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DEPARTMENT OF REVENUE

**2024 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

NEMAHA COUNTY

April 5, 2024



Jim Pillen, Governor

Commissioner Hotz :

The Property Tax Administrator has compiled the 2024 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

A handwritten signature in cursive script that reads "Sarah Scott".

Sincerely,
Sarah Scott
Property Tax Administrator
402-471-5962

cc: Mallory Lempka, Nemaha 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.

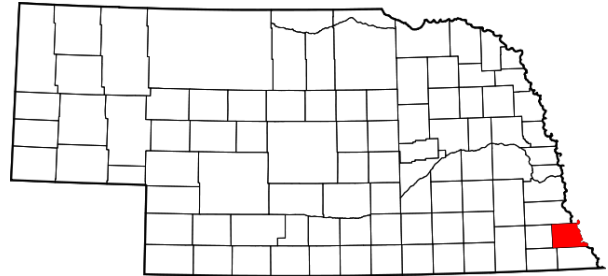
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors 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.

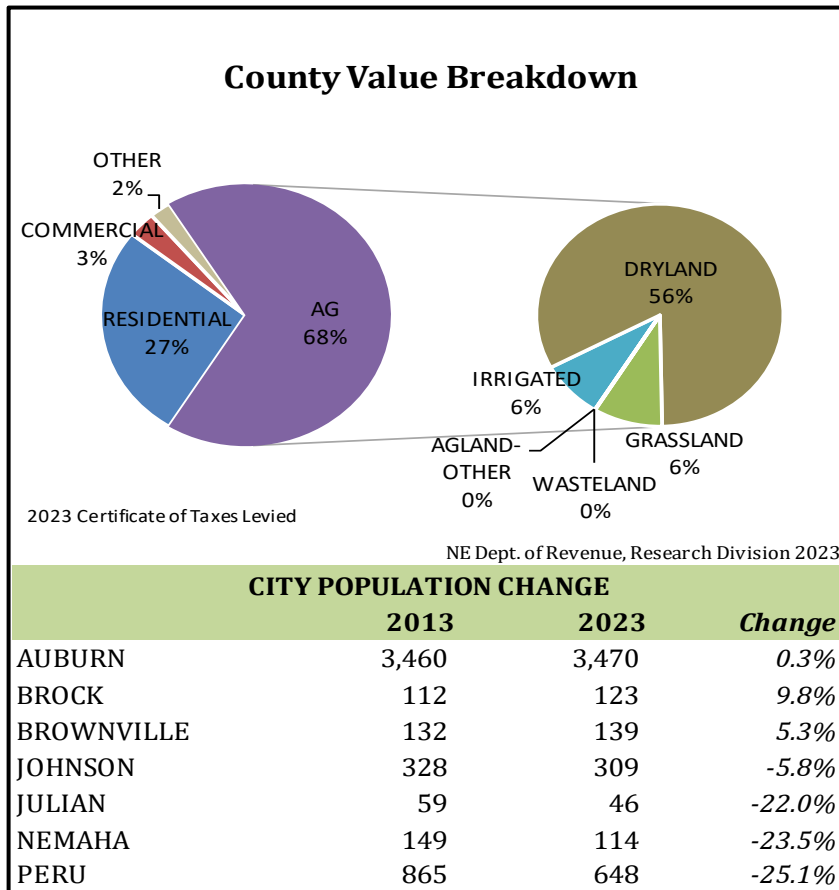
**Further information may be found in Exhibit 94*

County Overview

With a total area of 407 square miles, Nemaha County has 7,035 residents, per the Census Bureau Quick Facts for 2024, a 1% decline from the 2023 U.S. Census. Reports indicate that 70% of county residents are homeowners and 81% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$119,644 (2023 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Nemaha County are located in and around Auburn, the county seat. According to the latest information available from the U.S. Census Bureau, there are 178 employer establishments with total employment of 1,378, for an 2% increase.



Agricultural land is the largest factor that contributes to the overall valuation base of the county. Dryland makes up the majority of the land in the county. Nemaha County is included in the Nemaha Natural Resources District (NRD).

2024 Residential Correlation for Nemaha County

Assessment Actions

The Nemaha County Assessor updated costing tables for all residential parcels. There was a review of the quality and conditions as well on all parcels. Pick-up work for new construction and remodels were 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.

A sales qualification summary review revealed that the Nemaha County Assessor qualified available sales but is below the state average for usability rate. The review showed that the sales selected were arm's-length sales utilized for the measurement of the residential class.

The county assessor uses five valuation groups and are reviewed based on geographic and economic differences. The valuation groups are stratified by the largest city in Valuation Group 1, small villages in Valuation Groups 2 and 4 and rural residences in Valuation Group 5. Valuation Group 3 is Brownville and is unique in that it has well maintained historical homes but several poor-quality homes. The land to building ratios are in the upper percentage for the counties that make up the southeast region of Nebraska. The county assessor follows the six-year review and inspection cycle, having last inspected parcels from 2019 to 2022. Residential depreciation tables are dated 2022 and costing tables are dated 2020. Lot values were last updated in 2019 to 2022. The county assessor has a written valuation methodology on file.

Description of Analysis

The residential property class was analyzed using five valuation groups.

Valuation Group	Description
1	Auburn
2	Brock, Julian, Nemaha
3	Brownville
4	Johnson, Peru
5	Rural

Review of the statistical profile indicates that there are 228 sales within the residential class of property with all measures of central tendency within the acceptable range. The COD and PRD are within the IAAO recommended range.

2024 Residential Correlation for Nemaha County

Review of individual valuation groups shows that all with a sufficient sample of sales have medians within the acceptable range, as are most of the measures of central tendency. The COD in Valuation Group 1 is exactly 5%, the IAAO Standard on Ratio Studies indicates that a COD under 5% indicates that the sample is either unusually homogenous or possibly indicative of a non-representative sample due to selective reappraisal. The COD in this case is exactly 5%, though properties in Valuation Group 1 are not homogenous, a costing table with a review of grade and condition were implemented this year in the Vanguard Computer-Assisted Mass Appraisal (CAMA) system this year, and improvements to assessment quality are expected.

Comparison of the sales and the 2024 County Abstract of Assessment for Real Property, Form 45 Compared with the 2023 Certificate of Taxes Levied Report (CTL) shows that sold properties in Nemaha County did increase approximately eight percentage points more than the abstract did. However, when examined by location, sometimes the sales change more than the population, and other times the population changed more than the sales.

Review of individual sold properties show that significant increases and decreases occurred, which is the expected result of a revaluation following several years of percent adjustments. The best evidence of whether sales have been uniformly adjusted is sales that occurred after the sample. In Nemaha County, sales that occurred post-study period have a median near 100%, with an extremely broad COD. Based on the outliers in the sample, it is believed that the sales verification process is not yet complete on these recent transactions. A statistical profile including these post-study period sales has been provided in the Appendix.

The Property Assessment Division will continue to examine post-study period sales; however, the available evidence supports that the revaluation efforts of the county assessor have improved equalization within the residential class and achieved an acceptable level of value.

Equalization and Quality of Assessment

Review of the statistics with sufficient sales, along with all other information available and the assessment practices, suggest that assessments within the county are valued within the acceptable range and therefore considered equalized. The quality of assessment of the residential property in Nemaha County complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	126	98.16	100.19	99.26	05.08	100.94
2	52	98.53	101.63	98.14	10.86	103.56
3	7	98.38	102.71	98.20	06.88	104.59
4	17	96.66	98.61	96.88	06.11	101.79
5	26	92.15	89.13	87.68	12.13	101.65
<u> ALL </u>	228	97.88	99.22	96.54	07.36	102.78

2024 Residential Correlation for Nemaha County

Level of Value

Based on analysis of all available information, the level of value for the residential property in Nemaha County is 98%.

2024 Commercial Correlation for Nemaha County

Assessment Actions

Within the commercial class, Peru received a 13% increase. The pick-up work was 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.

A sales qualification review revealed that the Nemaha County Assessor qualified sales above the statewide average this year. All arm's-length sales have been utilized for the measurement of the commercial class. A review of the sales revealed that no apparent bias existed in the qualification determination of the commercial property sales.

There are two commercial valuation groups in Nemaha County. Commercial activity is highest in Valuation Group 1 with limited activity in the remainder of the county in Group 2. The review and analysis indicate that the county assessor has adequately identified the areas for the commercial property class based on geography and economic conditions.

For the commercial parcel updates, the county assessor completes reviews with the aid of the staff appraiser. Commercial properties were reviewed in 2021 and lot values were evaluated in 2021.

The county assessor used a cost and market approach with lot prices were based on a square foot basis. Costing tables are still on the Vanguard 2008 table and will be updated at the next review, depreciation tables are dated 2022.

Description of Analysis

There are two commercial valuation groups in Nemaha County.

Valuation Group	Description
1	Auburn
2	Remainder of County

There are 33 sales in the commercial class, all three measures of central tendency are in the acceptable range and correlate closely. The qualitative statistics are within the IAAO acceptable range and support appraisal uniformity.

Both valuation groups are in the acceptable range. Valuation Group 2 has a high PRD; however, this group represents the smallest villages in Nemaha County and the sample contains more dispersion.

2024 Commercial Correlation for Nemaha County

The comparison of the 2023 County Abstract of Assessment for Real Property, Form 45 Compared with the 2022 Certificate of Taxes Levied Report (CTL) indicates that the sample and the population both had minimal valuation changes, supporting the assessment actions.

Equalization and Quality of Assessment

Review of the statistics with sufficient sales, along with all other information available and the assessment practices, suggest that assessments within the county are valued within the acceptable ranges, and therefore considered equalized. The quality of assessment of the commercial property in Nemaha County complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	23	99.50	97.26	95.73	12.89	101.60
2	10	96.09	102.45	96.38	18.14	106.30
____ALL____	33	99.23	98.84	95.83	14.50	103.14

Level of Value

Based on analysis of all available information, the level of value for the commercial property in Nemaha County is 99%.

2024 Agricultural Correlation for Nemaha County

Assessment Actions

The Nemaha County Assessor completed a study for all classes of agricultural properties. It was determined that an increase was required to address lower than market assessment values. Irrigated land, dry land and grass were all increased by 10%.

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.

A sales qualification summary revealed that the Nemaha County Assessor qualified sales but is below the statewide average this year. Sales were non-qualified if purchased by adjoining landowners, family members, or not advertised on the open market. All sales were verified to be arm's-length and used for measurement of the agricultural class.

There is one market area in Nemaha County. Intensive use has not been identified as a separate class. The Conservation Reserve Program (CRP) acres were increased and more identified as owners provided information. The WRP acres are identified.

Agricultural improvements were physically reviewed in 2021 and 2022. The land use was reviewed using aerial imagery in 2019. The Assessor identified changes based on the similar soil types and land use. This is following the six-year review schedule established 2016. The home site values are in the middle range for the first acre and the farm site values are in the upper range compared with other counties in this part of Nebraska. Depreciation tables are from 2022 and the costing tables are dated 2020.

Description of Analysis

There are 67 sales in the agricultural class. Two of the three measures of central tendency are within the acceptable range, the COD supports the use of the median as an indicator of the level of value. Review of the 80% Majority Land Use (MLU) subclass indicates that only dryland has a sufficient sample of sales. All agricultural land uses received the same adjustment this year. Review of the Average Acre Value Comparison Chart supports that agricultural values are equalized with adjoining counties.

Comparison of the 2023 Certificate of Taxes Levied (CTL) to the 2024 County Abstract of Assessment, Form 45 supports the reported actions of the county assessor and indicates that all land values reflect the adjustments that were outlined and are uniformly adjusted.

2024 Agricultural Correlation for Nemaha County

Equalization and Quality of Assessment

The review of the assessment actions supports that the agricultural improvements have been assessed similarly to rural residential properties. Agricultural land has been uniformly valued within the acceptable range. The quality of assessment of agricultural property in Nemaha County complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u> Dry </u>						
County	49	71.31	75.27	70.77	24.47	106.36
1	49	71.31	75.27	70.77	24.47	106.36
<u> Grass </u>						
County	3	59.16	55.88	56.69	15.53	98.57
1	3	59.16	55.88	56.69	15.53	98.57
<u> ALL </u>						
	67	74.53	76.60	72.02	25.44	106.36

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Nemaha County is 75%.

2024 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 (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	98	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	99	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	75	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 5th day of April, 2024.



