

NEBRASKA

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DEPARTMENT OF REVENUE

**2025 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

OTOE COUNTY



April 7, 2025

Jim Pillen, Governor

Commissioner Hotz :

The 2025 Reports and Opinions of the Property Tax Administrator have been compiled for Otoe County pursuant to [Neb. Rev. Stat. § 77-5027](#). This Report and Opinion will inform the Tax Equalization and Review Commission of the level of value and quality of assessment for real property in Otoe County.

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

For the Tax Commissioner

Sincerely,

Sarah Scott
Property Tax Administrator
402-471-5962

cc: Christi Smallfoot, Otoe County Assessor

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Introduction

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

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

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

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

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

Statistical Analysis:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Analysis of Assessment Practices:

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

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

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

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

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

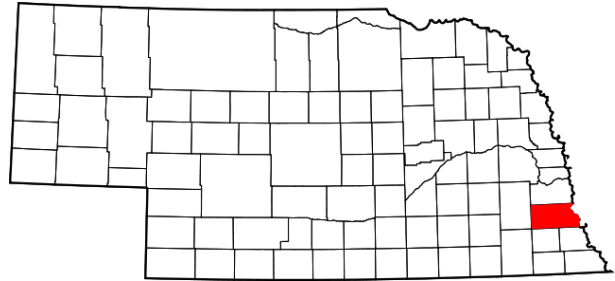
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors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

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

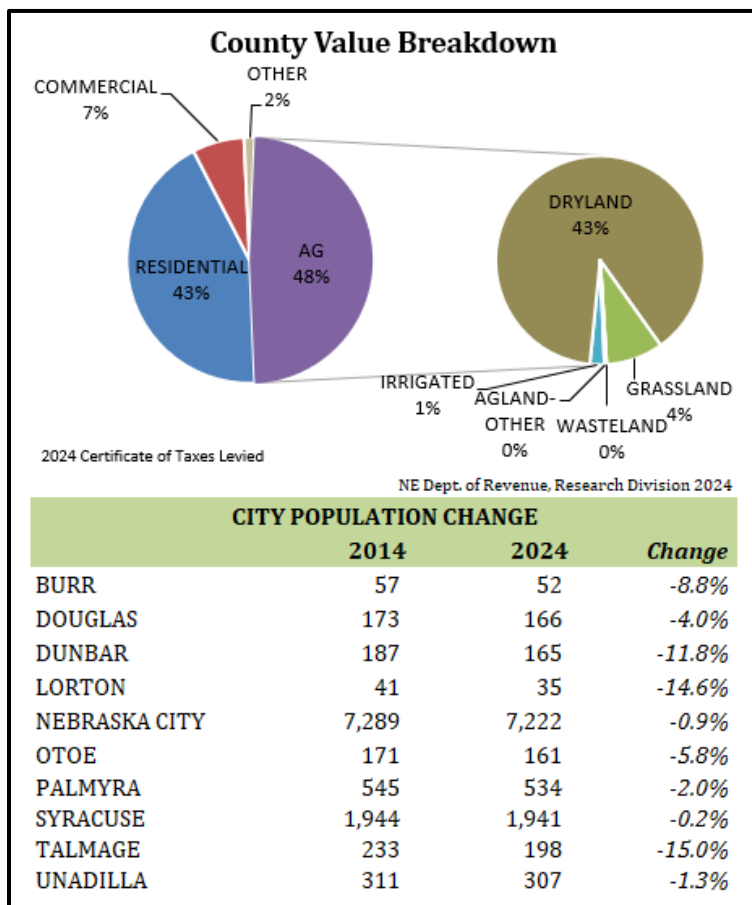
**Further information may be found in Exhibit 94*

County Overview

With a total area of 616 square miles, Otoe County has 16,335 residents, per the Census Bureau Quick Facts for 2023, a 3% population increase over the 2020 U.S. Census. Reports indicate that 80% of county residents are homeowners and 89% of residents occupied the same residence as in the prior year (Census Quick Facts). The average home value is \$179,670 (2024 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Otoe County are located in and around the county seat of Nebraska City, as well as Syracuse, due to the town's placement directly on Highway 2 and proximity to Lincoln. According to the latest information available from the U.S. Census Bureau, there are 461 employer establishments with total employment of 4,959 for a 4% increase.



Agricultural land makes up approximately 54% of the county's valuation base. Dryland makes up the majority of the land in the county. Otoe is included in both the Lower Platte South and Nemaha Natural Resources Districts (NRD). When compared against the top crops of the other counties in Nebraska, Otoe County ranks fourth in soybeans. (USDA AgCensus).

2025 Residential Correlation for Otoe County

Assessment Practices & Actions

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

The sales qualification and verification processes have been reviewed. The county assessor completes sales verification with either a buyer or seller, or a real estate agent involved with the sale. All arm's-length sales are made available for measurement. The review of the sales use practices indicates the county assessor's usability percentage for the residential class is just below the statewide average.

The Otoe County Assessor uses nine valuation groups. Upon review, the nine valuation groups fall in line with the economic differences of the county. Valuation Group 1 is where the county seat is located and is the major trade area for the county. Valuation Group 2 is all small villages in the county with similar amenities. Valuation Groups 7 and 9 are both located along a four-lane highway. Valuation Group 12 is a rural subdivision. Valuation Groups 13 and 14 are subdivisions in the country. Valuation Group 15 is rural residential. Valuation Group 20 is recreational parcels.

The six-year inspection cycle is up to date. Data collection is primarily completed by the appraisal assistants with additional help from the county assessor and office staff.

2025 Residential Assessment Details for Otoe County						
Valuation Group	Assessor Locations within Valuation Group	Depreciation Table Year	Costing Year	Lot Value Study Year	Last Inspection Year(s)	Description of Assessment Actions for Current Year
1	Nebraska City	2020	2020	*2025	2019-2020	10% increase to dwellings [^]
2	Burr, Douglas, Dunbar, Otoe, Talmage, Lorton, Paul	2020	2020	*2025	2019	5% increase to dwellings [^]
7	Palmyra, Unadilla	2020	2020	2023	2020	8% increase to dwellings [^]
9	Syracuse	2020	2020	*2025	2019	Adjusted dwelling values per cost tables, equalized neighborhood lot values
12	Timber Lake	2020	2020	2021	2021	15% increase to dwellings
13	Woodland Hills 1	2020	2020	2021	2021	15% increase to dwellings
14	Woodland Hills 2	2020	2020	2021	2021	15% increase to dwellings
15	Rural Residential	2020	2020	2023	2021-2022	8% increase to dwellings
20	Recreational	2020	2020	2022	2022	
Additional comments:						
* = assessment action for current year						
[^] = no change to dwellings with fair, poor, very poor or salvage condition						

2025 Residential Correlation for Otoe County

Description of Analysis

The median and mean are within the acceptable range for the overall residential class. The COD and PRD meet IAAO standards. The weighted mean is low but the measures of central tendency are within three points of each other, suggesting a level of value at the low end of the acceptable range. The sample is large enough that outliers are not impacting the qualitative statistics.

When the valuation groups are analyzed individually, all of the groups with enough sales for analysis are within range. All but Valuation Group 9 have at least two of the three measures of central tendency within range. The COD for each of these valuation groups are within the recommended range.

The statistical sample and the 2025 County Abstract of Assessment, Form 45 Compared with the 2024 Certificate of Taxes Levied Report (CTL) indicate that the population changed in a similar manner to the sales. Changes to both the population and the sample reflect the assessment actions of changes to value within each valuation group.

Equalization and Quality of Assessment

A review of the statistics and assessment practices demonstrate the assessment practices in Otoe County are uniform across the residential class. The quality of assessment of all residential property complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	172	91.73	91.76	90.49	16.78	101.40
2	30	93.12	94.19	82.97	22.45	113.52
7	25	93.82	94.75	90.74	17.01	104.42
9	77	92.20	86.86	86.02	13.16	100.98
12	5	92.62	93.25	93.20	04.18	100.05
13	3	81.46	89.43	88.61	11.07	100.93
14	2	88.75	88.75	88.71	01.24	100.05
15	61	92.09	96.10	89.09	24.45	107.87
20	1	93.29	93.29	93.29	00.00	100.00
____ALL____	376	92.11	91.84	89.13	17.47	103.04

Level of Value

Based on analysis of all available information, the level of value for the residential property in Otoe County is 92%.

2025 Commercial Correlation for Otoe County

Assessment Practices & Actions

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

The sales qualification and verification processes have been reviewed. The county assessor completes the sales verification with either a buyer or seller, or a real estate agent involved with the sale. It has been determined that all arm's-length sales are made available for measurement. The review of the sales usability practices indicates the county assessor's usability percentage for the commercial class is above the statewide average

Otoe County has three valuation groups that are recognized. Valuation Group 1-Nebraska City is the county seat and major trade center for the area. Valuation Group 2, Syracuse, consisting of the small town with minimal commercial properties located on the main highway. Valuation Group 3, is the remainder of the county, consisting of smaller villages and rural parcels.

The county assessor's staff complete the physical inspection. A contract appraiser was schedule to do a quality check of the data, build depreciation tables and build new land tables. However, the revaluation was not able to be completed for the 2025 assessment year; the contract appraiser's studies will be conducted this year for the 2026 assessment year.

2025 Commercial Assessment Details for Otoe County						
Valuation Group	Assessor Locations within Valuation Group	Depreciation Table Year	Costing Year	Lot Value Study Year	Last Inspection Year(s)	Description of Assessment Actions for Current Year
1	Nebraska City	2020	2020	2024	2023/*2024	3% increase to improvements
2	Syracuse	2020	2020	2024	*2024	10% increase to multiple-family residences, storage warehouses and service repair
3	Remainder of the County	2020	2020	2024	*2024	3% increase to improvements
<u>Additional comments:</u> Half of commercial was physically reviewed in 2023 and the second half in 2024. Depreciation tables, costing and lot values will be reviewed and updated for 2026 assessment year.						
* = assessment action for current year						

Description of Analysis

Review of the ratio study indicates that the median is within the acceptable range while the mean and weighted mean are low. The COD is within the IAAO recommended range and the PRD is high. Review of the sales price substrata does not indicate a clear pattern of regressivity.

2025 Commercial Correlation for Otoe County

Valuation Groups 1 and 2 have medians within the acceptable range and the weighted mean for Valuation Group 2 is only slightly low. The COD is within the recommended range for both groups and the PRD is within range for Valuation Group 2 and is high for Valuation Group 1.

With few sales, Valuation Group 3 is low for all three measures of central tendency. Both the COD and the PRD are high. Review of the last several years' statistics does not show a pattern of low assessment for this valuation group.

Only one occupancy code has sufficient sales during the study period. For occupancy code 353, two of the three measures of central tendency are within range. The COD meets IAAO standards and while the PRD is still high, it is much closer to the recommended range than the overall commercial class.

Review of the 2025 County Abstract of Assessment for Real Property, Form 45 Compared with the 2024 Certificate of Taxes Levied Report (CTL) shows a 2% increase to the class, while the sales file increased closer to 9%; however, review of sales indicates that large adjustments on two sales accounts for the difference.

Equalization and Quality of Assessment

Using all information available and a review of statistics with sufficient sales commercial assessments are valued within acceptable ranges and are equalized. The quality of assessment of commercial property in Otoe County complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	23	97.08	88.38	69.54	24.01	127.09
2	14	94.04	88.88	90.52	16.76	98.19
3	7	85.66	76.97	56.22	34.30	136.91
____ALL____	44	93.26	86.72	71.50	23.77	121.29

Level of Value

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

2025 Agricultural Correlation for Otoe County

Assessment Practices & Actions

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

The sales qualification and verification processes have been reviewed. The county assessor does sales verification by speaking with either a buyer, seller, or real estate agent involved with the sale. It has been determined that all arm's-length sales are made available for measurement. The review of the sales usability practices indicates the county assessor's usability percentage for the agricultural class is just below the statewide average.

The six-year inspection has been reviewed and is up to date. Review work is completed by the county assessor and staff. There are two market areas in the county. The majority of the county comprise Market Area 1 with better overall soil capabilities; geo codes 3729 and 3731 make-up Market Area 2 where the soil structure yields lower productivity.

Intensive use has been identified and valued as such. The county assessor has identified land enrolled in Conservation Reserve Program (CRP) and the Wetlands Reserve Program (WRP).

2025 Agricultural Assessment Details for Otoe County						
		Depreciation Tables Year	Costing Year	Lot Value Study Year	Last Inspection Year(s)	Description of Assessment Actions for Current Year
AG OB	Agricultural outbuildings	2020	2020	2021-2022	2021-2022	
AB DW	Agricultural dwellings	2020	2020	2021-2022	2021-2022	
<u>Additional comments:</u> * = assessment action for current year						

2025 Agricultural Correlation for Otoe County

Market Area	Description of Unique Characteristics	Land Use Reviewed Year	Description of Assessment Actions for Current Year
1	Majority of the county, excluding geo codes 3729 & 3731.	2023-2024	Irrigated land 22% increase Dryland 22% increase CRP 5% increase Grassland 0-13% based on LCG codes Timber 0-5% based on LCG code
2	SW portion of the county-- geo codes 3729 & 3731	2023-2024	Irrigated land 25% increase Dryland 25% increase CRP 5% increase Grassland 0-13% based on LCG codes Timber 0-5% based on LCG code
<u>Additional comments:</u> One half of the agricultural class unimproved was reviewed in 2024. The remaining half of the agricultural class unimproved will be reviewed in 2025.			

Description of Analysis

All three measures of central tendency are within the acceptable range as are the qualitative statistics. The COD is within the acceptable range.

Both market areas are within the acceptable range.

When stratified by 80% Majority Land Use (MLU), only dryland has sales for analysis with 40 dryland sales in the county. The majority of the dryland sales occur in Market Area 1 with 32 sales; all three measures of central tendency are within range. Market Area 2 has only 8 dryland sales with 80% MLU and all three measures of central tendency are low. The COD meets IAAO standards for both market areas.

Since there are no statistics for irrigated land or grassland sales and few dryland sales in Market Area 2, comparison to regional values is relied upon for determination of valuation equity. The Average Acre Value Comparison chart demonstrates that the assessed values for irrigated land in Market Area 1 and grassland in both market areas are in the middle of the array of neighboring county values.

Also, the values for dryland in Market Area 2 are in line with regional values, falling in the middle of Johnson County and Gage County in the array.

Irrigated land values for Market Area 2 are lower than neighboring county values. The county assessor increased irrigated land values in Market Area 2 more than the increases in Market Area 1; however, the values are lagging behind regional values. Irrigated land comprises 3% of the land in Market Area 2, as shown in the 2025 County Abstract of Assessment for Real Property, Form 45 Schedule IX in the appendix of this report.

