2026 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR

OTOE COUNTY

NEBRASKA
Good Life. Great Service.
DEPARTMENT OF REVENUE

Jim Pillen, Governor

April 7, 2026

Commissioner Keetle :

The 2026 Reports and Opinions of the Property Tax Administrator have been compiled for Otoe 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 Otoe County.

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

For the Tax Commissioner

Sincerely,

Sarah Scott

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cc: Christi Smallfoot, Otoe 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 providedby 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.

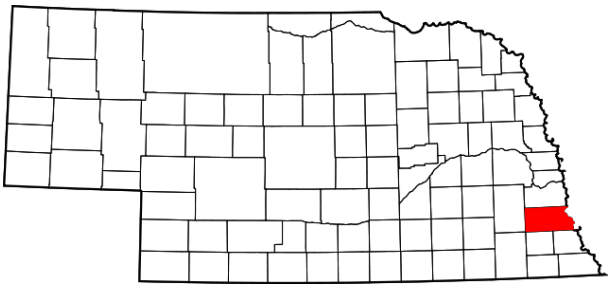
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors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

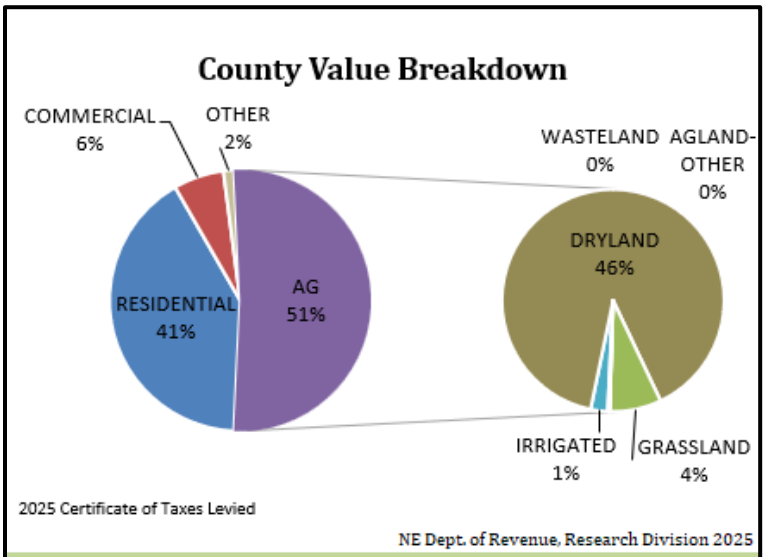
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, if potential issues are identified, they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures 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 616 square miles, Otoe County has 16,591 residents, a 4% population increase over the 2020 U.S. Census.[1] The report indicates that 82% of county housing is owner occupied and 91% of residents occupy the same house as in the prior year.[1] The average home value in the county is $194,004.[2]





CITY POPULATION CHANGE

	2015	2025	*Change*
BURR	57	52	*-8.8%*
DOUGLAS	173	166	*-4.0%*
DUNBAR	187	165	*-11.8%*
LORTON	41	35	*-14.6%*
NEBRASKA CITY	7,289	7,222	*-0.9%*
OTOE	171	161	*-5.8%*
PALMYRA	545	534	*-2.0%*
SYRACUSE	1,944	1,941	*-0.2%*
TALMAGE	233	198	*-15.0%*
UNADILLA	311	307	*-1.3%*

The majority of the commercial properties in Otoe County are located in and around the county seat of Nebraska According to the latest information available from the U.S. Census Bureau, there are 470 employer establishments with a total employment figure of 5,041. This represents a 2% increase in total employment from 2022-2023.[1]

Agricultural land makes up approximately 51% of the county's valuation base. Dryland makes up the majority of the agricultural land in the county. Otoe is included in both the Lower Platte South and Nemaha Natural Resources Districts (NRD).

[1] *QuickFacts Otoe County, Nebraska*. (n.d.). U.S. Census Bureau Quick Facts: United States. Retrieved March 3, 2026, from https://www.census.gov/quickfacts/fact/table/otoecountynebraska

[2] *Average residential value*. (2025). 2025 Average Residential Value, Neb. Rev. Stat. § 77-3506.02. Retrieved March 3, 2026, from https://revenue.nebraska.gov/sites/default/files/doc/pad/homestead/2025%20Average%20Res%20Value.pdf

Assessment Practices & Actions

The Department of Revenue, Property Assessment Division (Division) annually conducts a comprehensive review of assessment practices in each county. The review examines the integrity of the sales data provided to the Division for its ratio studies, as well as the more subjective aspects of the assessment process. The portions of the review that most significantly influence determinations of assessment quality are described herein, along with the assessment actions taken by the county assessor in the current assessment year.

The sales qualification and verification processes were reviewed. The county assessor completes sales verification with either the buyer, seller or real estate agent involved with the sale. All arm's-length sales are made available for measurement. The county assessor's percentage of sales utilized for the residential class is near the statewide average.

The Otoe County Assessor uses nine valuation groups. Valuation Group 1 is the county seat. Valuation Group 2 and 3 are both located along a four-lane highway. Valuation Group 4 is a group of small villages in the county with similar amenities. Valuation Group 5 through 7 are rural subdivisions. Valuation Group 8 has all rural residential acreages countywide. Valuation Group 9 is recreational parcels.

The six-year inspection and review process is examined and is up to date for the residential class. Physical inspection is done as well as using EagleView Pictometry.

A valuation methodology is on file with the Division.

2026 Residential Assessment Details for Otoe County

Valuation Group	Assessor Locations within Valuation Group	Depreciation Table Year	Costing Year	Lot Value Study Year	Last Inspection Year(s)	Description of Assessment Actions for Current Year
1	Nebraska City	2025*	2020	2025	2024-2025*	
2	Syracuse	2025*	2020	2025	2024-2025*	
3	Palmyra, Unadilla	2025*	2020	2023	2020	
4	Burr, Douglas, Dunbar, Otoe, Talmage, Lorton, Paul	2020	2020	2025*	2020	
5	Timber Lake	2025*	2020	2021	2021	
6	Woodland Hills 1	2025*	2020	2021	2021	
7	Woodland Hills 2	2025*	2020	2021	2021	
8	Rural Residential	2025*	2020	2023	2021-2022	
9	Recreational	2025*	2020	2022	2022	

Additional comments: Pick-up work completed. Costing table adjusted for 2025 to 130% of manual level.
* = assessment action for current year

2026 Residential Correlation for Otoe County

Description of Analysis

Within the statistical profile for the residential class, there are 413 sales with all three measures of central tendency within the acceptable range. The COD is within the standard range, while the PRD is high in the overall statistics and in Valuation Groups 1 and 4.

Valuation Group 1 is not regressive but does have a few extreme low dollar sales as indicated in the substat, that has been provided in the appendix. Valuation Group 4 reflects an assessment level drop in higher end properties that can also be seen in the substat located in the appendix of this report. The valuation model should be evaluated if these statistical trends continue. In general, the qualitative statistics support assessment uniformity, and the 95% median confidence interval supports a level of value within the acceptable range.

Comparison of the sold properties and the 2026 Abstract of Assessment, Form 45 Compared to the Certificate of Taxes Levied (CTL) report indicates that adjustments were applied to sold properties and the population at a similar rate, supporting assessment uniformity.

Equalization and Quality of Assessment

The analysis supports that residential property in Otoe County has been valued uniformly within the acceptable range. The quality of assessment of residential property in Otoe County complies with generally accepted mass appraisal techniques.

VALUATION GROUP RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	187	94.51	98.46	94.21	15.89	104.51
2	80	95.28	94.02	91.95	08.71	102.25
3	25	95.55	95.93	96.16	06.57	99.76
4	33	94.62	111.35	90.82	27.85	122.61
5	11	95.58	95.42	95.71	04.51	99.70
6	2	100.06	100.06	99.95	03.89	100.11
7	2	94.16	94.16	94.27	01.99	99.88
8	73	92.37	90.65	89.99	12.05	100.73
_____ALL_____	413	94.59	97.00	92.63	13.80	104.72

Level of Value

Based on analysis of all available information, the level of value for the residential property in Otoe County is 95%.

Assessment Practices & Actions

The Department of Revenue, Property Assessment Division (Division) annually conducts a comprehensive review of assessment practices in each county. The review examines the integrity of the sales data provided to the Division for its ratio studies, as well as the more subjective aspects of the assessment process. The portions of the review that most significantly influence determinations of assessment quality are described herein, along with the assessment actions taken by the county assessor in the current assessment year.

The sales qualification and verification processes were reviewed. The county assessor completes the sales verification with the buyer, seller or real estate agent. The review of the sales usability practices indicates the county assessor's usability percentage for the commercial class is near the statewide average.

There are three valuation groups for Otoe County, Valuation Group 1 is the county seat Nebraska City. Valuation Group 2 is Syracuse, a smaller town with minimal commercial properties located on Highway 2. Valuation Group 3 is the remainder of the county, consisting of smaller villages and rural parcels.

The six-year inspection and review process was examined. The county assessor's staff completed the physical inspection with new pictures and measurements of improvements. The county is in compliance with the statutory requirement.

2026 Commercial Assessment Details for Otoe County						
Valuation Group	Assessor Locations within Valuation Group	Depreciation Table Year	Costing Year	Lot Value Study Year	Last Inspection Year(s)	Description of Assessment Actions for Current Year
1	Nebraska City	2025*	2020	2025*	2023/2024	
2	Syracuse	2025*	2020	2025*	2024	
3	Remainder of the County	2025*	2020	2025*	2024	
Additional comments: Pick-up work completed. Costing table adjusted for 2025 to 130% of manual level * = assessment action for current year						

Description of Analysis

Review of the statistical profile indicates 40 commercial sales with the median and mean measures of central tendency within the acceptable range. Both COD and PRD are also within the acceptable parameters. The PRD in Valuation Group 1 is slightly high, however no clear regressivity. A substat of Valuation Group 1 can be found in the appendices of this report.

Comparison of the sales file and the 2026 Abstract of Assessment, Form 45 Compared to the Certificate of Taxes Levied (CTL) report indicates that the sales file increased roughly fourteen percentage points more than the abstract. Two sales inflate the total value change in the sales file and when removed the total value change drops to a one percent difference.

Equalization and Quality of Assessment

Based on the analysis of all available information, commercial property values in Otoe County are equalized. The quality of assessment of the commercial class complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	24	95.74	95.54	91.63	05.78	104.27
2	13	93.74	88.68	89.80	09.53	98.75
3	3	99.38	87.42	65.90	12.49	132.66
_____ALL_____	40	95.52	92.70	89.85	07.65	103.17

Level of Value

Based on analysis of all available information, the level of value for the commercial property in Otoe County is 96%.

Assessment Practices & Actions

The Department of Revenue, Property Assessment Division (Division) annually conducts a comprehensive review of assessment practices in each county. The review examines the integrity of the sales data provided to the Division for its ratio studies, as well as the more subjective aspects of the assessment process. The portions of the review that most significantly influence determinations of assessment quality are described herein, along with the assessment actions taken by the county assessor in the current assessment year.

The sales qualification and verification processes were examined. The county assessor speaks to either the buyer, seller or real estate agent to gather information. The review of the sales practices indicates the county assessor's usability percentage for the agricultural class is at the statewide average.

There are two market areas in the county. Market Area 1 comprises the majority of the county and consists of better overall soil capabilities. Market Area 2 is the southwest corner of the county where the soil structure yields lower productivity.

The six-year inspection and review cycle is examined and is up to date. The review is completed by the county assessor and staff with new pictures and measurements of improvements. Land use is reviewed using aerial imagery. The county has identified land enrolled in the Conservation Reserve Program (CRP) and the Wetlands Reserve Program (WRP).

There are special valuation applications on file, however, at this time non-agricultural influences are removed from the sample and valued as recreational property, no other non-agricultural influences are prevalent.

2026 Agricultural Assessment Details for Otoe County

		Depreciation Tables Year	Costing Year	Lot Value Study Year	Last Inspection Year(s)	Description of Assessment Actions for Current Year
AG OB	Agricultural outbuildings	2025*	2020	2021-2022	2021-2022	
AB DW	Agricultural dwellings	2025*	2020	2021-2022	2021-2022	

Additional comments: Pick-up work completed. Costing table adjusted for 2025 to 130% of manual level.
* = assessment action for current year

Market Area	Description of Unique Characteristics	Land Use Reviewed Year	Description of Assessment Actions for Current Year
1	Majority of County	2023-2024	Irrigated land 10% increase Dryland 5% increase CRP No change Grassland 13-17% based on LCG codes Timber 4-20% based on LCG code
2	SW portion of county	2023-2024	Irrigated land 8% increase Dryland 5% increase CRP No change Grassland 13-17% based on LCG codes Timber 4-20%% based on LCG code
Additional comments: Pick-up work completed. * = assessment action for current year			

Description of Analysis

Within the agricultural class there are 55 total qualified sales. All three measures of central tendency are within the acceptable range, and the COD is low enough to support the use of the median as a point estimate of the level of value. Review of sales by market area support that both areas have medians within the acceptable parameters.

Review of the 80% MLU by market area indicates dryland in Market Area 1 is above the acceptable range at 78% rounded with 31 sales. However, Market Area 1 overall is barely within the acceptable range at 69%.

Decreasing the valuation of dryland in Market Area 1 to the midpoint of the acceptable range would result in an 8% decrease and bring the median of Market Area 1 below the acceptable range at 65% rounded. Further, the adjustment causes more disparity with all adjoining counties except Johnson County. Due to the impact on the overall median and the dis-equalization caused with adjoining counties, an adjustment to decrease dryland will not be recommend. Several substats and whatif statistics, reflecting an 8% decrease to dryland in Market Area 1, and a hypothetical Average Acre Value Chart reflecting the same adjustment are included in the appendix of this report.

The 2026 County Abstract of Assessment for Real Property, Form 45 Compared with the 2025 Certificate of Taxes Levied Report (CTL) reflects the assessment actions reported by the county assessor.

Agricultural properties within the Conestoga, Palmyra and Sterling School Districts are subject to a 50% assessment level for property taxes levied to pay the principal and interest of school bonds. Review of the LB 2 statistics indicate only the Palmyra school district has sales and the bond values

were appropriately reduced. The school district statistics can be found in the appendix of this report, and indicate 12 sales with a median of 50%, which is within the acceptable range.

Equalization and Quality of Assessment

The review of assessment practices supports that agricultural improvements are cyclically reviewed and reappraised and are valued similarly to rural residential land; they are therefore equalized within the acceptable range.

All agricultural land values are comparable to the adjoining counties. The quality of the assessment of agricultural property in Otoe County complies with generally accepted mass appraisal techniques.

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
_____Dry_____						
County	37	76.63	77.94	74.04	16.82	105.27
1	31	77.80	78.11	73.34	17.34	106.50
2	6	71.86	77.04	78.22	11.20	98.49
_____Grass_____						
County	1	56.60	56.60	56.60	00.00	100.00
1	1	56.60	56.60	56.60	00.00	100.00
_____ALL_____	55	71.80	73.90	71.34	16.85	103.59

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Otoe County is 72%.

Level of Value of School Bond Valuation – LB 2 (Operative January 1, 2022)

A review of agricultural land value in Otoe County in school districts that levy taxes to pay the principal or interest on bonds approved by a vote of the people, indicates that the assessed values used were proportionately reduced from all other agricultural land values in the county by a factor of 34%. Therefore, it is the opinion of the Property Tax Administrator that the level of value of agricultural land for school bond valuation in Otoe County is 50%.

2026 Opinions of the Property Tax Administrator for Otoe County

My opinions and recommendations are stated as a conclusion based on all of the factors known to me regarding the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. § 77-5027 (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	**95**	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	**96**	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	**72**	Meets generally accepted mass appraisal techniques.	No recommendation.
School Bond Value Agricultural Land	**50**	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 7th day of April, 2026.

STATE OF NEBRASKA
PROPERTY TAX ADMINISTRATOR
DEPT. OF REVENUE PROPERTY ASSESSMENT DIVISION

Sarah Scott
Property Tax Administrator

APPENDICES

2026 Commission Summary

for Otoe County

Residential Real Property - Current

Number of Sales	413	Median	94.59
Total Sales Price	$106,285,287	Mean	97.00
Total Adj. Sales Price	$106,285,287	Wgt. Mean	92.63
Total Assessed Value	$98,456,537	Average Assessed Value of the Base	$201,298
Avg. Adj. Sales Price	$257,349	Avg. Assessed Value	$238,394

Confidence Interval - Current

95% Median C.I	93.28 to 95.69
95% Wgt. Mean C.I	90.23 to 95.04
95% Mean C.I	93.92 to 100.08
% of Value of the Class of all Real Property Value in the County	38.74
% of Records Sold in the Study Period	5.91
% of Value Sold in the Study Period	7.00

Residential Real Property - History

Year	Number of Sales	LOV	Median
2025	376	92	92.11
2024	415	93	92.89
2023	465	93	93.36
2022	446	93	92.78

2026 Commission Summary

for Otoe County

Commercial Real Property - Current

Number of Sales	40	Median	95.52
Total Sales Price	$16,871,057	Mean	92.70
Total Adj. Sales Price	$16,871,057	Wgt. Mean	89.85
Total Assessed Value	$15,158,904	Average Assessed Value of the Base	$289,124
Avg. Adj. Sales Price	$421,776	Avg. Assessed Value	$378,973

Confidence Interval - Current

95% Median C.I	92.75 to 97.39
95% Wgt. Mean C.I	84.97 to 94.73
95% Mean C.I	88.87 to 96.53
% of Value of the Class of all Real Property Value in the County	7.08
% of Records Sold in the Study Period	4.50
% of Value Sold in the Study Period	5.90

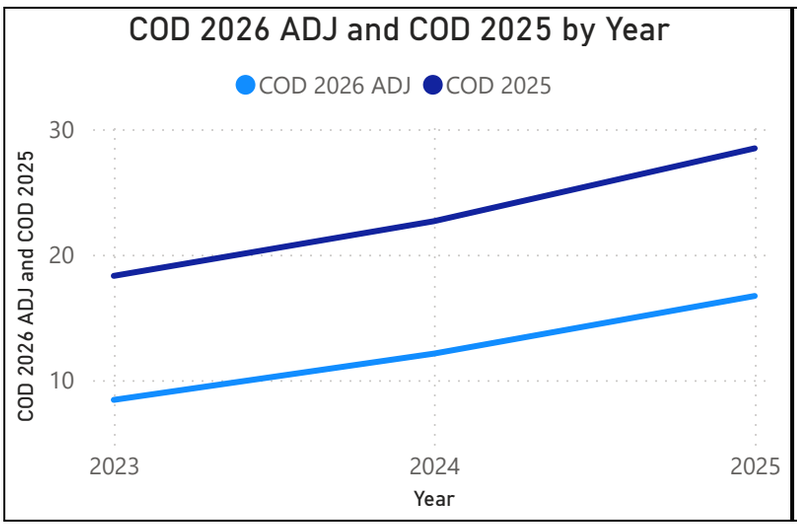
Commercial Real Property - History

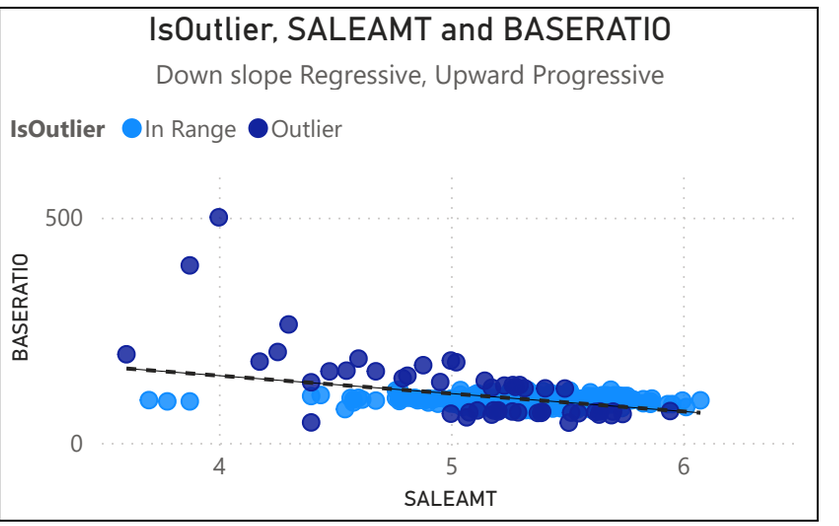
Year	Number of Sales	LOV	Median
2025	66	93	93.26
2024	45	93	92.87
2023	54	100	89.77
2022	43	93	93.48

