.06%	574,298,850	181,318	3,167	21.36%	181.02%	53,403,410	43,830	1,218	4.93%	148.28%
2015	50,217,315	10,084	4,980	1.04%	288.04%	666,331,450	174,109	3,827	20.83%	239.56%	68,534,295	48,916	1,401	14.99%	185.50%
2016	51,154,819	9,971	5,131	3.03%	299.79%	683,282,421	173,351	3,942	2.99%	249.72%	71,576,616	49,174	1,456	3.89%	196.60%

Rate Annual %chg Average Value/Acre:

14.86%

13.34%

11.49%

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
2006	105,675	3,426	31			19,260	551	35			235,187,200	239,624	981		
2007	101,990	3,400	30	-2.74%	-2.74%	22,140	518	43	22.29%	22.29%	264,570,415	237,826	1,112	13.34%	13.34%
2008	119,170	3,402	35	16.80%	13.59%	16,375	422	39	-9.20%	11.04%	300,991,755	237,032	1,270	14.15%	29.38%
2009	119,090	3,399	35	0.00%	13.59%	16,375	422	39	0.00%	11.04%	328,074,865	236,884	1,385	9.07%	41.11%
2010	118,380	2,363	50	43.00%	62.43%	29,715	771	39	-0.66%	10.30%	401,464,115	237,371	1,691	22.12%	72.32%
2011	120,775	2,411	50	0.00%	62.43%	22,860	645	35	-8.00%	1.48%	393,629,690	237,495	1,657	-2.00%	68.87%
2012	263,080	2,630	100	99.66%	224.30%	30,320	636	48	34.54%	36.54%	462,628,510	237,163	1,951	17.69%	98.75%
2013	295,330	3,050	97	-3.18%	213.97%	18,935	344	55	15.49%	57.69%	552,503,790	236,987	2,331	19.52%	137.53%
2014	508,170	3,202	159	63.87%	414.50%	15,705	331	47	-13.90%	35.77%	668,170,485	236,786	2,822	21.04%	187.51%
2015	506,630	3,138	161	1.75%	423.50%	14,330	317	45	-4.79%	29.27%	785,604,020	236,564	3,321	17.69%	238.35%
2016	325,949	3,280	99	-38.44%	222.24%	0	0			#VALUE!	806,339,805	235,775	3,420	2.98%	248.45%

64
NEMAHA

Rate Annual %chg Average Value/Acre:

13.30%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2006 - 2016 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2017

2016 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
7,248	NEMAHA	40,535,614	8,206,967	14,207,326	199,822,688	27,397,131	5,309,520	2,262,046	806,438,197	29,875,763	15,072,282	0	1,149,127,534
cnty.sector.value % of total value:		3.53%	0.71%	1.24%	17.39%	2.38%	0.46%	0.20%	70.18%	2.60%	1.31%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
3,460	AUBURN	4,332,925	1,307,286	611,435	106,069,246	18,614,798	2,091,264	0	94,401	0	0	0	133,121,355
47.74%	%sector of county sector	10.69%	15.93%	4.30%	53.08%	67.94%	39.39%		0.01%				11.58%
	%sector of municipality	3.25%	0.98%	0.46%	79.68%	13.98%	1.57%		0.07%				100.00%
112	BROCK	559,950	56,486	10,234	2,026,594	1,266,515	0	0	175,062	900	0	0	4,095,741
1.55%	%sector of county sector	1.38%	0.69%	0.07%	1.01%	4.62%			0.02%	0.00%			0.36%
	%sector of municipality	13.67%	1.38%	0.25%	49.48%	30.92%			4.27%	0.02%			100.00%
132	BROWNVILLE	12,388	69,780	13,229	6,044,916	909,888	0	0	0	0	0	0	7,050,201
1.82%	%sector of county sector	0.03%	0.85%	0.09%	3.03%	3.32%							0.61%
	%sector of municipality	0.18%	0.99%	0.19%	85.74%	12.91%							100.00%
328	JOHNSON	289,326	144,876	18,155	12,845,037	1,428,437	0	0	0	0	0	0	14,725,831
4.53%	%sector of county sector	0.71%	1.77%	0.13%	6.43%	5.21%							1.28%
	%sector of municipality	1.96%	0.98%	0.12%	87.23%	9.70%							100.00%
59	JULIAN	1,623	113,997	401,409	1,109,840	26,942	0	0	27,373	0	0	0	1,681,184
0.81%	%sector of county sector	0.00%	1.39%	2.83%	0.56%	0.10%			0.00%				0.15%
	%sector of municipality	0.10%	6.78%	23.88%	66.02%	1.60%			1.63%				100.00%
149	NEMAHA	11,828	46,508	8,426	2,643,315	433,134	0	0	294,159	0	0	0	3,437,370
2.06%	%sector of county sector	0.03%	0.57%	0.06%	1.32%	1.58%			0.04%				0.30%
	%sector of municipality	0.34%	1.35%	0.25%	76.90%	12.60%			8.56%				100.00%
865	PERU	249,370	230,543	23,661	8,424,513	764,102	0	0	38,305	0	0	0	9,730,494
11.93%	%sector of county sector	0.62%	2.81%	0.17%	4.22%	2.79%			0.00%				0.85%
	%sector of municipality	2.56%	2.37%	0.24%	86.58%	7.85%			0.39%				100.00%
5,105	Total Municipalities	5,457,410	1,969,476	1,086,549	139,163,461	23,443,816	2,091,264	0	629,300	900	0	0	173,842,176
70.43%	%all municip.sect of cnty	13.46%	24.00%	7.65%	69.64%	85.57%	39.39%		0.08%	0.00%			15.13%