The statistical sample and the 2025 County Abstract of Assessment for Real Property, Form 45 Compared with the 2024 Certificate of Taxes Levied Report (CTL) supported that the assessment actions were applied equitably. From 2024 to 2025, there were over 500 acres that were reclassified

2025 Agricultural Correlation for Otoe County

from dryland to irrigated land, which has impacted the valuation change for the overall population of irrigated land. Since there are many more acres of dryland in the county, the dryland valuation within the county was not affected as much by the acre transfer as the irrigated land totals.

Otoe County contains a school district bond subject to a 50% assessment pursuant to LB2. A statistical profile for the sales in the school district is included in the appendix of this report and reveals a median at 38%. A review of the statistics and the values reported by the county assessor indicates that, although the median is low, the valuations were reduced as required. The school district sample includes 15 out of 67 total agricultural sales and represents sales from both market areas. It is not considered to be useful for measurement purposes. Based on the valuation reduction made by the county assessor, assessments are at the statutorily required level of 50% of market value.

Equalization and Quality of Assessment

Review of agricultural improvements and site acres indicate that these parcels are inspected and valued using the same processes that are used for rural residential properties across the county. Agricultural homes in Otoe County are equalized and assessed at the statutory level.

Agricultural land values are equalized; when compared to adjoining counties, the values set in Otoe County demonstrate comparability. The quality of assessment of the agricultural class complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
____Dry____						
County	40	70.43	73.48	70.49	19.21	104.24
1	32	70.61	74.88	72.65	18.30	103.07
2	8	68.27	67.87	62.16	22.60	109.19
____ALL____	67	70.54	73.08	71.04	19.32	102.87

Level of Value

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

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

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

2025 Opinions of the Property Tax Administrator for Otoe County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	92	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	93	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	71	Meets generally accepted mass appraisal techniques.	No recommendation.
School Bond Value Agricultural Land	50	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 7th day of April, 2025.



A handwritten signature in black ink that reads "Sarah Scott".

Sarah Scott
Property Tax Administrator

APPENDICES

2025 Commission Summary for Otoe County

Residential Real Property - Current

Number of Sales	376	Median	92.11
Total Sales Price	\$86,856,881	Mean	91.84
Total Adj. Sales Price	\$86,856,881	Wgt. Mean	89.13
Total Assessed Value	\$77,415,116	Average Assessed Value of the Base	\$176,877
Avg. Adj. Sales Price	\$231,002	Avg. Assessed Value	\$205,891

Confidence Interval - Current

95% Median C.I	89.85 to 93.67
95% Wgt. Mean C.I	87.23 to 91.03
95% Mean C.I	89.26 to 94.42
% of Value of the Class of all Real Property Value in the County	37.80
% of Records Sold in the Study Period	5.37
% of Value Sold in the Study Period	6.26

Residential Real Property - History

Year	Number of Sales	LOV	Median
2024	415	93	92.89
2023	465	93	93.36
2022	446	93	92.78
2021	414	93	93.09

2025 Commission Summary for Otoe County

Commercial Real Property - Current

Number of Sales	44	Median	93.26
Total Sales Price	\$13,845,302	Mean	86.72
Total Adj. Sales Price	\$13,845,302	Wgt. Mean	71.50
Total Assessed Value	\$9,899,270	Average Assessed Value of the Base	\$233,887
Avg. Adj. Sales Price	\$314,666	Avg. Assessed Value	\$224,983

Confidence Interval - Current

95% Median C.I	70.57 to 98.13
95% Wgt. Mean C.I	60.62 to 82.38
95% Mean C.I	78.09 to 95.35
% of Value of the Class of all Real Property Value in the County	6.22
% of Records Sold in the Study Period	5.06
% of Value Sold in the Study Period	4.86

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2024	45	100	92.87
2023	54	100	89.77
2022	43	93	93.48
2021	48	93	93.47

66 Otoe
RESIDENTIAL

PAD 2025 R&O Statistics (Using 2025 Values)

Qualified

Date Range: 10/1/2022 To 9/30/2024 Posted on: 1/31/2025

Number of Sales : 376	MEDIAN : 92	COV : 27.74	95% Median C.I. : 89.85 to 93.67
Total Sales Price : 86,856,881	WGT. MEAN : 89	STD : 25.48	95% Wgt. Mean C.I. : 87.23 to 91.03
Total Adj. Sales Price : 86,856,881	MEAN : 92	Avg. Abs. Dev : 16.09	95% Mean C.I. : 89.26 to 94.42
Total Assessed Value : 77,415,116			
Avg. Adj. Sales Price : 231,002	COD : 17.47	MAX Sales Ratio : 313.64	
Avg. Assessed Value : 205,891	PRD : 103.04	MIN Sales Ratio : 40.72	

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-22 To 31-DEC-22	39	103.25	102.23	98.71	15.12	103.57	51.18	154.37	92.72 to 110.43	199,340	196,775
01-JAN-23 To 31-MAR-23	43	98.40	102.96	99.08	13.03	103.92	71.07	245.25	94.50 to 102.55	196,432	194,620
01-APR-23 To 30-JUN-23	43	92.20	93.20	92.24	12.26	101.04	67.10	135.90	84.14 to 95.99	249,036	229,723
01-JUL-23 To 30-SEP-23	56	92.19	94.18	89.81	17.38	104.87	54.72	313.64	87.85 to 95.55	217,627	195,443
01-OCT-23 To 31-DEC-23	42	94.02	88.36	87.84	18.39	100.59	49.99	127.46	75.01 to 99.53	228,473	200,679
01-JAN-24 To 31-MAR-24	36	83.43	86.21	85.32	17.93	101.04	47.75	131.15	77.27 to 97.68	235,327	200,781
01-APR-24 To 30-JUN-24	53	82.00	86.03	81.86	21.90	105.09	40.72	253.30	73.82 to 87.35	233,011	190,753
01-JUL-24 To 30-SEP-24	64	84.84	85.37	85.34	16.54	100.04	48.38	143.08	79.78 to 91.86	270,675	230,981
<u>Study Yrs</u>											
01-OCT-22 To 30-SEP-23	181	95.25	97.77	94.25	15.34	103.73	51.18	313.64	92.85 to 96.98	216,113	203,678
01-OCT-23 To 30-SEP-24	195	84.57	86.35	84.94	19.12	101.66	40.72	253.30	81.09 to 88.37	244,822	207,945
<u>Calendar Yrs</u>											
01-JAN-23 To 31-DEC-23	184	94.24	94.67	91.90	15.59	103.01	49.99	313.64	91.90 to 95.88	222,490	204,457
<u>ALL</u>	376	92.11	91.84	89.13	17.47	103.04	40.72	313.64	89.85 to 93.67	231,002	205,891

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	172	91.73	91.76	90.49	16.78	101.40	48.38	201.98	87.10 to 94.77	191,942	173,693
2	30	93.12	94.19	82.97	22.45	113.52	51.18	253.30	82.75 to 96.07	98,873	82,034
7	25	93.82	94.75	90.74	17.01	104.42	40.72	152.08	83.48 to 96.87	211,376	191,806
9	77	92.20	86.86	86.02	13.16	100.98	47.75	129.69	87.49 to 93.35	206,767	177,866
12	5	92.62	93.25	93.20	04.18	100.05	85.27	99.76	N/A	443,300	413,178
13	3	81.46	89.43	88.61	11.07	100.93	79.88	106.95	N/A	537,000	475,829
14	2	88.75	88.75	88.71	01.24	100.05	87.65	89.85	N/A	370,000	328,212
15	61	92.09	96.10	89.09	24.45	107.87	53.56	313.64	82.14 to 99.97	382,848	341,076
20	1	93.29	93.29	93.29	00.00	100.00	93.29	93.29	N/A	1,750,000	1,632,630
<u>ALL</u>	376	92.11	91.84	89.13	17.47	103.04	40.72	313.64	89.85 to 93.67	231,002	205,891

66 Otoe
RESIDENTIAL

PAD 2025 R&O Statistics (Using 2025 Values)

Qualified

Date Range: 10/1/2022 To 9/30/2024 Posted on: 1/31/2025

Number of Sales : 376	MEDIAN : 92	COV : 27.74	95% Median C.I. : 89.85 to 93.67
Total Sales Price : 86,856,881	WGT. MEAN : 89	STD : 25.48	95% Wgt. Mean C.I. : 87.23 to 91.03
Total Adj. Sales Price : 86,856,881	MEAN : 92	Avg. Abs. Dev : 16.09	95% Mean C.I. : 89.26 to 94.42
Total Assessed Value : 77,415,116			
Avg. Adj. Sales Price : 231,002	COD : 17.47	MAX Sales Ratio : 313.64	
Avg. Assessed Value : 205,891	PRD : 103.04	MIN Sales Ratio : 40.72	

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	375	92.09	91.84	89.04	17.52	103.14	40.72	313.64	89.85 to 93.67	226,952	202,087
06	1	93.29	93.29	93.29	00.00	100.00	93.29	93.29	N/A	1,750,000	1,632,630
07											
<u>ALL</u>	<u>376</u>	92.11	91.84	89.13	17.47	103.04	40.72	313.64	89.85 to 93.67	231,002	205,891

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	2	130.01	130.01	128.42	06.11	101.24	122.07	137.95	N/A	7,500	9,632
Less Than 30,000	7	101.68	128.17	121.41	32.46	105.57	91.65	253.30	91.65 to 253.30	18,349	22,278
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	376	92.11	91.84	89.13	17.47	103.04	40.72	313.64	89.85 to 93.67	231,002	205,891
Greater Than 14,999	374	92.00	91.64	89.12	17.37	102.83	40.72	313.64	89.76 to 93.53	232,198	206,941
Greater Than 29,999	369	91.90	91.16	89.08	17.09	102.33	40.72	313.64	89.54 to 93.29	235,036	209,374
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	2	130.01	130.01	128.42	06.11	101.24	122.07	137.95	N/A	7,500	9,632
15,000 TO 29,999	5	95.55	127.44	120.49	35.23	105.77	91.65	253.30	N/A	22,689	27,337
30,000 TO 59,999	23	106.82	121.96	124.65	26.86	97.84	81.15	313.64	92.67 to 123.65	46,533	58,005
60,000 TO 99,999	28	94.53	96.01	97.67	19.89	98.30	48.38	158.88	83.91 to 103.53	78,991	77,153
100,000 TO 149,999	51	87.35	90.29	90.00	23.23	100.32	50.98	201.98	79.21 to 99.97	126,294	113,668
150,000 TO 249,999	136	91.67	87.73	87.74	14.90	99.99	40.72	131.15	85.08 to 93.67	195,733	171,734
250,000 TO 499,999	117	91.62	89.02	88.93	13.64	100.10	53.56	134.32	86.84 to 94.21	348,100	309,572
500,000 TO 999,999	13	82.14	84.51	85.48	12.39	98.87	55.70	108.41	74.88 to 96.06	608,308	519,955
1,000,000 +	1	93.29	93.29	93.29	00.00	100.00	93.29	93.29	N/A	1,750,000	1,632,630
<u>ALL</u>	<u>376</u>	92.11	91.84	89.13	17.47	103.04	40.72	313.64	89.85 to 93.67	231,002	205,891

66 Otoe
COMMERCIAL

PAD 2025 R&O Statistics (Using 2025 Values)

Qualified

Date Range: 10/1/2021 To 9/30/2024 Posted on: 1/31/2025

Number of Sales : 44
 Total Sales Price : 13,845,302
 Total Adj. Sales Price : 13,845,302
 Total Assessed Value : 9,899,270
 Avg. Adj. Sales Price : 314,666
 Avg. Assessed Value : 224,983

MEDIAN : 93
 WGT. MEAN : 72
 MEAN : 87
 COD : 23.77
 PRD : 121.29

COV : 33.66
 STD : 29.19
 Avg. Abs. Dev : 22.17
 MAX Sales Ratio : 146.27
 MIN Sales Ratio : 28.72

95% Median C.I. : 70.57 to 98.13
 95% Wgt. Mean C.I. : 60.62 to 82.38
 95% Mean C.I. : 78.09 to 95.35

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-21 To 31-DEC-21	3	100.24	113.13	109.87	17.76	102.97	92.87	146.27	N/A	190,934	209,773
01-JAN-22 To 31-MAR-22	8	106.97	107.48	84.10	19.05	127.80	70.57	142.08	70.57 to 142.08	197,063	165,728
01-APR-22 To 30-JUN-22											
01-JUL-22 To 30-SEP-22	6	72.78	69.99	53.70	33.43	130.34	32.97	98.13	32.97 to 98.13	203,083	109,063
01-OCT-22 To 31-DEC-22											
01-JAN-23 To 31-MAR-23	6	97.38	97.52	86.74	13.98	112.43	63.86	129.77	63.86 to 129.77	197,500	171,305
01-APR-23 To 30-JUN-23	3	65.49	73.16	65.66	17.76	111.42	59.55	94.45	N/A	1,280,000	840,487
01-JUL-23 To 30-SEP-23	5	100.99	94.69	94.82	12.69	99.86	57.16	116.14	N/A	161,800	153,420
01-OCT-23 To 31-DEC-23	2	64.00	64.00	74.77	44.89	85.60	35.27	92.72	N/A	24,000	17,944
01-JAN-24 To 31-MAR-24	1	97.30	97.30	97.30	00.00	100.00	97.30	97.30	N/A	900,000	875,660
01-APR-24 To 30-JUN-24	6	63.46	62.74	53.42	36.87	117.45	28.72	102.62	28.72 to 102.62	440,333	235,237
01-JUL-24 To 30-SEP-24	4	75.22	79.19	61.74	29.33	128.26	55.49	110.84	N/A	263,375	162,599
<u>Study Yrs</u>											
01-OCT-21 To 30-SEP-22	17	95.36	95.25	77.48	23.77	122.93	32.97	146.27	70.57 to 120.77	198,106	153,501
01-OCT-22 To 30-SEP-23	14	97.05	91.29	73.99	16.30	123.38	57.16	129.77	63.86 to 105.92	416,714	308,314
01-OCT-23 To 30-SEP-24	13	67.25	70.65	64.03	36.16	110.34	28.72	110.84	35.27 to 97.30	357,192	228,720
<u>Calendar Yrs</u>											
01-JAN-22 To 31-DEC-22	14	94.50	91.41	70.85	24.73	129.02	32.97	142.08	56.08 to 120.77	199,643	141,443
01-JAN-23 To 31-DEC-23	16	95.73	87.88	73.99	18.77	118.77	35.27	129.77	63.86 to 102.15	367,625	272,017
<u>ALL</u>	44	93.26	86.72	71.50	23.77	121.29	28.72	146.27	70.57 to 98.13	314,666	224,983

