

NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

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

OTOE COUNTY



Pete Ricketts, Governor

April 7, 2017

Commissioner Salmon:

The Property Tax Administrator has compiled the 2017 Reports and Opinions of the Property Tax Administrator for 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,

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

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

cc: Therese Gruber, Otoe County Assessor

Table of Contents

2017 Reports and Opinions of the Property Tax Administrator:

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

Appendices:

- Commission Summary

Statistical Reports and Displays:

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

- Market Area Map
- Valuation History Charts

County Reports:

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

Introduction

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

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

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

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

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

Statistical Analysis:

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

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

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

The mean ratio is used as a basis for other statistical calculations, such as the price related differential and coefficient of variation. As a simple average of the ratios the mean ratio has limited application in the analysis of the level of value because it assumes a normal distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

The quality of assessment relies in part on statistical indicators as well. If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the mean ratio, it may be an indication of disproportionate assessments. The coefficient produced by this calculation is referred to as the Price Related Differential (PRD) and measures the assessment level of lower-priced properties relative to the assessment level of higher-priced properties.

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

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

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

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

Analysis of Assessment Practices:

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

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

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

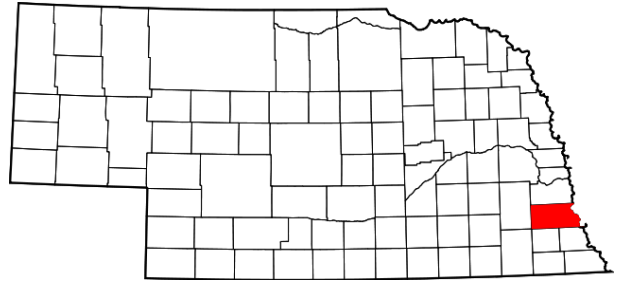
Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on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

The comprehensive review of assessment practices is conducted throughout the year. Issues are presented to the county assessor for clarification. The county assessor can then work to implement corrective measures prior to establishing assessed values. The PTA’s conclusion that assessment quality is either compliant or not compliant with professionally accepted mass appraisal methods is based on the totality of the assessment practices in the county.

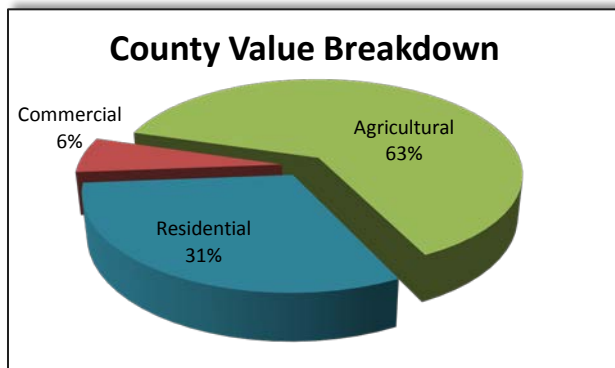
**Further information may be found in Exhibit 94*

County Overview

With a total area of 616 miles, Otoe had 15,984 residents, per the Census Bureau Quick Facts for 2015, a 2% population increase over the 2010 US Census. In a review of the past fifty-five years, Otoe has maintained a steady population (Nebraska Department of Economic Development). Reports indicated that 73% of county residents were homeowners and 87% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Otoe convene in and around the county seat of Nebraska City as well as Syracuse, due to the town’s placement directly on Highway 2. Nebraska City also has commercial activity. Per the latest information available from the U.S.



2017 Abstract of Assessment, Form 45

U.S. CENSUS POPULATION CHANGE			
	2006	2016	Change
BURR	66	57	-14%
DOUGLAS	231	173	-25%
DUNBAR	237	187	-21%
NEBRASKA CITY	7,228	7,289	1%
OTOE	217	171	-21%
PALMYRA	546	545	0%
SYRACUSE	1,764	1,944	10%
TALMAGE	268	233	-13%
UNADILLA	342	311	-9%

Census Bureau, there were 458 employer establishments in Otoe. County-wide employment was at 7,969 people, a steady employment rate relative to the 2010 Census (Nebraska Department of Labor).

Simultaneously, the agricultural economy has remained another strong anchor for Otoe that has fortified the local rural area economies. Otoe is included in both the Lower Platte South and Nemaha Natural Resources Districts (NRD). Dry land makes up the majority of the land in the county. When compared against the top crops of the other counties in Nebraska, Otoe ranks fourth in soybeans. (USDA AgCensus).

2017 Residential Correlation for Otoe County

Assessment Actions

For the current assessment year, the County conducted a statistical analysis of the residential class of properties. The county implemented adjustments within 01 (Nebraska City), lot values were adjusted for two neighborhoods as well as a market adjustments to three subdivisions within Nebraska City. Residential parcels were adjusted in Palmyra by updating costing and utilizing a sales comparison approach. Rural residential homes, which were remodeled since 2000 were adjusted by a percentage. Additionally, all pickup work was completed by the county, including onsite inspections of any remodeling or additions.

Description of Analysis

Residential parcels are valued utilizing seven valuation groupings that are based on the assessor locations in the county. For the property class, a review of the county's statistical analysis profiles 433 residential sales, representing the valuation groupings. Valuation group 01 (Nebraska City) constitutes about 46% of the sales in the residential class of property and is the major trade center of the county.

Valuation Grouping	Assessor Location
01	Nebraska City
02	Burr, Dunbar, Otoe, Talmage
07	Palmyra, Unadilla
09	Syracuse
12	Timber Lake, Woodland Hills
15	Rural Residential
20	Recreational

All three measures of central tendency for the residential class of properties are within the acceptable range. The measures of central tendency offer strong support of each other and are within four points of each other. All of the valuation groups with an adequate sample fall within the acceptable range for the calculated median.

The indicated trend for the residential market demonstrates an increasing market. This indicates that overall, residential values within the county have followed the general residential market activity as observed in the immediate area.

2017 Residential Correlation for Otoe County

Assessment Practice Review

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

One of the areas addressed included sales qualification and verification. The county assessor has developed a consistent procedure for both sales qualification and verification. The County utilizes a sales questionnaire to aid in the verification of all the residential sales. The Division's review inspects the non-qualified sales to ensure that the grounds for disqualifying sales were supported and documented. The review includes a dialogue with the county assessor and a consideration of verification documentation. The review of Otoe County revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were available for the measurement of real property.

The county's inspection and review cycle for all real property was discussed with the county assessor. The county is current with the six-year inspection and review cycle. The county assessor's appraisal staff conducts all of the inspections and updates the information on the property record cards. The county has incorporated aerial photography to aid in the assessment of the residential class, but relies on a physical inspection for the review of the properties.

Valuation groups were examined to ensure that the groupings defined are equally subject to a set of economic forces that affect the value of properties within that geographic area. The county had based the valuation groups on the assessor locations or towns in the county. The county reviewed these and chose to combine some of the assessor locations into groups. One group is the smaller villages in the county where another combined two similar towns. The combining of these assessor locations also reflect the appraisal cycle in the county.

The county meets all of statutory reporting schedules as well as consistently transfers sales on a monthly basis. Based on all relevant information, the quality of assessment of the residential class adheres to professionally accepted mass appraisal standards and has been determined to be in general compliance.

Equalization and Quality of Assessment

A review of both the statistics and the assessment practices suggest that assessments within the county are valued within the acceptable parameters, and therefore considered equalized.

2017 Residential Correlation for Otoe County

<u>VALUATION GROUPING</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
01	203	95.54	98.50	95.24	11.72	103.42
02	30	94.94	100.24	93.05	16.84	107.73
07	22	94.46	94.14	94.48	06.51	99.64
09	76	95.13	95.22	94.20	08.82	101.08
12	24	94.82	93.97	93.73	05.00	100.26
15	73	92.60	94.11	92.39	10.45	101.86
20	5	84.40	89.68	78.61	23.07	114.08
<u>ALL</u>						
10/01/2014 To 09/30/2016	433	94.70	96.73	93.36	10.92	103.61

Level of Value

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

2017 Commercial Correlation for Otoe County

The county conducted a statistical analysis of the commercial sales in the county. This analysis revealed that no adjustments to the commercial class were necessary for the current year to improve the assessments in the county. All pickup work was completed by the county, as were onsite inspections for any remodeling or new additions.

Description of Analysis

Valuation Grouping	Assessor Location
01	Nebraska City
02	Remainder of the County

For the commercial property class, Otoe counties statistical profile consists of 36 commercial sales, representing the two valuation groupings. Valuation group 01 constitutes about 58% of the sample. Group 02 is comprised of sales from Otoe, Unadilla, Syracuse and the rural area. Only the median of the measures of central tendency is in the range. The qualitative statistics are outside of the recommended range.

The overall statistics over the study years do not demonstrate any sort of a trend when comparing the median over the three years. The sales by occupancy also have a limited sample in any of the ones represented and the one (353) retail store is spread between the two value groups. The percentage change in assessed values is similar to the net sales tax change for the county.

Assessment Practice Review

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

One of the areas addressed included sales qualification and verification. The county assessor has developed a consistent procedure for both sales qualification and verification. The County utilizes a sales questionnaire to aid in the verification of all the commercial sales. The Division's review inspects the non-qualified sales to ensure that the grounds for disqualifying sales were supported and documented. The review includes a dialogue with the county assessor and a consideration of verification documentation. The review of Otoe County revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were available for the measurement of real property.

2017 Commercial Correlation for Otoe County

The county's inspection and review cycle for all real property was discussed with the county assessor. The county is current with the six-year inspection and review cycle. The county assessor's appraisal staff conducts all of the inspections and updates the information on the property record cards.

The valuation groups were examined to ensure that the groupings defined are equally subject to a set of economic forces that affect the value of properties within that geographic area. The county bases the valuation groups on the assessor locations or towns in the county. The county reviewed these and chose to combine some of the assessor locations into groups. One group is the smaller villages in the county and the other is Nebraska City.

The county meets all of statutory reporting schedules as well as consistently transfers sales on a monthly basis. Based on all relevant information, the quality of assessment of the commercial class adheres to professionally accepted mass appraisal standards and has been determined to be in general compliance.

Equalization and Quality of Assessment

A review of both the statistics and the assessment practices suggest that assessments within the county are valued within the acceptable parameters, and therefore considered equalized.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	21	96.18	117.48	101.66	42.10	115.56
02	15	99.20	103.85	108.80	25.72	95.45
____ALL____	36	98.85	111.80	104.56	34.74	106.92

Level of Value

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

2017 Agricultural Correlation for Otoe County

Assessment Actions

The county conducted a sales analysis for the agricultural class of property. The sales were reviewed and plotted to verify accuracy of the market area determination of the county. Land values saw relatively small adjustments to align values within the LCG structure. Irrigated values were unchanged with both increases and decreases for dry cropland. Grass decreased in area 8000. These value changes were the result of a comprehensive sales study by the county.

Description of Analysis

Otoe County is comprised of approximately two percent-irrigated land, 79% dry cropland and 19% grass/pasture land. Otoe County has two market areas. Market Area 7000 is in the southwest portion of the county with a slightly higher portion of grass than area 8000. The counties contention is that the topography and soils as well as the proximity to Lancaster County affect the market values.

The agricultural statistical sample consists of 70 agricultural sales. All three measures of central tendency are in the range and demonstrate strong support for each other. In reviewing the change in the median over the study period one can observe a relatively stable market without a lot of variability. Both of the market areas are generally valued at the same percentage of market value.

A review of the 80% majority land use by market area also demonstrates a consistent valuation effort although area 7000 is slightly above the range but with a limited number of sales. A secondary review demonstrated that by analyzing sales from the same general agricultural market the counties values continued to demonstrate an acceptable level of value.

The counties schedule of values was compared to the adjoining counties and it appears that they relatively similar.

Assessment Practice Review

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

One of the assessment practice reviewed is that of sales qualification and verification. Otoe County's process consists of a mailed questionnaire sent to one or both parties to an agricultural transaction. The Division reviews the non-qualified sales to ensure that the reasons for disqualifying sales are supported and documented; all sales were reviewed to ensure that those sales deemed qualified were not affected by non-agricultural influences or special factors that would cause a premium to be paid for the land. It is the practice of the county assessor to consider

2017 Agricultural Correlation for Otoe County

all sales qualified unless shown to be non-arm's-length. The review of the county revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were made available for the measurement of agricultural land.

The inspection and review cycle for all real property was also examined. Within the agricultural class, rural dwellings and outbuildings are reviewed at the same time as the rural residential review. Land use is continually updated by reviewing aerial imagery, by maps from producers, and by observation of staff.

The review process also examines the agricultural market areas to ensure that the areas defined are equally subject to a set of economic forces that affect the value of land within the delineated areas. The summary of the market area analysis concluded that the county has adequately identified market areas for the agricultural land class.

Another portion of the assessment practices review relates to how rural residential and recreational land use is identified apart from agricultural land within the county. To distinguish whether the parcel is rural residential or recreational would involve the stated use by the taxpayer via the sale verification questionnaire. The county assessor's process consists of valuing land by its current use. Parcels in question are valued as recreational unless an agricultural use are identified. Exceptions are made for land contiguous to a current agricultural operation.

Equalization

All dwellings located on both agricultural and residential-use land are valued using the cost approach with each having a different depreciation schedule. Farm home sites carry a different value than rural residential home sites, because the county assessor believes, based on the market analysis, that there are market differences between them.

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

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u> Irrigated </u>						
County	2	74.05	74.05	74.35	03.23	99.80
8000	2	74.05	74.05	74.35	03.23	99.80
<u> Dry </u>						
County	40	73.30	74.31	72.70	15.53	102.21
7000	5	75.83	78.12	77.19	08.07	101.20
8000	35	71.71	73.77	72.15	16.76	102.25
<u> ALL </u>	70	72.71	72.37	70.02	16.74	103.36

2017 Agricultural Correlation for Otoe County

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Otoe County is 73%.