Sources: 2016 Certificate of Taxes Levied CTL, 2010 US Census; Dec. 2016 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2017

Cnty#	County
64	NEMAHA

CHART 5

EXHIBIT

64B

Page 5

Total Real Property Sum Lines 17, 25, & 30	Records : 6,178	Value : 1,076,311,918	Growth 0	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	369	2,461,982	37	339,794	48	209,658	454	3,011,434	
02. Res Improve Land	2,043	17,185,966	119	3,299,084	395	12,928,763	2,557	33,413,813	
03. Res Improvements	2,083	119,502,355	121	10,433,588	410	39,504,866	2,614	169,440,809	
04. Res Total	2,452	139,150,303	158	14,072,466	458	52,643,287	3,068	205,866,056	0
% of Res Total	79.92	67.59	5.15	6.84	14.93	25.57	49.66	19.13	0.00
05. Com UnImp Land	62	372,699	0	0	1	4,177	63	376,876	
06. Com Improve Land	350	2,844,780	15	429,740	14	431,177	379	3,705,697	
07. Com Improvements	358	19,979,745	21	1,311,721	15	1,809,854	394	23,101,320	
08. Com Total	420	23,197,224	21	1,741,461	16	2,245,208	457	27,183,893	0
% of Com Total	91.90	85.33	4.60	6.41	3.50	8.26	7.40	2.53	0.00
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	1	116,819	4	245,809	0	0	5	362,628	
11. Ind Improvements	1	1,677,480	4	3,269,412	0	0	5	4,946,892	
12. Ind Total	1	1,794,299	4	3,515,221	0	0	5	5,309,520	0
% of Ind Total	20.00	33.79	80.00	66.21	0.00	0.00	0.08	0.49	0.00
13. Rec UnImp Land	0	0	7	414,859	34	1,548,026	41	1,962,885	
14. Rec Improve Land	0	0	2	36,405	1	46,180	3	82,585	
15. Rec Improvements	0	0	2	33,130	1	3,930	3	37,060	
16. Rec Total	0	0	9	484,394	35	1,598,136	44	2,082,530	0
% of Rec Total	0.00	0.00	20.45	23.26	79.55	76.74	0.71	0.19	0.00
Res & Rec Total	2,452	139,150,303	167	14,556,860	493	54,241,423	3,112	207,948,586	0
% of Res & Rec Total	78.79	66.92	5.37	7.00	15.84	26.08	50.37	19.32	0.00
Com & Ind Total	421	24,991,523	25	5,256,682	16	2,245,208	462	32,493,413	0
% of Com & Ind Total	91.13	76.91	5.41	16.18	3.46	6.91	7.48	3.02	0.00
17. Taxable Total	2,873	164,141,826	192	19,813,542	509	56,486,631	3,574	240,441,999	0
% of Taxable Total	80.39	68.27	5.37	8.24	14.24	23.49	57.85	22.34	0.00