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	23	97.08	88.38	69.54	24.01	127.09	29.64	146.27	65.49 to 102.62	432,839	301,005
2	14	94.04	88.88	90.52	16.76	98.19	28.72	133.19	59.67 to 100.24	164,357	148,778
3	7	85.66	76.97	56.22	34.30	136.91	32.97	142.08	32.97 to 142.08	227,000	127,608
<u>ALL</u>	44	93.26	86.72	71.50	23.77	121.29	28.72	146.27	70.57 to 98.13	314,666	224,983

66 Otoe
COMMERCIAL

PAD 2025 R&O Statistics (Using 2025 Values)

Qualified

Date Range: 10/1/2021 To 9/30/2024 Posted on: 1/31/2025

Number of Sales : 44	MEDIAN : 93	COV : 33.66	95% Median C.I. : 70.57 to 98.13
Total Sales Price : 13,845,302	WGT. MEAN : 72	STD : 29.19	95% Wgt. Mean C.I. : 60.62 to 82.38
Total Adj. Sales Price : 13,845,302	MEAN : 87	Avg. Abs. Dev : 22.17	95% Mean C.I. : 78.09 to 95.35
Total Assessed Value : 9,899,270			
Avg. Adj. Sales Price : 314,666	COD : 23.77	MAX Sales Ratio : 146.27	
Avg. Assessed Value : 224,983	PRD : 121.29	MIN Sales Ratio : 28.72	

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02	4	83.94	84.00	73.75	19.03	113.90	65.49	102.62	N/A	1,476,750	1,089,161
03	40	93.26	86.99	69.82	24.44	124.59	28.72	146.27	85.66 to 98.13	198,458	138,566
04											
<u>ALL</u>	<u>44</u>	93.26	86.72	71.50	23.77	121.29	28.72	146.27	70.57 to 98.13	314,666	224,983

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	1	142.08	142.08	142.08	00.00	100.00	142.08	142.08	N/A	5,000	7,104
Less Than 30,000	2	88.68	88.68	61.97	60.23	143.10	35.27	142.08	N/A	10,000	6,197
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	44	93.26	86.72	71.50	23.77	121.29	28.72	146.27	70.57 to 98.13	314,666	224,983
Greater Than 14,999	43	92.87	85.43	71.47	23.19	119.53	28.72	146.27	70.57 to 97.67	321,867	230,050
Greater Than 29,999	42	93.26	86.63	71.51	22.17	121.14	28.72	146.27	85.66 to 97.67	329,174	235,402
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	1	142.08	142.08	142.08	00.00	100.00	142.08	142.08	N/A	5,000	7,104
15,000 TO 29,999	1	35.27	35.27	35.27	00.00	100.00	35.27	35.27	N/A	15,000	5,290
30,000 TO 59,999	3	95.36	99.64	101.01	06.33	98.64	92.72	110.84	N/A	40,500	40,911
60,000 TO 99,999	13	97.08	98.97	98.51	13.31	100.47	58.78	129.77	89.47 to 116.14	77,769	76,612
100,000 TO 149,999	6	79.66	85.91	87.17	51.85	98.55	28.72	146.27	28.72 to 146.27	121,300	105,739
150,000 TO 249,999	7	92.87	81.09	81.24	15.67	99.82	59.55	97.67	59.55 to 97.67	182,143	147,976
250,000 TO 499,999	7	100.24	83.91	79.73	18.80	105.24	32.97	105.92	32.97 to 105.92	353,000	281,455
500,000 TO 999,999	3	63.86	72.22	74.33	21.83	97.16	55.49	97.30	N/A	739,667	549,811
1,000,000 TO 1,999,999	2	50.11	50.11	46.70	40.85	107.30	29.64	70.57	N/A	1,200,000	560,348
2,000,000 TO 4,999,999	1	65.49	65.49	65.49	00.00	100.00	65.49	65.49	N/A	3,600,000	2,357,608
5,000,000 TO 9,999,999											
10,000,000 +											
<u>ALL</u>	<u>44</u>	93.26	86.72	71.50	23.77	121.29	28.72	146.27	70.57 to 98.13	314,666	224,983

66 Otoe
COMMERCIAL

PAD 2025 R&O Statistics (Using 2025 Values)

Qualified

Date Range: 10/1/2021 To 9/30/2024 Posted on: 1/31/2025

Number of Sales : 44
 Total Sales Price : 13,845,302
 Total Adj. Sales Price : 13,845,302
 Total Assessed Value : 9,899,270
 Avg. Adj. Sales Price : 314,666
 Avg. Assessed Value : 224,983

MEDIAN : 93
 WGT. MEAN : 72
 MEAN : 87
 COD : 23.77
 PRD : 121.29

COV : 33.66
 STD : 29.19
 Avg. Abs. Dev : 22.17
 MAX Sales Ratio : 146.27
 MIN Sales Ratio : 28.72

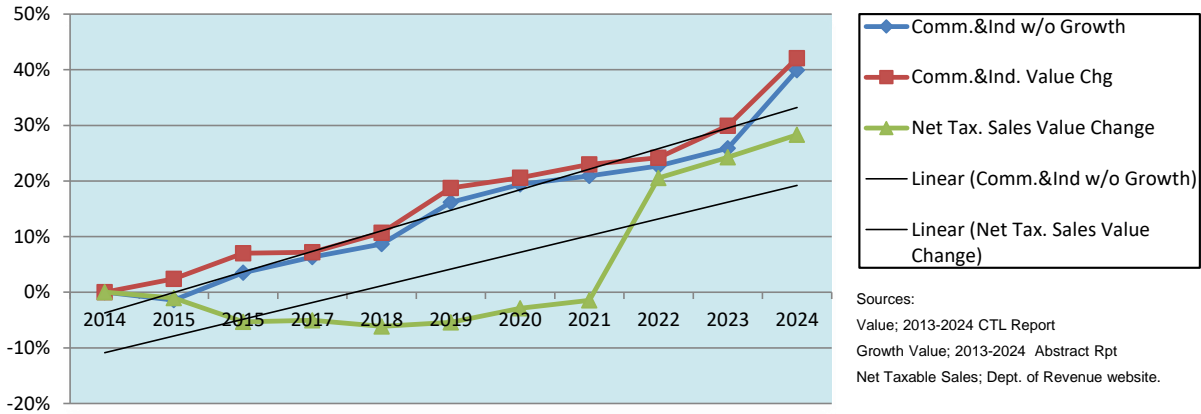
95% Median C.I. : 70.57 to 98.13
 95% Wgt. Mean C.I. : 60.62 to 82.38
 95% Mean C.I. : 78.09 to 95.35

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
303	1	29.64	29.64	29.64	00.00	100.00	29.64	29.64	N/A	1,400,000	414,981
344	5	98.55	101.01	102.23	07.64	98.81	90.79	116.14	N/A	138,000	141,082
346	1	35.27	35.27	35.27	00.00	100.00	35.27	35.27	N/A	15,000	5,290
349	1	58.78	58.78	58.78	00.00	100.00	58.78	58.78	N/A	87,000	51,140
352	4	83.94	84.00	73.75	19.03	113.90	65.49	102.62	N/A	1,476,750	1,089,161
353	10	97.90	91.55	86.43	21.93	105.92	28.72	133.19	59.67 to 120.77	119,550	103,325
356	1	142.08	142.08	142.08	00.00	100.00	142.08	142.08	N/A	5,000	7,104
384	1	129.77	129.77	129.77	00.00	100.00	129.77	129.77	N/A	60,000	77,863
386	1	63.86	63.86	63.86	00.00	100.00	63.86	63.86	N/A	500,000	319,302
406	4	73.57	71.95	59.14	27.50	121.66	47.95	92.72	N/A	266,125	157,393
410	2	94.86	94.86	97.39	05.68	97.40	89.47	100.24	N/A	170,000	165,565
412	1	59.55	59.55	59.55	00.00	100.00	59.55	59.55	N/A	180,000	107,183
419	1	56.08	56.08	56.08	00.00	100.00	56.08	56.08	N/A	441,000	247,302
426	1	100.99	100.99	100.99	00.00	100.00	100.99	100.99	N/A	269,000	271,675
442	1	94.45	94.45	94.45	00.00	100.00	94.45	94.45	N/A	60,000	56,670
482	1	88.56	88.56	88.56	00.00	100.00	88.56	88.56	N/A	360,000	318,804
494	4	75.02	70.00	60.83	33.24	115.07	32.97	97.01	N/A	237,250	144,308
526	1	95.36	95.36	95.36	00.00	100.00	95.36	95.36	N/A	38,500	36,712
530	2	130.83	130.83	136.83	11.81	95.61	115.38	146.27	N/A	106,401	145,593
555	1	85.66	85.66	85.66	00.00	100.00	85.66	85.66	N/A	71,000	60,817
<u>ALL</u>	44	93.26	86.72	71.50	23.77	121.29	28.72	146.27	70.57 to 98.13	314,666	224,983

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
2013	\$ 134,220,410	\$ 483,790	0.36%	\$ 133,736,620		\$ 143,202,449	
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%
2017	\$ 148,596,750	\$ 2,710,220	1.82%	\$ 145,886,530	1.38%	\$ 134,421,086	-1.17%
2018	\$ 159,371,480	\$ 3,465,010	2.17%	\$ 155,906,470	4.92%	\$ 135,431,757	0.75%
2019	\$ 161,834,030	\$ 1,579,410	0.98%	\$ 160,254,620	0.55%	\$ 139,056,056	2.68%
2020	\$ 165,059,990	\$ 2,794,530	1.69%	\$ 162,265,460	0.27%	\$ 141,137,938	1.50%
2021	\$ 166,690,870	\$ 1,975,030	1.18%	\$ 164,715,840	-0.21%	\$ 172,605,781	22.30%
2022	\$ 174,388,100	\$ 5,427,761	3.11%	\$ 168,960,339	1.36%	\$ 177,981,466	3.11%
2023	\$ 190,711,727	\$ 2,881,711	1.51%	\$ 187,830,016	7.71%	\$ 183,729,478	3.23%
2024	\$ 198,707,687	\$ 3,733,461	1.88%	\$ 194,974,226	2.24%	\$ 181,519,948	-1.20%
Ann %chg	3.75%			Average	1.57%	2.51%	2.38%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2013	-	-	-
2014	-1.41%	2.43%	-1.05%
2015	3.53%	6.99%	-5.32%
2016	6.32%	7.21%	-5.02%
2017	8.69%	10.71%	-6.13%
2018	16.16%	18.74%	-5.43%
2019	19.40%	20.57%	-2.90%
2020	20.89%	22.98%	-1.44%
2021	22.72%	24.19%	20.53%
2022	25.88%	29.93%	24.29%
2023	39.94%	42.09%	28.30%
2024	45.26%	48.05%	26.76%

County Number	66
County Name	Otoe

66 Otoe**AGRICULTURAL LAND****PAD 2025 R&O Statistics (Using 2025 Values)**

Qualified

Date Range: 10/1/2021 To 9/30/2024 Posted on: 1/31/2025

Number of Sales : 67
 Total Sales Price : 57,278,268
 Total Adj. Sales Price : 57,278,268
 Total Assessed Value : 40,688,698
 Avg. Adj. Sales Price : 854,900
 Avg. Assessed Value : 607,294

MEDIAN : 71
 WGT. MEAN : 71
 MEAN : 73
 COD : 19.32
 PRD : 102.87

COV : 24.95
 STD : 18.23
 Avg. Abs. Dev : 13.63
 MAX Sales Ratio : 132.52
 MIN Sales Ratio : 21.54

95% Median C.I. : 67.51 to 77.38
 95% Wgt. Mean C.I. : 65.97 to 76.11
 95% Mean C.I. : 68.71 to 77.45

*Printed: 3/20/2025 10:53:29AM***DATE OF SALE ***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-21 To 31-DEC-21	9	83.68	83.67	83.54	13.12	100.16	65.91	100.09	70.22 to 97.92	1,101,800	920,484
01-JAN-22 To 31-MAR-22	13	85.04	81.97	80.20	12.39	102.21	52.81	99.42	72.28 to 92.52	689,585	553,070
01-APR-22 To 30-JUN-22	6	71.31	77.54	74.20	21.65	104.50	51.85	132.52	51.85 to 132.52	856,891	635,837
01-JUL-22 To 30-SEP-22	2	78.22	78.22	79.55	11.31	98.33	69.37	87.06	N/A	640,330	509,396
01-OCT-22 To 31-DEC-22	5	77.81	69.27	52.50	30.70	131.94	21.54	98.12	N/A	865,410	454,343
01-JAN-23 To 31-MAR-23	5	77.54	74.31	71.29	16.58	104.24	49.02	100.81	N/A	999,732	712,733
01-APR-23 To 30-JUN-23	4	57.86	63.77	67.69	30.68	94.21	39.11	100.27	N/A	709,554	480,321
01-JUL-23 To 30-SEP-23	2	64.24	64.24	64.19	08.28	100.08	58.92	69.55	N/A	1,144,500	734,697
01-OCT-23 To 31-DEC-23	13	64.67	65.93	64.37	13.38	102.42	34.03	84.13	61.88 to 77.38	905,593	582,951
01-JAN-24 To 31-MAR-24	2	62.94	62.94	62.89	00.40	100.08	62.69	63.18	N/A	783,035	492,444
01-APR-24 To 30-JUN-24	4	65.44	63.56	63.23	07.20	100.52	55.04	68.30	N/A	559,688	353,865
01-JUL-24 To 30-SEP-24	2	58.86	58.86	60.45	15.75	97.37	49.59	68.13	N/A	972,500	587,922
<u>Study Yrs</u>											
01-OCT-21 To 30-SEP-22	30	77.87	81.34	80.26	16.22	101.35	51.85	132.52	71.57 to 90.84	843,427	676,936
01-OCT-22 To 30-SEP-23	16	67.69	68.84	63.84	27.26	107.83	21.54	100.81	52.93 to 95.89	903,308	576,629
01-OCT-23 To 30-SEP-24	21	63.78	64.52	63.66	11.38	101.35	34.03	84.13	62.25 to 68.30	834,406	531,169
<u>Calendar Yrs</u>											
01-JAN-22 To 31-DEC-22	26	76.11	78.21	72.52	19.77	107.85	21.54	132.52	71.05 to 91.33	758,218	549,825
01-JAN-23 To 31-DEC-23	24	65.25	67.17	66.36	17.72	101.22	34.03	100.81	61.88 to 77.38	912,441	605,530
<u>ALL</u>	67	70.54	73.08	71.04	19.32	102.87	21.54	132.52	67.51 to 77.38	854,900	607,294