2017 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 (Cum. Supp. 2016). While the median assessment sales ratio from the Qualified Statistical Reports for each class of real property is considered, my opinion of the level of value for a class of real property may be determined from other evidence contained within these Reports and Opinions of the Property Tax Administrator. My opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	95	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	99	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	73	Meets generally accepted mass appraisal practices.	No recommendation.

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

Dated this 7th day of April, 2017.



Ruth A. Sorensen

Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2017 Commission Summary for Otoe County

Residential Real Property - Current

Number of Sales	433	Median	94.70
Total Sales Price	\$61,722,013	Mean	96.73
Total Adj. Sales Price	\$61,722,013	Wgt. Mean	93.36
Total Assessed Value	\$57,621,660	Average Assessed Value of the Base	\$102,166
Avg. Adj. Sales Price	\$142,545	Avg. Assessed Value	\$133,075

Confidence Interval - Current

95% Median C.I	93.50 to 95.68
95% Wgt. Mean C.I	91.76 to 94.95
95% Mean C.I	95.22 to 98.24
% of Value of the Class of all Real Property Value in the County	31.55
% of Records Sold in the Study Period	6.28
% of Value Sold in the Study Period	8.17

Residential Real Property - History

Year	Number of Sales	LOV	Median
2016	413	96	95.64
2015	392	97	97.30
2014	381	95	95.39
2013	383	97	97.08

2017 Commission Summary for Otoe County

Commercial Real Property - Current

Number of Sales	36	Median	98.85
Total Sales Price	\$5,882,230	Mean	111.80
Total Adj. Sales Price	\$5,872,230	Wgt. Mean	104.56
Total Assessed Value	\$6,140,070	Average Assessed Value of the Base	\$180,438
Avg. Adj. Sales Price	\$163,118	Avg. Assessed Value	\$170,558

Confidence Interval - Current

95% Median C.I	82.32 to 111.22
95% Wgt. Mean C.I	94.54 to 114.58
95% Mean C.I	94.79 to 128.81
% of Value of the Class of all Real Property Value in the County	6.68
% of Records Sold in the Study Period	4.35
% of Value Sold in the Study Period	4.11

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2016	36	99	99.20
2015	35	97	96.72
2014	55	99	98.50
2013	60	94	94.34

66 Otoe
RESIDENTIAL

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

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

Number of Sales : 433
 Total Sales Price : 61,722,013
 Total Adj. Sales Price : 61,722,013
 Total Assessed Value : 57,621,660
 Avg. Adj. Sales Price : 142,545
 Avg. Assessed Value : 133,075

MEDIAN : 95
 WGT. MEAN : 93
 MEAN : 97
 COD : 10.92
 PRD : 103.61

COV : 16.62
 STD : 16.08
 Avg. Abs. Dev : 10.34
 MAX Sales Ratio : 189.37
 MIN Sales Ratio : 53.57

95% Median C.I. : 93.50 to 95.68
 95% Wgt. Mean C.I. : 91.76 to 94.95
 95% Mean C.I. : 95.22 to 98.24

Printed:3/21/2017 9:11:47AM

DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qtrts</u>											
01-OCT-14 To 31-DEC-14	42	95.58	98.24	94.27	10.81	104.21	65.48	167.73	92.70 to 100.05	131,127	123,613
01-JAN-15 To 31-MAR-15	32	94.78	97.39	94.84	10.41	102.69	74.89	165.83	90.95 to 98.99	117,333	111,273
01-APR-15 To 30-JUN-15	63	94.98	97.47	96.26	10.47	101.26	65.30	138.63	92.66 to 98.84	130,471	125,593
01-JUL-15 To 30-SEP-15	74	93.79	95.45	90.74	10.51	105.19	53.57	189.37	91.28 to 96.03	165,400	150,087
01-OCT-15 To 31-DEC-15	61	93.77	97.51	93.56	11.19	104.22	63.85	166.28	90.98 to 97.18	152,708	142,871
01-JAN-16 To 31-MAR-16	47	94.64	98.39	92.59	14.94	106.26	59.58	189.00	90.85 to 98.97	118,123	109,374
01-APR-16 To 30-JUN-16	60	94.23	95.14	94.65	10.33	100.52	56.45	158.18	89.89 to 96.82	142,744	135,113
01-JUL-16 To 30-SEP-16	54	94.64	95.48	92.05	09.28	103.73	69.72	122.58	91.78 to 97.47	158,687	146,072
<u>Study Yrs</u>											
01-OCT-14 To 30-SEP-15	211	94.96	96.90	93.44	10.53	103.70	53.57	189.37	93.33 to 96.04	140,859	131,617
01-OCT-15 To 30-SEP-16	222	94.14	96.56	93.28	11.31	103.52	56.45	189.00	92.52 to 95.98	144,147	134,461
<u>Calendar Yrs</u>											
01-JAN-15 To 31-DEC-15	230	94.65	96.82	93.34	10.64	103.73	53.57	189.37	92.66 to 95.81	145,779	136,064
<u>ALL</u>	433	94.70	96.73	93.36	10.92	103.61	53.57	189.37	93.50 to 95.68	142,545	133,075

VALUATION GROUPING										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	203	95.54	98.50	95.24	11.72	103.42	56.45	189.37	93.54 to 96.82	118,867	113,211
02	30	94.94	100.24	93.05	16.84	107.73	69.67	167.73	85.83 to 101.23	62,457	58,118
07	22	94.46	94.14	94.48	06.51	99.64	59.58	121.71	89.28 to 97.92	120,321	113,682
09	76	95.13	95.22	94.20	08.82	101.08	70.01	137.16	92.23 to 97.47	113,266	106,693
12	24	94.82	93.97	93.73	05.00	100.26	80.60	101.95	89.69 to 98.84	257,830	241,675
15	73	92.60	94.11	92.39	10.45	101.86	66.39	127.54	90.38 to 96.23	210,735	194,703
20	5	84.40	89.68	78.61	23.07	114.08	53.57	132.25	N/A	578,300	454,614
<u>ALL</u>	433	94.70	96.73	93.36	10.92	103.61	53.57	189.37	93.50 to 95.68	142,545	133,075

PROPERTY TYPE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	427	94.89	96.84	94.11	10.76	102.90	56.45	189.37	93.51 to 95.72	137,402	129,303
06	5	84.40	89.68	78.61	23.07	114.08	53.57	132.25	N/A	578,300	454,614
07	1	85.22	85.22	85.22	00.00	100.00	85.22	85.22	N/A	160,000	136,350
<u>ALL</u>	433	94.70	96.73	93.36	10.92	103.61	53.57	189.37	93.50 to 95.68	142,545	133,075

66 Otoe
RESIDENTIAL

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

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

Number of Sales : 433
 Total Sales Price : 61,722,013
 Total Adj. Sales Price : 61,722,013
 Total Assessed Value : 57,621,660
 Avg. Adj. Sales Price : 142,545
 Avg. Assessed Value : 133,075

MEDIAN : 95
 WGT. MEAN : 93
 MEAN : 97
 COD : 10.92
 PRD : 103.61

COV : 16.62
 STD : 16.08
 Avg. Abs. Dev : 10.34
 MAX Sales Ratio : 189.37
 MIN Sales Ratio : 53.57

95% Median C.I. : 93.50 to 95.68
 95% Wgt. Mean C.I. : 91.76 to 94.95
 95% Mean C.I. : 95.22 to 98.24

Printed:3/21/2017 9:11:47AM

SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000												
Less Than 15,000	5	153.00	134.19	129.48	25.06	103.64	59.58	189.00	N/A	9,600	12,430	
Less Than 30,000	23	115.40	120.92	117.38	22.53	103.02	59.58	189.00	99.66 to 139.65	17,852	20,954	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	433	94.70	96.73	93.36	10.92	103.61	53.57	189.37	93.50 to 95.68	142,545	133,075	
Greater Than 14,999	428	94.62	96.29	93.33	10.39	103.17	53.57	189.37	93.45 to 95.59	144,098	134,485	
Greater Than 29,999	410	94.29	95.37	93.20	09.70	102.33	53.57	189.37	93.13 to 95.47	149,540	139,365	
<u>Incremental Ranges</u>												
0 TO 4,999												
5,000 TO 14,999	5	153.00	134.19	129.48	25.06	103.64	59.58	189.00	N/A	9,600	12,430	
15,000 TO 29,999	18	112.08	117.24	115.77	18.27	101.27	81.50	167.73	97.28 to 130.20	20,144	23,322	
30,000 TO 59,999	42	110.99	107.74	105.91	15.32	101.73	56.45	189.37	98.27 to 118.67	44,719	47,364	
60,000 TO 99,999	93	95.77	96.96	96.97	09.76	99.99	71.46	138.63	93.83 to 98.99	79,135	76,740	
100,000 TO 149,999	118	93.06	92.36	92.32	07.77	100.04	65.30	158.18	90.68 to 94.46	126,641	116,911	
150,000 TO 249,999	107	94.64	94.67	94.66	07.06	100.01	70.01	132.25	92.45 to 96.12	191,953	181,707	
250,000 TO 499,999	47	92.35	91.49	91.60	08.03	99.88	63.85	115.16	89.23 to 94.96	299,881	274,679	
500,000 TO 999,999	2	76.00	76.00	70.75	29.51	107.42	53.57	98.42	N/A	698,250	494,035	
1,000,000 +	1	79.77	79.77	79.77	00.00	100.00	79.77	79.77	N/A	1,100,000	877,450	
<u>ALL</u>	433	94.70	96.73	93.36	10.92	103.61	53.57	189.37	93.50 to 95.68	142,545	133,075	

66 Otoe
COMMERCIAL

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

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

Number of Sales : 36
Total Sales Price : 5,882,230
Total Adj. Sales Price : 5,872,230
Total Assessed Value : 6,140,070
Avg. Adj. Sales Price : 163,118
Avg. Assessed Value : 170,558

MEDIAN : 99
WGT. MEAN : 105
MEAN : 112
COD : 34.74
PRD : 106.92

COV : 46.57
STD : 52.07
Avg. Abs. Dev : 34.34
MAX Sales Ratio : 271.07
MIN Sales Ratio : 41.91

95% Median C.I. : 82.32 to 111.22
95% Wgt. Mean C.I. : 94.54 to 114.58
95% Mean C.I. : 94.79 to 128.81

Printed:3/21/2017 9:11:48AM

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-13 To 31-DEC-13	3	70.67	74.94	76.30	07.03	98.22	69.61	84.53	N/A	23,083	17,613
01-JAN-14 To 31-MAR-14	2	121.05	121.05	106.40	20.55	113.77	96.18	145.92	N/A	60,850	64,745
01-APR-14 To 30-JUN-14	3	99.20	120.13	97.76	23.90	122.88	95.02	166.16	N/A	267,450	261,447
01-JUL-14 To 30-SEP-14	1	103.75	103.75	103.75	00.00	100.00	103.75	103.75	N/A	110,000	114,120
01-OCT-14 To 31-DEC-14	4	92.24	133.09	106.97	57.68	124.42	76.81	271.07	N/A	68,375	73,138
01-JAN-15 To 31-MAR-15	3	56.95	76.94	77.54	52.70	99.23	41.91	131.95	N/A	37,250	28,883
01-APR-15 To 30-JUN-15	5	92.58	86.33	89.69	19.40	96.25	57.51	111.22	N/A	89,160	79,970
01-JUL-15 To 30-SEP-15	2	109.87	109.87	108.27	09.64	101.48	99.28	120.46	N/A	1,063,690	1,151,625
01-OCT-15 To 31-DEC-15	5	98.50	131.75	124.06	47.17	106.20	81.64	244.89	N/A	83,500	103,594
01-JAN-16 To 31-MAR-16	3	101.58	126.18	107.31	37.61	117.58	81.18	195.78	N/A	90,000	96,583
01-APR-16 To 30-JUN-16	3	122.90	140.83	90.34	39.11	155.89	77.70	221.90	N/A	209,333	189,107
01-JUL-16 To 30-SEP-16	2	109.77	109.77	121.60	26.03	90.27	81.20	138.34	N/A	247,500	300,970
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	9	96.18	103.45	97.96	22.55	105.60	69.61	166.16	70.67 to 145.92	122,589	120,088
01-OCT-14 To 30-SEP-15	14	95.93	101.04	104.19	34.46	96.98	41.91	271.07	57.51 to 120.46	211,316	220,164
01-OCT-15 To 30-SEP-16	13	101.58	129.18	109.20	43.36	118.30	77.70	244.89	81.20 to 195.78	139,269	152,075
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	10	100.36	123.86	100.99	33.70	122.65	76.81	271.07	82.97 to 166.16	130,755	132,050
01-JAN-15 To 31-DEC-15	15	98.50	102.73	106.62	32.65	96.35	41.91	244.89	67.13 to 120.46	206,829	220,515
<u>ALL</u>	36	98.85	111.80	104.56	34.74	106.92	41.91	271.07	82.32 to 111.22	163,118	170,558

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	21	96.18	117.48	101.66	42.10	115.56	57.51	271.07	81.18 to 122.90	165,950	168,697
02	15	99.20	103.85	108.80	25.72	95.45	41.91	166.16	82.32 to 131.95	159,152	173,163
<u>ALL</u>	36	98.85	111.80	104.56	34.74	106.92	41.91	271.07	82.32 to 111.22	163,118	170,558