Otoe Residential Preliminary Stats Comparison To R&O Stats

		Median			Mean			Weighted Mean		
VAL GRP	Count	R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change
1	187	94.51	84.46	11.90%	98.46	90.58	8.69%	94.21	84.98	10.86%
2	80	95.28	80.79	17.94%	94.02	79.33	18.53%	91.95	76.74	19.81%
3	25	95.55	83.79	14.03%	95.93	84.01	14.19%	96.16	83.55	15.09%
4	33	94.62	80.34	17.78%	111.35	91.98	21.06%	90.82	69.33	31.00%
5	11	95.58	92.09	3.80%	95.43	92.17	3.54%	95.71	92.55	3.41%
6	2	100.06	76.66	30.53%	100.06	76.66	30.53%	99.95	76.52	30.62%
7	2	94.16	75.18	25.25%	94.16	75.18	25.25%	94.27	75.53	24.80%
8	73	92.37	75.30	22.67%	90.65	79.58	13.92%	89.99	77.02	16.85%
Total	**413**	**94.59**	**82.24**	**15.02%**	**97.00**	**86.09**	**12.68%**	**92.63**	**80.52**	**15.04%**

		COD			PRD			MIN			MAX		
VAL GRP	Count	R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change
1	187	15.89	27.38	-41.98%	104.51	106.59	-1.95%	45.10	25.89	74.22%	500.48	676.88	-26.06%
2	80	8.71	17.05	-48.92%	102.26	103.36	-1.07%	65.49	46.91	39.60%	178.68	174.23	2.55%
3	25	6.57	14.30	-54.04%	99.77	100.55	-0.78%	71.85	46.20	55.52%	128.05	131.15	-2.36%
4	33	27.85	49.54	-43.78%	122.61	132.67	-7.58%	64.49	18.06	257.18%	393.72	352.91	11.56%
5	11	4.51	6.25	-27.77%	99.70	99.58	0.12%	85.37	80.59	5.93%	103.72	102.79	0.90%
6	2	3.89	6.26	-37.87%	100.11	100.19	-0.07%	96.17	71.86	33.83%	103.95	81.46	27.62%
7	2	1.98	8.25	-75.95%	99.89	99.53	0.36%	92.29	68.98	33.80%	96.03	81.38	18.00%
8	73	12.05	21.97	-45.17%	100.73	103.32	-2.51%	44.66	41.31	8.10%	137.71	129.61	6.25%
Total	**413**	**13.80**	**24.91**	**-44.61%**	**104.72**	**106.91**	**-2.05%**	**44.66**	**18.06**	**147.33%**	**500.48**	**676.88**	**-26.06%**





66 Otoe

RESIDENTIAL

PAD 2026 R&O Statistics (Using 2026 Values)

Qualified

Date Range: 10/1/2023 To 9/30/2025 Posted on: 1/31/2026

Number of Sales :	413	MEDIAN :	95	COV :	32.93	95% Median C.I. :	93.28 to 95.69
Total Sales Price :	106,285,287	WGT. MEAN :	93	STD :	31.94	95% Wgt. Mean C.I. :	90.23 to 95.04
Total Adj. Sales Price :	106,285,287	MEAN :	97	Avg. Abs. Dev :	13.05	95% Mean C.I. :	93.92 to 100.08
Total Assessed Value :	98,456,537						
Avg. Adj. Sales Price :	257,349	COD :	13.80	MAX Sales Ratio :	500.48		
Avg. Assessed Value :	238,394	PRD :	104.72	MIN Sales Ratio :	44.66		

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Qrtrs_____											
01-OCT-23 To 31-DEC-23	37	96.66	96.15	94.63	08.41	101.61	66.92	158.57	93.50 to 98.94	221,266	209,382
01-JAN-24 To 31-MAR-24	35	98.10	100.33	99.20	10.38	101.14	69.07	134.65	95.30 to 102.20	231,622	229,762
01-APR-24 To 30-JUN-24	49	93.89	95.51	92.69	12.23	103.04	62.39	201.48	90.31 to 96.58	236,584	219,283
01-JUL-24 To 30-SEP-24	63	94.03	90.63	92.08	10.09	98.43	45.10	117.78	90.66 to 96.89	282,971	260,548
01-OCT-24 To 31-DEC-24	47	94.97	99.28	91.89	15.38	108.04	56.35	196.35	90.66 to 98.31	276,876	254,416
01-JAN-25 To 31-MAR-25	57	94.51	101.52	93.25	18.50	108.87	67.52	393.72	89.72 to 97.34	235,483	219,591
01-APR-25 To 30-JUN-25	65	95.55	103.18	91.45	20.50	112.83	65.49	500.48	91.03 to 96.69	259,418	237,232
01-JUL-25 To 30-SEP-25	60	91.99	90.73	90.39	09.91	100.38	44.66	160.05	88.44 to 94.42	287,901	260,234
_____Study Yrs_____											
01-OCT-23 To 30-SEP-24	184	95.43	94.89	93.95	10.54	101.00	45.10	201.48	93.58 to 96.73	248,442	233,414
01-OCT-24 To 30-SEP-25	229	94.27	98.71	91.64	16.36	107.71	44.66	500.48	92.25 to 95.55	264,506	242,395
_____Calendar Yrs_____											
01-JAN-24 To 31-DEC-24	194	95.15	95.71	93.31	12.11	102.57	45.10	201.48	92.88 to 96.73	260,514	243,086
_____ALL_____	413	94.59	97.00	92.63	13.80	104.72	44.66	500.48	93.28 to 95.69	257,349	238,394

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	187	94.51	98.46	94.21	15.89	104.51	45.10	500.48	91.63 to 96.66	196,105	184,753
2	80	95.28	94.02	91.95	08.71	102.25	65.49	178.68	91.47 to 96.36	255,531	234,959
3	25	95.55	95.93	96.16	06.57	99.76	71.85	128.05	93.31 to 97.20	254,896	245,097
4	33	94.62	111.35	90.82	27.85	122.61	64.49	393.72	91.69 to 97.22	112,259	101,956
5	11	95.58	95.42	95.71	04.51	99.70	85.37	103.72	89.09 to 102.25	433,091	414,518
6	2	100.06	100.06	99.95	03.89	100.11	96.17	103.95	N/A	592,500	592,193
7	2	94.16	94.16	94.27	01.99	99.88	92.29	96.03	N/A	541,000	509,996
8	73	92.37	90.65	89.99	12.05	100.73	44.66	137.71	88.01 to 95.60	439,221	395,274
_____ALL_____	413	94.59	97.00	92.63	13.80	104.72	44.66	500.48	93.28 to 95.69	257,349	238,394

66 Otoe

RESIDENTIAL

PAD 2026 R&O Statistics (Using 2026 Values)

Qualified

Date Range: 10/1/2023 To 9/30/2025 Posted on: 1/31/2026

Number of Sales :	413	MEDIAN :	95	COV :	32.93	95% Median C.I. :	93.28 to 95.69
Total Sales Price :	106,285,287	WGT. MEAN :	93	STD :	31.94	95% Wgt. Mean C.I. :	90.23 to 95.04
Total Adj. Sales Price :	106,285,287	MEAN :	97	Avg. Abs. Dev :	13.05	95% Mean C.I. :	93.92 to 100.08
Total Assessed Value :	98,456,537						
Avg. Adj. Sales Price :	257,349	COD :	13.80	MAX Sales Ratio :	500.48		
Avg. Assessed Value :	238,394	PRD :	104.72	MIN Sales Ratio :	44.66		

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	411	94.51	97.01	92.63	13.87	104.73	44.66	500.48	93.14 to 95.72	258,040	239,020
06											
07	2	94.80	94.80	94.96	00.19	99.83	94.62	94.97	N/A	115,500	109,676
_____ALL_____	413	94.59	97.00	92.63	13.80	104.72	44.66	500.48	93.28 to 95.69	257,349	238,394

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	1	196.35	196.35	196.35	00.00	100.00	196.35	196.35	N/A	4,000	7,854
Less Than 15,000	6	145.49	228.12	261.38	93.06	87.28	91.73	500.48	91.73 to 500.48	6,667	17,425
Less Than 30,000	13	134.20	184.75	163.78	68.90	112.80	45.10	500.48	91.80 to 262.61	15,034	24,623
__Ranges Excl. Low $__											
Greater Than 4,999	412	94.55	96.76	92.63	13.58	104.46	44.66	500.48	93.14 to 95.69	257,964	238,953
Greater Than 14,999	407	94.51	95.07	92.57	11.90	102.70	44.66	262.61	93.14 to 95.69	261,045	241,651
Greater Than 29,999	400	94.44	94.15	92.50	10.87	101.78	44.66	186.79	92.99 to 95.58	265,225	245,341
__Incremental Ranges__											
0 TO 4,999	1	196.35	196.35	196.35	00.00	100.00	196.35	196.35	N/A	4,000	7,854
5,000 TO 14,999	5	94.62	234.47	268.60	150.21	87.29	91.73	500.48	N/A	7,200	19,339
15,000 TO 29,999	7	134.20	147.58	138.67	41.48	106.43	45.10	262.61	45.10 to 262.61	22,206	30,793
30,000 TO 59,999	13	99.39	117.52	116.64	25.63	100.75	74.63	186.79	93.58 to 158.57	42,000	48,988
60,000 TO 99,999	20	97.75	107.52	107.07	13.95	100.42	86.55	172.14	95.00 to 99.89	74,025	79,256
100,000 TO 149,999	47	92.76	94.81	94.31	14.50	100.53	56.35	182.46	87.10 to 96.61	122,880	115,889
150,000 TO 249,999	149	93.00	92.05	92.03	10.25	100.02	62.39	128.09	91.17 to 95.44	198,727	182,895
250,000 TO 499,999	138	94.47	92.51	92.29	08.78	100.24	44.66	120.67	91.09 to 95.76	343,176	316,725
500,000 TO 999,999	31	96.03	92.61	92.01	07.89	100.65	63.77	105.32	91.86 to 98.93	616,012	566,762
1,000,000 +	2	86.68	86.68	87.21	08.63	99.39	79.20	94.16	N/A	1,111,500	969,333
_____ALL_____	413	94.59	97.00	92.63	13.80	104.72	44.66	500.48	93.28 to 95.69	257,349	238,394

RESIDENTIAL IMPROVED **Type : Qualified**

Number of Sales :	187	Median :	95	COV :	36.78	95% Median C.I. :	91.63 to 96.66
Total Sales Price :	36,671,672	Wgt. Mean :	94	STD :	36.21	95% Wgt. Mean C.I. :	92.35 to 96.07
Total Adj. Sales Price :	36,671,672	Mean :	98	Avg.Abs.Dev :	15.02	95% Mean C.I. :	93.27 to 103.65
Total Assessed Value :	34,548,810						
Avg. Adj. Sales Price :	196,105	COD :	15.89	MAX Sales Ratio :	500.48		
Avg. Assessed Value :	184,753	PRD :	104.51	MIN Sales Ratio :	45.10		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
_____Qrtrs_____											
10/01/2023 To 12/31/2023	15	96.73	98.37	96.40	11.11	102.04	72.54	158.57	87.08 to 101.93	197,630	190,515
01/01/2024 To 03/31/2024	15	97.64	99.36	95.93	13.12	103.58	69.07	134.65	88.16 to 105.12	172,933	165,886
04/01/2024 To 06/30/2024	27	92.21	94.13	94.12	12.22	100.01	62.39	182.46	83.57 to 98.58	199,863	188,120
07/01/2024 To 09/30/2024	28	90.78	89.72	92.40	11.56	97.10	45.10	116.31	83.99 to 97.69	227,707	210,409
10/01/2024 To 12/31/2024	19	97.26	109.98	100.34	24.82	109.61	56.35	196.35	88.93 to 128.09	160,835	161,376
01/01/2025 To 03/31/2025	31	94.51	94.39	91.63	12.44	103.01	67.52	158.38	87.63 to 98.01	179,871	164,814
04/01/2025 To 06/30/2025	31	95.32	109.47	94.77	25.69	115.51	69.36	500.48	87.97 to 100.65	207,177	196,345
07/01/2025 To 09/30/2025	21	92.38	94.41	92.61	12.00	101.94	72.05	160.05	84.93 to 96.57	204,133	189,050
_____Study Yrs_____											
10/01/2023 To 09/30/2024	85	94.05	94.35	94.15	12.27	100.21	45.10	182.46	90.31 to 97.53	203,889	191,961
10/01/2024 To 09/30/2025	102	94.87	101.88	94.27	18.87	108.07	56.35	500.48	91.53 to 97.26	189,619	178,746
_____Calendar Yrs_____											
01/01/2024 To 12/31/2024	89	93.78	97.01	94.85	15.32	102.28	45.10	196.35	90.31 to 97.53	195,752	185,675
_____ALL_____											
10/01/2023 To 09/30/2025	187	94.51	98.46	94.21	15.89	104.51	45.10	500.48	91.63 to 96.66	196,105	184,753

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1	187	94.51	98.46	94.21	15.89	104.51	45.10	500.48	91.63 to 96.66	196,105	184,753
_____ALL_____											
10/01/2023 To 09/30/2025	187	94.51	98.46	94.21	15.89	104.51	45.10	500.48	91.63 to 96.66	196,105	184,753

RESIDENTIAL IMPROVED **Type : Qualified**

Number of Sales :	187	Median :	95	COV :	36.78	95% Median C.I. :	91.63 to 96.66
Total Sales Price :	36,671,672	Wgt. Mean :	94	STD :	36.21	95% Wgt. Mean C.I. :	92.35 to 96.07
Total Adj. Sales Price :	36,671,672	Mean :	98	Avg.Abs.Dev :	15.02	95% Mean C.I. :	93.27 to 103.65
Total Assessed Value :	34,548,810						
Avg. Adj. Sales Price :	196,105	COD :	15.89	MAX Sales Ratio :	500.48		
Avg. Assessed Value :	184,753	PRD :	104.51	MIN Sales Ratio :	45.10		

What IF

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
01	187	94.51	98.46	94.21	15.89	104.51	45.10	500.48	91.63 to 96.66	196,105	184,753
06											
07											
_____ALL_____											
10/01/2023 To 09/30/2025	187	94.51	98.46	94.21	15.89	104.51	45.10	500.48	91.63 to 96.66	196,105	184,753

RESIDENTIAL IMPROVED **Type : Qualified**

Number of Sales :	187	Median :	95	COV :	36.78	95% Median C.I. :	91.63 to 96.66
Total Sales Price :	36,671,672	Wgt. Mean :	94	STD :	36.21	95% Wgt. Mean C.I. :	92.35 to 96.07
Total Adj. Sales Price :	36,671,672	Mean :	98	Avg.Abs.Dev :	15.02	95% Mean C.I. :	93.27 to 103.65
Total Assessed Value :	34,548,810						
Avg. Adj. Sales Price :	196,105	COD :	15.89	MAX Sales Ratio :	500.48		
Avg. Assessed Value :	184,753	PRD :	104.51	MIN Sales Ratio :	45.10		

What IF

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
Less Than 5,000	1	196.35	196.35	196.35		100.00	196.35	196.35	N/A	4,000	7,854
Less Than 15,000	2	348.42	348.42	413.59	43.65	84.24	196.35	500.48	N/A	7,000	28,951
Less Than 30,000	4	165.28	219.03	160.51	78.28	136.46	45.10	500.48	N/A	16,000	25,682
__Ranges Excl. Low $__											
Greater Than 4,999	186	94.51	97.93	94.20	15.40	103.96	45.10	500.48	91.63 to 96.60	197,138	185,704
Greater Than 15,000	185	94.50	95.76	94.09	13.15	101.77	45.10	186.79	91.53 to 96.60	198,150	186,437
Greater Than 30,000	183	94.50	95.82	94.10	12.78	101.83	56.35	186.79	91.53 to 96.60	200,042	188,230
__Incremental Ranges__											
0 TO 4,999	1	196.35	196.35	196.35		100.00	196.35	196.35	N/A	4,000	7,854
5,000 TO 14,999	1	500.48	500.48	500.48		100.00	500.48	500.48	N/A	10,000	50,048
15,000 TO 29,999	2	89.65	89.65	89.65	49.69	100.00	45.10	134.20	N/A	25,000	22,413
30,000 TO 59,999	8	137.35	134.34	131.59	23.01	102.09	95.95	186.79	95.95 to 186.79	43,000	56,583
60,000 TO 99,999	13	98.40	112.01	111.51	18.57	100.45	86.55	172.14	94.27 to 142.98	74,385	82,950
100,000 TO 149,999	31	90.90	91.54	90.91	13.05	100.69	56.35	182.46	83.11 to 95.72	123,234	112,037
150,000 TO 249,999	86	91.58	91.67	91.80	11.75	99.86	62.39	128.09	88.44 to 95.00	194,481	178,530
250,000 TO 499,999	44	96.45	95.10	95.38	06.51	99.71	75.03	111.93	92.17 to 98.38	323,433	308,498
500,000 TO 999,999	1	98.93	98.93	98.93		100.00	98.93	98.93	N/A	520,000	514,437
1,000,000 +											
_____ALL_____											
10/01/2023 To 09/30/2025	187	94.51	98.46	94.21	15.89	104.51	45.10	500.48	91.63 to 96.66	196,105	184,753

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	1	Total	Increase	0%

What IF

RESIDENTIAL IMPROVED **Type : Qualified**

Number of Sales :	33	Median :	80	COV :	71.60	95% Median C.I. :	63.72 to 95.44
Total Sales Price :	3,704,554	Wgt. Mean :	69	STD :	65.86	95% Wgt. Mean C.I. :	57.28 to 81.38
Total Adj. Sales Price :	3,704,554	Mean :	92	Avg.Abs.Dev :	39.80	95% Mean C.I. :	69.51 to 114.45
Total Assessed Value :	2,568,441						
Avg. Adj. Sales Price :	112,259	COD :	49.54	MAX Sales Ratio :	352.91		
Avg. Assessed Value :	77,832	PRD :	132.67	MIN Sales Ratio :	18.06		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
_____Qrtrs_____											
10/01/2023 To 12/31/2023	6	68.73	75.96	67.53	21.97	112.48	51.34	106.60	51.34 to 106.60	120,250	81,207
01/01/2024 To 03/31/2024	2	85.37	85.37	89.17	18.47	95.74	69.60	101.13	N/A	95,555	85,207
04/01/2024 To 06/30/2024	2	174.37	174.37	111.36	45.27	156.58	95.44	253.30	N/A	88,972	99,081
07/01/2024 To 09/30/2024	2	111.80	111.80	89.10	23.39	125.48	85.65	137.95	N/A	45,500	40,541
10/01/2024 To 12/31/2024											
01/01/2025 To 03/31/2025	1	352.91	352.91	352.91		100.00	352.91	352.91	N/A	7,500	26,468
04/01/2025 To 06/30/2025	7	85.76	94.37	58.26	47.43	161.98	26.19	181.33	26.19 to 181.33	99,643	58,052
07/01/2025 To 09/30/2025	13	63.72	63.31	65.94	38.39	96.01	18.06	114.47	30.90 to 85.14	139,846	92,209
_____Study Yrs_____											
10/01/2023 To 09/30/2024	12	90.34	99.90	79.29	35.06	125.99	51.34	253.30	65.88 to 106.60	98,463	78,075
10/01/2024 To 09/30/2025	21	67.69	87.46	64.67	64.01	135.24	18.06	352.91	49.20 to 109.20	120,143	77,693
_____Calendar Yrs_____											
01/01/2024 To 12/31/2024	6	98.29	123.85	97.74	40.98	126.71	69.60	253.30	69.60 to 253.30	76,676	74,943
_____ALL_____											
10/01/2023 To 09/30/2025	33	80.34	91.98	69.33	49.54	132.67	18.06	352.91	63.72 to 95.44	112,259	77,832

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
4	33	80.34	91.98	69.33	49.54	132.67	18.06	352.91	63.72 to 95.44	112,259	77,832
_____ALL_____											
10/01/2023 To 09/30/2025	33	80.34	91.98	69.33	49.54	132.67	18.06	352.91	63.72 to 95.44	112,259	77,832

RESIDENTIAL IMPROVED **Type : Qualified**

Number of Sales :	33	Median :	80	COV :	71.60	95% Median C.I. :	63.72 to 95.44
Total Sales Price :	3,704,554	Wgt. Mean :	69	STD :	65.86	95% Wgt. Mean C.I. :	57.28 to 81.38
Total Adj. Sales Price :	3,704,554	Mean :	92	Avg.Abs.Dev :	39.80	95% Mean C.I. :	69.51 to 114.45
Total Assessed Value :	2,568,441						
Avg. Adj. Sales Price :	112,259	COD :	49.54	MAX Sales Ratio :	352.91		
Avg. Assessed Value :	77,832	PRD :	132.67	MIN Sales Ratio :	18.06		