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	53	70.54	73.91	72.57	19.56	101.85	34.03	132.52	64.67 to 78.34	839,354	609,153
2	14	69.94	69.95	65.69	18.62	106.49	21.54	100.27	53.00 to 87.06	913,749	600,258
<u>ALL</u>	67	70.54	73.08	71.04	19.32	102.87	21.54	132.52	67.51 to 77.38	854,900	607,294

66 Otoe**AGRICULTURAL LAND****PAD 2025 R&O Statistics (Using 2025 Values)**

Qualified

Date Range: 10/1/2021 To 9/30/2024 Posted on: 1/31/2025

Number of Sales : 67	MEDIAN : 71	COV : 24.95	95% Median C.I. : 67.51 to 77.38
Total Sales Price : 57,278,268	WGT. MEAN : 71	STD : 18.23	95% Wgt. Mean C.I. : 65.97 to 76.11
Total Adj. Sales Price : 57,278,268	MEAN : 73	Avg. Abs. Dev : 13.63	95% Mean C.I. : 68.71 to 77.45
Total Assessed Value : 40,688,698			
Avg. Adj. Sales Price : 854,900	COD : 19.32	MAX Sales Ratio : 132.52	
Avg. Assessed Value : 607,294	PRD : 102.87	MIN Sales Ratio : 21.54	

*Printed:3/20/2025 10:53:29AM***95%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
____Dry____											
County	9	87.06	77.23	71.12	21.24	108.59	49.02	100.81	49.59 to 99.42	830,603	590,700
1	7	90.84	79.45	72.21	20.05	110.03	49.02	100.81	49.02 to 100.81	828,589	598,304
2	2	69.46	69.46	67.34	25.35	103.15	51.85	87.06	N/A	837,651	564,086
____ALL____	67	70.54	73.08	71.04	19.32	102.87	21.54	132.52	67.51 to 77.38	854,900	607,294

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
____Dry____											
County	40	70.43	73.48	70.49	19.21	104.24	21.54	100.81	65.91 to 77.81	935,703	659,578
1	32	70.61	74.88	72.65	18.30	103.07	49.02	100.81	63.78 to 84.13	928,676	674,686
2	8	68.27	67.87	62.16	22.60	109.19	21.54	100.27	21.54 to 100.27	963,810	599,145
____ALL____	67	70.54	73.08	71.04	19.32	102.87	21.54	132.52	67.51 to 77.38	854,900	607,294

Otoe County 2025 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Otoe	1	7,040	n/a	6,910	6,910	6,270	6,270	5,370	5,370	6,623
Cass	1	7,080	n/a	6,700	6,234	6,010	5,860	4,518	4,448	5,454
Cass	2	7,080	n/a	6,700	6,240	n/a	5,861	5,475	5,179	6,448
Johnson	1	10,000	n/a	9,000	9,000	5,800	5,800	5,380	5,380	8,225
Nemaha	1	8,600	n/a	7,840	7,840	n/a	6,010	4,870	4,870	7,396
Lancaster	1	9,018	8,587	8,156	7,706	7,256	6,825	6,393	5,925	7,507
Otoe	2	6,170	n/a	5,640	5,500	n/a	5,250	4,980	4,980	5,463
Gage	1	8,260	n/a	8,250	8,250	6,830	n/a	6,645	6,645	7,792
Johnson	1	10,000	n/a	9,000	9,000	5,800	5,800	5,380	5,380	8,225
Lancaster	1	9,018	8,587	8,156	7,706	7,256	6,825	6,393	5,925	7,507

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Otoe	1	6,300	6,300	5,860	5,700	5,550	5,500	4,680	4,290	5,656
Cass	1	6,780	6,579	6,398	5,940	5,710	5,559	5,175	4,880	5,968
Cass	2	6,780	6,580	5,946	5,935	5,455	5,559	5,174	4,875	5,944
Johnson	1	6,200	5,540	5,100	4,600	4,040	4,040	3,780	3,360	4,489
Nemaha	1	6,830	6,830	5,683	5,060	4,862	5,392	3,540	3,290	5,496
Lancaster	1	7,350	7,012	6,693	6,356	6,018	5,694	5,362	5,024	6,211
Otoe	2	5,800	5,530	5,277	5,190	4,860	4,560	4,060	3,900	4,934
Gage	1	6,196	6,200	5,890	5,890	4,490	n/a	4,195	4,195	5,209
Johnson	1	6,200	5,540	5,100	4,600	4,040	4,040	3,780	3,360	4,489
Lancaster	1	7,350	7,012	6,693	6,356	6,018	5,694	5,362	5,024	6,211

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Otoe	1	2,300	2,300	2,100	2,100	1,800	1,800	1,800	1,800	2,278
Cass	1	2,040	2,040	2,040	n/a	2,040	n/a	2,040	2,040	2,040
Cass	2	2,038	2,040	2,040	n/a	2,040	n/a	2,040	2,040	2,039
Johnson	1	2,460	2,360	2,220	n/a	2,220	n/a	2,202	2,220	2,401
Nemaha	1	2,530	2,530	2,020	n/a	1,770	1,770	n/a	1,770	2,422
Lancaster	1	3,056	3,000	2,924	-	2,831	2,738	2,681	2,624	2,996
Otoe	2	2,300	2,300	2,100	n/a	n/a	n/a	1,800	1,800	2,281
Gage	1	2,335	2,335	2,335	2,335	2,335	2,335	n/a	2,335	2,335
Johnson	1	2,460	2,360	2,220	n/a	2,220	n/a	2,202	2,220	2,401
Lancaster	1	3,056	3,000	2,924	-	2,831	2,738	2,681	2,624	2,996

County	Mkt Area	CRP	TIMBER	WASTE
Otoe	1	3,137	1,159	200
Cass	1	3,000	1,650	965
Cass	2	3,000	1,650	763
Johnson	1	2,706	1,200	150
Nemaha	1	3,381	1,040	99
Lancaster	1	3,008	1,250	750
Otoe	2	2,934	1,188	200
Gage	1	-	-	200
Johnson	1	2,706	1,200	150
Lancaster	1	3,008	1,250	750

Source: 2025 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.

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

AGRICULTURAL - BASE STAT

Type : Qualified

Date Range : 10/01/2021 to 09/30/2024 Posted Before : 01/31/2025

Number of Sales :	15	Median :	38	COV :	49.15	95% Median C.I. :	26.25 to 51.58
Total Sales Price :	14,011,255	Wgt. Mean :	34	STD :	18.78	95% Wgt. Mean C.I. :	8.93 to 59.37
Total Adj. Sales Price :	14,011,255	Mean :	38	Avg.Abs.Dev :	13.91	95% Mean C.I. :	27.81 to 48.61
Total Assessed Value :	4,785,091						
Avg. Adj. Sales Price :	934,084	COD :	36.94	MAX Sales Ratio :	76.72		
Avg. Assessed Value :	319,006	PRD :	111.89	MIN Sales Ratio :	04.09		

Printed : 03/26/2025

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2021 To 12/31/2021	1	52.51	52.51	52.51		100.00	52.51	52.51	N/A	1,472,000	772,954
01/01/2022 To 03/31/2022	1	51.56	51.56	51.56		100.00	51.56	51.56	N/A	440,500	227,131
04/01/2022 To 06/30/2022	2	40.41	40.41	30.15	89.88	134.03	04.09	76.72	N/A	831,683	250,717
07/01/2022 To 09/30/2022											
10/01/2022 To 12/31/2022	2	31.45	31.45	19.01	64.01	165.44	11.32	51.58	N/A	1,099,525	209,012
01/01/2023 To 03/31/2023	1	26.25	26.25	26.25		100.00	26.25	26.25	N/A	1,657,218	434,963
04/01/2023 To 06/30/2023	1	52.76	52.76	52.76		100.00	52.76	52.76	N/A	850,000	448,496
07/01/2023 To 09/30/2023	1	37.66	37.66	37.66		100.00	37.66	37.66	N/A	1,136,000	427,795
10/01/2023 To 12/31/2023	3	41.67	33.77	31.94	24.74	105.73	14.35	45.28	N/A	776,144	247,920
01/01/2024 To 03/31/2024											
04/01/2024 To 06/30/2024	2	35.86	35.86	35.86		100.00	35.86	35.86	N/A	562,345	201,670
07/01/2024 To 09/30/2024	1	35.72	35.72	35.72		100.00	35.72	35.72	N/A	1,140,000	407,196
<u>Study Yrs</u>											
10/01/2021 To 09/30/2022	4	52.04	46.22	41.99	35.36	110.07	04.09	76.72	N/A	893,967	375,380
10/01/2022 To 09/30/2023	5	37.66	35.91	29.60	35.45	121.32	11.32	52.76	N/A	1,168,454	345,856
10/01/2023 To 09/30/2024	6	35.86	34.79	33.84	17.15	102.81	14.35	45.28	14.35 to 45.28	765,520	259,049
<u>Calendar Yrs</u>											
01/01/2022 To 12/31/2022	5	51.56	39.05	26.65	43.79	146.53	04.09	76.72	N/A	860,583	229,318
01/01/2023 To 12/31/2023	6	39.67	36.33	34.41	25.81	105.58	14.35	52.76	14.35 to 52.76	995,275	342,502
<u>ALL</u>											
10/01/2021 To 09/30/2024	15	37.66	38.21	34.15	36.94	111.89	04.09	76.72	26.25 to 51.58	934,084	319,006

AGRICULTURAL - BASE STAT

Type : Qualified

Date Range : 10/01/2021 to 09/30/2024 Posted Before : 01/31/2025

Number of Sales :	15	Median :	38	COV :	49.15	95% Median C.I. :	26.25 to 51.58
Total Sales Price :	14,011,255	Wgt. Mean :	34	STD :	18.78	95% Wgt. Mean C.I. :	8.93 to 59.37
Total Adj. Sales Price :	14,011,255	Mean :	38	Avg.Abs.Dev :	13.91	95% Mean C.I. :	27.81 to 48.61
Total Assessed Value :	4,785,091						
Avg. Adj. Sales Price :	934,084	COD :	36.94	MAX Sales Ratio :	76.72		
Avg. Assessed Value :	319,006	PRD :	111.89	MIN Sales Ratio :	04.09		

Printed : 03/26/2025

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1	10	43.48	40.17	36.46	35.33	110.18	04.09	76.72	14.35 to 52.51	911,752	332,466
2	5	35.86	34.30	29.84	23.20	114.95	11.32	52.76	N/A	978,748	292,086
ALL											
10/01/2021 To 09/30/2024	15	37.66	38.21	34.15	36.94	111.89	04.09	76.72	26.25 to 51.58	934,084	319,006

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
130056											
130097											
340034											
490033											
490050											
550145	1	04.09	04.09	04.09		100.00	04.09	04.09	N/A	1,066,666	43,634
550160											
640023											
660027											
660111											
660501	14	39.67	40.65	36.63	31.51	110.97	11.32	76.72	26.25 to 52.51	924,614	338,676
ALL											
10/01/2021 To 09/30/2024	15	37.66	38.21	34.15	36.94	111.89	04.09	76.72	26.25 to 51.58	934,084	319,006

AGRICULTURAL - BASE STAT

Type : Qualified

Date Range : 10/01/2021 to 09/30/2024 Posted Before : 01/31/2025

Number of Sales :	15	Median :	38	COV :	49.15	95% Median C.I. :	26.25 to 51.58
Total Sales Price :	14,011,255	Wgt. Mean :	34	STD :	18.78	95% Wgt. Mean C.I. :	8.93 to 59.37
Total Adj. Sales Price :	14,011,255	Mean :	38	Avg.Abs.Dev :	13.91	95% Mean C.I. :	27.81 to 48.61
Total Assessed Value :	4,785,091						
Avg. Adj. Sales Price :	934,084	COD :	36.94	MAX Sales Ratio :	76.72		
Avg. Assessed Value :	319,006	PRD :	111.89	MIN Sales Ratio :	04.09		

Printed : 03/26/2025

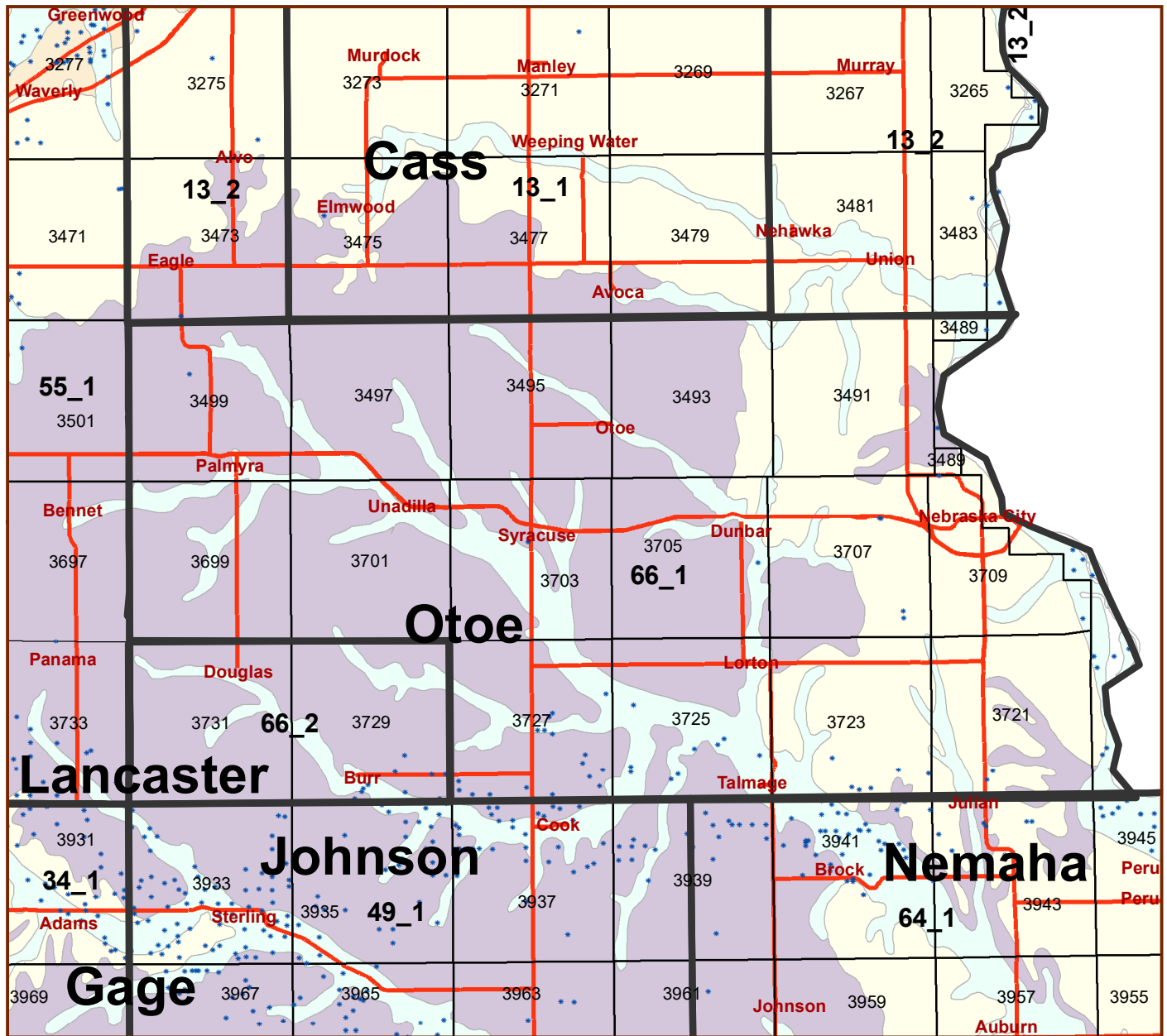
95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
_____Dry_____											
County	2	38.91	38.91	31.56	32.54	123.29	26.25	51.56	N/A	1,048,859	331,047
1	2	38.91	38.91	31.56	32.54	123.29	26.25	51.56	N/A	1,048,859	331,047
_____ALL_____											
10/01/2021 To 09/30/2024	15	37.66	38.21	34.15	36.94	111.89	04.09	76.72	26.25 to 51.58	934,084	319,006