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	273	8,651,330	4,541,335	0	0	0
19. Commercial	214	10,038,648	10,703,325	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	2	7,385	2,260	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	273	8,651,330	4,541,335
19. Commercial	0	0	0	214	10,038,648	10,703,325
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	2	7,385	2,260
22. Total Sch II				489	18,697,363	15,246,920

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	256	59	113	428

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	55	1,009,742	145	30,008,444	1,525	450,125,378	1,725	481,143,564
28. Ag-Improved Land	2	226,410	77	21,149,433	777	297,124,035	856	318,499,878
29. Ag Improvements	2	4,470	78	3,074,496	799	33,147,511	879	36,226,477
30. Ag Total							2,604	835,869,919

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	42	42.01	504,120	
33. HomeSite Improvements	1	0.00	900	48	0.00	2,269,971	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	2	11.06	48,001	
36. FarmSite Improv Land	1	0.46	2,760	59	98.79	555,134	
37. FarmSite Improvements	1	0.00	3,570	73	0.00	804,525	
38. FarmSite Total							
39. Road & Ditches	0	5.21	0	0	264.18	0	
40. Other- Non Ag Use	0	0.00	0	0	57.87	14,969	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	3	3.00	36,000	3	3.00	36,000	
32. HomeSite Improv Land	420	434.51	5,214,120	462	476.52	5,718,240	
33. HomeSite Improvements	438	0.00	22,436,838	487	0.00	24,707,709	0
34. HomeSite Total				490	479.52	30,461,949	
35. FarmSite UnImp Land	39	549.41	232,646	41	560.47	280,647	
36. FarmSite Improv Land	615	1,243.56	6,476,325	675	1,342.81	7,034,219	
37. FarmSite Improvements	745	0.00	10,710,673	819	0.00	11,518,768	0
38. FarmSite Total				860	1,903.28	18,833,634	
39. Road & Ditches	0	4,414.64	0	0	4,684.03	0	
40. Other- Non Ag Use	0	171.78	28,774	0	229.65	43,743	
41. Total Section VI				1,350	7,296.48	49,339,326	0

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	3	272.74	233,000
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	10	728.46	824,821	13	1,001.20	1,057,821

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Recapture Value N/A	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Market Value	0	0	0	0	0	0

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	339.39	3.42%	1,926,040	3.86%	5,675.01
46. 1A	715.09	7.20%	3,897,259	7.82%	5,450.03
47. 2A1	4,007.87	40.38%	20,640,584	41.41%	5,150.01
48. 2A	1,079.71	10.88%	5,452,554	10.94%	5,050.02
49. 3A1	2,266.58	22.83%	11,219,595	22.51%	4,950.01
50. 3A	706.65	7.12%	3,427,264	6.88%	4,850.02
51. 4A1	733.07	7.39%	2,968,951	5.96%	4,050.02
52. 4A	77.92	0.78%	307,789	0.62%	3,950.06
53. Total	9,926.28	100.00%	49,840,036	100.00%	5,021.02
Dry					
54. 1D1	2,291.56	1.32%	11,045,313	1.65%	4,820.00
55. 1D	16,128.62	9.28%	75,304,653	11.28%	4,669.01
56. 2D1	37,319.38	21.48%	163,033,786	24.41%	4,368.61
57. 2D	13,287.75	7.65%	54,745,522	8.20%	4,120.00
58. 3D1	34,916.69	20.10%	133,380,196	19.97%	3,819.96
59. 3D	42,234.29	24.31%	154,959,153	23.21%	3,669.04
60. 4D1	23,787.09	13.69%	65,883,177	9.87%	2,769.70
61. 4D	3,742.09	2.15%	9,430,058	1.41%	2,520.00
62. Total	173,707.47	100.00%	667,781,858	100.00%	3,844.29
Grass					
63. 1G1	307.70	0.63%	389,004	0.57%	1,264.23
64. 1G	2,479.64	5.10%	4,168,695	6.08%	1,681.17
65. 2G1	6,280.76	12.91%	9,046,792	13.19%	1,440.40
66. 2G	2,011.28	4.13%	3,402,644	4.96%	1,691.78
67. 3G1	3,471.53	7.13%	7,513,901	10.96%	2,164.43
68. 3G	5,167.52	10.62%	7,736,331	11.28%	1,497.11
69. 4G1	13,050.14	26.82%	19,669,476	28.68%	1,507.22
70. 4G	15,894.84	32.66%	16,651,779	24.28%	1,047.62
71. Total	48,663.41	100.00%	68,578,622	100.00%	1,409.24
Irrigated Total					
Irrigated Total	9,926.28	4.21%	49,840,036	6.34%	5,021.02
Dry Total					
Dry Total	173,707.47	73.72%	667,781,858	84.90%	3,844.29
Grass Total					
Grass Total	48,663.41	20.65%	68,578,622	8.72%	1,409.24
72. Waste	3,321.85	1.41%	330,077	0.04%	99.37
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	235.58	0.10%	0	0.00%	0.00
75. Market Area Total	235,619.01	100.00%	786,530,593	100.00%	3,338.15