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	34	97.34	110.38	100.02	35.08	110.36	41.91	271.07	81.64 to 103.75	141,466	141,495
04	2	135.92	135.92	125.12	11.37	108.63	120.46	151.38	N/A	531,190	664,620
<u>ALL</u>	36	98.85	111.80	104.56	34.74	106.92	41.91	271.07	82.32 to 111.22	163,118	170,558

66 Otoe
COMMERCIAL

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

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

Number of Sales : 36
Total Sales Price : 5,882,230
Total Adj. Sales Price : 5,872,230
Total Assessed Value : 6,140,070
Avg. Adj. Sales Price : 163,118
Avg. Assessed Value : 170,558

MEDIAN : 99
WGT. MEAN : 105
MEAN : 112
COD : 34.74
PRD : 106.92

COV : 46.57
STD : 52.07
Avg. Abs. Dev : 34.34
MAX Sales Ratio : 271.07
MIN Sales Ratio : 41.91

95% Median C.I. : 82.32 to 111.22
95% Wgt. Mean C.I. : 94.54 to 114.58
95% Mean C.I. : 94.79 to 128.81

Printed:3/21/2017 9:11:48AM

SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000												
Less Than 15,000												
Less Than 30,000	4	70.14	90.85	95.74	39.31	94.89	56.95	166.16	N/A	23,188	22,200	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	36	98.85	111.80	104.56	34.74	106.92	41.91	271.07	82.32 to 111.22	163,118	170,558	
Greater Than 14,999	36	98.85	111.80	104.56	34.74	106.92	41.91	271.07	82.32 to 111.22	163,118	170,558	
Greater Than 29,999	32	99.24	114.42	104.70	33.66	109.28	41.91	271.07	82.97 to 120.46	180,609	189,102	
<u>Incremental Ranges</u>												
0 TO 4,999												
5,000 TO 14,999												
15,000 TO 29,999	4	70.14	90.85	95.74	39.31	94.89	56.95	166.16	N/A	23,188	22,200	
30,000 TO 59,999	12	127.43	143.72	138.44	45.67	103.81	41.91	271.07	82.97 to 221.90	39,542	54,743	
60,000 TO 99,999	8	97.34	89.78	89.44	11.74	100.38	57.51	103.22	57.51 to 103.22	77,125	68,983	
100,000 TO 149,999	4	81.76	86.02	85.55	08.59	100.55	76.81	103.75	N/A	118,750	101,588	
150,000 TO 249,999	3	111.22	114.59	115.03	21.04	99.62	81.18	151.38	N/A	155,000	178,290	
250,000 TO 499,999	1	138.34	138.34	138.34	00.00	100.00	138.34	138.34	N/A	350,000	484,200	
500,000 TO 999,999	3	95.02	97.73	101.28	15.00	96.49	77.70	120.46	N/A	724,327	733,617	
1,000,000 +	1	99.28	99.28	99.28	00.00	100.00	99.28	99.28	N/A	1,225,000	1,216,220	
<u>ALL</u>	36	98.85	111.80	104.56	34.74	106.92	41.91	271.07	82.32 to 111.22	163,118	170,558	

66 Otoe
COMMERCIAL

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

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

Number of Sales : 36
Total Sales Price : 5,882,230
Total Adj. Sales Price : 5,872,230
Total Assessed Value : 6,140,070
Avg. Adj. Sales Price : 163,118
Avg. Assessed Value : 170,558

MEDIAN : 99
WGT. MEAN : 105
MEAN : 112
COD : 34.74
PRD : 106.92

COV : 46.57
STD : 52.07
Avg. Abs. Dev : 34.34
MAX Sales Ratio : 271.07
MIN Sales Ratio : 41.91

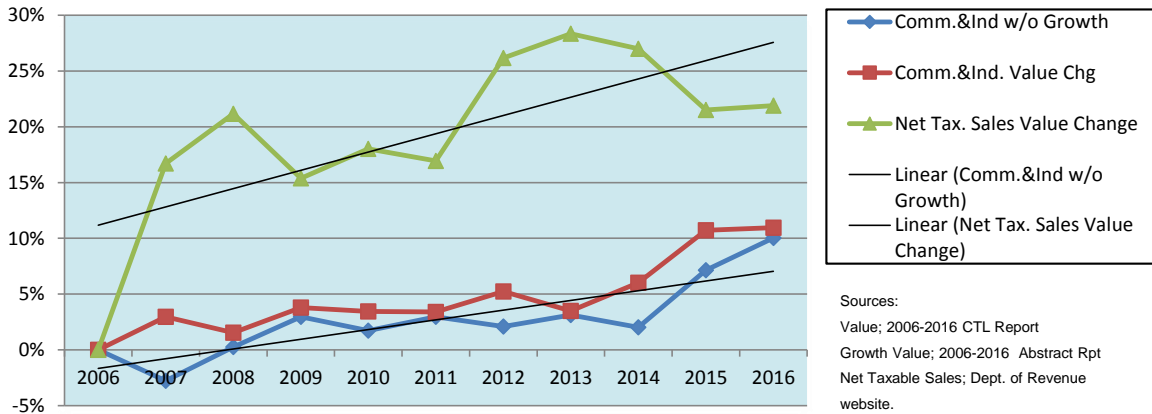
95% Median C.I. : 82.32 to 111.22
95% Wgt. Mean C.I. : 94.54 to 114.58
95% Mean C.I. : 94.79 to 128.81

Printed:3/21/2017 9:11:48AM

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Blank	2	170.87	170.87	204.27	58.64	83.65	70.67	271.07	N/A	22,500	45,960
0	1	145.92	145.92	145.92	00.00	100.00	145.92	145.92	N/A	25,000	36,480
297	2	100.86	100.86	100.80	02.34	100.06	98.50	103.22	N/A	68,400	68,950
323	1	195.78	195.78	195.78	00.00	100.00	195.78	195.78	N/A	50,000	97,890
326	2	75.05	75.05	74.31	23.37	101.00	57.51	92.58	N/A	72,000	53,505
343	1	95.02	95.02	95.02	00.00	100.00	95.02	95.02	N/A	730,600	694,250
344	1	221.90	221.90	221.90	00.00	100.00	221.90	221.90	N/A	40,000	88,760
349	1	244.89	244.89	244.89	00.00	100.00	244.89	244.89	N/A	32,500	79,590
350	1	41.91	41.91	41.91	00.00	100.00	41.91	41.91	N/A	46,500	19,490
352	1	96.18	96.18	96.18	00.00	100.00	96.18	96.18	N/A	96,700	93,010
353	11	84.53	96.62	94.97	21.48	101.74	67.13	166.16	76.81 to 122.90	182,114	172,956
384	2	92.70	92.70	96.38	11.93	96.18	81.64	103.75	N/A	82,500	79,510
406	1	56.95	56.95	56.95	00.00	100.00	56.95	56.95	N/A	25,250	14,380
410	1	82.32	82.32	82.32	00.00	100.00	82.32	82.32	N/A	100,000	82,320
412	1	138.34	138.34	138.34	00.00	100.00	138.34	138.34	N/A	350,000	484,200
419	1	101.58	101.58	101.58	00.00	100.00	101.58	101.58	N/A	65,000	66,030
430	1	131.95	131.95	131.95	00.00	100.00	131.95	131.95	N/A	40,000	52,780
447	1	77.70	77.70	77.70	00.00	100.00	77.70	77.70	N/A	540,000	419,570
471	1	111.22	111.22	111.22	00.00	100.00	111.22	111.22	N/A	150,000	166,830
494	1	151.38	151.38	151.38	00.00	100.00	151.38	151.38	N/A	160,000	242,210
498	1	69.61	69.61	69.61	00.00	100.00	69.61	69.61	N/A	24,250	16,880
528	1	120.46	120.46	120.46	00.00	100.00	120.46	120.46	N/A	902,380	1,087,030
<u>ALL</u>	<u>36</u>	<u>98.85</u>	<u>111.80</u>	<u>104.56</u>	<u>34.74</u>	<u>106.92</u>	<u>41.91</u>	<u>271.07</u>	<u>82.32 to 111.22</u>	<u>163,118</u>	<u>170,558</u>

Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2006	\$ 129,692,860	\$ 7,578,100	5.84%	\$ 122,114,760	-	\$ 111,578,435	-
2007	\$ 133,537,090	\$ 7,434,350	5.57%	\$ 126,102,740	-2.77%	\$ 130,215,008	16.70%
2008	\$ 131,680,050	\$ 1,649,530	1.25%	\$ 130,030,520	-2.63%	\$ 135,188,203	3.82%
2009	\$ 134,611,840	\$ 1,061,940	0.79%	\$ 133,549,900	1.42%	\$ 128,732,764	-4.78%
2010	\$ 134,152,410	\$ 2,210,620	1.65%	\$ 131,941,790	-1.98%	\$ 131,674,917	2.29%
2011	\$ 134,087,990	\$ 550,000	0.41%	\$ 133,537,990	-0.46%	\$ 130,470,217	-0.91%
2012	\$ 136,485,510	\$ 4,068,490	2.98%	\$ 132,417,020	-1.25%	\$ 140,768,467	7.89%
2013	\$ 134,220,410	\$ 483,790	0.36%	\$ 133,736,620	-2.01%	\$ 143,202,449	1.73%
2014	\$ 137,485,370	\$ 5,163,570	3.76%	\$ 132,321,800	-1.41%	\$ 141,698,925	-1.05%
2015	\$ 143,604,450	\$ 4,646,730	3.24%	\$ 138,957,720	1.07%	\$ 135,586,181	-4.31%
2016	\$ 143,902,470	\$ 1,200,070	0.83%	\$ 142,702,400	-0.63%	\$ 136,006,548	0.31%
Ann %chg	1.05%			Average	-1.06%	2.19%	2.17%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2006	-	-	-
2007	-2.77%	2.96%	16.70%
2008	0.26%	1.53%	21.16%
2009	2.97%	3.79%	15.37%
2010	1.73%	3.44%	18.01%
2011	2.96%	3.39%	16.93%
2012	2.10%	5.24%	26.16%
2013	3.12%	3.49%	28.34%
2014	2.03%	6.01%	26.99%
2015	7.14%	10.73%	21.52%
2016	10.03%	10.96%	21.89%

County Number	66
County Name	Otoe

66 Otoe
AGRICULTURAL LAND

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

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

Number of Sales : 70
Total Sales Price : 44,589,126
Total Adj. Sales Price : 44,589,126
Total Assessed Value : 31,221,182
Avg. Adj. Sales Price : 636,988
Avg. Assessed Value : 446,017

MEDIAN : 73
WGT. MEAN : 70
MEAN : 72
COD : 16.74
PRD : 103.36

COV : 25.84
STD : 18.70
Avg. Abs. Dev : 12.17
MAX Sales Ratio : 124.71
MIN Sales Ratio : 00.00

95% Median C.I. : 69.45 to 75.87
95% Wgt. Mean C.I. : 66.76 to 73.28
95% Mean C.I. : 67.99 to 76.75

Printed:3/21/2017 9:11:50AM

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-13 To 31-DEC-13	6	67.95	54.31	50.85	24.06	106.80	00.00	71.71	00.00 to 71.71	557,393	283,450
01-JAN-14 To 31-MAR-14	3	62.62	62.04	62.75	03.83	98.87	58.16	65.35	N/A	800,683	502,463
01-APR-14 To 30-JUN-14	14	76.45	77.97	74.28	12.77	104.97	53.88	116.66	68.31 to 84.41	937,233	696,196
01-JUL-14 To 30-SEP-14	2	91.20	91.20	91.34	36.75	99.85	57.68	124.71	N/A	351,658	321,195
01-OCT-14 To 31-DEC-14	2	69.71	69.71	69.71	04.30	100.00	66.71	72.70	N/A	569,914	397,280
01-JAN-15 To 31-MAR-15	10	70.90	73.14	73.84	13.86	99.05	58.95	93.38	60.41 to 87.50	565,195	417,348
01-APR-15 To 30-JUN-15	12	78.88	79.62	78.31	11.26	101.67	62.96	101.68	71.03 to 88.78	460,548	360,655
01-JUL-15 To 30-SEP-15	6	74.24	70.77	67.99	10.04	104.09	56.27	83.42	56.27 to 83.42	520,329	353,758
01-OCT-15 To 31-DEC-15	6	63.19	67.57	64.50	11.58	104.76	56.09	91.86	56.09 to 91.86	493,408	318,240
01-JAN-16 To 31-MAR-16	4	75.68	79.29	82.36	10.35	96.27	69.39	96.40	N/A	805,500	663,435
01-APR-16 To 30-JUN-16	3	79.16	57.75	45.14	39.62	127.94	00.00	94.08	N/A	967,198	436,597
01-JUL-16 To 30-SEP-16	2	66.63	66.63	67.35	05.69	98.93	62.84	70.41	N/A	246,883	166,265
Study Yrs											
01-OCT-13 To 30-SEP-14	25	71.71	71.44	69.48	20.23	102.82	00.00	124.71	65.35 to 77.03	782,840	543,889
01-OCT-14 To 30-SEP-15	30	73.79	75.03	73.95	12.28	101.46	56.27	101.68	70.13 to 79.13	514,678	380,615
01-OCT-15 To 30-SEP-16	15	69.45	68.60	64.79	19.86	105.88	00.00	96.40	62.84 to 79.16	638,521	413,700
Calendar Yrs											
01-JAN-14 To 31-DEC-14	21	74.05	76.17	73.08	16.43	104.23	53.88	124.71	65.35 to 80.78	826,974	604,338
01-JAN-15 To 31-DEC-15	34	73.19	74.03	72.61	13.54	101.96	56.09	101.68	65.49 to 79.13	507,675	368,627
ALL	70	72.71	72.37	70.02	16.74	103.36	00.00	124.71	69.45 to 75.87	636,988	446,017