What IF

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
01	32	81.08	93.32	69.36	49.42	134.54	18.06	352.91	63.72 to 101.13	115,611	80,187
06											
07	1	49.20	49.20	49.20		100.00	49.20	49.20	N/A	5,000	2,460
_____ALL_____											
10/01/2023 To 09/30/2025	33	80.34	91.98	69.33	49.54	132.67	18.06	352.91	63.72 to 95.44	112,259	77,832

RESIDENTIAL IMPROVED **Type : Qualified**

Number of Sales :	33	Median :	80	COV :	71.60	95% Median C.I. :	63.72 to 95.44
Total Sales Price :	3,704,554	Wgt. Mean :	69	STD :	65.86	95% Wgt. Mean C.I. :	57.28 to 81.38
Total Adj. Sales Price :	3,704,554	Mean :	92	Avg.Abs.Dev :	39.80	95% Mean C.I. :	69.51 to 114.45
Total Assessed Value :	2,568,441						
Avg. Adj. Sales Price :	112,259	COD :	49.54	MAX Sales Ratio :	352.91		
Avg. Assessed Value :	77,832	PRD :	132.67	MIN Sales Ratio :	18.06		

What IF

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
Less Than 5,000											
Less Than 15,000	4	100.84	150.95	161.48	93.70	93.48	49.20	352.91	N/A	6,500	10,496
Less Than 30,000	9	131.76	153.54	149.34	50.67	102.81	49.20	352.91	63.72 to 253.30	14,605	21,810
__Ranges Excl. Low $__											
Greater Than 4,999	33	80.34	91.98	69.33	49.54	132.67	18.06	352.91	63.72 to 95.44	112,259	77,832
Greater Than 15,000	29	80.34	83.85	68.68	40.14	122.09	18.06	253.30	61.41 to 95.44	126,847	87,119
Greater Than 30,000	24	68.65	68.90	66.39	31.55	103.78	18.06	114.47	51.52 to 85.65	148,880	98,840
__Incremental Ranges__											
0 TO 4,999											
5,000 TO 14,999	4	100.84	150.95	161.48	93.70	93.48	49.20	352.91	N/A	6,500	10,496
15,000 TO 29,999	5	131.76	155.62	146.34	33.83	106.34	95.02	253.30	N/A	21,089	30,862
30,000 TO 59,999	3	41.53	52.73	52.93	44.04	99.62	30.90	85.76	N/A	38,833	20,553
60,000 TO 99,999	5	85.65	88.80	89.02	19.57	99.75	67.69	114.47	N/A	70,900	63,117
100,000 TO 149,999	5	71.57	70.64	71.92	25.40	98.22	29.50	101.13	N/A	119,922	86,252
150,000 TO 249,999	8	63.38	68.34	68.14	30.36	100.29	26.19	109.20	26.19 to 109.20	189,438	129,092
250,000 TO 499,999	3	51.52	50.47	53.79	41.25	93.83	18.06	81.82	N/A	329,000	176,970
500,000 TO 999,999											
1,000,000 +											
_____ALL_____											
10/01/2023 To 09/30/2025	33	80.34	91.98	69.33	49.54	132.67	18.06	352.91	63.72 to 95.44	112,259	77,832

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

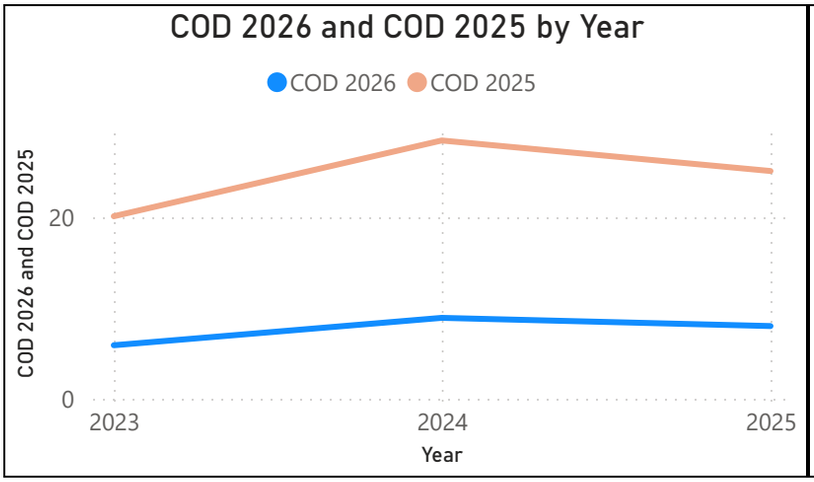
Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	4	Total	Increase	0%

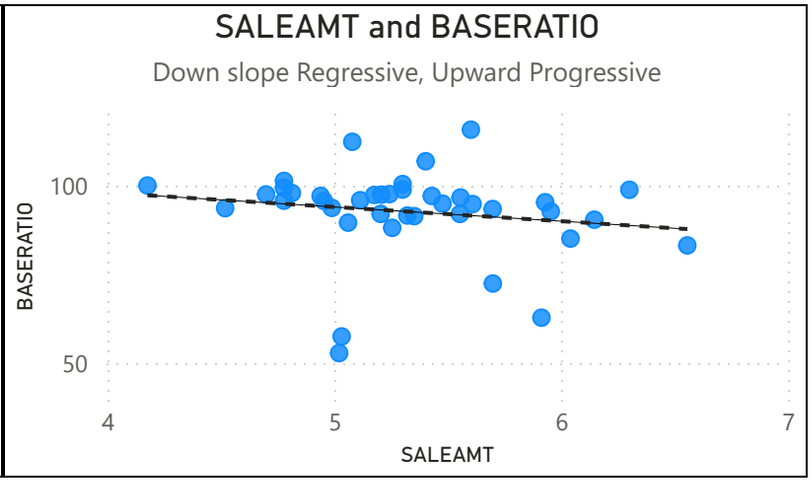
What IF

Otoe Commercial Preliminary Stats Comparison To R&O Stats

		Median			Mean			Weighted Mean		
VAL GRP	Count	R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change
1	24	95.74	82.91	15.47%	95.54	81.78	16.83%	91.63	66.74	37.30%
2	13	93.74	74.34	26.10%	88.68	69.75	27.15%	89.80	69.36	29.47%
3	3	99.38	55.49	79.09%	87.42	61.74	41.60%	65.90	57.77	14.08%
Total	**40**	**95.52**	**78.27**	**22.05%**	**92.70**	**76.36**	**21.40%**	**89.85**	**66.86**	**34.38%**

		COD			PRD			MIN			MAX		
VAL GRP	Count	R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change
1	24	5.77	23.49	-75.43%	104.26	122.53	16.83%	72.44	29.64	144.40%	115.77	129.77	-10.79%
2	13	9.53	30.65	-68.91%	98.75	100.55	27.15%	52.87	18.89	179.91%	101.34	110.84	-8.57%
3	3	12.49	35.55	-64.87%	132.65	106.87	41.60%	62.82	35.27	78.13%	100.05	94.45	5.93%
Total	**40**	**7.65**	**27.31**	**-71.99%**	**103.17**	**114.21**	**21.40%**	**52.87**	**18.89**	**179.91%**	**115.77**	**129.77**	**-10.79%**





66 Otoe

COMMERCIAL

PAD 2026 R&O Statistics (Using 2026 Values)

Qualified

Date Range: 10/1/2022 To 9/30/2025 Posted on: 1/31/2026

Number of Sales :	40	MEDIAN :	96	COV :	13.34	95% Median C.I. :	92.75 to 97.39
Total Sales Price :	16,871,057	WGT. MEAN :	90	STD :	12.37	95% Wgt. Mean C.I. :	84.97 to 94.73
Total Adj. Sales Price :	16,871,057	MEAN :	93	Avg. Abs. Dev :	07.31	95% Mean C.I. :	88.87 to 96.53
Total Assessed Value :	15,158,904						
Avg. Adj. Sales Price :	421,776	COD :	07.65	MAX Sales Ratio :	115.77		
Avg. Assessed Value :	378,973	PRD :	103.17	MIN Sales Ratio :	52.87		*Printed:3/19/2026 11:34:31AM*

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Qrtrs_____											
01-OCT-22 To 31-DEC-22											
01-JAN-23 To 31-MAR-23	6	96.86	93.81	86.91	06.30	107.94	72.44	101.34	72.44 to 101.34	197,500	171,645
01-APR-23 To 30-JUN-23	3	88.13	90.23	83.67	06.13	107.84	83.18	99.38	N/A	1,280,000	1,070,913
01-JUL-23 To 30-SEP-23	4	96.51	100.27	99.64	04.62	100.63	95.70	112.35	N/A	152,250	151,707
01-OCT-23 To 31-DEC-23	2	96.86	96.86	95.66	03.30	101.25	93.66	100.05	N/A	24,000	22,959
01-JAN-24 To 31-MAR-24	1	92.75	92.75	92.75	00.00	100.00	92.75	92.75	N/A	900,000	834,733
01-APR-24 To 30-JUN-24	7	94.83	94.30	92.96	03.18	101.44	89.59	98.90	89.59 to 98.90	402,429	374,102
01-JUL-24 To 30-SEP-24	4	95.44	87.81	70.16	09.99	125.16	62.82	97.54	N/A	263,375	184,793
01-OCT-24 To 31-DEC-24	3	97.39	88.68	101.47	21.53	87.40	52.87	115.77	N/A	218,333	221,552
01-JAN-25 To 31-MAR-25	7	91.59	89.06	89.59	09.94	99.41	57.54	106.88	57.54 to 106.88	365,080	327,080
01-APR-25 To 30-JUN-25	3	95.34	95.41	97.15	02.38	98.21	92.04	98.84	N/A	1,069,333	1,038,907
01-JUL-25 To 30-SEP-25											
_____Study Yrs_____											
01-OCT-22 To 30-SEP-23	13	95.91	94.97	86.07	06.29	110.34	72.44	112.35	88.13 to 100.45	433,385	373,033
01-OCT-23 To 30-SEP-24	14	94.29	92.70	87.96	05.13	105.39	62.82	100.05	90.42 to 97.62	344,179	302,753
01-OCT-24 To 30-SEP-25	13	93.43	90.44	94.58	11.62	95.62	52.87	115.77	85.11 to 98.84	493,735	466,995
_____Calendar Yrs_____											
01-JAN-23 To 31-DEC-23	15	95.91	95.22	86.16	05.89	110.52	72.44	112.35	93.66 to 100.05	378,800	326,357
01-JAN-24 To 31-DEC-24	15	94.83	91.34	89.53	08.91	102.02	52.87	115.77	90.42 to 97.54	361,700	323,818
_____ALL_____	40	95.52	92.70	89.85	07.65	103.17	52.87	115.77	92.75 to 97.39	421,776	378,973

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	24	95.74	95.54	91.63	05.78	104.27	72.44	115.77	92.04 to 97.62	505,076	462,819
2	13	93.74	88.68	89.80	09.53	98.75	52.87	101.34	85.11 to 97.54	296,556	266,317
3	3	99.38	87.42	65.90	12.49	132.66	62.82	100.05	N/A	298,000	196,381
_____ALL_____	40	95.52	92.70	89.85	07.65	103.17	52.87	115.77	92.75 to 97.39	421,776	378,973

66 Otoe

COMMERCIAL

PAD 2026 R&O Statistics (Using 2026 Values)

Qualified

Date Range: 10/1/2022 To 9/30/2025 Posted on: 1/31/2026

Number of Sales :	40	MEDIAN :	96	COV :	13.34	95% Median C.I. :	92.75 to 97.39
Total Sales Price :	16,871,057	WGT. MEAN :	90	STD :	12.37	95% Wgt. Mean C.I. :	84.97 to 94.73
Total Adj. Sales Price :	16,871,057	MEAN :	93	Avg. Abs. Dev :	07.31	95% Mean C.I. :	88.87 to 96.53
Total Assessed Value :	15,158,904						
Avg. Adj. Sales Price :	421,776	COD :	07.65	MAX Sales Ratio :	115.77		
Avg. Assessed Value :	378,973	PRD :	103.17	MIN Sales Ratio :	52.87		

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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	5	94.83	92.74	87.60	03.60	105.87	83.18	97.62	N/A	1,186,400	1,039,281
03	35	95.77	92.70	91.07	08.17	101.79	52.87	115.77	92.05 to 97.47	312,544	284,643
04											
_____ALL_____	40	95.52	92.70	89.85	07.65	103.17	52.87	115.77	92.75 to 97.39	421,776	378,973

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Low $ Ranges_____											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	1	100.05	100.05	100.05	00.00	100.00	100.05	100.05	N/A	15,000	15,008
__Ranges Excl. Low $__											
Greater Than 4,999	40	95.52	92.70	89.85	07.65	103.17	52.87	115.77	92.75 to 97.39	421,776	378,973
Greater Than 14,999	40	95.52	92.70	89.85	07.65	103.17	52.87	115.77	92.75 to 97.39	421,776	378,973
Greater Than 29,999	39	95.34	92.51	89.84	07.73	102.97	52.87	115.77	92.05 to 97.39	432,207	388,305
__Incremental Ranges__											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	1	100.05	100.05	100.05	00.00	100.00	100.05	100.05	N/A	15,000	15,008
30,000 TO 59,999	2	95.60	95.60	96.00	02.03	99.58	93.66	97.54	N/A	41,500	39,839
60,000 TO 99,999	7	97.13	97.29	96.94	01.98	100.36	93.74	101.34	93.74 to 101.34	74,214	71,941
100,000 TO 149,999	5	89.59	81.65	83.09	21.84	98.27	52.87	112.35	N/A	115,545	96,006
150,000 TO 249,999	9	97.39	95.00	94.91	03.56	100.09	88.13	100.45	91.42 to 98.90	184,556	175,166
250,000 TO 499,999	8	95.81	98.96	98.70	05.38	100.26	92.04	115.77	92.04 to 115.77	355,729	351,117
500,000 TO 999,999	4	82.60	80.84	82.17	15.99	98.38	62.82	95.34	N/A	767,250	630,468
1,000,000 TO 1,999,999	2	87.77	87.77	88.08	03.03	99.65	85.11	90.42	N/A	1,250,000	1,101,004
2,000,000 TO 4,999,999	2	91.01	91.01	88.77	08.60	102.52	83.18	98.84	N/A	2,800,000	2,485,646
5,000,000 TO 9,999,999											
10,000,000 +											
_____ALL_____	40	95.52	92.70	89.85	07.65	103.17	52.87	115.77	92.75 to 97.39	421,776	378,973

66 Otoe

COMMERCIAL

PAD 2026 R&O Statistics (Using 2026 Values)

Qualified

Date Range: 10/1/2022 To 9/30/2025 Posted on: 1/31/2026

Number of Sales :	40	MEDIAN :	96	COV :	13.34	95% Median C.I. :	92.75 to 97.39
Total Sales Price :	16,871,057	WGT. MEAN :	90	STD :	12.37	95% Wgt. Mean C.I. :	84.97 to 94.73
Total Adj. Sales Price :	16,871,057	MEAN :	93	Avg. Abs. Dev :	07.31	95% Mean C.I. :	88.87 to 96.53
Total Assessed Value :	15,158,904						
Avg. Adj. Sales Price :	421,776	COD :	07.65	MAX Sales Ratio :	115.77		
Avg. Assessed Value :	378,973	PRD :	103.17	MIN Sales Ratio :	52.87		

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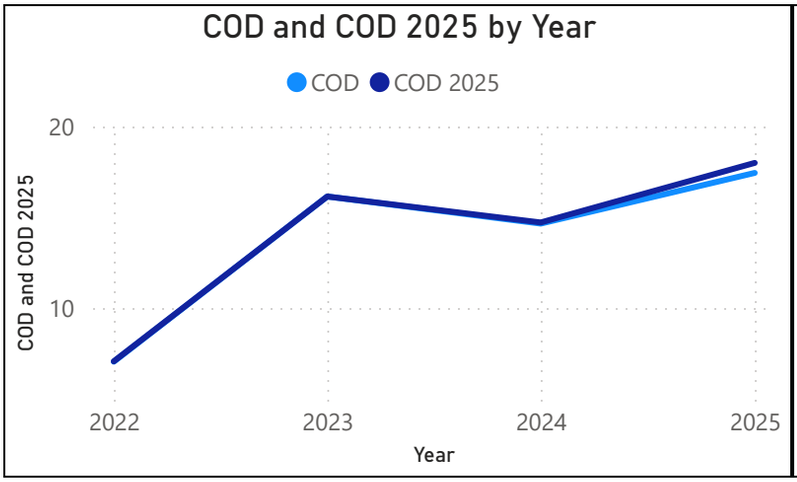
OCCUPANCY CODE

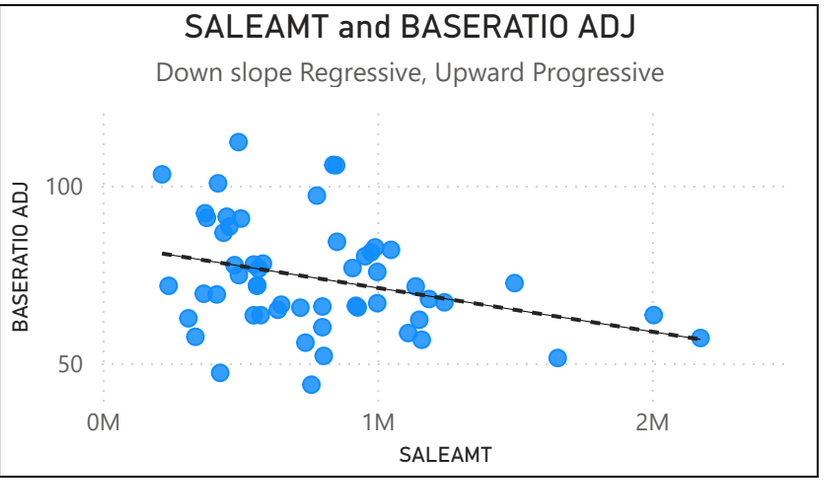
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
303	1	90.42	90.42	90.42	00.00	100.00	90.42	90.42	N/A	1,400,000	1,265,822
319	1	92.04	92.04	92.04	00.00	100.00	92.04	92.04	N/A	358,000	329,494
341	3	97.39	101.53	105.14	08.34	96.57	91.42	115.77	N/A	258,333	271,613
342	1	91.59	91.59	91.59	00.00	100.00	91.59	91.59	N/A	210,000	192,344
344	4	95.32	96.35	94.62	02.28	101.83	93.43	101.34	N/A	237,250	224,488
346	1	100.05	100.05	100.05	00.00	100.00	100.05	100.05	N/A	15,000	15,008
349	2	77.34	77.34	75.23	25.60	102.80	57.54	97.13	N/A	97,363	73,246
352	5	94.83	92.74	87.60	03.60	105.87	83.18	97.62	N/A	1,186,400	1,039,281
353	7	97.94	98.40	98.49	04.75	99.91	89.59	112.35	89.59 to 112.35	130,000	128,037
384	1	95.77	95.77	95.77	00.00	100.00	95.77	95.77	N/A	60,000	57,464
386	2	78.78	78.78	81.15	08.05	97.08	72.44	85.11	N/A	800,000	649,204
406	3	93.66	83.41	67.07	11.01	124.36	62.82	93.74	N/A	316,500	212,270
412	1	88.13	88.13	88.13	00.00	100.00	88.13	88.13	N/A	180,000	158,633
426	1	97.10	97.10	97.10	00.00	100.00	97.10	97.10	N/A	269,000	261,192
436	1	106.88	106.88	106.88	00.00	100.00	106.88	106.88	N/A	252,832	270,218
442	2	98.43	98.43	97.99	00.98	100.45	97.47	99.38	N/A	110,500	108,281
482	1	96.67	96.67	96.67	00.00	100.00	96.67	96.67	N/A	360,000	347,999
494	2	74.39	74.39	76.68	28.93	97.01	52.87	95.91	N/A	117,500	90,096
595	1	98.84	98.84	98.84	00.00	100.00	98.84	98.84	N/A	2,000,000	1,976,815
_____ALL_____	40	95.52	92.70	89.85	07.65	103.17	52.87	115.77	92.75 to 97.39	421,776	378,973

Otoe Agricultural Preliminary Stats Comparison To R&O Stats

		Median			Mean			Weighted Mean		
MARKET	Count	R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change
1	48	69.47	66.11	5.08%	73.54	69.77	5.40%	70.52	66.76	5.64%
2	7	71.91	68.23	5.40%	76.40	72.36	5.59%	76.72	72.49	5.83%
Total	**55**	**71.80**	**68.13**	**5.39%**	**73.90**	**70.09**	**5.43%**	**71.34**	**67.51**	**5.67%**