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	606.90	3,101,716	9,319.38	46,738,320	9,926.28	49,840,036
77. Dry Land	298.11	1,189,053	10,833.42	42,255,572	162,575.94	624,337,233	173,707.47	667,781,858
78. Grass	29.57	44,320	3,628.83	4,647,094	45,005.01	63,887,208	48,663.41	68,578,622
79. Waste	0.19	19	313.71	31,271	3,007.95	298,787	3,321.85	330,077
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	0.09	0	8.53	0	226.96	0	235.58	0
82. Total	327.87	1,233,392	15,382.86	50,035,653	219,908.28	735,261,548	235,619.01	786,530,593

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	9,926.28	4.21%	49,840,036	6.34%	5,021.02
Dry Land	173,707.47	73.72%	667,781,858	84.90%	3,844.29
Grass	48,663.41	20.65%	68,578,622	8.72%	1,409.24
Waste	3,321.85	1.41%	330,077	0.04%	99.37
Other	0.00	0.00%	0	0.00%	0.00
Exempt	235.58	0.10%	0	0.00%	0.00
Total	235,619.01	100.00%	786,530,593	100.00%	3,338.15

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 Auburn	118	1,659,937	1,345	14,023,135	1,378	90,385,993	1,496	106,069,065	0
83.2 Brock	43	59,943	70	132,134	71	1,834,517	114	2,026,594	0
83.3 Brownville	77	335,660	102	543,760	104	5,165,496	181	6,044,916	0
83.4 Johnson	35	277,460	167	1,844,172	167	10,723,405	202	12,845,037	0
83.5 Julian	21	14,325	42	53,275	42	1,021,665	63	1,089,265	0
83.6 Nemaha	24	41,465	91	166,270	94	2,435,580	118	2,643,315	0
83.7 Peru	52	86,380	225	422,570	226	7,915,774	278	8,424,724	0
83.8 Rural	125	2,499,149	518	16,311,082	535	49,995,439	660	68,805,670	0
84 Residential Total	495	4,974,319	2,560	33,496,398	2,617	169,477,869	3,112	207,948,586	0

Schedule XII : Commercial 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>	
85.1	Auburn	29	309,194	242	2,699,508	248	17,482,853	277	20,491,555	0
85.2	Brock	5	17,146	19	50,085	19	1,199,284	24	1,266,515	0
85.3	Brownville	8	20,325	17	78,646	18	810,917	26	909,888	0
85.4	Johnson	3	4,690	26	133,749	26	1,289,998	29	1,428,437	0
85.5	Julian	3	1,080	6	6,353	7	19,509	10	26,942	0
85.6	Nemaha	2	1,015	13	18,036	13	414,083	15	433,134	0
85.7	Peru	12	19,249	30	38,921	30	705,932	42	764,102	0
85.8	Rural	1	4,177	31	1,043,027	38	6,125,636	39	7,172,840	0
86	Commercial Total	63	376,876	384	4,068,325	399	28,048,212	462	32,493,413	0