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
_____Dry_____											
County	12	36.76	35.80	31.00	29.79	115.48	04.09	52.76	26.25 to 51.56	921,046	285,549
1	7	41.67	36.87	31.92	27.57	115.51	04.09	51.58	04.09 to 51.58	879,831	280,879
2	5	35.86	34.30	29.84	23.20	114.95	11.32	52.76	N/A	978,748	292,086
_____ALL_____											
10/01/2021 To 09/30/2024	15	37.66	38.21	34.15	36.94	111.89	04.09	76.72	26.25 to 51.58	934,084	319,006

OTOE COUNTY



Legend

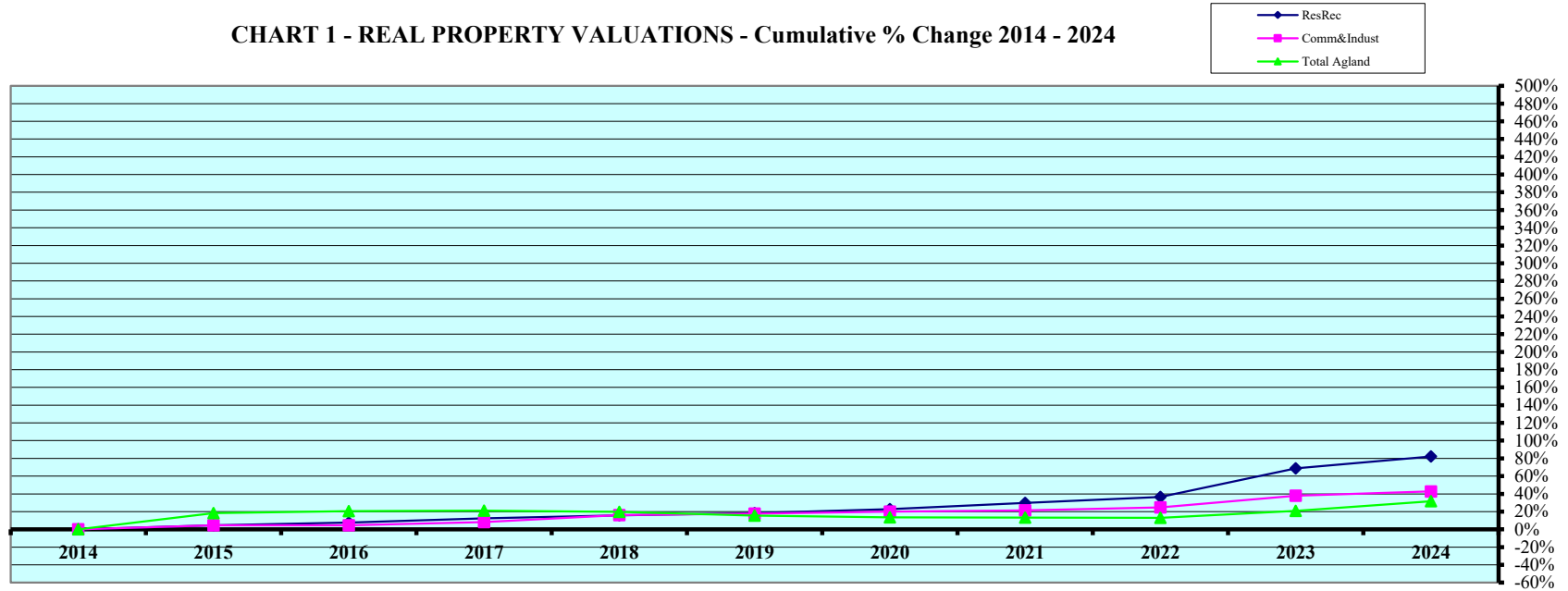
- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

Soils

CLASS

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

CHART 1 - REAL PROPERTY VALUATIONS - Cumulative % Change 2014 - 2024



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
2014	625,422,100	-	-	-	137,485,370	-	-	-	1,062,773,670	-	-	-
2015	653,058,490	27,636,390	4.42%	4.42%	143,604,450	6,119,080	4.45%	4.45%	1,256,477,910	193,704,240	18.23%	18.23%
2016	673,133,660	20,075,170	3.07%	7.63%	143,902,470	298,020	0.21%	4.67%	1,280,712,770	24,234,860	1.93%	20.51%
2017	703,163,840	30,030,180	4.46%	12.43%	148,596,750	4,694,280	3.26%	8.08%	1,285,775,870	5,063,100	0.40%	20.98%
2018	724,551,010	21,387,170	3.04%	15.85%	159,371,480	10,774,730	7.25%	15.92%	1,273,241,360	-12,534,510	-0.97%	19.80%
2019	740,536,950	15,985,940	2.21%	18.41%	161,834,030	2,462,550	1.55%	17.71%	1,228,441,640	-44,799,720	-3.52%	15.59%
2020	767,030,620	26,493,670	3.58%	22.64%	165,059,990	3,225,960	1.99%	20.06%	1,205,735,090	-22,706,550	-1.85%	13.45%
2021	812,341,090	45,310,470	5.91%	29.89%	166,690,870	1,630,880	0.99%	21.24%	1,202,585,170	-3,149,920	-0.26%	13.16%
2022	853,580,715	41,239,625	5.08%	36.48%	171,325,692	4,634,822	2.78%	24.61%	1,201,077,329	-1,507,841	-0.13%	13.01%
2023	1,054,907,688	201,326,973	23.59%	68.67%	189,781,729	18,456,037	10.77%	38.04%	1,284,553,880	83,476,551	6.95%	20.87%
2024	1,139,049,854	84,142,166	7.98%	82.12%	196,318,614	6,536,885	3.44%	42.79%	1,399,223,057	114,669,177	8.93%	31.66%

Rate Annual %chg: Residential & Recreational **6.18%** Commercial & Industrial **3.63%** Agricultural Land **2.79%**

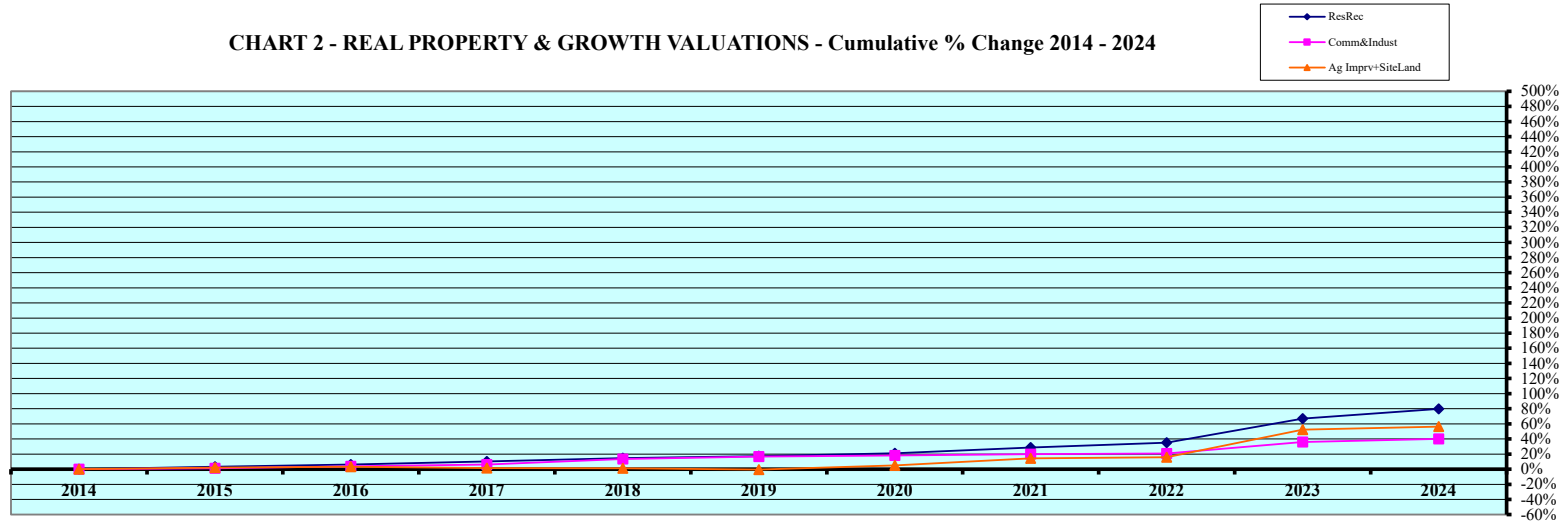
Cnty# **66**
County **OTOE**

CHART 1

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

Source: 2014 - 2024 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division Prepared as of 02/11/2025

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative % Change 2014 - 2024



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
2014	625,422,100	12,211,000	1.95%	613,211,100	--	--	137,485,370	5,163,570	3.76%	132,321,800	--	--
2015	653,058,490	7,873,855	1.21%	645,184,635	3.16%	3.16%	143,604,450	4,646,730	3.24%	138,957,720	1.07%	1.07%
2016	673,133,660	9,119,800	1.35%	664,013,860	1.68%	6.17%	143,902,470	1,200,070	0.83%	142,702,400	-0.63%	3.79%
2017	703,163,840	13,759,110	1.96%	689,404,730	2.42%	10.23%	148,596,750	2,710,220	1.82%	145,886,530	1.38%	6.11%
2018	724,551,010	8,454,590	1.17%	716,096,420	1.84%	14.50%	159,371,480	3,465,010	2.17%	155,906,470	4.92%	13.40%
2019	740,536,950	7,538,040	1.02%	732,998,910	1.17%	17.20%	161,834,030	1,579,410	0.98%	160,254,620	0.55%	16.56%
2020	767,030,620	9,805,785	1.28%	757,224,835	2.25%	21.07%	165,059,990	2,794,530	1.69%	162,265,460	0.27%	18.02%
2021	812,341,090	7,288,505	0.90%	805,052,585	4.96%	28.72%	166,690,870	1,975,030	1.18%	164,715,840	-0.21%	19.81%
2022	853,580,715	9,028,926	1.06%	844,551,789	3.97%	35.04%	171,325,692	5,427,761	3.17%	165,897,931	-0.48%	20.67%
2023	1,054,907,688	11,534,843	1.09%	1,043,372,845	22.23%	66.83%	189,781,729	2,881,711	1.52%	186,900,018	9.09%	35.94%
2024	1,139,049,854	14,760,378	1.30%	1,124,289,476	6.58%	79.76%	196,318,614	3,733,461	1.90%	192,585,153	1.48%	40.08%
Rate Ann%chg	6.18%	Resid & Recreat w/o growth				5.02%	3.63%	C & I w/o growth				1.74%

Tax Year	Ag Improvements & Site Land (1)							Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv+Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	
2014	59,433,190	27,202,780	86,635,970	4,263,550	4.92%	82,372,420	--	--
2015	61,103,340	28,151,160	89,254,500	728,090	0.82%	88,526,410	2.18%	2.18%
2016	62,381,900	28,438,800	90,820,700	1,492,090	1.64%	89,328,610	0.08%	3.11%
2017	61,716,410	32,807,670	94,524,080	6,589,430	6.97%	87,934,650	-3.18%	1.50%
2018	62,361,010	27,626,160	89,987,170	2,390,010	2.66%	87,597,160	-7.33%	1.11%
2019	61,183,370	26,247,740	87,431,110	1,233,360	1.41%	86,197,750	-4.21%	-0.51%
2020	63,046,880	29,283,570	92,330,450	1,413,555	1.53%	90,916,895	3.99%	4.94%
2021	71,565,240	29,211,160	100,776,400	1,597,260	1.58%	99,179,140	7.42%	14.48%
2022	73,468,535	29,929,856	103,398,391	3,067,109	2.97%	100,331,282	-0.44%	15.81%
2023	98,656,951	38,855,379	137,512,330	5,537,923	4.03%	131,974,407	27.64%	52.33%
2024	100,220,467	40,367,550	140,588,017	5,171,798	3.68%	135,416,219	-1.52%	56.30%
Rate Ann%chg	5.36%	4.03%	4.96%	Ag Imprv+Site w/o growth			2.46%	