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
7000	10	71.42	66.69	63.51	22.30	105.01	00.00	94.08	53.88 to 91.86	561,534	356,632
8000	60	73.12	73.32	70.96	15.80	103.33	00.00	124.71	68.31 to 76.68	649,563	460,914
ALL	70	72.71	72.37	70.02	16.74	103.36	00.00	124.71	69.45 to 75.87	636,988	446,017

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	13	73.90	74.08	76.15	17.46	97.28	47.84	116.66	60.66 to 80.78	588,451	448,122
8000	13	73.90	74.08	76.15	17.46	97.28	47.84	116.66	60.66 to 80.78	588,451	448,122
ALL	70	72.71	72.37	70.02	16.74	103.36	00.00	124.71	69.45 to 75.87	636,988	446,017

66 Otoe
AGRICULTURAL LAND

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

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

Number of Sales : 70
 Total Sales Price : 44,589,126
 Total Adj. Sales Price : 44,589,126
 Total Assessed Value : 31,221,182
 Avg. Adj. Sales Price : 636,988
 Avg. Assessed Value : 446,017

MEDIAN : 73
 WGT. MEAN : 70
 MEAN : 72
 COD : 16.74
 PRD : 103.36

COV : 25.84
 STD : 18.70
 Avg. Abs. Dev : 12.17
 MAX Sales Ratio : 124.71
 MIN Sales Ratio : 00.00

95% Median C.I. : 69.45 to 75.87
 95% Wgt. Mean C.I. : 66.76 to 73.28
 95% Mean C.I. : 67.99 to 76.75

Printed:3/21/2017 9:11:50AM

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
_____Irrigated_____											
County	2	74.05	74.05	74.35	03.23	99.60	71.66	76.44	N/A	628,500	467,315
8000	2	74.05	74.05	74.35	03.23	99.60	71.66	76.44	N/A	628,500	467,315
_____Dry_____											
County	40	73.30	74.31	72.70	15.53	102.21	47.84	124.71	66.04 to 78.62	717,051	521,316
7000	5	75.83	78.12	77.19	08.07	101.20	69.39	94.08	N/A	623,719	481,472
8000	35	71.71	73.77	72.15	16.76	102.25	47.84	124.71	65.35 to 79.13	730,384	527,008
_____ALL_____	70	72.71	72.37	70.02	16.74	103.36	00.00	124.71	69.45 to 75.87	636,988	446,017

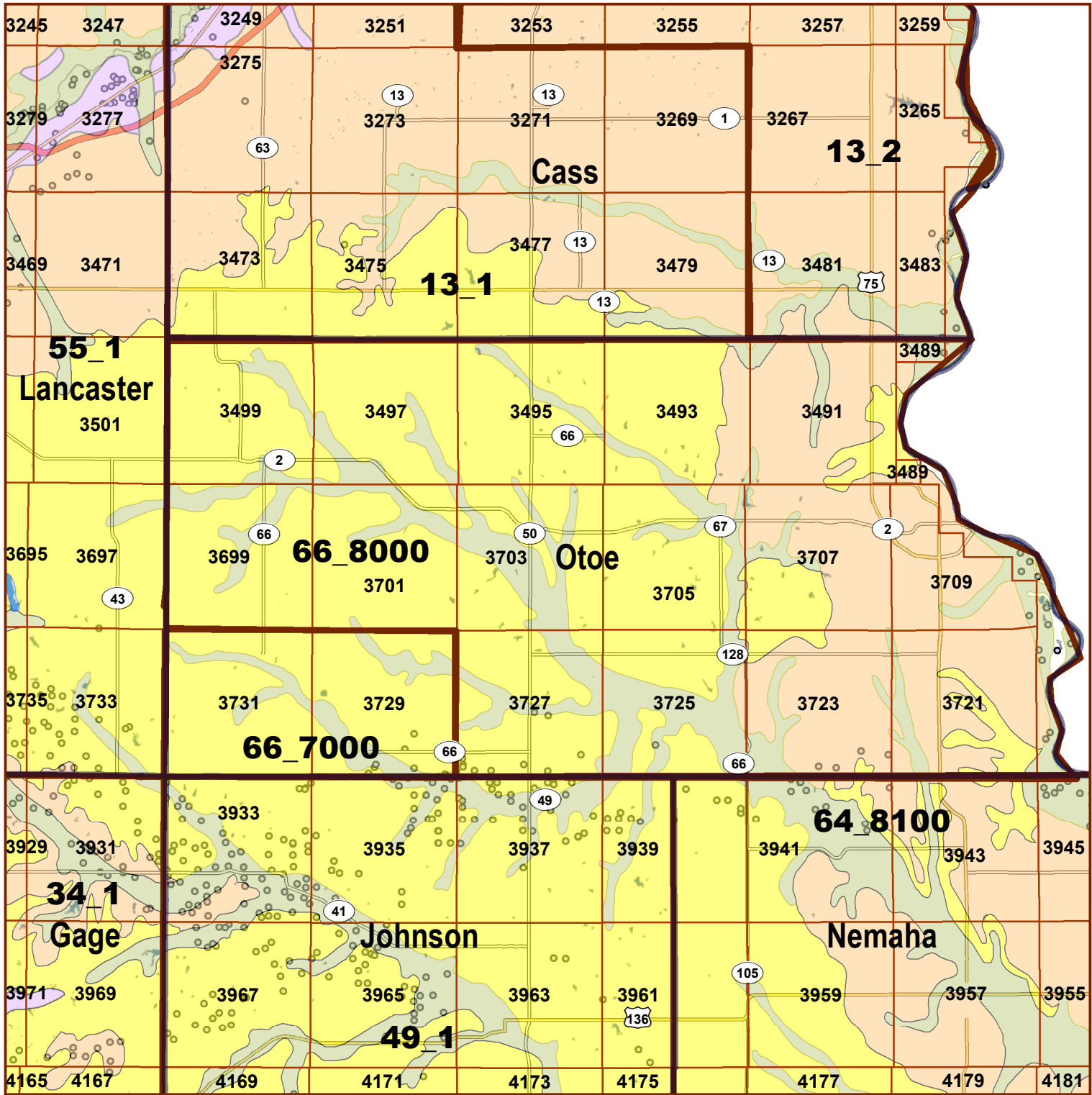
13 Otoe County 2017 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Otoe	7000	4900	4900	4500	4500	4200	n/a	4100	4100	4400
Gage	1	6157	6204	5974	5979	5133	5155	4749	4727	5768
Lancaster	1	7125	6746	6367	6023	5597	5218	4834	4486	6131
Johnson	1	7344	5957	6820	5465	4321	n/a	3250	2770	5217
Otoe	8000	5600	5600	5500	5500	5000	5000	4200	4200	5215
Cass	54	6340	6130	5600	5565	4930	4900	4295	4260	5816
Johnson	1	7344	5957	6820	5465	4321	n/a	3250	2770	5217
Nemaha	1	5675	5450	5150	5050	4950	4850	4050	3950	5021

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Otoe	7000	4100	4100	4000	3900	3680	n/a	3400	3100	3746
Gage	1	4464	4465	3859	3860	3250	3250	2580	2580	3588
Lancaster	1	5689	5343	4974	4630	4496	3747	3369	3364	4620
Johnson	1	4212	3897	3810	3446	3012	3312	2500	1870	3174
Otoe	8000	4600	4600	4350	4300	4200	4200	3600	3200	4244
Cass	54	5255	5100	4999	4600	4465	4305	4010	3780	4747
Johnson	1	4212	3897	3810	3446	3012	3312	2500	1870	3174
Nemaha	1	4820	4669	4369	4120	3820	3669	2770	2520	3844

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Otoe	7000	2200	2200	2100	2100	2000	n/a	1400	1200	1883
Gage	1	2185	2185	1990	1990	1805	1805	1675	1675	1803
Lancaster	1	2555	2762	2669	2396	2177	1815	1431	1368	2005
Johnson	1	2810	2740	2280	1974	1903	1980	1880	1410	1888
Otoe	8000	2290	2250	2180	2160	2030	2000	1750	1550	1999
Cass	54	2420	2370	2280	2200	2110	2085	1870	1615	2140
Johnson	1	2810	2740	2280	1974	1903	1980	1880	1410	1888
Nemaha	1	2200	2050	1875	1775	1725	1675	1525	1400	1622

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



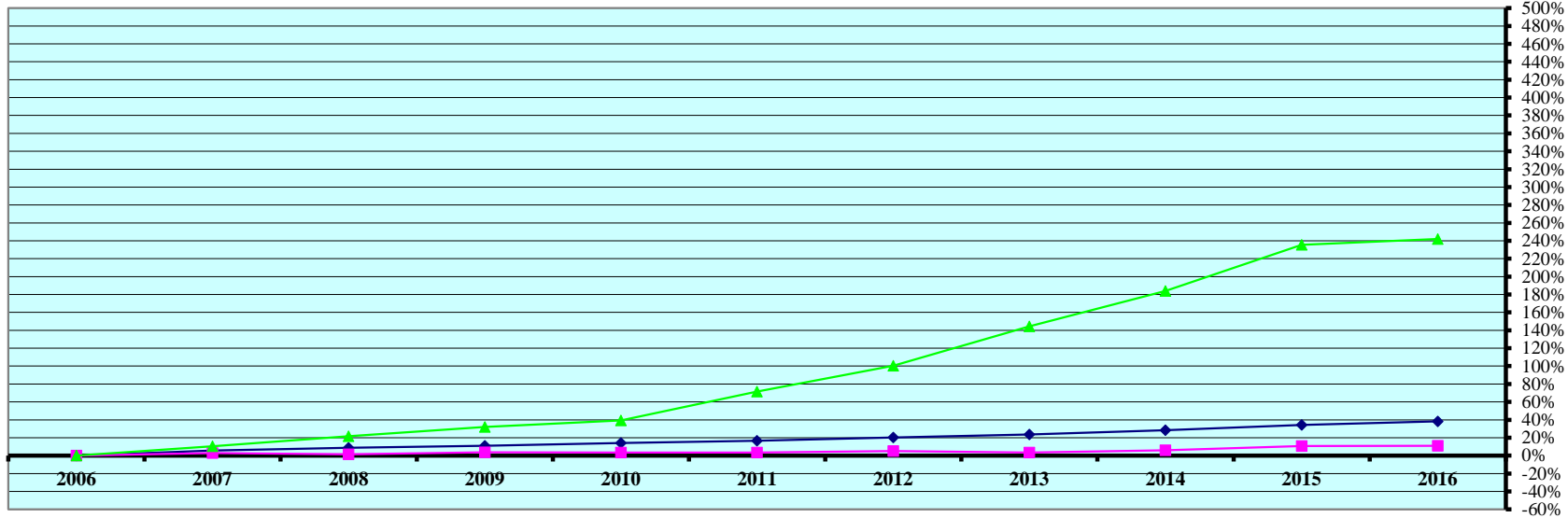
Legend

- County Lines
- Market Areas
- Geo Codes
- Moderately well drained silty soils on uplands and in depressions formed in loess
- Moderately well drained silty soils with clayey subsoils on uplands
- Well drained silty soils formed in loess on uplands
- Well drained silty soils formed in loess and alluvium on stream terraces
- Well to somewhat excessively drained loamy soils formed in weathered sandstone and eolian material on uplands
- Excessively drained sandy soils formed in alluvium in valleys and eolian sand on uplands in sandhills
- Excessively drained sandy soils formed in eolian sands on uplands in sandhills
- Somewhat poorly drained soils formed in alluvium on bottom lands
- Lakes and Ponds
- Irrigation Wells

Otoe County Map



REAL PROPERTY VALUATIONS - Cumulative %Change 2006-2016



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2006	486,766,150	--	--	--	129,692,860	--	--	--	374,456,640	--	--	--
2007	514,751,650	27,985,500	5.75%	5.75%	133,537,090	3,844,230	2.96%	2.96%	413,628,650	39,172,010	10.46%	10.46%
2008	529,899,800	15,148,150	2.94%	8.86%	131,680,050	-1,857,040	-1.39%	1.53%	455,211,820	41,583,170	10.05%	21.57%
2009	540,323,300	10,423,500	1.97%	11.00%	134,611,840	2,931,790	2.23%	3.79%	494,058,020	38,846,200	8.53%	31.94%
2010	555,055,530	14,732,230	2.73%	14.03%	134,152,410	-459,430	-0.34%	3.44%	521,796,500	27,738,480	5.61%	39.35%
2011	567,678,650	12,623,120	2.27%	16.62%	134,087,990	-64,420	-0.05%	3.39%	642,735,230	120,938,730	23.18%	71.64%
2012	585,226,070	17,547,420	3.09%	20.23%	136,485,510	2,397,520	1.79%	5.24%	750,598,380	107,863,150	16.78%	100.45%
2013	601,238,750	16,012,680	2.74%	23.52%	134,220,410	-2,265,100	-1.66%	3.49%	915,454,130	164,855,750	21.96%	144.48%
2014	625,422,100	24,183,350	4.02%	28.49%	137,485,370	3,264,960	2.43%	6.01%	1,062,773,670	147,319,540	16.09%	183.82%
2015	653,058,490	27,636,390	4.42%	34.16%	143,604,450	6,119,080	4.45%	10.73%	1,256,477,910	193,704,240	18.23%	235.55%
2016	673,133,660	20,075,170	3.07%	38.29%	143,902,470	298,020	0.21%	10.96%	1,280,712,770	24,234,860	1.93%	242.02%