		COD			PRD		
MARKET	Count	R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change
1	48	18.35	18.67	-1.70%	104.27	104.50	-0.22%
2	7	9.72	9.66	0.64%	99.58	99.81	-0.23%
Total	**55**	**16.85**	**17.14**	**-1.66%**	**103.59**	**103.82**	**-0.22%**





66 Otoe

AGRICULTURAL LAND

PAD 2026 R&O Statistics (Using 2026 Values)

Qualified

Date Range: 10/1/2022 To 9/30/2025 Posted on: 1/31/2026

Number of Sales :	55	MEDIAN :	72	COV :	20.97	95% Median C.I. :	66.18 to 77.62
Total Sales Price :	43,079,318	WGT. MEAN :	71	STD :	15.50	95% Wgt. Mean C.I. :	67.24 to 75.44
Total Adj. Sales Price :	43,079,318	MEAN :	74	Avg. Abs. Dev :	12.10	95% Mean C.I. :	69.80 to 78.00
Total Assessed Value :	30,732,801						
Avg. Adj. Sales Price :	783,260	COD :	16.85	MAX Sales Ratio :	112.27		
Avg. Assessed Value :	558,778	PRD :	103.59	MIN Sales Ratio :	43.96		

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Qrtrs_____											
01-OCT-22 To 31-DEC-22	3	100.66	95.26	89.32	07.04	106.65	81.93	103.19	N/A	562,000	501,979
01-JAN-23 To 31-MAR-23	4	76.09	77.38	73.05	22.14	105.93	51.48	105.85	N/A	964,305	704,441
01-APR-23 To 30-JUN-23	3	65.98	75.84	76.98	25.23	98.52	55.79	105.74	N/A	796,072	612,813
01-JUL-23 To 30-SEP-23	1	62.23	62.23	62.23	00.00	100.00	62.23	62.23	N/A	1,153,000	717,542
01-OCT-23 To 31-DEC-23	11	68.09	72.30	70.43	10.75	102.66	58.50	88.48	65.05 to 86.76	907,883	639,382
01-JAN-24 To 31-MAR-24	1	66.18	66.18	66.18	00.00	100.00	66.18	66.18	N/A	922,070	610,189
01-APR-24 To 30-JUN-24	2	71.86	71.86	71.86	00.07	100.00	71.81	71.91	N/A	562,345	404,096
01-JUL-24 To 30-SEP-24	2	61.84	61.84	63.53	15.82	97.34	52.06	71.62	N/A	972,500	617,795
01-OCT-24 To 31-DEC-24	8	87.57	83.06	78.26	11.25	106.13	63.56	97.21	63.56 to 97.21	782,391	612,276
01-JAN-25 To 31-MAR-25	8	74.22	76.39	70.41	17.14	108.49	57.10	112.27	57.10 to 112.27	801,699	564,471
01-APR-25 To 30-JUN-25	5	63.54	67.15	67.47	13.90	99.53	56.60	80.13	N/A	722,760	487,650
01-JUL-25 To 30-SEP-25	7	63.50	62.76	62.03	15.31	101.18	43.96	77.80	43.96 to 77.80	532,843	330,530
_____Study Yrs_____											
01-OCT-22 To 30-SEP-23	11	81.93	80.46	75.73	21.42	106.25	51.48	105.85	55.79 to 105.74	825,858	625,426
01-OCT-23 To 30-SEP-24	16	69.86	70.55	69.30	09.81	101.80	52.06	88.48	65.71 to 74.81	873,654	605,449
01-OCT-24 To 30-SEP-25	28	73.76	73.24	70.77	17.07	103.49	43.96	112.27	63.54 to 78.05	714,872	505,926
_____Calendar Yrs_____											
01-JAN-23 To 31-DEC-23	19	68.09	73.40	71.37	16.14	102.84	51.48	105.85	65.05 to 82.61	915,008	652,998
01-JAN-24 To 31-DEC-24	13	71.91	76.77	73.67	14.64	104.21	52.06	97.21	66.18 to 91.26	788,530	580,937
_____ALL_____	55	71.80	73.90	71.34	16.85	103.59	43.96	112.27	66.18 to 77.62	783,260	558,778

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	48	69.47	73.54	70.52	18.35	104.28	43.96	112.27	65.71 to 78.05	779,367	549,646
2	7	71.91	76.40	76.72	09.72	99.58	63.54	105.74	63.54 to 105.74	809,956	621,399
_____ALL_____	55	71.80	73.90	71.34	16.85	103.59	43.96	112.27	66.18 to 77.62	783,260	558,778

66 Otoe

AGRICULTURAL LAND

PAD 2026 R&O Statistics (Using 2026 Values)

Qualified

Date Range: 10/1/2022 To 9/30/2025 Posted on: 1/31/2026

Number of Sales :	55	MEDIAN :	72	COV :	20.97	95% Median C.I. :	66.18 to 77.62
Total Sales Price :	43,079,318	WGT. MEAN :	71	STD :	15.50	95% Wgt. Mean C.I. :	67.24 to 75.44
Total Adj. Sales Price :	43,079,318	MEAN :	74	Avg. Abs. Dev :	12.10	95% Mean C.I. :	69.80 to 78.00
Total Assessed Value :	30,732,801						
Avg. Adj. Sales Price :	783,260	COD :	16.85	MAX Sales Ratio :	112.27		
Avg. Assessed Value :	558,778	PRD :	103.59	MIN Sales Ratio :	43.96		

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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
_____Dry_____											
County	9	76.63	79.02	73.19	24.08	107.97	51.48	112.27	52.06 to 105.85	728,176	532,932
1	9	76.63	79.02	73.19	24.08	107.97	51.48	112.27	52.06 to 105.85	728,176	532,932
_____Grass_____											
County	1	56.60	56.60	56.60	00.00	100.00	56.60	56.60	N/A	1,162,000	657,737
1	1	56.60	56.60	56.60	00.00	100.00	56.60	56.60	N/A	1,162,000	657,737
_____ALL_____	55	71.80	73.90	71.34	16.85	103.59	43.96	112.27	66.18 to 77.62	783,260	558,778

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Dry_____											
County	37	76.63	77.94	74.04	16.82	105.27	51.48	112.27	68.09 to 82.61	784,947	581,150
1	31	77.80	78.11	73.34	17.34	106.50	51.48	112.27	66.49 to 88.48	802,367	588,424
2	6	71.86	77.04	78.22	11.20	98.49	63.54	105.74	63.54 to 105.74	694,948	543,568
_____Grass_____											
County	1	56.60	56.60	56.60	00.00	100.00	56.60	56.60	N/A	1,162,000	657,737
1	1	56.60	56.60	56.60	00.00	100.00	56.60	56.60	N/A	1,162,000	657,737
_____ALL_____	55	71.80	73.90	71.34	16.85	103.59	43.96	112.27	66.18 to 77.62	783,260	558,778

AGRICULTURAL Type : Qualified

Number of Sales :	48	Median :	69	COV :	21.57	95% Median C.I. :	65.71 to 78.05
Total Sales Price :	37,409,628	Wgt. Mean :	71	STD :	15.86	95% Wgt. Mean C.I. :	66.14 to 74.91
Total Adj. Sales Price :	37,409,628	Mean :	74	Avg.Abs.Dev :	12.75	95% Mean C.I. :	69.05 to 78.03
Total Assessed Value :	26,383,011						
Avg. Adj. Sales Price :	779,367	COD :	18.35	MAX Sales Ratio :	112.27		
Avg. Assessed Value :	549,646	PRD :	104.28	MIN Sales Ratio :	43.96		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
_____Qrtrs_____											
10/01/2022 To 12/31/2022	3	100.66	95.26	89.32	07.04	106.65	81.93	103.19	N/A	562,000	501,979
01/01/2023 To 03/31/2023	4	76.09	77.38	73.05	22.14	105.93	51.48	105.85	N/A	964,305	704,441
04/01/2023 To 06/30/2023	2	60.89	60.89	61.09	08.38	99.67	55.79	65.98	N/A	769,108	469,820
07/01/2023 To 09/30/2023	1	62.23	62.23	62.23		100.00	62.23	62.23	N/A	1,153,000	717,542
10/01/2023 To 12/31/2023	10	67.62	72.27	70.05	11.25	103.17	58.50	88.48	65.05 to 86.76	848,671	594,482
01/01/2024 To 03/31/2024	1	66.18	66.18	66.18		100.00	66.18	66.18	N/A	922,070	610,189
04/01/2024 To 06/30/2024											
07/01/2024 To 09/30/2024	1	52.06	52.06	52.06		100.00	52.06	52.06	N/A	805,000	419,101
10/01/2024 To 12/31/2024	8	87.57	83.06	78.26	11.25	106.13	63.56	97.21	63.56 to 97.21	782,391	612,276
01/01/2025 To 03/31/2025	8	74.22	76.39	70.41	17.14	108.49	57.10	112.27	57.10 to 112.27	801,699	564,471
04/01/2025 To 06/30/2025	4	67.75	68.06	68.21	16.28	99.78	56.60	80.13	N/A	759,700	518,228
07/01/2025 To 09/30/2025	6	63.07	60.28	59.73	14.24	100.92	43.96	77.80	43.96 to 77.80	541,650	323,520
_____Study Yrs_____											
10/01/2022 To 09/30/2023	10	75.75	77.93	72.63	22.34	107.30	51.48	105.85	55.79 to 103.19	823,443	598,089
10/01/2023 To 09/30/2024	12	67.03	70.08	68.28	11.46	102.64	52.06	88.48	65.05 to 81.24	851,148	581,176
10/01/2024 To 09/30/2025	26	73.76	73.44	70.82	17.65	103.70	43.96	112.27	63.50 to 80.13	729,285	516,462
_____Calendar Yrs_____											
01/01/2023 To 12/31/2023	17	67.15	71.54	69.30	14.52	103.23	51.48	105.85	62.23 to 82.61	884,420	612,928
01/01/2024 To 12/31/2024	10	79.96	78.27	74.22	16.13	105.46	52.06	97.21	63.56 to 92.24	798,619	592,750
_____ALL_____											
10/01/2022 To 09/30/2025	48	69.47	73.54	70.52	18.35	104.28	43.96	112.27	65.71 to 78.05	779,367	549,646

AGRICULTURAL Type : Qualified

Number of Sales :	48	Median :	69	COV :	21.57	95% Median C.I. :	65.71 to 78.05
Total Sales Price :	37,409,628	Wgt. Mean :	71	STD :	15.86	95% Wgt. Mean C.I. :	66.14 to 74.91
Total Adj. Sales Price :	37,409,628	Mean :	74	Avg.Abs.Dev :	12.75	95% Mean C.I. :	69.05 to 78.03
Total Assessed Value :	26,383,011						
Avg. Adj. Sales Price :	779,367	COD :	18.35	MAX Sales Ratio :	112.27		
Avg. Assessed Value :	549,646	PRD :	104.28	MIN Sales Ratio :	43.96		

What IF

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1	48	69.47	73.54	70.52	18.35	104.28	43.96	112.27	65.71 to 78.05	779,367	549,646
_____ALL_____											
10/01/2022 To 09/30/2025	48	69.47	73.54	70.52	18.35	104.28	43.96	112.27	65.71 to 78.05	779,367	549,646

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
_____Dry_____											
County	9	76.63	79.02	73.19	24.08	107.97	51.48	112.27	52.06 to 105.85	728,176	532,932
1	9	76.63	79.02	73.19	24.08	107.97	51.48	112.27	52.06 to 105.85	728,176	532,932
_____Grass_____											
County	1	56.60	56.60	56.60		100.00	56.60	56.60	N/A	1,162,000	657,737
1	1	56.60	56.60	56.60		100.00	56.60	56.60	N/A	1,162,000	657,737
_____ALL_____											
10/01/2022 To 09/30/2025	48	69.47	73.54	70.52	18.35	104.28	43.96	112.27	65.71 to 78.05	779,367	549,646

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
_____Dry_____											
County	31	77.80	78.11	73.34	17.34	106.50	51.48	112.27	66.49 to 88.48	802,367	588,424
1	31	77.80	78.11	73.34	17.34	106.50	51.48	112.27	66.49 to 88.48	802,367	588,424
_____Grass_____											
County	1	56.60	56.60	56.60		100.00	56.60	56.60	N/A	1,162,000	657,737
1	1	56.60	56.60	56.60		100.00	56.60	56.60	N/A	1,162,000	657,737
_____ALL_____											
10/01/2022 To 09/30/2025	48	69.47	73.54	70.52	18.35	104.28	43.96	112.27	65.71 to 78.05	779,367	549,646

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
AREA (MARKET)	1	Total	Increase	0%

What IF

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

What IF

Mrkt Area	Strata Heading	Strata	Change Value	Change Type	Percent Change
1	Dry Land	Dry1D1	6086	Decrease	8%
1	Dry Land	Dry1D	6086	Decrease	8%
1	Dry Land	Dry2D1	5658	Decrease	8%
1	Dry Land	Dry2D	5506	Decrease	8%
1	Dry Land	Dry3D1	5359	Decrease	8%
1	Dry Land	Dry3D	5313	Decrease	8%
1	Dry Land	Dry4D1	4526	Decrease	8%
1	Dry Land	Dry4D	4149	Decrease	8%

PAD 2026 Comparable Sales Statistics with What-If values

Type : Qualified

Number of Sales :	55	Median :	70	COV :	20.72	95% Median C.I. :	62.00 to 72.30
Total Sales Price :	43,079,318	Wgt. Mean :	67	STD :	14.37	95% Wgt. Mean C.I. :	63.01 to 71.11
Total Adj. Sales Price :	43,079,318	Mean :	69	Avg.Abs.Dev :	11.36	95% Mean C.I. :	65.54 to 73.14
Total Assessed Value :	28,887,346						
Avg. Adj. Sales Price :	783,260	COD :	16.26	MAX Sales Ratio :	105.79		
Avg. Assessed Value :	525,224	PRD :	103.40	MIN Sales Ratio :	41.10	Printed : 04/16/2026	

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
_____Qrtrs_____											
10/01/2022 To 12/31/2022	3	92.78	87.86	82.43	06.98	106.59	75.68	95.13	N/A	562,000	463,248
01/01/2023 To 03/31/2023	4	70.59	71.48	67.40	21.89	106.05	47.36	97.38	N/A	964,305	649,916
04/01/2023 To 06/30/2023	3	60.95	72.75	73.99	29.68	98.32	51.51	105.79	N/A	796,072	589,032
07/01/2023 To 09/30/2023	1	57.61	57.61	57.61		100.00	57.61	57.61	N/A	1,153,000	664,270
10/01/2023 To 12/31/2023	11	63.05	67.47	66.05	11.45	102.15	54.04	81.64	59.93 to 80.77	907,883	599,639
01/01/2024 To 03/31/2024	1	61.47	61.47	61.47		100.00	61.47	61.47	N/A	922,070	566,765
04/01/2024 To 06/30/2024	2	71.89	71.89	71.88	00.10	100.01	71.82	71.95	N/A	562,345	404,231
07/01/2024 To 09/30/2024	2	59.78	59.78	61.82	19.82	96.70	47.93	71.63	N/A	972,500	601,168
10/01/2024 To 12/31/2024	8	80.79	77.15	73.37	10.61	105.15	62.00	90.04	62.00 to 90.04	782,391	574,078
01/01/2025 To 03/31/2025	8	70.26	70.95	65.14	15.98	108.92	52.67	103.29	52.67 to 103.29	801,699	522,199
04/01/2025 To 06/30/2025	5	63.55	64.10	64.68	11.49	99.10	53.61	74.43	N/A	722,760	467,480
07/01/2025 To 09/30/2025	7	58.88	59.44	58.59	15.68	101.45	41.10	77.77	41.10 to 77.77	532,843	312,196
_____Study Yrs_____											
10/01/2022 To 09/30/2023	11	75.68	75.03	70.68	22.28	106.15	47.36	105.79	51.51 to 97.38	825,858	583,707
10/01/2023 To 09/30/2024	16	66.20	66.68	65.63	11.56	101.60	47.93	81.64	61.03 to 72.58	873,654	573,349
10/01/2024 To 09/30/2025	28	69.92	68.62	66.41	15.83	103.33	41.10	103.29	60.39 to 74.43	714,872	474,749
_____Calendar Yrs_____											
01/01/2023 To 12/31/2023	19	63.05	68.63	66.88	17.22	102.62	47.36	105.79	59.93 to 76.48	915,008	611,950
01/01/2024 To 12/31/2024	13	71.82	72.46	69.95	12.34	103.59	47.93	90.04	62.00 to 84.15	788,530	551,553

PAD 2026 Comparable Sales Statistics with What-If values

Type : Qualified

Number of Sales :	55	Median :	70	COV :	20.72	95% Median C.I. :	62.00 to 72.30
Total Sales Price :	43,079,318	Wgt. Mean :	67	STD :	14.37	95% Wgt. Mean C.I. :	63.01 to 71.11
Total Adj. Sales Price :	43,079,318	Mean :	69	Avg.Abs.Dev :	11.36	95% Mean C.I. :	65.54 to 73.14
Total Assessed Value :	28,887,346						
Avg. Adj. Sales Price :	783,260	COD :	16.26	MAX Sales Ratio :	105.79		
Avg. Assessed Value :	525,224	PRD :	103.40	MIN Sales Ratio :	41.10	Printed : 04/16/2026	

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1	48	64.58	68.30	65.59	17.88	104.13	41.10	103.29	61.03 to 72.30	779,367	511,162
2	7	71.95	76.44	76.75	09.76	99.60	63.55	105.79	63.55 to 105.79	809,956	621,652

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
_____Dry_____											
County	9	70.65	72.75	67.37	24.05	107.99	47.36	103.29	47.93 to 97.38	728,176	490,606
1	9	70.65	72.75	67.37	24.05	107.99	47.36	103.29	47.93 to 97.38	728,176	490,606
_____Grass_____											
County	1	56.60	56.60	56.60		100.00	56.60	56.60	N/A	1,162,000	657,736
1	1	56.60	56.60	56.60		100.00	56.60	56.60	N/A	1,162,000	657,736
_____ALL_____											
10/01/2022 To 09/30/2025	55	69.86	69.34	67.06	16.26	103.40	41.10	105.79	62.00 to 72.30	783,260	525,224

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
_____Dry_____											
County	37	71.82	72.89	69.20	16.33	105.33	47.36	105.79	63.55 to 77.77	784,947	543,186
1	31	71.74	72.07	67.68	17.33	106.49	47.36	103.29	61.40 to 81.64	802,367	543,064
2	6	71.89	77.09	78.25	11.25	98.52	63.55	105.79	63.55 to 105.79	694,948	543,819
_____Grass_____											
County	1	56.60	56.60	56.60		100.00	56.60	56.60	N/A	1,162,000	657,736
1	1	56.60	56.60	56.60		100.00	56.60	56.60	N/A	1,162,000	657,736
_____ALL_____											
10/01/2022 To 09/30/2025	55	69.86	69.34	67.06	16.26	103.40	41.10	105.79	62.00 to 72.30	783,260	525,224

Otoe County 2026 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Otoe	1	7,740	n/a	7,600	7,600	6,900	6,900	5,900	5,900	**7,283**
Cass	1	7,365	n/a	6,970	6,482	6,250	6,095	5,681	5,390	**6,043**
Cass	2	7,365	n/a	6,970	6,490	n/a	6,095	5,695	5,390	**6,688**
Johnson	1	10,100	n/a	9,100	9,100	5,860	5,860	5,440	5,440	**8,298**
Nemaha	1	9,460	n/a	8,620	8,620	n/a	6,010	5,360	5,360	**8,025**
Lancaster	1	9,018	8,587	8,156	7,706	7,256	6,825	6,393	5,925	**7,493**
Otoe	2	6,660	n/a	6,090	5,940	n/a	5,670	5,380	5,380	**5,899**
Gage	1	8,425	n/a	8,413	8,413	6,830	n/a	6,775	6,775	**7,945**
Johnson	1	10,100	n/a	9,100	9,100	5,860	5,860	5,440	5,440	**8,298**
Lancaster	1	9,018	8,587	8,156	7,706	7,256	6,825	6,393	5,925	**7,493**

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Otoe	1	6,615	6,615	6,150	5,985	5,825	5,775	4,920	4,510	**5,939**
Cass	1	7,050	6,849	6,653	6,180	5,940	5,784	5,385	5,074	**6,215**
Cass	2	7,050	6,850	6,257	6,175	5,704	5,784	5,384	5,071	**6,185**
Johnson	1	6,860	6,140	5,640	5,100	4,480	4,480	4,200	3,740	**4,976**
Nemaha	1	7,170	7,170	5,975	5,315	5,175	5,663	3,715	3,450	**5,776**
Lancaster	1	7,350	7,012	6,693	6,356	6,018	5,692	5,362	5,024	**6,209**
Otoe	2	6,100	5,800	5,567	5,450	5,100	4,790	4,300	4,150	**5,188**
Gage	1	6,445	6,450	6,240	6,240	4,670	n/a	4,445	4,445	**5,513**
Johnson	1	6,860	6,140	5,640	5,100	4,480	4,480	4,200	3,740	**4,976**
Lancaster	1	7,350	7,012	6,693	6,356	6,018	5,692	5,362	5,024	**6,209**

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Otoe	1	2,600	2,600	2,400	2,400	2,100	2,100	2,100	2,100	**2,579**
Cass	1	2,120	2,120	2,109	n/a	2,120	n/a	2,120	2,119	**2,120**
Cass	2	2,118	2,120	2,120	n/a	2,120	n/a	2,120	2,120	**2,119**
Johnson	1	3,060	2,920	2,740	n/a	2,740	n/a	2,740	2,740	**2,980**
Nemaha	1	3,160	3,160	2,525	n/a	2,525	2,525	n/a	2,525	**3,066**
Lancaster	1	3,056	3,000	2,924	-	2,831	2,738	2,681	2,624	**2,996**
Otoe	2	2,600	2,600	2,400	n/a	n/a	n/a	2,100	2,100	**2,581**
Gage	1	2,360	2,360	2,360	2,360	2,360	2,360	n/a	2,360	**2,360**
Johnson	1	3,060	2,920	2,740	n/a	2,740	n/a	2,740	2,740	**2,980**
Lancaster	1	3,056	3,000	2,924	-	2,831	2,738	2,681	2,624	**2,996**

County	Mkt Area	CRP	TIMBER	WASTE
Otoe	1	3,136	1,263	200
Cass	1	3,000	1,650	966
Cass	2	3,000	1,649	691
Johnson	1	3,000	1,200	150
Nemaha	1	3,382	1,040	99
Lancaster	1	3,008	1,250	750
Otoe	2	2,934	1,274	200
Gage	1	4,504	1,000	200
Johnson	1	3,000	1,200	150
Lancaster	1	3,008	1,250	750

Source: 2026 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.