Sarah Scott
Property Tax Administrator

APPENDICES

2024 Commission Summary for Nemaha County

Residential Real Property - Current

Number of Sales	228	Median	97.88
Total Sales Price	\$31,105,123	Mean	99.22
Total Adj. Sales Price	\$31,105,123	Wgt. Mean	96.54
Total Assessed Value	\$30,027,924	Average Assessed Value of the Base	\$103,340
Avg. Adj. Sales Price	\$136,426	Avg. Assessed Value	\$131,701

Confidence Interval - Current

95% Median C.I	96.96 to 98.65
95% Wgt. Mean C.I	94.79 to 98.28
95% Mean C.I	97.59 to 100.85
% of Value of the Class of all Real Property Value in the County	22.29
% of Records Sold in the Study Period	7.34
% of Value Sold in the Study Period	9.35

Residential Real Property - History

Year	Number of Sales	LOV	Median
2023	257	97	97.18
2022	248	98	97.71
2021	218	99	98.60
2020	226	99	98.83

2024 Commission Summary for Nemaha County

Commercial Real Property - Current

Number of Sales	33	Median	99.23
Total Sales Price	\$3,125,015	Mean	98.84
Total Adj. Sales Price	\$3,125,015	Wgt. Mean	95.83
Total Assessed Value	\$2,994,746	Average Assessed Value of the Base	\$88,931
Avg. Adj. Sales Price	\$94,697	Avg. Assessed Value	\$90,750

Confidence Interval - Current

95% Median C.I	92.25 to 103.35
95% Wgt. Mean C.I	90.85 to 100.82
95% Mean C.I	92.34 to 105.34
% of Value of the Class of all Real Property Value in the County	2.84
% of Records Sold in the Study Period	7.17
% of Value Sold in the Study Period	7.32

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2023	34	100	99.56
2022	29	100	99.62
2021	27	100	100.46
2020	27	100	95.74

**64 Nemaha
RESIDENTIAL**

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

Date Range: 10/1/2021 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 228
 Total Sales Price : 31,105,123
 Total Adj. Sales Price : 31,105,123
 Total Assessed Value : 30,027,924
 Avg. Adj. Sales Price : 136,426
 Avg. Assessed Value : 131,701

MEDIAN : 98
 WGT. MEAN : 97
 MEAN : 99
 COD : 07.36
 PRD : 102.78

COV : 12.66
 STD : 12.56
 Avg. Abs. Dev : 07.20
 MAX Sales Ratio : 184.98
 MIN Sales Ratio : 58.26

95% Median C.I. : 96.96 to 98.65
 95% Wgt. Mean C.I. : 94.79 to 98.28
 95% Mean C.I. : 97.59 to 100.85

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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>Qrtrs</u>												
01-OCT-21 To 31-DEC-21	26	99.89	106.15	101.13	11.14	104.96	79.83	163.47	96.59 to 110.89	131,910	133,402	
01-JAN-22 To 31-MAR-22	24	101.61	100.97	100.38	07.23	100.59	77.64	132.80	96.94 to 105.04	101,738	102,126	
01-APR-22 To 30-JUN-22	30	97.92	98.27	97.33	03.78	100.97	84.59	118.57	96.09 to 99.75	138,248	134,555	
01-JUL-22 To 30-SEP-22	30	96.68	98.38	94.53	08.68	104.07	58.26	133.47	94.34 to 99.40	158,283	149,623	
01-OCT-22 To 31-DEC-22	23	97.82	96.24	95.32	05.53	100.97	69.26	110.51	94.15 to 99.27	178,036	169,696	
01-JAN-23 To 31-MAR-23	25	97.81	98.50	97.86	04.45	100.65	88.57	115.93	95.46 to 99.98	99,155	97,029	
01-APR-23 To 30-JUN-23	35	95.76	97.81	92.74	09.20	105.47	67.55	184.98	93.02 to 97.84	134,379	124,617	
01-JUL-23 To 30-SEP-23	35	98.38	98.28	96.68	06.74	101.65	71.39	126.77	95.71 to 100.16	144,596	139,794	
<u>Study Yrs</u>												
01-OCT-21 To 30-SEP-22	110	98.16	100.75	97.82	07.87	103.00	58.26	163.47	96.97 to 99.75	134,248	131,317	
01-OCT-22 To 30-SEP-23	118	97.59	97.79	95.38	06.86	102.53	67.55	184.98	95.91 to 98.62	138,456	132,060	
<u>Calendar Yrs</u>												
01-JAN-22 To 31-DEC-22	107	97.92	98.47	96.42	06.51	102.13	58.26	133.47	96.94 to 99.18	144,229	139,059	
<u>ALL</u>	228	97.88	99.22	96.54	07.36	102.78	58.26	184.98	96.96 to 98.65	136,426	131,701	

VALUATION GROUP											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	126	98.16	100.19	99.26	05.08	100.94	88.57	132.80	97.50 to 99.18	134,358	133,367	
2	52	98.53	101.63	98.14	10.86	103.56	76.11	184.98	94.85 to 100.79	92,959	91,229	
3	7	98.38	102.71	98.20	06.88	104.59	92.37	133.47	92.37 to 133.47	151,143	148,415	
4	17	96.66	98.61	96.88	06.11	101.79	89.09	120.23	92.43 to 103.47	113,324	109,784	
5	26	92.15	89.13	87.68	12.13	101.65	58.26	110.89	80.98 to 97.93	244,524	214,408	
<u>ALL</u>	228	97.88	99.22	96.54	07.36	102.78	58.26	184.98	96.96 to 98.65	136,426	131,701	

PROPERTY TYPE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
01	224	97.92	99.43	96.65	07.29	102.88	58.26	184.98	97.09 to 98.80	137,501	132,898	
06												
07	4	88.20	87.12	84.85	09.44	102.68	76.17	95.91	N/A	76,250	64,702	
<u>ALL</u>	228	97.88	99.22	96.54	07.36	102.78	58.26	184.98	96.96 to 98.65	136,426	131,701	

**64 Nemaha
RESIDENTIAL**

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

Date Range: 10/1/2021 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 228
 Total Sales Price : 31,105,123
 Total Adj. Sales Price : 31,105,123
 Total Assessed Value : 30,027,924
 Avg. Adj. Sales Price : 136,426
 Avg. Assessed Value : 131,701

MEDIAN : 98
 WGT. MEAN : 97
 MEAN : 99
 COD : 07.36
 PRD : 102.78

COV : 12.66
 STD : 12.56
 Avg. Abs. Dev : 07.20
 MAX Sales Ratio : 184.98
 MIN Sales Ratio : 58.26

95% Median C.I. : 96.96 to 98.65
 95% Wgt. Mean C.I. : 94.79 to 98.28
 95% Mean C.I. : 97.59 to 100.85

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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	118.57	118.57	118.57	00.00	100.00	118.57	118.57	N/A	14,500	17,193
Less Than 30,000	9	114.38	112.43	112.08	10.54	100.31	95.91	133.47	96.71 to 130.72	19,611	21,980
Ranges Excl. Low \$											
Greater Than 4,999	228	97.88	99.22	96.54	07.36	102.78	58.26	184.98	96.96 to 98.65	136,426	131,701
Greater Than 14,999	227	97.84	99.13	96.53	07.30	102.69	58.26	184.98	96.96 to 98.62	136,963	132,206
Greater Than 29,999	219	97.82	98.68	96.45	07.01	102.31	58.26	184.98	96.94 to 98.48	141,227	136,211
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999	1	118.57	118.57	118.57	00.00	100.00	118.57	118.57	N/A	14,500	17,193
15,000 TO 29,999	8	109.71	111.66	111.50	11.89	100.14	95.91	133.47	95.91 to 133.47	20,250	22,578
30,000 TO 59,999	38	99.29	103.61	103.44	10.74	100.16	86.51	184.98	95.96 to 104.73	43,742	45,246
60,000 TO 99,999	56	98.94	101.56	101.73	06.99	99.83	76.17	163.47	97.39 to 100.85	76,775	78,101
100,000 TO 149,999	45	97.84	97.78	97.54	04.63	100.25	76.11	128.78	95.66 to 99.25	127,653	124,517
150,000 TO 249,999	48	96.75	95.33	94.99	05.89	100.36	58.26	114.75	94.34 to 98.65	187,539	178,138
250,000 TO 499,999	32	97.21	94.06	93.76	07.21	100.32	67.55	110.89	93.02 to 99.99	319,399	299,476
500,000 TO 999,999											
1,000,000 +											
ALL	228	97.88	99.22	96.54	07.36	102.78	58.26	184.98	96.96 to 98.65	136,426	131,701

RESIDENTIAL IMPROVED

Type : Qualified

Date Range : 10/01/2022 to 09/30/2024 Posted Before : 01/31/2025

Number of Sales :	157	Median :	97	COV :	40.55	95% Median C.I. :	95.91 to 98.44
Total Sales Price :	21,312,654	Wgt. Mean :	94	STD :	41.29	95% Wgt. Mean C.I. :	91.85 to 96.87
Total Adj. Sales Price :	21,385,321	Mean :	102	Avg.Abs.Dev :	14.46	95% Mean C.I. :	95.37 to 108.29
Total Assessed Value :	20,179,504						
Avg. Adj. Sales Price :	136,212	COD :	14.89	MAX Sales Ratio :	465.91		
Avg. Assessed Value :	128,532	PRD :	107.92	MIN Sales Ratio :	30.86		

Printed : 03/28/2024

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>											
10/01/2022 To 12/31/2022	23	97.82	96.24	95.32	05.53	100.97	69.26	110.51	94.15 to 99.27	178,036	169,696
01/01/2023 To 03/31/2023	25	97.81	98.50	97.86	04.45	100.65	88.57	115.93	95.46 to 99.98	99,155	97,029
04/01/2023 To 06/30/2023	35	95.76	97.81	92.74	09.20	105.47	67.55	184.98	93.02 to 97.84	134,379	124,617
07/01/2023 To 09/30/2023	35	98.38	98.28	96.68	06.74	101.65	71.39	126.77	95.71 to 100.16	144,596	139,794
10/01/2023 To 12/31/2023	27	95.07	97.86	88.32	26.14	110.80	30.86	204.03	77.02 to 98.92	142,907	126,215
01/01/2024 To 03/31/2024	12	99.79	150.47	99.97	66.25	150.52	55.68	465.91	95.93 to 171.18	99,083	99,050
04/01/2024 To 06/30/2024											
07/01/2024 To 09/30/2024											
<u>Study Yrs</u>											
10/01/2022 To 09/30/2023	118	97.59	97.79	95.38	06.86	102.53	67.55	184.98	95.91 to 98.62	138,456	132,060
10/01/2023 To 09/30/2024	39	96.08	114.05	91.06	39.33	125.25	30.86	465.91	88.45 to 99.85	129,423	117,856
<u>Calendar Yrs</u>											
01/01/2023 To 12/31/2023	122	96.69	98.10	93.70	11.38	104.70	30.86	204.03	95.46 to 98.38	131,979	123,671
<u>ALL</u>											
10/01/2022 To 09/30/2024	157	97.09	101.83	94.36	14.89	107.92	30.86	465.91	95.91 to 98.44	136,212	128,532

RESIDENTIAL IMPROVED

Type : Qualified

Date Range : 10/01/2022 to 09/30/2024 Posted Before : 01/31/2025

Number of Sales :	157	Median :	97	COV :	40.55	95% Median C.I. :	95.91 to 98.44
Total Sales Price :	21,312,654	Wgt. Mean :	94	STD :	41.29	95% Wgt. Mean C.I. :	91.85 to 96.87
Total Adj. Sales Price :	21,385,321	Mean :	102	Avg.Abs.Dev :	14.46	95% Mean C.I. :	95.37 to 108.29
Total Assessed Value :	20,179,504						
Avg. Adj. Sales Price :	136,212	COD :	14.89	MAX Sales Ratio :	465.91		
Avg. Assessed Value :	128,532	PRD :	107.92	MIN Sales Ratio :	30.86		

Printed : 03/28/2024

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1	86	98.92	108.02	97.58	18.10	110.70	52.44	465.91	97.39 to 100.02	124,049	121,044
2	36	94.81	98.18	94.94	11.71	103.41	62.58	184.98	92.70 to 98.91	97,463	92,529
3	3	98.38	98.93	98.33	01.81	100.61	96.53	101.88	N/A	135,000	132,744
4	13	94.72	94.09	93.99	02.64	100.11	89.09	100.10	91.16 to 96.66	142,654	134,084
5	19	89.94	86.48	86.83	13.75	99.60	30.86	102.30	75.34 to 100.08	260,469	226,178
<hr/>											
ALL											
10/01/2022 To 09/30/2024	157	97.09	101.83	94.36	14.89	107.92	30.86	465.91	95.91 to 98.44	136,212	128,532

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
01	153	97.09	101.47	94.37	14.48	107.52	30.86	465.91	95.88 to 98.44	138,920	131,099
06											
07	4	107.41	115.54	93.02	27.46	124.21	76.17	171.18	N/A	32,625	30,349
<hr/>											
ALL											
10/01/2022 To 09/30/2024	157	97.09	101.83	94.36	14.89	107.92	30.86	465.91	95.91 to 98.44	136,212	128,532

RESIDENTIAL IMPROVED

Type : Qualified

Date Range : 10/01/2022 to 09/30/2024 Posted Before : 01/31/2025

Number of Sales :	157	Median :	97	COV :	40.55	95% Median C.I. :	95.91 to 98.44
Total Sales Price :	21,312,654	Wgt. Mean :	94	STD :	41.29	95% Wgt. Mean C.I. :	91.85 to 96.87
Total Adj. Sales Price :	21,385,321	Mean :	102	Avg.Abs.Dev :	14.46	95% Mean C.I. :	95.37 to 108.29
Total Assessed Value :	20,179,504						
Avg. Adj. Sales Price :	136,212	COD :	14.89	MAX Sales Ratio :	465.91		
Avg. Assessed Value :	128,532	PRD :	107.92	MIN Sales Ratio :	30.86		