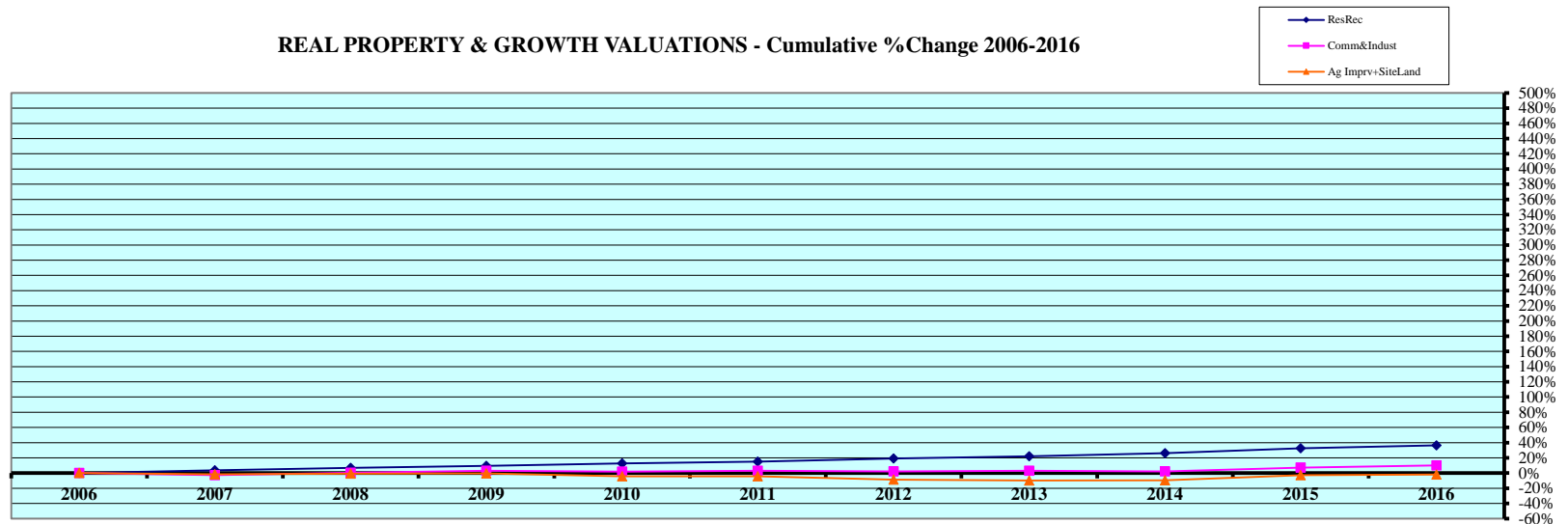
Rate Annual %chg: Residential & Recreational **3.29%** Commercial & Industrial **1.05%** Agricultural Land **13.09%**

Cnty# **66**
County **OTOE**

CHART 1 EXHIBIT 66B Page 1

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

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



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2006	486,766,150	8,335,820	1.71%	478,430,330	--	--	129,692,860	7,578,100	5.84%	122,114,760	--	--
2007	514,751,650	9,853,158	1.91%	504,898,492	3.73%	3.73%	133,537,090	7,434,350	5.57%	126,102,740	-2.77%	-2.77%
2008	529,899,800	9,413,370	1.78%	520,486,430	1.11%	6.93%	131,680,050	1,649,530	1.25%	130,030,520	-2.63%	0.26%
2009	540,323,300	7,561,000	1.40%	532,762,300	0.54%	9.45%	134,611,840	1,061,940	0.79%	133,549,900	1.42%	2.97%
2010	555,055,530	6,977,710	1.26%	548,077,820	1.44%	12.60%	134,152,410	2,210,620	1.65%	131,941,790	-1.98%	1.73%
2011	567,678,650	8,184,460	1.44%	559,494,190	0.80%	14.94%	134,087,990	550,000	0.41%	133,537,990	-0.46%	2.96%
2012	585,226,070	5,023,210	0.86%	580,202,860	2.21%	19.20%	136,485,510	4,068,490	2.98%	132,417,020	-1.25%	2.10%
2013	601,238,750	7,594,800	1.26%	593,643,950	1.44%	21.96%	134,220,410	483,790	0.36%	133,736,620	-2.01%	3.12%
2014	625,422,100	12,211,000	1.95%	613,211,100	1.99%	25.98%	137,485,370	5,163,570	3.76%	132,321,800	-1.41%	2.03%
2015	653,058,490	7,873,855	1.21%	645,184,635	3.16%	32.55%	143,604,450	4,646,730	3.24%	138,957,720	1.07%	7.14%
2016	673,133,660	9,119,800	1.35%	664,013,860	1.68%	36.41%	143,902,470	1,200,070	0.83%	142,702,400	-0.63%	10.03%
Rate Ann%chg	3.29%				1.81%		1.05%			C & I w/o growth	-1.06%	

Tax Year	Ag Improvements & Site Land ⁽¹⁾					Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value		
2006	69,230,670	21,878,610	91,109,280	1,612,065	1.77%	89,497,215	--
2007	69,954,310	21,718,800	91,673,110	2,082,030	2.27%	89,591,080	-1.67%
2008	70,061,180	21,692,350	91,753,530	1,328,980	1.45%	90,424,550	-0.75%
2009	70,740,700	22,485,980	93,226,680	2,600,180	2.79%	90,626,500	-0.53%
2010	66,076,990	23,370,720	89,447,710	2,245,680	2.51%	87,202,030	-4.29%
2011	65,073,330	24,848,450	89,921,780	2,787,160	3.10%	87,134,620	-4.36%
2012	60,894,550	25,022,350	85,916,900	2,664,470	3.10%	83,252,430	-8.62%
2013	58,879,680	24,483,240	83,362,920	1,210,095	1.45%	82,152,825	-9.83%
2014	59,433,190	27,202,780	86,635,970	4,263,550	4.92%	82,372,420	-9.59%
2015	61,103,340	28,151,160	89,254,500	728,090	0.82%	88,526,410	-2.83%
2016	62,381,900	28,438,800	90,820,700	1,492,090	1.64%	89,328,610	-1.95%
Rate Ann%chg	-1.04%	2.66%	-0.03%		Ag Imprv+Site w/o growth	-2.40%	

(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property.

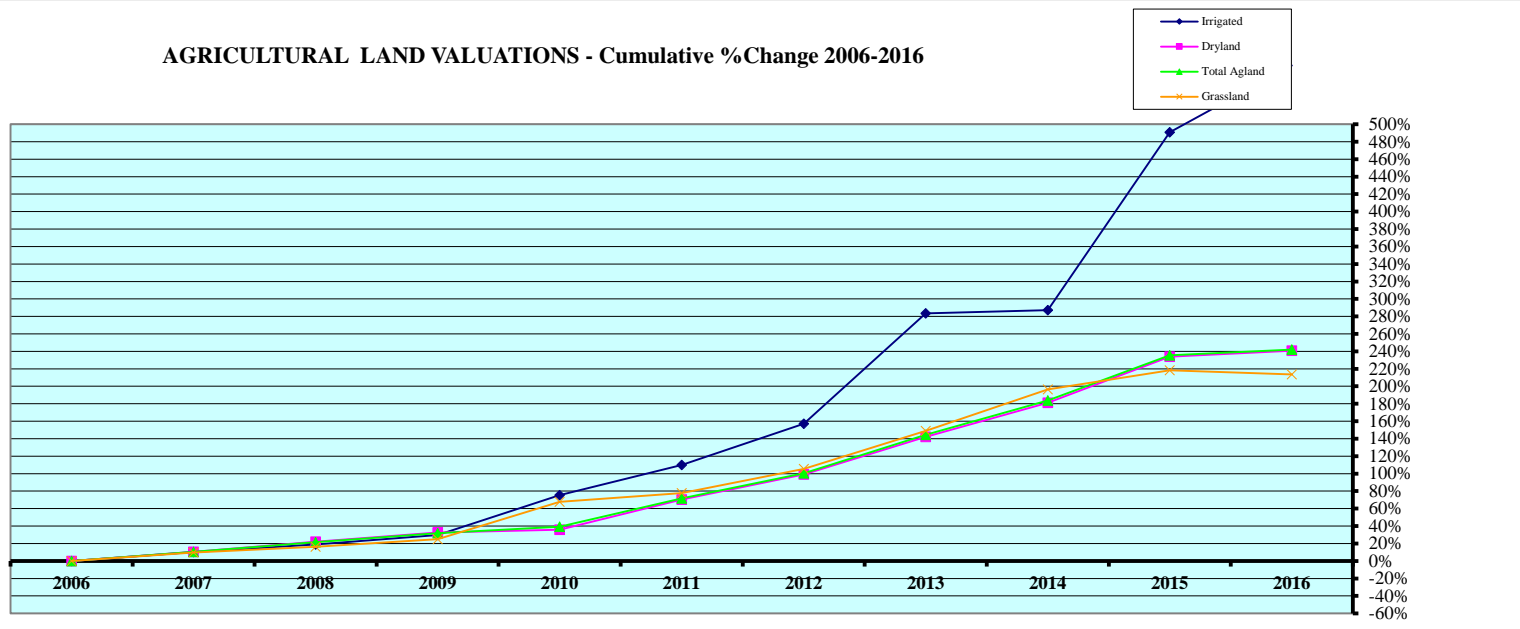
Sources:
Value; 2006 - 2016 CTL
Growth Value; 2006-2016 Abstract of Asmnt Rpt.

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

Cnty# **66**
County **OTOE**

CHART 2

AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2006-2016



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2006	4,598,500	--	--	--	334,134,430	--	--	--	35,508,390	--	--	--
2007	5,065,180	466,680	10.15%	10.15%	369,443,200	35,308,770	10.57%	10.57%	38,905,170	3,396,780	9.57%	9.57%
2008	5,471,960	406,780	8.03%	18.99%	408,013,380	38,570,180	10.44%	22.11%	41,328,620	2,423,450	6.23%	16.39%
2009	5,964,090	492,130	8.99%	29.70%	443,392,510	35,379,130	8.67%	32.70%	44,346,860	3,018,240	7.30%	24.89%
2010	8,068,600	2,104,510	35.29%	75.46%	453,823,910	10,431,400	2.35%	35.82%	59,550,670	15,203,810	34.28%	67.71%
2011	9,653,100	1,584,500	19.64%	109.92%	569,586,620	115,762,710	25.51%	70.47%	63,150,600	3,599,930	6.05%	77.85%
2012	11,829,700	2,176,600	22.55%	157.25%	665,489,280	95,902,660	16.84%	99.17%	72,919,220	9,768,620	15.47%	105.36%
2013	17,629,320	5,799,620	49.03%	283.37%	809,112,860	143,623,580	21.58%	142.15%	88,422,400	15,503,180	21.26%	149.02%
2014	17,805,250	175,930	1.00%	287.20%	939,433,210	130,320,350	16.11%	181.15%	105,261,260	16,838,860	19.04%	196.44%
2015	27,163,020	9,357,770	52.56%	490.69%	1,116,038,670	176,605,460	18.80%	234.01%	113,022,770	7,761,510	7.37%	218.30%
2016	30,684,370	3,521,350	12.96%	567.27%	1,138,488,900	22,450,230	2.01%	240.73%	111,308,500	-1,714,270	-1.52%	213.47%

Rate Ann.%chg: Irrigated **20.90%** Dryland **13.04%** Grassland **12.10%**

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2006	215,260	--	--	--	60	--	--	--	374,456,640	--	--	--
2007	215,040	-220	-0.10%	-0.10%	60	0	0.00%	0.00%	413,628,650	39,172,010	10.46%	10.46%
2008	397,700	182,660	84.94%	84.75%	160	100	166.67%	166.67%	455,211,820	41,583,170	10.05%	21.57%
2009	354,460	-43,240	-10.87%	64.67%	100	-60	-37.50%	66.67%	494,058,020	38,846,200	8.53%	31.94%
2010	353,320	-1,140	-0.32%	64.14%	0	-100	-100.00%	-100.00%	521,796,500	27,738,480	5.61%	39.35%
2011	344,910	-8,410	-2.38%	60.23%	0	0	-100.00%	-100.00%	642,735,230	120,938,730	23.18%	71.64%
2012	360,180	15,270	4.43%	67.32%	0	0	-100.00%	-100.00%	750,598,380	107,863,150	16.78%	100.45%
2013	289,550	-70,630	-19.61%	34.51%	0	0	-100.00%	-100.00%	915,454,130	164,855,750	21.96%	144.48%
2014	273,950	-15,600	-5.39%	27.26%	0	0	-100.00%	-100.00%	1,062,773,670	147,319,540	16.09%	183.82%
2015	253,450	-20,500	-7.48%	17.74%	0	0	-100.00%	-100.00%	1,256,477,910	193,704,240	18.23%	235.55%
2016	231,000	-22,450	-8.86%	7.31%	0	0	-100.00%	-100.00%	1,280,712,770	24,234,860	1.93%	242.02%

Cnty# **66**
County **OTOE**

Rate Ann.%chg: Total Agric Land **13.09%**

AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2006-2016 (from County Abstract Reports)⁽¹⁾