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	36.54	0.18%	80,388	0.24%	2,200.00
88. 1G	1,224.69	5.92%	2,510,755	7.49%	2,050.11
89. 2G1	2,317.16	11.21%	4,344,794	12.96%	1,875.05
90. 2G	1,055.86	5.11%	1,874,202	5.59%	1,775.05
91. 3G1	1,865.82	9.02%	3,218,611	9.60%	1,725.04
92. 3G	2,703.43	13.08%	4,528,321	13.50%	1,675.03
93. 4G1	7,342.62	35.52%	11,197,671	33.39%	1,525.02
94. 4G	4,128.02	19.97%	5,779,228	17.23%	1,400.00
95. Total	20,674.14	100.00%	33,533,970	100.00%	1,622.02
CRP					
96. 1C1	26.67	0.43%	89,349	0.58%	3,350.17
97. 1C	227.30	3.64%	733,055	4.74%	3,225.05
98. 2C1	546.86	8.76%	1,626,932	10.51%	2,975.04
99. 2C	347.30	5.56%	981,134	6.34%	2,825.03
100. 3C1	1,605.71	25.72%	4,295,290	27.76%	2,675.01
101. 3C	603.86	9.67%	1,533,803	9.91%	2,540.00
102. 4C1	2,615.68	41.90%	5,689,149	36.77%	2,175.02
103. 4C	268.93	4.31%	524,450	3.39%	1,950.14
104. Total	6,242.31	100.00%	15,473,162	100.00%	2,478.76
Timber					
105. 1T1	244.49	1.12%	219,267	1.12%	896.83
106. 1T	1,027.65	4.73%	924,885	4.73%	900.00
107. 2T1	3,416.74	15.71%	3,075,066	15.71%	900.00
108. 2T	608.12	2.80%	547,308	2.80%	900.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	1,860.23	8.55%	1,674,207	8.55%	900.00
111. 4T1	3,091.84	14.22%	2,782,656	14.22%	900.00
112. 4T	11,497.89	52.87%	10,348,101	52.87%	900.00
113. Total	21,746.96	100.00%	19,571,490	100.00%	899.96
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Grass Total	20,674.14	42.48%	33,533,970	48.90%	1,622.02
CRP Total	6,242.31	12.83%	15,473,162	22.56%	2,478.76
Timber Total	21,746.96	44.69%	19,571,490	28.54%	899.96
<hr/>					
114. Market Area Total	48,663.41	100.00%	68,578,622	100.00%	1,409.24

**2017 County Abstract of Assessment for Real Property, Form 45
Compared with the 2016 Certificate of Taxes Levied Report (CTL)**

64 Nemaha

	2016 CTL County Total	2017 Form 45 County Total	Value Difference (2017 form 45 - 2016 CTL)	Percent Change	2017 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	199,822,688	205,866,056	6,043,368	3.02%	0	3.02%
02. Recreational	2,262,046	2,082,530	-179,516	-7.94%	0	-7.94%
03. Ag-Homesite Land, Ag-Res Dwelling	29,875,763	30,461,949	586,186	1.96%	0	1.96%
04. Total Residential (sum lines 1-3)	231,960,497	238,410,535	6,450,038	2.78%	0	2.78%
05. Commercial	27,397,131	27,183,893	-213,238	-0.78%	0	-0.78%
06. Industrial	5,309,520	5,309,520	0	0.00%	0	0.00%
07. Total Commercial (sum lines 5-6)	32,706,651	32,493,413	-213,238	-0.65%	0	-0.65%
08. Ag-Farmsite Land, Outbuildings	15,028,539	18,833,634	3,805,095	25.32%	0	25.32%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	43,743	43,743	0	0.00%		
11. Total Non-Agland (sum lines 8-10)	15,072,282	18,877,377	3,805,095	25.25%	0	25.25%
12. Irrigated	51,097,016	49,840,036	-1,256,980	-2.46%		
13. Dryland	683,381,191	667,781,858	-15,599,333	-2.28%		
14. Grassland	71,632,430	68,578,622	-3,053,808	-4.26%		
15. Wasteland	327,560	330,077	2,517	0.77%		
16. Other Agland	0	0	0			
17. Total Agricultural Land	806,438,197	786,530,593	-19,907,604	-2.47%		
18. Total Value of all Real Property (Locally Assessed)	1,086,177,627	1,076,311,918	-9,865,709	-0.91%	0	-0.91%