Otoe County 2026 Average Acre Value Comparison

Hypothetical MA 1 Decrease 8% Dry

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Otoe	1	7,740	n/a	7,600	7,600	6,900	6,900	5,900	5,900	**7,283**
Cass	1	7,365	n/a	6,970	6,482	6,250	6,095	5,681	5,390	**6,043**
Cass	2	7,365	n/a	6,970	6,490	n/a	6,095	5,695	5,390	**6,688**
Johnson	1	10,100	n/a	9,100	9,100	5,860	5,860	5,440	5,440	**8,298**
Nemaha	1	9,460	n/a	8,620	8,620	n/a	6,010	5,360	5,360	**8,025**
Lancaster	1	9,018	8,587	8,156	7,706	7,256	6,825	6,393	5,925	**7,493**
Otoe	2	6,660	n/a	6,090	5,940	n/a	5,670	5,380	5,380	**5,899**
Gage	1	8,425	n/a	8,413	8,413	6,830	n/a	6,775	6,775	**7,945**
Johnson	1	10,100	n/a	9,100	9,100	5,860	5,860	5,440	5,440	**8,298**
Lancaster	1	9,018	8,587	8,156	7,706	7,256	6,825	6,393	5,925	**7,493**

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Otoe	1	6,086	6,086	5,658	5,506	5,359	5,313	4,526	4,149	**5,464**
Cass	1	7,050	6,849	6,653	6,180	5,940	5,784	5,385	5,074	**6,215**
Cass	2	7,050	6,850	6,257	6,175	5,704	5,784	5,384	5,071	**6,185**
Johnson	1	6,860	6,140	5,640	5,100	4,480	4,480	4,200	3,740	**4,976**
Nemaha	1	7,170	7,170	5,975	5,315	5,175	5,663	3,715	3,450	**5,776**
Lancaster	1	7,350	7,012	6,693	6,356	6,018	5,692	5,362	5,024	**6,209**
Otoe	2	6,100	5,800	5,567	5,450	5,100	4,790	4,300	4,150	**5,188**
Gage	1	6,445	6,450	6,240	6,240	4,670	n/a	4,445	4,445	**5,513**
Johnson	1	6,860	6,140	5,640	5,100	4,480	4,480	4,200	3,740	**4,976**
Lancaster	1	7,350	7,012	6,693	6,356	6,018	5,692	5,362	5,024	**6,209**

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Otoe	1	2,600	2,600	2,400	2,400	2,100	2,100	2,100	2,100	**2,579**
Cass	1	2,120	2,120	2,109	n/a	2,120	n/a	2,120	2,119	**2,120**
Cass	2	2,118	2,120	2,120	n/a	2,120	n/a	2,120	2,120	**2,119**
Johnson	1	3,060	2,920	2,740	n/a	2,740	n/a	2,740	2,740	**2,980**
Nemaha	1	3,160	3,160	2,525	n/a	2,525	2,525	n/a	2,525	**3,066**
Lancaster	1	3,056	3,000	2,924	-	2,831	2,738	2,681	2,624	**2,996**
Otoe	2	2,600	2,600	2,400	n/a	n/a	n/a	2,100	2,100	**2,581**
Gage	1	2,360	2,360	2,360	2,360	2,360	2,360	n/a	2,360	**2,360**
Johnson	1	3,060	2,920	2,740	n/a	2,740	n/a	2,740	2,740	**2,980**
Lancaster	1	3,056	3,000	2,924	-	2,831	2,738	2,681	2,624	**2,996**

County	Mkt Area	CRP	TIMBER	WASTE
Otoe	1	3,136	1,263	200
Cass	1	3,000	1,650	966
Cass	2	3,000	1,649	691
Johnson	1	3,000	1,200	150
Nemaha	1	3,382	1,040	99
Lancaster	1	3,008	1,250	750
Otoe	2	2,934	1,274	200
Gage	1	4,504	1,000	200
Johnson	1	3,000	1,200	150
Lancaster	1	3,008	1,250	750

Source: 2026 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.

AGRICULTURAL - BASE STAT **Type : Qualified**

Date Range : 10/01/2022 to 09/30/2025 Posted Before : 01/31/2026

Number of Sales :	12	Median :	50	COV :	20.09	95% Median C.I. :	46.76 to 57.24
Total Sales Price :	9,423,839	Wgt. Mean :	48	STD :	10.16	95% Wgt. Mean C.I. :	28.35 to 67.31
Total Adj. Sales Price :	9,423,839	Mean :	51	Avg.Abs.Dev :	07.16	95% Mean C.I. :	44.11 to 57.03
Total Assessed Value :	4,507,500						
Avg. Adj. Sales Price :	785,320	COD :	14.28	MAX Sales Ratio :	69.25		
Avg. Assessed Value :	375,625	PRD :	105.73	MIN Sales Ratio :	33.29	Printed : 03/19/2026	

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
_____Qrtrs_____											
10/01/2022 To 12/31/2022	1	65.14	65.14	65.14		100.00	65.14	65.14	N/A	420,000	273,579
01/01/2023 To 03/31/2023	1	33.29	33.29	33.29		100.00	33.29	33.29	N/A	1,657,218	551,717
04/01/2023 To 06/30/2023	1	69.25	69.25	69.25		100.00	69.25	69.25	N/A	850,000	588,618
07/01/2023 To 09/30/2023											
10/01/2023 To 12/31/2023	2	54.91	54.91	54.07	04.24	101.55	52.58	57.24	N/A	719,216	388,909
01/01/2024 To 03/31/2024											
04/01/2024 To 06/30/2024	2	46.92	46.92	46.92	00.06	100.00	46.89	46.95	N/A	562,345	263,835
07/01/2024 To 09/30/2024	1	46.76	46.76	46.76		100.00	46.76	46.76	N/A	1,140,000	533,087
10/01/2024 To 12/31/2024											
01/01/2025 To 03/31/2025	1	49.57	49.57	49.57		100.00	49.57	49.57	N/A	568,000	281,542
04/01/2025 To 06/30/2025	2	44.20	44.20	41.82	16.27	105.69	37.01	51.39	N/A	872,750	364,977
07/01/2025 To 09/30/2025	1	50.73	50.73	50.73		100.00	50.73	50.73	N/A	480,000	243,517
_____Study Yrs_____											
10/01/2022 To 09/30/2023	3	65.14	55.89	48.30	18.41	115.71	33.29	69.25	N/A	975,739	471,305
10/01/2023 To 09/30/2024	5	46.95	50.08	49.65	06.88	100.87	46.76	57.24	N/A	740,624	367,715
10/01/2024 To 09/30/2025	4	50.15	47.18	44.93	07.76	105.01	37.01	51.39	N/A	698,375	313,753
_____Calendar Yrs_____											
01/01/2023 To 12/31/2023	4	54.91	53.09	48.61	18.50	109.22	33.29	69.25	N/A	986,412	479,538
01/01/2024 To 12/31/2024	3	46.89	46.87	46.84	00.13	100.06	46.76	46.95	N/A	754,897	353,585
_____ALL_____											
10/01/2022 To 09/30/2025	12	50.15	50.57	47.83	14.28	105.73	33.29	69.25	46.76 to 57.24	785,320	375,625

AGRICULTURAL - BASE STAT **Type : Qualified**

Date Range : 10/01/2022 to 09/30/2025 Posted Before : 01/31/2026

Number of Sales :	12	Median :	50	COV :	20.09	95% Median C.I. :	46.76 to 57.24
Total Sales Price :	9,423,839	Wgt. Mean :	48	STD :	10.16	95% Wgt. Mean C.I. :	28.35 to 67.31
Total Adj. Sales Price :	9,423,839	Mean :	51	Avg.Abs.Dev :	07.16	95% Mean C.I. :	44.11 to 57.03
Total Assessed Value :	4,507,500						
Avg. Adj. Sales Price :	785,320	COD :	14.28	MAX Sales Ratio :	69.25		
Avg. Assessed Value :	375,625	PRD :	105.73	MIN Sales Ratio :	33.29	Printed : 03/19/2026	

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1	7	51.39	49.46	44.85	15.31	110.28	33.29	65.14	33.29 to 65.14	832,736	373,516
2	5	46.95	52.12	52.66	11.22	98.97	46.76	69.25	N/A	718,938	378,578
_____ALL_____											
10/01/2022 To 09/30/2025	12	50.15	50.57	47.83	14.28	105.73	33.29	69.25	46.76 to 57.24	785,320	375,625

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
130056											
130097											
340034											
490033											
490050											
550145											
550160											
640023											
660027											
660111											
660501	12	50.15	50.57	47.83	14.28	105.73	33.29	69.25	46.76 to 57.24	785,320	375,625
_____ALL_____											
10/01/2022 To 09/30/2025	12	50.15	50.57	47.83	14.28	105.73	33.29	69.25	46.76 to 57.24	785,320	375,625

AGRICULTURAL - BASE STAT **Type : Qualified**

Date Range : 10/01/2022 to 09/30/2025 Posted Before : 01/31/2026

Number of Sales :	12	Median :	50	COV :	20.09	95% Median C.I. :	46.76 to 57.24
Total Sales Price :	9,423,839	Wgt. Mean :	48	STD :	10.16	95% Wgt. Mean C.I. :	28.35 to 67.31
Total Adj. Sales Price :	9,423,839	Mean :	51	Avg.Abs.Dev :	07.16	95% Mean C.I. :	44.11 to 57.03
Total Assessed Value :	4,507,500						
Avg. Adj. Sales Price :	785,320	COD :	14.28	MAX Sales Ratio :	69.25		
Avg. Assessed Value :	375,625	PRD :	105.73	MIN Sales Ratio :	33.29	Printed : 03/19/2026	

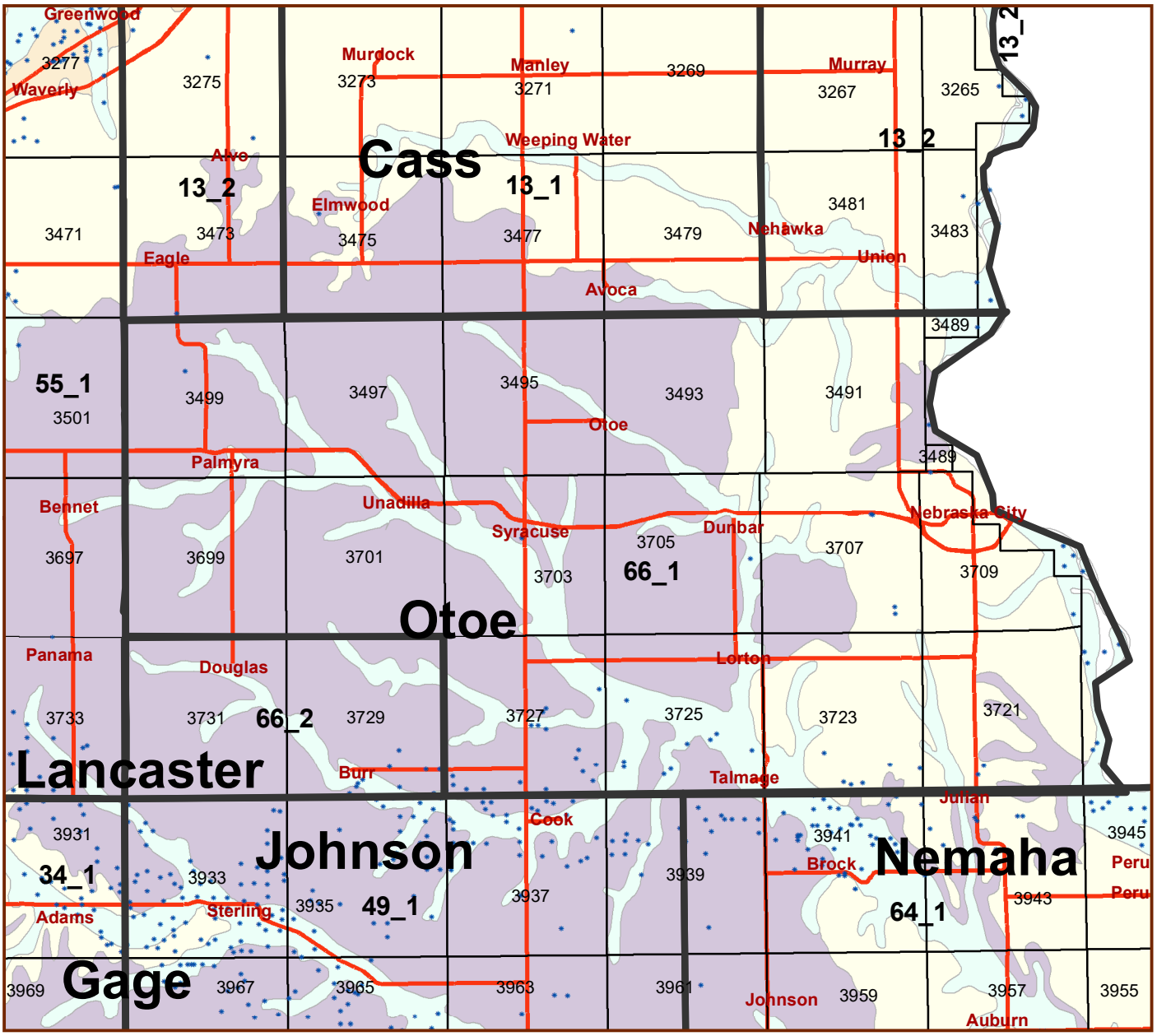
95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
_____Dry_____											
County	2	41.43	41.43	37.45	19.65	110.63	33.29	49.57	N/A	1,112,609	416,630
1	2	41.43	41.43	37.45	19.65	110.63	33.29	49.57	N/A	1,112,609	416,630
_____Grass_____											
County	1	37.01	37.01	37.01		100.00	37.01	37.01	N/A	1,162,000	430,105
1	1	37.01	37.01	37.01		100.00	37.01	37.01	N/A	1,162,000	430,105
_____ALL_____											
10/01/2022 To 09/30/2025	12	50.15	50.57	47.83	14.28	105.73	33.29	69.25	46.76 to 57.24	785,320	375,625

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
_____Dry_____											
County	11	50.73	51.80	49.35	12.93	104.96	33.29	69.25	46.76 to 65.14	751,076	370,672
1	6	51.99	51.54	46.81	13.06	110.10	33.29	65.14	33.29 to 65.14	777,858	364,084
2	5	46.95	52.12	52.66	11.22	98.97	46.76	69.25	N/A	718,938	378,578
_____Grass_____											
County	1	37.01	37.01	37.01		100.00	37.01	37.01	N/A	1,162,000	430,105
1	1	37.01	37.01	37.01		100.00	37.01	37.01	N/A	1,162,000	430,105
_____ALL_____											
10/01/2022 To 09/30/2025	12	50.15	50.57	47.83	14.28	105.73	33.29	69.25	46.76 to 57.24	785,320	375,625

OTOE COUNTY



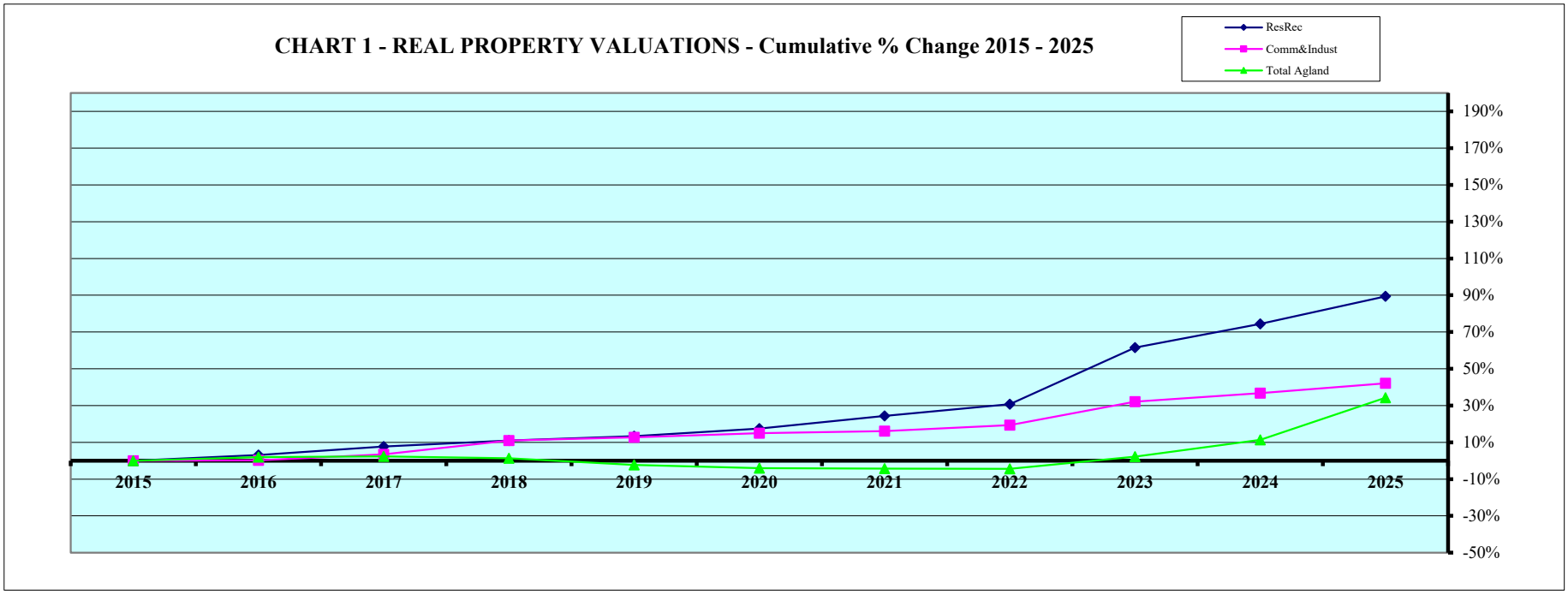
Legend

Market_Area
County
Registered_WellsDNR
geocode
Federal Roads

Soils

CLASS

- Excesssive 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



Tax Year	Residential & Recreational (1) Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Commercial & Industrial (1) Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Total Agricultural Land (1) Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2015	653,058,490	-	-	-	143,604,450	-	-	-	1,256,477,910	-	-	-
2016	673,133,660	20,075,170	3.07%	3.07%	143,902,470	298,020	0.21%	0.21%	1,280,712,770	24,234,860	1.93%	1.93%
2017	703,163,840	30,030,180	4.46%	7.67%	148,596,750	4,694,280	3.26%	3.48%	1,285,775,870	5,063,100	0.40%	2.33%
2018	724,551,010	21,387,170	3.04%	10.95%	159,371,480	10,774,730	7.25%	10.98%	1,273,241,360	-12,534,510	-0.97%	1.33%
2019	740,536,950	15,985,940	2.21%	13.40%	161,834,030	2,462,550	1.55%	12.69%	1,228,441,640	-44,799,720	-3.52%	-2.23%
2020	767,030,620	26,493,670	3.58%	17.45%	165,059,990	3,225,960	1.99%	14.94%	1,205,735,090	-22,706,550	-1.85%	-4.04%
2021	812,341,090	45,310,470	5.91%	24.39%	166,690,870	1,630,880	0.99%	16.08%	1,202,585,170	-3,149,920	-0.26%	-4.29%
2022	853,580,715	41,239,625	5.08%	30.71%	171,325,692	4,634,822	2.78%	19.30%	1,201,077,329	-1,507,841	-0.13%	-4.41%
2023	1,054,907,688	201,326,973	23.59%	61.53%	189,781,729	18,456,037	10.77%	32.16%	1,284,553,880	83,476,551	6.95%	2.23%
2024	1,139,049,854	84,142,166	7.98%	74.42%	196,318,614	6,536,885	3.44%	36.71%	1,399,223,057	114,669,177	8.93%	11.36%
2025	1,236,705,296	97,655,442	8.57%	89.37%	204,064,594	7,745,980	3.95%	42.10%	1,686,894,428	287,671,371	20.56%	34.26%