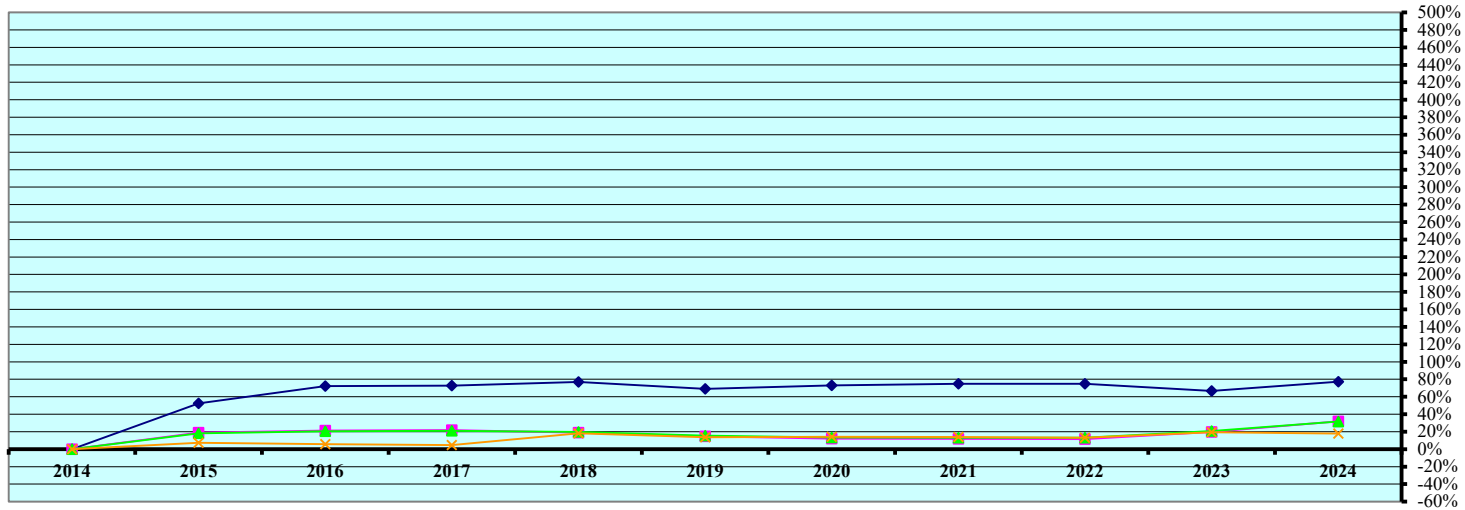
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land.
Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property.
Sources:
Value; 2014 - 2024 CTL
Growth Value; 2014 - 2024 Abstract of Asmnt Rpt.
Prepared as of 02/11/2025

Cnty# 66
County OTOE

CHART 2

NE Dept. of Revenue, Property Assessment Division

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2014 - 2024



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
2014	17,805,250	-	-	-	939,433,210	-	-	-	105,261,260	-	-	-
2015	27,163,020	9,357,770	52.56%	52.56%	1,116,038,670	176,605,460	18.80%	18.80%	113,022,770	7,761,510	7.37%	7.37%
2016	30,684,370	3,521,350	12.96%	72.33%	1,138,488,900	22,450,230	2.01%	21.19%	111,308,500	-1,714,270	-1.52%	5.74%
2017	30,759,600	75,230	0.25%	72.76%	1,144,612,360	6,123,460	0.54%	21.84%	110,199,500	-1,109,000	-1.00%	4.69%
2018	31,487,360	727,760	2.37%	76.84%	1,117,279,640	-27,332,720	-2.39%	18.93%	124,268,930	14,069,430	12.77%	18.06%
2019	30,109,860	-1,377,500	-4.37%	69.11%	1,076,468,240	-40,811,400	-3.65%	14.59%	119,705,550	-4,563,380	-3.67%	13.72%
2020	30,796,470	686,610	2.28%	72.96%	1,052,574,910	-23,893,330	-2.22%	12.04%	120,124,200	418,650	0.35%	14.12%
2021	31,143,130	346,660	1.13%	74.91%	1,049,401,370	-3,173,540	-0.30%	11.71%	119,774,460	-349,740	-0.29%	13.79%
2022	31,152,490	9,360	0.03%	74.96%	1,048,593,964	-807,406	-0.08%	11.62%	118,997,667	-776,793	-0.65%	13.05%
2023	29,680,428	-1,472,062	-4.73%	66.69%	1,124,689,756	76,095,792	7.26%	19.72%	125,667,389	6,669,722	5.60%	19.39%
2024	31,558,985	1,878,557	6.33%	77.25%	1,239,076,493	114,386,737	10.17%	31.90%	124,107,667	-1,559,722	-1.24%	17.90%

Rate Ann.%chg: Irrigated 5.89% Dryland 2.81% Grassland 1.66%

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
2014	273,950	-	-	-	0	-	-	-	1,062,773,670	-	-	-
2015	253,450	-20,500	-7.48%	-7.48%	0	0	-	-	1,256,477,910	193,704,240	18.23%	18.23%
2016	231,000	-22,450	-8.86%	-15.68%	0	0	-	-	1,280,712,770	24,234,860	1.93%	20.51%
2017	204,410	-26,590	-11.51%	-25.38%	0	0	-	-	1,285,775,870	5,063,100	0.40%	20.98%
2018	205,430	1,020	0.50%	-25.01%	0	0	-	-	1,273,241,360	-12,534,510	-0.97%	19.80%
2019	201,690	-3,740	-1.82%	-26.38%	1,956,300	1,956,300	-	-	1,228,441,640	-44,799,720	-3.52%	15.59%
2020	200,690	-1,000	-0.50%	-26.74%	2,038,820	82,520	4.22%	-	1,205,735,090	-22,706,550	-1.85%	13.45%
2021	200,320	-370	-0.18%	-26.88%	2,065,890	27,070	1.33%	-	1,202,585,170	-3,149,920	-0.26%	13.16%
2022	212,950	12,630	6.30%	-22.27%	2,120,258	54,368	2.63%	-	1,201,077,329	-1,507,841	-0.13%	13.01%
2023	429,303	216,353	101.60%	56.71%	4,087,004	1,966,746	92.76%	-	1,284,553,880	83,476,551	6.95%	20.87%
2024	427,234	-2,069	-0.48%	55.95%	4,052,678	-34,326	-0.84%	-	1,399,223,057	114,669,177	8.93%	31.66%

Cnty# 66
County OTOE

Rate Ann.%chg: Total Agric Land 2.79%

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2014 - 2024 (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
2014	18,060,350	4,728	3,820			939,870,550	275,038	3,417			105,361,770	67,348	1,564		
2015	27,163,060	5,344	5,083	33.08%	33.08%	1,116,802,340	274,342	4,071	19.13%	19.13%	112,774,980	67,166	1,679	7.33%	7.33%
2016	30,950,180	6,093	5,080	-0.06%	32.99%	1,138,283,630	273,565	4,161	2.21%	21.76%	111,334,000	66,599	1,672	-0.44%	6.86%
2017	30,759,600	6,044	5,089	0.18%	33.23%	1,145,095,300	273,482	4,187	0.63%	22.53%	109,631,360	65,986	1,661	-0.61%	6.20%
2018	31,487,360	6,186	5,090	0.01%	33.25%	1,117,884,430	269,865	4,142	-1.07%	21.22%	124,421,690	69,654	1,786	7.51%	14.18%
2019	32,649,620	6,414	5,090	0.01%	33.27%	1,082,126,430	269,512	4,015	-3.07%	17.50%	120,033,190	69,743	1,721	-3.65%	10.01%
2020	32,499,320	6,447	5,041	-0.97%	31.97%	1,055,282,510	269,188	3,920	-2.36%	14.72%	126,350,930	70,273	1,798	4.47%	14.93%
2021	31,142,900	6,312	4,934	-2.13%	29.16%	1,049,111,860	269,509	3,893	-0.70%	13.91%	119,683,180	70,020	1,709	-4.93%	9.26%
2022	31,152,490	6,210	5,017	1.68%	31.34%	1,048,940,690	269,991	3,885	-0.20%	13.69%	118,843,094	69,576	1,708	-0.07%	9.18%
2023	29,680,428	5,908	5,024	0.15%	31.53%	1,125,538,051	270,877	4,155	6.95%	21.59%	126,046,223	68,740	1,834	7.35%	17.21%
2024	31,558,985	5,986	5,272	4.93%	38.01%	1,238,982,923	271,323	4,566	9.90%	33.63%	124,054,710	67,733	1,832	-0.12%	17.07%

Rate Annual %chg Average Value/Acre: 5.74%

2.80%

1.65%

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
2014	274,260	2,732	100			1,710	17	101			1,063,568,640	349,864	3,040		
2015	255,290	2,543	100	0.01%	0.01%	60	1	102	0.80%	0.80%	1,256,995,730	349,395	3,598	18.35%	18.35%
2016	230,250	2,292	100	0.04%	0.05%	60	1	102	0.00%	0.80%	1,280,798,120	348,550	3,675	2.14%	20.88%
2017	204,710	2,046	100	-0.37%	-0.31%	0	0				1,285,690,970	347,557	3,699	0.67%	21.69%
2018	205,420	2,052	100	0.02%	-0.30%	0	0				1,273,998,900	347,758	3,663	-0.97%	20.51%
2019	201,680	2,015	100	0.01%	-0.29%	0	0				1,235,010,920	347,684	3,552	-3.04%	16.85%
2020	199,090	1,989	100	-0.02%	-0.30%	2,009,780	2,467	815		707.43%	1,216,341,630	350,365	3,472	-2.27%	14.20%
2021	200,320	2,001	100	0.01%	-0.29%	2,064,330	2,501	826	1.34%	718.26%	1,202,202,590	350,343	3,432	-1.16%	12.88%
2022	212,950	2,130	100	-0.10%	-0.39%	2,120,242	2,536	836	1.29%	728.84%	1,201,269,466	350,443	3,428	-0.11%	12.76%
2023	429,068	2,145	200	100.00%	99.22%	4,086,706	2,531	1,615	93.09%	1500.38%	1,285,780,476	350,201	3,672	7.11%	20.78%
2024	425,530	2,128	200	0.00%	99.22%	4,046,886	2,524	1,603	-0.70%	1489.14%	1,399,069,034	349,694	4,001	8.97%	31.61%

66
OTOE

Rate Annual %chg Average Value/Acre: 2.78%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2014 - 2024 County Abstract Reports
 Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 02/11/2025

CHART 4

CHART 5 - 2024 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
15,912	OTOE	107,704,565	64,337,188	55,590,170	1,107,171,126	175,365,051	20,953,563	31,878,728	1,399,223,057	100,220,467	40,367,550	0	3,102,811,465
cnty sectorvalue % of total value:		3.47%	2.07%	1.79%	35.68%	5.65%	0.68%	1.03%	45.10%	3.23%	1.30%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
52	BURR	82,469	95,372	2,914	2,002,962	914,680	0	0	0	0	0	0	3,098,397
0.33%	%sector of county sector	0.08%	0.15%	0.01%	0.18%	0.52%							0.10%
	%sector of municipality	2.66%	3.08%	0.09%	64.65%	29.52%							100.00%
166	DOUGLAS	29,983	180,396	5,512	8,098,135	619,875	0	0	46,669	0	0	0	8,980,570
1.04%	%sector of county sector	0.03%	0.28%	0.01%	0.73%	0.35%			0.00%				0.29%
	%sector of municipality	0.33%	2.01%	0.06%	90.17%	6.90%			0.52%				100.00%
165	DUNBAR	6,239	220,045	278,695	5,879,503	351,685	0	0	4,327	0	0	0	6,740,494
1.04%	%sector of county sector	0.01%	0.34%	0.50%	0.53%	0.20%			0.00%				0.22%
	%sector of municipality	0.09%	3.26%	4.13%	87.23%	5.22%			0.06%				100.00%
35	LORTON	953	0	0	940,827	180,300	0	0	0	0	0	0	1,122,080
0.22%	%sector of county sector	0.00%			0.08%	0.10%							0.04%
	%sector of municipality	0.08%			83.85%	16.07%							100.00%
7,222	NEBRASKA CITY	31,304,340	5,649,760	6,037,731	364,044,965	103,151,461	7,237,977	0	264,823	0	3,900	0	517,694,957
45.39%	%sector of county sector	29.07%	8.78%	10.86%	32.88%	58.82%	34.54%		0.02%		0.01%		16.68%
	%sector of municipality	6.05%	1.09%	1.17%	70.32%	19.93%	1.40%		0.05%		0.00%		100.00%
161	OTOE	184,469	103,993	3,178	3,858,665	448,314	0	0	0	0	0	0	4,598,619
1.01%	%sector of county sector	0.17%	0.16%	0.01%	0.35%	0.26%							0.15%
	%sector of municipality	4.01%	2.26%	0.07%	83.91%	9.75%							100.00%
534	PALMYRA	1,197,173	525,444	288,640	40,636,174	2,528,140	0	0	0	0	0	0	45,175,571
3.36%	%sector of county sector	1.11%	0.82%	0.52%	3.67%	1.44%							1.46%
	%sector of municipality	2.65%	1.16%	0.64%	89.95%	5.60%							100.00%
1,941	SYRACUSE	2,480,750	877,409	395,555	141,657,297	23,869,281	2,754,176	0	558,677	0	56,560	0	172,649,705
12.20%	%sector of county sector	2.30%	1.36%	0.71%	12.79%	13.61%	13.14%		0.04%		0.14%		5.56%
	%sector of municipality	1.44%	0.51%	0.23%	82.06%	13.83%	1.60%		0.32%		0.03%		100.00%
198	TALMAGE	52,079	195,074	5,961	5,736,471	4,451,568	0	0	0	0	0	0	10,441,153
1.24%	%sector of county sector	0.05%	0.30%	0.01%	0.52%	2.54%							0.34%
	%sector of municipality	0.50%	1.87%	0.06%	54.94%	42.63%							100.00%
307	UNADILLA	329,857	263,645	315,697	21,952,908	1,381,692	0	0	0	0	0	0	24,243,799
1.93%	%sector of county sector	0.31%	0.41%	0.57%	1.98%	0.79%							0.78%
	%sector of municipality	1.36%	1.09%	1.30%	90.55%	5.70%							100.00%
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
10,782	Total Municipalities	35,668,313	8,111,138	7,333,883	594,807,916	137,896,998	9,992,154	0	874,496	0	60,460	0	794,745,355
67.76%	%all municip.sectors of cnty	33.12%	12.61%	13.19%	53.72%	78.63%	47.69%		0.06%		0.15%		25.61%

Sources: 2024 Certificate of Taxes Levied CTL, 2020 US Census; Dec. 2024 Municipality Population per Research Division