2017 Assessment Survey for Nemaha County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	0
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	1
4.	Other part-time employees:
	1
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$163,084.24
7.	
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$3,000 (in case of a new commercial building)
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	NA
10.	Part of the assessor's budget that is dedicated to the computer system:
	30,000 for CAMA 24,000 for new computer equipment/server
11.	Amount of the assessor's budget set aside for education/workshops:
	\$2,000
12.	Other miscellaneous funds:
	0
13.	Amount of last year's assessor's budget not used:
	0

B. Computer, Automation Information and GIS

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

C. Zoning Information

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

D. Contracted Services

1.	Appraisal Services:
	Vanguard if needed.
2.	GIS Services:
	GIS Workshop
3.	

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Not currently. We have in the past.
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	Certified General
4.	Have the existing contracts been approved by the PTA?
	Prior contracts were approved.
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Yes

2017 Residential Assessment Survey for Nemaha County

1.	Valuation data collection done by:																																	
	Assessor																																	
2.	List the valuation groupings recognized by the County and describe the unique characteristics of each:																																	
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<p>The valuation groups in Nemaha County are more of a reflection of the appraisal review cycle as much as differences in the market. The county conducts a market analysis for each group and develops depreciation table from that market.</p>
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2017 Commercial Assessment Survey for Nemaha County

1.	Valuation data collection done by:			
	Assessor (Jon Fritz previously contracted to do a complete review of Commercials)			
2.	List the valuation groupings recognized in the County and describe the unique characteristics of each:			
	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>		
	01	Auburn- County seat and trade center for the area. wide variety of occupancies included in sales file. Predominately retail sails and offices.		
	02	Remainder of the assessor locations in the county. The locations outside of Auburn do not have an organized market. Small number of sales, tendency for use changes following sales.		
3.	List and describe the approach(es) used to estimate the market value of commercial properties.			
	Market value based on either a depreciated or appreciated cost approach			
3a.	Describe the process used to determine the value of unique commercial properties.			
	The county relies on researching similar sales from other counties in the state and adjusting to the local market.			
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?			
	The county uses depreciation tables based on the local market			
5.	Are individual depreciation tables developed for each valuation grouping?			
	Yes			
6.	Describe the methodology used to determine the commercial lot values.			
	Sales comparison based on local sales. The majority are calculated on a square foot basis while the larger on based on an acre value.			
7.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>
	01	2015	2015	2015
	02	2015	2015	2015
	Other than the city of Auburn, generally not an organized market, with limited amount of sales without much consistency within the class.			