Printed : 03/28/2024

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Low \$ Ranges</u>											
Less Than 5,000	1	62.58	62.58	62.58		100.00	62.58	62.58	N/A	4,000	2,503
Less Than 15,000	3	125.29	119.68	125.37	28.89	95.46	62.58	171.18	N/A	6,167	7,731
Less Than 30,000	9	171.18	194.31	197.51	52.99	98.38	62.58	465.91	95.91 to 354.20	16,722	33,028
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	156	97.12	102.08	94.37	14.75	108.17	30.86	465.91	95.93 to 98.44	137,060	129,340
Greater Than 14,999	154	97.00	101.48	94.33	14.28	107.58	30.86	465.91	95.91 to 98.38	138,746	130,885
Greater Than 29,999	148	96.90	96.21	93.63	09.22	102.76	30.86	204.03	95.76 to 98.36	143,479	134,340
<u>Incremental Ranges</u>											
0 TO 4,999	1	62.58	62.58	62.58		100.00	62.58	62.58	N/A	4,000	2,503
5,000 TO 14,999	2	148.24	148.24	142.70	15.48	103.88	125.29	171.18	N/A	7,250	10,346
15,000 TO 29,999	6	188.46	231.62	207.62	57.32	111.56	95.91	465.91	95.91 to 465.91	22,000	45,676
30,000 TO 59,999	27	101.55	107.06	105.38	16.54	101.59	52.44	204.03	91.65 to 110.51	43,019	45,331
60,000 TO 99,999	35	97.47	96.39	96.47	05.23	99.92	69.50	109.44	95.71 to 99.59	74,818	72,174
100,000 TO 149,999	30	96.63	95.78	95.25	06.39	100.56	65.57	128.78	94.85 to 99.18	127,462	121,407
150,000 TO 249,999	34	94.90	89.50	89.87	10.36	99.59	30.86	109.97	89.09 to 98.36	191,726	172,308
250,000 TO 499,999	22	96.67	93.55	93.24	06.87	100.33	67.55	103.25	89.94 to 100.43	323,280	301,433
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>											
10/01/2022 To 09/30/2024	157	97.09	101.83	94.36	14.89	107.92	30.86	465.91	95.91 to 98.44	136,212	128,532

**64 Nemaha
COMMERCIAL**

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

Date Range: 10/1/2020 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 33
 Total Sales Price : 3,125,015
 Total Adj. Sales Price : 3,125,015
 Total Assessed Value : 2,994,746
 Avg. Adj. Sales Price : 94,697
 Avg. Assessed Value : 90,750

MEDIAN : 99
 WGT. MEAN : 96
 MEAN : 99
 COD : 14.50
 PRD : 103.14

COV : 19.28
 STD : 19.06
 Avg. Abs. Dev : 14.39
 MAX Sales Ratio : 140.00
 MIN Sales Ratio : 62.13

95% Median C.I. : 92.25 to 103.35
 95% Wgt. Mean C.I. : 90.85 to 100.82
 95% Mean C.I. : 92.34 to 105.34

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qrtrs</u>												
01-OCT-20 To 31-DEC-20	2	102.44	102.44	102.72	03.13	99.73	99.23	105.65	N/A	76,683	78,768	
01-JAN-21 To 31-MAR-21	2	96.01	96.01	95.96	03.87	100.05	92.29	99.73	N/A	218,000	209,194	
01-APR-21 To 30-JUN-21	3	99.87	103.66	101.62	03.96	102.01	99.62	111.48	N/A	134,967	137,148	
01-JUL-21 To 30-SEP-21	1	101.96	101.96	101.96	00.00	100.00	101.96	101.96	N/A	110,000	112,160	
01-OCT-21 To 31-DEC-21	5	96.42	96.53	97.34	09.59	99.17	74.41	116.75	N/A	92,450	89,989	
01-JAN-22 To 31-MAR-22	5	80.42	85.30	88.38	11.23	96.52	70.47	103.35	N/A	50,200	44,366	
01-APR-22 To 30-JUN-22												
01-JUL-22 To 30-SEP-22	3	118.39	123.74	116.88	07.64	105.87	112.84	140.00	N/A	37,167	43,441	
01-OCT-22 To 31-DEC-22	5	78.02	92.16	83.88	30.40	109.87	62.13	135.84	N/A	65,000	54,520	
01-JAN-23 To 31-MAR-23	3	96.61	103.07	104.44	13.52	98.69	86.71	125.88	N/A	95,000	99,215	
01-APR-23 To 30-JUN-23	3	88.41	89.48	87.04	03.68	102.80	85.13	94.89	N/A	186,000	161,885	
01-JUL-23 To 30-SEP-23	1	132.92	132.92	132.92	00.00	100.00	132.92	132.92	N/A	28,000	37,218	
<u>Study Yrs</u>												
01-OCT-20 To 30-SEP-21	8	99.80	101.23	99.57	03.52	101.67	92.29	111.48	92.29 to 111.48	138,033	137,441	
01-OCT-21 To 30-SEP-22	13	96.42	98.49	97.25	15.77	101.28	70.47	140.00	80.00 to 116.75	63,442	61,700	
01-OCT-22 To 30-SEP-23	12	91.65	97.61	91.40	20.97	106.79	62.13	135.84	78.02 to 125.88	99,667	91,093	
<u>Calendar Yrs</u>												
01-JAN-21 To 31-DEC-21	11	99.62	98.87	98.50	06.53	100.38	74.41	116.75	92.29 to 111.48	128,468	126,540	
01-JAN-22 To 31-DEC-22	13	92.25	96.81	90.87	23.71	106.54	62.13	140.00	70.47 to 118.39	52,885	48,058	
<u>ALL</u>	33	99.23	98.84	95.83	14.50	103.14	62.13	140.00	92.25 to 103.35	94,697	90,750	

VALUATION GROUP											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	23	99.50	97.26	95.73	12.89	101.60	62.13	135.84	92.25 to 103.35	114,446	109,558	
2	10	96.09	102.45	96.38	18.14	106.30	74.41	140.00	80.00 to 132.92	49,275	47,492	
<u>ALL</u>	33	99.23	98.84	95.83	14.50	103.14	62.13	140.00	92.25 to 103.35	94,697	90,750	

**64 Nemaha
COMMERCIAL**

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

Date Range: 10/1/2020 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 33
 Total Sales Price : 3,125,015
 Total Adj. Sales Price : 3,125,015
 Total Assessed Value : 2,994,746
 Avg. Adj. Sales Price : 94,697
 Avg. Assessed Value : 90,750

MEDIAN : 99
 WGT. MEAN : 96
 MEAN : 99
 COD : 14.50
 PRD : 103.14

COV : 19.28
 STD : 19.06
 Avg. Abs. Dev : 14.39
 MAX Sales Ratio : 140.00
 MIN Sales Ratio : 62.13

95% Median C.I. : 92.25 to 103.35
 95% Wgt. Mean C.I. : 90.85 to 100.82
 95% Mean C.I. : 92.34 to 105.34

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02	3	99.73	105.91	100.77	06.28	105.10	99.62	118.39	N/A	143,300	144,397
03	30	96.52	98.13	95.04	15.53	103.25	62.13	140.00	88.41 to 103.35	89,837	85,385
04											
<u>ALL</u>	<u>33</u>	<u>99.23</u>	<u>98.84</u>	<u>95.83</u>	<u>14.50</u>	<u>103.14</u>	<u>62.13</u>	<u>140.00</u>	<u>92.25 to 103.35</u>	<u>94,697</u>	<u>90,750</u>

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	2	110.00	110.00	109.36	27.27	100.59	80.00	140.00	N/A	11,750	12,850
Less Than 30,000	4	125.66	117.83	120.93	14.83	97.44	80.00	140.00	N/A	19,125	23,129
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	33	99.23	98.84	95.83	14.50	103.14	62.13	140.00	92.25 to 103.35	94,697	90,750
Greater Than 14,999	31	99.23	98.11	95.73	13.48	102.49	62.13	135.84	92.25 to 103.35	100,049	95,776
Greater Than 29,999	29	96.61	96.22	95.20	12.84	101.07	62.13	135.84	88.41 to 101.96	105,121	100,077
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	2	110.00	110.00	109.36	27.27	100.59	80.00	140.00	N/A	11,750	12,850
15,000 TO 29,999	2	125.66	125.66	126.07	05.79	99.67	118.39	132.92	N/A	26,500	33,408
30,000 TO 59,999	6	105.21	101.32	101.35	20.12	99.97	70.47	135.84	70.47 to 135.84	45,708	46,327
60,000 TO 99,999	13	94.89	91.94	91.30	12.80	100.70	62.13	112.84	78.02 to 105.65	74,874	68,358
100,000 TO 149,999	4	99.19	102.74	103.28	11.27	99.48	86.71	125.88	N/A	105,000	108,442
150,000 TO 249,999	5	99.62	98.20	98.01	01.57	100.19	92.29	99.87	N/A	196,180	192,267
250,000 TO 499,999	1	85.13	85.13	85.13	00.00	100.00	85.13	85.13	N/A	400,000	340,519
500,000 TO 999,999											
1,000,000 TO 1,999,999											
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											
<u>ALL</u>	<u>33</u>	<u>99.23</u>	<u>98.84</u>	<u>95.83</u>	<u>14.50</u>	<u>103.14</u>	<u>62.13</u>	<u>140.00</u>	<u>92.25 to 103.35</u>	<u>94,697</u>	<u>90,750</u>

**64 Nemaha
COMMERCIAL**

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

Date Range: 10/1/2020 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 33
 Total Sales Price : 3,125,015
 Total Adj. Sales Price : 3,125,015
 Total Assessed Value : 2,994,746
 Avg. Adj. Sales Price : 94,697
 Avg. Assessed Value : 90,750

MEDIAN : 99
 WGT. MEAN : 96
 MEAN : 99
 COD : 14.50
 PRD : 103.14

COV : 19.28
 STD : 19.06
 Avg. Abs. Dev : 14.39
 MAX Sales Ratio : 140.00
 MIN Sales Ratio : 62.13

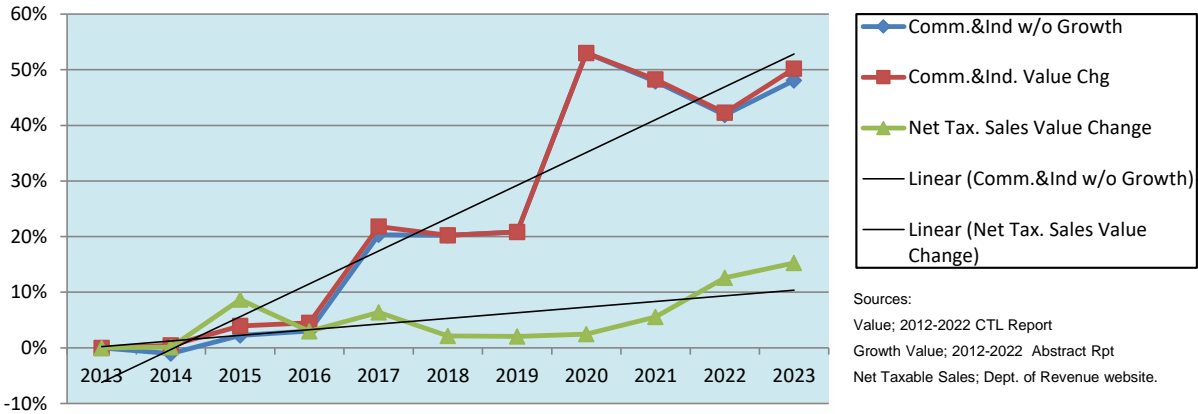
95% Median C.I. : 92.25 to 103.35
 95% Wgt. Mean C.I. : 90.85 to 100.82
 95% Mean C.I. : 92.34 to 105.34

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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
306	1	85.13	85.13	85.13	00.00	100.00	85.13	85.13	N/A	400,000	340,519
341	1	62.13	62.13	62.13	00.00	100.00	62.13	62.13	N/A	85,000	52,814
344	3	99.23	97.37	95.91	12.38	101.52	78.02	114.85	N/A	63,333	60,745
352	6	105.61	109.79	102.92	10.55	106.68	96.61	132.92	96.61 to 132.92	99,650	102,555
353	7	99.50	99.31	95.93	12.44	103.52	69.97	135.84	69.97 to 135.84	112,857	108,269
406	3	95.57	105.33	90.77	20.78	116.04	80.42	140.00	N/A	43,417	39,409
410	2	89.94	89.94	98.40	11.05	91.40	80.00	99.87	N/A	81,000	79,706
442	1	88.41	88.41	88.41	00.00	100.00	88.41	88.41	N/A	74,000	65,426
494	1	74.41	74.41	74.41	00.00	100.00	74.41	74.41	N/A	58,500	43,531
499	1	125.88	125.88	125.88	00.00	100.00	125.88	125.88	N/A	110,000	138,470
530	4	95.66	97.72	96.79	07.23	100.96	86.71	112.84	N/A	89,750	86,869
552	1	116.75	116.75	116.75	00.00	100.00	116.75	116.75	N/A	55,000	64,212
595	1	70.47	70.47	70.47	00.00	100.00	70.47	70.47	N/A	30,000	21,141
851	1	105.65	105.65	105.65	00.00	100.00	105.65	105.65	N/A	83,365	88,072
<u>ALL</u>	<u>33</u>	99.23	98.84	95.83	14.50	103.14	62.13	140.00	92.25 to 103.35	94,697	90,750