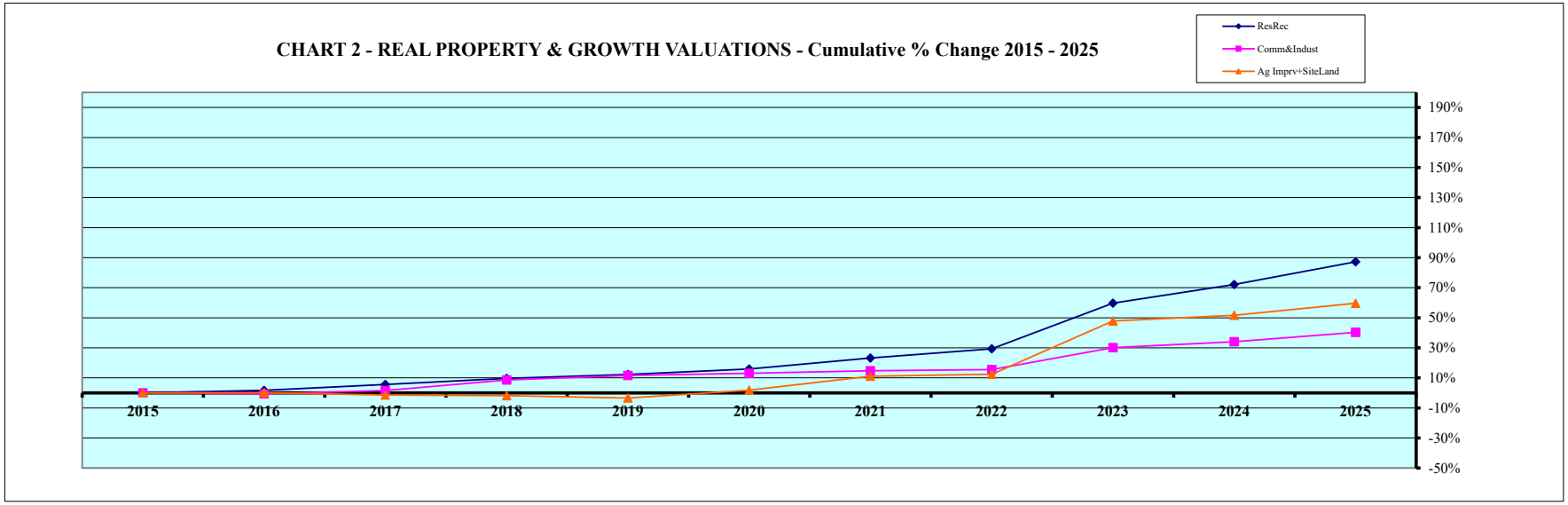
Rate Annual %chg: Residential & Recreational **6.59%** Commercial & Industrial **3.58%** Agricultural Land **2.99%**

Cnty# 66
County OTOE

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.

Source: 2015 - 2025 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division Prepared as of 02/24/2026



Tax Year	Residential & Recreational (1) Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Commercial & Industrial (1) Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2015	653,058,490	7,873,855	1.21%	645,184,635	--	--	143,604,450	4,646,730	3.24%	138,957,720	--	--
2016	673,133,660	9,119,800	1.35%	664,013,860	1.68%	1.68%	143,902,470	1,200,070	0.83%	142,702,400	-0.63%	-0.63%
2017	703,163,840	13,759,110	1.96%	689,404,730	2.42%	5.57%	148,596,750	2,710,220	1.82%	145,886,530	1.38%	1.59%
2018	724,551,010	8,454,590	1.17%	716,096,420	1.84%	9.65%	159,371,480	3,465,010	2.17%	155,906,470	4.92%	8.57%
2019	740,536,950	7,538,040	1.02%	732,998,910	1.17%	12.24%	161,834,030	1,579,410	0.98%	160,254,620	0.55%	11.59%
2020	767,030,620	9,805,785	1.28%	757,224,835	2.25%	15.95%	165,059,990	2,794,530	1.69%	162,265,460	0.27%	12.99%
2021	812,341,090	7,288,505	0.90%	805,052,585	4.96%	23.27%	166,690,870	1,975,030	1.18%	164,715,840	-0.21%	14.70%
2022	853,580,715	9,028,926	1.06%	844,551,789	3.97%	29.32%	171,325,692	5,427,761	3.17%	165,897,931	-0.48%	15.52%
2023	1,054,907,688	11,534,843	1.09%	1,043,372,845	22.23%	59.77%	189,781,729	2,881,711	1.52%	186,900,018	9.09%	30.15%
2024	1,139,049,854	14,760,378	1.30%	1,124,289,476	6.58%	72.16%	196,318,614	3,733,461	1.90%	192,585,153	1.48%	34.11%
2025	1,236,705,296	13,848,858	1.12%	1,222,856,438	7.36%	87.25%	204,064,594	2,566,817	1.26%	201,497,777	2.64%	40.31%
Rate Ann%chg	6.59%			Resid & Recreat w/o growth	5.44%		3.58%			C & I w/o growth	1.90%	

Tax Year	Ag Improvements & Site Land (1) Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2015	61,103,340	28,151,160	89,254,500	728,090	0.82%	88,526,410	--	--
2016	62,381,900	28,438,800	90,820,700	1,492,090	1.64%	89,328,610	0.08%	0.08%
2017	61,716,410	32,807,670	94,524,080	6,589,430	6.97%	87,934,650	-3.18%	-1.48%
2018	62,361,010	27,626,160	89,987,170	2,390,010	2.66%	87,597,160	-7.33%	-1.86%
2019	61,183,370	26,247,740	87,431,110	1,233,360	1.41%	86,197,750	-4.21%	-3.42%
2020	63,046,880	29,283,570	92,330,450	1,413,555	1.53%	90,916,895	3.99%	1.86%
2021	71,565,240	29,211,160	100,776,400	1,597,260	1.58%	99,179,140	7.42%	11.12%
2022	73,468,535	29,929,856	103,398,391	3,067,109	2.97%	100,331,282	-0.44%	12.41%
2023	98,656,951	38,855,379	137,512,330	5,537,923	4.03%	131,974,407	27.64%	47.86%
2024	100,220,467	40,367,550	140,588,017	5,171,798	3.68%	135,416,219	-1.52%	51.72%
2025	103,355,128	42,406,804	145,761,932	3,264,081	2.24%	142,497,851	1.36%	59.65%
Rate Ann%chg	5.40%	4.18%	5.03%			Ag Imprv+Site w/o growth	2.38%	

(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.

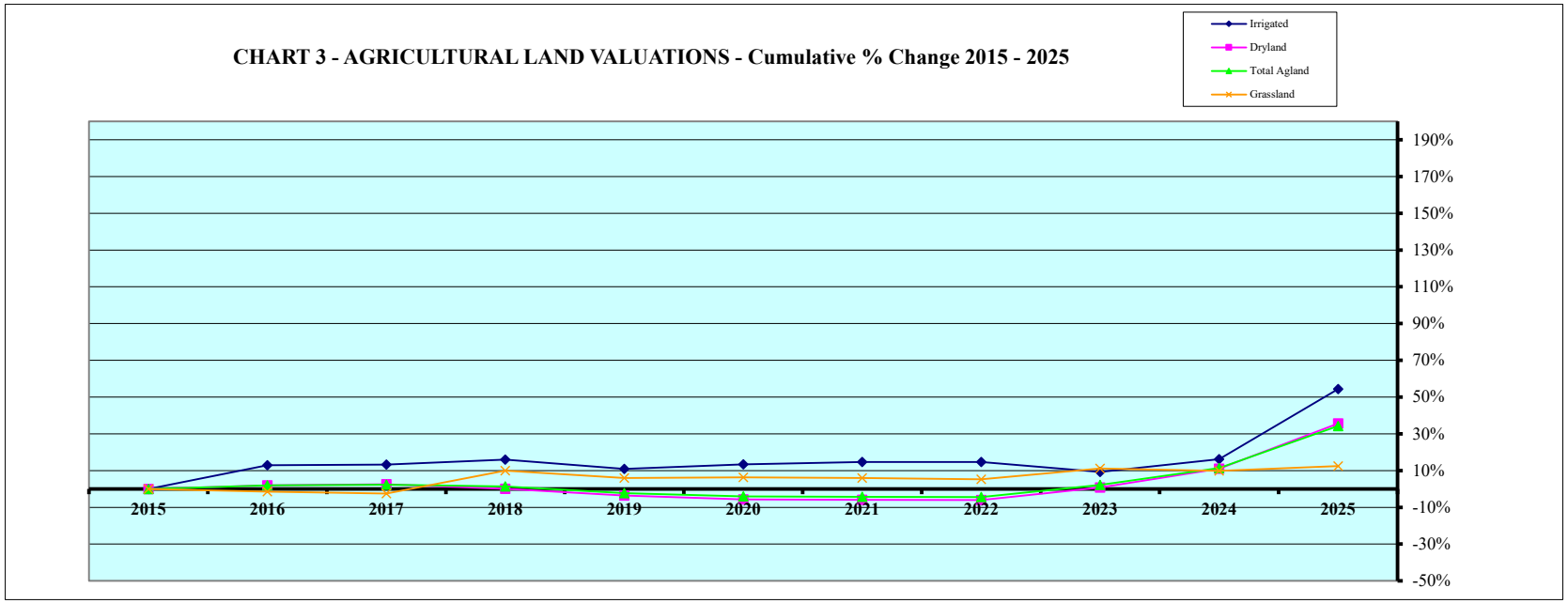
Sources:
Value; 2015 - 2025 CTL
Growth Value; 2015 - 2025 Abstract of Asmnt Rpt.

Prepared as of 02/24/2026

NE Dept. of Revenue, Property Assessment Division

Cnty#	66
County	OTOE

CHART 2



Tax Year	Irrigated Land Value	Value Chg	Ann%chg	Cmltv%chg	Dryland Value	Value Chg	Ann%chg	Cmltv%chg	Grassland Value	Value Chg	Ann%chg	Cmltv%chg
2015	27,163,020	-	-	-	1,116,038,670	-	-	-	113,022,770	-	-	-
2016	30,684,370	3,521,350	12.96%	12.96%	1,138,488,900	22,450,230	2.01%	2.01%	111,308,500	-1,714,270	-1.52%	-1.52%
2017	30,759,600	75,230	0.25%	13.24%	1,144,612,360	6,123,460	0.54%	2.56%	110,199,500	-1,109,000	-1.00%	-2.50%
2018	31,487,360	727,760	2.37%	15.92%	1,117,279,640	-27,332,720	-2.39%	0.11%	124,268,930	14,069,430	12.77%	9.95%
2019	30,109,860	-1,377,500	-4.37%	10.85%	1,076,468,240	-40,811,400	-3.65%	-3.55%	119,705,550	-4,563,380	-3.67%	5.91%
2020	30,796,470	686,610	2.28%	13.38%	1,052,574,910	-23,893,330	-2.22%	-5.69%	120,124,200	418,650	0.35%	6.28%
2021	31,143,130	346,660	1.13%	14.65%	1,049,401,370	-3,173,540	-0.30%	-5.97%	119,774,460	-349,740	-0.29%	5.97%
2022	31,152,490	9,360	0.03%	14.69%	1,048,593,964	-807,406	-0.08%	-6.04%	118,997,667	-776,793	-0.65%	5.29%
2023	29,680,428	-1,472,062	-4.73%	9.27%	1,124,689,756	76,095,792	7.26%	0.78%	125,667,389	6,669,722	5.60%	11.19%
2024	31,558,985	1,878,557	6.33%	16.18%	1,239,076,493	114,386,737	10.17%	11.02%	124,107,667	-1,559,722	-1.24%	9.81%
2025	41,924,444	10,365,459	32.84%	54.34%	1,513,343,650	274,267,157	22.13%	35.60%	127,103,446	2,995,779	2.41%	12.46%

Rate Ann.%chg: Irrigated **4.44%** Dryland **3.09%** Grassland **1.18%**

Tax Year	Waste Land (1) Value	Value Chg	Ann%chg	Cmltv%chg	Other Agland (1) Value	Value Chg	Ann%chg	Cmltv%chg	Total Agricultural Value	Value Chg	Ann%chg	Cmltv%chg
2015	253,450	-	-	-	0	-	-	-	1,256,477,910	-	-	-
2016	231,000	-22,450	-8.86%	-8.86%	0	0			1,280,712,770	24,234,860	1.93%	1.93%
2017	204,410	-26,590	-11.51%	-19.35%	0	0			1,285,775,870	5,063,100	0.40%	2.33%
2018	205,430	1,020	0.50%	-18.95%	0	0			1,273,241,360	-12,534,510	-0.97%	1.33%
2019	201,690	-3,740	-1.82%	-20.42%	1,956,300	1,956,300			1,228,441,640	-44,799,720	-3.52%	-2.23%
2020	200,690	-1,000	-0.50%	-20.82%	2,038,820	82,520	4.22%		1,205,735,090	-22,706,550	-1.85%	-4.04%
2021	200,320	-370	-0.18%	-20.96%	2,065,890	27,070	1.33%		1,202,585,170	-3,149,920	-0.26%	-4.29%
2022	212,950	12,630	6.30%	-15.98%	2,120,258	54,368	2.63%		1,201,077,329	-1,507,841	-0.13%	-4.41%
2023	429,303	216,353	101.60%	69.38%	4,087,004	1,966,746	92.76%		1,284,553,880	83,476,551	6.95%	2.23%
2024	427,234	-2,069	-0.48%	68.57%	4,052,678	-34,326	-0.84%		1,399,223,057	114,669,177	8.93%	11.36%
2025	436,482	9,248	2.16%	72.22%	4,086,406	33,728	0.83%		1,686,894,428	287,671,371	20.56%	34.26%

Cnty# 66
County OTOE

Rate Ann.%chg: Total Agric Land **2.99%**

Source: 2015 - 2025 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division Prepared as of 02/24/2026 **CHART 3**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2015 - 2025 (from County Abstract Reports)(1)

Tax Year	IRRIGATED LAND Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	DRYLAND Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	GRASSLAND Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2015	27,163,060	5,344	5,083			1,116,802,340	274,342	4,071			112,774,980	67,166	1,679		
2016	30,950,180	6,093	5,080	-0.06%	-0.06%	1,138,283,630	273,565	4,161	2.21%	2.21%	111,334,000	66,599	1,672	-0.44%	-0.44%
2017	30,759,600	6,044	5,089	0.18%	0.12%	1,145,095,300	273,482	4,187	0.63%	2.86%	109,631,360	65,986	1,661	-0.61%	-1.05%
2018	31,487,360	6,186	5,090	0.01%	0.13%	1,117,884,430	269,865	4,142	-1.07%	1.76%	124,421,690	69,654	1,786	7.51%	6.39%
2019	32,649,620	6,414	5,090	0.01%	0.14%	1,082,126,430	269,512	4,015	-3.07%	-1.37%	120,033,190	69,743	1,721	-3.65%	2.50%
2020	32,499,320	6,447	5,041	-0.97%	-0.83%	1,055,282,510	269,188	3,920	-2.36%	-3.70%	126,350,930	70,273	1,798	4.47%	7.08%
2021	31,142,900	6,312	4,934	-2.13%	-2.94%	1,049,111,860	269,509	3,893	-0.70%	-4.38%	119,683,180	70,020	1,709	-4.93%	1.80%
2022	31,152,490	6,210	5,017	1.68%	-1.31%	1,048,940,690	269,991	3,885	-0.20%	-4.56%	118,843,094	69,576	1,708	-0.07%	1.73%
2023	29,680,428	5,908	5,024	0.15%	-1.16%	1,125,538,051	270,877	4,155	6.95%	2.07%	126,046,223	68,740	1,834	7.35%	9.21%
2024	31,558,985	5,986	5,272	4.93%	3.71%	1,238,982,923	271,323	4,566	9.90%	12.17%	124,054,710	67,733	1,832	-0.12%	9.08%
2025	41,924,444	6,526	6,425	21.87%	26.39%	1,514,187,793	271,589	5,575	22.09%	36.96%	126,697,871	66,676	1,900	3.75%	13.17%

Rate Annual %chg Average Value/Acre: 4.44% | 3.09% | 1.17%

Tax Year	WASTE LAND (2) Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	OTHER AGLAND (2) Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	TOTAL AGRICULTURAL LAND (1) Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2015	255,290	2,543	100			60	1	102			1,256,995,730	349,395	3,598		
2016	230,250	2,292	100	0.04%	0.04%	60	1	102	0.00%	0.00%	1,280,798,120	348,550	3,675	2.14%	2.14%
2017	204,710	2,046	100	-0.37%	-0.33%	0	0				1,285,690,970	347,557	3,699	0.67%	2.82%
2018	205,420	2,052	100	0.02%	-0.31%	0	0				1,273,998,900	347,758	3,663	-0.97%	1.83%
2019	201,680	2,015	100	0.01%	-0.30%	0	0				1,235,010,920	347,684	3,552	-3.04%	-1.27%
2020	199,090	1,989	100	-0.02%	-0.32%	2,009,780	2,467	815		701.00%	1,216,341,630	350,365	3,472	-2.27%	-3.50%
2021	200,320	2,001	100	0.01%	-0.30%	2,064,330	2,501	826	1.34%	711.74%	1,202,202,590	350,343	3,432	-1.16%	-4.62%
2022	212,950	2,130	100	-0.10%	-0.40%	2,120,242	2,536	836	1.29%	722.24%	1,201,269,466	350,443	3,428	-0.11%	-4.72%
2023	429,068	2,145	200	100.00%	99.19%	4,086,706	2,531	1,615	93.09%	1487.63%	1,285,780,476	350,201	3,672	7.11%	2.05%
2024	425,530	2,128	200	0.00%	99.19%	4,046,886	2,524	1,603	-0.70%	1476.48%	1,399,069,034	349,694	4,001	8.97%	11.21%
2025	436,482	2,182	200	0.00%	99.19%	4,083,350	2,547	1,603	0.00%	1476.46%	1,687,329,940	349,520	4,828	20.66%	34.19%

Rate Annual %chg Average Value/Acre: 2.99%

66
OTOE

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2015 - 2025 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 02/24/2026