2017 Agricultural Assessment Survey for Nemaha County

1.	Valuation data collection done by:						
	Assessor and staff						
2.	List each market area, and describe the location and the specific characteristics that make each unique.						
	<table border="1" style="width: 100%; border-collapse: collapse;"> <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;">01</td> <td>The county considers the entire county as one market area</td> <td style="text-align: center;">2017</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	01	The county considers the entire county as one market area	2017
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01	The county considers the entire county as one market area	2017					
	The county conducts a market analysis by reviewing sales in all locations in the county to see if there are any indicators of differing market values for similar types of land. Currently there is no discernable difference so the entire county is considered as one market area.						
3.	Describe the process used to determine and monitor market areas.						
	The county completes an analysis with all of the sales and also reviews by geo code to determine if different factors attribute to different market values. These studies are done to see if they can achieve a reasonable level of value while maintaining the quality of assessment throughout the county.						
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.						
	The county determines highest and best use and compares that to current use of the parcel and they conduct a thorough sale verification through the use of questionnaires.						
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?						
	Yes						
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.						
	The county uses current sales in the county for similar properties enrolled in the program and also analyzes sales from outside the county.						
	<i><u>If your county has special value applications, please answer the following</u></i>						
7a.	How many special valuation applications are on file?						
	The county conducts sales verifications for the agricultural sales to aid in completing an analysis of the agricultural market. The questionnaire asks the buyer about current land use on the parcel and any anticipated uses for the property. During the sales analysis the county watches for anomalies in the market as well as looking at statistical outliers in the agricultural class of property.						
7b.	What process was used to determine if non-agricultural influences exist in the county?						
	The county monitors areas along the Missouri river for recreational influences. Currently there is little indication of recreational influence. There is also some residential pressure in the suburban areas around various towns. The county conducts a spreadsheet analysis on the agricultural sales and applies numerous valuations for the land capability groups to arrive at a best fit so that it will bring all classes of agricultural land to the same level of value. They then consider sales in various areas to see if they sell substantially different than the typical agricultural use.						

2016-2017-2018 PLAN OF ASSESSMENT FOR NEMAHA COUNTY, NE

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

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

The following is a plan of assessment for:

Tax Year 2016:

Residential—

1. Complete review of agricultural houses and outbuildings in Nemaha County. This would include all related buildings associated with the main structure, new photos of property implement, new market analysis and depreciation, implement new replacement cost new, and establish new assessed value for 2017.
2. Pick up new construction and removal of buildings.
3. Review preliminary sale statistics developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible subclass percentage adjustment needed to comply with statistical measures as required by law.
4. Continue with review and analysis of sales as they occur.

Commercial/Recreational—

1. Pick up new construction and verify removal of buildings.
2. Review preliminary sale statistics developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible class/subclass

percentage adjustment needed to comply with statistical measures as required by law.

3. Continue with review and analysis of sales as they occur.

Agricultural/Horticultural Land—

1. New agricultural land study and value will be applied for 2017.
2. Review remaining rural improvements and preliminary sale statistic developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible class/subclass percentage adjustment needed to comply with statistical measures as required by law.
3. Continue with review and analysis of sales as they occur.
4. Continue land use updates when discovered or identified with use of Pictometry/GIS.
5. Update soil classifications with the assistance of GIS Workshop.

BUDGET REQUEST FOR 2016-2017:

Requested budget of \$3,000 is needed for the possibility of new commercial construction. Vanguard commercial appraiser would be able to come list and price the facility.

TAX YEAR 2017:

Residential—

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

Commercial/Recreational—

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

Agricultural/Horticultural—

1. New agricultural land study and value will be applied for 2018.
2. Review remaining rural improvements and preliminary sale statistic developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible class/subclass percentage adjustment needed to comply with statistical measures as required by law.
3. Continue with review and analysis of sales as they occur.
4. Continue land use updates when discovered or identified with use of Pictometry/GIS.

Exempt---

1. Complete review of exempt properties in Nemaha County. This would include all related buildings associated with the main structure, new photos of property, sketches, and determine use for record.
2. Pick up new construction and removal of buildings.
3. Compare findings to the Permissive Exemption listings.

TAX YEAR 2018:

Residential—

1. Complete review of residential properties in Auburn. This would include all related buildings associated with the main structure, new photos of property implement, new market analysis and depreciation, implement new replacement cost new, and establish new assessed value for 2019.
2. Pick up new construction and verify removal of buildings.
3. Review preliminary sale statistics developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible subclass percentage adjustment needed to comply with statistical measures as required by law.
4. Continue with review and analysis of sales as they occur.

Commercial/Recreational—

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

Agricultural/Horticultural Land—

1. New agricultural land study and value will be applied for 2019.
2. Review remaining rural improvements and preliminary sale statistic developed in-house and preliminary statistical information received from Nebraska Department of Revenue, Property Assessment Division, analyze for any possible class/subclass percentage adjustment needed to comply with statistical measures as required by law.
3. Continue with review and analysis of sales as they occur.
4. Continue land use updates when discovered or identified with use of Pictometry/GIS.