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
2012	\$ 26,856,815	\$ 286,530	1.07%	\$ 26,570,285		\$ 36,370,273	
2013	\$ 26,975,655	\$ 392,985	1.46%	\$ 26,582,670	-1.02%	\$ 36,419,279	0.13%
2014	\$ 27,909,905	\$ 454,500	1.63%	\$ 27,455,405	1.78%	\$ 39,524,838	8.53%
2015	\$ 28,068,105	\$ 393,865	1.40%	\$ 27,674,240	-0.84%	\$ 37,444,650	-5.26%
2016	\$ 32,706,651	\$ 393,865	1.20%	\$ 32,312,786	15.12%	\$ 38,695,015	3.34%
2017	\$ 32,293,864	\$ -	0.00%	\$ 32,293,864	-1.26%	\$ 37,148,982	-4.00%
2018	\$ 32,446,825	\$ -	0.00%	\$ 32,446,825	0.47%	\$ 37,112,227	-0.10%
2019	\$ 41,095,695	\$ -	0.00%	\$ 41,095,695	26.66%	\$ 37,276,844	0.44%
2020	\$ 39,816,555	\$ 96,651	0.24%	\$ 39,719,904	-3.35%	\$ 38,398,129	3.01%
2021	\$ 38,217,590	\$ 120,048	0.31%	\$ 38,097,542	-4.32%	\$ 40,954,324	6.66%
2022	\$ 40,333,499	\$ 565,958	1.40%	\$ 39,767,541	4.06%	\$ 41,921,656	2.36%
2023	\$ 40,968,344	\$ 1,143,584	2.79%	\$ 39,824,760	-1.26%	\$ 42,886,632	2.30%
Ann %chg	4.27%			Average	3.28%	1.65%	1.58%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2012	-	-	-
2013	-1.02%	0.44%	0.13%
2014	2.23%	3.92%	8.67%
2015	3.04%	4.51%	2.95%
2016	20.32%	21.78%	6.39%
2017	20.24%	20.24%	2.14%
2018	20.81%	20.81%	2.04%
2019	53.02%	53.02%	2.49%
2020	47.90%	48.25%	5.58%
2021	41.85%	42.30%	12.60%
2022	48.07%	50.18%	15.26%
2023	48.29%	52.54%	17.92%

County Number	64
County Name	Nemaha

64 Nemaha
AGRICULTURAL LAND

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

Date Range: 10/1/2020 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 67
 Total Sales Price : 49,433,362
 Total Adj. Sales Price : 49,433,362
 Total Assessed Value : 35,602,302
 Avg. Adj. Sales Price : 737,811
 Avg. Assessed Value : 531,378

MEDIAN : 75
 WGT. MEAN : 72
 MEAN : 77
 COD : 25.44
 PRD : 106.36

COV : 32.01
 STD : 24.52
 Avg. Abs. Dev : 18.96
 MAX Sales Ratio : 161.60
 MIN Sales Ratio : 34.88

95% Median C.I. : 64.03 to 80.80
 95% Wgt. Mean C.I. : 64.61 to 79.43
 95% Mean C.I. : 70.73 to 82.47

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qrtrs</u>												
01-OCT-20 To 31-DEC-20	8	84.60	91.63	86.40	12.70	106.05	76.77	116.83	76.77 to 116.83	614,362	530,819	
01-JAN-21 To 31-MAR-21	7	88.79	91.11	87.24	15.88	104.44	67.68	119.92	67.68 to 119.92	1,229,527	1,072,592	
01-APR-21 To 30-JUN-21												
01-JUL-21 To 30-SEP-21	1	115.48	115.48	115.48	00.00	100.00	115.48	115.48	N/A	500,000	577,382	
01-OCT-21 To 31-DEC-21	6	75.09	90.53	89.85	31.63	100.76	59.12	161.60	59.12 to 161.60	626,342	562,747	
01-JAN-22 To 31-MAR-22	10	76.67	80.93	74.66	23.50	108.40	57.20	135.52	58.19 to 100.88	446,667	333,474	
01-APR-22 To 30-JUN-22	8	58.47	63.20	59.24	17.07	106.68	51.03	91.02	51.03 to 91.02	931,249	551,685	
01-JUL-22 To 30-SEP-22	4	64.21	66.97	50.78	29.01	131.88	34.88	104.58	N/A	1,042,839	529,525	
01-OCT-22 To 31-DEC-22	12	53.40	63.64	59.65	24.57	106.69	48.84	97.41	50.00 to 80.36	685,972	409,206	
01-JAN-23 To 31-MAR-23	5	57.02	63.76	67.66	37.23	94.24	37.36	125.76	N/A	632,302	427,808	
01-APR-23 To 30-JUN-23	3	71.71	74.99	74.54	15.21	100.60	60.26	92.99	N/A	667,433	497,511	
01-JUL-23 To 30-SEP-23	3	68.08	70.74	68.44	07.87	103.36	64.03	80.11	N/A	723,413	495,124	
<u>Study Yrs</u>												
01-OCT-20 To 30-SEP-21	16	87.40	92.89	87.95	15.51	105.62	67.68	119.92	80.80 to 106.67	876,349	770,755	
01-OCT-21 To 30-SEP-22	28	68.96	75.93	66.73	26.99	113.79	34.88	161.60	59.16 to 78.87	708,788	472,957	
01-OCT-22 To 30-SEP-23	23	60.26	66.07	64.42	25.94	102.56	37.36	125.76	51.03 to 77.89	676,770	435,975	
<u>Calendar Yrs</u>												
01-JAN-21 To 31-DEC-21	14	84.80	92.60	89.10	24.23	103.93	59.12	161.60	69.89 to 115.48	918,910	818,715	
01-JAN-22 To 31-DEC-22	34	62.32	69.02	60.76	25.50	113.59	34.88	135.52	53.75 to 77.89	715,285	434,612	
<u>ALL</u>	67	74.53	76.60	72.02	25.44	106.36	34.88	161.60	64.03 to 80.80	737,811	531,378	

AREA (MARKET)											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	67	74.53	76.60	72.02	25.44	106.36	34.88	161.60	64.03 to 80.80	737,811	531,378	
<u>ALL</u>	67	74.53	76.60	72.02	25.44	106.36	34.88	161.60	64.03 to 80.80	737,811	531,378	

64 Nemaha
AGRICULTURAL LAND

PAD 2024 R&O Statistics (Using 2024 Values)

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 Avg. Abs. Dev : 18.96
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 95% Wgt. Mean C.I. : 64.61 to 79.43
 95% Mean C.I. : 70.73 to 82.47

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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	22	75.09	74.50	70.48	21.11	105.70	34.88	106.67	58.21 to 88.79	824,455	581,083
1	22	75.09	74.50	70.48	21.11	105.70	34.88	106.67	58.21 to 88.79	824,455	581,083
<u> Grass </u>											
County	2	63.59	63.59	62.78	06.97	101.29	59.16	68.02	N/A	426,300	267,642
1	2	63.59	63.59	62.78	06.97	101.29	59.16	68.02	N/A	426,300	267,642
<u> ALL </u>	67	74.53	76.60	72.02	25.44	106.36	34.88	161.60	64.03 to 80.80	737,811	531,378

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	49	71.31	75.27	70.77	24.47	106.36	34.88	161.60	62.48 to 80.36	830,689	587,891
1	49	71.31	75.27	70.77	24.47	106.36	34.88	161.60	62.48 to 80.36	830,689	587,891
<u> Grass </u>											
County	3	59.16	55.88	56.69	15.53	98.57	40.45	68.02	N/A	390,719	221,510
1	3	59.16	55.88	56.69	15.53	98.57	40.45	68.02	N/A	390,719	221,510
<u> ALL </u>	67	74.53	76.60	72.02	25.44	106.36	34.88	161.60	64.03 to 80.80	737,811	531,378

Nemaha County 2024 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Nemaha	1	n/a	6,820	6,820	6,820	n/a	5,225	4,235	4,235	6,434
Otoe	1	n/a	5,670	5,670	5,670	5,145	5,145	4,410	4,410	5,423
Johnson	1	n/a	6,720	6,720	5,920	4,200	4,200	3,900	3,400	5,801
Pawnee	1	4,675	4,296	4,296	4,300	3,740	3,235	3,070	3,070	3,929
Richardson	44	5,400	4,900	4,900	4,900	n/a	4,675	3,350	3,225	4,779
Richardson	50	6,900	6,300	6,300	6,300	n/a	6,000	4,300	4,200	6,079

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Nemaha	1	5,940	5,940	4,944	4,400	4,235	4,693	3,080	2,860	4,782
Otoe	1	5,170	5,170	4,810	4,675	4,565	4,510	3,850	3,520	4,641
Johnson	1	4,740	4,240	3,880	3,500	3,080	3,080	2,880	2,560	3,423
Pawnee	1	3,940	3,895	3,585	3,585	3,115	2,700	2,560	2,560	3,119
Richardson	44	4,720	4,625	4,350	4,250	3,850	3,450	2,525	2,525	3,737
Richardson	50	6,099	5,950	5,600	5,500	4,950	4,425	3,250	3,250	4,871

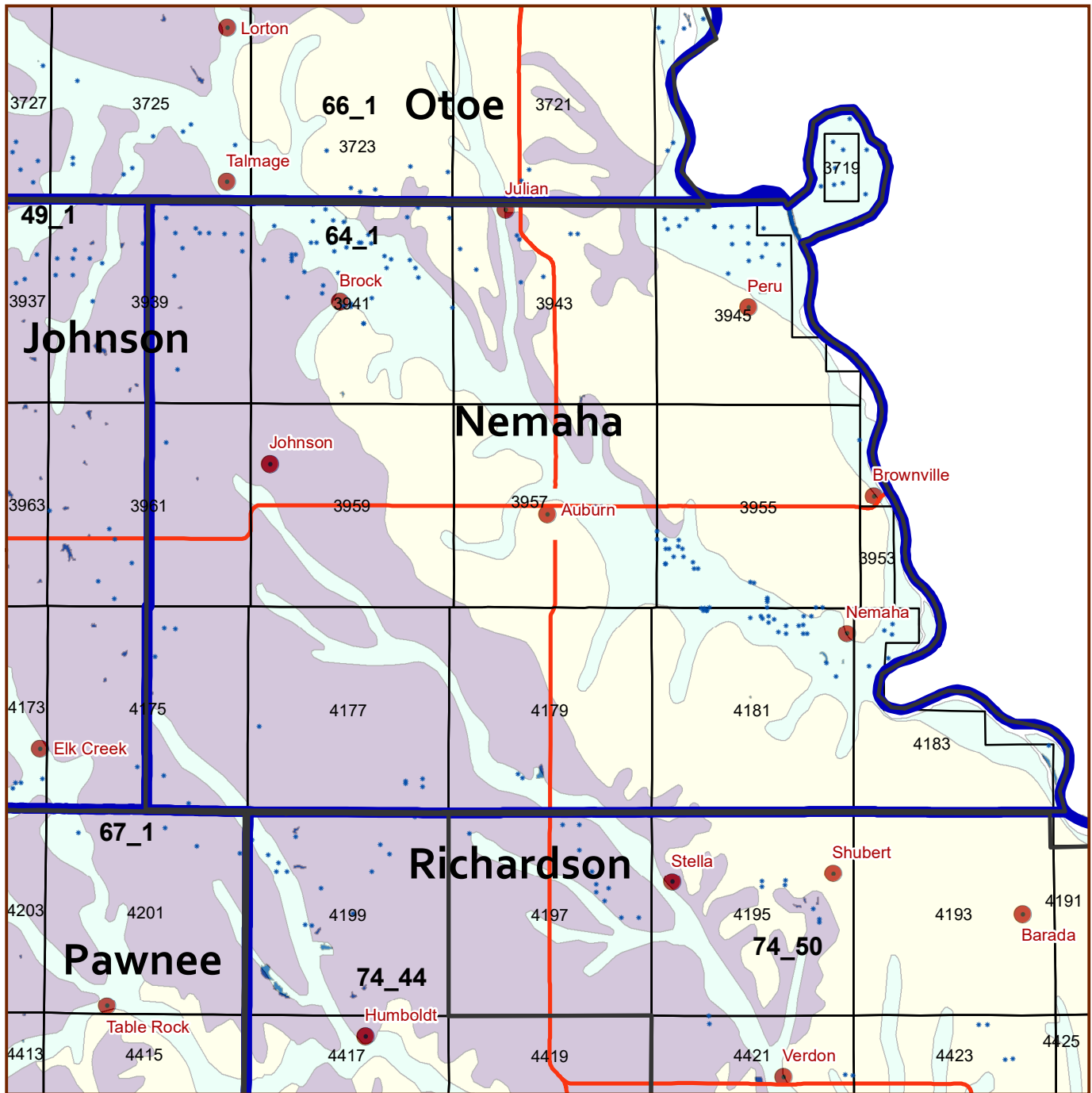
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Nemaha	1	2,200	2,200	1,760	n/a	1,540	1,540	n/a	1,540	2,106
Otoe	1	2,200	2,200	2,000	2,000	1,800	1,800	1,750	1,600	2,180
Johnson	1	2,240	2,140	2,020	n/a	2,020	n/a	2,008	2,020	2,185
Pawnee	1	2,026	2,026	2,006	n/a	1,945	1,887	n/a	1,770	2,013
Richardson	44	1,760	n/a	n/a	n/a	n/a	n/a	n/a	n/a	1,760
Richardson	50	1,920	1,800	1,800	n/a	1,795	1,700	n/a	1,525	1,878

County	Mkt Area	CRP	TIMBER	WASTE
Nemaha	1	2,938	900	99
Otoe	1	2,988	1,142	200
Johnson	1	2,573	1,200	150
Pawnee	1	2,610	1,134	936
Richardson	44	2,891	1,000	150
Richardson	50	3,121	1,000	150

Source: 2024 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.