NE Dept. of Revenue, Property Assessment Division Prepared as of 02/11/2025

CHART 5

Total Real Property Sum Lines 17, 25, & 30	Records : 11,775	Value : 3,274,010,377	Growth 19,679,756	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	616	5,992,126	53	2,193,522	167	9,203,184	836	17,388,832	
02. Res Improve Land	4,240	52,017,938	281	16,707,234	1,347	88,483,655	5,868	157,208,827	
03. Res Improvements	4,395	576,586,085	282	74,509,660	1,365	376,083,603	6,042	1,027,179,348	
04. Res Total	5,011	634,596,149	335	93,410,416	1,532	473,770,442	6,878	1,201,777,007	10,795,581
% of Res Total	72.86	52.80	4.87	7.77	22.27	39.42	58.41	36.71	54.86
05. Com UnImp Land	138	1,917,431	21	1,219,739	20	1,323,437	179	4,460,607	
06. Com Improve Land	575	15,799,488	44	2,905,161	33	3,302,118	652	22,006,767	
07. Com Improvements	587	120,137,185	44	16,393,550	35	19,529,986	666	156,060,721	
08. Com Total	725	137,854,104	65	20,518,450	55	24,155,541	845	182,528,095	2,566,817
% of Com Total	85.80	75.52	7.69	11.24	6.51	13.23	7.18	5.58	13.04
09. Ind UnImp Land	4	29,830	4	43,270	0	0	8	73,100	
10. Ind Improve Land	7	356,166	9	650,310	1	39,420	17	1,045,896	
11. Ind Improvements	7	9,606,157	9	10,094,990	1	133,420	17	19,834,567	
12. Ind Total	11	9,992,153	13	10,788,570	1	172,840	25	20,953,563	0
% of Ind Total	44.00	47.69	52.00	51.49	4.00	0.82	0.21	0.64	0.00
13. Rec UnImp Land	0	0	5	563,224	53	7,425,241	58	7,988,465	
14. Rec Improve Land	0	0	6	1,161,654	52	15,096,406	58	16,258,060	
15. Rec Improvements	0	0	7	318,491	54	11,268,851	61	11,587,342	
16. Rec Total	0	0	12	2,043,369	107	33,790,498	119	35,833,867	3,053,277
% of Rec Total	0.00	0.00	10.08	5.70	89.92	94.30	1.01	1.09	15.51
Res & Rec Total	5,011	634,596,149	347	95,453,785	1,639	507,560,940	6,997	1,237,610,874	13,848,858
% of Res & Rec Total	71.62	51.28	4.96	7.71	23.42	41.01	59.42	37.80	70.37
Com & Ind Total	736	147,846,257	78	31,307,020	56	24,328,381	870	203,481,658	2,566,817
% of Com & Ind Total	84.60	72.66	8.97	15.39	6.44	11.96	7.39	6.22	13.04
17. Taxable Total	5,747	782,442,406	425	126,760,805	1,695	531,889,321	7,867	1,441,092,532	16,415,675
% of Taxable Total	73.05	54.30	5.40	8.80	21.55	36.91	66.81	44.02	83.41

Schedule II : Tax Increment Financing (TIF)

	Records	Urban Value Base	Value Excess		Records	SubUrban Value Base	Value Excess
18. Residential	0	0	0		0	0	0
19. Commercial	12	1,609,920	9,756,300		4	11,860	4,858,399
20. Industrial	0	0	0		0	0	0
21. Other	0	0	0		0	0	0
	Records	Rural Value Base	Value Excess		Records	Total Value Base	Value Excess
18. Residential	0	0	0		0	0	0
19. Commercial	0	0	0		16	1,621,780	14,614,699
20. Industrial	0	0	0		0	0	0
21. Other	0	0	0		0	0	0
22. Total Sch II					16	1,621,780	14,614,699

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	608	102	344	1,054

Schedule V : Agricultural Records

	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value
27. Ag-Vacant Land	5	402,346	317	109,894,220	2,423	1,019,164,882	2,745	1,129,461,448
28. Ag-Improved Land	0	0	134	62,974,567	997	524,379,248	1,131	587,353,815
29. Ag Improvements	0	0	134	12,024,676	1,029	104,077,906	1,163	116,102,582

30. Ag Total				3,908	1,832,917,845
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	61	62.00	1,909,600	
33. HomeSite Improvements	0	0.00	0	59	0.00	9,088,203	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	6	13.38	71,477	
36. FarmSite Improv Land	0	0.00	0	116	193.36	840,148	
37. FarmSite Improvements	0	0.00	0	130	0.00	2,936,473	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	526.30	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	2	2.00	61,600	2	2.00	61,600	
32. HomeSite Improv Land	545	552.00	16,975,800	606	614.00	18,885,400	
33. HomeSite Improvements	534	0.00	75,130,272	593	0.00	84,218,475	1,276,054
34. HomeSite Total				595	616.00	103,165,475	
35. FarmSite UnImp Land	51	612.93	1,205,464	57	626.31	1,276,941	
36. FarmSite Improv Land	908	1,502.53	7,535,434	1,024	1,695.89	8,375,582	
37. FarmSite Improvements	1,010	0.00	28,947,634	1,140	0.00	31,884,107	1,988,027
38. FarmSite Total				1,197	2,322.20	41,536,630	
39. Road & Ditches	0	5,936.66	0	0	6,462.96	0	
40. Other- Non Ag Use	0	885.80	885,800	0	885.80	885,800	
41. Total Section VI				1,792	10,286.96	145,587,905	3,264,081

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	1	80.00	156,376	1	80.00	156,376

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Market Value	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Market Value	0	0	0	0	0	0

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	123.70	2.29%	870,849	2.43%	7,040.01
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	2,601.94	48.09%	17,979,404	50.18%	6,910.00
48. 2A	1,471.77	27.20%	10,169,938	28.38%	6,910.00
49. 3A1	170.15	3.14%	1,066,841	2.98%	6,270.00
50. 3A	161.93	2.99%	1,015,302	2.83%	6,270.01
51. 4A1	828.23	15.31%	4,447,595	12.41%	5,370.00
52. 4A	52.60	0.97%	282,462	0.79%	5,370.00
53. Total	5,410.32	100.00%	35,832,391	100.00%	6,622.97
Dry					
54. 1D1	4,084.39	1.69%	25,731,657	1.89%	6,300.00
55. 1D	24,740.48	10.26%	155,865,024	11.42%	6,300.00
56. 2D1	41,415.75	17.17%	242,696,298	17.79%	5,860.00
57. 2D	87,603.99	36.32%	499,342,743	36.60%	5,700.00
58. 3D1	3,261.80	1.35%	18,103,065	1.33%	5,550.02
59. 3D	61,222.00	25.38%	336,721,000	24.68%	5,500.00
60. 4D1	12,406.43	5.14%	58,062,097	4.26%	4,680.00
61. 4D	6,464.65	2.68%	27,733,390	2.03%	4,290.01
62. Total	241,199.49	100.00%	1,364,255,274	100.00%	5,656.13
Grass					
63. 1G1	30,526.52	54.04%	70,881,976	66.16%	2,321.98
64. 1G	3,855.05	6.82%	8,844,342	8.25%	2,294.22
65. 2G1	9,407.63	16.65%	13,047,749	12.18%	1,386.93
66. 2G	1,081.30	1.91%	1,401,366	1.31%	1,296.00
67. 3G1	2,864.44	5.07%	3,439,682	3.21%	1,200.82
68. 3G	1,364.65	2.42%	1,716,951	1.60%	1,258.16
69. 4G1	2,518.63	4.46%	2,811,577	2.62%	1,116.31
70. 4G	4,872.16	8.62%	4,995,973	4.66%	1,025.41
71. Total	56,490.38	100.00%	107,139,616	100.00%	1,896.60
Irrigated Total	5,410.32	1.76%	35,832,391	2.37%	6,622.97
Dry Total	241,199.49	78.50%	1,364,255,274	90.28%	5,656.13
Grass Total	56,490.38	18.39%	107,139,616	7.09%	1,896.60
72. Waste	1,969.45	0.64%	393,890	0.03%	200.00
73. Other	2,187.87	0.71%	3,508,698	0.23%	1,603.70
74. Exempt	263.81	0.09%	0	0.00%	0.00
75. Market Area Total	307,257.51	100.00%	1,511,129,869	100.00%	4,918.12

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	39.03	3.50%	240,816	3.95%	6,170.02
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	298.96	26.81%	1,686,133	27.68%	5,640.00
48. 2A	527.67	47.31%	2,902,185	47.64%	5,500.00
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	74.11	6.65%	389,079	6.39%	5,250.02
51. 4A1	152.32	13.66%	758,554	12.45%	4,980.00
52. 4A	23.15	2.08%	115,286	1.89%	4,979.96
53. Total	1,115.24	100.00%	6,092,053	100.00%	5,462.55
Dry					
54. 1D1	253.61	0.83%	1,470,938	0.98%	5,800.00
55. 1D	1,736.67	5.71%	9,603,797	6.41%	5,530.01
56. 2D1	2,788.63	9.18%	14,716,029	9.82%	5,277.15
57. 2D	14,411.70	47.42%	74,796,739	49.89%	5,190.00
58. 3D1	71.56	0.24%	347,782	0.23%	4,860.01
59. 3D	7,906.53	26.02%	36,053,777	24.05%	4,560.00
60. 4D1	2,382.31	7.84%	9,672,176	6.45%	4,060.00
61. 4D	838.79	2.76%	3,271,281	2.18%	3,900.00
62. Total	30,389.80	100.00%	149,932,519	100.00%	4,933.65
Grass					
63. 1G1	5,486.82	53.87%	12,879,552	65.85%	2,347.36
64. 1G	671.56	6.59%	1,602,982	8.20%	2,386.95
65. 2G1	1,975.59	19.40%	2,743,983	14.03%	1,388.94
66. 2G	250.55	2.46%	313,217	1.60%	1,250.12
67. 3G1	904.44	8.88%	1,040,179	5.32%	1,150.08
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	518.63	5.09%	540,246	2.76%	1,041.68
70. 4G	377.58	3.71%	438,096	2.24%	1,160.27
71. Total	10,185.17	100.00%	19,558,255	100.00%	1,920.27
Irrigated Total	1,115.24	2.64%	6,092,053	3.46%	5,462.55
Dry Total	30,389.80	71.91%	149,932,519	85.09%	4,933.65
Grass Total	10,185.17	24.10%	19,558,255	11.10%	1,920.27
72. Waste	212.96	0.50%	42,592	0.02%	200.00
73. Other	359.17	0.85%	574,652	0.33%	1,599.94
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	42,262.34	100.00%	176,200,071	100.00%	4,169.20

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	733.94	4,513,921	5,791.62	37,410,523	6,525.56	41,924,444
77. Dry Land	70.93	395,757	27,497.34	153,518,114	244,021.02	1,360,273,922	271,589.29	1,514,187,793
78. Grass	4.60	6,589	6,346.87	11,692,801	60,324.08	114,998,481	66,675.55	126,697,871
79. Waste	0.00	0	420.46	84,092	1,761.95	352,390	2,182.41	436,482
80. Other	0.00	0	144.08	238,634	2,402.96	3,844,716	2,547.04	4,083,350
81. Exempt	10.71	0	13.25	0	239.85	0	263.81	0
82. Total	75.53	402,346	35,142.69	170,047,562	314,301.63	1,516,880,032	349,519.85	1,687,329,940

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	6,525.56	1.87%	41,924,444	2.48%	6,424.65
Dry Land	271,589.29	77.70%	1,514,187,793	89.74%	5,575.29
Grass	66,675.55	19.08%	126,697,871	7.51%	1,900.21
Waste	2,182.41	0.62%	436,482	0.03%	200.00
Other	2,547.04	0.73%	4,083,350	0.24%	1,603.17
Exempt	263.81	0.08%	0	0.00%	0.00
Total	349,519.85	100.00%	1,687,329,940	100.00%	4,827.57

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	12	8,070	39	109,980	39	1,958,929	51	2,076,979	26,730
83.2 Douglas	32	104,490	109	612,091	109	8,142,704	141	8,859,285	200,055
83.3 Dunbar	61	150,660	93	434,346	93	5,821,922	154	6,406,928	79,632
83.4 Lorton	6	7,365	20	37,848	22	658,060	28	703,273	0
83.5 Nebraska City	298	2,205,574	2,572	32,117,818	2,720	364,770,997	3,018	399,094,389	969,952
83.6 Otoe	14	19,005	91	183,732	92	4,151,046	106	4,353,783	200,507
83.7 Palmyra	47	812,725	245	5,619,071	246	36,996,706	293	43,428,502	254,610
83.8 Paul	4	6,000	6	16,800	6	44,010	10	66,810	0
83.9 Recreational	58	7,931,942	57	15,274,860	68	11,498,952	126	34,705,754	3,053,277
83.10 Rural 7000	0	0	2	1,086,726	2	541,705	2	1,628,431	0
83.11 Rural 8000	4	211,883	4	238,792	12	1,109,137	16	1,559,812	0
83.12 Rural Res	190	10,529,375	1,424	95,417,280	1,427	374,603,932	1,617	480,550,587	5,977,525
83.13 Syracuse	89	2,479,038	817	11,556,579	818	136,198,209	907	150,233,826	2,350,518
83.14 Talmage	31	91,163	126	331,771	126	5,703,640	157	6,126,574	0
83.15 Timber Lake	1	34,210	66	1,985,835	66	24,308,714	67	26,328,759	9,322
83.16 Unadilla	40	460,799	154	2,376,871	156	21,206,844	196	24,044,514	594,986
83.17 Woodland Hills 1	5	239,558	70	4,742,167	70	31,810,926	75	36,792,651	127,920
83.18 Woodland Hills 2	2	85,440	31	1,324,320	31	9,240,257	33	10,650,017	3,824
84 Residential Total	894	25,377,297	5,926	173,466,887	6,103	1,038,766,690	6,997	1,237,610,874	13,848,858

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Burr	3	6,670	12	40,200	12	893,182	15	940,052	0
85.2	Douglas	5	39,226	10	110,634	10	688,471	15	838,331	206,193
85.3	Dunbar	4	6,565	6	9,990	7	340,154	11	356,709	0
85.4	Lorton	1	460	3	5,100	3	179,825	4	185,385	0
85.5	Nebraska City	81	1,008,504	346	13,077,870	354	99,580,246	435	113,666,620	15,434
85.6	Otoe	5	5,398	9	44,330	10	402,025	15	451,753	0
85.7	Palmyra	10	77,940	24	230,270	24	2,156,123	34	2,464,333	0
85.8	Rural 7000	0	0	1	4,000	1	1,690	1	5,690	0
85.9	Rural 8000	39	2,568,306	68	6,026,289	70	42,771,212	109	51,365,807	2,163,831
85.10	Syracuse	28	810,228	137	2,962,184	139	22,144,620	167	25,917,032	169,265
85.11	Talmage	5	3,550	21	54,196	21	4,478,891	26	4,536,637	0
85.12	Timber Lake	2	0	2	173,790	2	68,190	4	241,980	0
85.13	Unadilla	4	6,860	25	116,510	25	1,435,692	29	1,559,062	3,057
85.14	Woodland Hills 1	0	0	3	161,700	3	432,037	3	593,737	9,037
85.15	Woodland Hills 2	0	0	2	35,600	2	322,930	2	358,530	0
86	Commercial Total	187	4,533,707	669	23,052,663	683	175,895,288	870	203,481,658	2,566,817