CHART 4

CHART 5 - 2025 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
15,912	OTOE	105,736,626	65,042,242	53,210,550	1,201,438,391	183,111,031	20,953,563	35,266,905	1,686,894,428	103,355,128	42,406,804	0	3,497,415,668
cnty sectorvalue % of total value:		*3.02%*	*1.86%*	*1.52%*	*34.35%*	*5.24%*	*0.60%*	*1.01%*	*48.23%*	*2.96%*	*1.21%*		*100.00%*
Pop.	**Municipality:**	**Personal Prop**	**StateAsd PP**	**StateAsd Real**	**Residential**	**Commercial**	**Industrial**	**Recreation**	**Agland**	**Agdwell&HS**	**AgImprv&FS**	**Minerals**	**Total Value**
52	BURR	130,531	90,581	2,843	2,076,979	0	0	940,052	0	0	0	0	3,240,986
0.33%	*%sector of county sector*	*0.12%*	*0.14%*	*0.01%*	*0.17%*			*2.67%*					*0.09%*
	%sector of municipality	*4.03%*	*2.79%*	*0.09%*	*64.08%*			*29.01%*					*100.00%*
166	DOUGLAS	16,976	171,334	5,377	8,847,093	0	0	838,331	0	55,107	0	0	9,934,218
1.04%	*%sector of county sector*	*0.02%*	*0.26%*	*0.01%*	*0.74%*			*2.38%*		*0.05%*			*0.28%*
	%sector of municipality	*0.17%*	*1.72%*	*0.05%*	*89.06%*			*8.44%*		*0.55%*			*100.00%*
165	DUNBAR	7,457	210,536	252,834	6,406,928	0	0	356,709	0	5,219	0	0	7,239,683
1.04%	*%sector of county sector*	*0.01%*	*0.32%*	*0.48%*	*0.53%*			*1.01%*		*0.01%*			*0.21%*
	%sector of municipality	*0.10%*	*2.91%*	*3.49%*	*88.50%*			*4.93%*		*0.07%*			*100.00%*
35	LORTON	1,985	0	0	999,430	0	0	185,385	0	0	0	0	1,186,800
0.22%	*%sector of county sector*	*0.00%*			*0.08%*			*0.53%*					*0.03%*
	%sector of municipality	*0.17%*			*84.21%*			*15.62%*					*100.00%*
7,222	NEBRASKA CITY	31,709,237	6,223,987	5,695,161	398,832,361	0	0	105,737,794	7,237,977	312,033	3,900	0	555,752,450
45.39%	*%sector of county sector*	*29.99%*	*9.57%*	*10.70%*	*33.20%*			*299.82%*	*0.43%*	*0.30%*	*0.01%*		*15.89%*
	%sector of municipality	*5.71%*	*1.12%*	*1.02%*	*71.76%*			*19.03%*	*1.30%*	*0.06%*	*0.00%*		*100.00%*
161	OTOE	115,791	409,058	17,911	4,353,783	0	0	451,753	0	0	0	0	5,348,296
1.01%	*%sector of county sector*	*0.11%*	*0.63%*	*0.03%*	*0.36%*			*1.28%*					*0.15%*
	%sector of municipality	*2.17%*	*7.65%*	*0.33%*	*81.41%*			*8.45%*					*100.00%*
534	PALMYRA	531,102	502,964	258,819	43,398,247	0	0	2,464,333	0	0	0	0	47,155,465
3.36%	*%sector of county sector*	*0.50%*	*0.77%*	*0.49%*	*3.61%*			*6.99%*					*1.35%*
	%sector of municipality	*1.13%*	*1.07%*	*0.55%*	*92.03%*			*5.23%*					*100.00%*
1,941	SYRACUSE	2,408,688	898,093	353,919	150,191,510	0	0	24,540,293	2,754,176	565,305	56,560	0	181,768,544
12.20%	*%sector of county sector*	*2.28%*	*1.38%*	*0.67%*	*12.50%*			*69.58%*	*0.16%*	*0.55%*	*0.13%*		*5.20%*
	%sector of municipality	*1.33%*	*0.49%*	*0.19%*	*82.63%*			*13.50%*	*1.52%*	*0.31%*	*0.03%*		*100.00%*
198	TALMAGE	38,319	185,275	5,814	6,122,734	0	0	4,536,637	0	0	0	0	10,888,779
1.24%	*%sector of county sector*	*0.04%*	*0.28%*	*0.01%*	*0.51%*			*12.86%*					*0.31%*
	%sector of municipality	*0.35%*	*1.70%*	*0.05%*	*56.23%*			*41.66%*					*100.00%*
307	UNADILLA	292,161	252,150	286,431	24,044,514	0	0	1,559,062	0	0	0	0	26,434,318
1.93%	*%sector of county sector*	*0.28%*	*0.39%*	*0.54%*	*2.00%*			*4.42%*					*0.76%*
	%sector of municipality	*1.11%*	*0.95%*	*1.08%*	*90.96%*			*5.90%*					*100.00%*
	%sector of county sector												
	%sector of municipality												
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10,782	Total Municipalities	35,252,247	8,943,978	6,879,109	645,273,588	0	0	141,610,355	9,992,153	937,664	60,460	0	848,949,549
67.76%	*%all municip.sectors of cnty*	*33.34%*	*13.75%*	*12.93%*	*53.71%*			*401.54%*	*0.59%*	*0.91%*	*0.14%*		*24.27%*

66	OTOE

Sources: 2025 Certificate of Taxes Levied CTL, 2020 US Census; Dec. 2024 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 02/24/2026 **CHART 5**

Total Real Property Sum Lines 17, 25, & 30	Records : 11,793	Value : 3,629,773,025	Growth 19,331,767	Sum Lines 17, 25, & 41

Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	592	6,772,131	53	2,912,639	159	12,642,918	804	22,327,688	
02. Res Improve Land	4,247	55,916,860	285	25,188,309	1,360	130,155,950	5,892	211,261,119	
03. Res Improvements	4,398	651,665,255	286	76,089,286	1,378	401,454,008	6,062	1,129,208,549	
04. Res Total	4,990	714,354,246	339	104,190,234	1,537	544,252,876	6,866	1,362,797,356	13,671,372
% of Res Total	72.68	52.42	4.94	7.65	22.39	39.94	58.22	37.54	70.72
05. Com UnImp Land	141	4,315,242	20	1,652,022	20	1,908,690	181	7,875,954	
06. Com Improve Land	584	19,163,430	46	4,972,453	36	4,921,335	666	29,057,218	
07. Com Improvements	596	141,269,033	46	21,636,491	41	29,040,876	683	191,946,400	
08. Com Total	737	164,747,705	66	28,260,966	61	35,870,901	864	228,879,572	986,601
% of Com Total	85.30	71.98	7.64	12.35	7.06	15.67	7.33	6.31	5.10
09. Ind UnImp Land	4	105,217	3	115,934	0	0	7	221,151	
10. Ind Improve Land	7	432,120	10	600,379	1	29,912	18	1,062,411	
11. Ind Improvements	7	12,730,868	10	13,780,296	1	356,955	18	26,868,119	
12. Ind Total	11	13,268,205	13	14,496,609	1	386,867	25	28,151,681	0
% of Ind Total	44.00	47.13	52.00	51.49	4.00	1.37	0.21	0.78	0.00
13. Rec UnImp Land	0	0	5	563,224	58	10,158,518	63	10,721,742	
14. Rec Improve Land	0	0	5	976,228	49	14,636,695	54	15,612,923	
15. Rec Improvements	0	0	6	316,827	51	16,817,952	57	17,134,779	
16. Rec Total	0	0	11	1,856,279	109	41,613,165	120	43,469,444	1,265,895
% of Rec Total	0.00	0.00	9.17	4.27	90.83	95.73	1.02	1.20	6.55
Res & Rec Total	4,990	714,354,246	350	106,046,513	1,646	585,866,041	6,986	1,406,266,800	14,937,267
% of Res & Rec Total	71.43	50.80	5.01	7.54	23.56	41.66	59.24	38.74	77.27
Com & Ind Total	748	178,015,910	79	42,757,575	62	36,257,768	889	257,031,253	986,601
% of Com & Ind Total	84.14	69.26	8.89	16.64	6.97	14.11	7.54	7.08	5.10
17. Taxable Total	5,738	892,370,156	429	148,804,088	1,708	622,123,809	7,875	1,663,298,053	15,923,868
% of Taxable Total	72.86	53.65	5.45	8.95	21.69	37.40	66.78	45.82	82.37

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	12	1,609,920	10,897,324	4	11,860	5,777,678
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			**Total**		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	16	1,621,780	16,675,002
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				**16**	**1,621,780**	**16,675,002**

Schedule III : Mineral Interest Records

Mineral Interest	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
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	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	608	99	343	1,050

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	5	423,389	324	119,215,054	2,448	1,086,066,804	2,777	1,205,705,247
28. Ag-Improved Land	0	0	127	63,786,169	983	547,708,272	1,110	611,494,441
29. Ag Improvements	0	0	127	15,341,022	1,014	133,934,262	1,141	149,275,284

30. Ag Total				**3,918**	**1,966,474,972**

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	1	1.00	45,000	
32. HomeSite Improv Land	0	0.00	0	58	58.00	2,610,000	
33. HomeSite Improvements	0	0.00	0	57	0.00	11,882,554	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	11	21.69	148,626	
36. FarmSite Improv Land	0	0.00	0	112	154.73	773,650	
37. FarmSite Improvements	0	0.00	0	124	0.00	3,458,468	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	525.96	0	
40. Other- Non Ag Use	0	0.00	0	0	30.44	30,440	
	Rural			**Total**			**Growth**
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	2	2.00	90,000	3	3.00	135,000	
32. HomeSite Improv Land	540	547.00	24,575,000	598	605.00	27,185,000	
33. HomeSite Improvements	529	0.00	98,364,985	586	0.00	110,247,539	2,696,568
34. HomeSite Total				**589**	**608.00**	**137,567,539**	
35. FarmSite UnImp Land	50	478.29	747,194	61	499.98	895,820	
36. FarmSite Improv Land	897	1,493.07	7,740,011	1,009	1,647.80	8,513,661	
37. FarmSite Improvements	998	0.00	35,569,277	1,122	0.00	39,027,745	711,331
38. FarmSite Total				**1,183**	**2,147.78**	**48,437,226**	
39. Road & Ditches	0	5,924.30	0	0	6,450.26	0	
40. Other- Non Ag Use	0	899.44	899,440	0	929.88	929,880	
41. Total Section VI				**1,772**	**10,135.92**	**186,934,645**	**3,407,899**

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			**Total**		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	1	80.00	170,885	1	80.00	170,885

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	123.70	2.29%	957,439	2.43%	7,740.01
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	2,601.94	48.09%	19,774,744	50.18%	7,600.00
48. 2A	1,471.77	27.20%	11,185,452	28.39%	7,600.00
49. 3A1	170.15	3.14%	1,174,035	2.98%	6,900.00
50. 3A	161.93	2.99%	1,117,317	2.84%	6,900.00
51. 4A1	828.23	15.31%	4,886,557	12.40%	5,900.00
52. 4A	52.60	0.97%	310,340	0.79%	5,900.00
53. Total	5,410.32	100.00%	39,405,884	100.00%	7,283.47
Dry					
54. 1D1	4,081.45	1.70%	26,998,804	1.89%	6,615.00
55. 1D	24,725.22	10.27%	163,557,380	11.44%	6,615.00
56. 2D1	41,395.88	17.19%	254,585,599	17.80%	6,150.02
57. 2D	87,419.37	36.31%	523,204,977	36.59%	5,985.00
58. 3D1	3,268.33	1.36%	19,038,044	1.33%	5,825.01
59. 3D	61,065.10	25.36%	352,651,383	24.66%	5,775.01
60. 4D1	12,392.17	5.15%	60,969,470	4.26%	4,920.00
61. 4D	6,424.68	2.67%	28,975,369	2.03%	4,510.01
62. Total	240,772.20	100.00%	1,429,981,026	100.00%	5,939.15
Grass					
63. 1G1	30,493.34	54.07%	78,843,738	66.29%	2,585.61
64. 1G	3,849.15	6.83%	9,872,199	8.30%	2,564.77
65. 2G1	9,362.30	16.60%	13,771,281	11.58%	1,470.93
66. 2G	1,075.20	1.91%	1,462,022	1.23%	1,359.77
67. 3G1	2,860.91	5.07%	3,759,407	3.16%	1,314.06
68. 3G	1,375.99	2.44%	1,932,427	1.62%	1,404.39
69. 4G1	2,519.22	4.47%	3,338,915	2.81%	1,325.38
70. 4G	4,857.26	8.61%	5,963,126	5.01%	1,227.67
71. Total	56,393.37	100.00%	118,943,115	100.00%	2,109.17

Irrigated Total	5,410.32	1.76%	39,405,884	2.47%	7,283.47
Dry Total	240,772.20	78.50%	1,429,981,026	89.76%	5,939.15
Grass Total	56,393.37	18.39%	118,943,115	7.47%	2,109.17
72. Waste	1,967.57	0.64%	393,514	0.02%	200.00
73. Other	2,183.32	0.71%	4,372,044	0.27%	2,002.48
74. Exempt	263.81	0.09%	0	0.00%	0.00
75. Market Area Total	306,726.78	100.00%	1,593,095,583	100.00%	5,193.86

Schedule IX : Agricultural Records : Ag Land Market Area Detail **Market Area 2**

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	39.03	3.50%	259,940	3.95%	6,660.01
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	298.96	26.81%	1,820,666	27.67%	6,090.00
48. 2A	527.67	47.31%	3,134,358	47.64%	5,940.00
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	74.11	6.65%	420,204	6.39%	5,670.00
51. 4A1	152.32	13.66%	819,482	12.46%	5,380.00
52. 4A	23.15	2.08%	124,546	1.89%	5,379.96
53. Total	1,115.24	100.00%	6,579,196	100.00%	5,899.35
Dry					
54. 1D1	253.61	0.83%	1,547,021	0.98%	6,100.00
55. 1D	1,736.67	5.72%	10,072,686	6.39%	5,800.00
56. 2D1	2,796.13	9.20%	15,565,154	9.87%	5,566.68
57. 2D	14,410.12	47.42%	78,535,243	49.82%	5,450.01
58. 3D1	71.56	0.24%	364,956	0.23%	5,100.00
59. 3D	7,899.47	26.00%	37,838,475	24.00%	4,790.00
60. 4D1	2,381.87	7.84%	10,242,041	6.50%	4,300.00
61. 4D	836.59	2.75%	3,471,880	2.20%	4,150.04
62. Total	30,386.02	100.00%	157,637,456	100.00%	5,187.83
Grass					
63. 1G1	5,498.08	53.84%	14,149,673	65.91%	2,573.57
64. 1G	671.56	6.58%	1,771,198	8.25%	2,637.44
65. 2G1	1,989.89	19.48%	2,922,411	13.61%	1,468.63
66. 2G	254.12	2.49%	330,356	1.54%	1,300.00
67. 3G1	904.44	8.86%	1,130,623	5.27%	1,250.08
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	517.07	5.06%	644,802	3.00%	1,247.03
70. 4G	377.58	3.70%	519,837	2.42%	1,376.76
71. Total	10,212.74	100.00%	21,468,900	100.00%	2,102.17

Irrigated Total	1,115.24	2.64%	6,579,196	3.53%	5,899.35
Dry Total	30,386.02	71.86%	157,637,456	84.55%	5,187.83
Grass Total	10,212.74	24.15%	21,468,900	11.51%	2,102.17
72. Waste	212.96	0.50%	42,592	0.02%	200.00
73. Other	359.24	0.85%	716,600	0.38%	1,994.77
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	42,286.20	100.00%	186,444,744	100.00%	4,409.12

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	733.94	4,917,984	5,791.62	41,067,096	6,525.56	45,985,080
77. Dry Land	70.93	415,727	27,478.36	161,125,224	243,608.93	1,426,077,531	271,158.22	1,587,618,482
78. Grass	4.60	7,662	6,363.08	12,972,643	60,238.43	127,431,710	66,606.11	140,412,015
79. Waste	0.00	0	420.46	84,092	1,760.07	352,014	2,180.53	436,106
80. Other	0.00	0	144.08	293,564	2,398.48	4,795,080	2,542.56	5,088,644
81. Exempt	10.71	0	13.25	0	239.85	0	263.81	0
82. Total	**75.53**	**423,389**	**35,139.92**	**179,393,507**	**313,797.53**	**1,599,723,431**	**349,012.98**	**1,779,540,327**

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	6,525.56	1.87%	45,985,080	2.58%	7,046.92
Dry Land	271,158.22	77.69%	1,587,618,482	89.22%	5,854.95
Grass	66,606.11	19.08%	140,412,015	7.89%	2,108.10
Waste	2,180.53	0.62%	436,106	0.02%	200.00
Other	2,542.56	0.73%	5,088,644	0.29%	2,001.39
Exempt	263.81	0.08%	0	0.00%	0.00
Total	**349,012.98**	100.00%	**1,779,540,327**	100.00%	5,098.78

Schedule XI : Residential Records - Assessor Location Detail

Line#	Assessor Location	Unimproved Land Records	Unimproved Land Value	Improved Land Records	Improved Land Value	Improvements Records	Improvements Value	Total Records	Total Value	Growth
83.1	Burr	11	7,500	39	110,550	39	1,958,929	50	2,076,979	0
83.2	Douglas	31	103,140	109	612,718	109	9,474,058	140	10,189,916	436,184
83.3	Dunbar	57	310,551	92	681,209	92	7,819,759	149	8,811,519	62,031
83.4	Lorton	6	7,365	20	37,848	22	658,060	28	703,273	0
83.5	Nebraska City	293	2,782,569	2,579	34,523,445	2,724	409,697,930	3,017	447,003,944	2,322,036
83.6	Otoe	14	71,389	91	463,928	92	4,815,998	106	5,351,315	149,851
83.7	Palmyra	47	811,084	245	5,688,569	245	39,960,268	292	46,459,921	62,380
83.8	Paul	4	6,000	6	16,800	6	44,010	10	66,810	0
83.9	Recreational	62	10,660,702	53	14,555,143	64	16,729,686	126	41,945,531	1,265,895
83.10	Rural 7000	0	0	1	1,057,780	1	453,963	1	1,511,743	0
83.11	Rural 8000	3	153,040	3	298,665	12	835,594	15	1,287,299	0
83.12	Rural Res	185	14,637,887	1,442	144,323,333	1,444	392,201,328	1,629	551,162,548	7,173,230
83.13	Syracuse	78	2,068,846	818	12,346,643	819	156,366,516	897	170,782,005	2,693,641
83.14	Talmage	29	97,119	126	340,617	126	7,212,046	155	7,649,782	150,711
83.15	Timber Lake	1	64,006	66	2,890,188	66	23,603,282	67	26,557,476	35,678
83.16	Unadilla	39	788,762	155	2,601,942	157	24,117,204	196	27,507,908	577,466
83.17	Woodland Hills 1	5	391,846	70	4,954,369	70	38,052,536	75	43,398,751	0
83.18	Woodland Hills 2	2	87,624	31	1,370,295	31	12,342,161	33	13,800,080	8,164
84	Residential Total	867	33,049,430	5,946	226,874,042	6,119	1,146,343,328	6,986	1,406,266,800	14,937,267

Schedule XII : Commercial Records - Assessor Location Detail

Line# I	Assessor Location	Unimproved Land Records	Unimproved Land Value	Improved Land Records	Improved Land Value	Improvements Records	Improvements Value	Total Records	Total Value	Growth
85.1	Burr	3	14,786	12	44,069	12	924,814	15	983,669	0
85.2	Douglas	5	59,415	10	223,083	10	618,294	15	900,792	0
85.3	Dunbar	3	4,943	7	13,230	8	396,191	11	414,364	0
85.4	Lorton	1	465	3	5,111	3	183,605	4	189,181	0
85.5	Nebraska City	80	3,110,603	352	15,471,813	360	116,921,756	440	135,504,172	0
85.6	Otoe	5	10,430	9	37,121	10	473,407	15	520,958	0
85.7	Palmyra	10	142,590	24	440,437	24	2,167,370	34	2,750,397	0
85.8	Rural 7000	0	0	1	3,572	1	1,977	1	5,549	0
85.9	Rural 8000	37	3,554,515	74	9,107,764	79	62,031,458	116	74,693,737	986,601
85.10	Syracuse	33	1,161,787	139	3,787,043	141	28,280,125	174	33,228,955	0
85.11	Talmage	5	3,716	21	61,096	21	4,443,684	26	4,508,496	0
85.12	Timber Lake	2	0	2	223,501	2	59,733	4	283,234	0
85.13	Unadilla	4	33,855	25	441,279	25	1,591,695	29	2,066,829	0
85.14	Woodland Hills 1	0	0	3	215,964	3	353,951	3	569,915	0
85.15	Woodland Hills 2	0	0	2	44,546	2	366,459	2	411,005	0
86	Commercial Total	188	8,097,105	684	30,119,629	701	218,814,519	889	257,031,253	986,601