NEMAHA COUNTY



Legend

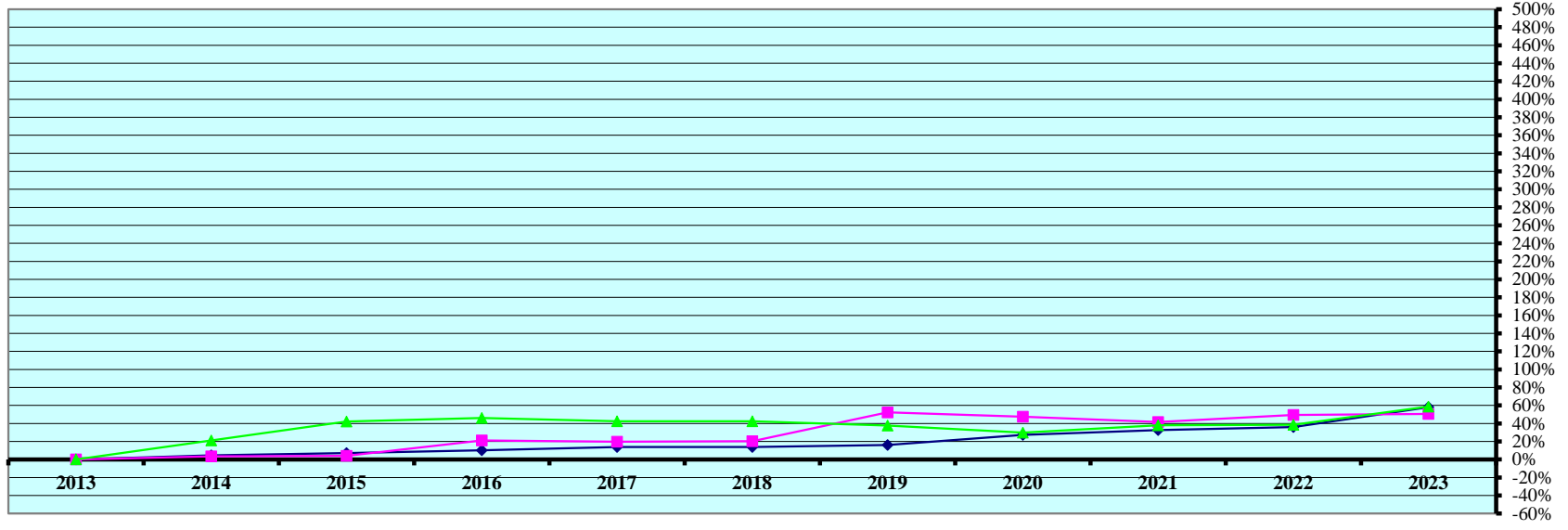
- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

Soils

CLASS

- 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
- 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 2013 - 2023



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
2013	183,621,625	-	-	-	26,975,655	-	-	-	552,215,055	-	-	-
2014	192,104,890	8,483,265	4.62%	4.62%	27,909,905	934,250	3.46%	3.46%	668,898,125	116,683,070	21.13%	21.13%
2015	196,831,550	4,726,660	2.46%	7.19%	28,068,105	158,200	0.57%	4.05%	784,976,115	116,077,990	17.35%	42.15%
2016	202,084,734	5,253,184	2.67%	10.05%	32,706,651	4,638,546	16.53%	21.25%	806,438,197	21,462,082	2.73%	46.04%
2017	208,950,991	6,866,257	3.40%	13.79%	32,293,864	-412,787	-1.26%	19.71%	786,985,695	-19,452,502	-2.41%	42.51%
2018	209,076,009	125,018	0.06%	13.86%	32,446,825	152,961	0.47%	20.28%	786,441,512	-544,183	-0.07%	42.42%
2019	213,297,389	4,221,380	2.02%	16.16%	41,095,695	8,648,870	26.66%	52.34%	760,672,225	-25,769,287	-3.28%	37.75%
2020	233,635,182	20,337,793	9.53%	27.24%	39,816,555	-1,279,140	-3.11%	47.60%	717,325,121	-43,347,104	-5.70%	29.90%
2021	243,538,361	9,903,179	4.24%	32.63%	38,217,590	-1,598,965	-4.02%	41.67%	762,505,555	45,180,434	6.30%	38.08%
2022	249,481,599	5,943,238	2.44%	35.87%	40,283,692	2,066,102	5.41%	49.33%	765,499,883	2,994,328	0.39%	38.62%
2023	290,202,224	40,720,625	16.32%	58.04%	40,619,913	336,221	0.83%	50.58%	876,657,949	111,158,066	14.52%	58.75%

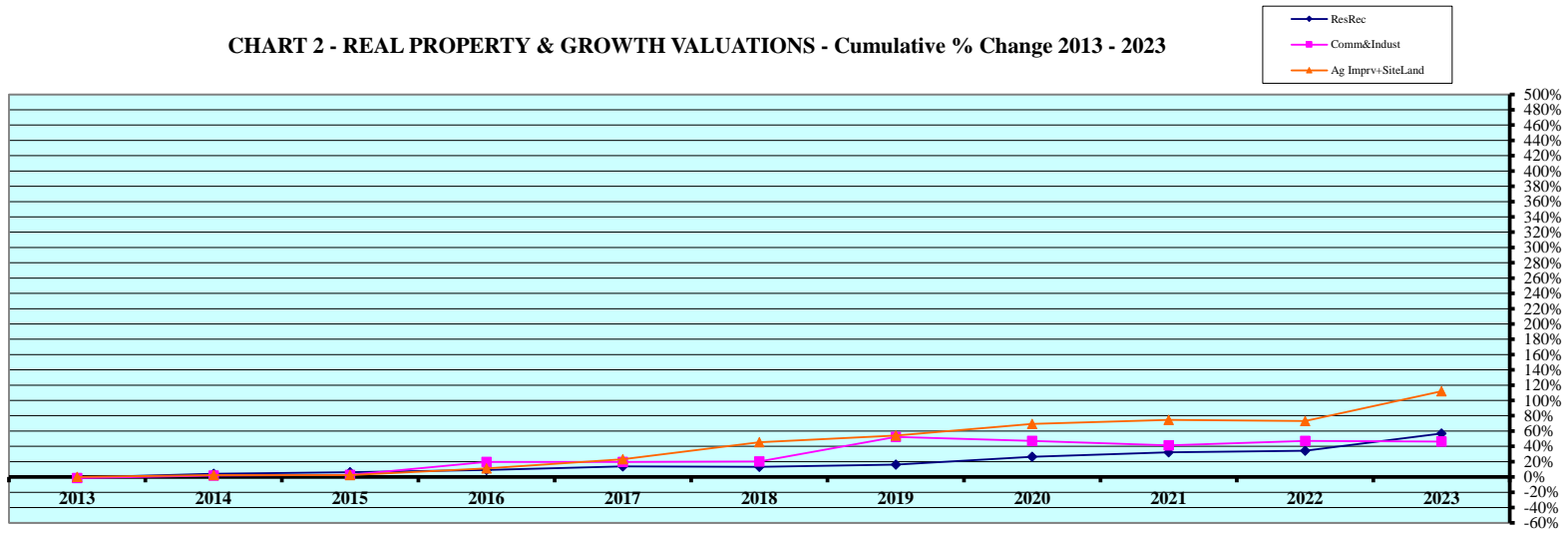
Rate Annual %chg: Residential & Recreational **4.68%** Commercial & Industrial **4.18%** Agricultural Land **4.73%**

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

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 2013 - 2023



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	
2013	183,621,625	1,417,155	0.77%	182,204,470	-	-0.77%	26,975,655	392,985	1.46%	26,582,670	-	-1.46%	
2014	192,104,890	1,024,177	0.53%	191,080,713	4.06%	4.06%	27,909,905	454,500	1.63%	27,455,405	1.78%	1.78%	
2015	196,831,550	1,858,478	0.94%	194,973,072	1.49%	6.18%	28,068,105	393,865	1.40%	27,674,240	-0.84%	2.59%	
2016	202,084,734	1,858,478	0.92%	200,226,256	1.72%	9.04%	32,706,651	393,865	1.20%	32,312,786	15.12%	19.78%	
2017	208,950,991	0	0.00%	208,950,991	3.40%	13.79%	32,293,864	0	0.00%	32,293,864	-1.26%	19.71%	
2018	209,076,009	1,287,573	0.62%	207,788,436	-0.56%	13.16%	32,446,825	0	0.00%	32,446,825	0.47%	20.28%	
2019	213,297,389	85,637	0.04%	213,211,752	1.98%	16.11%	41,095,695	0	0.00%	41,095,695	26.66%	52.34%	
2020	233,635,182	1,602,582	0.69%	232,032,600	8.78%	26.36%	39,816,555	96,651	0.24%	39,719,904	-3.35%	47.24%	
2021	243,538,361	722,542	0.30%	242,815,819	3.93%	32.24%	38,217,590	120,048	0.31%	38,097,542	-4.32%	41.23%	
2022	249,481,599	2,990,802	1.20%	246,490,797	1.21%	34.24%	40,283,692	565,958	1.40%	39,717,734	3.93%	47.24%	
2023	290,202,224	2,240,420	0.77%	287,961,804	15.42%	56.82%	40,619,913	1,143,584	2.82%	39,476,329	-2.00%	46.34%	
Rate Ann%chg	4.68%			Resid & Recreat w/o growth			4.14%			C & I w/o growth			3.62%

Tax Year	Ag Improvements & Site Land ⁽¹⁾								
	Agric. Dwelling & Homesite Value	Ag Outblgd & 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	
2013	27,292,160	13,192,450	40,484,610	2,284,580	5.64%	38,200,030	-	-	
2014	26,918,115	14,532,330	41,450,445	0	0.00%	41,450,445	2.39%	2.39%	
2015	26,679,910	14,831,540	41,511,450	0	0.00%	41,511,450	0.15%	2.54%	
2016	29,875,763	15,072,282	44,948,045	0	0.00%	44,948,045	8.28%	11.03%	
2017	31,186,376	18,705,499	49,891,875	0	0.00%	49,891,875	11.00%	23.24%	
2018	37,375,902	22,364,567	59,740,469	890,139	1.49%	58,850,330	17.96%	45.36%	
2019	40,256,052	22,616,282	62,872,334	527,418	0.84%	62,344,916	4.36%	54.00%	
2020	45,360,870	26,139,466	71,500,336	2,950,769	4.13%	68,549,567	9.03%	69.32%	
2021	45,261,874	26,800,992	72,062,866	1,326,457	1.84%	70,736,409	-1.07%	74.72%	
2022	44,332,688	28,411,788	72,744,476	2,711,158	3.73%	70,033,318	-2.82%	72.99%	
2023	57,448,147	30,760,522	88,208,669	2,366,419	2.68%	85,842,250	18.01%	112.04%	
Rate Ann%chg	7.73%		8.83%		8.10%		Ag Imprv+Site w/o growth		6.73%

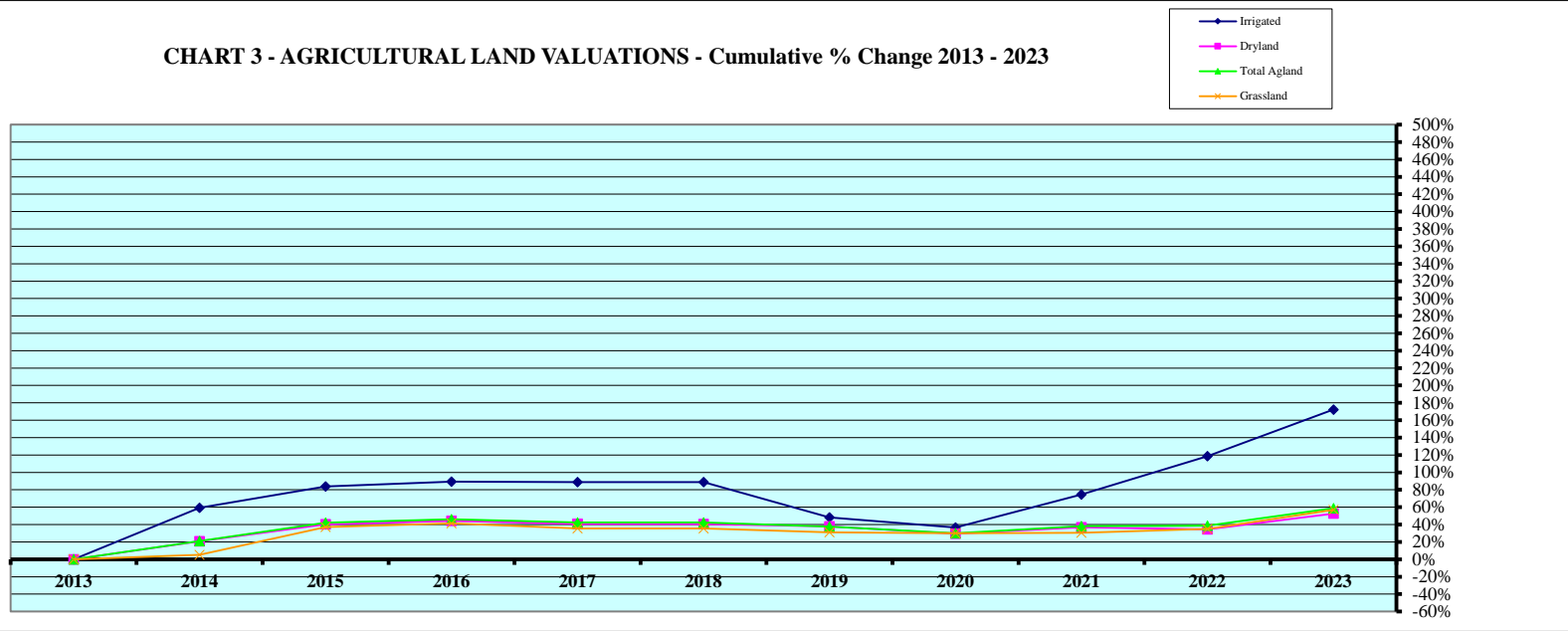
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property. Sources: Value; 2013 - 2023 CTL Growth Value; 2013 - 2023 Abstract of Asmnt Rpt. Prepared as of 12/29/2023