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2006	4,480,390	3,705	1,209			336,328,740	283,629	1,186			35,790,090	65,387	547		
2007	5,084,620	3,832	1,327	9.72%	9.72%	370,591,120	283,330	1,308	10.30%	10.30%	38,980,290	65,225	598	9.18%	9.18%
2008	5,497,710	3,832	1,435	8.12%	18.64%	408,901,700	282,981	1,445	10.47%	21.86%	41,456,020	65,223	636	6.35%	16.12%
2009	5,964,090	3,868	1,542	7.47%	27.50%	444,457,640	283,042	1,570	8.67%	32.42%	44,512,290	64,965	685	7.80%	25.18%
2010	8,505,360	4,623	1,840	19.33%	52.14%	461,764,060	280,513	1,646	4.83%	38.82%	59,127,290	63,771	927	35.32%	69.39%
2011	9,653,090	4,315	2,237	21.58%	84.97%	570,538,820	279,692	2,040	23.92%	72.02%	63,087,190	63,769	989	6.70%	80.74%
2012	11,829,700	4,251	2,783	24.41%	130.11%	666,779,440	275,777	2,418	18.53%	103.90%	72,621,060	68,316	1,063	7.45%	94.21%
2013	16,217,070	4,385	3,699	32.91%	205.83%	811,381,880	275,767	2,942	21.69%	148.12%	88,205,990	68,314	1,291	21.46%	135.90%
2014	18,060,350	4,728	3,820	3.28%	215.86%	939,870,550	275,038	3,417	16.14%	188.18%	105,361,770	67,348	1,564	21.16%	185.82%
2015	27,163,060	5,344	5,083	33.08%	320.33%	1,116,802,340	274,342	4,071	19.13%	243.30%	112,774,980	67,166	1,679	7.33%	206.76%
2016	30,950,180	6,093	5,080	-0.06%	320.06%	1,138,283,630	273,565	4,161	2.21%	250.89%	111,334,000	66,599	1,672	-0.44%	205.42%

Rate Annual %chg Average Value/Acre: 15.43%

13.38%

11.81%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2006	213,190	7,098	30			1,740	58	30			376,814,150	359,877	1,047		
2007	215,570	7,132	30	0.63%	0.63%	1,740	58	30	0.00%	0.00%	414,873,340	359,577	1,154	10.19%	10.19%
2008	399,510	7,122	56	85.59%	86.76%	3,640	58	63	109.20%	109.20%	456,258,580	359,216	1,270	10.09%	21.31%
2009	354,300	7,055	50	-10.48%	67.20%	2,250	45	50	-20.30%	66.73%	495,290,570	358,975	1,380	8.63%	31.77%
2010	350,030	6,997	50	-0.38%	66.56%	0	0				529,746,740	355,904	1,488	7.88%	42.16%
2011	344,820	6,893	50	0.00%	66.57%	80	2	48		58.51%	643,624,000	354,671	1,815	21.92%	73.31%
2012	342,000	3,412	100	100.37%	233.74%	1,000	10	100	110.00%	232.87%	751,573,200	351,766	2,137	17.74%	104.05%
2013	270,890	2,701	100	0.06%	233.94%	1,990	20	101	1.02%	236.25%	916,077,820	351,186	2,609	22.09%	149.13%
2014	274,260	2,732	100	0.09%	234.26%	1,710	17	101	-0.13%	235.82%	1,063,568,640	349,864	3,040	16.54%	190.33%
2015	255,290	2,543	100	0.01%	234.30%	60	1	102	0.80%	238.52%	1,256,995,730	349,395	3,598	18.35%	243.59%
2016	230,250	2,292	100	0.04%	234.43%	60	1	102	0.00%	238.52%	1,280,798,120	348,550	3,675	2.14%	250.95%

66
OTOE

Rate Annual %chg Average Value/Acre: 13.38%

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

2016 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
15,740	OTOE	86,792,995	28,205,559	24,906,667	648,668,920	126,164,540	17,737,930	24,464,740	1,280,712,770	62,381,900	28,438,800	0	2,328,474,821
cnty.sector/value % of total value:		3.73%	1.21%	1.07%	27.86%	5.42%	0.76%	1.05%	55.00%	2.68%	1.22%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
57	BURR	108,854	26,581	4,816	1,439,380	969,280	0	0	0	0	0	0	2,548,911
0.36%	%sector of county sector	0.13%	0.09%	0.02%	0.22%	0.77%							0.11%
	%sector of municipality	4.27%	1.04%	0.19%	56.47%	38.03%							100.00%
173	DOUGLAS	28,292	50,278	9,109	4,416,130	406,030	0	0	0	0	0	0	4,909,839
1.10%	%sector of county sector	0.03%	0.18%	0.04%	0.68%	0.32%							0.21%
	%sector of municipality	0.58%	1.02%	0.19%	89.94%	8.27%							100.00%
187	DUNBAR	176,229	48,408	8,771	3,836,790	318,850	0	0	4,540	0	0	0	4,393,588
1.19%	%sector of county sector	0.20%	0.17%	0.04%	0.59%	0.25%			0.00%				0.19%
	%sector of municipality	4.01%	1.10%	0.20%	87.33%	7.26%			0.10%				100.00%
41	LORTON	43,578	0	0	694,230	185,430	0	0	0	0	0	0	923,238
0.26%	%sector of county sector	0.05%			0.11%	0.15%							0.04%
	%sector of municipality	4.72%			75.20%	20.08%							100.00%
7,289	NEBRASKA CITY	21,913,582	2,046,639	2,863,530	238,331,990	79,070,310	6,776,730	0	259,570	20,450	69,650	0	351,352,451
46.31%	%sector of county sector	25.25%	7.26%	11.50%	36.74%	62.67%	38.20%		0.02%	0.03%	0.24%		15.09%
	%sector of municipality	6.24%	0.58%	0.82%	67.83%	22.50%	1.93%		0.07%	0.01%	0.02%		100.00%
171	OTOE	140,243	28,984	5,251	2,158,370	175,390	0	0	0	0	0	0	2,508,238
1.09%	%sector of county sector	0.16%	0.10%	0.02%	0.33%	0.14%							0.11%
	%sector of municipality	5.59%	1.16%	0.21%	86.05%	6.99%							100.00%
545	PALMYRA	559,191	205,164	19,915	18,823,940	2,397,930	29,230	0	0	0	0	0	22,035,370
3.46%	%sector of county sector	0.64%	0.73%	0.08%	2.90%	1.90%	0.16%						0.95%
	%sector of municipality	2.54%	0.93%	0.09%	85.43%	10.88%	0.13%						100.00%
1,944	SYRACUSE	1,680,719	177,089	31,161	79,827,310	17,185,190	1,606,310	0	547,050	310,770	4,710	0	101,370,309
12.35%	%sector of county sector	1.94%	0.63%	0.13%	12.31%	13.62%	9.06%		0.04%	0.50%	0.02%		4.35%
	%sector of municipality	1.66%	0.17%	0.03%	79.75%	16.95%	1.58%		0.54%	0.31%	0.00%		100.00%
233	TALMAGE	184,543	54,369	9,851	3,690,060	3,437,530	0	0	0	0	0	0	7,376,353
1.48%	%sector of county sector	0.21%	0.19%	0.04%	0.57%	2.72%							0.32%
	%sector of municipality	2.50%	0.74%	0.13%	50.03%	46.60%							100.00%
311	UNADILLA	210,550	58,866	10,665	11,582,850	960,590	0	0	0	0	0	0	12,823,521
1.98%	%sector of county sector	0.24%	0.21%	0.04%	1.79%	0.76%							0.55%
	%sector of municipality	1.64%	0.46%	0.08%	90.33%	7.49%							100.00%
10,951	Total Municipalities	25,045,781	2,696,378	2,963,069	364,801,050	105,106,530	8,412,270	0	811,160	331,220	74,360	0	510,241,818
69.57%	%all municip.sect of cnty	28.86%	9.56%	11.90%	56.24%	83.31%	47.43%		0.06%	0.53%	0.26%		21.91%

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

Cnty#	County
66	OTOE

CHART 5

EXHIBIT

66B

Page 5

Total Real Property Sum Lines 17, 25, & 30	Records : 11,495	Value : 2,234,590,800	Growth 23,058,760	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	696	4,238,970	50	1,570,640	179	7,255,140	925	13,064,750	
02. Res Improve Land	4,197	35,059,390	260	10,741,580	1,225	56,713,430	5,682	102,514,400	
03. Res Improvements	4,355	331,299,050	261	37,555,090	1,230	192,578,350	5,846	561,432,490	
04. Res Total	5,051	370,597,410	311	49,867,310	1,409	256,546,920	6,771	677,011,640	13,633,370
% of Res Total	74.60	54.74	4.59	7.37	20.81	37.89	58.90	30.30	59.12
05. Com UnImp Land	154	2,279,140	13	396,500	11	824,770	178	3,500,410	
06. Com Improve Land	553	11,981,380	35	2,411,800	23	1,806,410	611	16,199,590	
07. Com Improvements	564	90,344,500	35	9,169,880	24	9,864,530	623	109,378,910	
08. Com Total	718	104,605,020	48	11,978,180	35	12,495,710	801	129,078,910	2,708,620
% of Com Total	89.64	81.04	5.99	9.28	4.37	9.68	6.97	5.78	11.75
09. Ind UnImp Land	4	29,830	3	39,320	0	0	7	69,150	
10. Ind Improve Land	9	330,070	9	751,030	1	39,420	19	1,120,520	
11. Ind Improvements	9	8,231,160	9	10,589,210	1	133,420	19	18,953,790	
12. Ind Total	13	8,591,060	12	11,379,560	1	172,840	26	20,143,460	1,600
% of Ind Total	50.00	42.65	46.15	56.49	3.85	0.86	0.23	0.90	0.01
13. Rec UnImp Land	0	0	6	718,790	52	6,919,760	58	7,638,550	
14. Rec Improve Land	0	0	4	903,720	54	12,897,190	58	13,800,910	
15. Rec Improvements	0	0	5	211,660	66	6,280,870	71	6,492,530	
16. Rec Total	0	0	11	1,834,170	118	26,097,820	129	27,931,990	125,740
% of Rec Total	0.00	0.00	8.53	6.57	91.47	93.43	1.12	1.25	0.55
Res & Rec Total	5,051	370,597,410	322	51,701,480	1,527	282,644,740	6,900	704,943,630	13,759,110
% of Res & Rec Total	73.20	52.57	4.67	7.33	22.13	40.09	60.03	31.55	59.67
Com & Ind Total	731	113,196,080	60	23,357,740	36	12,668,550	827	149,222,370	2,710,220
% of Com & Ind Total	88.39	75.86	7.26	15.65	4.35	8.49	7.19	6.68	11.75
17. Taxable Total	5,782	483,793,490	382	75,059,220	1,563	295,313,290	7,727	854,166,000	16,469,330
% of Taxable Total	74.83	56.64	4.94	8.79	20.23	34.57	67.22	38.22	71.42

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	4	616,360	2,583,470	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	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	4	616,360	2,583,470
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				4	616,360	2,583,470

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	0	0	0	0	0	0	0	0	0
24. Non-Producing	0	0	0	0	0	0	0	0	0
25. Total	0	0	0	0	0	0	0	0	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	600	94	338	1,032

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	298	83,860,010	2,306	754,397,470	2,604	838,257,480
28. Ag-Improved Land	0	0	126	47,315,220	992	415,560,050	1,118	462,875,270
29. Ag Improvements	0	0	126	9,176,500	1,038	70,115,550	1,164	79,292,050
30. Ag Total							3,768	1,380,424,800

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	2	2.00	24,000	
32. HomeSite Improv Land	0	0.00	0	63	63.00	756,000	
33. HomeSite Improvements	0	0.00	0	61	60.00	7,001,290	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	25	97.06	123,340	
36. FarmSite Improv Land	0	0.00	0	109	288.48	508,210	
37. FarmSite Improvements	0	0.00	0	123	0.00	2,175,210	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	556.05	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	6	6.00	72,000	8	8.00	96,000	
32. HomeSite Improv Land	581	594.00	7,117,500	644	657.00	7,873,500	
33. HomeSite Improvements	570	551.00	46,633,500	631	611.00	53,634,790	6,589,430
34. HomeSite Total				639	665.00	61,604,290	
35. FarmSite UnImp Land	274	2,585.39	2,593,850	299	2,682.45	2,717,190	
36. FarmSite Improv Land	932	2,608.42	4,246,880	1,041	2,896.90	4,755,090	
37. FarmSite Improvements	1,012	0.00	23,482,050	1,135	0.00	25,657,260	0
38. FarmSite Total				1,434	5,579.35	33,129,540	
39. Road & Ditches	0	6,239.99	0	0	6,796.04	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				2,073	13,040.39	94,733,830	6,589,430

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	2	77.00	137,700	2	77.00	137,700

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	271	24,117.37	87,952,720
44. Recapture Value N/A	0	0.00	0	271	24,117.37	87,952,720
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	2,275	230,620.57	840,750,920	2,546	254,737.94	928,703,640
44. Market Value	0	0	0	0	0	0