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

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	26,677.78	82.39%	61,358,894	83.17%	2,300.00
88. 1G	3,471.66	10.72%	7,984,818	10.82%	2,300.00
89. 2G1	1,336.07	4.13%	2,805,747	3.80%	2,100.00
90. 2G	58.40	0.18%	122,640	0.17%	2,100.00
91. 3G1	193.86	0.60%	348,948	0.47%	1,800.00
92. 3G	204.76	0.63%	368,568	0.50%	1,800.00
93. 4G1	302.81	0.94%	545,058	0.74%	1,800.00
94. 4G	135.16	0.42%	243,288	0.33%	1,800.00
95. Total	32,380.50	100.00%	73,777,961	100.00%	2,278.47
CRP					
96. 1C1	2,403.90	87.77%	7,572,387	88.13%	3,150.04
97. 1C	189.95	6.94%	598,352	6.96%	3,150.05
98. 2C1	84.74	3.09%	258,035	3.00%	3,045.02
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	10.79	0.39%	31,722	0.37%	2,939.94
101. 3C	8.04	0.29%	23,638	0.28%	2,940.05
102. 4C1	30.45	1.11%	81,149	0.94%	2,664.99
103. 4C	10.93	0.40%	26,615	0.31%	2,435.04
104. Total	2,738.80	100.00%	8,591,898	100.00%	3,137.10
Timber					
105. 1T1	1,444.84	6.76%	1,950,695	7.88%	1,350.11
106. 1T	193.44	0.91%	261,172	1.05%	1,350.14
107. 2T1	7,986.82	37.37%	9,983,967	40.31%	1,250.06
108. 2T	1,022.90	4.79%	1,278,726	5.16%	1,250.10
109. 3T1	2,659.79	12.45%	3,059,012	12.35%	1,150.10
110. 3T	1,151.85	5.39%	1,324,745	5.35%	1,150.10
111. 4T1	2,185.37	10.23%	2,185,370	8.82%	1,000.00
112. 4T	4,726.07	22.11%	4,726,070	19.08%	1,000.00
113. Total	21,371.08	100.00%	24,769,757	100.00%	1,159.03
Grass Total	32,380.50	57.32%	73,777,961	68.86%	2,278.47
CRP Total	2,738.80	4.85%	8,591,898	8.02%	3,137.10
Timber Total	21,371.08	37.83%	24,769,757	23.12%	1,159.03
114. Market Area Total	56,490.38	100.00%	107,139,616	100.00%	1,896.60

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

Market Area 2

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	4,136.15	82.05%	9,513,145	82.75%	2,300.00
88. 1G	560.72	11.12%	1,289,656	11.22%	2,300.00
89. 2G1	247.56	4.91%	519,876	4.52%	2,100.00
90. 2G	0.00	0.00%	0	0.00%	0.00
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	27.02	0.54%	48,636	0.42%	1,800.00
94. 4G	69.59	1.38%	125,262	1.09%	1,800.00
95. Total	5,041.04	100.00%	11,496,575	100.00%	2,280.60
CRP					
96. 1C1	970.42	86.84%	2,853,036	87.02%	2,940.00
97. 1C	102.95	9.21%	302,674	9.23%	2,940.01
98. 2C1	40.38	3.61%	114,478	3.49%	2,835.02
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	3.67	0.33%	8,514	0.26%	2,319.89
104. Total	1,117.42	100.00%	3,278,702	100.00%	2,934.17
Timber					
105. 1T1	380.25	9.44%	513,371	10.73%	1,350.09
106. 1T	7.89	0.20%	10,652	0.22%	1,350.06
107. 2T1	1,687.65	41.91%	2,109,629	44.11%	1,250.04
108. 2T	250.55	6.22%	313,217	6.55%	1,250.12
109. 3T1	904.44	22.46%	1,040,179	21.75%	1,150.08
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	491.61	12.21%	491,610	10.28%	1,000.00
112. 4T	304.32	7.56%	304,320	6.36%	1,000.00
113. Total	4,026.71	100.00%	4,782,978	100.00%	1,187.81
Grass Total	5,041.04	49.49%	11,496,575	58.78%	2,280.60
CRP Total	1,117.42	10.97%	3,278,702	16.76%	2,934.17
Timber Total	4,026.71	39.54%	4,782,978	24.46%	1,187.81
114. Market Area Total	10,185.17	100.00%	19,558,255	100.00%	1,920.27

2025 County Abstract of Assessment for Real Property, Form 45
Compared with the 2024 Certificate of Taxes Levied Report (CTL)

66 Otoe

	2024 CTL County Total	2025 Form 45 County Total	Value Difference (2025 form 45 - 2024 CTL)	Percent Change	2025 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	1,107,171,126	1,201,777,007	94,605,881	8.54%	10,795,581	7.57%
02. Recreational	31,878,728	35,833,867	3,955,139	12.41%	3,053,277	2.83%
03. Ag-Homesite Land, Ag-Res Dwelling	100,220,467	103,165,475	2,945,008	2.94%	1,276,054	1.67%
04. Total Residential (sum lines 1-3)	1,239,270,321	1,340,776,349	101,506,028	8.19%	15,124,912	6.97%
05. Commercial	175,365,051	182,528,095	7,163,044	4.08%	2,566,817	2.62%
06. Industrial	20,953,563	20,953,563	0	0.00%	0	0.00%
07. Total Commercial (sum lines 5-6)	196,318,614	203,481,658	7,163,044	3.65%	2,566,817	2.34%
08. Ag-Farmsite Land, Outbuildings	39,438,380	41,536,630	2,098,250	5.32%	1,988,027	0.28%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	929,170	885,800	-43,370	-4.67%		
11. Total Non-Agland (sum lines 8-10)	40,367,550	42,422,430	2,054,880	5.09%	1,988,027	0.17%
12. Irrigated	31,558,985	41,924,444	10,365,459	32.84%		
13. Dryland	1,239,076,493	1,514,187,793	275,111,300	22.20%		
14. Grassland	124,107,667	126,697,871	2,590,204	2.09%		
15. Wasteland	427,234	436,482	9,248	2.16%		
16. Other Agland	4,052,678	4,083,350	30,672	0.76%		
17. Total Agricultural Land	1,399,223,057	1,687,329,940	288,106,883	20.59%		
18. Total Value of all Real Property (Locally Assessed)	2,875,179,542	3,274,010,377	398,830,835	13.87%	19,679,756	13.19%

2025 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:
	3
4.	Other part-time employees:
	1
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$283,617.20
7.	Adopted budget, or granted budget if different from above:
	\$283,617.20
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$24,000
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	Reappraisal fund has a current balance of \$27,811.25
10.	Part of the assessor's budget that is dedicated to the computer system:
	N/A
11.	Amount of the assessor's budget set aside for education/workshops:
	\$1,700
12.	Amount of last year's assessor's budget not used:
	\$6,266.29

B. Computer, Automation Information and GIS

1.	Administrative software:
	Vanguard
2.	CAMA software:
	Vanguard
3.	Personal Property software:
	Vanguard
4.	Are cadastral maps currently being used?
	Yes
5.	If so, who maintains the Cadastral Maps?
	GIS Specialist and Assessor's Office Staff
6.	Does the county have GIS software?
	Yes, ARC GIS by ESRI
7.	Is GIS available to the public? If so, what is the web address?
	Yes; otoa.gworks.com/
8.	Who maintains the GIS software and maps?
	GIS specialist with coordination and assistance from the Assessor.
9.	What type of aerial imagery is used in the cyclical review of properties?
	gWorks and aerial imagery
10.	When was the aerial imagery last updated?
	Last updated Spring of 2024 by Eagleview Technologies, Inc

C. Zoning Information

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

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

D. Contracted Services

1.	Appraisal Services:
	N/A
2.	GIS Services:
	gWorks
3.	Other services:
	Aerial Imagery by Eagleview Technologies, INC.

E. Appraisal /Listing Services

1.	List any outside appraisal or listing services employed by the county for the current assessment year
	No
2.	If so, is the appraisal or listing service performed under contract?
	N/A
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?
	N/A

2025 Residential Assessment Survey for Otoe County

1.	Valuation data collection done by:
	Primarily completed by the appraisal assistants with additional help from the county assessor and office staff.
2.	List and describe the approach(es) used to estimate the market value of residential properties.
	The Cost approach and the sales comparison are correlated for a final value. The sales comparison uses a heavier weighting in the correlation.
3.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?
	The county uses local market information and completes sales analysis annually to maintain the depreciation tables used in the cost approach to value.
4.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.
	Yes
5.	Describe the methodology used to determine the residential lot values?
	The county utilizes a sales comparison method. Primarily vacant lot sales are used.
6.	How are rural residential site values developed?
	The county conducts a market analysis of vacant lots to determine the home site value and site acre values.
7.	Are there form 191 applications on file?
	Yes, one (1) application was received for consideration for assessment year 2025.
8.	Describe the methodology used to determine value for vacant lots being held for sale or resale?
	They are valued at current market value based on comparable sales. The county does not use a discounted cash flow analysis to arrive at market value unless an application for DCF valuation is filed as stated in LB 191.

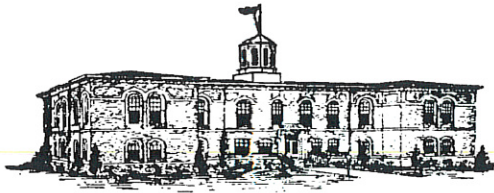
2025 Commercial Assessment Survey for Otoe County

1.	Valuation data collection done by:
	Primarily completed by the appraisal assistants with additional help from the county assessor and office staff.
2.	List and describe the approach(es) used to estimate the market value of commercial properties.
	The cost and sales approaches are used to estimate market value.
2a.	Describe the process used to determine the value of unique commercial properties.
	The county compares sales if available from other counties in the state or region and then will make adjustments for local market. The state sales file is utilized to help in gathering sale information.
3.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?
	The County develops depreciation tables using local market information.
4.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.
	Yes, Economic depreciation is applied to arrive at market value for the commercial properties other than those in Nebraska City
5.	Describe the methodology used to determine the commercial lot values.
	The county relies on the analysis of sales in their local market to determine commercial land values. Typically the square foot method is used.

2025 Agricultural Assessment Survey for Otoe County

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

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



Christina M. Smallfoot
Assessor

Rayna J. Lane
Deputy Assessor

Office of Otoe County Assessor

2024 Plan of Assessment

For years 2025, 2026 & 2027

of Parcels

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

PLAN OF ASSESSMENT REQUIREMENTS

This plan of assessment is required by law per Neb. Rev. Stat. 77-1311.02. The county assessor shall, on or before June 15 each year, prepare a plan of assessment which shall describe the assessment actions the county assessor plans to make for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law and the resources necessary to complete those actions. The plan shall be presented to the county board of equalization on or before July 31 each year. The county assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Revenue on or before October 31st each year.

REAL PROPERTY ASSESSMENT REQUIREMENTS

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

GENERAL COUNTY DESCRIPTION

Otoe County has a total count of 11,735 parcels as reported on the 2024 County Abstract. Per the 2024 County Abstract, Otoe County consists of the following real property types:

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	6,850	58.37%	38.49%
Commercial	841	7.17%	6.18%
Industrial	25	.21%	.73%
Recreational	116	.99%	1.12%
Agricultural	3,903	33.26%	53.38%

Current Resources

The Otoe County Assessor’s Office currently has five full-time employees and one part-time employee. This includes the Assessor, Deputy Assessor, 2 Appraisal Assistants, a GIS Specialist and a part-time lister. The total budget adopted for 2023-2024 was \$275,163.80. There was a total of \$246,513.80 in the budget for staff salaries, \$4,050 for assessor schooling, workshop fees and association dues, \$22,200 for appraisal fees and \$900 for office supplies and equipment. The total proposed budget request for 2024-2025 is \$283,617.20.

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

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

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

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

Maintain all records, paper and electronic.

Annually prepare and file the following administrative reports:

County Abstract of Assessment for Real Property

Assessor Survey

Annual Level of Value Certification

Annual Plan of Assessment Report

Certification of Values to Political Subdivisions

School District Taxable Value Report

Sales information including rosters & annual Assessed Value Update w/Abstract

Homestead Exemption Tax Loss Report

Certificate of Taxes Levied Report

Report of values for properties owned by Board of Education Lands & Funds

Certify completion of real property assessment roll & publish in newspaper.

Send notice of valuation change to the owner of record (as of May 20) of any property whose value has increased or decreased.

521's Filed with Department of Revenue

Prepare and file 3-year plan of assessment with the County Board of Equalization

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

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

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

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

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

Tax Increment Financing: Management of record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax. We currently have 17 TIF parcels for tax year 2023.

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

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

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

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

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

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

Property Review: For assessment year 2023, an estimated 320 building permits were filed for new property construction/additions or improvements in Otoe County. Our office reviewed approximately 356 parcels as part of our pickup work and reviewed over 900 parcels to comply with the state mandated six-year review cycle.

Assessment Action Planned for Assessment Year 2025:

Residential – Complete all pickup work and review building permits filed. Update property record cards to reflect any changes. Review all residential sales. After sales studies are completed, adjust values to reflect market.

Commercial – As part of six-year review cycle, complete physical review of Syracuse, Villages and Rural commercial and exempt parcels. Complete all pickup work and review building permits filed. Update property record cards to reflect any changes. Review all commercial sales. After sales studies are completed, adjust values to reflect the market. Complete countywide reappraisal for commercial properties.

Agricultural – As part of a six-year review cycle, begin physical review of 1/2 unimproved agricultural parcels in the east half of the county, approximately 1,390 parcels. Adjust information to reflect current land use. Review all agricultural sales. Complete all pickup work and review all building permits. After sales studies are completed, adjust values to reflect agricultural market.

Assessment Action Planned for Assessment Year 2026:

Residential – As part of a six-year review cycle, begin physical review of Nebraska City and small villages. Complete all pickup work and review building permits filed. Update property record cards to reflect any changes. Review all residential sales. After sales studies are completed, adjust values to reflect the market.

Commercial – Review all commercial sales. Complete all pickup work and review building permits filed. Update property record cards to reflect any changes. Adjust values to reflect market.

Agricultural – Review all agricultural sales. Complete all pickup work and review all building permits. After sales studies are completed, adjust values to reflect the agricultural market.

Assessment Action Planned for Assessment Year 2027:

Residential – As part of a six-year review cycle, begin physical review of Syracuse, Palmyra and Unadilla residential parcels. Complete all pickup work and review building permits filed. Update property record cards to reflect any changes. Review all residential sales. After sales studies are completed, adjust values to reflect the market.


Commercial – Complete all pickup work and review building permits filed. Update property record cards to reflect any changes. Review all commercial sales. After sales studies are completed, adjust value to reflect market.

Agricultural – Adjust land information to reflect current land use. Review all agricultural sales. Complete all pickup work and review all building permits. After sales studies are completed, adjust values to reflect the agricultural market.

Conclusion:

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

Respectfully submitted,


Christina M. Smallfoot
Otoe County Assessor

Date: June 15, 2024