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CHART 2

NE Dept. of Revenue, Property Assessment Division

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2013 - 2023



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
2013	27,003,080	-	-	-	473,995,090	-	-	-	50,685,785	-	-	-
2014	43,001,065	15,997,985	59.25%	59.25%	572,062,600	98,067,510	20.69%	20.69%	53,345,040	2,659,255	5.25%	5.25%
2015	49,649,995	6,648,930	15.46%	83.87%	665,385,815	93,323,215	16.31%	40.38%	69,450,145	16,105,105	30.19%	37.02%
2016	51,097,016	1,447,021	2.91%	89.23%	683,381,191	17,995,376	2.70%	44.17%	71,632,430	2,182,285	3.14%	41.33%
2017	51,000,991	-96,025	-0.19%	88.87%	666,935,497	-16,445,694	-2.41%	40.71%	68,714,219	-2,918,211	-4.07%	35.57%
2018	51,000,991	0	0.00%	88.87%	666,447,599	-487,898	-0.07%	40.60%	68,654,040	-60,179	-0.09%	35.45%
2019	40,054,419	-10,946,572	-21.46%	48.33%	653,933,898	-12,513,701	-1.88%	37.96%	66,408,454	-2,245,586	-3.27%	31.02%
2020	36,872,932	-3,181,487	-7.94%	36.55%	614,141,572	-39,792,326	-6.09%	29.57%	65,882,271	-526,183	-0.79%	29.98%
2021	47,127,718	10,254,786	27.81%	74.53%	648,761,604	34,620,032	5.64%	36.87%	66,207,305	325,034	0.49%	30.62%
2022	59,024,420	11,896,702	25.24%	118.58%	637,601,703	-11,159,901	-1.72%	34.52%	68,453,872	2,246,567	3.39%	35.06%
2023	73,528,997	14,504,577	24.57%	172.30%	723,165,391	85,563,688	13.42%	52.57%	79,536,035	11,082,163	16.19%	56.92%

Rate Ann.%chg: Irrigated **10.54%** Dryland **4.31%** Grassland **4.61%**

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
2013	531,100	-	-	-	0	-	-	-	552,215,055	-	-	-
2014	489,420	-41,680	-7.85%	-7.85%	0	0	-	-	668,898,125	116,683,070	21.13%	21.13%
2015	490,160	740	0.15%	-7.71%	0	0	-	-	784,976,115	116,077,990	17.35%	42.15%
2016	327,560	-162,600	-33.17%	-38.32%	0	0	-	-	806,438,197	21,462,082	2.73%	46.04%
2017	334,988	7,428	2.27%	-36.93%	0	0	-	-	786,985,695	-19,452,502	-2.41%	42.51%
2018	338,882	3,894	1.16%	-36.19%	0	0	-	-	786,441,512	-544,183	-0.07%	42.42%
2019	275,454	-63,428	-18.72%	-48.14%	0	0	-	-	760,672,225	-25,769,287	-3.28%	37.75%
2020	428,346	152,892	55.51%	-19.35%	0	0	-	-	717,325,121	-43,347,104	-5.70%	29.90%
2021	408,928	-19,418	-4.53%	-23.00%	0	0	-	-	762,505,555	45,180,434	6.30%	38.08%
2022	419,888	10,960	2.68%	-20.94%	0	0	-	-	765,499,883	2,994,328	0.39%	38.62%
2023	427,526	7,638	1.82%	-19.50%	0	0	-	-	876,657,949	111,158,066	14.52%	58.75%

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County **NEMAHA**

Rate Ann.%chg: Total Agric Land **4.73%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2013 - 2023 (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
2013	25,703,540	7,545	3,406			475,620,780	182,243	2,610			50,865,205	43,805	1,161		
2014	39,944,350	8,105	4,929	44.68%	44.68%	574,298,850	181,318	3,167	21.36%	21.36%	53,403,410	43,830	1,218	4.93%	4.93%
2015	50,217,315	10,084	4,980	1.04%	46.18%	666,331,450	174,109	3,827	20.83%	46.64%	68,534,295	48,916	1,401	14.99%	20.66%
2016	51,154,819	9,971	5,131	3.03%	50.61%	683,282,421	173,351	3,942	2.99%	51.03%	71,576,616	49,174	1,456	3.89%	25.36%
2017	49,840,036	9,926	5,021	-2.13%	47.40%	667,781,858	173,707	3,844	-2.47%	47.30%	68,578,622	48,663	1,409	-3.18%	21.36%
2018	51,000,991	10,154	5,023	0.03%	47.44%	666,532,822	173,408	3,844	-0.01%	47.28%	68,668,105	48,646	1,412	0.17%	21.57%
2019	51,000,892	10,154	5,023	0.00%	47.44%	667,960,743	173,790	3,843	-0.01%	47.27%	68,933,815	48,810	1,412	0.05%	21.63%
2020	37,118,396	10,154	3,655	-27.22%	7.31%	618,802,427	173,791	3,561	-7.36%	36.43%	76,429,856	47,921	1,595	12.93%	37.35%
2021	47,127,718	9,812	4,803	31.39%	40.99%	648,319,416	174,126	3,723	4.57%	42.66%	66,247,746	47,744	1,388	-13.00%	19.50%
2022	57,183,884	11,906	4,803	0.00%	40.99%	637,769,232	171,205	3,725	0.05%	42.74%	68,971,063	48,720	1,416	2.03%	21.92%
2023	73,528,997	12,547	5,860	22.01%	72.03%	723,195,173	169,302	4,272	14.67%	63.68%	79,558,776	49,900	1,594	12.62%	37.31%

Rate Annual %chg Average Value/Acre: 5.57%

5.05%

3.22%

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
2013	295,330	3,050	97			18,935	344	55			552,503,790	236,987	2,331		
2014	508,170	3,202	159	63.87%	63.87%	15,705	331	47	-13.90%	-13.90%	668,170,485	236,786	2,822	21.04%	21.04%
2015	506,630	3,138	161	1.75%	66.73%	14,330	317	45	-4.79%	-18.03%	785,604,020	236,564	3,321	17.69%	42.44%
2016	325,949	3,280	99	-38.44%	2.63%	0	0				806,339,805	235,775	3,420	2.98%	46.69%
2017	330,077	3,322	99	-0.02%	2.61%	0	0				786,530,593	235,619	3,338	-2.39%	43.18%
2018	338,436	3,405	99	0.02%	2.63%	0	0				786,540,354	235,614	3,338	0.00%	43.19%
2019	339,265	3,414	99	0.00%	2.63%	0	0				788,234,715	236,169	3,338	-0.02%	43.16%
2020	428,501	4,310	99	0.04%	2.67%	0	0				732,779,180	236,177	3,103	-7.04%	33.08%
2021	427,281	4,298	99	0.00%	2.67%	0	0				762,122,161	235,980	3,230	4.09%	38.53%
2022	418,299	4,208	99	-0.01%	2.66%	0	0				764,342,478	236,039	3,238	0.27%	38.90%
2023	428,100	4,305	99	0.04%	2.69%	0	0				876,711,046	236,055	3,714	14.69%	59.31%

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Rate Annual %chg Average Value/Acre: 4.77%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2013 - 2023 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 12/29/2023

CHART 4

CHART 5 - 2023 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
7,074	NEMAHA	52,118,683	15,448,472	23,242,726	287,001,658	35,615,233	5,004,680	3,200,566	876,657,949	57,448,147	30,760,522	0	1,386,498,636
cnty sectorvalue % of total value:		3.76%	1.11%	1.68%	20.70%	2.57%	0.36%	0.23%	63.23%	4.14%	2.22%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
3,470	AUBURN	7,121,290	3,306,127	1,005,783	135,740,838	25,958,414	1,921,671	0	112,416	0	0	0	175,166,539
49.05%	%sector of county sector	13.66%	21.40%	4.33%	47.30%	72.89%	38.40%		0.01%				12.63%
	%sector of municipality	4.07%	1.89%	0.57%	77.49%	14.82%	1.10%		0.06%				100.00%
123	BROCK	174,575	211,746	7,925	2,879,470	1,525,646	0	0	216,186	0	1,030	0	5,016,578
1.74%	%sector of county sector	0.33%	1.37%	0.03%	1.00%	4.28%			0.02%		0.00%		0.36%
	%sector of municipality	3.48%	4.22%	0.16%	57.40%	30.41%			4.31%		0.02%		100.00%
139	BROWNVILLE	103,169	249,121	10,810	9,108,278	636,908	0	0	0	0	0	0	10,108,286
1.96%	%sector of county sector	0.20%	1.61%	0.05%	3.17%	1.79%							0.73%
	%sector of municipality	1.02%	2.46%	0.11%	90.11%	6.30%							100.00%
309	JOHNSON	497,224	441,997	30,543	16,817,329	1,649,260	0	0	0	0	0	0	19,436,353
4.37%	%sector of county sector	0.95%	2.86%	0.13%	5.86%	4.63%							1.40%
	%sector of municipality	2.56%	2.27%	0.16%	86.53%	8.49%							100.00%
46	JULIAN	1,733	144,231	643,263	1,368,618	63,853	0	0	60,887	0	0	0	2,282,585
0.65%	%sector of county sector	0.00%	0.93%	2.77%	0.48%	0.18%			0.01%				0.16%
	%sector of municipality	0.08%	6.32%	28.18%	59.96%	2.80%			2.67%				100.00%
114	NEMAHA	490,545	174,342	6,525	3,313,128	684,092	0	0	324,629	0	0	0	4,993,261
1.61%	%sector of county sector	0.94%	1.13%	0.03%	1.15%	1.92%			0.04%				0.36%
	%sector of municipality	9.82%	3.49%	0.13%	66.35%	13.70%			6.50%				100.00%
648	PERU	536,914	670,675	43,243	11,170,205	866,759	0	0	38,721	0	0	0	13,326,517
9.16%	%sector of county sector	1.03%	4.34%	0.19%	3.89%	2.43%			0.00%				0.96%
	%sector of municipality	4.03%	5.03%	0.32%	83.82%	6.50%			0.29%				100.00%
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
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4,850	Total Municipalities	8,925,450	5,198,240	1,748,092	180,397,872	31,384,934	1,921,671	0	752,839	0	1,030	0	230,330,126
68.56%	%all municip.sectors of cnty	17.13%	33.65%	7.52%	62.86%	88.12%	38.40%		0.09%		0.00%		16.61%

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Sources: 2023 Certificate of Taxes Levied CTL, 2020 US Census; Dec. 2023 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 12/29/2023

CHART 5

Total Real Property Sum Lines 17, 25, & 30	Records : 6,248	Value : 1,440,967,962	Growth 4,157,233	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	396	2,461,744	38	206,020	50	153,788	484	2,821,552	
02. Res Improve Land	1,984	25,843,825	115	3,292,523	425	15,213,319	2,524	44,349,667	
03. Res Improvements	2,030	174,888,749	116	18,529,131	436	77,450,791	2,582	270,868,671	
04. Res Total	2,426	203,194,318	154	22,027,674	486	92,817,898	3,066	318,039,890	1,277,203
% of Res Total	79.13	63.89	5.02	6.93	15.85	29.18	49.07	22.07	30.72
05. Com UnImp Land	69	485,453	2	32,557	0	0	71	518,010	
06. Com Improve Land	343	4,002,530	15	505,160	14	441,811	372	4,949,501	
07. Com Improvements	348	27,130,296	21	1,469,009	15	1,836,621	384	30,435,926	
08. Com Total	417	31,618,279	23	2,006,726	15	2,278,432	455	35,903,437	77,782
% of Com Total	91.65	88.06	5.05	5.59	3.30	6.35	7.28	2.49	1.87
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	1	116,819	4	253,699	0	0	5	370,518	
11. Ind Improvements	1	1,507,887	4	3,126,275	0	0	5	4,634,162	
12. Ind Total	1	1,624,706	4	3,379,974	0	0	5	5,004,680	0
% of Ind Total	20.00	32.46	80.00	67.54	0.00	0.00	0.08	0.35	0.00
13. Rec UnImp Land	0	0	9	769,008	33	2,371,706	42	3,140,714	
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	9	769,008	33	2,371,706	42	3,140,714	0
% of Rec Total	0.00	0.00	21.43	24.49	78.57	75.51	0.67	0.22	0.00
Res & Rec Total	2,426	203,194,318	163	22,796,682	519	95,189,604	3,108	321,180,604	1,277,203
% of Res & Rec Total	78.06	63.26	5.24	7.10	16.70	29.64	49.74	22.29	30.72
Com & Ind Total	418	33,242,985	27	5,386,700	15	2,278,432	460	40,908,117	77,782
% of Com & Ind Total	90.87	81.26	5.87	13.17	3.26	5.57	7.36	2.84	1.87
17. Taxable Total	2,844	236,437,303	190	28,183,382	534	97,468,036	3,568	362,088,721	1,354,985
% of Taxable Total	79.71	65.30	5.33	7.78	14.97	26.92	57.11	25.13	32.59