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	26,580.49	82.39%	69,109,274	83.08%	2,600.00
88. 1G	3,467.12	10.75%	9,014,512	10.84%	2,600.00
89. 2G1	1,320.38	4.09%	3,168,912	3.81%	2,400.00
90. 2G	58.42	0.18%	140,208	0.17%	2,400.00
91. 3G1	193.86	0.60%	407,106	0.49%	2,100.00
92. 3G	206.07	0.64%	432,747	0.52%	2,100.00
93. 4G1	301.38	0.93%	632,898	0.76%	2,100.00
94. 4G	134.35	0.42%	282,135	0.34%	2,100.00
95. Total	32,262.07	100.00%	83,187,792	100.00%	2,578.50
CRP					
96. 1C1	2,473.25	87.64%	7,790,844	88.02%	3,150.04
97. 1C	189.95	6.73%	598,352	6.76%	3,150.05
98. 2C1	84.74	3.00%	258,035	2.92%	3,045.02
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	10.79	0.38%	31,722	0.36%	2,939.94
101. 3C	21.99	0.78%	64,651	0.73%	2,940.02
102. 4C1	30.45	1.08%	81,149	0.92%	2,664.99
103. 4C	10.93	0.39%	26,615	0.30%	2,435.04
104. Total	2,822.10	100.00%	8,851,368	100.00%	3,136.45
Timber					
105. 1T1	1,439.60	6.76%	1,943,620	7.22%	1,350.11
106. 1T	192.08	0.90%	259,335	0.96%	1,350.14
107. 2T1	7,957.18	37.34%	10,344,334	38.45%	1,300.00
108. 2T	1,016.78	4.77%	1,321,814	4.91%	1,300.00
109. 3T1	2,656.26	12.47%	3,320,579	12.34%	1,250.10
110. 3T	1,147.93	5.39%	1,435,029	5.33%	1,250.10
111. 4T1	2,187.39	10.27%	2,624,868	9.76%	1,200.00
112. 4T	4,711.98	22.11%	5,654,376	21.02%	1,200.00
113. Total	21,309.20	100.00%	26,903,955	100.00%	1,262.55
Grass Total	32,262.07	57.21%	83,187,792	69.94%	2,578.50
CRP Total	2,822.10	5.00%	8,851,368	7.44%	3,136.45
Timber Total	21,309.20	37.79%	26,903,955	22.62%	1,262.55
114. Market Area Total	56,393.37	100.00%	118,943,115	100.00%	2,109.17

Schedule XIII : Agricultural Records : Grass Land Detail By Market Area **Market Area 2**

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	4,147.41	82.07%	10,783,266	82.69%	2,600.00
88. 1G	560.72	11.10%	1,457,872	11.18%	2,600.00
89. 2G1	248.70	4.92%	596,880	4.58%	2,400.00
90. 2G	0.00	0.00%	0	0.00%	0.00
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	27.02	0.53%	56,742	0.44%	2,100.00
94. 4G	69.59	1.38%	146,139	1.12%	2,100.00
95. Total	5,053.44	100.00%	13,040,899	100.00%	2,580.60
CRP					
96. 1C1	970.42	86.84%	2,853,036	87.02%	2,940.00
97. 1C	102.95	9.21%	302,674	9.23%	2,940.01
98. 2C1	40.38	3.61%	114,478	3.49%	2,835.02
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	3.67	0.33%	8,514	0.26%	2,319.89
104. Total	1,117.42	100.00%	3,278,702	100.00%	2,934.17
Timber					
105. 1T1	380.25	9.41%	513,371	9.97%	1,350.09
106. 1T	7.89	0.20%	10,652	0.21%	1,350.06
107. 2T1	1,700.81	42.08%	2,211,053	42.94%	1,300.00
108. 2T	254.12	6.29%	330,356	6.42%	1,300.00
109. 3T1	904.44	22.38%	1,130,623	21.96%	1,250.08
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	490.05	12.12%	588,060	11.42%	1,200.00
112. 4T	304.32	7.53%	365,184	7.09%	1,200.00
113. Total	4,041.88	100.00%	5,149,299	100.00%	1,273.99

Grass Total	5,053.44	49.48%	13,040,899	60.74%	2,580.60
CRP Total	1,117.42	10.94%	3,278,702	15.27%	2,934.17
Timber Total	4,041.88	39.58%	5,149,299	23.98%	1,273.99
114. Market Area Total	10,212.74	100.00%	21,468,900	100.00%	2,102.17

2026 County Abstract of Assessment for Real Property, Form 45
Compared with the 2025 Certificate of Taxes Levied Report (CTL)

66 Otoe

	2025 CTL County Total	2026 Form 45 County Total	Value Difference (2026 form 45 - 2025 CTL)	Percent Change	2026 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	1,201,438,391	1,362,797,356	161,358,965	13.43%	13,671,372	12.29%
02. Recreational	35,266,905	43,469,444	8,202,539	23.26%	1,265,895	19.67%
03. Ag-Homesite Land, Ag-Res Dwelling	103,355,128	137,567,539	34,212,411	33.10%	2,696,568	30.49%
04. Total Residential (sum lines 1-3)	**1,340,060,424**	**1,543,834,339**	**203,773,915**	**15.21%**	**17,633,835**	**13.89%**
05. Commercial	183,111,031	228,879,572	45,768,541	24.99%	986,601	24.46%
06. Industrial	20,953,563	28,151,681	7,198,118	34.35%	0	34.35%
07. Total Commercial (sum lines 5-6)	**204,064,594**	**257,031,253**	**52,966,659**	**25.96%**	**986,601**	**25.47%**
08. Ag-Farmsite Land, Outbuildings	41,521,004	48,437,226	6,916,222	16.66%	711,331	14.94%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	885,800	929,880	44,080	4.98%		
11. Total Non-Agland (sum lines 8-10)	**42,406,804**	**49,367,106**	**6,960,302**	**16.41%**	**711,331**	**14.74%**
12. Irrigated	41,924,444	45,985,080	4,060,636	9.69%		
13. Dryland	1,513,343,650	1,587,618,482	74,274,832	4.91%		
14. Grassland	127,103,446	140,412,015	13,308,569	10.47%		
15. Wasteland	436,482	436,106	-376	-0.09%		
16. Other Agland	4,086,406	5,088,644	1,002,238	24.53%		
17. Total Agricultural Land	**1,686,894,428**	**1,779,540,327**	**92,645,899**	**5.49%**		
18. Total Value of all Real Property (Locally Assessed)	**3,273,426,250**	**3,629,773,025**	**356,346,775**	**10.89%**	**19,331,767**	**10.30%**

2026 Assessment Survey for Otoe County

A. Staffing and Funding Information

1.	**Deputy(ies) on staff:**
	1
2.	**Appraiser(s) on staff:**
	0
3.	**Other full-time employees:**
	2
4.	**Other part-time employees:**
	1
5.	**Number of shared employees:**
	0
6.	**Assessor's requested budget for current fiscal year:**
	$297,636.47
7.	**Adopted budget, or granted budget if different from above:**
	$297,636.47
8.	**Amount of the total assessor's budget set aside for appraisal work:**
	$24,000
9.	**If appraisal/reappraisal budget is a separate levied fund, what is that amount:**
	$37,487
10.	**Part of the assessor's budget that is dedicated to the computer system:**
	N/A
11.	**Amount of the assessor's budget set aside for education/workshops:**
	$3,700
12.	**Amount of last year's assessor's budget not used:**
	$11,749

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
5.	**If so, who maintains the Cadastral Maps?**
	GIS Specialist and Assessor's Office Staff
6.	**Does the county have GIS software?**
	Yes, ARC GIS by ESRI
7.	**Is GIS available to the public? If so, what is the web address?**
	Yes; otoe.gworks.com/ and Otoe.nebraskaassessors.com
8.	**Who maintains the GIS software and maps?**
	GIS specialist with coordination and assistance from the Assessor.
9.	**What type of aerial imagery is used in the cyclical review of properties?**
	gWorks and aerial imagery Eagleview technologies
10.	**When was the aerial imagery last updated?**
	Last updated Spring of 2024 by Eagleview Technologies, Inc Next flight: Spring 2027 .

C. Zoning Information

1.	**Does the county have zoning?**
	Yes
2.	**If so, is the zoning countywide?**

	Yes
3.	**What municipalities in the county are zoned?**
	Nebraska City and Syracuse are both zoned.
4.	**When was zoning implemented?**
	April 2002

D. Contracted Services

1.	**Appraisal Services:**
	Central Plains LLC and MIPS
2.	**GIS Services:**
	gWorks
3.	**Other services:**
	Aerial Imagery by Eagleview Technologies, INC.

E. Appraisal /Listing Services

1.	**List any outside appraisal or listing services employed by the county for the current assessment year**
	Yes, Central Plains, LLC
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 Contractor
4.	**Have the existing contracts been approved by the PTA?**
	Yes
5.	**Does the appraisal or listing service providers establish assessed values for the county?**
	Yes, they establish commercial values with final approval by the county assessor.

2026 Residential Assessment Survey for Otoe County

1.	**Valuation data collection done by:**
	Primarily completed by the appraisal assistants with additional help from the county assessor and office staff.
2.	**List and describe the approach(es) used to estimate the market value of residential properties.**
	The Cost approach and the sales comparison are correlated for a final value. The sales comparison uses a heavier weighting in the correlation.
3.	**For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?**
	The county uses local market information and completes sales analysis annually to maintain the depreciation tables used in the cost approach to value.
4.	**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.**
	Yes
5.	**Describe the methodology used to determine the residential lot values?**
	The county utilizes a sales comparison method. Primarily vacant lot sales are used.
6.	**How are rural residential site values developed?**
	The county conducts a market analysis of vacant lots to determine the home site value and site acre values.
7.	**Are there form 191 applications on file?**
	Yes
8.	**Describe the methodology used to determine value for vacant lots being held for sale or resale?**
	They are valued at current market value based on comparable sales. The county does not use a discounted cash flow analysis to arrive at market value unless an application for DCF valuation is filed as stated in LB 191.

2026 Commercial Assessment Survey for Otoe County

1.	**Valuation data collection done by:**
	Primarily completed by the appraisal assistants with additional help from the county assessor and office staff. For 2026 we had assistance from Central Plains Valuation, LLC.
2.	**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.
2a.	**Describe the process used to determine the value of unique commercial properties.**
	The county compares sales if available from other counties in the state or region and then will make adjustments for local market. The state sales file is utilized to help in gathering sale information.
3.	**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 develops depreciation tables using local market information.
4.	**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.**
	Yes, Economic depreciation is applied to arrive at market value for the commercial properties other than those in Nebraska City
5.	**Describe the methodology used to determine the commercial lot values.**
	The county relies on the analysis of sales in their local market to determine commercial land values. Typically the square foot method is used.

2026 Agricultural Assessment Survey for Otoe County

1.	**Valuation data collection done by:**
	County Assessor and staff
2.	**Describe the process used to determine and monitor market areas.**
	The county completes a yearly sales analysis; part of the analysis, the assessor uses one set of values for the entire county to see if they can achieve a reasonable level of value with the same relationship to market value throughout the county while maintaining quality of assessment. Sales verification and market analysis are used to identify changes, if needed.
3.	**Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.**
	The county determines the highest and best use and compares that with the present and predominant use of the parcel. The county uses sales verification forms and interviews with buyers and sellers to determine if there are influences other that agricultural affecting the sales.
4.	**Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?**
	Farm home sites are equalized with rural residential home sites
5.	**What separate market analysis has been conducted where intensive use is identified in the county?**
	Intensive use has been identified in Otoe County as discovered upon review.
6.	**If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.**
	If available, the county utilizes sales of parcel enrolled in the Wetland Reserve Program. If no sales are available in the county the state sales file is utilized to analyze sales that are enrolled in the program.
6a.	**Are any other agricultural subclasses used? If yes, please explain.**
	At this time there are no other subclasses used.
	If your county has special value applications, please answer the following
7a.	**How many parcels have a special valuation application on file?**
	4,429
7b.	**What process was used to determine if non-agricultural influences exist in the county?**
	Sales analysis has not shown influences that have impacted the value of agricultural land in the county.
	If your county recognizes a special value, please answer the following
7c.	**Describe the non-agricultural influences recognized within the county.**
	The sales analysis has not shown influences that have impacted the value of agricultural land in the county.

7d.	**Where is the influenced area located within the county?**
	No influences have been noted when sales have been analyzed
7e.	**Describe in detail how the special values were arrived at in the influenced area(s).**
	There have been no perceived differences in the market areas so they have been analyzed together but kept separately for administrative purposes.

Christina M. Smallfoot
Assessor

Rayna J. Lane
Deputy Assessor

Office of Otoe County Assessor

2025 Plan of Assessment

For years 2026, 2027 & 2028

# of Parcels

Residential	6,858
Commercial & Industrial	870
Agricultural	3,886
Recreational	117
Exempt	1,021

PLAN OF ASSESSMENT REQUIREMENTS

This plan of assessment is required by law per Neb. Rev. Stat. 77-1311.02. The county assessor shall, on or before June 15 each year, prepare a plan of assessment which shall describe the assessment actions the county assessor plans to make 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. The plan shall be presented to the county board of equalization on or before July 31 each year. The county assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Revenue on or before October 31st 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 (Reissued 2003).

GENERAL COUNTY DESCRIPTION

Otoe County has a total count of 11,775 parcels as reported on the 2025 County Abstract. Per the 2025 County Abstract, Otoe County consists of the following real property types:

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	6,878	58.41%	36.71%
Commercial	845	7.18%	5.58%
Industrial	25	.21%	64%
Recreational	119	1.01%	1.09%
Agricultural	3,908	33.19%	55.98%

Current Resources

The Otoe County Assessor's Office currently has four full-time employees, one part-time employee and one temporary part-time employee. This includes the Assessor, Deputy Assessor, an appraisal assistant, a GIS specialist, part-time lister and a part-time clerk. The total budget adopted for 2024-2025 was $283,617.20. There was a total of $254,119.20 in the budget for staff salaries, $3,950 for assessor schooling, workshop fees and association dues, $24,000 for appraisal fees and $700 for office supplies and equipment. The total proposed budget request for 2025-2026 is $298,036.47.

The cadastral maps are current in our office and are continuously maintained by the staff. We update our GIS system on a daily basis with new subdivisions, land combinations, land splits and surveys. The GIS specialist verifies and corrects information by using the cadastral maps, CAMA software, the GIS system, pictometry imagery, information submitted by property owners and information gathered during physical reviews. The GIS data and current sales information is available to the public online.

Physical and electronic property record cards are maintained for all real property parcels in Otoe County. Our office does an annual inventory and update of all physical cards to match the electronic file.

Otoe County continues to review all qualified sales in each property class. We attempt to do a sales verification with either a buyer, seller, or real estate agent involved with the sale. After inclusion or exclusion from the sales files, we continually review sales to determine if a change in qualification occurs.

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

Maintain all records, paper and electronic.
Annually prepare and file the following administrative reports:

- County Abstract of Assessment for Real Property
- Assessor Survey
- Annual Level of Value Certification
- Annual Plan of Assessment Report
- Certification of Values to Political Subdivisions
- School District Taxable Value Report
- Sales information including rosters & annual Assessed Value Update w/Abstract
- Homestead Exemption Tax Loss Report
- Certificate of Taxes Levied Report
- Report of values for properties owned by Board of Education Lands & Funds
- Certify completion of real property assessment roll & publish 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.
- 521's Filed with Department of Revenue
- Prepare and file 3-year plan of assessment with the County Board of Equalization

Personal Property: Administer annual filing of approximately 1,100 schedules; prepare subsequent notices for a change in value, incomplete filings, failure to file and/or penalties applied. Review and implement Beginning Farmer Exemptions Form 1027 if applicable.

Permissive Exemptions: Administer annual filings of approximately 160 applications for new or continued exempt properties, review and make recommendations to county board of equalization.

Taxable Government Owned Property: Annual review of government owned property not used for public purpose, send notices of intent to tax.

Homestead Exemptions: Homestead exemption applications are accepted in the office from February 1st through June 30. Our office administers approximately 600 annual filings of applications, approval/denial process, property owner notifications, and provide property owner assistance.

Centrally Assessed Property: Review valuations as certified by Nebraska Property Assessment Division for railroads and public service entities. Establish assessment records and tax billing for tax list.

Tax Increment Financing: Management of record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax. We currently have 16 TIF parcels for the tax year 2025.

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

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

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

Tax Equalization and Review Commission Appeals: Prepare information and attend property owner appeal hearings before TERC, defend valuation.

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

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

Property Review: For assessment year 2025, an estimated 320 building permits were filed for new property construction/additions or improvements in Otoe County. Our office reviewed approximately 346 parcels as part of our pickup work and reviewed approximately 2,125 parcels to comply with the state mandated six-year review cycle.

Assessment Action Planned for Assessment Year 2026:

Residential – As part of the six-year review cycle, complete physical reviews of Nebraska City and Syracuse residential parcels. Complete all pickup work and review building permits filed. Update property record cards to reflect any changes. Review the residential sales and upon completion of a sales study, adjust values to reflect the market.

Commercial – Complete all pickup work and review all building permits filed. Update property record cards to reflect any changes. Review all commercial sales and upon completion of a sales study, adjust values to reflect the market. Complete countywide reappraisal for commercial properties.

Agricultural – Complete all pickup work and review all building permits filed. Review all agricultural sales and upon completion of a sales study, adjust values to reflect the market value.

Assessment Action Planned for Assessment Year 2027:

Residential – As part of a six-year review cycle, complete physical reviews of Palmyra, Unadilla, Burr, Douglas, Dunbar, Otoe, Talmage and Lorton residential parcels. Complete all pickup work and review building permits filed. Update property record cards to reflect any changes. Review all residential sales and upon completion of a sales study, adjust values to reflect the market.

Commercial – Complete all pickup work and review building permits filed. Update property record cards to reflect any changes. Review all commercial sales and upon completion of a sales study, adjust values to reflect the market.

Agricultural – Complete all pickup work and review all building permits filed. Review all agricultural sales and upon completion of a sales study, adjust values to reflect the market.

Assessment Action Planned for Assessment Year 2028:

Residential – As part of a six-year review cycle, begin physical review of approximately 200 parcels at Woodland Hills and Timberlake subdivisions. Begin reviewing approximately 800 rural residential properties in the West half of Otoe County. Complete all pickup work and review building permits filed. Update property record cards to reflect any changes. Review all residential sales and upon completion of a sales study, adjust values to reflect the market.

Commercial – Complete all pickup work and review building permits filed. Update property record cards to reflect any changes. Review all commercial sales and upon completion of a sales study, adjust values to reflect the market.

Agricultural – As part of the six-year review cycle begin the physical review improved agricultural parcels in the West half of Otoe county, approximately 560 parcels. Adjust information to reflect current use. Complete all pickup work and review building permits filed. Review all agricultural sales and upon completion of a sales study, adjust values to reflect the market.

Conclusion:

I feel that our office is accomplishing a great deal of work both efficiently and accurately. Our office will continue to strive to do the absolute best job that can be done with the resources we have available to maintain up-to-date assessments to achieve the statutory required statistics.

Respectfully submitted,

Christina M. Smallfoot
Otoe County Assessor Date: June 13, 2025

Christina M. Smallfoot
Assessor

Rayna J. Lane
Deputy Assessor

Office of Otoe County Assessor

February 26, 2026

Ms. Sarah Scott
Property Tax Administrator
Nebraska Department of Revenue/Property Assessment Division
301 Centennial Mall South
P.O. Box 98919
Lincoln, NE 68509

Re: Special Valuation Methodology – 2026

Introduction

From a geographic standpoint, Otoe County is located directly to the south of Cass County, east of Lancaster County, north of Nemaha and Johnson Counties, and west of the Missouri River. Two of the bordering counties, Lancaster and Cass, have a high degree of real estate sales activity and have implemented special valuation for their entire county's agriculture base. Neither Nemaha nor Johnson counties have the same degree of activity as Lancaster, Cass, or Otoe counties. Otoe County has an active agricultural market.

Market Areas in Otoe County

In 2026 Otoe County has two market areas for the valuation of agricultural land. These market areas were developed to account for the differences in sale price for comparable soil groups and land uses. The market areas are geographically based to determine values and our analysis of sales show that we still have two distinct market areas.

Special Values

The market analysis that has been performed in Otoe County for 2026 shows that our county does not have any measurable "influence" for agricultural land. Otoe County uses the sales comparison approach to set agricultural values. Research is done with the buyer, seller, and any real estate agents involved in the sale to determine if it was influenced by commercial or rural residential factors (i.e. acreage or subdivision development, etc.)

If the assessor and/or appraiser determines that the sale is not influenced by factors other than agricultural use, the sale is included in the sales analysis study to help determine agricultural values. This analysis is done on all sales on a countywide basis and is not restricted to a certain market area.

Certification

The previous narrative is a true and accurate representation of the methodology of the special valuation procedures in Otoe County.

Sincerely,

Christina M. Smallfoot

Christina M. Smallfoot
Otoe County Assessor

1021 Central Avenue, Nebraska City, NE 68410
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