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 7000

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	43.66	4.68%	213,930	5.21%	4,899.91
46. 1A	124.25	13.32%	608,840	14.83%	4,900.12
47. 2A1	73.12	7.84%	329,060	8.02%	4,500.27
48. 2A	216.69	23.23%	975,120	23.75%	4,500.07
49. 3A1	299.01	32.05%	1,255,840	30.59%	4,199.99
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	153.08	16.41%	627,650	15.29%	4,100.14
52. 4A	23.15	2.48%	94,910	2.31%	4,099.78
53. Total	932.96	100.00%	4,105,350	100.00%	4,400.35
Dry					
54. 1D1	241.04	0.77%	988,280	0.85%	4,100.07
55. 1D	2,023.18	6.49%	8,295,190	7.10%	4,100.08
56. 2D1	1,627.57	5.22%	6,510,280	5.57%	4,000.00
57. 2D	7,046.42	22.59%	27,481,140	23.52%	3,900.01
58. 3D1	17,005.59	54.52%	62,580,580	53.55%	3,680.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	3,108.59	9.97%	10,569,210	9.04%	3,400.00
61. 4D	139.65	0.45%	432,940	0.37%	3,100.18
62. Total	31,192.04	100.00%	116,857,620	100.00%	3,746.39
Grass					
63. 1G1	24.70	0.26%	45,420	0.30%	1,838.87
64. 1G	762.49	8.01%	1,352,340	9.07%	1,773.58
65. 2G1	2,344.57	24.64%	3,440,750	23.07%	1,467.54
66. 2G	853.61	8.97%	1,521,640	10.20%	1,782.59
67. 3G1	3,396.59	35.70%	5,984,250	40.12%	1,761.84
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	1,416.12	14.88%	1,806,390	12.11%	1,275.59
70. 4G	715.78	7.52%	763,920	5.12%	1,067.26
71. Total	9,513.86	100.00%	14,914,710	100.00%	1,567.68
Irrigated Total					
Irrigated Total	932.96	2.23%	4,105,350	3.02%	4,400.35
Dry Total					
Dry Total	31,192.04	74.62%	116,857,620	85.99%	3,746.39
Grass Total					
Grass Total	9,513.86	22.76%	14,914,710	10.98%	1,567.68
72. Waste	163.61	0.39%	16,350	0.01%	99.93
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	0.29	0.00%	0	0.00%	0.00
75. Market Area Total	41,802.47	100.00%	135,894,030	100.00%	3,250.86

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 8000

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	114.17	2.23%	639,350	2.40%	5,599.98
46. 1A	684.11	13.38%	3,831,040	14.37%	5,600.04
47. 2A1	921.61	18.03%	5,069,030	19.02%	5,500.19
48. 2A	1,175.77	23.00%	6,466,830	24.26%	5,500.08
49. 3A1	1,168.30	22.86%	5,841,500	21.92%	5,000.00
50. 3A	510.11	9.98%	2,550,550	9.57%	5,000.00
51. 4A1	483.88	9.47%	2,032,270	7.62%	4,199.95
52. 4A	53.26	1.04%	223,680	0.84%	4,199.77
53. Total	5,111.21	100.00%	26,654,250	100.00%	5,214.86
Dry					
54. 1D1	2,578.06	1.06%	11,859,150	1.15%	4,600.03
55. 1D	31,973.55	13.20%	147,078,080	14.30%	4,599.99
56. 2D1	22,900.66	9.45%	99,618,660	9.69%	4,350.03
57. 2D	59,873.32	24.71%	257,456,320	25.04%	4,300.02
58. 3D1	70,737.27	29.20%	297,096,900	28.89%	4,200.01
59. 3D	34,532.60	14.25%	145,037,050	14.11%	4,200.00
60. 4D1	17,676.68	7.30%	63,635,990	6.19%	3,600.00
61. 4D	2,017.36	0.83%	6,455,530	0.63%	3,199.99
62. Total	242,289.50	100.00%	1,028,237,680	100.00%	4,243.84
Grass					
63. 1G1	190.86	0.34%	325,730	0.34%	1,706.64
64. 1G	3,980.10	7.05%	7,652,060	8.08%	1,922.58
65. 2G1	13,884.99	24.59%	23,355,370	24.66%	1,682.06
66. 2G	4,876.84	8.64%	9,259,610	9.78%	1,898.69
67. 3G1	14,237.51	25.21%	26,637,040	28.12%	1,870.91
68. 3G	3,145.29	5.57%	5,362,130	5.66%	1,704.81
69. 4G1	8,285.50	14.67%	12,863,930	13.58%	1,552.58
70. 4G	7,870.66	13.94%	9,260,780	9.78%	1,176.62
71. Total	56,471.75	100.00%	94,716,650	100.00%	1,677.24
<hr/>					
Irrigated Total	5,111.21	1.67%	26,654,250	2.32%	5,214.86
Dry Total	242,289.50	79.24%	1,028,237,680	89.43%	4,243.84
Grass Total	56,471.75	18.47%	94,716,650	8.24%	1,677.24
72. Waste	1,881.89	0.62%	188,360	0.02%	100.09
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	296.02	0.10%	0	0.00%	0.00
75. Market Area Total	305,754.35	100.00%	1,149,796,940	100.00%	3,760.53

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	685.71	3,435,630	5,358.46	27,323,970	6,044.17	30,759,600
77. Dry Land	0.00	0	27,876.80	116,499,810	245,604.74	1,028,595,490	273,481.54	1,145,095,300
78. Grass	0.00	0	6,189.93	9,787,200	59,795.68	99,844,160	65,985.61	109,631,360
79. Waste	0.00	0	410.19	41,040	1,635.31	163,670	2,045.50	204,710
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	30.00	0	61.73	0	204.58	0	296.31	0
82. Total	0.00	0	35,162.63	129,763,680	312,394.19	1,155,927,290	347,556.82	1,285,690,970

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	6,044.17	1.74%	30,759,600	2.39%	5,089.14
Dry Land	273,481.54	78.69%	1,145,095,300	89.06%	4,187.10
Grass	65,985.61	18.99%	109,631,360	8.53%	1,661.44
Waste	2,045.50	0.59%	204,710	0.02%	100.08
Other	0.00	0.00%	0	0.00%	0.00
Exempt	296.31	0.09%	0	0.00%	0.00
Total	347,556.82	100.00%	1,285,690,970	100.00%	3,699.23

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 Burr	9	3,330	42	37,900	42	1,395,630	51	1,436,860	0
83.2 Douglas	33	51,460	105	270,940	105	4,213,960	138	4,536,360	89,190
83.3 Dunbar	66	67,200	91	150,180	91	3,642,690	157	3,860,070	8,420
83.4 Lorton	4	3,890	22	25,190	24	475,120	28	504,200	0
83.5 Nebraska City	353	2,477,310	2,560	25,233,560	2,705	215,369,340	3,058	243,080,210	2,276,050
83.6 Otoe	17	14,760	93	117,230	94	2,032,460	111	2,164,450	500
83.7 Palmyra	65	436,570	235	1,889,880	236	17,715,390	301	20,041,840	225,430
83.8 Paul	4	6,000	4	15,600	4	40,720	8	62,320	0
83.9 Recreational	57	7,615,090	57	13,783,400	70	6,477,070	127	27,875,560	110,790
83.10 Rural Res	197	7,928,230	1,323	60,982,890	1,329	192,536,190	1,526	261,447,310	7,998,330
83.11 Syracuse	84	948,520	787	6,351,190	795	73,168,250	879	80,467,960	246,510
83.12 Talmage	31	61,110	125	216,410	125	3,522,660	156	3,800,180	7,300
83.13 Timber Lake	9	234,190	58	1,791,420	58	11,354,930	67	13,380,540	1,540,670
83.14 Unadilla	39	235,230	145	860,790	146	10,651,300	185	11,747,320	125,130
83.15 Woodland Hills 1	10	489,910	64	3,649,130	64	19,475,950	74	23,614,990	1,129,590
83.16 Woodland Hills 2	5	130,500	29	939,600	29	5,853,360	34	6,923,460	1,200
84 Residential Total	983	20,703,300	5,740	116,315,310	5,917	567,925,020	6,900	704,943,630	13,759,110

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line# I</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Burr	4	7,030	13	41,160	13	921,090	17	969,280	0
85.2	Douglas	4	8,060	7	19,820	7	378,150	11	406,030	0
85.3	Dunbar	3	5,520	5	7,950	6	305,380	9	318,850	0
85.4	Lorton	0	0	4	5,560	4	179,870	4	185,430	0
85.5	Nebraska City	89	1,424,780	337	9,937,080	343	76,557,480	432	87,919,340	480,470
85.6	Otoe	7	11,570	9	17,750	10	146,070	17	175,390	0
85.7	Palmyra	10	68,360	23	198,450	23	2,167,600	33	2,434,410	0
85.8	Paul	0	0	1	1,200	1	16,040	1	17,240	0
85.9	Rural 7000	0	0	3	981,640	3	1,186,040	3	2,167,680	0
85.10	Rural 8000	21	1,187,810	49	3,100,110	50	24,924,860	71	29,212,780	0
85.11	Syracuse	30	781,520	127	2,565,020	130	16,487,400	160	19,833,940	2,229,750
85.12	Talmage	8	3,780	22	36,610	22	3,365,910	30	3,406,300	0
85.13	Timber Lake	3	11,720	1	162,070	1	54,570	4	228,360	0
85.14	Unadilla	4	14,100	23	95,010	23	896,310	27	1,005,420	0
85.15	Woodland Hills 1	2	45,310	4	116,480	4	423,000	6	584,790	0
85.16	Woodland Hills 2	0	0	2	34,200	2	322,930	2	357,130	0
86	Commercial Total	185	3,569,560	630	17,320,110	642	128,332,700	827	149,222,370	2,710,220

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

Market Area 7000

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	14.21	0.26%	31,260	0.30%	2,199.86
88. 1G	401.22	7.31%	882,650	8.54%	2,199.92
89. 2G1	696.86	12.70%	1,463,480	14.16%	2,100.11
90. 2G	568.30	10.35%	1,193,520	11.55%	2,100.16
91. 3G1	2,497.61	45.50%	4,995,220	48.34%	2,000.00
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	975.57	17.77%	1,365,840	13.22%	1,400.04
94. 4G	335.46	6.11%	402,560	3.90%	1,200.02
95. Total	5,489.23	100.00%	10,334,530	100.00%	1,882.69
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	10.49	0.26%	14,160	0.31%	1,349.86
106. 1T	361.27	8.98%	469,690	10.25%	1,300.11
107. 2T1	1,647.71	40.94%	1,977,270	43.17%	1,200.01
108. 2T	285.31	7.09%	328,120	7.16%	1,150.05
109. 3T1	898.98	22.34%	989,030	21.59%	1,100.17
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	440.55	10.95%	440,550	9.62%	1,000.00
112. 4T	380.32	9.45%	361,360	7.89%	950.15
113. Total	4,024.63	100.00%	4,580,180	100.00%	1,138.04
<hr/>					
Grass Total	5,489.23	57.70%	10,334,530	69.29%	1,882.69
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	4,024.63	42.30%	4,580,180	30.71%	1,138.04
<hr/>					
114. Market Area Total	9,513.86	100.00%	14,914,710	100.00%	1,567.68

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

Market Area 8000

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	72.41	0.20%	165,820	0.23%	2,290.02
88. 1G	2,607.04	7.21%	5,866,800	8.11%	2,250.37
89. 2G1	6,827.41	18.88%	14,883,780	20.58%	2,180.00
90. 2G	3,615.06	10.00%	7,808,500	10.80%	2,159.99
91. 3G1	11,801.50	32.63%	23,956,990	33.13%	2,030.00
92. 3G	2,167.82	5.99%	4,335,640	6.00%	2,000.00
93. 4G1	6,103.00	16.87%	10,681,430	14.77%	1,750.19
94. 4G	2,972.59	8.22%	4,607,630	6.37%	1,550.04
95. Total	36,166.83	100.00%	72,306,590	100.00%	1,999.25
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.78	100.00%	3,390	100.00%	4,346.15
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.78	100.00%	3,390	100.00%	4,346.15
Timber					
105. 1T1	118.45	0.58%	159,910	0.71%	1,350.02
106. 1T	1,373.06	6.76%	1,785,260	7.97%	1,300.21
107. 2T1	7,056.80	34.76%	8,468,200	37.79%	1,200.01
108. 2T	1,261.78	6.21%	1,451,110	6.48%	1,150.05
109. 3T1	2,436.01	12.00%	2,680,050	11.96%	1,100.18
110. 3T	977.47	4.81%	1,026,490	4.58%	1,050.15
111. 4T1	2,182.50	10.75%	2,182,500	9.74%	1,000.00
112. 4T	4,898.07	24.12%	4,653,150	20.77%	950.00
113. Total	20,304.14	100.00%	22,406,670	100.00%	1,103.55
<hr/>					
Grass Total	36,166.83	64.04%	72,306,590	76.34%	1,999.25
CRP Total	0.78	0.00%	3,390	0.00%	4,346.15
Timber Total	20,304.14	35.95%	22,406,670	23.66%	1,103.55
<hr/>					
114. Market Area Total	56,471.75	100.00%	94,716,650	100.00%	1,677.24

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

66 Otoe

	2016 CTL County Total	2017 Form 45 County Total	Value Difference (2017 form 45 - 2016 CTL)	Percent Change	2017 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	648,668,920	677,011,640	28,342,720	4.37%	13,633,370	2.27%
02. Recreational	24,464,740	27,931,990	3,467,250	14.17%	125,740	13.66%
03. Ag-Homesite Land, Ag-Res Dwelling	62,381,900	61,604,290	-777,610	-1.25%	6,589,430	-11.81%
04. Total Residential (sum lines 1-3)	735,515,560	766,547,920	31,032,360	4.22%	20,348,540	1.45%
05. Commercial	126,164,540	129,078,910	2,914,370	2.31%	2,708,620	0.16%
06. Industrial	17,737,930	20,143,460	2,405,530	13.56%	1,600	13.55%
07. Total Commercial (sum lines 5-6)	143,902,470	149,222,370	5,319,900	3.70%	2,710,220	1.81%
08. Ag-Farmsite Land, Outbuildings	28,438,800	33,129,540	4,690,740	16.49%	0	16.49%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	0	0	0			
11. Total Non-Agland (sum lines 8-10)	28,438,800	33,129,540	4,690,740	16.49%	0	16.49%
12. Irrigated	30,684,370	30,759,600	75,230	0.25%		
13. Dryland	1,138,488,900	1,145,095,300	6,606,400	0.58%		
14. Grassland	111,308,500	109,631,360	-1,677,140	-1.51%		
15. Wasteland	231,000	204,710	-26,290	-11.38%		
16. Other Agland	0	0	0			
17. Total Agricultural Land	1,280,712,770	1,285,690,970	4,978,200	0.39%		
18. Total Value of all Real Property (Locally Assessed)	2,188,569,600	2,234,590,800	46,021,200	2.10%	23,058,760	1.05%