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	685	34,726,079	21,981,687	0	0	0
19. Commercial	202	14,486,269	4,031,120	0	0	0
20. Industrial	1	1,624,706	0	0	0	0
21. Other	68	144,114	102,329	1	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	685	34,726,079	21,981,687
19. Commercial	1	31,912	0	203	14,518,181	4,031,120
20. Industrial	0	0	0	1	1,624,706	0
21. Other	0	0	0	69	144,114	102,329
22. Total Sch II				958	51,013,080	26,115,136

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	259	59	113	431

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	68	1,515,137	159	38,799,640	1,681	614,984,523	1,908	655,299,300
28. Ag-Improved Land	1	5,783	72	22,668,466	683	318,437,520	756	341,111,769
29. Ag Improvements	1	638	73	7,161,171	698	75,306,363	772	82,468,172

30. Ag Total				2,680	1,078,879,241
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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	38	38.00	836,000	
33. HomeSite Improvements	0	0.00	0	40	0.00	5,579,393	
34. HomeSite Total							
35. FarmSite UnImp Land	1	0.12	1,080	4	9.54	40,531	
36. FarmSite Improv Land	1	0.05	450	53	84.57	662,458	
37. FarmSite Improvements	1	0.00	638	67	0.00	1,581,778	
38. FarmSite Total							
39. Road & Ditches	0	5.17	0	0	265.32	0	
40. Other- Non Ag Use	0	0.00	0	0	59.70	29,160	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	5	3.59	78,980	5	3.59	78,980	
32. HomeSite Improv Land	365	369.70	8,133,400	403	407.70	8,969,400	
33. HomeSite Improvements	361	0.00	50,274,284	401	0.00	55,853,677	1,910,477
34. HomeSite Total				406	411.29	64,902,057	
35. FarmSite UnImp Land	69	583.48	418,374	74	593.14	459,985	
36. FarmSite Improv Land	579	1,041.34	8,331,786	633	1,125.96	8,994,694	
37. FarmSite Improvements	662	0.00	25,032,079	730	0.00	26,614,495	891,771
38. FarmSite Total				804	1,719.10	36,069,174	
39. Road & Ditches	0	4,413.00	0	0	4,683.49	0	
40. Other- Non Ag Use	0	212.98	112,860	0	272.68	142,020	
41. Total Section VI				1,210	7,086.56	101,113,251	2,802,248

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	407,719
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	10	728.46	1,242,082	13	1,001.20	1,649,801

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	0	0.00	0	0	0.00	0
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	551.09	4.31%	4,122,151	5.01%	7,480.00
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	5,336.02	41.70%	36,391,667	44.20%	6,820.00
48. 2A	4,370.10	34.15%	29,804,080	36.20%	6,820.00
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	1,271.35	9.94%	6,642,815	8.07%	5,225.01
51. 4A1	1,203.15	9.40%	5,095,343	6.19%	4,235.00
52. 4A	64.04	0.50%	271,214	0.33%	4,235.07
53. Total	12,795.75	100.00%	82,327,270	100.00%	6,433.95
Dry					
54. 1D1	2,245.12	1.33%	13,336,016	1.65%	5,940.00
55. 1D	32,253.97	19.04%	191,588,599	23.65%	5,940.00
56. 2D1	27,593.49	16.29%	136,419,746	16.84%	4,943.91
57. 2D	31,126.89	18.37%	136,958,316	16.90%	4,400.00
58. 3D1	5,265.53	3.11%	22,298,730	2.75%	4,234.85
59. 3D	57,628.46	34.02%	270,467,722	33.38%	4,693.30
60. 4D1	4,796.52	2.83%	14,773,279	1.82%	3,080.00
61. 4D	8,505.32	5.02%	24,325,214	3.00%	2,860.00
62. Total	169,415.30	100.00%	810,167,622	100.00%	4,782.14
Grass					
63. 1G1	32,382.54	65.36%	62,395,523	73.54%	1,926.83
64. 1G	7,699.30	15.54%	11,563,060	13.63%	1,501.83
65. 2G1	362.12	0.73%	469,421	0.55%	1,296.31
66. 2G	0.00	0.00%	0	0.00%	0.00
67. 3G1	5,624.50	11.35%	6,046,057	7.13%	1,074.95
68. 3G	3,432.50	6.93%	4,268,766	5.03%	1,243.63
69. 4G1	40.78	0.08%	89,716	0.11%	2,200.00
70. 4G	6.85	0.01%	10,760	0.01%	1,570.80
71. Total	49,548.59	100.00%	84,843,303	100.00%	1,712.33
Irrigated Total					
Irrigated Total	12,795.75	5.42%	82,327,270	8.42%	6,433.95
Dry Total					
Dry Total	169,415.30	71.77%	810,167,622	82.86%	4,782.14
Grass Total					
Grass Total	49,548.59	20.99%	84,843,303	8.68%	1,712.33
72. Waste	4,306.39	1.82%	427,795	0.04%	99.34
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	318.49	0.13%	0	0.00%	0.00
75. Market Area Total	236,066.03	100.00%	977,765,990	100.00%	4,141.92

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	705.64	4,593,572	12,090.11	77,733,698	12,795.75	82,327,270
77. Dry Land	300.20	1,425,339	10,650.21	49,800,719	158,464.89	758,941,564	169,415.30	810,167,622
78. Grass	48.45	93,922	3,596.53	5,465,028	45,903.61	79,284,353	49,548.59	84,843,303
79. Waste	1.29	129	406.38	40,638	3,898.72	387,028	4,306.39	427,795
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	0.00	0	9.53	0	308.96	0	318.49	0
82. Total	349.94	1,519,390	15,358.76	59,899,957	220,357.33	916,346,643	236,066.03	977,765,990

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	12,795.75	5.42%	82,327,270	8.42%	6,433.95
Dry Land	169,415.30	71.77%	810,167,622	82.86%	4,782.14
Grass	49,548.59	20.99%	84,843,303	8.68%	1,712.33
Waste	4,306.39	1.82%	427,795	0.04%	99.34
Other	0.00	0.00%	0	0.00%	0.00
Exempt	318.49	0.13%	0	0.00%	0.00
Total	236,066.03	100.00%	977,765,990	100.00%	4,141.92

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	116	1,311,836	1,328	20,280,208	1,369	126,353,643	1,485	147,945,687	381,791
83.2 Brock	42	99,065	67	334,937	68	3,009,400	110	3,443,402	0
83.3 Brownville	75	414,349	101	1,016,414	103	9,634,670	178	11,065,433	40,884
83.4 Johnson	33	299,157	171	2,116,755	171	18,692,915	204	21,108,827	49,945
83.5 Julian	18	29,943	38	143,446	38	1,392,905	56	1,566,294	0
83.6 Nemaha	34	89,385	82	439,058	84	3,468,083	118	3,996,526	48,471
83.7 Peru	78	220,618	196	1,511,886	196	12,507,877	274	14,240,381	0
83.8 Rural	130	3,497,913	541	18,506,963	553	95,809,178	683	117,814,054	756,112
84 Residential Total	526	5,962,266	2,524	44,349,667	2,582	270,868,671	3,108	321,180,604	1,277,203

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	36	428,441	237	3,621,862	241	23,946,433	277	27,996,736	77,782
85.2	Brock	4	5,517	20	110,669	20	1,448,961	24	1,565,147	0
85.3	Brownville	9	25,954	14	82,405	14	531,506	23	639,865	0
85.4	Johnson	4	13,141	25	208,453	25	1,431,866	29	1,653,460	0
85.5	Julian	2	1,330	7	20,073	8	42,450	10	63,853	0
85.6	Nemaha	2	470	14	43,518	14	640,193	16	684,181	0
85.7	Peru	13	18,377	29	96,068	29	861,952	42	976,397	0
85.8	Rural	1	24,780	31	1,136,971	38	6,166,727	39	7,328,478	0
86	Commercial Total	71	518,010	377	5,320,019	389	35,070,088	460	40,908,117	77,782

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	15,273.86	75.01%	33,602,492	78.36%	2,200.00
88. 1G	2,157.76	10.60%	4,747,072	11.07%	2,200.00
89. 2G1	95.00	0.47%	167,202	0.39%	1,760.02
90. 2G	0.00	0.00%	0	0.00%	0.00
91. 3G1	1,321.85	6.49%	2,035,638	4.75%	1,539.99
92. 3G	1,507.35	7.40%	2,321,319	5.41%	1,540.00
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	6.53	0.03%	10,056	0.02%	1,539.97
95. Total	20,362.35	100.00%	42,883,779	100.00%	2,106.03
CRP					
96. 1C1	6,471.10	84.04%	19,219,209	84.96%	2,970.01
97. 1C	883.38	11.47%	2,623,644	11.60%	2,970.01
98. 2C1	33.41	0.43%	91,880	0.41%	2,750.07
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	106.18	1.38%	233,596	1.03%	2,200.00
101. 3C	165.24	2.15%	363,528	1.61%	2,200.00
102. 4C1	40.78	0.53%	89,716	0.40%	2,200.00
103. 4C	0.32	0.00%	704	0.00%	2,200.00
104. Total	7,700.41	100.00%	22,622,277	100.00%	2,937.80
Timber					
105. 1T1	10,637.58	49.51%	9,573,822	49.51%	900.00
106. 1T	4,658.16	21.68%	4,192,344	21.68%	900.00
107. 2T1	233.71	1.09%	210,339	1.09%	900.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	4,196.47	19.53%	3,776,823	19.53%	900.00
110. 3T	1,759.91	8.19%	1,583,919	8.19%	900.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	21,485.83	100.00%	19,337,247	100.00%	900.00
<hr/>					
Grass Total	20,362.35	41.10%	42,883,779	50.54%	2,106.03
CRP Total	7,700.41	15.54%	22,622,277	26.66%	2,937.80
Timber Total	21,485.83	43.36%	19,337,247	22.79%	900.00
<hr/>					
114. Market Area Total	49,548.59	100.00%	84,843,303	100.00%	1,712.33

**2024 County Abstract of Assessment for Real Property, Form 45
Compared with the 2023 Certificate of Taxes Levied Report (CTL)**

64 Nemaha

	2023 CTL County Total	2024 Form 45 County Total	Value Difference (2024 form 45 - 2023 CTL)	Percent Change	2024 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	287,001,658	318,039,890	31,038,232	10.81%	1,277,203	10.37%
02. Recreational	3,200,566	3,140,714	-59,852	-1.87%	0	-1.87%
03. Ag-Homesite Land, Ag-Res Dwelling	57,448,147	64,902,057	7,453,910	12.98%	1,910,477	9.65%
04. Total Residential (sum lines 1-3)	347,650,371	386,082,661	38,432,290	11.05%	3,187,680	10.14%
05. Commercial	35,615,233	35,903,437	288,204	0.81%	77,782	0.59%
06. Industrial	5,004,680	5,004,680	0	0.00%	0	0.00%
07. Total Commercial (sum lines 5-6)	40,619,913	40,908,117	288,204	0.71%	77,782	0.52%
08. Ag-Farmsite Land, Outbuildings	30,620,677	36,069,174	5,448,497	17.79%	891,771	14.88%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	139,845	142,020	2,175	1.56%		
11. Total Non-Agland (sum lines 8-10)	30,760,522	36,211,194	5,450,672	17.72%	891,771	14.82%
12. Irrigated	73,528,997	82,327,270	8,798,273	11.97%		
13. Dryland	723,165,391	810,167,622	87,002,231	12.03%		
14. Grassland	79,536,035	84,843,303	5,307,268	6.67%		
15. Wasteland	427,526	427,795	269	0.06%		
16. Other Agland	0	0	0			
17. Total Agricultural Land	876,657,949	977,765,990	101,108,041	11.53%		
18. Total Value of all Real Property (Locally Assessed)	1,295,688,755	1,440,967,962	145,279,207	11.21%	4,157,233	10.89%

2024 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:
	2
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$204,511.90
7.	Adopted budget, or granted budget if different from above:
	N/A
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$3,000
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:
	\$18,750 CAMA
11.	Amount of the assessor's budget set aside for education/workshops:
	\$700
12.	Amount of last year's assessor's budget not used:
	N/A

B. Computer, Automation Information and GIS

1.	Administrative software:
	Vanguard
2.	CAMA software:
	Vanguard
3.	Personal Property software:
	Vanguard
4.	Are cadastral maps currently being used?
	Yes, they are older and are not updated.
5.	If so, who maintains the Cadastral Maps?
	N/A
6.	Does the county have GIS software?
	Yes, ARC map
7.	Is GIS available to the public? If so, what is the web address?
	Yes, https://nemaha.nebraskaassessors.com/
8.	Who maintains the GIS software and maps?
	Assessor
9.	What type of aerial imagery is used in the cyclical review of properties?
	Pictometry
10.	When was the aerial imagery last updated?
	2023

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 and Village of Johnson, Peru
4.	When was zoning implemented?
	Unknown

D. Contracted Services

1.	Appraisal Services:
	Vanguard
2.	GIS Services:
	Schneider
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
	No outside appraisers were utilized for 2023 Assessment Year. Vanguard is available for appraisal services, but there was no contract needed for the current assessment year.
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 license.
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

2024 Residential Assessment Survey for Nemaha County

1.	Valuation data collection done by:																
	Assessor & Office 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="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>Auburn - County seat and the major trade area of the county.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Villages of Brock, Julian, and Nemaha - Smaller villages with little economic development but located within commuting distance to both Auburn and Nebraska City</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Brownville pop. est 2014 at 130 - Unique as a historical river town that attracts tourism</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Johnson & Peru</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Rural - rural residential</td> </tr> <tr> <td style="text-align: center;">AG DW</td> <td>AG Dwellings</td> </tr> <tr> <td style="text-align: center;">AG OB</td> <td>AG Outbuildings</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Auburn - County seat and the major trade area of the county.	2	Villages of Brock, Julian, and Nemaha - Smaller villages with little economic development but located within commuting distance to both Auburn and Nebraska City	3	Brownville pop. est 2014 at 130 - Unique as a historical river town that attracts tourism	4	Johnson & Peru	5	Rural - rural residential	AG DW	AG Dwellings	AG OB	AG Outbuildings
<u>Valuation Group</u>	<u>Description of unique characteristics</u>																
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4	Johnson & Peru																
5	Rural - rural residential																
AG DW	AG Dwellings																
AG OB	AG Outbuildings																
3.	List and describe the approach(es) used to estimate the market value of residential properties.																
	The county uses the cost and sales approaches to estimate market value.																
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 the depreciation tables provided by their CAMA vendor. Further adjustments are based on year built, if needed.																
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.																
	There is one depreciation table for all valuation groups and then adjustments are applied using different map factors.																
6.	Describe the methodology used to determine the residential lot values?																
	A review of vacant lot sales and extraction of lot values from improved sales is done during reappraisal of valuation groups.																
7.	How are rural residential site values developed?																
	The costs to install on-site amenities are added to the value of the raw land.																
8.	Are there form 191 applications on file?																
	No																

9. Describe the methodology used to determine value for vacant lots being held for sale or resale?

Review of similar sales is done to value them at current market value.

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	2022	2020	2019	2019
2	2022	2020	2020	2020
3	2022	2020	2020	2020
4	2022	2020	2020	2020
5	2022	2020	2021-2022	2021-2022
AG DW	2022	2020	2021-2022	2021-2022
AG OB	2022	2020	2021-2022	2021-2022

2024 Commercial Assessment Survey for Nemaha County

1.	Valuation data collection done by:																		
	Assessor																		
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%;"><u>Valuation Group</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Auburn - County seat and trade center for the area. Wide variety of occupancies included in sales file. Predominately retail sales and offices.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>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.</td> </tr> </tbody> </table>				<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Auburn - County seat and trade center for the area. Wide variety of occupancies included in sales file. Predominately retail sales and offices.	2	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.									
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2	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.																		
	The cost and sales approaches are used to estimate market value.																		
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.	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 the depreciation tables 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.																		
	There is one depreciation table for all valuation groups and then different adjustments are applied using different map factors.																		
6.	Describe the methodology used to determine the commercial lot values.																		
	The sales comparison is used based on local sales. Commercial lot values are calculated on a square foot basis.																		
7.	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Group</u></th> <th style="width: 20%;"><u>Date of Depreciation Tables</u></th> <th style="width: 20%;"><u>Date of Costing</u></th> <th style="width: 20%;"><u>Date of Lot Value Study</u></th> <th style="width: 25%;"><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">2022</td> <td style="text-align: center;">2008</td> <td style="text-align: center;">2021</td> <td style="text-align: center;">2021</td> </tr> <tr> <td style="text-align: center;">2</td> <td style="text-align: center;">2022</td> <td style="text-align: center;">2008</td> <td style="text-align: center;">2021</td> <td style="text-align: center;">2021</td> </tr> </tbody> </table>				<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	2022	2008	2021	2021	2	2022	2008	2021	2021
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1	2022	2008	2021	2021															
2	2022	2008	2021	2021															
	Other than the city of Auburn, generally not an organized market, with limited amount of sales without much consistency within the class.																		

2024 Agricultural Assessment Survey for Nemaha County

1.	Valuation data collection done by:						
	Assessor and Office 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 assessor considers the entire county as one market area</td> <td style="text-align: center;">2019</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	01	The county assessor considers the entire county as one market area	2019
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01	The county assessor considers the entire county as one market area	2019					
	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 puts the most weight on the present use of the parcel. The county uses a sales verification system to inquire of any anticipated changes to the parcel and the motivation of the buyers.						
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?						
	Yes they carry the same value. This is at \$22,000 each.						
6.	What separate market analysis has been conducted where intensive use is identified in the county?						
	None at this time, as we have no sales of intensive use. The buildings are valued at cost less depreciation.						
7.	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.						
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?						
	N/A						
8b.	What process was used to determine if non-agricultural influences exist in the county?						

	N/A
	<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.
	N/A
8d.	Where is the influenced area located within the county?
	N/A
8e.	Describe in detail how the special values were arrived at in the influenced area(s).
	N/A

**Nemaha County
2023 Plan of Assessment
For years 2024, 2025, & 2026**

Requirements:

Pursuant to Neb. Laws 2005, LB263, Section 9, on or before June 15 each year, the Assessor shall prepare a plan of assessment which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. 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. On or before July 31 each year, the assessor shall present the plan to the county board of equalization and the assessor may amend the plan, if necessary, after the county board approves the budget. A copy of the plan and any amendments thereto shall be mailed to the Department of Revenue, Property Assessment Division on or before October 31 each year.

Real Property Assessment Requirements:

All property in the State of Nebraska is subject to property tax unless expressly exempt by Nebraska Constitution, Article VIII, or is permitted by the constitution and enabling legislation adopted by the legislature. The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by law as “the market value of real property in the ordinary course of trade.” Neb. Rev. Stat. 77-112 (Reissue 2003).

Assessment levels required for real property are as follows:

- 1) 100% of actual value for all classes or real property excluding agricultural and horticultural land;
- 2) 75% of actual value for agricultural land and horticultural land and;
- 3) 75% of special value for agricultural and horticultural land which meets the qualifications for special valuation under 77-1344 and 75% of its recapture value as defined in 77-1343 when the land is disqualified for special valuation under 77-1347.

Assessment Statistics for 2023 as set by TERC:

<u>Property Class</u>	<u>Median</u>
Residential	97%
Commercial	100%
Agricultural Land	71%

Median: The middle placement when the assessment/sales ratios are arrayed from high to low (or low to high)

COD: (Coefficient of Dispersion) the average absolute deviation divided by the median

PRD: (Price Related Differential) the mean ratio divided by the aggregate ratio

Aggregate: The sum of the assessed values divided by the sum of the sales prices

Average Absolute Deviation: Each ratio minus the median, summed and divided by the number of sales

Mean: The sum of the ratios divided by the number of sales.

Office Staff and Budget Information

Nemaha County Assessor’s Office currently employs 2 full time employees besides the Assessor. Information pertaining to budget and staffing is included in the survey given to the Department of Revenue, Property Assessment Division (PAD). Staff salaries are included in the office’s budget presented to the County Board each year.

Goals

The primary goal for the Nemaha County Assessor’s Office is to do the best job possible in a professional manner to maintain fair and equitable values in meeting the statutory statistical requirements by the State with the resources available. The Department of Property Assessment and Taxation has prepared the progress report for Nemaha

County and is on file in the Assessor's office and serves as additional information for this report. The 2023 Nemaha County statistical measures are on file in the annual report and kept on file in the Assessor's Office.

Procedure Manual

Procedures have been established in the office and are updated as needed. The Department of Revenue, Property Assessment Division Regulations and Directives are also on file and used in the office.

Responsibilities:

Record Maintenance

Property record cards are maintained for every parcel of real property including improvements on leased land. The cards are updated annually to include any changes made to the assessment information of the property. The record cards contain current owner name and address, legal description, book and page number of the last deed of record and any changes of record of ownership. Also included is situs address, pictures of improvement or main structure, sketches, cadastral map book and page numbers, tax district codes, valuation information and other codes created that are relevant to the specific parcel. Nemaha County has implemented a GIS system and all records are kept up to date.

Prepare annually and file the following Administrative Reports:

- County Abstract of Assessment for Real Property
- Assessor Survey
- Certification of Values to Political Subdivisions
- School District Taxable Value Report
- Sales information including rosters & annual Assessed Value Update with the Abstract
- Certification of Taxes Levied Report
- Homestead Exemption Tax Loss
- Report of current values for properties owned by Board of Education Lands & Funds
- Annual Plan of Assessment Report Certify completion of real property assessment rolls & publishes in newspaper
- Send notice of valuation change to the owner of record (as of May 20) of any property whose value has increased or decreased
- Prepare the plan of assessment for the next 3 assessment years

Homestead Exemptions

Homestead Exemption applications are accepted in the office from February 2nd through June 30. They are verified that the applicant is owner/occupant. An ad is placed in the newspaper with information about the Homestead Exemption. Follow up post cards and phone calls are made to ensure all applicants from the previous year refile and those inquiring throughout the year are notified that they may now file. Applications along with an income statement and a doctor's certification of disability (where appropriate) is forwarded to the Nebraska Department of Revenue for income verification. Notice of rejection is sent when the applicant does not meet the requirement of owner/occupant through August 15th. The State returns a roster in October of approved (with a percentage) and disapproved for final processing. The percentage amount is notated on each record to accurately reflect the granted homestead relief.

Personal Property

All depreciable tangible personal property which is used in a trade or business for the production of income, and which has a determinable life of longer than one year is filed on or before May 1. After May 1st but before July 1st a 10 percent penalty is applied and on July 1st and after a 25 percent penalty is applied. Every year notices are published in the local newspaper. The office has filing of Personal Property Schedules available on the internet. A postcard is sent to those with existing schedules as reminders. A letter is sent to those who would be new filers explaining what is needed. This office documents at least 2 reminders to those who need to file personal property.

Permissive Exemptions

Administer annual filings of applications for new or continued exempt use. Review and make recommendations to the county board of equalization.

Taxable Government Owned Property

Annual review of government owned property not used for public purpose, send notices of intent to tax, etc.

Centrally Assessed Properties

Review the valuations as certified by the Department of Revenue, Property Assessment Division. Establish and maintain assessment records and tax billing for the tax list.

Tax Districts and Tax Rates

Maintain school district and other tax entity boundary changes necessary for correct assessment and tax information including the input of tax rates used for tax billing.

Tax Lists

Prepare and certify the tax lists to the county treasurer for real property, personal property and centrally assessed properties.

Tax List Corrections

Prepare tax list correction documents for the county board of equalization's approval.

County Board of Equalization

Attend county board of equalization meetings including meetings for valuation protests. Prepare documentation for the board for the hearings.

TERC (Tax Equalization and Review Commission) Appeals

Prepare the information and attend the taxpayer hearings appealed to TERC. Testify in defense of the county's valuation.

TERC Statewide Equalization

Attend the hearings, if applicable to the county, to testify in defense of the county's values, and to implement TERC's orders.

Education

Attend meetings, workshops, and educational classes to obtain the required hours of continuing education to maintain the assessor certification.

Sales Analysis & Property Review

- The real estate transfer statements, form 521, are processed on a continual basis.
- An annual analysis will be done and areas prioritized for reappraisal accordingly. Reviews of properties will be done along with a market analysis to establish physical and economic depreciation. New pricing will be applied. Adequate funding will be needed to support the continuation of this process.
- Agricultural land is reviewed every year and values established to maintain the ratios and statistics mandated by the Tax Equalization and Review Commission.
- Pickup work, the collection of data relating to new construction, remodeling, additions, alterations and removals of existing buildings or structures along with zoning and annexation is done on a continuous year-round basis. Parcels are flagged if the value is to be added for the following year to be changed during the appropriate time frame.
- RCN (Replacement Cost New). The cost approach is used in setting our values. An income analysis is only used occasionally for commercial property to substantiate the cost approach.

Current Year Assessment Plans

Residential—

1. Complete data entry of agricultural houses and outbuildings in Nemaha County. This would include all related buildings associated with the main structure, new photos of property, new market analysis and depreciation, implement new replacement cost new, and establish new assessed value for 2024.
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.
4. Reprice Section 42 housing properties using the income approach.

Agricultural/Horticultural Land—

1. New agricultural land study and value will be applied for 2024.
2. Review 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.

Move all properties to the 2020 Cost Manual and review exempt properties.

Assessment plans for 2024

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 values for 2025.
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.
4. Reprice Section 42 housing properties using the income approach.

Agricultural/Horticultural Land—

1. New agricultural land study and value will be applied for 2025.
2. Review 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.

Assessment plans for 2025

Residential—

1. Complete review of residential properties in Brock, Brownville, Johnson, Julian, Nemaha, and Peru. 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 values for 2026.
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.
4. Reprice Section 42 housing properties using the income approach.

Agricultural/Horticultural Land—

1. New agricultural land study and value will be applied for 2026.
2. Review 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.

Assessment plans for 2026

Residential—

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.

Commercial/Recreational—

1. Review all commercial and industrial properties. 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 values for 2027.
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.
5. Reprice Section 42 housing properties using the income approach.

Agricultural/Horticultural Land—

1. New agricultural land study and value will be applied for 2027.

2. Review 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.

6 Year Review Plan													
	As of 2023												
<i>Area</i>	<i>Parcel Count</i>	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Auburn - Residential	1437												
Brock - Residential	109												
Brownville - Residential	177												
Johnson - Residential	204												
Julian - Residential	57												
Nemaha - Residential	115												
Peru - Residential	274												
Ag Land - No Improvements	1995												
Ag Land w/Outbuildings Only	365												
Rural Parcels w/Houses	913												
Glenrock & Howe	50												
Auburn Commercial	270												
Small Town/Rural Commercial	171												
Section 42	12												
Exempt	431												