2017 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:
	4
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	250,466
7.	
8.	Amount of the total assessor's budget set aside for appraisal work:
	73,240 This covers the appraisal assistant as well as an amount for appraisal assistance if necessary.
9.	
10.	Part of the assessor's budget that is dedicated to the computer system:
	The computer system is funded out of the county general fund
11.	Amount of the assessor's budget set aside for education/workshops:
	3,800
12.	Other miscellaneous funds:
	3,800
13.	Amount of last year's assessor's budget not used:
	0

B. Computer, Automation Information and GIS

1.	Administrative software:
	Terra Scan
2.	CAMA software:
	Terra Scan
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	Assessor staff
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes, http://www.otoe.gisworkshop.com
7.	Who maintains the GIS software and maps?
	Assessor and staff
8.	Personal Property software:
	Terra Scan

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes
3.	What municipalities in the county are zoned?
	Nebraska City and Syracuse
4.	When was zoning implemented?
	April 2002

D. Contracted Services

1.	Appraisal Services:
	Great Plains Appraisal-Wayne Kubert
2.	GIS Services:
	GIS Workshop
3.	Other services:
	Thomsen Reuters

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Yes
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	Certified General
4.	Have the existing contracts been approved by the PTA?
	N/A
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Yes

2017 Residential Assessment Survey for Otoe County

1.	Valuation data collection done by:																		
	Primarily completed by the appraisal assistants with additional help from the assessor and office staff.																		
2.	List the valuation groupings recognized by the County and describe the unique characteristics of each:																		
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Grouping</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>Nebraska City- County seat and major trade area of the county. Situated at the intesection of two four lane expressways. Located at a major Missouri river crossing.</td> </tr> <tr> <td style="text-align: center;">02</td> <td>Burr-Douglas-Dunbar-Otoe-Talmage small villages in the county relatively small populations with similar amenities</td> </tr> <tr> <td style="text-align: center;">07</td> <td>Palmyra and Unadilla.- pop. 545 and 311 Located along four lane highway</td> </tr> <tr> <td style="text-align: center;">09</td> <td>Syracuse-city 2010 pop. 1942 Located along four lane highway.</td> </tr> <tr> <td style="text-align: center;">12</td> <td>Timber Lake, Woodland Hills 1&2- Rural subdivisions in the county</td> </tr> <tr> <td style="text-align: center;">15</td> <td>Rural Residential</td> </tr> <tr> <td style="text-align: center;">20</td> <td>Recreational Parcels</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Farm Homes Inspections are completed in a multi-year cycle half of these are completed currently</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	01	Nebraska City- County seat and major trade area of the county. Situated at the intesection of two four lane expressways. Located at a major Missouri river crossing.	02	Burr-Douglas-Dunbar-Otoe-Talmage small villages in the county relatively small populations with similar amenities	07	Palmyra and Unadilla.- pop. 545 and 311 Located along four lane highway	09	Syracuse-city 2010 pop. 1942 Located along four lane highway.	12	Timber Lake, Woodland Hills 1&2- Rural subdivisions in the county	15	Rural Residential	20	Recreational Parcels	AG	Farm Homes Inspections are completed in a multi-year cycle half of these are completed currently
<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>																		
01	Nebraska City- County seat and major trade area of the county. Situated at the intesection of two four lane expressways. Located at a major Missouri river crossing.																		
02	Burr-Douglas-Dunbar-Otoe-Talmage small villages in the county relatively small populations with similar amenities																		
07	Palmyra and Unadilla.- pop. 545 and 311 Located along four lane highway																		
09	Syracuse-city 2010 pop. 1942 Located along four lane highway.																		
12	Timber Lake, Woodland Hills 1&2- Rural subdivisions in the county																		
15	Rural Residential																		
20	Recreational Parcels																		
AG	Farm Homes Inspections are completed in a multi-year cycle half of these are completed currently																		
3.	List and describe the approach(es) used to estimate the market value of residential properties.																		
	The Cost approach and the sales comparison are correlated for a final value. The sales comparison uses a heavier weighting in the correlation.																		
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?																		
	The county uses local market information and completes sales analysis annually to maintain the depreciation tables used in the cost approach to value.																		
5.	Are individual depreciation tables developed for each valuation grouping?																		
	Yes																		
6.	Describe the methodology used to determine the residential lot values?																		
	The county utilizes a sales comparison method. Primarily vacant lot sales are used.																		
7.	Describe the methodology used to determine value for vacant lots being held for sale or resale?																		
	The county has utlized a discounted cash flow analysis to arrive at market value. This year they received one applications to combine parcels in a commercial subdivision.																		

8.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	01	2013	2015	2014	2014
	02	2013	2015	2008	2014
	07	2013	2015	2015	2014
	09	2013	2015	2015	2014
	12	2013	2015	2013	2014
	15	2013	2015	2015	2015
	20	2013	2015	2008-2016	2011-2015
	AG	2013	2015	2008-2016	2011-2015

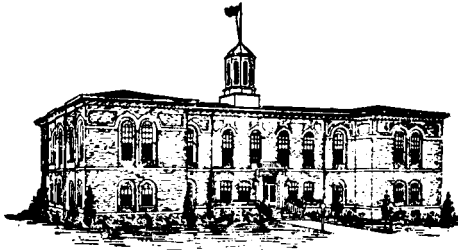
The county feels each have their own unique market by location and amenities as well as how they fit in the valuation sequence in the county as outlined in the 3 year plan. AG farm homes and outbuildings are reviewed and inspected over multiple years. The inspections dates cover the period of review with about half of them completed at the present time. All parcels have been reviewed within the last six years.

2017 Commercial Assessment Survey for Otoe County

1.	Valuation data collection done by:			
	The Assessor and the appraisal assistant			
2.	List the valuation groupings recognized in the County and describe the unique characteristics of each:			
	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>		
	01	Nebraska City – county seat and major trade center for the area		
	05	Remainder of the County, consists of smaller communities without a consistent or reliable commercial market		
3.	List and describe the approach(es) used to estimate the market value of commercial properties.			
	All three approaches to value are considered. The cost is used with a market based depreciation model. Income is used as a check against the cost approach.			
3a.	Describe the process used to determine the value of unique commercial properties.			
	The county compares sales if available from other counties in the state or region and then will make adjustments for local market. The State sales file is utilized to help in gathering sale information.			
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?			
	The County develops depreciation tables using local market information to build the depreciation tables used in the cost approach to value.			
5.	Are individual depreciation tables developed for each valuation grouping?			
	Yes, Economic depreciation is applied to arrive at market value for the commercial properties other than those in Nebraska City			
6.	Describe the methodology used to determine the commercial lot values.			
	The county uses market approach, vacant lot are analyzed when possible. The county uses either a front foot or a square foot calculation where appropriate.			
7.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>
	01	2013	2015	2016
	05	2013	2015	2008
	Nebraska City is the only consistent commercial market with a large enough sample of sales for a meaningful analysis.			

2017 Agricultural Assessment Survey for Otoe County

1.	Valuation data collection done by:										
	Assessor Staff and contract appraiser										
2.	List each market area, and describe the location and the specific characteristics that make each unique.										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">7000</td> <td>SW portion of the County, consists of the Geo codes of 3729 and 3731, soil structure consists of overall lower productivity.</td> <td style="text-align: center;">2014</td> </tr> <tr> <td style="text-align: center;">8000</td> <td>remainder of the county, Better overall soil capabilities</td> <td style="text-align: center;">2014</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	7000	SW portion of the County, consists of the Geo codes of 3729 and 3731, soil structure consists of overall lower productivity.	2014	8000	remainder of the county, Better overall soil capabilities	2014
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>									
7000	SW portion of the County, consists of the Geo codes of 3729 and 3731, soil structure consists of overall lower productivity.	2014									
8000	remainder of the county, Better overall soil capabilities	2014									
3.	Describe the process used to determine and monitor market areas.										
	The county conducts a sales analysis each year, a part of the analysis is where the assessor uses one set of values for the entire county to see if they can arrive at a level of value with the same relationship to market value throughout the county. For 2016 the county uses two sets of value and market areas to arrive at the same level of value for both areas with reasonable quality statistics.										
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.										
	The county considers the highest and best use methodology and compares that with the present use of the parcel. The county analyzes the market value and applies either the 100% of market for residential or recreational or the 75% of market value for agricultural land. For parcels in question recreational values are used unless the taxpayer can demonstrate an ag use for the property.										
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?										
	Presently there is a market difference between the two based on the market. Market areas are recognized for the sites and improvements based on sales analysis. The differences that are recognized are site and location factors that affect the market value.										
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.										
	The county utilizes the state sales file to analyze sales that are enrolled in the program.										
	<i><u>If your county has special value applications, please answer the following</u></i>										
7a.	How many special valuation applications are on file?										
	4,428										
7b.	What process was used to determine if non-agricultural influences exist in the county?										
	Sales analysis and questionnaires along with a thorough sales verification.										



Therese E. Gruber
Assessor

Christina M. Smallfoot
Deputy Assessor

Office of Otoe County Assessor

February 24, 2017

Ms. Ruth Sorenson
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 – 2017

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. Our county has a relatively high degree of activity in the agricultural market.

Market Areas in Otoe County

In 2017, 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 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 2017 shows that our county does not have any measurable "influence" for agricultural land. Otoe County uses the sales comparison approach to set agricultural values. Extensive 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 determination of the assessor and/or appraiser is that the sale is uninfluenced by factors other than agricultural use for the land 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.

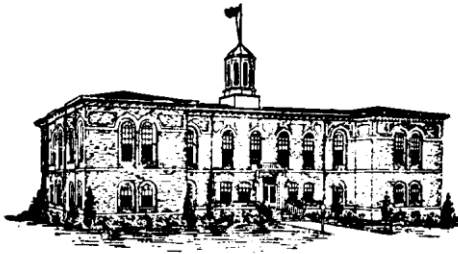
Sincerely,
Therese E. Gruber
Otoe County Assessor

1021 Central Avenue, Nebraska City, NE 68410
assessor@otoe.nacone.org

Phone (402) 873-9520

Fax (402) 873-9523

<http://www.otoe.gisworkshop.com>



Therese E. Gruber
Assessor

Christina M. Smallfoot
Deputy Assessor

Office of Otoe County Assessor

** Three Year Plan **
2017-2019

	<u># of Parcels</u>
Residential	6754
Commercial & Industrial	833
Agriculture	3812
Recreational	108
Exempt	1035

Property Review: For assessment year 2016, an estimated 1160 building permits and/or information statements were filed for new property construction/additions or improvements in Otoe County. My office also reviewed 3500+ parcels to comply with the state mandated six year review cycle.

Assessment Action Planned for Assessment Year 2017:

Residential – Finish review of rural residential parcels. Update property record cards to reflect any changes. Adjust value to reflect market. Review all residential sales. Equalize lot values remaining small towns.

Commercial – Review all sale parcels. Update property record cards to reflect any changes. Continue review of commercial parcels (1/3). Adjust values as needed.

Agricultural – Review all ag sales. Begin review of unimproved agricultural parcels (1/2). Continue land use review of vacant agricultural parcels. Update property record card to reflect any changes. Adjust value to reflect agricultural market after sales studies are completed. Implement new soil survey.

Recreational – Review recreational parcels. (1/2)

Assessment Action Planned for Assessment Year 2018:

Residential – Review all residential sales. Update property record cards to reflect any changes. Adjust values to market.

Commercial – Review all sales parcels. Update property record cards to reflect any changes. Adjust value to reflect market. Finish review of commercial parcels (1/3). Update and value as needed.

Agricultural – Review all ag sale parcels. Finish review of unimproved agricultural parcels. Update property record cards to reflect any changes. Continue with land use review. Adjust values to reflect market after sales study is completed.

Exempt Property – Review and update pictures for all exempt parcels.

Assessment Action Planned for Assessment Year 2019:

Residential – Begin review of Nebraska City and Syracuse residential parcels. Update property record cards to reflect any changes. Adjust value to reflect market. Review all residential sales.

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

Agricultural – Review all ag sales. Adjust information to reflect current use. Adjust value to reflect agricultural market after sales studies are completed.

Current Resources

The Otoe County Assessor’s Office has six full-time employees. That includes the Assessor, Deputy Assessor, Administrative Assistant, 2 Appraisal Assistants, and a GIS Specialist. I have a total of \$222,865 (15-16 figures) in the budget for staff salaries and \$3900 budgeted for training.

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

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

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

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

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

- Maintain all records, paper and electronic
- File abstract with Department of Revenue Property Assessment Division
- Assessor Survey
- Sales information to PAD including rosters & annual Assessed Value Update w/ Abstract
- Certification of Value to Political Subdivisions
- School District Taxable Value Report
- Homestead Exemption Tax Loss Report
- Certificate of Taxes Levied Report

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

Personal Property: administer annual filing of approximately 1300 schedules; prepare subsequent notices for a change in value, incomplete filings, failure to file and/or penalties applied, as required. Review and implement Beginning Farmer Exemptions Form #1027.

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

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

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

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

Tax Increment Financing: management of record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax. We currently have 4 TIF projects for tax year 2014.

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

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

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

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

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

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

Conclusion:

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

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

Respectfully submitted,

Therese Gruber
Otoe County Assessor